



DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
 2 York Street
 Westbrook, Maine 04092
 Phone: 207-591-8101

BROWNFIELDS ADVISORY COMMITTEE

Minutes | Meeting #3 | May 8, 2025

Agenda:	Purpose:
<ol style="list-style-type: none"> 1. Welcome + Introductions 2. Saccarappa Park Restoration Project <ol style="list-style-type: none"> a. Questionnaire Results + BAC Outreach Support b. Agenda for Design Charrette #1 c. Discussion of Site Constraints + Opportunities d. Discussion of Charrette Outreach 3. Riverwalk West Update 4. Riverwalk North Update 5. Schedule + Next Steps 	<p>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.</p>
Attendance:	
<ul style="list-style-type: none"> • Department of Economic + Community Development 	Erin Gundersen Chance Gange (absent: Robyn Saunders & Monique Cornett)
<ul style="list-style-type: none"> • Other City Departments 	David Morse Jerre Bryant (absent: Lynn Leavitt, Greg Post, Barry Dodd, Eric Dudley, Jennie Franceschi, Angela Holmes)
<ul style="list-style-type: none"> • City Councilors 	Victor Chau Michael Shaughnessy
<ul style="list-style-type: none"> • Westbrook Environmental Improvement Corporation (WEIC) 	Guy Cote, WEIC (absent: Dan Stevenson)
<ul style="list-style-type: none"> • Discover Downtown Westbrook 	Rhonda Forrester (absent Amy Grommes-Pulaski)
<ul style="list-style-type: none"> • Maine Department of Environmental Protection 	David Chapman
<ul style="list-style-type: none"> • Project Team 	Rip Patten, Credere Grant Kern, Credere Steve Hoffman, Simons Architects Ryan Kanteres, Simons Architects Alexis Del Vecchio, Acorn Engineering Craig Burgess, Acorn Engineering
<ul style="list-style-type: none"> • US EPA 	Abigail Dobies Elise Simons

Welcome + Introductions

Welcomed all.

Saccarappa Park Restoration Project

The Project Team presented scheme development/conceptual designs for the park in preparation for Design Charrette #2, as well as the process/outcomes for the public meeting.

Scheme Development/Conceptual Design for the Park

- The project team presented 2 options for the following design concepts: Converging Paths, Threshold, and Gradual Transition (6 total options); requested BAC members feedback to determine 1 option for each design concept, to be presented and discussed at the 2nd Design Charrette
- General comments from the City and BAC included the following:
 - a. Preference for structure to have clear spans
 - b. General support for cantilevered deck/walkway at the edge of the River
 - c. General support for schemes that reference natural or historical elements of the River and the City (i.e., the circular lawn/ assembly area and the ice disk; the log-jam inspired scheme; the natural forms of the river in the confluence-inspired scheme; references to the mills across the River; connections to the existing, historical buildings of Westbrook)
 - d. Safety is a top priority; whatever concept is chosen should incorporate clear sightlines across the park (from Main Street to the boardwalk), allowing people to easily see under tree canopies and structure ceilings, as well as over any raised planting.
 - e. Paths that connect to roads (such as the alley that leads to the Dana Street project) should include elements that deter / block cars from driving onto pedestrian paths within the park.
 - f. Structure heights should be sized to accommodate a stage and performers.
 - g. Concern was raised for excessive maintenance costs associated with landscaping/ plantings
 - h. Some support for lighting falls at night; however, would need to be coordinated with fish migration to limit impacts
- The BAC and City selected the following 3 concept schemes to present at next charrette:
 - Converging Paths – Option 1 (i.e., scheme with cantilevered deck)
 - Threshold – Option 1 (i.e. circle-scheme)
 - Gradual Transition – Option 2 (i.e. scheme with planted mounds/paths)
- Craig Burgess, Acorn, stated Portland Water District (PWD) would not discuss sewer interceptor easement realignment to accommodate park features until the design team provides PWD with a conceptual design for park

Presentation & Public Meeting Structure:

- Presentations will include:
 - Team introductions
 - City goals and site history/context
 - Review of public feedback (questionnaire and Charrette #1)

- Review of Analysis of Brownfields Cleanup Alternatives (ABC) as required by contract
- Emphasize that all concepts are exploratory for discussion—not final decisions.

Breakout Session Format:

- All participants will be introduced to all three design concepts before breaking into groups.
- Discussion groups may either review all designs or focus on specific concepts.
- Participants can "speed date" through concepts, then choose one to explore more deeply.
- Each group will report back with key takeaways and priorities.

Outcome & Next Steps:

- Charrette #2 will result in revised versions of the three design concepts.
- Final concept selection will occur later through internal city decision-making processes.
- Consider mirroring prior steps (committee and city review) to reach final decisions.

Public Engagement Strategy:

- Post designs and meeting info on the city website for outreach.
- Reconnect with participants from the first charrette round.
- Consider promoting childcare availability to increase attendance.
- Share visuals (e.g., maps with design sketches) to spark interest and clarify ideas.

Riverwalk West Update

Grant Kern, Environmental Engineer + Technical Lead provide a project update.

- Drilling and environmental sampling conducted at Riverwalk W property
- Focus was on soil sampling, although groundwater and soil vapor sampling also performed
- Awaiting lab results for all collected samples
- Reporting will begin once all data is compiled
- An update on the findings is expected soon

Riverwalk North Update

Rip Patten, Credere's Environmental Engineer + Project Lead, provided a project update.

- Received the Phase 0 archaeological assessment report for Riverwalk North today
- Positive outcome: no Phase I archaeological survey is required
- No historically significant findings were recorded, so NEPA-related archaeological concerns are not an issue
- One recommendation: preserve old stone foundations on the western side of the river near Riverfront Plaza
- The foundations are expected to remain undisturbed, aligning with the preservation recommendation
- Phase I – Community Outreach/Conceptual Design Contract was approved and signed by the City (signed Tuesday)
- Project is ready to proceed with the next steps, similar to the Saccarappa Park process

Schedule + Next Steps

Scheduling Notes:

- Next key meeting is June 12.
- No meeting planned for July.
- Riverwalk North work will resume in August.

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

Next Meeting Booked for June 12th 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 / Sr Env Engineer	rpatten@crederellc.com
Grant Kern	Credere	Env Engineer II / PM	GKern@crederellc.com
Craig Burgess	Acorn Eng	Project Manager	cburgess@acorn-engineering.com
Alexis Del Vecchio	Acorn Eng	Landscape Architect	adelvecchio@acorn-engineering.com
Ryan Kanteres	Simons Arch	Partner + Principal	ryan@simonsarchitects.com
Steve Hoffman	Simons Arch	Associate AIA	steve@simonsarchitects.com
David Chapman	Maine DEP	Project Manager	David.Chapman@maine.gov
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Abigail Dobies	USEPA		Dobies.Abigail@epa.gov
Daniel Stevenson	WEIC	MRRA Executive Director	daniels@mrra.us
Guy Cote	WEIC	Downtown business owner	gcoote57@outlook.com
Rhonda Forrester	DDW	DDW member	forrester.rhonda@gmail.com
Amy Grommes-Pulaski	DDW	Executive Director	amy@downtownwestbrook.me.us
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Monique Cornett	City of Westbrook	Deputy Director of Economic & Community Development	mcornett@westbrook.me.us
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Jerre Bryant	City of Westbrook	City Administrator	jbryant@westbrook.me.us
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