

**COMMUNITY INVOLVEMENT PLAN  
YARD SOUTH  
149A FRONT STREET  
SOUTH PORTLAND, MAINE**

Prepared for:  
South Portland Housing Development Corporation  
100 Waterman Drive, Suite 101  
South Portland, ME 04106

Prepared by:



**Ransom Consulting, LLC**  
400 Commercial Street, Suite 404  
Portland, Maine, 04101  
(207)772-2891

Project 201.06067  
March 15, 2023

**TABLE OF CONTENTS**

**1.0 OVERVIEW OF THE COMMUNITY INVOLVEMENT PLAN ..... 1**

**2.0 SPOKESPERSON AND INFORMATION REPOSITORY ..... 2**

**3.0 SITE DESCRIPTION..... 3**

3.1 Site Description and Setting..... 3

3.2 Future Site Use..... 3

3.3 Nature of Threat to Public Health and the Environment ..... 4

3.4 Proposed Cleanup Plan ..... 4

**4.0 COMMUNITY BACKGROUND..... 5**

4.1 Community Profile ..... 5

4.2 Community Outreach..... 5

4.2.1 Public Meeting and 30-Day Public Comment Period..... 5

4.2.2 Accommodations ..... 5

4.3 Key Community Concerns..... 6

**5.0 CONTINUED COMMUNITY INVOLVEMENT ..... 7**

**6.0 PROJECT SCHEDULE ..... 8**

**FIGURES**

- Figure 1: Site Location Map
- Figure 2: Site Plan

## **1.0 OVERVIEW OF THE COMMUNITY INVOLVEMENT PLAN**

The South Portland Housing Development Corporation (SPHDC) has obtained a \$240,000 loan and a \$160,000 grant (plus required 20% match) from the Maine Department of Economic and Community Development (DECD) Brownfield Revolving Loan Fund (RLF) Cleanup Program; as well as a \$177,000 loan and a \$500,000 grant from the Greater Portland Council of Governments (GPCOG) Brownfield RLF Cleanup Program for remediation of impacted soils at The Yard South Site (149A Front Street, the “Site”), which is a portion of the former Liberty Shipyard in the City of South Portland, Cumberland County, Maine. See Section 3.3 of this document for a description of environmental conditions at the Site.

The purpose of this Community Involvement Plan (CIP) is to describe SPHDC’s strategy to address the needs and concerns of the community, residents, and stakeholders who may potentially be affected by the proposed remediation and redevelopment at the Site. This CIP outlines how the SPHDC has involved, and will continue to involve, affected residents, Town officials, and local organizations in the proposed cleanup and redevelopment activities at the Site.

Residents and community organizations (COs) involved in neighborhood and/or local community issues are important resources for the successful cleanup and redevelopment of the Site because they have an understanding of the Site area, and they hold positions of responsibility within the community. The long-term success of the redevelopment of the Site will be enhanced by informed citizen involvement during each step of the cleanup process.

## 2.0 SPOKESPERSON AND INFORMATION REPOSITORY

The primary spokesperson for this project is Mike Hulsey, Executive Director for SPHDC; and the secondary spokesperson for this project is Jaime Madore, Senior Project Manager for Ransom Consulting, LLC (Ransom), SPHDC's Qualified Environmental Professional (QEP). Contact information for these individuals is as follows:

Mike Hulsey, Executive Director  
South Portland Housing Development Corporation  
100 Waterman Drive, Suite 101, South Portland, ME 04106  
Phone: 207-773-4140  
Email: [mhulsey@spha.net](mailto:mhulsey@spha.net)

Jaime Madore, P.E. Senior Project Manager  
Ransom Consulting, LLC  
400 Commercial St., Suite 404, Portland, ME 04101  
Phone: 207-772-2891  
Email: [Jaime.Madore@ransomenv.com](mailto:Jaime.Madore@ransomenv.com)

The information repository for this project, including the environmental assessments, remediation plans, and other environmental information is available on the SPHDC website (<https://spha.net/>). These documents can also be reviewed in person, by appointment during normal business hours, at either the SPHDC or Ransom offices.

South Portland Housing Development Corporation  
Attn: Mike Hulsey, Executive Director, 100 Waterman Dr. #101, South Portland, ME 04106  
Phone: 207-773-4140  
Hours: Monday through Friday, from 8:00 a.m. to 4:00 p.m.

Ransom Consulting, LLC  
Attn: Jaime Madore, P.E. 400 Commercial St., Suite 404, Portland, ME 04101  
Phone: 207-772-2891  
Hours: Monday through Friday, from 9:00 a.m. to 5:00 p.m.

Under Maine's Freedom of Access law and Maine Department of Environmental Protection (MEDEP) policies, copies of environmental assessments, remediation plans, and other environmental information which have been submitted to the Voluntary Remedial Action Plan (VRAP) Program are also available at the MEDEP office:

MEDEP  
Attn: Mr. David Chapman, Brownfields Project Manager  
17 State House Station, Augusta, Maine 04333-0017  
Phone: 207-446-9897  
Email: [david.chapman@maine.gov](mailto:david.chapman@maine.gov)

The SPHDC will hold a public meeting on Thursday, April 13, 2023, at 6:00 p.m. via Zoom. The Zoom meeting link will be provided in the advertisement for bids and will be advertised on the SPHDC website on the day of the meeting.

### 3.0 SITE DESCRIPTION

#### 3.1 Site Description and Setting

The Site is approximately a 3.16-acre parcel located at 149A Front Street in the City of South Portland, Cumberland County, Maine. The Site is located in an industrial area in the northeast corner of the City of South Portland, situated on the banks of the Fore River between Bug Light Park to the east and a bulk oil storage facility to the west. The Yard South Site is part of the 30.35 acre “Liberty Shipyard,” a historic shipbuilding facility located on South Portland’s waterfront. Area properties are industrial in nature; however, residential condominiums are located along the waterfront south of the Site. A Site Location Map is presented in Figure 1.

The Site is currently vacant; however, historic building slabs and gravel/pavement parking areas and roads are present throughout the Site. The Fore River shoreline is comprised for riprap and fill materials, there are remnants of a historic pier. A metal dock, Located immediately southwest of the historic pier remnants, is still in use.

Based on available information, from circa 1940 to 1943, the U.S. Government acquired the Site and brought fill to the property in order for the Site to be utilized as a shipyard manufacturing facility to meet the demand of World War II. From circa 1940 until 1945, the U.S. Government contracted the Todd-Bath Shipyard, which later became NESO to operate the shipyard. In 1946, Greater Portland Public Development Commission (GPPDC) purchased the Site from the U.S. Government. GPPDC subdivided and sold the Site and adjoining parcels to various owners, which have utilized/occupied the Site for various industrial and commercial businesses to the present date.

In 1995, Irving Oil purchased the 149 Front Street property and proposed to develop a bulk petroleum tank facility at the property, but the proposed bulk tank facility did not materialize, and the property remained mostly vacant. From 1999 to 2016, George Cacoulidis (HHH, LLC and HHH1, LLC) acquired all of the “Liberty Ship Site” parcels, including Yard South and proposed to redevelop them for mixed residential, commercial and industrial uses, but those redevelopment plans did not materialize. The current Site owner (PK Realty) acquired the Site parcel in 2018. In December 2017, the northern portion of 149 Front Street property was entered into MEDEP’s VRAP program as the “Liberty Ship North Site,” on behalf of property owner at that time (HHH, LLC (c/o George Cacoulidis)). The portion of the 149 Front Street property that was submitted for VRAP only includes the northern portion (approximately 12 acres) of the overall 23.01-acre 149 Front Street property, which includes the Yard South site. Site and vicinity features are shown on Figure 2.

#### 3.2 Future Site Use

The overall redevelopment plan for the Yard South site is to construct a resilient, sustainable, and vibrant mixed-use district that will serve as a model for future growth. Throughout this new district, a network of pedestrian-friendly streetscapes, trails, bus service, and water-based transit will connect the development to adjacent South Portland neighborhoods, Bug Light Park, the Greenbelt, and Portland. The Yard South waterfront will be a welcoming space with sweeping views of Fort Gorges, Casco Bay islands, the Portland skyline, and busy harbor. Housing, constructed over several phases, will be available for a range of income levels to address South Portland’s housing goals.

### 3.3 Nature of Threat to Public Health and the Environment

The following environmental assessments, investigations, and cleanup plans have been completed for the Liberty Shipyard Property (inclusive of The Yard South Site) and directly for the Site:

1. *Environmental Review and Data Gaps Evaluation, Former Liberty Shipyard Site*, prepared by Ransom Consulting, LLC, May 6, 2020
2. *Phase II Environmental Site Assessment, Former Liberty Shipyard Site*, prepared by Ransom Consulting, LLC, October 2020
3. *Phase I Environmental Site Assessment, Yard South*, prepared by Ransom Consulting, LLC, October 16, 2020

Copies of these reports have been previously provided to the MEDEP and are available in the information repository (see Section 2.0).

These historic environmental investigations have identified environmental conditions which require cleanup actions. Surficial soil samples (i.e. 0-2 feet below ground surface (bgs)) collected from the Site contain metals (lead and arsenic) at concentrations that exceed the corresponding MEDEP Remedial Action Guidelines (RAGs) for the “Residential” exposure scenario. Additionally, soils encountered during the advancement of the soil borings and test pits at the Site consisted of urban fill to depths of 10 feet bgs. The urban fill consists of silt, sand, gravel, and anthropogenic constituents (bricks, metal, concrete, wood, coal, ash, clinkers, etc.).

The Yard South Site has approximately 400 feet of shoreline along the Fore River and was the former location of Liberty Shipyard’s large deep-water piers. The shoreline, like the rest of the Site, is constructed of fill materials, as well as large blocks from a pre-war breakwater structure in the area. The shoreline at the Site is severely eroded, and is littered with exposed fill materials, bricks, and metal remnants; these fill materials contain elevated concentrations of lead, and urban fill is typically characterized by metals, petroleum constituents, and hydrocarbons. Historic aerial photos dating back to the 1950’s show that the shoreline deteriorates each year, resulting in contaminated fill materials being washed into the Fore River and Casco Bay.

### 3.4 Proposed Cleanup Plan

Ransom has completed a Draft Analysis of Brownfields Cleanup Alternatives (ABCA) & Conceptual Remedial Action Plan (RAP) to evaluate potential cleanup alternatives for the Site (this document is included in the information repository for the Site). Based on the potential exposure pathways identified for the Site, the remedial actions proposed for the Site will minimize the potential for direct contact, incidental ingestion, or inhalation of contaminated soils and urban fills located throughout the Site.

The ABCA recommended a remedial plan which included: site re-grading to match proposed redevelopment plans, construction of MEDEP-approved cover systems; shoreland stabilization, construction of clean utility corridors, and implementation of institutional controls/deed restrictions which protect the cover systems and require adherence to an Environmental Media Management Plan and Post-Closure Cover System Maintenance Plan.

## 4.0 COMMUNITY BACKGROUND

### 4.1 Community Profile

South Portland is the fourth largest city in Maine, located across the Fore River from downtown Portland. South Portland is a coastal city known for its working waterfront. The City of South Portland was settled in 1630 and incorporated as a town in 1895 and became a city in 1898. Renowned for its working waterfront, South Portland is situated on Portland Harbor in close proximity to air, marine, rail, and highway transportation. For these reasons, the City is, and has historically been, a center for industry, retail, and manufacturing. Beginning in the 1700's, shipyards, canneries, and trade ports were developed along the Fore River and Casco Bay waterfront. During the 1800's and early 1900's, industrial and commercial development expanded across the City, spurred by the construction of Rigby Rail Yard, which at the time was the largest rail yard in New England. During World War II, the U.S. Government acquired large tracts of land along the waterfront to facilitate construction of large shipbuilding complexes in the Ferry Village neighborhood to manufacture the famed Liberty Ships. The end of World War II triggered closure of the Liberty Shipyard, the loss of thousands of jobs, and left the City with unused industrial facilities like the Liberty Shipyard and The Yard South.

### 4.2 Community Outreach

#### 4.2.1 Public Meeting and 30-Day Public Comment Period

A public meeting will be held to outline the proposed cleanup activities at the Site. The public meeting is scheduled for **Thursday, April 13, 2023, at 6:00 p.m.**, during the 30-day public comment period associated with the draft ABCA/RAP review. The purpose of the public meeting is to discuss the general Brownfields process, the results of site assessment work completed to date, the results of the ABCA, the proposed cleanup actions, and the potential benefits of Brownfield site redevelopment. The SPHDC and project stakeholders will also solicit input from the public on their concerns and desires for the Site.

An advertisement will be run in the Portland Press Herald and the South Portland Sentry in the week prior to the public meeting (on **Thursday, April 6, 2023**). This advertisement will announce the date and time of the public meeting and will provide information on the availability of the project documents for review (information repository). This legal advertisement, along with this CIP, will announce the start of the 30-day public comment period on the proposed cleanup plan (draft ABCA). As such, the public comment period will end on **May 8, 2023**.

Meetings may be held at the South Portland Municipal Boat Ramp (ADA accessible), located adjacent to Bug Light Park in South Portland. Meetings may also be held at the SPHDC office, located at 100 Waterman Drive, Suite #101, in South Portland, as well as Zoom, and may be attended by representatives from the SPHDC, PK Redevelopment team, City of South Portland, MEDEP, GPCOG, Ransom, and the U.S. EPA if available.

#### 4.2.2 Accommodations

The meeting will be held in an ADA compliant space. The ABCA will be translated from English to other languages, if requested. At the public meeting, SPHDC will accommodate those who

speaking languages other than English and/or may have hearing/reading impairments (such as the elderly and the disabled), by providing translators, and providing access to assistive technologies such as teletypewriter relay (TTY) services as needed and requested.

#### 4.3 Key Community Concerns

The SPHDC and the rest of the Project Team believes community concerns are valuable and do not take them lightly. The Project Team looks forward to getting feedback from the community and taking these concerns into account when finalizing cleanup and redevelopment plans and throughout construction.

## 5.0 CONTINUED COMMUNITY INVOLVEMENT

The SPHDC and its Project Team will work to provide continued community involvement for the project. The U.S. EPA and MEDEP have previously provided regulatory oversight and guidance at the Site and will continue to oversee and provide supplemental guidance during the proposed Brownfields cleanup activities. Additionally, the SPHDC and its Project Team will provide oversight and guidance during proposed remediation activities at the Site.

Public notices will be placed in the Portland Press Herald and the South Portland Sentry announcing the intended and ongoing cleanup activities at the Site and to notify residents of public the meeting regarding the cleanup efforts. Public notices will also announce that the information repository on this project, including the environmental assessments, investigations, cleanup plans, and other environmental information, is available for viewing, by appointment during normal business hours, at either the SPHDC or Ransom offices.

As previously noted, the public meeting will be held on **Thursday, April 13, 2023, at 6:00 p.m. via Zoom**. The public meeting announcement and availability of the Site documents for review will be advertised in the Portland Press Herald and the South Portland Sentry on **Thursday, April 6, 2023**. The advertisement will mark the beginning of the 30-day public comment period on the proposed cleanup alternatives.

Public comments regarding the project can be submitted at the public meetings or directly to Mike Hulseley, SPHDC Executive Director via email or regular mail utilizing the contact information found in Section 2 of this CIP.

## 6.0 PROJECT SCHEDULE

The following schedule presents the tentative or proposed timeline related to the public outreach and involvement for the proposed cleanup at the Site:

**March 2023** –SPHDC and Ransom submit the Community Involvement Plan for review and approval.

**March/April 2023** – The SPHDC announces notice of availability of the ABCA and other environmental reports/project documents for public review to be maintained within the information repository for the Site. A legal/public notice announcing the availability of plans/environmental documents for the Site and the scheduled public meeting will be published in the local paper (Portland Press Herald and the South Portland Sentry) on **Thursday, April 6, 2023**, thus marking the beginning of a 30-day public comment period on the proposed cleanup plans.

**April 13, 2023** – The SPHDC will hold a public meeting to present the proposed cleanup plans and solicit comments.

**May 8, 2023** – The 30-day public comment period will end, and the SPHDC will document public comments received that would otherwise alter the proposed cleanup plan. The proposed cleanup plans will be finalized after the completion of the 30-day public comment period.

**Spring 2023** – Completion of final permitting, work plans, design, and bid specification package, and solicitation of competitive cleanup construction bids.

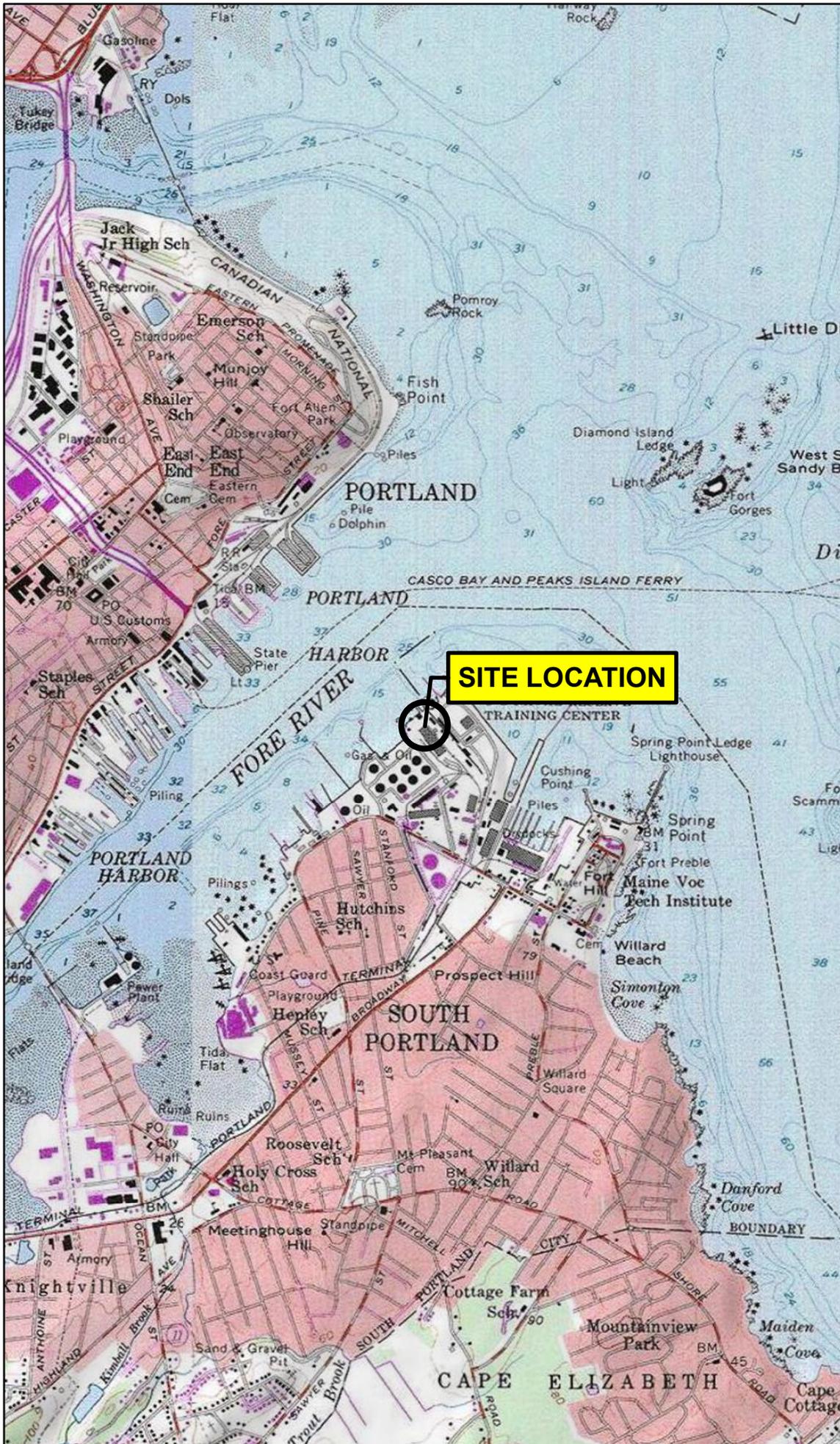
**Spring/Summer 2023** – Select a cleanup contractor(s).

**Summer 2023** - Construction project begins.

**Summer/Fall 2023** – Complete proposed remedial actions.

Please note that this schedule has inherent flexibility, and it may be modified or negotiated at the request or direction of the SPHDC and the rest of the Project Team, to accommodate the potential to dovetail final cleanup actions with proposed Site restoration activities. Periodic public notices will be published in local newspapers regarding the overall project status and/or changes to the proposed project schedule, as necessary.

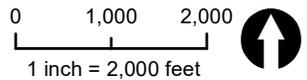
Regional Locator Map



Notes

1. Data Source: Copyright: © 2013 National Geographic Society, i-cubed
2. USGS Quad Names: Portland East and Portland West, Maine
3. Latitude: 43°39'13.0"N  
Longitude: 70°14'12.7"W

Scale and Orientation



Prepared For

The City of South Portland  
25 Cottage Road  
South Portland, Maine

Site Address

Yard South  
149A Front Street  
South Portland, Maine

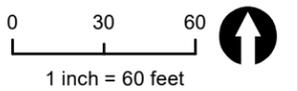
201.06067 Jan 2023

**Figure 1**  
Site Location Map

Legend & Notes

- Site Boundary
- Liberty Ship North Lot VRAP Boundary
- Former Building Footprint
- Former Building Number
- Removed UST
- + Existing Monitoring Well
- + Soil Boring
- + Soil Boring/Monitoring Well
- ▲ Sub-Slab/ Soil Vapor Sample
- + Test Pit

Scale & Orientation



Prepared For

The City of South Portland  
25 Cottage Road  
South Portland, Maine

Site Address

Yard South  
149A Front Street  
South Portland, Maine

201.06067 Jan 2023

**Figure 2**  
Site Plan



Notes

1. Site Plan based on Maine Orthoimagery, 2018
2. Some features are approximate in location and scale
3. This plan has been prepared for the City of South Portland. All other uses are not authorized unless written permission is obtained from Ransom Consulting, LLC.