

**ENVIRONMENTAL SITE
ASSESSMENT
DOANE PROPERTY
CUMBERLAND, MAINE**

**PREPARED FOR
TOWN OF CUMBERLAND
CUMBERLAND, MAINE**

JUNE 2000

Sevee

SME

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*Waste Management and Hydrogeologic Consultants
Cumberland Center, Maine*

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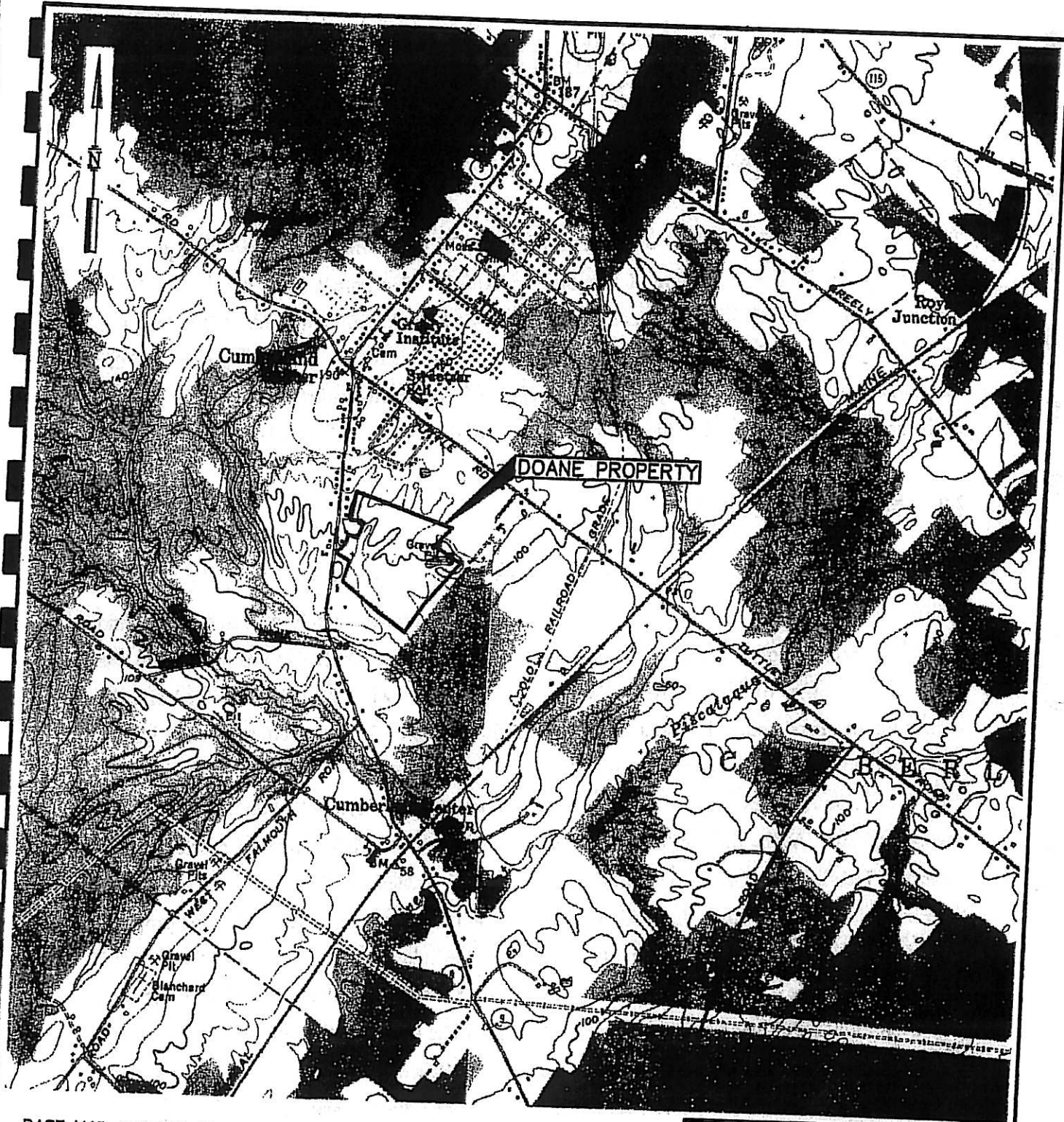
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1.0 INTRODUCTION

This report presents the findings of an environmental site assessment performed on a parcel of land owned by Richard L. Doane of Cumberland, Maine. The parcel abuts the Public Works Garage off Drowne Road and extends in a southwesterly direction towards Main Street in Cumberland (see Figure 1). The parcel is approximately 40 acres in size. The purpose of this assessment is to evaluate the potential presence of hazardous substances and to identify environmental issues relating to the sale of the parcel to the Town of Cumberland.

2.0 SITE EVALUATION

A site inspection was performed on June 6, 2000 by Peter Maher, P.E. of Sevee & Maher Engineers, Inc. (SME) Cumberland, Maine. The parcel is approximately 40 acres in size and contains a mixture of softwood and hardwood vegetation. A small pond is located in the northeasterly corner of the property. This pond was formed when gravel was mined and the excavation occurred below the water table. The surficial soils of the parcel are mapped as glacial marine and glacial stream deposits by the Maine Geological Survey. These soils typically range from low hydraulic conductivity for the marine deposits to high hydraulic conductivity for the stream deposits. At the time of the site inspection there were no visible signs of erosion or soil staining. Debris from the old demolition debris landfill located on Town property appears to have been deposited just over the property line at the northeast corner where the Doane property abuts the Town of Cumberland property. Based on the relative size of some of the wooded vegetation (i.e., tree diameters equal to or greater than 18 inches) and the lack of soil disturbance (other than the old gravel pit), it appears that the parcel has been inactive for at least the last 50 years, with the exception of selective wood harvesting. Based on the visual observations made during this site visit, no subsurface (test pitting) or hydrogeologic investigations were performed other than the retrieval of one water sample from the pond for analysis.



BASE MAP ADAPTED FROM USGS QUADS
CUMBERLAND CENTER, MAINE - 1970
YARMOUTH, MAINE - 1970

1000 0 2000 4000 FEET

FIGURE 1
DOANE PROPERTY
SITE ASSESSMENT

SME

Sevee & Maher Engineers, Inc.

DWG: SITELOC LMN: REV: 6/8/00

3.0 INTERVIEWS

As part of this assessment, Robert Benson, Town Manager for the Town of Cumberland and Phil Wentworth, past Department of Public Works Director were interviewed to obtain their knowledge of past uses of the site. Based upon these interviews, it appears that the site has always been undeveloped woodland, with the exception of the gravel mining activity which occurred at the time that the Maine Turnpike was being constructed. Gravel extraction ceased around 1961 and the land has reportedly not been utilized for any activity since that point in time.

4.0 REVIEW OF REGULATORY AGENCY FILES

SME performed an electronic data search through VISTA Information Solutions on May 23, 2000. The VISTA report may be found attached as Appendix 1. The most significant references found in the VISTA report are listed below.

1. The Town of Cumberland operated a solid waste landfill for the disposal of municipal refuse adjacent to the property. This landfill was closed in 1994. Additionally, the Portland Water District disposed of municipal sewage sludge at this facility in the mid-1970s.
2. A demolition debris landfill was also operated by the Town of Cumberland adjacent to the property. This landfill was closed by the Town in 1994. Currently, this area of Town property is used for the temporary storage of woodwaste.
3. The Town of Cumberland Public Works facility is located adjacent to the Doane property. The Public Works Department operates a maintenance garage where petroleum products and solvents have likely been used. However, there are no reported incidents of spills or leaks at this facility.

5.0 WATER QUALITY TESTING

A surface water sample from the pond located on the Doane property was obtained on May 25, 2000. This water was analyzed by Maine Environmental Laboratory of Yarmouth, Maine and the results are included in Appendix 2. These analyses suggest that there has been limited impact to the pond, likely, from sand/salt storage. It does not appear that any impacts are presently occurring as a result of the old landfills or the Town maintenance garage.

6.0 FINDINGS AND CONCLUSIONS

Based on the interviews, records search, and site reconnaissance, it appears that the Doane property has historically been undeveloped land with the exception of a small gravel extraction operation which occurred in the northeast corner of the property during the late 1950s and early 1960s. Based on the work completed, SME did not discover any significant environmental issues associated with this site. The only potential issues of any significance are associated with the closed Town landfills and the maintenance garage. These facilities are already owned by the Town and purchase of the Doane property will not increase the Town's exposure from an environmental risk standpoint.

7.0 CLOSURE

This report was completed expressly for the Town of Cumberland, Maine to assist them in identifying potential environmental liabilities associated with the Doane property. The evaluations and conclusions contained herein present generally accepted engineering practices for preliminary environmental site assessments. With regard to environmental conditions, we see no reason that the Town should not go forward with the purchase of the property.

8.0 LIMITATIONS

This report has been prepared for the Town of Cumberland by Sevee & Maher Engineers, Inc. to provide information concerning the existence, or likely existence, of environmental concerns relating to the Doane property. This site assessment does not provide sufficient information to unequivocally determine that no hazardous substances or environmental conditions of concern are present at the site. Additional work beyond that completed for this study would be necessary to provide such information. Further, this report is not an audit for regulatory compliance or a detailed condition survey for the presence of asbestos, lead paint, PCBs, radon or any other pollutant specific compound.

This report has been prepared expressly for the Town of Cumberland. The information in this report may not be suitable for any other use without adaptation for the specific purpose intended. Any reuse of this report, without adaptation, shall be at the sole risk and liability of the party undertaking the reuse.

REFERENCES

Maine Geological Survey, Surficial Geology of the Cumberland Center Quadrangle, Maine
Open-File No. 76-30 (1976).

Personal conversation with Phil Wentworth on May 24, 2000.

Personal conversation with Robert Benson on May 23, 2000.