

US EPA ARCHIVE DOCUMENT



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

FORMER CONSEA AQUACULTURE & HISTORIC CANNERY EASTPORT, MAINE



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PROPERTY DETAILS	Address:	1 County Road Eastport, ME, 03908
	Size:	3.40 acres
	Former Use:	Former sardine cannery
	Contaminants:	Lead, organic compounds, single-source petroleum odors, traces of polycyclic aromatic hydrocarbons (PAHs)
	Current Use:	Lobster pound
PARTNERS	Owner:	Lighthouse Lobster and Bait
	Washington County Council of Governments (WCCOG); Maine Department of Environmental Protections (MDEP); City of Eastport	

Motivation for Redevelopment: The City of Eastport is the nation's easternmost city, occupying a 10-square mile island connected to the mainland by a causeway. By the late 1800s, Eastport became the largest sardine producer in the country. Businesses grew up around the City's deep water port, which transformed this former small town into a big contender in the fishing business. By 1960, overseas competition and decline in demand strained the canning industry. Only two of the eighteen canneries remained. The City's last cannery closed in 1983.

Due to its remote location and reliance on seasonal income, this city lies in one of New England's most economically depressed counties. The City seeks to replace lost jobs and remediate portions of a waterfront contaminated by the fishing industry activity it once supported. Redevelopment of 1 County Road into a lobster pound aligns with the City's effort to diversify market sectors as a way to return the waterfront to fish processing activities, to promote expansion of new and local businesses, and to address downtown blight.

Property History: This property is a small peninsula, boasting just over 1,500 feet of ocean frontage. Earliest known uses date back to 1910 as a salt works. The buildings demolished in the current redevelopment efforts existed at least since 1921 when H. Blanchard Sardine Factory owned the property. By 1933, the Seacoast Canning Shook Mill and Fish Reduction plant operated a shook mill, boiler room with a chimney, and fertilizer manufacturing on site. Between 1949 and 1961, Maine Food Processor's, Inc. used four above-ground oil tanks for fuel storage. Mearl Company then acquired the site in the 1960s to store fish and related processing equipment. Between the 1970s and 1980s, animal byproducts were ground and stored to manufacture fire fighting foam. Consea Aquaculture bought the property in 1988 for a salmon farm-feeding business. In the early 2000s, a salmon disease ceased all operations, leading to the site's abandonment. In 2009, the City took the property for back taxes, which included a concrete pier and three severely dilapidated concrete buildings.

FUNDING DETAILS	EPA Brownfields Assessment Grant (from WCCOG):	\$31,582
	Private Owner:	\$1,300,000
HIGHLIGHTS	<ul style="list-style-type: none"> Created 5 to 6 full-time positions in the construction process. The facility will generate enough product to employ 14 to 15 industry lobstermen. Facility has a 140,000 gallon capacity, modeled after a nearly identical facility in the region, and is 10 times larger than their other facility in nearby Perry. New facility can store 125,000 pounds of lobster versus 9,000 pounds at the sister facility in Perry. Nearly all materials were recycled on site and public water access has been provided. 	

Site assessment, which was funded by the Washington County Council of Governments (WCCOG), determined that the site contained minimal contamination, even in the vicinity of the former above-ground storage tanks. Subsurface testing found that the site was formed completely out of urban fill composed of ash, timbers, glass, metal, and other debris containing lead and polycyclic aromatic hydrocarbons (PAHs). The entire Eastport waterfront was built out of this material.

This site's straightforward clean up made it very attractive to buyers. In fact, a local businessman bought the property with the intent to redevelop it as a lobster pound and took on the cleanup effort himself. A soil management plan was implemented and demolition debris from the existing buildings was used as fill. The new building acts to contain and cap this material.

Project Results: A new lobster containment facility, which is more than ten times larger than the owner's other facility in Perry, has replaced the marine-related businesses once operating on this property. The extra space allows the company to store hard-shell lobsters and sell them for a greater profit later. Furthermore, community members can continue to use this site for recreational water access. A parking area was built to accommodate this important part of island life. Not only does this project support local food production and a new local economy, it contributes to the City's vision for a revitalized waterfront that draws new residents and businesses and reverses the City's cycle of economic depression.

TIMELINE	
Nov. 2009	City acquires property
Nov. 2011	Phase I site assessment completed
Jan. 2011	Phase II site assessment completed
June 2011	Developer acquires property
Mar. 2012	Cleanup completed
Sept. 2012	Grand opening