

US EPA ARCHIVE DOCUMENT



Land & Community Revitalization

BROWNFIELDS SUCCESS IN NEW ENGLAND

SIPAYIK CORNER STORE

PLEASANT POINT RESERVATION, MAINE



Property Details

Property Address:	Intersection of U.S. Route 1 & ME-190, Perry, ME 04667
Property Size:	2.5 acres
Former Uses:	Automotive service garage (1930s-1985) and gas station (1985-2006)
Contaminants Found:	Petroleum
Current Use:	Vacant gas station and garage
Current Owner:	Passamaquoddy Tribe Pleasant Point Reservation

Project Partners

State of Maine Department of Environmental Protection (MEDEP)

Funding Details

EPA State 128(a) Grant:	\$41,175
State of Maine Groundwater Fund:	\$200,000

Project Highlights

- 2,700 tons of petroleum-contaminated material transported offsite for recycling and three underground storage tanks removed
- Eliminated the property's threat to nearby drinking water supply wells
- Built the Tribe's trust in the Maine DEP, and improved the working relationship between the two entities



Drivers for

Redevelopment:

Since the site and other properties in the area were served by private drinking water supply wells, an assessment was necessary to determine if the

property's underground storage tanks (USTs) and associated piping had leaked and impacted the environment. Once a release was identified, the site was classified as a high priority for a removal action.

Property History: Located on the Passamaquoddy Tribe Pleasant Point Reservation in the Town of Perry, Maine, the property was first developed as early as 1908, likely as a residence or farmstead. From as early as 1939, the property was primarily utilized for commercial purposes including a filling station; service garage; and office, retail and storage space until the property was abandoned in 2006. To adequately meet the demand for petroleum at the filling station, four USTs were located on the property ranging in size from 4,000 to 8,000 gallons. Mold, asbestos, and lead-based paint were also of concern given the age of the former service garage.

Project Results: With assistance from the Maine Department of Environmental Protection's (MEDEP) Brownfields Program, Phase I and Phase II environmental site assessments were conducted at the property. The Phase I assessment determined that the property posed a potential risk to nearby drinking water wells. Staff from the MEDEP's Brownfields Program coordinated efforts with the Department's Petroleum Remediation Program to conduct a Phase II investigation and a cleanup action at the property. The investigation found contaminated soil associated with the former tanks as well as the pump island, which led to an immediate removal action. As of January 2008, approximately \$200,000 has been spent from the state's Groundwater Fund on cleanup activities at the site. The Tribe is currently considering several redevelopment options for the property once cleanup activities are complete.

Project Timeline

1985	Tribe purchases the property
December 2006	Phase I assessment initiated
January 2007	Phase I assessment completed and Phase II assessment initiated
May 2007	Cleanup activities begin
July 2007	Phase II assessment completed
Summer 2008	Expected completion of cleanup activities