



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

BROWNFIELDS ADVISORY COMMITTEE - Minutes

Agenda| BAC Meeting #5 | September 25, 2025; 4-6 PM; Westbrook City Hall

| Agenda: | Purpose: |
|---|---|
| <ol style="list-style-type: none"> 1. Welcome + Introductions (Group) 2. Saccarappa Park Restoration Project <ol style="list-style-type: none"> a. Presentation of Final Concept Design (Simons/Acorn) b. FAQs and Outreach to Charrette Participants c. Final Design Schedule 3. Riverwalk North Update (Credere) <ol style="list-style-type: none"> a. Current Concept b. Neighborhood Meeting #1 and scheduled Meeting #2 c. Pending Project Deliverables / Schedule 4. Riverwalk West Update (Credere) <ol style="list-style-type: none"> a. ABCA / SSQAPP / VRAP b. Update re Quaker Lane RLF Loan c. Mill Lane Rehab 5. New Brownfields Assessment Grant (Credere) <ol style="list-style-type: none"> a. Site Inventory + Selection Process b. PFAS Investigation (3 sites) 6. Schedule + Next Steps (Group) | <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 and opportunities available to the City of Westbrook.</p> <p>NEXT MEETING: TBD (late Oct)</p> |

Attendance:

| | |
|--|---|
| • Department of Economic + Community Development | Robyn Saunders Monique Corbett Barry Dodd |
| • Other City Departments | Lynn Leavitt |
| • City Councilors | Mike Shaughnessy |
| • Westbrook Environmental Improvement Corporation (WEIC) | -- |
| • Discover Downtown Westbrook | -- |
| • Maine Department of Environmental Protection / Environmental Protection Agency | Elise Simons - EPA |
| • Project Team | Rip Patten - Credere Allison Drouin - Credere Alex DelVecchio - Acorn |

| | |
|----------|--|
| • Others | |
|----------|--|

Minutes

1. Welcome + Introductions (Group) BAC #5
2. Saccarappa Park Restoration Project
 - a. Presentation of Final Concept Design (Acorn)
 - i. Feedback received + incorporated from various charettes and meetings. Most recent changes include final structure renderings.
 - ii. Park focuses activities near Main Street with more intimate nature experience near the river, sewer line crosses the park and design accommodates setbacks. Garden focused in transitional spaces with grass in larger spaces for ease of maintenance.
 - iii. Design/Development effectively integrated with Dana St development.
 - iv. Group consensus on conceptual design as presented to BAC.
 - b. FAQs and Outreach to Charrette Participants
 - i. Robyn reviewed FAQ sheet – to be shared with final design on website and to charrette participants
 - ii. Barry Dodd questioned the amount of shade from the abutting structure, could the future include separate small leaves/structures in the park to tie it all together (future phases not out of the question, but limited by budget)
 - iii. Concluded to wait for council consensus on design prior to sending FAQ and social media posts
 - iv. Moved Council presentation up to 10/6 meeting
 - c. Final Design Scheduled to advance following PB approval for bidding this winter
3. Riverwalk North Update (Credere)
 - a. Current Concept – follows current utility corridor, several access points, two types of path (paved, boardwalk), currently invasive and natural resources need to be delineated with report anticipated in late October.
 - b. Neighborhood Meeting #1 (focus on abutters) and scheduled Meeting #2(focus on neighborhood)
 - i. Focus on what we heard from abutters in Meeting #1
 1. Privacy, safety, floodway, provide examples of similar paths
 2. Big picture – everyone wants to see the larger vision for the full downtown park/trail
 - ii. Meeting #2 to focus on positive active listening and some examples of how the concerns from Meeting #1 can be addressed.
 - iii. M. Shaughnessy brought up that the river is an impoundment and in 20 years the river could be lower if the dam were to be removed downstream.
 - iv. E. Simons asked about the plan for discussing contamination prevention/exposure prevention. Robyn agreed + hopes the plan will include added provisions for resiliency. Could consider an interagency meeting to ensure design considerations meet all competing interests (ACOE, IFW, DEP, etc.).
 - c. Pending Project Deliverables / Schedule presented for this 2-yr project
4. Riverwalk West Update (Credere)

- a. Project-related documents are in progress: ABCA / SSQAPP / VRAP
- b. DECD + GPCOG awarded Quaker Lane RLF Loan totaling \$1.5M for mixed-used redevelopment project
- c. The City's \$250K grant will focus on Mill Lane Rehab

5. New Brownfields Assessment Grant (Credere)
 - a. The new grant is in early stages (Site Inventory +Selection Process)
 - b. City plans to use funds for PFAS Investigation (3 city-owned fields)
6. Schedule + Next Steps (Group)
 - a. Rip shared info on Landbank Lightning Grants \$25k for eliminating blight
 - b. Robyn shared positive feedback from attending the National 2025 Brownfields Conference and the \$25k award for services from Kansas TAB. Expert on indigenous communication.
 - c. Goal for Brownfields over the winter – Vision for brownfields program.

List of Invitees:

| Name | Organization | Title | Email/Contact |
|---------------------|-------------------|---|--|
| Rip Patten | Credere | VP/ Senior Environmental Engineer | rpatten@crederellc.com |
| Allison Drouin | Credere | Project Manager, Senior Geologist | adrouin@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 |
| Elise Simons | USEPA | Land Revitalization Coordinator | Simons.Elise@epa.gov |
| Daniel Stevenson | WEIC | MRRA Executive Director | daniels@mrra.us |
| Guy Cote | WEIC | Downtown business owner | gcote57@outlook.com |
| Amy Grommes-Pulaski | DDW | Executive Director | amy@downtownwestbrook.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 |
| Rebecca Spitella | City of Westbrook | Senior Planner | rspitella@westbrook.me.us |
| Victor Chau | City of Westbrook | Councilor | vchau@westbrook.me.us |
| Michael Shaughnessy | City of Westbrook | Councilor | MShaughnessy@westbrook.me.us |
| David Morse | City of Westbrook | Mayor | Dmorse@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 |
| 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 |