

US EPA ARCHIVE DOCUMENT



BROWNFIELDS SUCCESS IN NEW ENGLAND

SOUTH BERWICK PUBLIC LIBRARY SOUTH BERWICK, MAINE



PROPERTY DETAILS	Address: 29 Young Street, South Berwick, ME, 03908
	Size: 2.10 acres
	Former Use: Former St. Michael's Church
	Contaminants: Asbestos, lead-based paint, universal hazardous wastes, mold
	Current Use: Municipal library
PARTNERS	Owner: Town of South Berwick
	Southern Maine Regional Planning Commission (SMRPC), Maine Department of Environmental Protection (ME DEP), Town of South Berwick, Friends of South Berwick Public Library

Motivation for Redevelopment: Located on the southern New Hampshire border, the town of South Berwick, Maine has transformed a former church into their new public library. Though the town has had a library since 1878, they never found a permanent home for their collections until now. This central location, which is adjacent to an elementary school and in the heart of the town's downtown district, was a perfect fit.

Additionally, the Southern Maine Regional Planning Commission (SMRPC) saw this project as inspirational for other small towns looking to revitalize their downtown centers and incite community involvement. While the SMRPC normally funds mill-type properties for brownfields revitalization, this project presented a unique opportunity to attract investment and deter sprawl, ultimately making improvements extending beyond the site's remediation.

Property History: Based upon available historical information, the site was first used as agricultural land prior to 1887. Between 1887 and 2008, the Roman Catholic Church served the town in this location. In 2008, the Church moved to a new spot and left the site vacant. The rectory was moved to a nearby parcel and will serve as housing potentially. Site investigation found that the church building, rectory, and garage were originally constructed with asbestos-containing siding. During the time of vacancy, the heating, ventilation, and air conditioning system (HVAC) was turned off which resulted in significant mold growth. Additionally, all painted interior and exterior surfaces contained lead paint. Mercury-containing fluorescent light tubes and thermostat switches, PCB-laden ballasts, and batteries containing heavy metals, were found throughout the three buildings.

Project Results: A portion of EPA's revolving loan fund (RLF) award to SMRPC in 2007 turned into a subgrant of \$200,000 to the Friends of South Berwick Public Library for cleanup activities. All asbestos-containing waste, lead-containing paint, universal waste, and mold-impacted materials were removed and disposed properly. All other building materials were cleaned and coated with anti-fungal primer.

FUNDING DETAILS	Assessment and Cleanup	
	SMRPC Brownfields Revolving Loan Fund	
	Cleanup Subgrant:	\$200,000
	SMRPC Brownfields Assessment Grant:	\$32,416
	Town of South Berwick:	\$77,318
	Building Addition and Renovation	
	Friends of South Berwick Public Library	
	Capitol Campaign:	\$1,000,000
	Town of South Berwick:	\$2,051,061
	Additional Leveraging	
Rectory:	\$300,000	
Pre-project consultation:	\$41,641	
Parcel sale (senior housing complex):	\$286,000	
Salmon Falls Nursery in-kind landscaping:	\$13,750	
Hall Roofing:	\$3,400	

- HIGHLIGHTS**
- A geothermal system will lessen the Library's reliance on fossil fuels and electricity for heating and cooling.
 - Supported an estimated 14 full-time positions and received nearly \$59,000 in in-kind donations.

For this \$3.75 million project, the Town contributed nearly \$1.8 million to the project. The Friends of South Berwick Public Library rallied the community to raise nearly \$1 million to make the site redevelopment a reality. The project itself generated an unprecedented amount of community support and in-kind donations for the Town. For example, the entry doors were crafted by a local craftsman and all of the landscaping was donated and installed by a local landscaper.

Along with renovating the Church's Great Hall, an addition was built and opened to the public in the spring of 2012. Even with just the use of this space so far, the Library is already regularly frequented by townsfolk and is engaging in outreach with the school next door. Additionally, part of the parcel was sold for affordable senior housing and it is hoped that someday the abutting storefronts will be able to open their back doors to connect to the library, which will make for a more walk-able community. When completed, the new South Berwick Public Library will undoubtedly become a locus of community activity, draw even more residents to the downtown, and increase the Town's attractiveness to potential new residents and businesses.

TIMELINE	
Apr. 2009	Phase I ESA completed
June 2009	Hazardous Materials Inventory completed
Mar. 2010	Phase II ESA completed
July 2010	Cleanup planning
Aug. 2010	Phase I ESA updated
Dec. 2010	Cleanup activities complete on site
Feb. 2012	Cleanup certified complete by ME DEP
Mar. 2012	1800 sq. ft addition opened
Sept. 2012	Grand opening (projected)