



JANET T. MILLS
GOVERNOR

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM
COMMISSIONER

April 14, 2025

Robert J. Deak Living Trust
7743 Alister Makenzie Drive
Sarasota, FL 34240

RE: 6 Clinton Street in Bangor, Maine

Dear Proprietor/Owner:

I am an environmental scientist with the Maine Department of Environmental Protection (DEP). We have taken an inventory of dry cleaners in the State. The Maine DEP has developed a program, commonly referred to as the Dry Cleaner Initiative (DCI), to investigate all past and current dry-cleaning sites.

According to our records 6 Clinton Street has been a fixture of the Bangor community for years. This site was first used as commercial businesses and residential housing, now as a Dominos Pizzeria with paved parking lot. As you know high quality dry cleaning uses strong cleaning agents to get clothing and textiles spotless, fresh, and clean. Historically these cleaning agents have contained a hazardous chemical called perchloroethylene (PERC or PCE).

Outside of the machine these cleaning agents can be harmful. At some facilities, PCE has accumulated in the soils and groundwater beneath the property. PCE can travel as vapor through soil air space, migrate into or around utility lines, then travel into basements and the indoor air at your and neighboring properties. Due to potential health risks associated with these chemicals it is imperative to determine if they are present at your property.

Our agency, with your cooperation, would like to conduct a site evaluation (also called a Phase I Environmental Site Assessment). DEP would be using a grant to pay for this assessment and any environmental testing needed. We may need to examine the soil beneath your facility's corner at 6 Clinton Street and Clinton Court. While we do not know if we will find any problems; cost of any remediation, if necessary, is the owner's responsibility.

Please contact me directly at (207) 458-5512 or via email at Elise.Venard@maine.gov so that we can move forward with determining a date for a cooperative investigation and so that I may answer any questions you may have. I have enclosed a *Permission to Access Your Property* form that needs to be completed and returned to the Attention of Elise Venard at 17 State House Station, Augusta, Maine 04333-0017 or emailed.

Thank you for your cooperation and I look forward to speaking with you and answering any questions you may have.

Sincerely,

Elise Venard
ESIII/Project Manager
Division of Remediation
(207) 458-5512
Elise.Venard@maine.gov

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PRESQUE ISLE
1235 CENTRAL DRIVE, SKYWAY PARK
PRESQUE ISLE, MAINE 04769
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What is a Phase I Environmental Site Assessment?

As the title indicates, a Phase I ESA is the first assessment of a property that should be completed by an Environmental Professional to determine if there are any environmental conditions that indicate a threat to human health or the environment.

There are standard practices established by ASTM and laws established by the US Congress that govern how a Phase I is to be conducted and what is to be included in a Phase I ESA report. In general, the Phase I assessment includes three parts: a review of records, a visual inspection of the property, and a written report. The environmental professional is required to review publicly available and practically reviewable information focusing on current and past property usage. Additionally, it includes obtaining publicly available records on properties within defined distance criteria established by law and the standard practices. By reviewing this information, the environmental professional is able to formulate a professional opinion concerning the presence of recognized environmental conditions on a property. The environmental professional is required to provide the opinion in the written report (which includes the supporting documentation) and sign the document.

What is a Phase I Environmental Site Assessment Used For?

The Phase I ESA is useful for many aspects related to a property, including establishing the basis for liability protections under federal and state laws. Additionally, the document can be useful for commercial property transactions and securing commercial financing. It is also useful for formulating a plan for sampling should that be warranted.

Where can I find more information?

Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, ASTM E1527-05: www.astm.org

All Appropriate Inquiry: <http://www.epa.gov/brownfields/aai/>

The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), commonly known as Superfund: <http://www.epa.gov/superfund/policy/cercla.htm>

The Brownfields Amendment to CERCLA: <http://www.epa.gov/brownfields/laws/>

State of Maine, Uncontrolled Hazardous Substance Sites:
<http://www.mainelegislature.org/legis/statutes/38/title38sec1361.html>

State of Maine, Voluntary Response Action Program:
<http://www.mainelegislature.org/legis/statutes/38/title38sec343-e.html>

State of Maine Department of Environmental Protection, Remediation Program Guidance:
<http://www.maine.gov/dep/spills/publications/guidance/index.html>

State of Maine Department of Environmental Protection, Remediation Division
Director: Nick Hodgkins, (207) 592-0882, nick.hodgkins@maine.gov