

**COMMUNITY INVOLVEMENT PLAN
USEPA BROWNFIELDS 128A FUNDING**

MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION

**YMCA – MAP 107, LOT 219
BAR HARBOR, MAINE**

SEPTEMBER 19, 2023

1.0 OVERVIEW

The Maine Department of Environmental Protection (MEDEP) receives Brownfields Assessment funds through a 128a grant annually. In accordance with the Cooperative Agreement between MEDEP and USEPA, MEDEP is required to prepare a Community Involvement Plan that outlines MEDEP's plan for involving the public during the cleanup process.

The purpose of the Community Involvement Plan (CIP) is to describe MEDEP's strategy to address the needs and concerns of Bar Harbor residents potentially affected by the proposed removal of environmental contamination present at the YMCA Property. The CIP outlines how MEDEP has involved, and will continue to involve, affected residents, municipal officials and local organizations in the decision-making process regarding the environmental cleanup at the Site.

Active residents and institutions involved in neighborhood issues are essential resources for the success of the CIP because they have a comprehensive understanding of the Bar Harbor area as they hold positions of responsibility within the community. MEDEP perceives these citizens as key points of contact and communication within the neighborhood. The success of the environmental cleanup and subsequent redevelopment of the property hinges on informed citizen involvement in each step of the process.

2.0 SPOKESPERSON AND INFORMATION REPOSITORY

The spokesperson for this project is Mr. David Chapman. He can be contacted at:

17 State House Station
Augusta, Maine 04333
207-446-9897
David.chapman@maine.gov

The Information Repository is also located in the MEDEP Division of Remediation's public-facing online "DocuWare" portal, which can be accessed via [this link](#) or the MEDEP's "File Room, Reports and Lists" web address here: <https://www.maine.gov/dep/maps-data/data.html>. Site information may be accessed by searching in several different search fields, including "Site Name" (Bar Harbor YMCA), and "Remediation Site Number" (REM03360). For assistance navigating this online

service or to request files directly, please contact MEDEP Project Manager David Chapman via the contact information listed above

All public meetings will be held at the Bar Harbor Town Hall unless otherwise advertised. Select documents prepared as part of this project (Phase I Environmental Site Assessment [2021], Geotechnical Investigation Report [2021], Limited Phase II Environmental Site Assessment [2021], Phase II Environmental Site Assessment [2023], and Analysis of Brownfields Cleanup Alternatives [2023]) will be kept at the Town office for review.

3.0 SITE DESCRIPTION

This section provides the historical, geographical, and technical details necessary to show why the Site is required to be cleaned up by MEDEP.

3.1 Site Location

The Site is located at 21 Park Street in Bar Harbor, Maine and is shown on the Town of Bar Harbor Tax Map 107 as Lot219.

3.2 History of Site Use

The Site was developed with the M.D.I. YMCA building in 1996/1997. Prior to that time, the Site was primarily owned by Acadia National Park and was used as a park ranger residence and facilities maintenance/storage garage.

The 7,511 square-foot portion of the former Bangor Hydro Electric Company property was historically used for storage and maintenance of electrical equipment including electrical transformers that have the potential to have contained polychlorinated biphenyls (PCBs). From approximately 1892 to 1916, this portion of the property was developed with coal storage buildings, and coal was apparently used for electrical power generation. In approximately 1999, this portion of the property was developed with a temporary Quonset hut building which is utilized by Frenchman's Bay Boating Company for the construction of wood-framed boat docks.

3.3 Nature of Threat to Public Health and the Environment

A Phase I ESA and Limited Phase II ESA were completed by Ransom Consulting, Inc. in 2021 at the request of the YMCA and a Phase II ESA was completed under a 128a Brownfields Grant by Beacon Environmental Consultants, LLC at the request of the MEDEP in 2023. During these investigations elevated heavy metals and polyaromatic hydrocarbons (PAHs) and were found in surficial soils.

3.4 Reuse of the Site

Once the site is remediated, the YMCA could repurpose the area to the east of the current building into a usable space for children's outdoor activities, study and play.

4.0 COMMUNITY BACKGROUND

This section will describe the community and its involvement with the Site.

4.1 Community Profile

The Site is located at 21 Park Street within a residential area.

The town of Bar Harbor was founded on the northeast shore of Mount Desert Island, which the Wabanaki Indians knew as Pemetic, meaning "range of mountains" or "mountains seen at a distance." The Wabanaki seasonally fish, hunt and gather berries, clams, and other shellfish in the area. They speak of Bar Harbor as Man-es-ayd'ik ("clam-gathering place") or Ah-bays'auk ("clambake place"), leaving great piles of shells as evidence of this abundance. In early September 1604, French explorer Samuel de Champlain ran aground on a rock ledge believed to be Egg Rock, just off Otter Cliffs, and when he came ashore to repair his boat, he met local natives. Champlain named the island Isles des Monts Deserts, meaning "island of barren mountains"—now called Mount Desert Island, the largest island in Maine.

In the 1850's, painters such as Frederic E. Church, Thomas Cole, Fitz Hugh Lane, William Hart, and Thomas Birch popularized the area through their exhibits of the island's beautiful mountains and seascapes. The first Hotel on the island was built in Bar Harbor by Tobias Roberts, the Agamont House in 1855. Alpheus Hardy was the first summer resident to build a "cottage" called Birch Point in 1868. More and more hotels and cottages were built as "rusticators" as summer visitors and residents were called, came to the island by train and the Mount Desert Ferry to dock at Bar Harbor.

The land boom continued until the 1880's when such notables as Joseph Pulitzer, William Proctor, Mary Cadwalader Jones, Frederick Vanderbilt, George Vanderbilt, and Evelyn Walsh McLean came and built magnificent "cottages".

A substantial fire occurred in 1947 with approximately 17,188 acres burned. Property damage exceeded \$23 million dollars. Considering the magnitude of the fire, the loss of human life had been minimal.

Bar Harbor was changed by the fire. Most of the permanent residents rebuilt their homes, but many of the grand summer cottages were not replaced. The estates on Millionaires' Row were replaced by motels that house the ever-increasing tourist population. The opulent lifestyle had already been suffering from the effects of the newly invented income tax and the Depression.

Due to the relatively small size of the targeted community, data are not available specifically for the corridor.

	Bar Harbor	Hancock County	Maine	National
Population:	5,269	56,701	1,344,312	328,239,523
Unemployment:	2.9%	2.7%	5.4%	3.5%
Poverty Rate:	8.9%	11%	10.9%	11.4%
Percent Minority:	8.8%	6.1%	5.6%	23.7%
Median Household Income:	\$71,900	\$60,354	\$57,918	\$62,843
Median Housing Value	\$342,700	\$228,700	\$190,400	\$217,500

Data from Census 2020

4.2 Chronology of Community Involvement

The MEDEP and the Town have actively communicated with the community throughout the process of the assessment phase and with the process of developing a redevelopment strategy for the property.

The MEDEP will conduct a Site tour of the property as a portion of a larger effort to involve the local community through public meetings as the project moves forward.

4.3 Key Community Concerns

From the ongoing Community Relations effort, it was learned that local residents were concerned about the nature and extent of environmental contamination and the proposed reuse plans for the Site.

The community believes that with the redevelopment of the Site, positive benefits will accrue to neighborhoods and downtown businesses.

5.0 CONTINUED COMMUNITY INVOLVEMENT

In order to solicit public comments on the approach to the remediation, a clear understanding of the Site background, the existing health and environmental risks, and need for response actions will be provided. Summaries of data and applicable State regulations will be presented for review. As part of the remediation planning process, remedial alternatives that have been considered will be reviewed with the public.

A legal notice will be placed in the Mount Desert Islander announcing the availability of the MEDEP documentation, which describes the environmental issues and to notify residents of a public meeting which will be held at the Information Repository. The notice will also announce the start of a thirty-day comment period on this document, as well as the draft Analysis of Brownfields Cleanup Alternatives (ABCA). MEDEP will accept comments on both documents during the comment period and will provide written responses which will become part of the administrative record. The information repository will be updated with the inclusion of all meeting minutes, status report and other communications.

Section 7 - Schedule

The following is proposed schedule of major milestones:

Community Involvement Plan Completed – September 19, 2023

Repository of Documents Established – September 6, 2023

Draft ABCA Completed for Cleanup and submitted to MEDEP – August 31, 2023

Public Notice of ABCA and CIP available –

30-day comment Period –

Date of Public Meeting – October 3, 2023

Date Comments on the ABCA to be Addressed –