



DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

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BROWNFIELDS ADVISORY COMMITTEE

Minutes | Meeting #1 | March 6, 2025

Agenda:	Purpose:
<div><div>1. Welcome</div><div>2. Introduction to Brownfields Program</div><div>3. Larger Vision for Active Projects<div><div>a. Saccarappa Park revitalization</div><div>b. Riverwalk North design</div><div>c. Riverwalk West design</div></div></div><div>4. Discussion of Saccarappa Park efforts<div><div>a. Schedule of Charrettes</div><div>b. Role of BAC in Charrettes</div></div></div><div>5. Closing Thoughts</div></div>	<div>The Brownfields Advisory Committee (BAC) consists of representatives from the City of Westbrook, Maine Department of Environmental Protection, USEPA, and members of the community from businesses, recreational + civic organizations, and other stakeholder groups. This group provides knowledge of the local area, interests, and priorities to help guide the brownfields projects in moving forward to make the most of the brownfields program opportunities available to the City of Westbrook.</div>
Attendance:	
<div><div>• Department of Economic + Community Development</div></div>	<div>Monique Cornett (Deputy Director) Barry Dodd (Creative Services Administrator) Chance Gagne (Administrative Assistant) Robyn Saunders (Project Manager)</div>
<div><div>• Other City Departments</div></div>	<div>Lynn Leavitt (Sustainability Coordinator) Greg Post (Director of Community Services)</div>
<div><div>• City Councilors</div></div>	<div>Victor Chau (Councilor Ward 2, WEIC member) Michael Shaughnessy (Councilor At-Large, Friends of Presumpscot River)</div>
<div><div>• Westbrook Environmental Improvement Corporation (WEIC)</div></div>	<div>Guy Cote (WEIC member + downtown business owner) Margaret Innes (WEIC member + architect by trade)</div>
<div><div>• Discover Downtown Westbrook</div></div>	<div>Rhonda Forrester</div>
<div><div>• Maine Department of Environmental Protection</div></div>	<div>David Chapman</div>
<div><div>• Project Team</div></div>	<div>Rip Patten + Grant Kern (Credere) Craig Burgess + Alexis Del Vecchio (Acorn) Steve Hoffman (Simons Architect)</div>

1. Welcome

Robyn Saunders, City Project Manager, welcomed all + asked for introductions from everyone.

2. Introduction to Brownfields Program

Rip Patten, Credere's Environmental Engineer + Project Lead, provided a presentation on brownfields program + introduced the Project Team providing qualified environmental professional services to the City of Westbrook.

- Credere Associates LLC of Westbrook is leading overall team on brownfields projects, they specialize in Federal requirements/compliance, grant eligibility constraints, etc.
- Simons Architects of Portland, Maine leads design + community engagement workshops to envision the final project as a community.
- Acorn Engineering of Portland, Maine is leading the permitting, engineering, and civil site work needed to prepare the site for cleanup + construction.
- Maine DEP provides technical support for brownfields projects to the City, the team, and the Maine Department of Economic + Community Development (DECD) that has funded both the Saccarappa Park Revitalization project + Riverwalk West Exploratory project.
- USEPA provides technical support on the Federal level + funds the Riverwalk North project.

3. Larger Vision for Active Brownfields Projects

Rip + Robyn discussed the three active brownfields sites in Westbrook.

- **PRIORITY PROJECT #1: Saccarappa Park Restoration project** was awarded \$900,000 from DECD's Brownfields Revolving Loan Fund in 2023. The BRLF award is:
 - Half grant + half low-interest loan. Loan funds must be spent first.
 - A cleanup project to conduct planning, community outreach, environmental work, etc. to:
 - remediate historic contamination from past industrial uses;
 - prepare site for redevelopment as a four-season public amenity to be designed with input from the public;
 - consider site constraints, such as the cross-country sewer interceptor pipe¹ serving Westbrook + Gorham that bisects the site;
 - update VRAP application for liability protections², which will be submitted by Credere, reviewed by DEP;
 - engage the public + harvest information from the community through:
 - A questionnaire from 3/10/2025 to 4/10/2025; and
 - Two public workshops to envision the end uses at the site.

SACCARAPPA PARK PUBLIC WORKSHOPS	
WORKSHOP/CHARRETTE #1	WORKSHOP/CHARRETTE #2
Tuesday, April 15, 2025 4-6pm	Wednesday, May 21, 2025 4-6pm
Both meetings will be held at Public Services Conference Room located at 371 Saco Street	

¹ The City + Credere already met with Portland Water District (i.e., owner of pipe, holder of right-of-way over the land) to discuss reducing the setbacks to 30 feet in an asymmetrical fashion to maximize options at Saccarappa Park.

² If DEP accepts the City's VRAP application submitted by Credere, a letter of no further action will be issued for the property to limit liability.

- **PRIORITY PROJECT #2: Riverwalk North** is a pedestrian thoroughfare envisioned on the northern side of the Presumpscot River, which was made possible by years + years of work by others.
 - Councilor Shaughnessy mentioned he's "pleased with strong economic development potential of the Presumpscot River"
 - The City invested in a preliminary design of Riverwalk North in 2015, which will be updated to meet applicable requirements, consider sensitivities (floodplain, shoreland zoning, resiliency, etc.), existing conditions, site constraints, etc.
 - An archaeological survey is underway at the site to identify any Colonial or Pre-Colonial assets, which will continue to tell the story of Westbrook, the community, and the Presumpscot River.
 - This project is a sizable undertaking:
 - \$4,000,000 USEPA Brownfields grant awarded
 - \$8,650,000 total estimated project cost
- **PRIORITY PROJECT #3: Riverwalk West Exploratory Project** was awarded \$500,000 from DECD's Brownfields Revolving Loan Fund in 2024.
 - The BRLF award is:
 - Half grant + half low-interest loan. Loan funds must be spent first.
 - A cleanup project to conduct planning, community outreach, environmental work, etc. to remediate historic contamination from past industrial uses + prepare the site for potential redevelopment.
 - Three parcels are included in the Riverwalk West exploratory project, which were purchased from SAPPI in 2024.
 - They are being assessed as part of a Phase II Environmental Site Assessment underway. Analysis of brownfield clean up alternatives (ABCA) will be brought to the BAC for consideration later in 2024.

4. Discussion of Saccarappa Park Efforts

The Project Team presented a draft questionnaire to be used to harvest community input from the general public from 3/10/2025 through 4/10/2025.

- BAC members provided feedback to the Project Team on the proposed questions, responses, etc. to be included in the questionnaire.
 - One member mentioned the Water talk survey and how it did not generate clear visions desired. He hopes the Saccarappa Park questionnaire doesn't have the same effect.
 - Others encouraged the Project Team to avoid referring to the structure as a "pavilion" so there are no preconceptions or unspoken expectations for the structure and/or site.
 - Other suggestions included (but were not limited to):
 - Food trucks - Community Center already has a program for food trucks
 - Sculpture garden - the City already has one across from Walker Memorial Library
 - Wellness, instead of specific activities, like yoga
 - Onsite renewables, lighting, pet friendly, pedestrian crossings, etc.

The Project Team presented a draft graphic to be used as an advertisement for the questionnaire, as well as the public workshops/design charrettes to be held on 4/15/2025 + 5/21/2025.

- Tag lines were discussed with “Make Your Mark On The Park” being final wording.
- Dates + location of both public meetings included on the graphic.
 - BAC members were asked to attend/participate in public meetings.
 - Additional information will be provided at future BAC meetings on:
 - 4/3/2025
 - 5/8/2025
- Other considerations discussed for graphic, questionnaire, or design included (but were not limited to):
 - Use of river and falls, labels for roads, etc. on graphics
 - Sun sets in west, could this affect performances
 - Ice rink could be an important amenity in winter to make this a four-season asset to the public, especially considering all the incoming traffic with the holiday lights

5. Closing Thoughts

Robyn Saunders asked BAC members to think about who else should be around the table for this discussion.

- Groups around the table should be sure to include an alternate.
 - For example:
 - Discover Downtown Westbrook is represented by Rhonda Forrester, but who should attend if she isn’t available/able.
 - Friends of Presumpscot River is represented by Michael Shaughnessy with no alternate.
 - Some groups already have multiple members, such as:
 - City Council
 - WEIC
 - Some members are doing “double duty” by representing more than one group.
 - For example:
 - Victor Chau is a Councilman, member of WEIC, and a real estate professional.
 - Guy Cote is a WEIC member + downtown business owner.
- Groups to consider having a BAC representative could include (but is not mandatory):
 - Gorham Westbrook Chamber of Commerce or Rotary Club
 - Portland Trails (holds easement for part of the walking path)
 - Another business owner (Robyn has not had time to reach out to Lily, owner of downtown business Bloom Consignment)

Video recordings occurred at the conclusion of the meeting to capture the City’s brownfields journey.

Next Meeting Booked for April 4th 4pm-6pm in Large Conference Room at Westbrook City Hall, 2 York Street

List of Invitees:

Name	Organization	Title	Email/Contact
Rip Patten	Credere	VP/ Senior Environmental Engineer	rpatten@crederellc.com
Grant Kern	Credere	Environmental Engineer II, Project Manager	GKern@crederellc.com
Craig Burgess	Acorn Engineering	Project Manager	cburgess@acorn-engineering.com
Alexis Del Vecchio	Acorn Engineering	Landscape Architect	adelvecchio@acorn-engineering.com
Ryan Kanteres	Simons Architects	Partner + Principal	ryan@simonsarchitects.com
Steve Hoffman	Simons Architects	Associate AIA	steve@simonsarchitects.com
David Chapman	Maine DEP	Project Manager	David.Chapman@maine.gov
Daniel Stevenson	WEIC	MRRA Executive Director	daniels@mrta.us
Guy Cote	WEIC	Downtown business owner	gcote57@outlook.com
Marget Innes	WEIC	Architect	margaret.innes@gmail.com
Rhonda Forrester	DDW		forrester.rhonda@gmail.com
Robyn Saunders	City of Westbrook	Project Manager	RSaunders@westbrook.me.us
Monique Cornett	City of Westbrook	Deputy Director of Economic & Community Development	mcornett@westbrook.me.us
Lynn Leavitt	City of Westbrook	Sustainability Coordinator	lleavitt@westbrook.me.us
Greg Post	City of Westbrook	Director of Community Services	gpost@westbrook.me.us
Barry Dodd	City of Westbrook	Creative Services Administrator	bdodd@westbrook.me.us
Erin Gundersen	City of Westbrook	Assistant Project Manager	egundersen@westbrook.me.us
Victor Chau	City of Westbrook	Councilor	vchau@westbrook.me.us
Michael Shaughnessy	City of Westbrook	Councilor	MShaughnessy@westbrook.me.us
Angela Holmes	City of Westbrook	Assistant City Administrator	aholmes@westbrook.me.us
Jerre Bryant	City of Westbrook	City Administrator	jbryant@westbrook.me.us
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