

Phase I Environmental Site Assessment

for the

**Portion of Map 22 Lot 63,
to be donated to the Town
of Freeport, Maine**

December 2020

Prepared for

**Town of Freeport, Maine
30 Main Street
Freeport, Maine 04032**

Prepared by



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EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for a portion of the parcel of land identified by the Freeport Assessor's office as Map 22 Lot 63 located at 0 Pownal Road in Freeport, Maine. The portion of the property covered by this ESA is approximately 832 feet long by 33 feet wide (~0.6 acres of land).

This assessment was performed in accordance with the scope of services prepared by Integrated Environmental Engineering authorized by the Town of Freeport, Maine on November 23, 2020. This ESA was conducted in accordance with American Society of Testing Materials (ASTM) International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13) to identify recognized environmental conditions associated with the property.

As defined by ASTM E1527-13, a recognized environmental condition is the presence or likely presence of any hazardous substance or petroleum products in, on, or at a property (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. The term includes conditions associated with historical remedial actions that do not meet state remediation standards at the time of the ESA. The term does not include "de minimis" conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies.

The scope of this ESA included conducting a site visit; performing interviews with the property owner, user, local fire chief and town engineer; reviewing available historical data sources for the site; reviewing available environmental agency files; and providing a written report to document the findings. No Key Site Manager was readily available for interview.

The ESA did not reveal any recognized environmental conditions.

This Phase I ESA identified the following De Minimis conditions.

1. Portions of the adjacent property to the south (Map 22 Lot 59) were littered with solid waste

(bagged and loose).

2. Portions of the subject property were also littered with solid waste (bagged, and loose) that appeared to originate from the adjacent property to the south, because much of the waste was contiguous to both parcels.
3. Some of the waste was covered with leaves and partially frozen into the top few inches of soils so that it was not possible to assess each type of waste. But the types of waste that were observed during the site reconnaissance consisted of: automobile tires, foam cushions, carpets and rugs, furniture, food waste and empty food containers.

The Code Enforcement Officer should be consulted to assess if a Notice of Violation can be issued to the adjacent parcel, so that the solid waste can be removed from both parcels. If the owner of the adjacent parcel will not clean up their waste, at a minimum, the owner of the subject property should remove the solid waste from the subject property. The Town of Freeport should either assign personnel to observe the removal of the waste to ensure no oil or hazardous materials are present in the containers, and have affected the subject property; or should require that when the current owner removes the solid waste take responsibility for any oil or hazardous materials removed and they provide a report of the content removed.

1.0 INTRODUCTION

This report presents the findings of a Phase I Environmental Site Assessment (ESA) for a portion of the parcel of land identified by the Freeport Assessor's office as Map 22 Lot 63 located at 0 Pownal Road in Freeport, Maine. The portion of the property covered by this ESA is approximately 832 feet long by 33 feet wide (~0.6 acres of land).

This assessment was performed in accordance with the scope of services prepared by Integrated Environmental Engineering authorized by the Town of Freeport, Maine on November 23, 2020. This ESA was conducted in accordance with American Society of Testing Materials (ASTM) International's Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13) and was intended to identify recognized environmental conditions associated with the property.

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This assessment consisted of:

- A site visit conducted on November 25, 2020.
- Completion of an owner questionnaire by Warren H. Gerow IV, current owner of the property. Mr. Gerow is considered to be the key site manager for this property because no other surviving prior owners were available for interview. The completed questionnaire is contained in Appendix A.

- Completion of a user questionnaire for the Town of Freeport by Adam Bliss (Town Engineer and Public Works Director). The completed user questionnaire is contained in Appendix B.
- Interviews of the following Freeport Staff: Adam Bliss, (Town Engineer and Public Works Director), Charles Jordan (Fire Chief),
- Evaluation of current and historical land uses of the site and adjacent properties, including nearby operations observed during the site visit.
- Review of available historical maps and records for the property; and,
- Review of available environmental agency files.

The remainder of this report is organized as follows: Reliance by others (Section 1.1), Exceptions, Deviations and Limitations (Section 1.2), Items not included in Scope (Section 1.3), Site Description and Reconnaissance Observations (Section 2.0), User, Owner and Key Site Manager Provided Information (Section 3.0), Records Review (Section 4.0), Municipal Interviews (Section 5.0), Evaluation and Recommendations (Section 6.0), and Appendices as referenced throughout the document.

1.1 Reliance by others

Integrated Environmental conducted this assessment specifically for the use of the Town of Freeport.

Any reliance on this report by any other party shall be at such party's sole risk.

1.2 Exceptions Limitations and Deviations

This ESA was completed to assist in identifying recognized environmental conditions associated with the subject property. The evaluations and conclusions herein represent Integrated Environmental's professional judgments and opinions based on current, generally accepted, engineering practices for preliminary site characteristics and assessments, and are based on observations made during site reconnaissance, and review of records identified in this report.

Integrated Environmental's work included review of information provided to us by others; therefore, Integrated Environmental assumes no responsibility for conditions not revealed, not observed or

obscured during the assessment or for conditions not generally recognized as environmentally unacceptable at the time this report was prepared. This ESA is intended to be used in its entirety. No excerpts should be taken to be representative of the findings of this ESA.

1.3 Items not included in Scope

The following environmental issues are outside the scope of the standard practice defined by ASTM E1527-13. This Phase I ESA does not identify or evaluate these non-scope items including, but not limited to:

- Asbestos-containing materials,
- Radon,
- Lead-based paint,
- Wetlands,
- Indoor air quality, and
- Mold
- Evaluation of vapor phase intrusion

2.0 SITE DESCRIPTION AND RECONNAISSANCE OBSERVATIONS

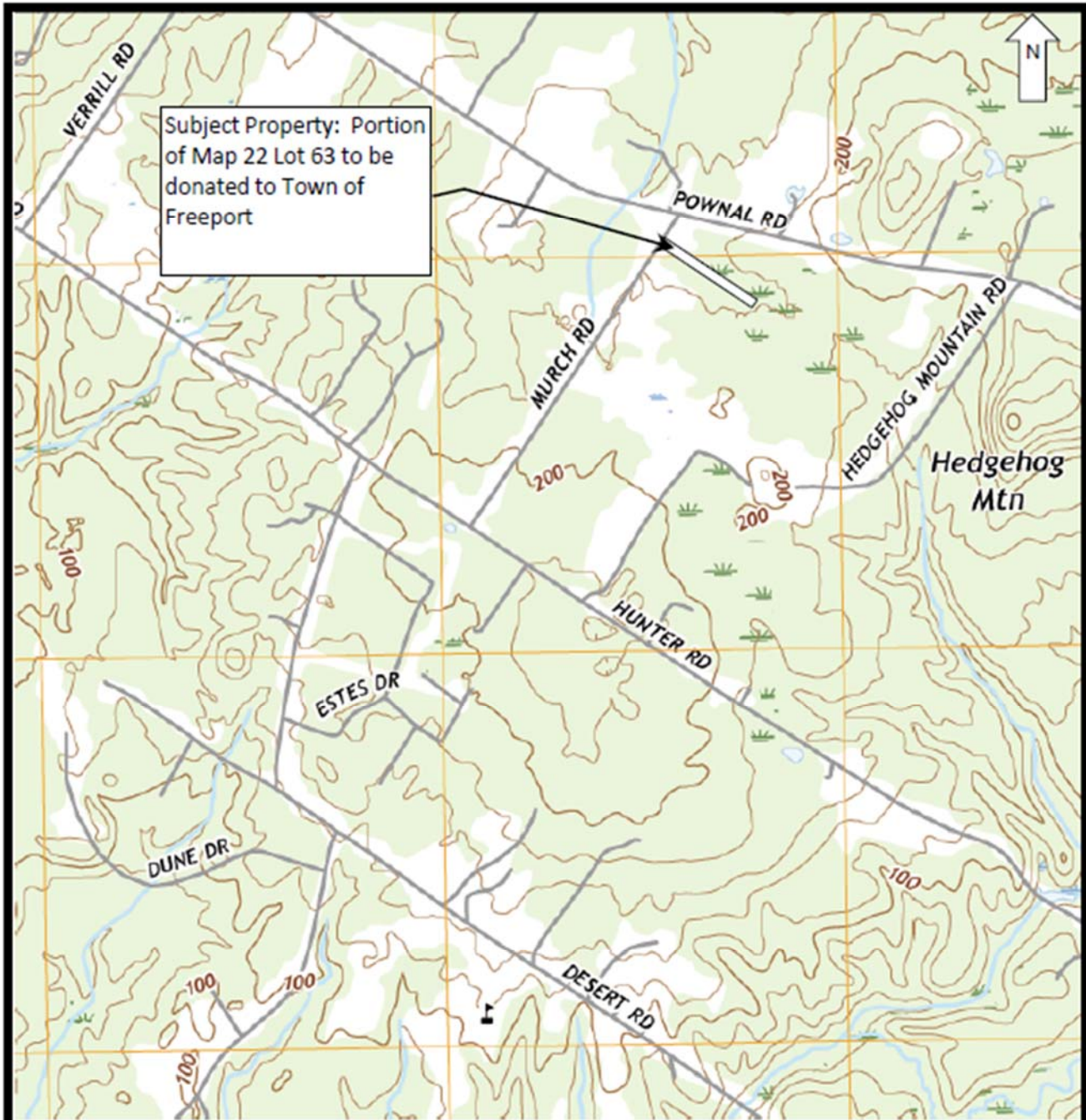
This section describes the facility operations; physical setting including a description of structures, utilities, zoning, topography, and geography based on the site visit, interviews with site personnel, and information obtained during a portion of the records review. Photographs from the site visit are provided in Appendix C.

2.1 Description of Parcel and Recent Operations

The subject property is a small strip of land, approximately 0.6 acres, that was previously part of Map 22 Lot 63. The strip is proposed to be donated to the Town of Freeport by a developer who is approved to develop the remainder of Map 22 Lot 63 with three new housing lots.

Based on review of printed property tax card and historical aerial photos, since 1992, the subject property has been either vacant land, or has been used for small residential-related small structures (swimming pool and shed), likely be either the adjacent parcel owner to the north or to the south. Most recently the parcel contains a walking path that connects to Town-owned property.

Figure 1 shows the location of the facility on a USGS topographic quadrangle. Figure 2 is a Site Layout showing buildings present on site. No oil, universal waste, hazardous waste, or hazardous materials were observed to be present at the site. Figure 2 also provides locations for key findings associated with this ESA.



Source: Topographic Quadrangle for Yarmouth, Maine dated 2018 obtained from United States Geological Survey.




Site Location Plan
 Portion of Map 22 Lot 63 to be donated to Town of Freeport
 Pownal Road, Freeport, Maine

Figure No.
1



Parcel Lines from Town of Freeport kmz files 11/28/2020. Base map from Google Earth

	Site Layout	Figure No.
	Portion of Map 22 Lot 63 to be donated to Town of Freeport Pownal Road, Freeport, Maine	2

2.2 Physical setting

The subject property is located in the Rural Residential 1 Zone according to the Town of Freeport Zoning Map. The property abuts residential parcels to the north and south, Murch Road to the west, and its formerly contiguous parcel (from which it was carved out for donation to the Town of Freeport) to the east. Area property use is primarily residential.

Soil in the vicinity of the subject property is identified by the US Department of Agriculture Soil Conservation service as the Deerfield Formation, a loamy sand, Class B with moderate infiltration rates.

The area of the site is not served with public water. One transient public water supply well is registered with the state databases within one mile of the subject property. This well supplies a nearby campground and is likely hydrologically upgradient of the site (north and east). There are 36 other water wells within a one-mile radius of the site, both up and down gradient. Most of the wells are private residential drinking water wells, but a few are associated with the US Geological Survey Maine Water Science Center and are likely used for research or water level monitoring. The closest well is associated with the parcel immediately to the south of the subject property; within 30 feet of the subject property (See Photo 1 in Appendix C).

The subject property topographic elevations range from approximately 170 feet mean sea level (MSL) at the subject property to 120 feet within 0.75 miles of the property. There is a small hill to the northeast of the site (approximately 0.25 to 0.5 miles away), but other areas generally decrease in elevation from the site (e.g., areas to the southeast, northwest and southwest are gradually topographically lower). Based on the site topography and locations of several small streams that flow radially outward from the site, groundwater is assumed to flow radially to the southeast, northwest, and southwest. None of the property is located in the 100-year Flood Zone.

Public sewer services are not provided in the area of the subject property. No subsurface waste disposal system is present on the subject property. Though no evidence was observed during the site

reconnaissance, a septic system may be present on the adjacent property to the south.

2.3 Site Reconnaissance Observations

During the November 25, 2020 site reconnaissance, no strong pungent or noxious odors, sumps, electrical or hydraulic equipment with PCBs, pits, ponds, lagoons, stained soil or pavement, or areas of stressed vegetation were observed on this parcel.

Observations during the site reconnaissance were as follows:

- No structures were observed on the subject property.
- A small stream was observed running south to north, approximately 400 feet from Murch Road. The stream had a wooden foot bridge across it, and its banks were littered with old vehicle tires.
- Portions of the subject property were littered with solid waste (bagged, and loose). A sofa and bicycle were also present on the subject property.
- Portions of the adjacent property to the south (Map 22 Lot 59) were also littered with solid waste (bagged and loose).
- Some of the waste was covered with leaves and partially frozen into the top few inches of soils so that it was not possible to assess each type of waste. Several of the bags were opened during the site reconnaissance to ascertain the contents. The types of waste that were observed during the site reconnaissance consisted of: automobile tires, foam cushions, carpets and rugs, furniture, food waste and empty food containers. The waste on the subject property was contiguous with the waste from the adjacent parcel, so it is presumed that the prior occupants of the adjacent parcel deposited the waste on the subject parcel.

3.0 USER, OWNER, AND KEY SITE MANAGER PROVIDED INFORMATION

As required by the ASTM standard, interviews were conducted with ESA User and current owner. The owner and User were not aware of any available key site managers (the property was purchased in January 2020 from an estate and all known heirs are deceased). Neither the completed user questionnaire (Appendix A), nor the completed owner questionnaire (Appendix B) indicated awareness of any site spills, environmental liens on the property, Activity Use Limitations, nor any discounted pricing associated with the financial transaction for which this Phase I ESA was requested.

Neither the owner nor user were aware of any prior ESAs for the subject property or for the larger parcel it was previously part of (Map 22 Lot 63).

The questionnaires did not reveal any significant additional information beyond that identified in the other interviews, site reconnaissance and record review.

A survey of the subject property was provided by the User which confirms the location of the mobile home on the adjacent property to the south. A copy of the survey is provided in Appendix A.

4.0 RECORDS REVIEW

The purpose of a records review is to obtain and review records that will help identify recognized environmental conditions in connection with the subject property or nearby properties. The following subsections describe the records review process and results.

4.1 Environmental Records Review Process

A computer search of environmental databases was performed for the subject property using Environmental Data Resources, Inc. (EDR). The full report provided by EDR, Inc. is located in Appendix D. This search included, but was not limited to, the following major record sources and corresponding search radii:

U.S. Environmental Protection Agency Files

National Priority List (NPL) Site (1.0 miles)

Proposed NPL Sites (1.0 miles)

NPL Liens (1.0 Miles)

Delisted NPL Sites (1.0 miles)

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) Sites (0.5 miles)

CERCLIS No Further Remedial Action Planned Sites (0.5 miles)

Resource Conservation and Recovery Act (RCRA) Corrective Action (CORRACTS) Report (1.0 miles)

RCRA Transportation Storage and Disposal Facility (TSDF) Sites (0.5 miles)

RCRA Generators List – Large Quantity and Small Quantity generators (0.25 miles)

Federal Emergency Response Notification System (ERNS) Sites (property only)

Hazardous Materials Information Reporting System (HMIRS) Sites (property only)

Institutional Control/Engineering Control Registry (0.5 miles)

U.S. Brownfield's Sites (0.5 miles)

Superfund (CERCLA) Consent Decrees (1.0 miles)

Facility Index System/Facility Registry System (FINDS) Sites (property only)

State of Maine Files:

State Hazardous Waste sites (SWHS) (1.0 miles)
State Landfill or Solid Waste Disposal sites (0.5 miles)
State Listing of Potential Hazardous Waste Sites (ALLSITES) (0.5 miles)
State and Tribal Leaking Storage Tank (LUST) Sites (0.5 miles)
State Registered Storage Tanks (UST/AST) list (0.25 miles)
State Lien list (LIEN) (property only)
Spills Database List (SPILL) (property only)
State Land Use Controls (AUL) Sites (0.5 miles)
State Brownfield sites and voluntary clean-up sites (0.5 miles)
State Baseline Environmental Assessment Database (BEA) sites (0.5 miles)

Additional environmental record databases were searched by EDR to enhance and supplement the standard environmental record sources including historical topographic quadrangles, city directories, and Sanborn fire insurance maps. The environmental database search report supplies a full listing of databases and sources searched (see Appendix C).

4.2 Environmental Records Review Results for Subject Property

The Records Review for the subject property revealed it was not listed in any of the environmental databases.

4.3 Review Results for Surrounding Properties

The Records Review revealed the following results for surrounding properties:

Three (3) Leaking Aboveground Storage Tank sites were identified:

- One at the Freeport Village Campground (11 Doten Road), 1/8 mile north of the subject property (Spill Number: P-35-2006). Approximately 1 gallon of No. 2 Fuel oil was spilled during tank filling onto a paved surface and was cleaned up using adsorbent pads. The spill was reported to the Maine DEP, who identified that no further action was necessary at the time. Although this site is upgradient of the subject property, due to

the small size of the spill, it is not likely that the release has adversely impacted the subject property.

- One at 432 Pownal Road, 0.3 miles northwest of the subject property (Spill Number: P-236-2002). A leak in a copper line associated with a No. 2 Fuel oil AST was discovered and 4.25 tons of oil-contaminated oil was removed. The owner discovered the release because the sump pump in the basement (for groundwater) was discharging oily water into the back yard. Approximately 50 gallons of kerosene was spilled and 52.67 tons of soil was removed. A filter and containment system were installed for long-term containment of the oily groundwater. The spill report identifies No Further Action at this time. It is not likely that the release has adversely impacted the subject property because of the age of the spill, because this spill has a long-term remedy in place, and it has been under oversight of Maine DEP.
- One at 2 Strawberry Patch Lane, ½ mile west of the subject property (spill number P-927-2001). Corrosion of an underground copper pipe associated with a kerosene tank caused a release of 240 gallons of kerosene and soil contamination. Approximately 52.67 tons of soil was removed, a 30-inch wide recover well was installed to collect groundwater contaminated with oil. The recovery well was pumped, and oily water removed under Maine DEP Technical Services oversight for approximately one month. The Maine DEP returned to the site to sample in August of 2002 and determined the groundwater to be non-detect for contamination. The spill report identifies No further action at this time. It is not likely that the release has adversely impacted the subject property, because of the age of the spill, and it has been under oversight of Maine DEP.

Three former Freeport landfills (the Municipal Landfill and Demo Debris Landfill 0.28 miles south east of the subject property and a Municipal Landfill 0.4 miles north east of the subject property) are listed on the EDR records review because they are closed municipal landfills. Though the 2019 post-closure groundwater monitoring for the Closed Municipal Landfill off Hedgehog Mountain Road (at the existing Transfer Station and Recycling Center) identified a few chemicals in groundwater above their detection limits, and in 2011 there was some evidence reported of leachate seepage; neither this, nor the other two landfills are likely to adversely impact the subject property because they are under municipal and Maine DEP oversight, and no development or drinking water wells are proposed to be installed on the

subject property.

One additional site was listed as a Maine DEP uncontrolled site, from a 2006 spill. That site is considered to be in post closure (typically a deed restriction). No additional information was available from on-line sources. Because this site is in post closure obligation status and has been under Maine DEP oversight, it is not likely to adversely impact the subject property.

4.4 Historical Use of the Subject Property and Adjacent Properties

The site has been vacant land according to available historical records. To determine the historic use of the property, the following historical records were searched to see if coverage was available for the subject property and adjacent properties:

Deed and Tax Records:

The Town of Freeport Assessor's office and the State Registry of Deeds show the following historical ownership:

Pre 1992 – Ida Hanscome (no acquisition date by Ida Hanscome on historical tax cards)

1992 – Leon Hanscome

2003 – Leon E. Hanscome

2005 – Leon E. Hanscome

2020 - Warren H. Gerow IV

USGS topographic maps from 1892, 1941, 1944, 1957, 1970, 1975, and 1979 and 2014 were reviewed to obtain a general understanding of development in the area. The intersection of Murch Road and Pownal Road is observable on all maps except the 1979 map. In 1892, there is only one structure on Murch Road (across Murch Rd from the subject property). In 1941 and 1944, the single structure is still present, and a quarry or open pit mine is present just north of the property, on the southeast corner of Murch and Pownal. In 1957, the quarry or open pit mine is not present, but the single structure is still present on Murch Road. In 1970 and 1975 two additional homes appear across Murch Road from the subject property. The 2014 USGS topographic map does not show sufficient detail to depict any structures.

Sanborn Fire Insurance Maps were not available for the area of the subject property because of its rural location.

City Directory files were available as described below for the area of the subject property: 1964, 1992, 2000, 2005, 2010, 2014 and 2017, and indicated the subject property was not occupied.

Historical Aerial photographs available from the EDR directory were not of sufficient quality to discern any features on the subject property. Instead, aerial photographs were available on Google Earth from 1998 to 2018:

- In 1998 the subject property is vacant.
- In 2003 there is an above ground swimming pool and small shed structure present on the western half of the subject property, apparently associated with 24 Murch Road. The western portion of the property is cleared of all trees, and the eastern half is wooded.
- In 2006, the pool is gone but the shed remains. The western half of the parcel is still cleared of all trees and the eastern half is still wooded.
- In 2010, a new structure appears on the western half of the property about the size of a mobile home.
- In 2011 and 2012, the structure has been moved north to the property line with 24 Murch Road (but is still on the subject property). The shed just west of the mobile home sized structure is still visible, but the area is more wooded than in the 2006 and 2010 photos.
- The 2013 aerial photo is too dark to assess if the mobile home structure and shed are still present, but they appear to be removed in the 2014 aerial photo and a new round structure (above ground pool or trampoline, approximately 10 feet in diameter) is present.
- The 2016 and 2018 aerial photos show a mobile home on the property to the south (22 Murch Road), with a front porch.

Activity Use Limitations and Liens were not identified for the subject property.

5.0 MUNICIPAL INTERVIEWS

The Freeport Fire Chief and Town Engineer were contacted to assess environmental issues with the subject property. The Code Enforcement Officer is new and has limited knowledge of historical issues at the site and so was not interviewed. None of the Freeport staff reported any spills or reports related to environmental issues that might be considered a recognized environmental condition. The Code Enforcement Files were reviewed by the Town Engineer, and did not contain any information concerning Notices of Violations, spills or building permits or issues.

6.0 EVALUATIONS AND RECOMMENDATIONS

The ESA did not reveal any recognized environmental conditions.

This Phase I ESA identified the following De Minimis conditions.

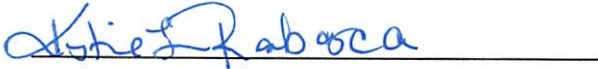
1. Portions of the adjacent property to the south (Map 22 Lot 59) were littered with solid waste (bagged and loose).
2. Portions of the subject property were also littered with solid waste (bagged, and loose) that appeared to originate from the adjacent property to the south, because much of the waste was contiguous to both parcels.
3. Some of the waste was covered with leaves and partially frozen into the top few inches of soils so that it was not possible to assess each type of waste. But the types of waste that were observed during the site reconnaissance consisted of: automobile tires, foam cushions, carpets and rugs, furniture, food waste and empty food containers.

The Code Enforcement Officer should be consulted to assess if a Notice of Violation can be issued to the adjacent parcel, so that the solid waste can be removed from both parcels. If the owner of the adjacent parcel will not clean up their waste, at a minimum, the owner of the subject property should remove the solid waste from the subject property. The Town of Freeport should either assign personnel to observe the removal of the waste to ensure no oil or hazardous materials are present in the containers, and have affected the subject property; or should require that when the current owner removes the solid waste take responsibility for any oil or hazardous materials removed and they provide a report of the content removed.

7.0 SIGNATURE AND QUALIFICATIONS OF ENVIRONMENTAL PROFESSIONAL

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in 312.10 of 40 CFR Part 312 and have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. Except for the limitations listed in Section 1, I have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

SIGNATURE OF ENVIRONMENTAL PROFESSIONAL



Kristie L. Rabasca, P.E., LEED^{AP}
Senior Environmental Engineer

Ms. Rabasca has over 25 years of experience directing and completing all phases of Environmental Site Assessments. She has been in responsible charge of over 100 Phase I ESAs. She maintains licensure for Engineering in Maine.

APPENDIX A

OWNER'S QUESTIONNAIRE

**HODGDON MARINE KEY SITE MANAGER PRE-SITE VISIT QUESTIONNAIRE
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Property Name: Portion of Map 22 Lot 36 to be donated to Town of Freeport
Property Location: Map 22 Lot 36; 0 Pownal Road, Freeport Maine
Owner completing Questionnaire: Warren H. Gerow IV
Provided to: Kristie Rabasca (Integrated Environmental Engineering, Inc.)
Date:

If you answer "YES" to any of the following questions, please email any relevant documents to krabasca@integratedenvironmental.com

1. Are you aware of any environmental liens, filed or recorded against the property under federal, tribal, state or local law?
 NO YES (If yes, please describe briefly)

2. Are you aware of any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law?
 NO YES (If yes, please describe briefly)

3. Have any Environmental Site Assessments (ESA), investigations and or remediation activities been conducted at the property?
NO YES If yes, please list and provide their approximate dates.
UNKNOWN-

4. Do you know of spills or other chemical releases that have taken place at the property besides those listed in any ESA ? NO YES (If yes, please describe briefly)

HODGDON MARINE KEY SITE MANAGER PRE-SITE VISIT QUESTIONNAIRE
PHASE I ENVIRONMENTAL SITE ASSESSMENT

5. Please briefly describe the past uses of the property.

Undeveloped forest/woodland.

6. Have any third party Environmental Compliance Audit Reports been completed in the past 5 years?
NO YES (If yes, please describe briefly)

UNKNOWN

7. Environmental Permits - Are the operations at this property subject to any of the following permits? (f yes, please give approximate date of latest filing or amendment)

Air (Major or Minor Source and date of most recent amendment): NO YES

Stormwater MSGP for Industrial Activity: NO YES

Site Location of Development: NO YES

Wastewater or Septic System: NO YES

Anti-fouling General Permit: NO YES

8a. Have the historical operations at the property generated any hazardous wastes or used oil?

NO YES UNKNOWN

8b. What is your hazardous waste generator status?

DO NOT GENERATE SMALL SMALL PLUS LARGE

9. Have you had any recent compliance violations associated with the above permits or hazardous waste (last 5 years)?

NO YES (if yes, please describe briefly)

HODGDON MARINE KEY SITE MANAGER PRE-SITE VISIT QUESTIONNAIRE
PHASE I ENVIRONMENTAL SITE ASSESSMENT

10. Are you aware of any Underground or Above Ground Storage Tanks on the property? NO YES (if yes, please list with approximate dates)

11. Do the operations at the property file for Tier II and/or TRI for hazardous materials? NO YES (if yes, which one?)

12. Are the property operations subject to an Oil SPCC Plan? NO YES

13. Have you had any recent Geologic or Hydrogeologic Reports completed? NO YES

Please provide a listing of Material Safety Data Sheets for products in use. *N/A*

14. Are you aware of any of the following on-site:

a. Asbestos Containing Material NO YES if YES - do you have an Asbestos Management Plan?

b. Mold NO YES

c. PCBs NO YES

15. Are you aware of any surviving prior owners who have knowledge of the historical use of the property?

NO YES if YES - please provide any contact information you have.

APPENDIX B

USER'S QUESTIONNAIRE PHOTOGRAPHS FROM SITE VISIT

**USER QUESTIONNAIRE
PHASE I ENVIRONMENTAL SITE ASSESSMENT**

Property Name: Portion of Map 22 Lot 36 to be donated to Town of Freeport
Property Location: Map 22 Lot 36; 0 Pownal Road, Freeport Maine
Provided by User : Adam Bliss, Freeport Town Engineer / Public Works Director
Provided to: Kristie Rabasca (Integrated Environmental Engineering, Inc.)
Date: 11/30/2020

1. Did a search of recorded land title records identify any environmental liens, filed or recorded against the property under federal, tribal, state or local law? (If yes, please describe)

[The Environmental Data Report being conducted as part of the ESA will identify any environmental liens. Otherwise the Town is not aware of any liens.](#)

2. Did a search of recorded land title records identify any activity and use limitations (AULs), such as engineering controls, land use restrictions, or institutional controls that are in place at the property and/or have been filed or recorded against the property under federal, tribal, state or local law? (If yes, please describe)

[The Environmental Data Report being conducted as part of the ESA will identify any AULs. Otherwise the Town is not aware of any AULs.](#)

3. Do you have any specialized knowledge or experience related to the property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

[No - property has historically not been developed and is used as a walking trail.](#)

4. Does the purchase price being paid for this property reasonably reflect the fair market value of the property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the property?

[The property is being donated to the Town of Freeport. The parcel of land was a portion of a larger parcel, which is being subdivided by a developer.](#)

5. Are you aware of commonly known or reasonably ascertainable information about the property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,

(a.) Do you know the past uses of the property?

[Undeveloped property, residential, rural area.](#)

(b.) Do you know of specific chemicals that are present or once were present at the property?

[No](#)

(c.) Do you know of spills or other chemical releases that have taken place at the property?

[No](#)

(d.) Do you know of any environmental cleanups that have taken place at the property?

[No](#)

6. Based on your knowledge and experience related to the property are there any obvious indicators that point to the presence or likely presence of releases at the property?

[Recent site walks show evidence of municipal solid waste disposal by adjacent residence which have encroach on the subject property.](#)

Please Identify all parties who will rely on the Phase I ESA being conducted:

[Town of Freeport](#)

APPENDIX C

PHOTOGRAPHS FROM SITE VISIT

APPENDIX D

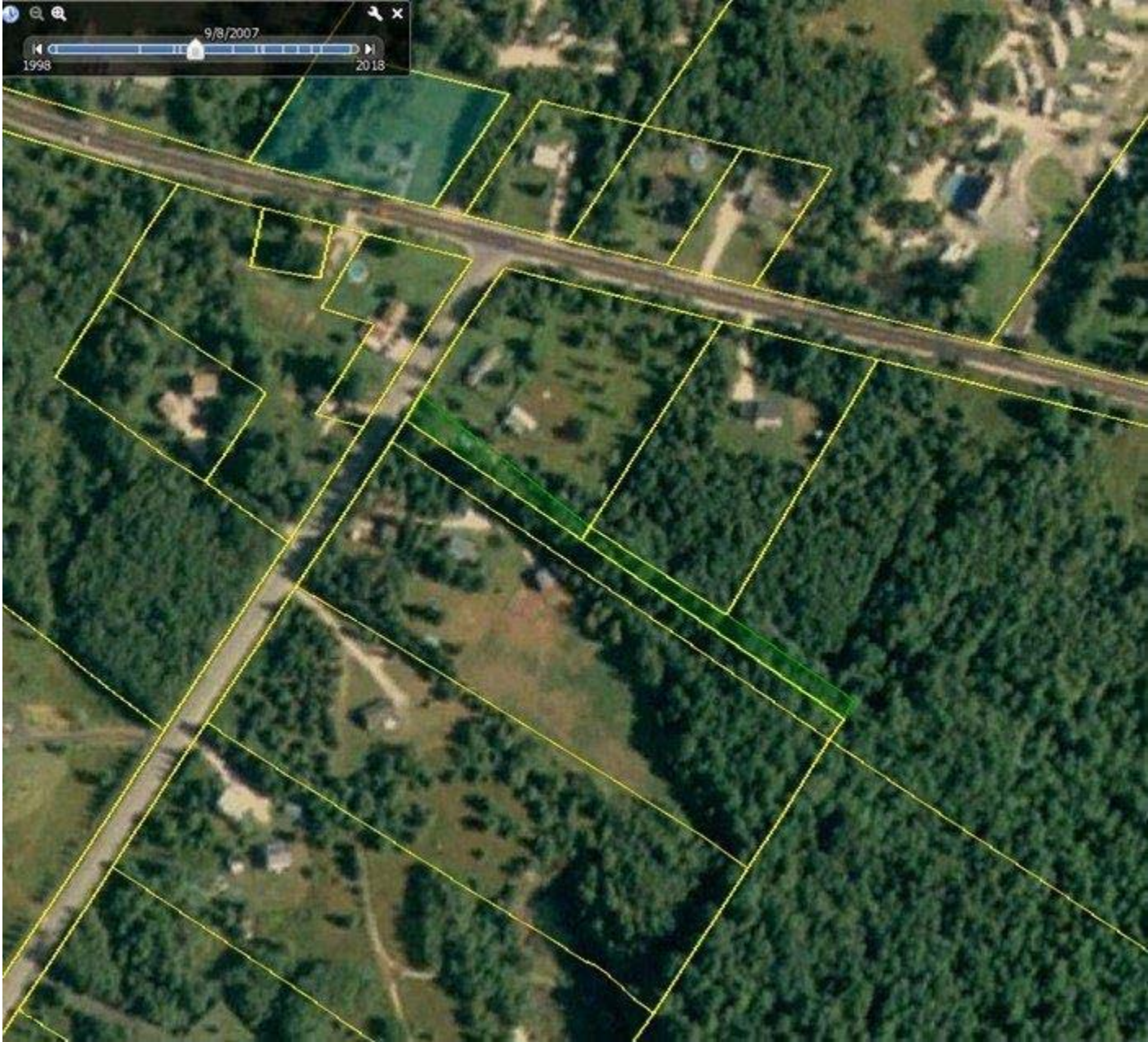
ENVIRONMENTAL RECORDS

Historical Aerial Imagery from Google Earth

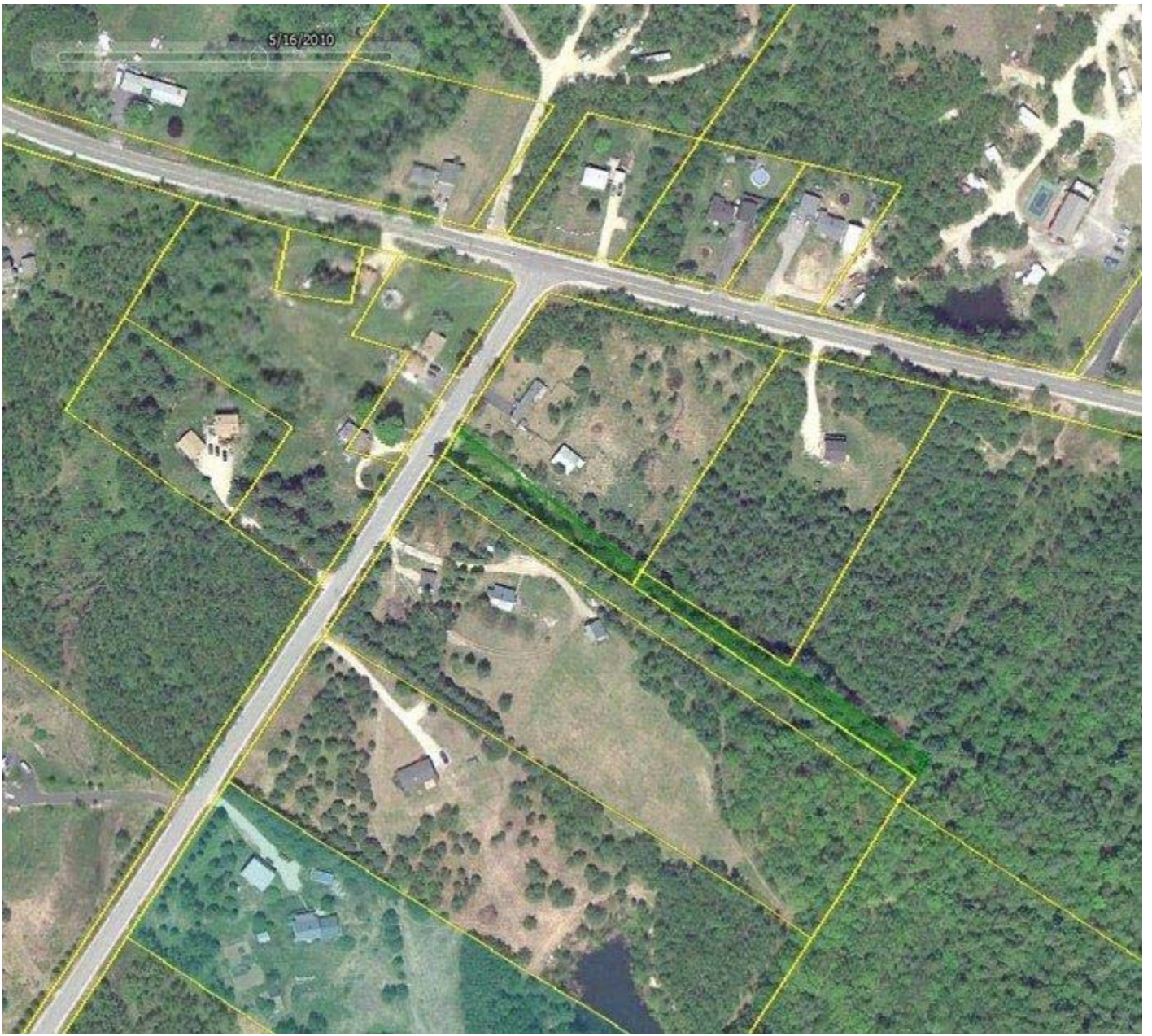


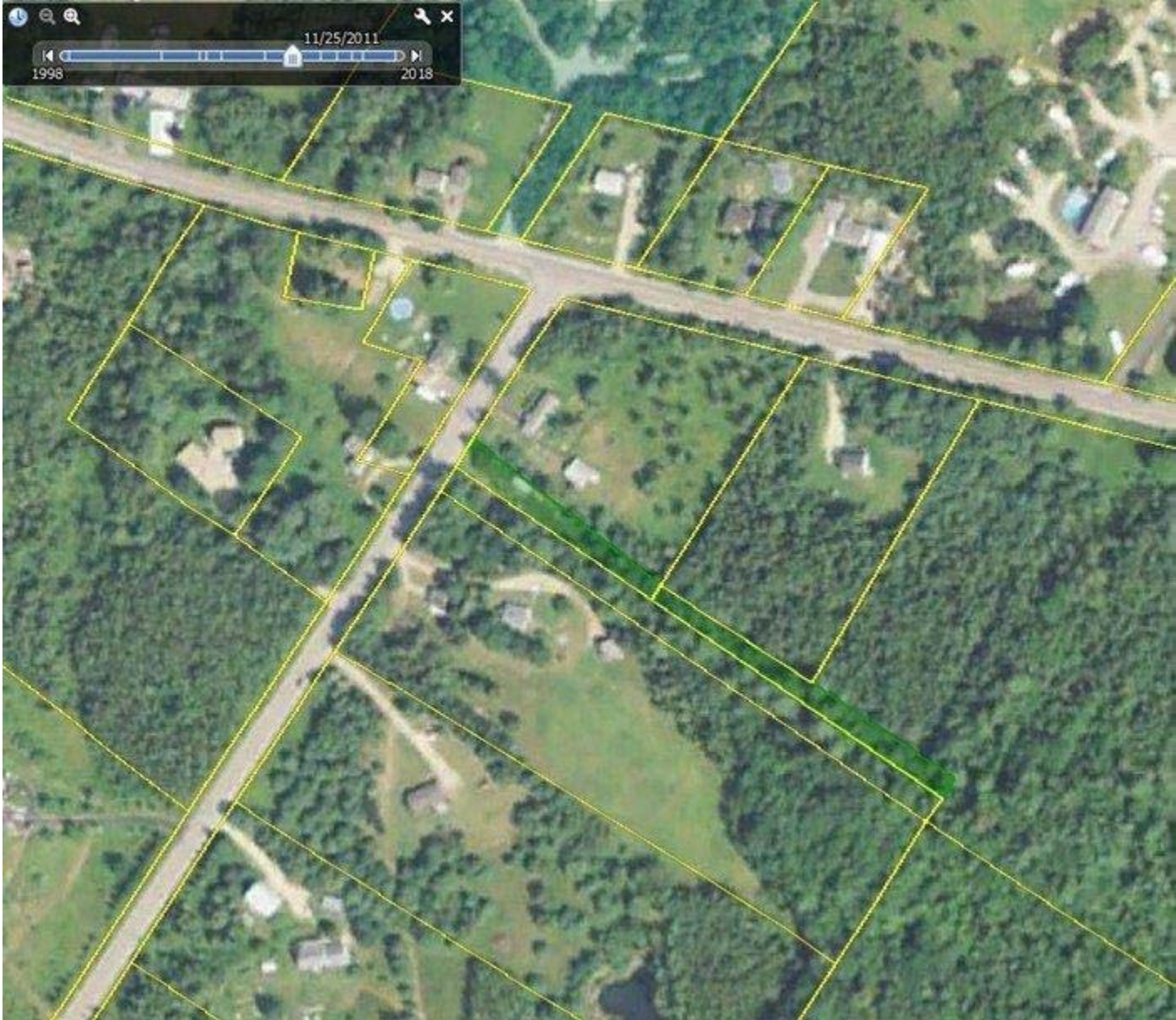


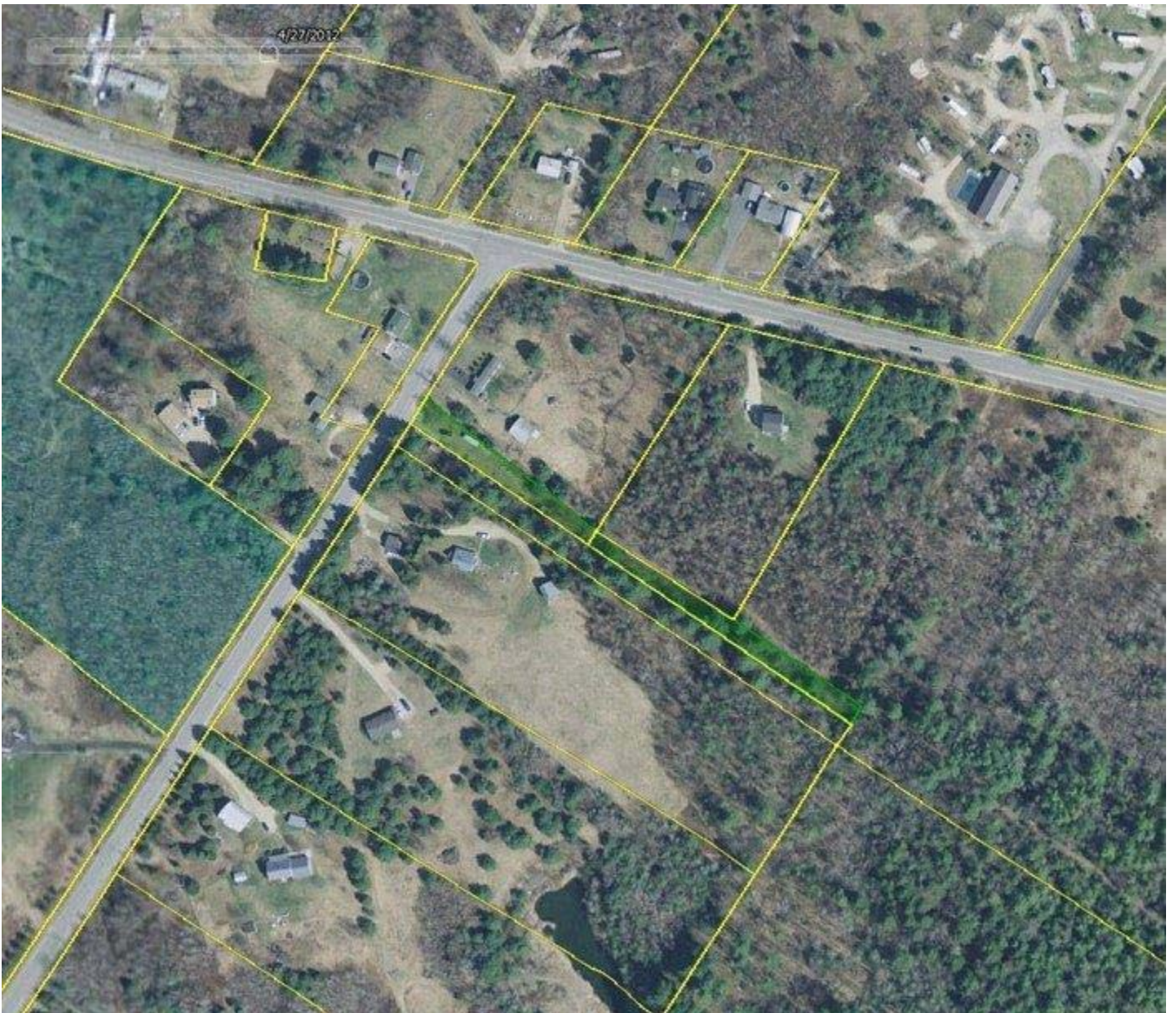


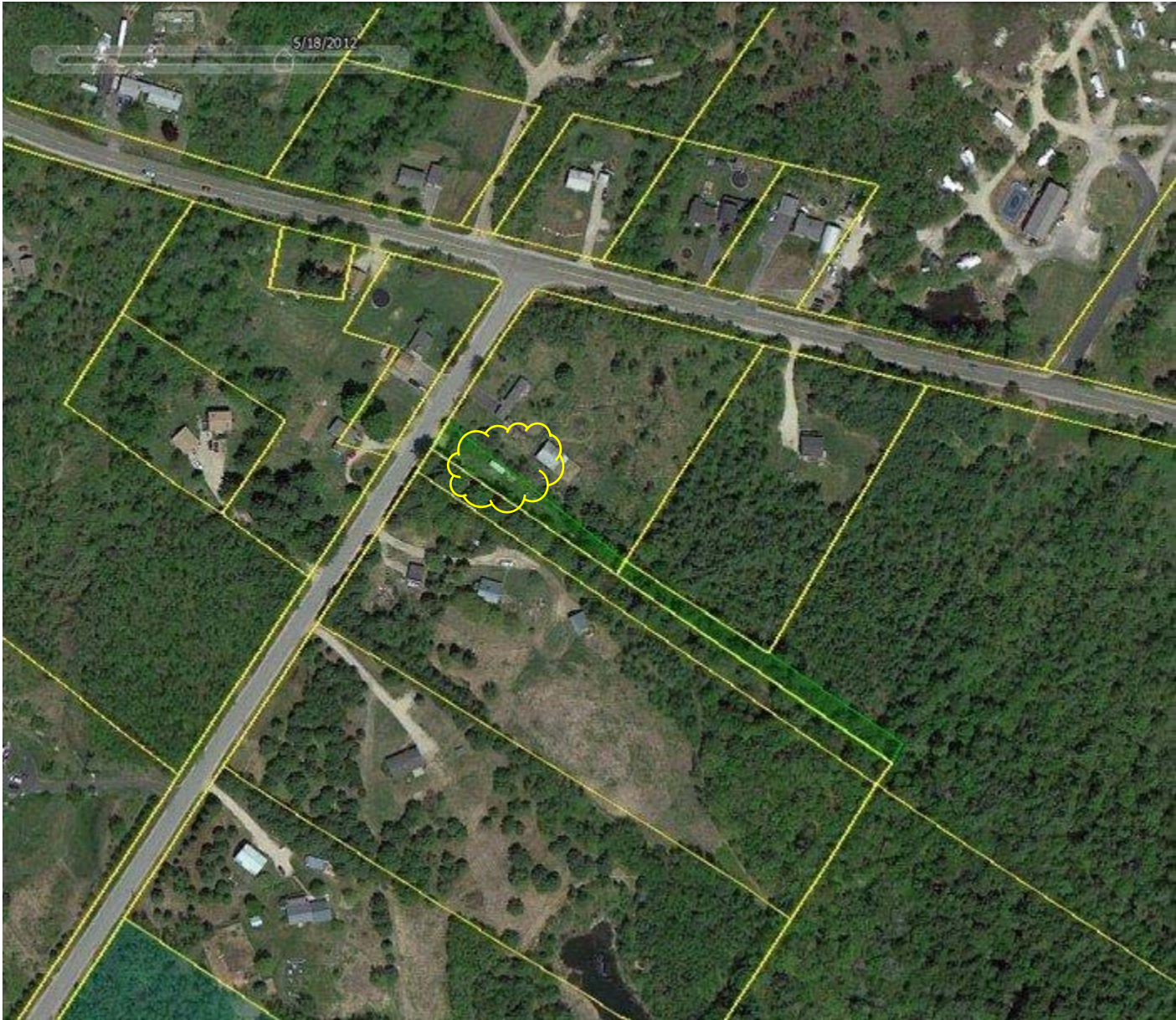


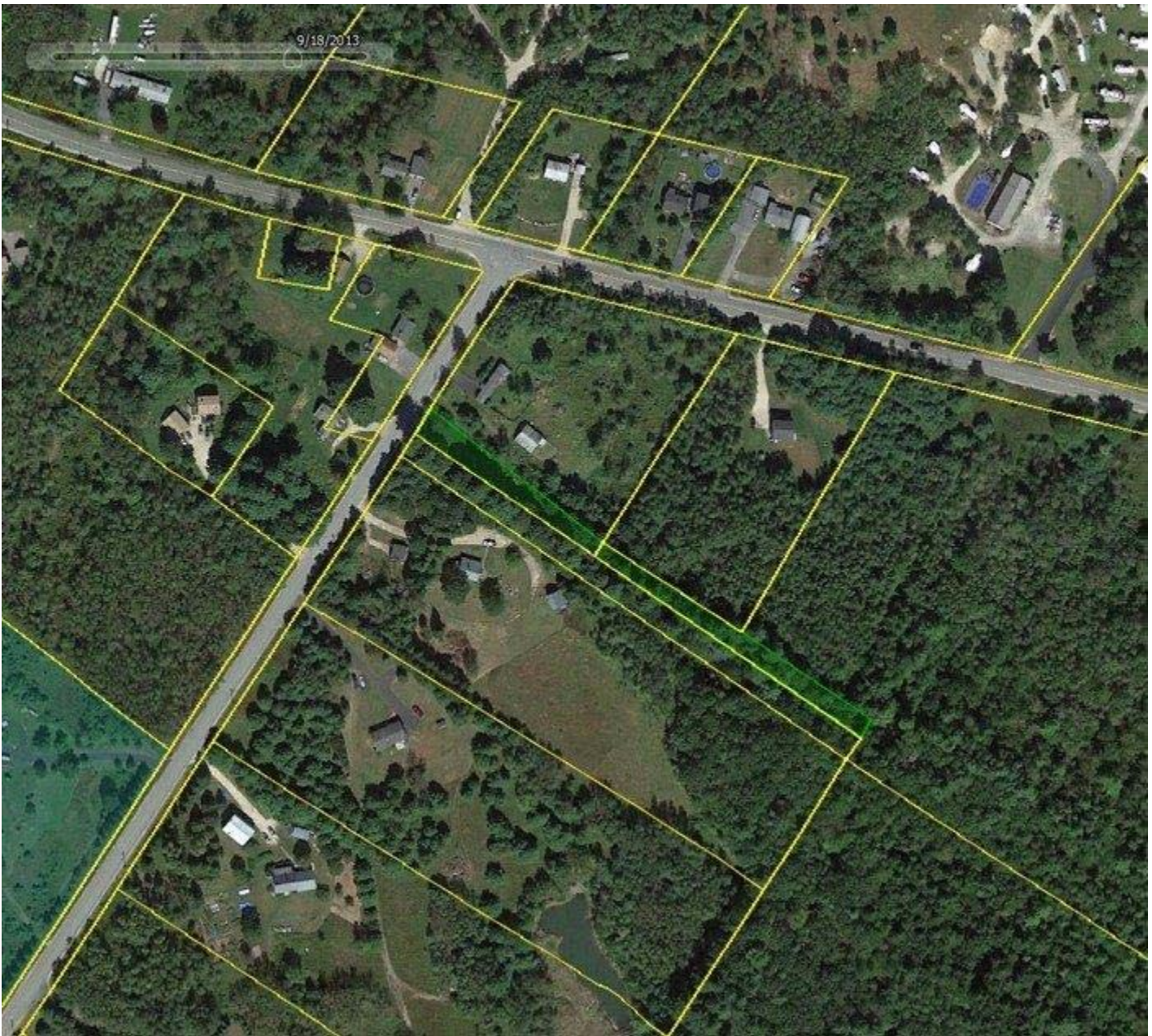
5/16/2010

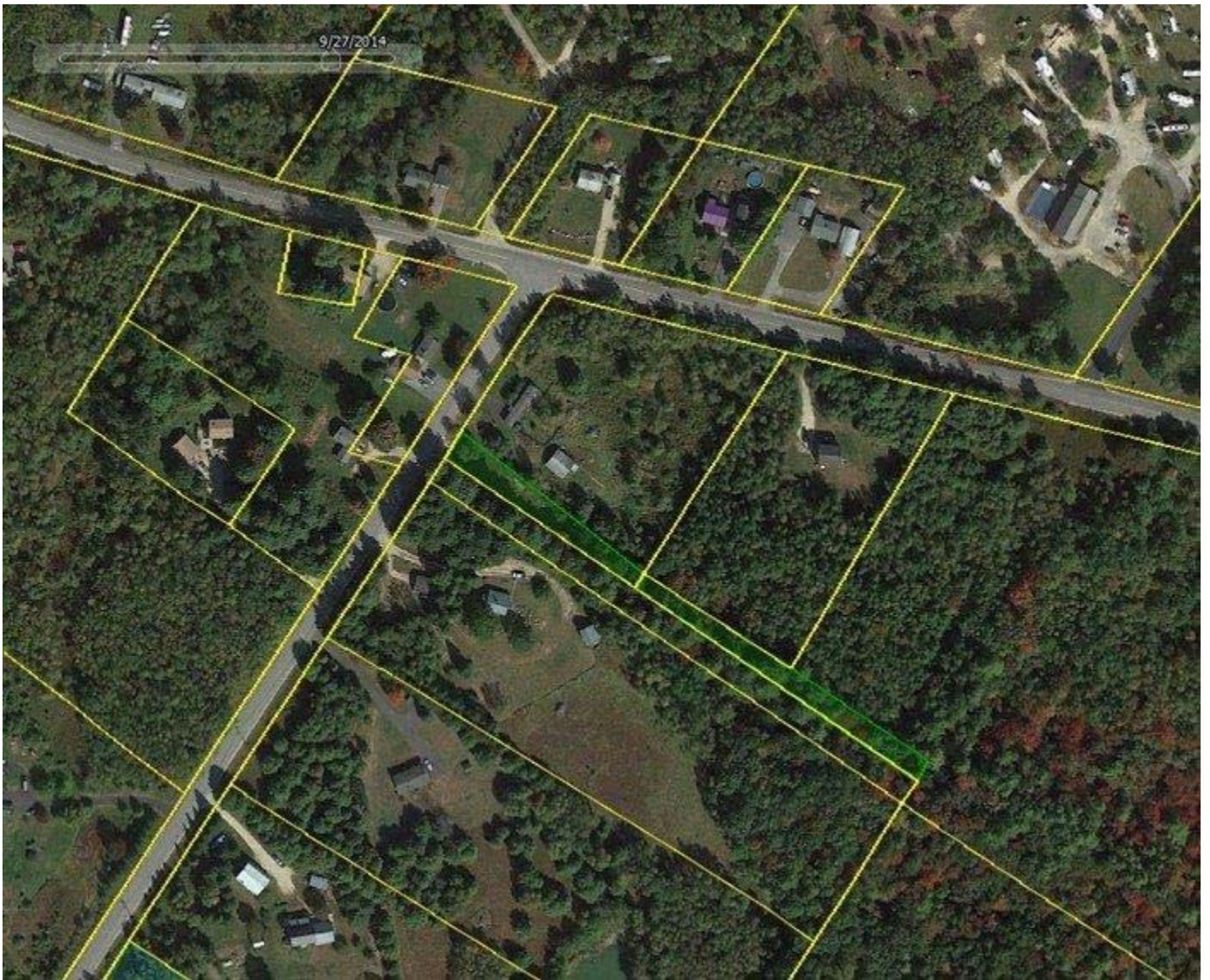


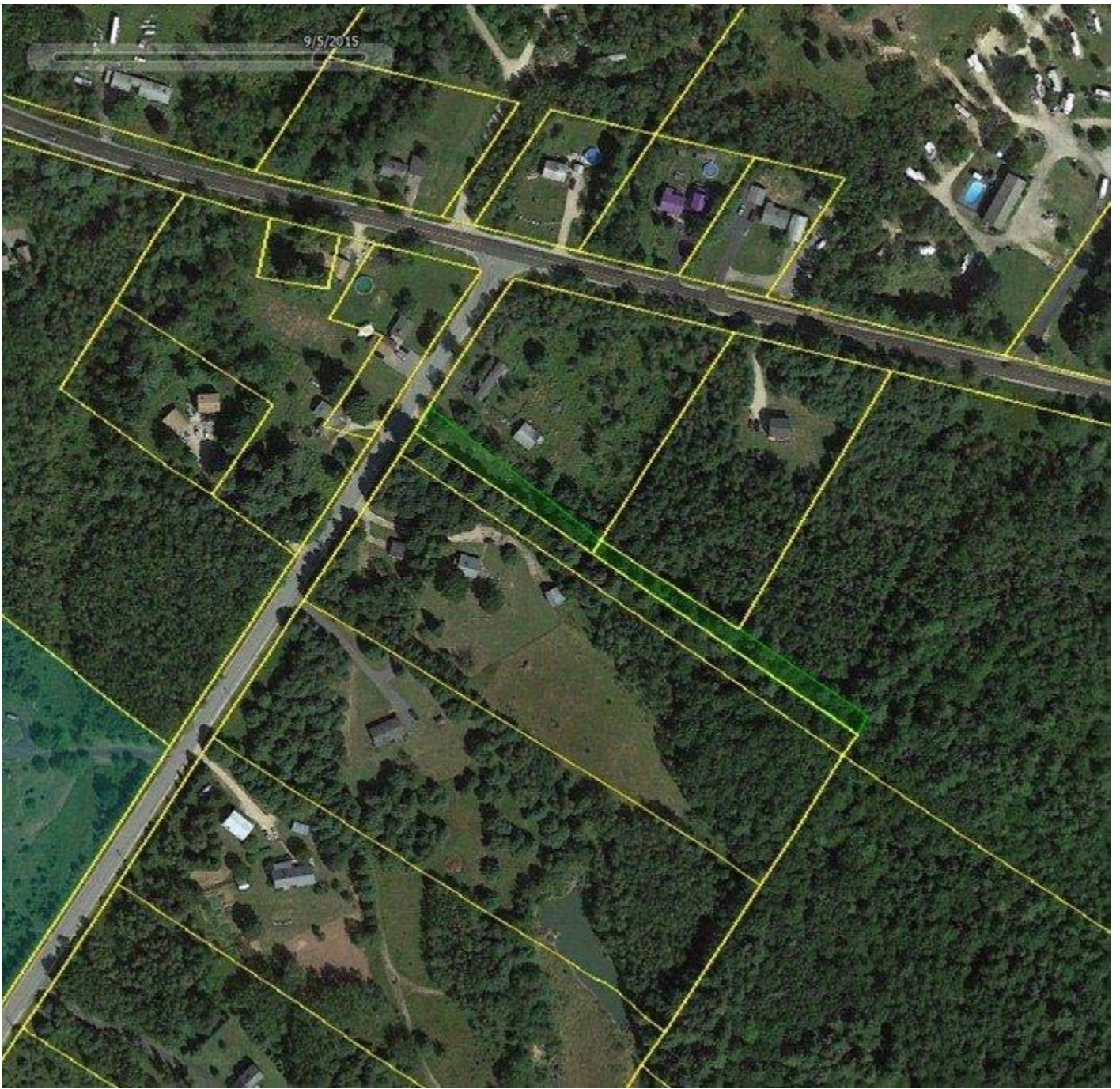












5/9/2016

