

US EPA ARCHIVE DOCUMENT



BROWNFIELDS SUCCESS IN NEW ENGLAND

SAMMIS PROPERTY
HANCOCK, MAINE



PROPERTY DETAILS	Address:	Hancock Point Road, Hancock, ME
	Size:	5.2 acres
	Former Use:	Railroad car and equipment repair
	Contaminants:	Lubricants, waste oils, pesticides, and ether
	Current Use:	Public park
	Owner:	Crabtree Neck Land Trust
PARTNERS	Maine Department of Environmental Protection (DEP), Main State Police Bomb Squad, Frenchman Bay Conservancy	

FUNDING DETAILS	EPA Brownfields Assessment Grant (funded through ARRA):	\$41,264
	EPA State 128(a) Grant:	\$4,068
HIGHLIGHTS	<ul style="list-style-type: none"> • State and federal funds used to quickly assess and remediate property. • Addressed public health and safety hazard along coastal recreational trail. 	

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Motivation for Redevelopment: The Sammis property is a Quonset hut-style building located along a historic rail line in the coastal town of Hancock, Maine. The rail line has been converted into a recreation trail that provides access to Young's Bay, a popular spot to harvest shellfish and bloodworm. Abandoned for many years, the unsecured Sammis building posed a threat to those who used the trail.

Property History: In 1960, the Maine Central Railroad, original owners of the parcel, sold the property to Phillip Sammis for the restoration of old railroad cars and equipment. The property was later abandoned along with remnants of its former use such as containers filled with lubricants, waste oils, pesticides, and ether. The property then became a target of vandalism, exposing these decaying containers to the elements and creating a significant threat to individuals using the trails.

In 2008, the Crabtree Neck Land Trust acquired the Sammis property to protect the public access along the rail line. The Trust requested support from the Maine Department of Environmental Protection's (DEP's) Brownfields Program to assess and remediate the site. Maine DEP used funds from an American Recovery and Reinvestment Act (ARRA)-funded EPA Brownfields Assessment Grant to finance the Phase I and Phase II Environmental Site Assessments (ESAs).

Site assessments determined that the onsite contamination included multiple containers filled with hazardous materials, a small oil-filled, non-PCB transformer on a telephone pole, an onsite septic tank, and small areas of coal-ash.

Project Results: The Trust obtained additional funding from the Maine DEP, through their State and Tribal Brownfields Program to fund the site cleanup. Containers with hazardous materials were re-packed and shipped for appropriate disposal, and the five-gallon container of ether was removed and detonated by the Maine State Police Bomb Squad. Contractors removed the transformer, drained the oil into an appropriate container for disposal, and sent the empty shell to a scrap-metal dealer for cleaning and recycling. The septic tank, which proved to be benign, was abandoned in place and filled with soil since the removal of the tank would have compromised the stability of the rail line bed. Although the small areas of coal-ash did contain contaminants above Maine's default remedial action guidelines for a public park, a site-specific risk assessment determined that the material did not represent an unacceptable risk to public health and that no additional remedial actions would be necessary.

The Sammis property remediation project used state and federal funding to identify and resolve potential public health and safety issues. The rail line and surrounding property can now safely be used for recreation and working waterfront access. Since the site cleanup, local Eagle Scouts have completed trail improvement projects at the trailhead parking area and the rail bridge over Young's Bay, further enhancing the now safe public resource.

TIMELINE	
2008	Crabtree Neck Land Trust acquires property
2008	Phase I ESA completed
Jan. 2010	Phase II ESA completed
Sept. 2010	Site cleanup completed