

**COMMUNITY INVOLVEMENT PLAN  
CLEANUP OF THE ENGINEERING AND RESEARCH BUILDINGS  
FORMER GREAT NORTHERN PAPER COMPANY  
1 KATAHDIN AVENUE  
MILLINOCKET, MAINE**

Prepared for:

Our Katahdin  
P.O. Box 293  
Millinocket, Maine

Prepared by:



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

Project 201.06041  
October 18, 2022

Rev. 0

**TABLE OF CONTENTS**

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

**2.0 SPOKESPERSONS AND INFORMATION REPOSITORY..... 2**

**3.0 SITE DESCRIPTION AND HISTORY..... 4**

    3.1 Site Location and Description..... 4

    3.2 Site History ..... 4

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

    3.4 Proposed Cleanup Goals and Objectives ..... 4

    3.5 Proposed Remediation Plan ..... 5

    3.6 Future Site Use..... 5

**4.0 COMMUNITY BACKGROUND..... 6**

    4.1 Community Profile ..... 6

    4.2 Community Outreach..... 6

        4.2.1 Public Meeting and 30-Day Public Comment Period..... 6

        4.2.2 Accommodations ..... 6

    4.3 Key Community Concerns..... 7

**5.0 CONTINUED COMMUNITY INVOLVEMENT ..... 8**

**6.0 CHRONOLOGY OF COMMUNITY INVOLVEMENT & PROJECT SCHEDULE ..... 9**

**FIGURES**

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

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

The purpose of this Community Involvement Plan (CIP) is to describe Our Katahdin’s strategy to address the needs and concerns of its citizens, neighbors, and visitors who may potentially be affected by the proposed cleanup of the Engineering and Research Buildings on the former Great Northern Paper (GNP) Mill site in Millinocket, Maine (the “Site”), utilizing a United States Environmental Protection Agency (U.S. EPA) Brownfields Cleanup Grants No. BF00A00676 and BF00A00908. This CIP outlines how Our Katahdin, in collaboration with its development team, the Town of Millinocket, the Maine Department of Environmental Protection (MEDEP), and the U.S. EPA, has involved, and will continue to involve the local citizens and organizations in the proposed cleanup activities at the Site.

Active local residents, neighbors, visitors, and community organizations involved in neighborhood and/or local community issues are important resources in ensuring the success of the Community Relation Plan (CRP) because they understand the Site area and hold positions of responsibility within the community. Our Katahdin and its project team regard these citizens as key points of contact and communication. The long-term success of the remediation and ultimate revitalization of the Site will be enhanced by informed citizens’ involvement during each step of the cleanup and redevelopment process.

## 2.0 SPOKESPERSONS AND INFORMATION REPOSITORY

The Owner of the Site is Our Katahdin. The primary spokesperson for this project is Steve Sanders, Director of Mill Site Redevelopment with Our Katahdin. The secondary spokesperson for this project is Ransom Consulting, LLC (Ransom's) Project Manager, Jaime Madore, P.E., and Program Manager, Nick Sabatine, P.G., the Owner's Qualified Environmental Professional (QEP). Contact information for these spokespersons is summarized in the table below:

Spokesperson	Organization	E-mail	Phone
Steve Sanders	Our Katahdin	<a href="mailto:steve@onekatahdin.com">steve@onekatahdin.com</a>	(207) 618-9187
Nick Sabatine, P.G.	Ransom Consulting, LLC	<a href="mailto:nsabatine@ransomenv.com">nsabatine@ransomenv.com</a>	(207) 712-9223
Jaime Madore, P.E.	Ransom Consulting, LLC	<a href="mailto:jaime.madore@ransomenv.com">jaime.madore@ransomenv.com</a>	(207) 749-3188

The primary (local) information repository for this project, including the environmental assessments, remediation plans, and other information is located on the Our Katahdin website ([www.ourkatahdin.com](http://www.ourkatahdin.com)). Information may also be reviewed at the Our Katahdin offices by appointment only.

### Our Katahdin

Attn: Steve Sanders, Director of Mill Site Redevelopment or Michele McInnis, Administrator  
245 Aroostook Avenue  
Millinocket, Maine 04462  
Ph: (207) 618-9187  
Hours: 9:00 AM to 5PM, Monday through Friday  
Email: [steve@onekatahdin.com](mailto:steve@onekatahdin.com) or [michele@ourkatahdin.com](mailto:michele@ourkatahdin.com)

Copies of environmental assessments, remediation plans, and other environmental information may also be obtained or viewed at Ransom's office, by appointment only, located at:

### Ransom Consulting, LLC

Attn: Nick Sabatine, Program Manager or Jaime Madore, Project Manager  
400 Commercial Street, Suite 404  
Portland, Maine 04101  
Ph: (207) 772-2891  
Hours: 8 AM to 5 PM, Monday through Friday  
Email: [jaime.madore@ransomenv.com](mailto:jaime.madore@ransomenv.com)

Under Maine's Freedom of Access law and MEDEP policies, the same information is available at the MEDEP office located at:

Maine Department of Environmental Protection, Division of Remediation  
Attn: Mr. Ted Wolfertz  
Brownfields & Voluntary Response Action Program (VRAP) Project Manager  
17 State House Station  
Augusta, Maine 04333-0017  
Ph: (207) 629-8130  
Email: [ted.wolfertz@maine.gov](mailto:ted.wolfertz@maine.gov)



Public meetings will be coordinated by Our Katahdin and/or Ransom and will be held in the evening (typically 6:00 p.m.) at the Site, at the Our Katahdin office, or via online video teleconference. The meeting times and locations will be advertised in local newspaper(s), as applicable.

### 3.0 SITE DESCRIPTION AND HISTORY

#### 3.1 Site Location and Description

The Site consists of the Engineering and Research Buildings located at 1 Katahdin Avenue in the Town of Millinocket, Penobscot County, Maine. The buildings are a portion of, and located within, the former 1,400-acre GNP mill complex. The Site is currently improved with two buildings which are described, herein, as the “Site Buildings”. The Research Building (also referred to as the Pilot Plant) is a one-story structure with mezzanine and basement, covering an approximate ground footprint of 7,100 square feet. The Engineering Building is a three-story structure with a fully furnished basement, covering an approximate ground footprint of 19,600 square feet. The Site is a portion of the property identified on the Town of Millinocket Assessor’s Tax Map R6, as Lot 1 and the property is currently owned by Our Katahdin. Please refer to the appended Figure 1, Site Location Map, to view the general location of the Site on a 7.5-minute topographic quadrangle.

#### 3.2 Site History

The Engineering and Research Buildings were constructed in the 1960’s. The Research Building formerly held a functional paper machine and was used for pilot studies of different paper technologies to support the former Great Northern Paper company. The Engineering Building was historically used as offices and laboratory space to support the Research Building. Both buildings have been vacant since 2008.

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

Several environmental investigations have been performed at the former GNP Millinocket Mill property, which includes the Engineering and Research Buildings. Phase I Environmental Site Assessments (ESAs) were completed by S.W. Cole in 2011, TRC in 2014, Nobis Group in 2018, and Ransom in November of 2019. In addition to the Phase I ESAs, a Hazardous Building Materials Inventory (HBMI) of the Engineering and Research Buildings was completed by Nobis Group of Concord, New Hampshire (Nobis) as part of a Targeted Brownfields Assessment (TBA), on behalf of U.S. EPA, in May 2019.

The 2019 Nobis HBMI identified the following hazardous building materials in connection with the Engineering and Research Buildings that may need to be abated and/or properly disposed of as part of Site redevelopment: asbestos containing building materials (ACM); polychlorinated biphenyl (PCB) containing building materials and fixtures; lead-based paint (LBP); mercury containing equipment (thermostats, switches, etc.) and other universal wastes; and potentially hazardous levels of mold.

In October of 2019, Ransom completed a Peer Review and Data Gap Evaluation of the 2019 Nobis HBMI. The intent of Ransom’s review was to evaluate the Nobis HBMI report for data gaps due to inspection or sampling limitations, materials not sampled, potential ambiguities in the nature or quantities of hazardous building materials identified, etc. Ransom noted that the Nobis report identified 2,500 linear feet of ACM pipe insulation and associated fittings; however, Ransom estimated that quantity to be much higher. Nobis also assumed that 80,000 square feet of drywall had ACM backing/mastic and ACM joint compound (comprising all drywall in the building); however, this conclusion was based on a single data point. Ransom concluded that supplemental inspection and/or sampling should be conducted.

#### 3.4 Proposed Cleanup Goals and Objectives

The overall cleanup goal for the Site is to accomplish the following primary objectives:



1. Minimize the potential for human exposure to hazardous building materials; and
2. Reduce the toxicity, mobility, and volume of hazardous building materials at the Site.

### 3.5 Proposed Remediation Plan

Ransom has prepared a draft Analysis of Brownfields Cleanup Alternatives (ABCA) to evaluate remedial alternatives for the environmental concerns associated with the Engineering and Research Buildings. Remediation alternatives evaluated in this ABCA include 1) a “No Action” alternative, 2) a “Targeted Hazardous Building Materials Removal with Partial Management in Place” alternative, and 3) a “Full Hazardous Building Materials Removal” alternative. Based on the results of the initial screening of each alternative, “Alternative 2: Targeted Hazardous Building Materials Removal with Partial Management in Place” was selected as the preferred remediation alternative; however, based on the current condition of the Engineering and Research Buildings, and the fact that significant interior demolition and rehabilitation would be necessary in conjunction with any building renovations, it was determined that “Alternate 3: Full Hazardous Building Materials Removal” would be necessary. This alternative is protective of human health and the environment; is effective, technically feasible, and practical; and is necessary to meet Site redevelopment goals. This alternative involves the proper removal, transport, and offsite disposal of all identified hazardous building materials identified at the Engineering and Research Buildings, including each ACM, all caulks and paints with PCBs greater 1 mg/kg, all identified LBP and universal wastes, and gut cleanout of the Engineering and Research Buildings such that mold-impacted materials are removed.

### 3.6 Future Site Use

Following abatement of hazardous building materials, the re-use plan for the Engineering and Research Buildings is to rehabilitate and remodel the building interior for ongoing use for Our Katahdin’s renewed industrial/commercial use of the former GNP site.

## 4.0 COMMUNITY BACKGROUND

### 4.1 Community Profile

The Town of Millinocket contains the 1,400-acre former GNP site, which was once the heart and lifeblood of the community. The Great Northern Paper mill was constructed in 1901 and quickly became the world's largest paper mill. In the 1960's and 1970's, at its peak, this mill employed more than 2,000 people. Global competition and lack of investment led to mill down-sizing and layoffs starting in the 1990's, which was followed by the closure of the GNP Mill in 2008. Since its closure, the Great Northern Paper site has been scrapped and partially demolished, and is a neglected, distressed, 1,400-acre blight in dire need of cleanup. Like other buildings on the GNP site, the Engineering and Research Buildings are in need of cleanup, reuse, and redevelopment before they fall into further disrepair. The abandoned Engineering and Research Buildings have deteriorated under long winters, leading to increased human exposure to hazardous building materials. Cleanup of the Engineering and Research Buildings is a vital step in the overall reuse and revitalization plan for the larger Great Northern Paper site.

### 4.2 Community Outreach

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

An initial public meeting was held to notify the public and to outline proposed cleanup activities at the Site. This meeting was held on **Thursday, August 4 at 5:00 pm at the public gazebo in downtown Millinocket**. The meeting was well attended by members of the community, project stakeholders, and regulatory officials (see Public Meeting Sign-In Sheet as Attachment A). The public was very supportive of the cleanup and redevelopment plans for the Engineering and Research Buildings, and no questions or comments have been received to date which would impact the cleanup design or redevelopment plan. This meeting was held during a 30-day public comment period associated with the draft ABCA review.

In the future, additional public meetings may be held at key project milestones to keep the public informed, such as upon the completion of the cleanup activities, or a significant portion thereof, and during redevelopment planning. Meetings will be held at the Our Katahdin offices, and via online video conferencing (i.e. Zoom) and will be attended by representatives from Our Katahdin, MEDEP, U.S. EPA, and/or Ransom. The purpose of these public meetings will be to educate the public on the Brownfields process, the benefits of Brownfield cleanup and Site redevelopment, inform the local stakeholders of the results of the previous environmental assessments, describe what remedial measures are to be implemented, and solicit input from the public on their concerns for the Site.

An advertisement for the public meeting ran in the *Lincoln News* on **July 28, 2022**. This advertisement announced the public meeting and provided information on the availability of the project documents for review (information repository). This legal advertisement also announced the start of the 30-day public comment period on the proposed cleanup plan, which ran from **Thursday, July 28 to Monday, August 26, 2022** (close-of-business).

#### 4.2.2 Accommodations

The Community Involvement Plan will be translated from English to other languages if necessary or requested. In addition, American Sign Language (ASL) interpreters for the hearing impaired will be made available at public meetings, if necessary.





### 4.3 Key Community Concerns

Our Katahdin and the rest of the project team believe 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 renovation plans and throughout the cleanup project.

## 5.0 CONTINUED COMMUNITY INVOLVEMENT

Our Katahdin 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 during the previous Brownfields assessment process and will continue to oversee and provide supplemental guidance during the proposed U.S. EPA-funded Brownfields cleanup activities. The MEDEP will also provide oversight in accordance with the MEDEP VRAP.

Public notices will be placed in the *Lincoln News* announcing the intended and ongoing cleanup activities at the Site and to notify residents of public meetings regarding the cleanup efforts. In conformance with the U.S. EPA Brownfields Cleanup Grant requirements, the public notices will also announce that the information repository on this project, including the environmental assessments, investigations, cleanup plans, and other environmental information, is located online on the Our Katahdin website, or at the offices of Our Katahdin and Ransom by appointment.

As previously noted, the first public meeting was held on **August 4, 2022**. The public meeting announcement and availability of the Site documents for review was advertised in the *Lincoln News* on **July 28, 2022** and marked the beginning of the 30-day public comment period on the proposed cleanup alternatives.

In addition, supplemental meeting announcements regarding the proposed cleanup activities and/or project updates, as necessary, will be placed in *Lincoln News* and/or *Bangor Daily News* newspapers and/or postcard notices will be hand-delivered door-to-door. The meeting announcements will also notify residents where the proposed public meetings will be held (e.g., Our Katahdin office and/or a link to a Zoom meeting). The information repository will be updated with the inclusion of meeting minutes, status reports, and other communications.

Public Outreach efforts may also include making project information available on a project website and/or the Our Katahdin website, community organization newsletters, social media, television, and door-to-door hand-delivered notices and flyers. Partner community organizations (COs), including the Town of Millinocket, will also have information, links, or regular updates on their websites, containing postings for public meetings, meeting minutes, project updates, and/or reports. Partner COs will utilize newsletters to promote the project and provide updates, as necessary. The project will be promoted via the Our Katahdin's social media pages and their respective e-mail networks to solicit input, advertise meetings, and disseminate results. Our Katahdin and its project team will reach out to senior citizens, as necessary, who may not be using social media to inform them about the program, with written flyers. A project sign will be posted at the boundary of the Site for the duration of the cleanup activities listing the name and telephone numbers of key project personnel at Our Katahdin, U.S. EPA, MEDEP, Ransom, and other partner organizations as applicable.

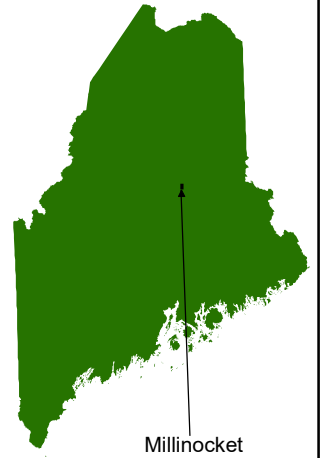
Public comments regarding the project can be submitted at the public meetings or directly to Steve Sanders at Our Katahdin or Nick Sabatine/Jaime Madore at Ransom Consulting, LLC via email or regular mail (contact information can be found in Section 2 of this CIP).

## 6.0 CHRONOLOGY OF COMMUNITY INVOLVEMENT & PROJECT SCHEDULE

- **November 2019**– Draft ABCA is prepared.
- **July 28, 2022**- A public notice was advertised, which announced the availability of draft ABCA for review and the start of the 30-day public comment period. This public notice also advertised the public meeting and provided information on the project information repository.
- **August 4, 2022** – A public meeting was held to present the draft ABCA, discuss the proposed remedial action plans relative to the proposed redevelopment activities, and solicit comments from the public.
- **August 26, 2022** – The 30-day public comment period ended at (close-of-business). No significant comments or questions were received from the public.
- **August 29, 2022** – The Cleanup Kickoff Meeting was held, which included a walk-through of the Administrative Building with the client, the state, and the cleanup contractor. Cleanup actions were initiated in the Administrative Building, and subsequent public information meetings will be conducted as necessary.
- **September 12, 2022** – Cleanup actions were initiated in the Research Building/Pilot Plant, and subsequent public informational meetings will be conducted as necessary.
- **October 2022** – The draft ABCA report is finalized.
- **October 2022**– CIP is finalized.
- **Winter 2022** – Cleanup complete.

Please note that this schedule has some inherent flexibility, and it may be modified or negotiated at the request or direction of Our Katahdin or the rest of the project team, in order to potentially incorporate and complete final cleanup actions with proposed Site redevelopment activities.

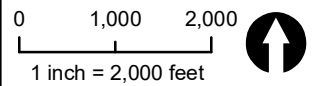
**Regional Locator Map**



**Notes**

1. Data Source: Copyright © 2013 National Geographic Society, i-cubed
2. USGS Quad Name(s): Millinocket and Nollesemic Lake, Maine
3. Latitude: 45° 39' 00.5" N  
 Longitude: 68° 42' 24.2" W

**Scale and Orientation**



**Prepared For**

Our Katahdin  
 PO Box 293  
 Millinocket, Maine 04462

**Site Address**

GNP Mill Administrative Building  
 1 Katahdin Avenue  
 Millinocket, Maine

171.06116.011 Jul 2022

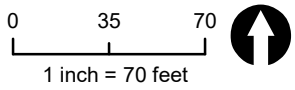
**Figure 1**  
 Site Location Map



Notes

- 1. Site Plan based on ESRI and Digital Globe Orthophotography
- 2. Some features are approximate in location and scale
- 3. This plan has been prepared for Maine Department of Environmental Protection. All other uses are not authorized unless written permission is obtained from Ransom Consulting, Inc.

Scale & Orientation



Prepared For

Our Katahdin  
PO Box 293  
Millinocket, Maine 04462

Site Address




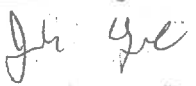
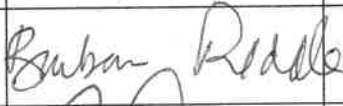
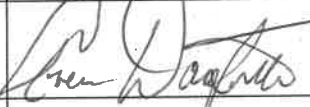

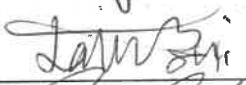
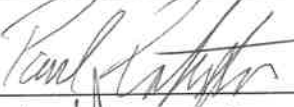






GNP Mill Administrative  
Building 1 Katahdin Avenue  
Millinocket, Maine

171.06116.011 | Jul 2022

**Figure 2**  
Site Plan




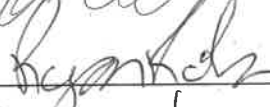
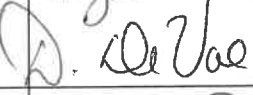
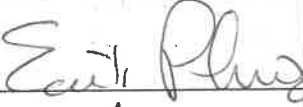





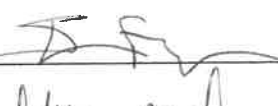
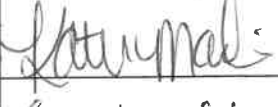
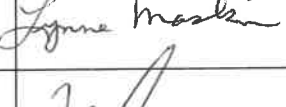

**PUBLIC MEETING SIGN-IN SHEET**  
**U.S. EPA Brownfields Cleanup Grant**  
**Engineering & Research Buildings**  
**Former Great Northern Paper Site, Millinocket, ME**

**Date: Thursday, August 4, 2022 at 5:00 p.m**  
**Location: Gazebo on 245 Aroostook Ave., Millinocket, Maine**

Printed Name	Signature	Affiliation (Company / Resident)	Daytime Phone / Email
1. Michael A. Madore		Town Council	207-723-8937
2. Matthew Bradley		Town Council	207 447-006
3. LAURIE YORK		AREA RESIDENT	207 731 2296
4. John York		" "	207 217 1353
5. Barbara Riddle		Resident (also at mill)	917 279-5890
6. Aaron Danforth		Resident	723-9536
7. Sherry Farenholtz		Press	447-0122
8. Tabitha BVSJ		EPA	tbvsj001@uconn.edu
9. Paul Pietriferi		EPA	pietriferi.paul@epa.gov
10. Haven Place		EPA	place.haven@epa.gov
11. Jim Byrne		EPA	byrne.james@epa.gov
12. KEVIN PALAIA		ICF	Kevin.palaia@icf.com
13. Ted Wolfertz		MEMEP	ted.wolfertz@maine.gov
14. Nathan Bears		Resident	nathanbbears@gmail.com
15. FORREST DYE		"	forrestdye@gmail.com

**PUBLIC MEETING SIGN-IN SHEET**  
**U.S. EPA Brownfields Cleanup Grant**  
**Engineering & Research Buildings**  
**Former Great Northern Paper Site, Millinocket, ME**


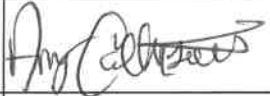


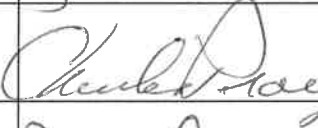



**Date: Thursday, August 4, 2022 at 5:00 p.m**  
**Location: Gazebo on 245 Aroostook Ave., Millinocket, Maine**

Printed Name	Signature	Affiliation (Company / Resident)	Daytime Phone / Email
16. Nick Sabatino		Ransom Consulting	772-2891
17. Denise Paige			723-4346
18. Nancy Dewitt		Our Kith & Kin	290-7529
19. Ryan Robbins		Local 716	723-4444
20. Denise DeVoe		Northern Forest Ctr.	207 261-0770
21. Erik Pherix		Ransom Consulting	772-2891
22. David Wilton		Our Kith & Kin	290-1558
23. Jesse Dumais		Resident	447-5027
24. Randi D Jackson		Resident	207-249-5286
25. Wesley Harden		Ransom Consulting	2077722891
26. Kate Cullen		MFD-9 Resident	267-0421
27. Shane Flynn		Cardjini / Resident	504-4026
28. Katie Mackin		MRH / resident	731-9280
29. Lynne Mackin		Resident	723-8291
30. Jaime Madore		Ransom	749-3188

6

**PUBLIC MEETING SIGN-IN SHEET**  
**U.S. EPA Brownfields Cleanup Grant**  
**Engineering & Research Buildings**  
**Former Great Northern Paper Site, Millinocket, ME**

**Date: Thursday, August 4, 2022 at 5:00 p.m**  
**Location: Gazebo or 245 Aroostook Ave., Millinocket, Maine**

Printed Name	Signature	Affiliation (Company / Resident)	Daytime Phone / Email
1. Pete Malinkowski		Our Katahdin	(207) 416-8374 poto@ourkatahdin.com
2. Amy Collinsworth		EMDC / KRDB	207-479-6073 acollinsworth@emdc.org
3. PEZZI JAMISON		Town of Millinocket	(207) 723-2000 manager@millinocket.org
4. JESSICA MASSE		DESIGNLAB	207-312-4428 jessica@adesignlab.com
5. Charles Pray		Town Councilor	207-731-4017 cpray1@gmail.com
6. Jane Dantreth		Town Councilor	207-447-1705 j.dantreth@millinocket.org
7. Bernadette Friel		Resident	bernadette.friel@ yahoo.com
8. PAUL MACKIN		Resident	macpaw@myfair point.NET
9.			
10.			
11.			
12.			
13.			
14.			
15.			