

Community Relations Plan

The Boat School
(Marine Trades Center)
16 Deep Cove Road
Eastport, Maine 04631



June 26, 2024

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1.0 OVERVIEW OF THE COMMUNITY RELATIONS PLAN

The purpose of this Community Relations Plan is to describe the strategy of the Friends of the Boat School Marine Trades Development Corporation (Friends of the Boat School) to address the needs and concerns of Eastport residents who may be affected by the proposed remediation and redevelopment at the Boat School Site (the Site), located at 16 Deep Cove Road, in Eastport, Maine. This Community Relations Plan outlines how Friends of the Boat School will involve residents, Town officials, and local organizations in the decision-making process regarding the development at the Site.

Local residents actively involved in neighborhood issues are important resources for the success of the Plan because they have an understanding of the Site and surrounding area. They also hold positions of responsibility within the community. The developers of the Site regard these citizens as key points of contact and communication. The long-term success of any redevelopment of the site will only be enhanced by informed citizen involvement in each step of the process.

2.0 SPOKESPERSON AND INFORMATION REPOSITORY

The Spokesperson for this project is Joanne O'Grady on behalf of the Friends of The Boat School, who may be contacted at:

Joanne O'Grady
Friends of the Boat School Board of Directors
16 Deep Cove Road
P.O. Box 16
Eastport, ME 04631
info@theboatschool.org

The information repository for this project, including the environmental assessments, remediation plans, and other environmental information is located at the:

Maine Department of Environmental Protection
Michael Mars, Brownfields Project Manager
State House Station 17
28 Tyson Drive
Augusta, Maine 04333-0017
Michael.Mars@maine.gov
(207) 287-7688

Public meetings will be held at the Eastport Port Authority Welcome Center, at the following address;

Eastport Port Authority Welcome Center
141 Water Street
Eastport, Maine 04631

3.0 SITE DESCRIPTION

3.1 SITE LOCATION AND HISTORY

The Boat School Site consists of an approximately 8.4-acre parcel located at 16 Deep Cove Road, in Eastport, Maine (Site). Currently owned by the nonprofit organization Friends of the Boat School Marine Trades Development Corporation, the Site includes three buildings and is identified by the City of Eastport on Tax Map I4 as Lot A5-01. Building #1 consists of a single-story metal structure constructed on a concrete slab. The approximately 21,000 square foot building was previously used for maintenance and classroom space. The Site's second building (Building #2) consists of a 6,400 square foot single-story building also constructed of metal on a concrete slab. Building #2 was historically used for various academic and administrative purposes and includes office space, a library, and expansive community room similar to a large classroom or cafeteria. The facility's third building (Building #3) is constructed on a concrete on slab, features metal siding, and is approximately 4,800 square feet in size. Building #3 houses a laboratory as well as the facility's boiler room, maintenance area, and attic loft space. The Site is largely vacant and underutilized and redevelop efforts are intended to reestablish a post-secondary technical education center for marine trades at this location.

The Site was originally owned by the Lyons family and in 1924, was granted to the City of Eastport for use as a park. However, in 1942 as a result of the war, the Navy began developing the area as a seaplane base. Construction of the base was reportedly never completed and in 1967, the Site was converted to a pearl essence manufacturing facility. The Paispearl Products Company manufactured synthetic pearl essence at the property until the early 1970s. In 1977, the Site was acquired by the State of Maine Department of Education, at which time it began operating as the Washington County Technical College Marine Trades Center. The Site continued to function as a marine trades center and boat building school for approximately 30 years. During that time, ownership of the facility changed from the Maine Technical College System (1977-2002) to the Maine Community College System (2002-2008) and then eventually to the City of Eastport (2008-2011). The Boat School facility was closed in 2011 and the majority of the property was conveyed to First Perry Realty, LLC, of Freeport, Maine. After acquiring the property, First Realty worked with the Maine Department of Environmental Protection (MEDEP) Voluntary Response Action Program (VRAP) to subdivide the historical property into multiple lots. As part of this process 8.4 acres, including the facility's three buildings, were donated to Friends of the Boat School. The Boat School Site has been largely unused since that time.

3.2 FUTURE SITE USE

Friends of the Boat School intend to revitalize the Site's physical infrastructure and re-establish the Maine Marine Technology Center as a premier location for marine trades vocational education, marine research, and as a valued community resource. A detailed five-year strategic plan outlining this process is available on the Friends of the Boat School website www://theboatschool.org.

3.3 SURROUNDING LAND USE

Land use adjacent to the Site is primarily commercial, with the exception of State and City Parks.

Adjacent properties include the following:

- **North:** Moose Island Marine (19 Deep Cove Road) and the Eastport Municipal Airport.
- **East:** Cony Park, City of Eastport (12 Deep Cove Road) and the Eastport Municipal Airport.
- **South:** Cony Park, City of Eastport and Shackford Head State Park
- **West:** First Perry Realty, LLC – Commercial Marine use
-



Boat School Site and Surrounding Area

3.4 SUMMARY OF ENVIRONMENTAL CONDITIONS

The objective of this remediation program is to minimize or eliminate the potential for exposure to on-site contaminants of concern (COCs) and reduce the risks to human health, safety, public welfare and the environment. As previously discussed, Friends of the Boat School intends to redevelop the Site as a marine technology center.

Historical environmental efforts conducted by MEDEP and the United States Environmental Protection Agency (U.S. EPA) at the Site have resulted in the successful closure of most of the Site through the MEDEP VRAP. However, a 2020 assessment resulted in the identification of several pending issues described below.

In 2020, CES Inc., of Bangor, Maine, completed a supplemental Environmental Site Assessment (ESA) at the Site on behalf of the Washington County Council of Governments U. S. EPA Brownfields Program. The ESA was conducted to identify any asbestos-containing materials (ACM), lead-based paint, and potentially hazardous materials, wastes, or Universal Wastes located at the facility. Three buildings were included in the process and exterior pipe bridges extending between the structures were also evaluated.

Assessed buildings included;

- Building #1 - Classroom/Maintenance
- Building #2 - Office/Multipurpose
- Building #3 - Laboratory/Boiler House

According to results documented in a report titled *Hazardous Materials Assessment Report, 16 Deep Cove Road, Eastport, Maine*, dated August 10, 2020, outstanding environmental hazards at the Site include ACM, universal waste, and small quantities of potentially hazardous chemicals including paints, solvents, and petroleum related products.



Boat School Site Diagram

ACM identified at the Site includes;

Building #1

187 Linear Feet of Mudded pipe fitting insulation;
543 Square Feet of Black floor tile adhesives; and
650 Square Feet of asphalt roof penetration covering with evidence of silver coating.

Building #2

3,018 Square Feet of Black floor tile adhesives.

Building #3

One Mudded pipe fitting insulation.

Universal Waste & Potentially Hazardous Materials at the Site:

Building #1

| <u>Item</u> | <u>Number/Volume</u> |
|---|----------------------|
| Fluorescent Light Tubes - 2 foot | 48 |
| Fluorescent Light Tubes - 4 foot | 1,640 |
| Fluorescent Light Tubes - 8 foot | 30 |
| Suspect PCB-Containing Fluorescent Light Ballasts | 844 |
| Emergency Light | 7 |
| Mercury-containing Thermostats | 5 |
| Emergency Exit Signs | 10 |

Building #2

| <u>Item</u> | <u>Number/Volume</u> |
|---|----------------------|
| Fluorescent Light Tubes - 4 foot | 362 |
| Suspect PCB-Containing Fluorescent Light Ballasts | 179 |
| Emergency Light | 5 |
| Mercury-containing Thermostats | 3 |
| Emergency Exit Signs | 5 |
| Paint Cans | 13 |

Building #3

| <u>Item</u> | <u>Number/Volume</u> |
|---|----------------------|
| Fluorescent Light Tubes - 4 foot | 14 |
| Suspect PCB-Containing Fluorescent Light Ballasts | 69 |
| Emergency Light | 1 |
| Mercury-containing Thermostats | 2 |
| Emergency Exit Signs | 3 |
| 275-gallon Above-Ground Storage Tank (AST) | 3 |

In the fall of 2021, Friends of the Boat School submitted a successful application for Cleanup funding through the U.S. Environmental Protection Agency’s Brownfields program. This funding has since been made available to address outstanding environmental issues at the Site and facilitate future redevelopment.

4.0 COMMUNITY BACKGROUND

The Friends of the Boat School Marine Trades Development Corporation is a 501(c)(3) nonprofit organization in the State of Maine under Title 13-B MRS. Its founding members were concerned local citizens who objected to a 2005 proposal to relocate ‘The Boat School’ to the Washington County Community College campus in Calais. After the successful effort to keep the Boat School in Eastport, the Friends of the Boat School, who initially envisioned their role as simply a “cheering squad”, found themselves increasingly responsible for the school’s future. Since that time, the board of directors has

worked collaboratively with various partners including the Sipayik Environmental Department, Ellen Angel of Artifex Architects & Engineers, the STEINS team from the University of Maine at Orono Civil Engineering Dept., and Rafi Hopkins of Section Sign LLC., to further redevelop the Site.

Friends of the Boat School has prepared a Strategic Plan outlining the future of their organization and their vision of the school as the new Maine Marine Technology Center (MMTC). In addition to addressing concerns ranging from roofing to recruiting students, the plan identifies the importance of collaborations with other educational institutions, the marine industry, and the Eastport community at large. It envisions the new facility as a valued community “harborhood center” committed to positively contributing to Eastport’s future development. Community relations will be strengthened and local residents’ lives enriched as they study, work, gather, and share information at MMTC. A complete version of the Strategic Plan can be reviewed on the Boat School’s website at <https://theboatschool.org/strategic-plan/#mission>

The City of Eastport is a community of approximately 1,300 residents, located in Washington, County Maine. Eastport is the least-populous City in Maine and is comprised entirely of islands connected to the mainland by a causeway.

4.1 COMMUNITY INVOLVEMENT

Campbell Environmental Group (CEG), of Falmouth Maine, has prepared this Community Relations Plan as well as an Analysis of Brownfield Cleanup Alternatives (ABCA) for the Friends of the Boatschool Brownfields Cleanup Program. This Community Relations Plan and the Site’s ABCA, will be posted on the Boat School’s website and their presence will be advertised on that website as well as in the local Quoddy Tides Newspaper. One public meeting will be held following a 30-day comment period for both documents and we anticipate that meeting will occur on August 22, 2024. The schedule of the public meeting will also be advertised in the Quoddy Tides and on The Boat School website at least two weeks prior to the date of the meeting. If necessary, the ABCA may be revised based on public feedback and the Friends of the Boat School will work to advance remedial activities and redevelopment.

The purpose of this initial public meeting will be to educate the public on the Brownfields process, the potential benefits of Brownfield site redevelopment, inform the local stakeholders of the results of the previous environmental assessments, describe what remedial measures are to be implemented at the site, and solicit input from the public on their concerns and desires for the site.

4.2 KEY COMMUNITY CONCERNS

To date, the public has encouraged and been supportive of proposed redevelopment plans. However, potential concerns may include:

- Concerns over potential health threats to and impacts to the quality of life in the community; and
- Concerns that this site may languish and create blight in the community.

5.0 CONTINUED COMMUNITY INVOLVEMENT

Friends of the Boat School will look to utilize relationships with the U. S. EPA, MEDEP, the City of Eastport, the Passamaquoddy Tribe, the Cobscook Bay Resource Center, and the Eastport Port Authority to provide continued community support and involvement for this project. The U.S. EPA and MEDEP have provided regulatory oversight of the Brownfields process and will oversee cleanup through the MEDEP VRAP.

Comments can be submitted at the meeting, by email (info@theboatschool.org), or in writing to the following address:

Friends of The Boat School
Attn: Joanne O'Grady
16 Deep Cove Road
P.O. Box 16
Eastport, ME 04631

6.0 SCHEDULE

May 20, 2024

Friends of the Boat School work with Campbell Environmental Group, MEDEP, USEPA, And the Sipayik Environmental Department to initiate grant related Cleanup activities.

July 8, 2024

Friend of The Boat School advertise a notice of availability of the ABCA, marking the beginning of a 30-day public comment period. The advertisement also includes the dated of a scheduled public meeting.

July 9, 2024

ABCA and Community Relations Plan are uploaded to the Boat School website and MEDEP repository

July 26, 2024

USEPA and MEDEP approve ABCA and Community Relations Plan.

If any changes are noted the documents are revised and uploaded to the Boat School website and MEDEP repository.

August 22, 2024

Friends of the Boat School hold a public meeting to present the plan and solicit comments.

September 2024

Address any comments from the public meeting and initiate remedial activities

October and Future

Conduct community updates as appropriate