



DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT

2 York Street
Westbrook, Maine 04092
Phone: 207-591-8101

BROWNFIELDS ADVISORY COMMITTEE

Minutes | Meeting #2 | April 3, 2025

Agenda:		Purpose:
<ol style="list-style-type: none">1. Welcome + Introductions2. Saccarappa Park Restoration Project<ol style="list-style-type: none">a. Questionnaire Results + BAC Outreach Supportb. Agenda for Design Charrette #1c. Discussion of Site Constraints + Opportunitiesd. Discussion of Charrette Outreach3. Riverwalk West Update4. Riverwalk North Update5. Schedule + Next Steps		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.
Attendance:		
<ul style="list-style-type: none">• Department of Economic + Community Development	Robyn Saunders Monique Cornett Erin Gundersen Barry Dodd Chance Gagne	
<ul style="list-style-type: none">• Other City Departments	Lynn Leavitt (absent: Greg Post)	
<ul style="list-style-type: none">• City Councilors	Victor Chau (absent: Michael Shaughnessy)	
<ul style="list-style-type: none">• Westbrook Environmental Improvement Corporation (WEIC)	Guy Cote Victor Chau (absent: Dan Stevenson)	
<ul style="list-style-type: none">• Discover Downtown Westbrook	Rhonda Forrester	
<ul style="list-style-type: none">• Maine Department of Environmental Protection (DEP)	(absent: David Chapman)	
<ul style="list-style-type: none">• Project Design Team	Rip Patten, Credere Grant Kern, Credere Steve Hoffman, Simons Alex Del Vecchio, Acorn	
<ul style="list-style-type: none">• US Environmental Protection Agency (EPA)	Abigail Dobies Elise Simons	

Welcome + Introductions

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

Saccarappa Park Restoration Project

Rip Patten, Credere's Environmental Engineer + Project Lead, provided a summary of questionnaire results.

- Currently at 167 responses from the community and the questionnaire is open for another week.
 - Highly Ranked Items:
 - Farmers markets/ public market space/ food trucks
 - Food Trucks have an ordinance but could be changed if it's the will of the community
 - Farmers markets may be appropriate short-term while raising money for the structure (non-eligible brownfields expense)
 - Community events or festivals, Live Music
 - Connectivity
 - Walking path, open lawn, safe places
 - View of river and falls
 - Amenities
 - Native Pollinator-friendly Plantings
 - Tables and benches
 - Natural play areas
 - Shaded Areas
 - Public Art
 - Safety
 - Not so highly ranked items:
 - Skating rink was not a community favorite
 - Little detail was provided to the community about the rink possibility in the questionnaire
 - Winter-related activities were not offered in the questionnaire except ice skating
 - Public restrooms – porta-potty's might be the best option for large events
 - Coin-operated binoculars
 - Bike repair station
 - Fitness equipment
- Other topics discussed:
 - Drinking Fountain – this will depend on utility connection(s)
 - Traffic/pedestrian crossings:
 - According to the questionnaire, the majority of people will reach the site on foot. Safe pedestrian access should be provided to the Site (crosswalk on Bridge St can be problematic).
 - The City may have traffic studies for Main + Bridge St. project by MaineDOT (Robyn will try to find)
 - Parking:
 - Handicap accessible parking spaces should be provided for the Site

- Possibly loading/unloading area for bands, markets, etc.
- Bike parking / bike racks

Steve Hoffman, Simons Architects, discussed how to structure the meeting/charrette #1 for Saccarappa Park Project

- Charette: 3 tables with two experts at each to engage with the community members + take notes.
 - Each table will be a different topic.
 - Use the charette to discuss a (3- or 4-season) structure with the community
 - Simons/Acorn to make example boards for interact with at the tables
- Need to get out the word on the charette/public meeting
 - City to make a video for social media
 - Signage at local businesses
 - Public works message boards

Riverwalk West Update

Grant Kern, Environmental Engineer + Technical Lead provided a summary of the planned environmental assessment for the Riverwalk West parcel. Robyn provided additional context for the project.

- The planned additional assessment at the Site targets the former industrial Site uses.
 - Assessment includes drilling multiple soil borings, and collecting soil samples, to assess areas within the proposed future Dana Street development.
 - The intent of the sampling is to fill existing data gaps and provide waste characterization information for potential soil disposal on- or off-site.
- The assessment will also target Mill Lane, where the road may be realigned/widened as it is currently non-conforming to City standards.
 - Additional characterization data may be used for excess soils generated during construction.
 - Robyn reminded all that the project funding source is a DECD/DEP cleanup grant, so assessment had to be paid for from City funds

Riverwalk North Update

Rip Patten, Credere's Environmental Engineer + Project Lead, provided a summary of work completed to date:

- Archaeological survey has been initiated to identify potential historical artifacts/features within the work area (i.e., does not include Saccarappa Island).
- Credere is preparing a proposal for an initial scope of work with the City for a conceptual plan for the Riverwalk North, including regulatory requirements + restrictions.
- Neighborhood meetings are more likely for this project due to community/abutter concerns related to the proximity to adjoining homes + backyards.

Schedule + Next Steps

The following next steps are anticipated:

- Saccarappa Park:
 - City to work with Project Design team to provide further info/notice of:
 - the public questionnaire (prior to its closing on 4/10/2025)

- the design charette on 4/15/2025
 - Project Design Team to prepare materials/coordinate with City as needed for Design Charrette #1
- Riverwalk West: Credere to conduct environmental assessment/drilling at Site on 4/10/2025
- Riverwalk North: Credere to provide City with proposal/task order for scope of work to create conceptual design plans

Video recordings occurred at the conclusion of the meeting to capture the City's brownfields journey + outreach for Charrette #1.

Next Meeting Booked for May 8th 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	GKern@crederellc.com
Craig Burgess	Acorn	Project Manager	cburgess@acorn-engineering.com
Alexis Del Vecchio	Acorn	Landscape Architect	adelvecchio@acorn-engineering.com
Ryan Kanteres	Simons	Partner + Principal	ryan@simonsarchitects.com
Steve Hoffman	Simons	Associate AIA	steve@simonsarchitects.com
David Chapman	Maine DEP	Project Manager	David.Chapman@maine.gov
Elise Simons	USEPA	Land Revitalization Coordinator	Simons.Elise@epa.gov
Abigail Dobies	USEPA		Dobies.Abigail@epa.gov
Daniel Stevenson	WEIC	WEIC member	daniels@mrrea.us
Guy Cote	WEIC	WEIC + business owner	gcote57@outlook.com
Marget Innes	WEIC	Architect	margaret.innes@gmail.com
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Amy Grommes-Pulaski	DDW	Executive Director	amy@downtownwestbrook.com
Robyn Saunders	City of Westbrook	Project Manager	RSaunders@westbrook.me.us
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Eric Dudley	City of Westbrook	Director of Engineering and Public Services	edudley@westbrook.me.us
Jennie Franceschi	City of Westbrook	Director of Planning & Code Enforcement	jfranceschi@westbrook.me.us