

January 27, 2016

Mr. Benjamin Guidi
Maine Department of Environmental Protection
17 State House Station
Augusta, Maine 04333-0017

**Re: Potential Hazardous Building Materials Inventory | Former Chinet Groundwood Mill
69 Kennebec Street, Shawmut Village, Fairfield, Maine**

Dear Mr. Guidi:

At the request of the MEDEP, CES completed an inventory of Potential Hazardous Building Materials (PHBMI) located at the Former Chinet Groundwood Mill property located at 69 Kennebec Street in Shawmut Village, Fairfield, Maine. The work was conducted on December 28, 2015.

The work was completed in conjunction with site reconnaissance for a Phase I ESA, completed under separate cover by CES. Physical sampling of identified building materials was not included in the scope of work identified for this project phase.

BACKGROUND

The Site consists of a 26.6 acre parcel of land historically operated as the Chinet Groundwood Mill located at 69 Kennebec Street in Shawmut Village, Fairfield, Maine.

The Groundwood Mill building was constructed in stages between 1930 and 1960. The Groundwood Mill housed the main wood processing equipment and office space. The Mill is irregularly shaped in the general form of a rectangle. The entire Groundwood Mill (in 1978) occupied approximately 50,246 square feet (ft²). Approximately 30,924 ft² was at ground level. An additional approximately 13,528 ft² was below ground (basement) and approximately 5,794 ft² of space was on a second floor level in two separate locations.

In the middle to late 1990's, after the facilities ceased operations approximately 11,846 ft² of the main processing building, approximately 9,446 ft² on the ground floor and 2,400 ft² from the basement level were demolished. The portion demolished was the south-end of the Mill (1930 and 1955 construction dates). In addition, the garage was demolished. The exact dates of demolition are unknown. Two inquiries to Chinet Company personnel resulted in two different dates. One approximate date was "sometime between 1995 and 1996" (before the asbestos containing materials survey and report). The second date was "after the asbestos survey report submittal in 1997". Grasses, bushes and shrubs have taken over most of the areas previously occupied by the demolished southern portion of the Groundwood Mill and the garages.

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The second set of adjoining structures was the tree debarker complex located approximately 500 feet south of the Groundwood Mill. The de-barker occupied approximately 5,361 ft² of space at ground level. This area includes one out-building noted as the "scalers shed", a wooden structure about 10-ft by 10-ft in area. The Chinnet Company had the de-barker building completely demolished including the scalers shed. The exact date of demolition was not determined. Grasses, bushes and shrubs have taken over most of the areas previously occupied by the demolished de-barker and scalers shed.

POTENTIAL HAZARDOUS BUILDING MATERIALS INVENTORY

Asbestos Containing Materials

The PHBMI included evaluation of previously confirmed Asbestos Containing Materials (ACM) listed in an ACM Assessment completed by Summit Environmental Consultants, Inc. (Summit) in 2007. Materials documented in the report were identified and quantified during the Site walk. The ACM identified in the report appears to have been left undisturbed the 2007 report including identified materials quantities and locations is included as **Attachment A**. Materials not sampled in the 2007 report include drywall wallboard and roofing. The wallboard should be sampled prior to demolition activities at the Site. The roof has been determined to be unsafe, roofing materials overlay ACM roof decking and should be removed with the decking and disposed of as ACM.

Polychlorinated Biphenyls

Potential Polychlorinated Biphenyl (PCB) containing oils and materials were observed in several areas of the building. Open oil containers were present in the electrical room adjacent to the grinding room. An oil filled transformer was also present in the room. Staining was observed throughout the structure, due to poor lighting and water infiltration a source and type of staining (oil or water) could not be identified during the Site walk. Provisions have been made within the summary tables to sample any oil staining that may be present within the structure. A bare concrete pad was observed approximately 500 feet south of the main structure. The former use of the pad is unknown however it is suspected to have been used as either a generator pad or a transformer pad due to electrical equipment located on a separate pad 50 feet to the east of the bare pad. Concrete samples and surficial soil samples should be collected from this area and tested for PCBs.

Lead-Based Paint

Due to the age of the structure it is likely Lead-Based Paint (LBP) was used to coat walls and or ceilings during operation. At a minimum six distinct colors of paint were present within the structure. Underlying paint colors or types were not observed during the Site walk. Analysis of paint throughout the structure should be performed prior to commencement of demolition activities.

Floor Drain

A floor drain was observed below the grinding room in the hallway leading to the basement. Also a full length floor trench was observed within the basement. Floor trenches and floor drains provide a potential conduit for liquid hazardous materials. Residues of any hazardous materials which may have spilled into the drainage area served by the floor trench or floor drain may still be present. A sample of any sludge and a sample of concrete should be taken from within the floor drain and floor trench area. These samples should be analyzed for PCBs, EPH and VPH.

Universal Waste

Universal waste in the form of emergency light batteries, fluorescent light fixtures which may have PCB containing light ballasts and fluorescent light tubes were observed within the building, prior to demolition these items must be removed and properly disposed.

A summary of materials identified during this inventory, quantities, locations, as well as the number of estimated samples and appropriate laboratory method to determine if the identified materials are contaminated are included in **Tables 1 through 3 and Figures 1 through 3.**

Please contact either of the undersigned at (207)795-6009 with any questions related to this report.

A handwritten signature in blue ink, appearing to read 'Brett Deyling'.

Brett Deyling, PE
Project Engineer

A handwritten signature in blue ink, appearing to read 'John K. Cressey'.

John K. Cressey, CG
Senior Project Manager

BMD/JKC/jna

**Table 1
Summary of Identified/Suspect Hazardous
Building Materials
Chinet Ground Wood Mill, Fairfield, Maine**



Room Name and Number	IDENTIFIED ASBESTOS -CONTAINING MATERIALS							SUSPECT PCB CONTAINING MATERIALS							SUSPECT LEAD BASED PAINT	Comment ¹	
	Pipe Insulation (LF)	Insulated Pipe Fitting (EA)	Roofing Materials	Tank Covering (SF)	Fire Doors (EA)	Transite Cementacious Panel (SF)	ACM Floor Tile With Non-ACM Adhesive (SF)	Transite Pipe (LF)	Sheetrock Wallboard	Suspended Ceiling Tile (1x1)	Suspended Ceiling Tile (2x2)	Roof Caulking	Soil	Stained Concrete	Paints and Coatings		1. Light Green Paint (SF) 2. Dark Green Paint (SF) 3. Gray Equipment Paint (SF) 4. Yellow Railing Paint (SF) 5. Brown Paint (SF) 6. Red Paint on Fire Suppression System (SF)
MAIN AREA FIRST FLOOR																	
Restroom						400		Walls								3 (300)	Poor Condition
Main Area and above Office Ceiling	470																
Main Area		10												6		1 (9,000); 2 (3,600); 4 (100); 5 (240)	
Old Grinder Room Above Office Ceilings						680										1 (1,400); 2 (1,040)	
Main Area					4												
MAIN AREA SECOND FLOOR																	
Roof Access Room	130																
Roof Deck System						4400											
Roof Access Room & Mechanical Room						360								6	3	1 (1,000)	
Second Floor					2												
Roofing			7970								3						
BASEMENT																	
Boiler Room	50	10		340										3		1 (1,250)	
Main Basement								105					3	3		4 (200); 6 (500)	
TOWER																	
First Floor	210					4170								6	3	1 (3,900); 2 (1,630); 4 (100)	Poor Condition Debris on Floor Throughout
Second Floor						8320										1 (5,900); 2 (1,630); 3 (1,000); 4 (100)	
Roof			2970														
Siding						9450											
Wood Pulp Tank				1050													
EXTERIOR																	
Shed						100								3			Transite in Corner 2 x8" Transite Couplings
Grounds												6	6				
Sub Total - Basement	860	20	10,940	1,390	6	27,480	400	105				3	9	33	6		

1. Condition of identified material(s) is good unless otherwise noted.

LF = Linear Foot
SF = Square Foot
CY = Cubic Yard
EA = Each

**TABLE 2
SUSPECT HAZARDOUS MATERIALS
ESTIMATED SAMPLE NUMBERS
CHINET GROUND WOOD MILL - FAIRFIELD, MAINE**

Material Type	Estimated Number of Samples to Be Collected						Comment
	PLM	NOB	Lead-Based Paint (surfaces) ²	PCB Roof Caulking (EA) ³	Suspect PCB Oils (EA) ³	PCB Paints and Coatings (EA) ³	
Sheetrock (EA) ¹	6						Restroom
Caulking (Ea) ¹		6					Window glazing if present
Throughout Interior			74				
Paints and coatings						6	Basement Boiler Room
Exterior			20				
Caulking (Ea) ³				3			Roofing
Electrical Room (Ea) ³					5		
Throughout Interior					27		Oil Stained Concrete
Exterior Concrete Surfaces					6		Former transformer pad Slab in Shed
Surficial Soils					6		Around Former Transformer Pad
Floor Drain Residuals					3		Sample for VPH, EPH, and PCBs
Total Samples	6	6	94	3	44	6	

NOTES:
EA - Each

1) Asbestos samples will be analyzed for "PLM-EPA 600/R-93/116" (for surfacing, thermal system insulation and cementitious materials) and "PLM NOB-EPA 600/R-93/116" (for non-friable organically bound materials (NOBs))

2) Lead-based Paint testing was conducted utilizing a portable X-Ray Fluorescence (XRF) Lead Paint Analyzer

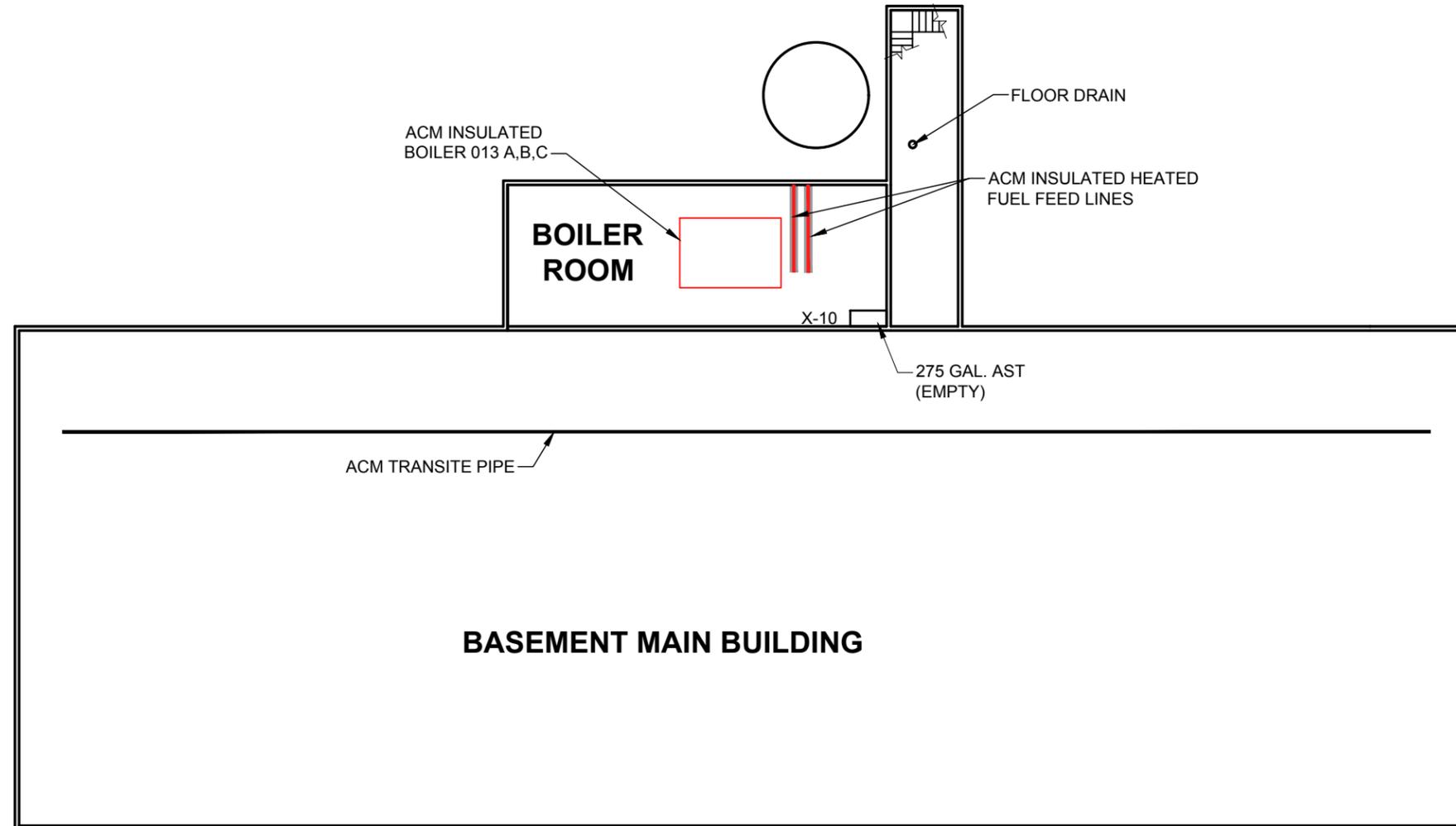
3) Suspect PCB Materials will be analyzed via EPA SW-846 Method 8082

**TABLE 3
POTENTIAL HAZARDOUS MATERIALS INVENTORY**

Identified Hazardous Materials	Quantity (Each)	Quantity Per Unit	Total Estimated Quantity
CHINET GROUND WOOD MILL			
Fluorescent Light Tubes - 10 foot	1	10 LF/EA	10
Fluorescent Light Tubes - 4 foot	100	4 LF/EA	400
Suspect PCB-Containing Light Ballasts (EA)	50	5 lbs/EA	250
Emergency Exit Signs (EA)	2	5 lbs/EA	10
Containers of Paint	2	Gallon	2

NOTE:

OIL STAINING MAY BE PRESENT THROUGHOUT THE BUILDING



BASEMENT

NOTE: PIPE/ACM LOCATIONS APPROXIMATE

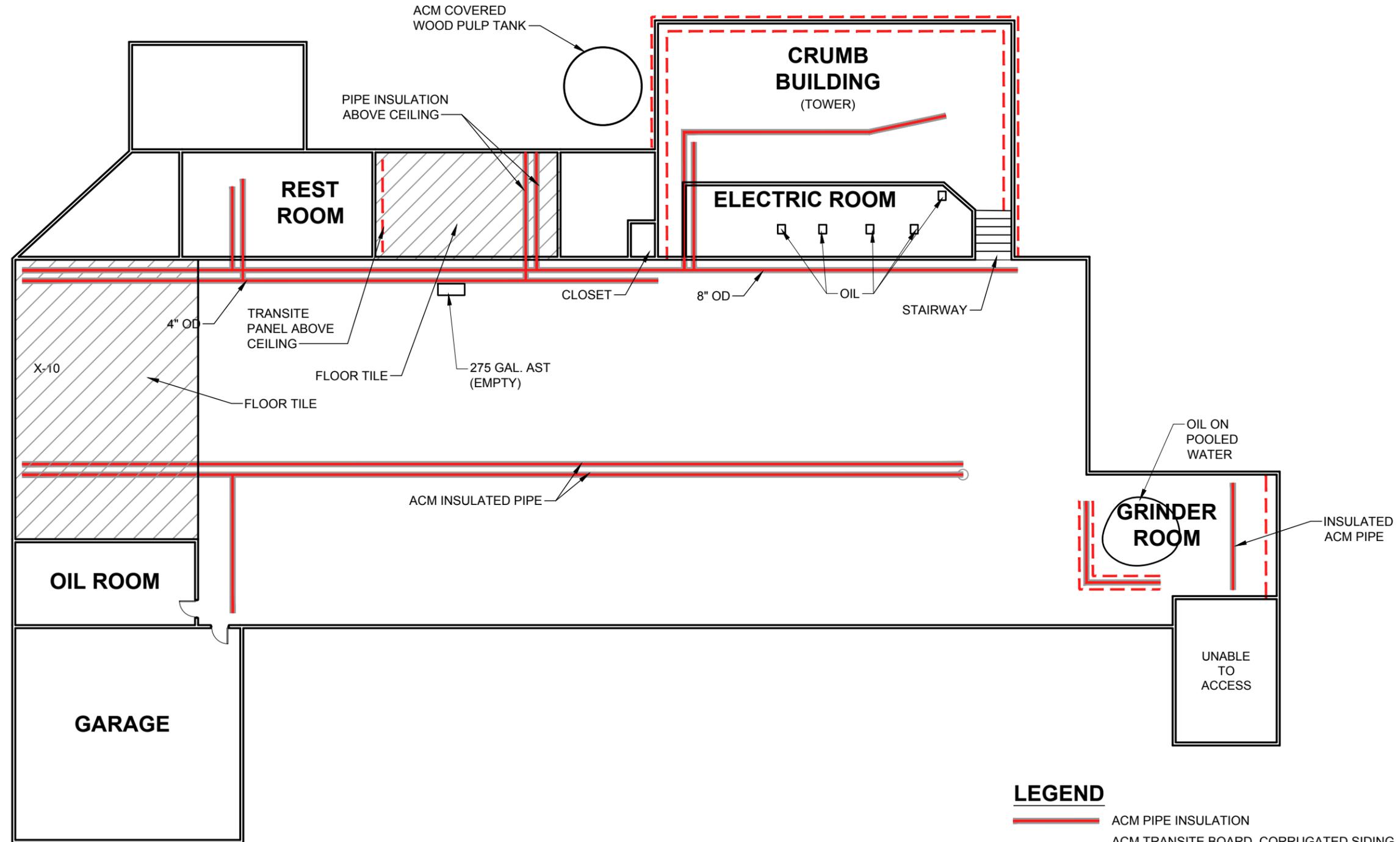
LEGEND

-  ACM PIPE INSULATION
-  ACM TRANSITE BOARD, CORRUGATED SIDING, WALL BOARD, TANK INSULATION
-  ACM MUDDER FITTINGS ON FIBERGLASS INSULATED PIPES

PROJECT TITLE:	CHINET GROUNDWOOD MILL FAIRFIELD, MAINE	DWG:	SK101	BY:	BTH	REV:		DESCRIPTION:	
SHEET TITLE:	BASEMENT FLOOR PLAN	JN:	10193.040	DATE:	1/11/2016	REV DATE:			
		SCALE:	NTS	APPROVED BY:		ISSUE:			
				CHECKED BY:		ISSUE DATE:			



NOTE:
OIL STAINING MAY BE PRESENT THROUGHOUT THE BUILDING

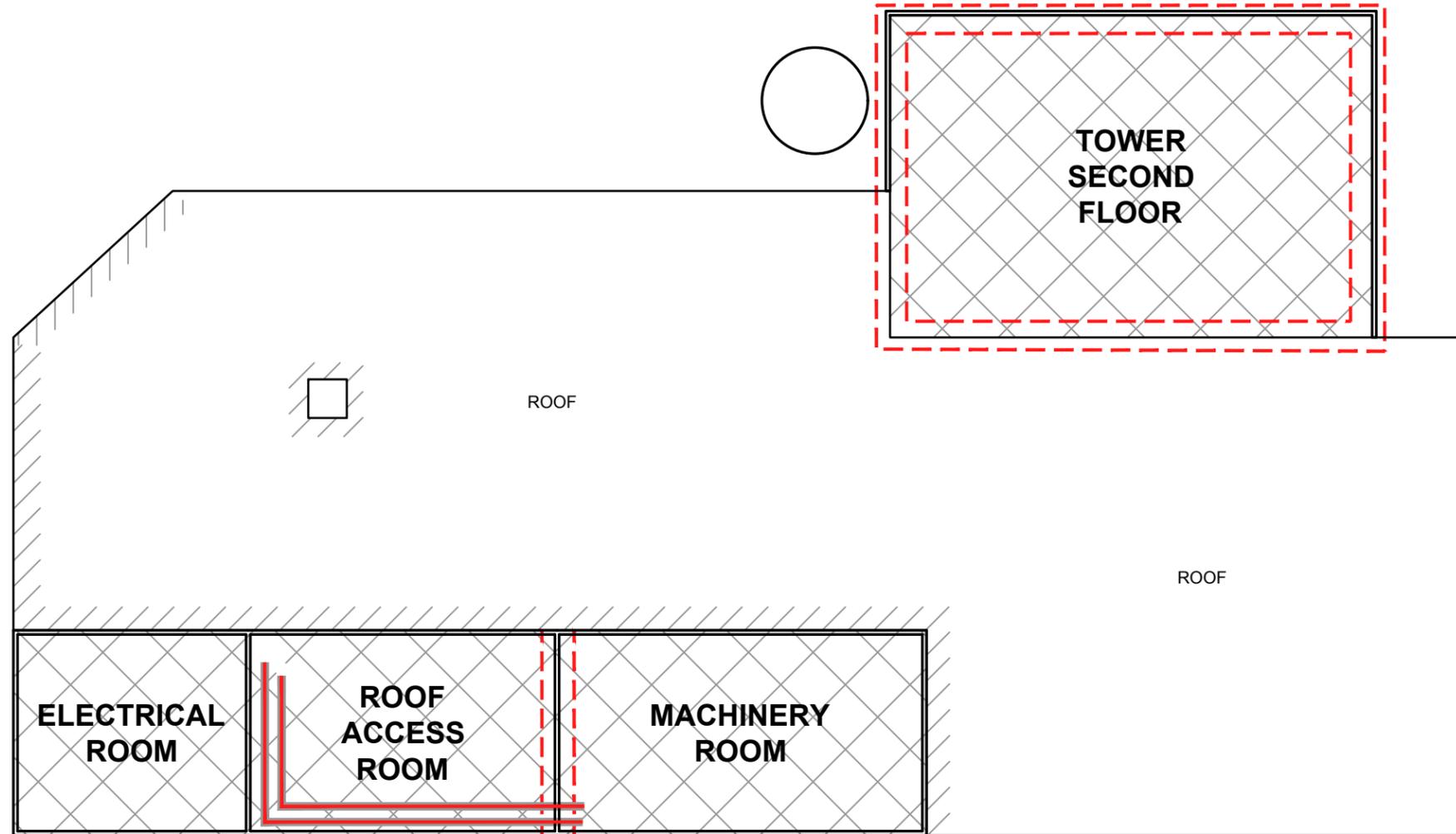


GROUND FLOOR
NOTE: PIPE/ACM LOCATIONS APPROXIMATE

PROJECT TITLE:	CHINET GROUNDWOOD MILL FAIRFIELD, MAINE	DWG:	SK102	BY:	BTH	REV:		DESCRIPTION:	
SHEET TITLE:	GROUND FLOOR PLAN	JN:	10193.040	DATE:	1/11/2016	REV DATE:			
		SCALE:	NTS	APPROVED BY:		ISSUE:			
				CHECKED BY:		ISSUE DATE:			



NOTE:
OIL STAINING MAY BE PRESENT THROUGHOUT THE BUILDING



SECOND FLOOR

NOTE: PIPE/ACM LOCATIONS APPROXIMATE

LEGEND

-  ACM PIPE INSULATION
-  TRANSITE BOARD, CORRUGATED SIDING, WALL BOARD, TANK INSULATION
-  ACM TRANSITE ROOF DECK SYSTEM
-  ACM ROOF FLASHING

PROJECT TITLE:	CHINET GROUNDWOOD MILL FAIRFIELD, MAINE	DWG:	SK103	BY:	BTH	REV:		DESCRIPTION:	
SHEET TITLE:	SECOND FLOOR PLAN	JN:	10193.040	DATE:	1/11/2016	REV DATE:			
		SCALE:	NTS	APPROVED BY:		ISSUE:			
				CHECKED BY:		ISSUE DATE:			

