



DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT
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BROWNFIELDS ADVISORY COMMITTEE

Minutes | Meeting #4 | June 24, 2025

Agenda:	Purpose:
<ol style="list-style-type: none"> 1. Welcome + Introductions (Group) 2. New Brownfields Assessment Grant (City) 3. Riverwalk North Update (Credere) <ol style="list-style-type: none"> a. Design Kickoff w City b. Pending Project Deliverables / Schedule 4. Riverwalk West Update (Credere) <ol style="list-style-type: none"> a. Update re Quaker Lane RLF Loan b. Mill Lane Rehab 5. Saccarappa Park Restoration Project <ol style="list-style-type: none"> a. Final ABCA / VRAP b. May 21st Design Charrette #2 Recap (Simons/Acorn) c. Presentation of Draft-Final Concept Design (Simons/Acorn) d. Discussion of Draft-Final Concept Design (Simons/Acorn) 6. Schedule + Next Steps (Group) 	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:	
• Department of Economic + Community Development	Robyn Saunders Monique Cornett Erin Gundersen Chance Gagne
• Other City Departments	Lynn Leavitt
• City Councilors	Michael Shaughnessy
• Westbrook Environmental Improvement Corporation (WEIC)	Victor Chau (via Teams)
• Discover Downtown Westbrook	
• Maine Department of Environmental Protection (DEP)	David Chapman
• Project Design Team	Rip Patten, Credere Allison Drouin, Credere Grant Kern, Credere (via Teams)

	Ryan Kanteres, Simons Steve Hoffman, Simons Alex Del Vecchio, Acorn Craig Burgess, Acorn
• US Environmental Protection Agency (EPA)	Elise Simmons (via Teams)

- **Welcome + Introductions**

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

- **New Brownfields Assessment Grant**

Robyn Saunders, City PM, reviewed the new assessment Grant that the City was awarded:

- City received \$500,000 municipal-wide Brownfields assessment grant from the EPA
- Work can begin October 1st, Pre-award authorization received by EPA and City can begin work July 1st

- **Riverwalk North Update**

Rip Patten, Credere PM, reviewed the project status for Riverwalk North. Items discussed were:

- Phase 0 Archaeological assessment was completed, which identified no significant archaeological areas; however, it was recommended granite foundations from old mill buildings be incorporated into design/reused. It was clarified that the assessment only included the property to the river boundary. Report has been sent to EPA and E. Simons indicated she will review and prepare the transmittal for SHPO.
- The design team (Credere and Acorn) are now under contract with the City for Phase I Community Outreach and Conceptual Design of the riverwalk.
 - ABCA is in internal review with Credere and will be submitted in the coming weeks.
- The design team/City had a kickoff meeting and conducted a Site walkthrough in June. The team reviewed key design constraints and project schedule. Craig Burgess (Acorn) emphasized the following:
 - Goal is to minimize riverwalk impacts to floodway/floodplain
 - For permitting, DEP will seek justification for why riverwalk impacts are within the 25-foot natural resource setback from the river's edge, and design team will need to justify why (limited parcel width, steep slopes, etc.)
- The design team/City intend to complete the following community outreach as part of this project:
 - Step 1 – pre-application meetings with City and DEP. Craig Burgess indicated the goal was to minimize permitting by moving trail outside floodway and attempt to move outside 25-foot setback (otherwise provide justification of constraints). Acorn plans to initiate correspondence with the City and DEP due to longer lead time.
 - Michael Shaughnessy identified potential for future lower water levels if Cumberland Mills dam were to be removed in the future. Current water level is artificially high. There was a recent 2012 agreement to remove the dam that never occurred. He suggested team reach out to Sappi for details on the low water elevation during maintenance drawdowns.

- Step 2 – Pre-application meeting with Planning and Codes for shoreland zoning and other local permit requirements.
- Step 3 – Public Outreach – focused abutters outreach first then to a wider public process. Start identifying consistent message about the basic overall plan that includes development only on City owned property, no property taking, no trail behind Brown St/Cumberland homes.
- Robyn Saunders, City PM, emphasized that the construction will need to follow Build America, Buy America Act (i.e., certain materials used are required to be American made) and all other Federal requirements in the Grant Agreement.

- **Mill Lane Improvements, Riverwalk West, and Dana Street Development**

Rip Patten, Credere PM, reviewed the status for the Mill Lane Improvements and Riverwalk West projects, as well as the Dana Street Development project, which is being developed by Quaker Lane Associates, LLC. Items discussed included:

- In recent conversations with the Maine Department of Economic and Community Development (DECD), the City requested to transfer their existing \$250K RLF loan to Quaker Lane Associates, LLC (Quaker Lane) to support the Dana Street Development. The City will retain their existing \$250K subgrant from DECD to support the Mill Lane Improvements and Riverwalk West projects.
- Credere is working with Quaker Lane to apply for additional loans from DECD/GPCOG to support the Dana Street Development (\$3 million was requested). This is not connected to City's Brownfields program/funding; however, it is important to note because environmental documents, such as the Analysis of Brownfield Cleanup Alternatives (ABC) and Community Involvement Plan (CIP) for the Dana Street Development, will be created in conjunction with the redevelopment plans for the City retained parcels that comprise the Mill Lane Improvements and Riverwalk West projects.
- Quaker Lane intends to acquire a portion of the City parcel (identified as Map 32, Lot 105A) in August, which will be incorporated into the Dana Street Development slated to begin construction in August 2025.
- A Voluntary Response Action Program (VRAP) application was resubmitted for all parcels that comprise the Dana Street Development, Riverwalk West and Mill Lane Improvement projects (this includes 4 and 7 Dana Street, and the properties identified as Map 32, Lot 105A/B/C).
- The ABCA is being drafted by Credere and is expected to be submitted to the Maine DEP and EPA for review within the next week.
- One of the City's goals for the Mill Lane Improvements project is to realign and/or widen the road, as it is currently a non-conforming road.
- Michael Shaughnessy, City Counselor, indicated Saccarappa Island is planned to be developed as a park with bridge access in the future and should be considered as a future plan to ensure cohesiveness with the Riverwalk.
- Robyn Saunders, City PM, indicated the University of Connecticut Technical Assistance to Brownfield Program (UCONN TAB) is assisting the City with developing Site reuse opportunities for Saccarappa Island

- The design team (Credere/Acorn) is under contract with the City for Phase I Community Outreach and Conceptual Design, which is approaching completion. Phase II Design and Construction Documents are moving forward. Design is scheduled to begin in Winter 2025/2026.

- **Saccarappa Park**

Rip Patten, Credere PM, reviewed the status of environmental documents:

- Credere finalized the ABCA and submitted a revised version to the Maine DEP addressing their comments.
- The City anticipates receiving VRAP No Action Assurance Letter (NAAL) from the Maine DEP for the Site. This will ensure no action taken by the State relative to the environmental impacts, provided the ABCA/cleanup plan for the Site is adhered to.

Simons and Acorn reviewed Charrette feedback/design development for park – minutes from Charette provided to attendees:

- Discussed likes/dislikes of the three designs presented at the Charrette (Confluence, Threshold, and Transition)
- Simons took comments from the Charrette and developed a Site analysis diagram to inform the design approach
- Site plan was reviewed and identified the following features: smaller structure, boardwalk, central plaza, benches, lawn, seated meadow area, variability of paths/thickness (asphalt path, intimate stone dust path), bike racks, water fountains, accessible parking, loading area/bollards, curbing/low walls, native meadow planting areas, shrubs/understory planting areas, ornamental planting beds.
- Desire to integrate park connections to Dana Street Development.
- Ryan Kanteres reviewed connection of boardwalk and Dana Street development. The low area that needs improvement can use existing concrete embankment with added fencing to create desired overlook and a meaningful ending to boardwalk. Michael Shaughnessy indicated extending over the concrete could provide cooling to fish ladder and extension would improve views, if practicable.
- Steve reviewed right sizing exercise – concluded on ~38x24
 - OPTION 1 – two level with lower level closer to Main street with larger opening toward park for stage presence. New renderings. Advocate for metal roof. Presented materials and wood beam correlation to mill culture.
 - OPTION 2 – Curved structure, similar orientation. Columns shown as steel, which was shown in response maintenance (improved graffiti cleaning).
 - M. Shaughnessy indicated the contrast to the Armory and the mill behind is desirable.
- Feedback was requested and comments were as follows:
 - Metal supports for structure should be used as opposed to timber to limit impacts from vandalism.
 - Michael Shaughnessy comments on circularity of paths in landscape design. Alex Del Vecchio indicated goal to minimize disturbance. Adjust northwest corner to improve circle flow of the paths.
 - Emphasized importance of crossing paths in center of Site
 - City indicated desire to incorporate curved feature into building options

- City indicated desire to incorporate Saccarappa (i.e. rising sun) meaning into building design with a possible chevron/sunburst shape to the structure. The City also suggested rounding the corners of rounded design to make more "beetlelike". Roofing materials were discussed to be interlocking metal pieces with scale like texture. Attendees thought this would add to the fishlike appearance of the rounded structure (fishbones beneath and scales above).
 - Ryan clarified materials and grounding correlation to native concepts have been considered as features of the designs to date.
- Concerns were raised about maintenance/snow-load on inverted structure; Simons indicated that this could be a benefit and channel rainwater to landscaping features for irrigation. D. Chapman indicated the drainage should consider protection of the remedy/cover system.
- Chevron structure was viewed to be potentially more welcoming than oval structure, which may concentrate attention to center with curved roof.
- Pillar reflectiveness was mentioned – currently proposed as painted steel
- Design team requested the City identify a list of non-negotiables for the structure. E.g., what will it be used for, desired size, budget to help inform final design details and guide selection of an option. Should this be a destination structure or blend more seamlessly with the surrounding Cityscape.
- Simons indicated curved roof structure cost estimate is approximately \$600,000 (Chevron would be 20-40% less). This includes foundations, site work, and slab within structure. Costs are anticipated to include around \$80,000 worth of eligible items. Design team indicated the next step would be for the City to decide on a structure to allow for the final phase of design by end of summer.
- Final thought – any public concern with lack of indigenous features incorporation in the park design can be deferred to the Saccarappa Island project where incorporation of indigenous features would be more appropriate.

● Schedule + Next Steps

The following next steps are anticipated:

- For Saccarappa Park, design team to share slideshow with design considerations and what the different building designs offer; City needs to provide design team with preferred structure. Design team to proceed with schematic design.
- For Saccarappa Park, once design is selected and schematic design is ready, project team to present design and process to general public that were involved with process. This meeting can be recorded to share publicly for transparency on the public involvement process.

Next BAC meeting is scheduled for September (Time TBD).

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
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