



City of Caribou, Maine

Municipal Building
25 High Street
Caribou, ME 04736
Telephone (207) 493-3324
Fax (207) 498-3954
www.cariboumaine.org

AGENDA Caribou City Council Regular City Council Meeting 7:00 P.M. Monday, December 8, 2014 Caribou City Council Chambers

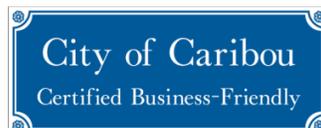
1. Public Input
2. Declaration of Conflicts of Interest from the City Council regarding any agenda item.
3. Consider authorizing the minutes of the following meetings:
 - a) November 24, 2014 Council Meeting Minutes 2-4
 - b) October 14, 2014 Special Council Meeting Minutes 5
4. Consent Agenda
 - a) November 2014 Parks and Recreation Department Report 6-7
 - b) November 2014 Fire and Ambulance Department Report 8
 - c) November 2014 Library Department Report 9
 - d) Approval of Licenses 9
5. Junk Yard Permits 10
6. Drumlin Environmental 11-73
7. Tax Acquired Property 74-75
8. Public Safety Complex Study Committee 76
9. 2015 Council Organizational Meeting 77
10. Other Business
11. Executive Session to discuss a legal matter pursuant to 1 MRSA § 405(6)(E).

Upcoming Meeting Dates:

Organizational City Council Meeting, January 2, 2015

Regular City Council Meeting January 12, 2015

Regular City Council Meeting January 26, 2015



A regular meeting of the Caribou City Council was held 7:00 p.m. on Monday, November 24, 2014 in Council Chambers with the following members present: Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, Shane McDougall, Kenneth G. Murchison, Jr., and Tiffany J. Stewart. Mayor Gary Aiken was absent and excused.

Austin Bleess, City Manager and Tony Mazzucco, Assistant City Manager were present.

Department Managers: Penny G. Thompson, Tax Assessor; Gary Marquis, Supt. of Parks & Recreation; David Ouellette, Public Works Director; Scott Susi, Fire Chief; Lisa Plourde, Executive Director Housing; Michael Gahagan, Police Chief; Wanda Raymond, Finance Director; Lisa Shaw, Library Director.

Councilor-Elect Jody R. Smith attended.

Natalie De La Garza, representing the Aroostook Republican; and Time Warner covered the meeting.

Council Agenda Item #1: Public Input

None

Council Agenda Item #2: Declaration of Conflicts of Interest from the City Council regarding any agenda item.

None.

Council Agenda Item #3: Consider authorizing the minutes of the following meetings:

- a) November 10, 2014 Council Meeting Minutes
- b) November 10, 2014 Special Council Meeting Minutes
- c) October 16, 2014 Budget Forum
- d) October 20, 2014 Budget Forum

As presented, both the November 10, 2014 Council and Special Council Meeting minutes have Councilor McDonough attending and voting "Yes" on Special Council Meeting agenda items #2 and #3 and Council Meeting agenda items #3 and #4. For both meetings, Councilor McDonough was absent and excused.

Motion made by K. Murchison, seconded by J. Theriault, to approve the minutes of November 10, 2014, Council Meeting and November 10, 2014 Special Council Meeting Minutes with the following amendments: Councilor McDonough was absent and excused and did not vote on Special Council Meeting agenda items #2 and #3 and Council Meeting agenda items #3 and #4. (5 yes, 1 abstention, P. McDonough) So voted.

Motion made by P. McDonough, seconded by S. McDougall, to approve the minutes of the October 16, 2014 Budget Forum and October 20, 2014 Budget Forum as presented. (6 yes) So voted.

Council Agenda Item #4: Consent Agenda

- a) October 2014 Parks and Recreation Department Report
- b) Christmas Eve Holiday

Motion made by K. Murchison, seconded by D. Martin, to approve the Consent Agenda with Business Items A & B as presented. (6 yes) So voted.

Council Agenda Item #5: Authorization for Tax Anticipation Note

Motion made by P. McDonough, seconded by J. Theriault, to adopt a Resolution Authorizing Municipal Officials to Utilize a Tax Anticipation Note (TAN) Pursuant to 30-A MRSA §5771. (6 yes) So voted.

Council Agenda Item #6: Caribou Comprehensive Plan 2014-2024

Assistant City Manager Mazzucco stated that the Plan represents over 18 months of work and community involvement in developing a vision for Caribou and a guide to obtain that vision. The Plan has been approved by the Planning Board and is ready for Council adoption. (See Exhibit A)

Councilors Theriault and Martin commented favorably on the proposed plan.

7:06 p.m. Public Hearing Opened.

No members of the public spoke.

Councilor Murchison stated that he has attended some of the visioning sessions and that they were well attended and well done. Councilor McDonough praised Mazzucco for his work on the project.

7:08 p.m. Public Hearing Closed.

Motion made by P. McDonough, seconded by J. Theriault, to adopt the Caribou Comprehensive Plan for 2014-2024 as presented. (6 yes) So voted.

Council Agenda Item #7: Clean up at old Bird's Eye Site

On August 11, 2014 the Council authorized, signed, implemented a Finding and Order – Pursuant to 17 M.R.S.A. § 2851-2859 (Dangerous Buildings) to Nasiff Land LLC and Katahdin Trust Co. (interested party). Manager Bless stated that Mr. Nasiff has not done any of the items that were outlined on the order. The time for Mr. Nasiff to appeal the Council's order has passed. Currently it appears that Katahdin Trust Co. is not pursuing to foreclose on Nasiff Land LLC.

The City will not foreclose on the property for the 2012 property taxes as they were recently paid. To secure the property, the City had fencing installed. The City has not been reimbursed for this expense.

Councilors asked the City Manager several questions. Council discussion. It is estimated that it will cost \$500,000 to \$600,000 to clean up the area. Manager Bless noted that there is approximately \$1,000,000 in the Downtown TIF for slum and blight cleanup.

Motion made by S. McDougall, seconded by P. McDonough, to move forward with Items #1 and #2 from the Council's August 11, 2014 Order and to start the civil legal process. (6 yes) So voted.

Motion made by K. Murchison, seconded by J. Theriault, to invite Katahdin Trust Co. to a meeting so a dialogue might be started concerning this property. (4 yes, 2 no, S. McDougall, P. McDonough) So voted.

Council Agenda Item #8: 2015 Budget

Following the 2015 Public Forums, the Council agreed that their goal is to adopt a Budget for 2015 that will not increase taxes. The Manager stated the proposed revised 2015 Budget achieves that goal. A few of the changes include not filling one full time Library position and one full time Police Department position, reducing the Compensated Absences line, reducing the Public Works equipment maintenance line, and adjust the Recreation Department part time hours.

Chief Gahagan commented on the operation of Caribou Police Department and the City's jail. For the past 10 years, the Chief's goal has been prevention versus reactionary. He commented that prevention is always cheaper than reactionary.

Motion made by S. McDonough, to accept the budget as presented with the exception of adding the Police Department position and removal of the Public Works position. Motion died for lack of a second.

Council Discussion.

Motion made by P. McDonough, seconded by J. Theriault, to schedule a workshop for next week. (3 yes, J. Theriault, K. Murchison, P. McDonough, 3 no, T. Stewart, S. McDougall, D. Martin) Motion failed.

Motion made by J. Theriault, seconded by P. McDonough, to table a vote on the 2015 Budget to December 8th. (5 yes, 1 no, S. McDougall). So voted.

Council Agenda item #9: Other Business

- a) Highway and Safety Committee scheduled for December 10, 2014 at 11:00 a.m.
- b) Everyone is invited to go to the Bread of Life Soup Kitchen on Tuesday, the 25th from 4:00 to 5:30 p.m. for an early Thanksgiving meal.

Motion made by K. Murchison, seconded by P. McDonough, to adjourn the meeting at 8:12 p.m. (6 yes) So voted.

Upcoming Meeting Dates:

Regular City Council Meeting, December 8, 2014

Jayne R. Farrin, Secretary

A special meeting of the Caribou City Council was held 5:30 p.m. on Tuesday, October 14, 2014 in Council Chambers with the following members present: Mayor Gary Aiken, Deputy Mayor David Martin, Philip McDonough II, Joan L. Theriault, Shane McDougall, and Kenneth G. Murchison, Jr.

Austin Bleess, City Manager and Tony Mazzucco, Assistant City Manager were present.

Council Agenda Item #1: Executive Session to discuss an Abatement Request pursuant to MRSA Title 36 Chapter 105 Section 841 et seq.

5:33 p.m. Motion made by P. McDonough, seconded by D. Martin, to move to executive session to discuss an Abatement Request pursuant to MRSA Title 36 Chapter 105 Section 841 et seq. (5 yes) So voted.

6:10 p.m. Motion made by D. Martin, seconded by P. McDonough, to move out of executive session.

Motion made by D. Martin, seconded by J. Theriault to abate the 2012 taxes, interests, and costs. (5 yes) So voted.

6:12 p.m. Motion made by P. McDonough, seconded by D. Martin, to move to executive session to discuss an Abatement Request pursuant to MRSA Title 36 Chapter 105 Section 841 et seq. (5 yes) So voted.

6:32 p.m. Motion made by S. McDougall, seconded by D. Martin, to move out of executive session.

Motion made by D. Martin, seconded by K. Murchison, to deny. (5 yes) So voted.

Council Agenda Item #2: Executive Session pursuant to MRSA Title 1, Section 405 (6)(C) to discuss Economic Development.

6:33 p.m. Motion made by K. Murchison, seconded by P. McDonough, to move to executive session to discuss Economic Development pursuant to MRSA Title 1, Section 405(6)(C). (5 yes) So voted.

6:37 p.m. Motion made by P. McDonough, seconded by S. McDougall, to move out of executive session.

Motion made by D. Martin, seconded by P. McDonough, to authorize the City Manager to sell the property at 63 Sweden Street and disburse the funds.

Declared adjourned.

Austin Bleess, City Manager

**CFAD MONTHLY REPORT
November 2014**

Total Fire/ Rescue Calls	15	Total Amb. Calls	169 inc. Air & Assists
-Alarms for Fires (33)	4	- Ground Amb.:	153
-Alarms for Rescues (66)		- Air Amb. Flights:	7
-Silent Alarms	11	- Amb. Assist Calls:	9
-Haz-Mat	1	- ALS Calls	108
-Grass Fires		- BLS Calls	42
-Chimney Fires	1	- No Transport	10
-False Alarms	1	- Calls Turned Over: 5 =	\$7,630
-10-55's	1	Total Out of Town Amb. Calls	11
-Aid to Police	1	Total Out of Town Fire/Rescue Calls	2
-Public Service		Est. Fire Loss, Caribou	\$13,700
		Est. Fire Loss, out of City	\$
Total Hours Pumped	9 hrs	Total Est. Fire Loss	\$13,700
Gallons of Water Used	26,200	Total Maint. Hours	14 hrs
Amt. of Hose used:	3,750	Total Training Hours	87.25
Ladders Used (in Feet): 60' (75' Ariel)	__1__	Miles Traveled by all Units	12,179
Thermal Imaging Camera Used:	4	Fire Permits Issued	5
CO2 Meter Used:	3		
Rescue Sled & Snowmobile:		*Color Guard Training	8 mhrs
Rescue Boat:			
Jaws Used:		Total Fire & Amb. Calls	184

MUTUAL AID TO:

P.I.F.D.
 F.F.F.D.
 L.F.D.
 W.F.D.
 Stockholm F.D.
 North Lakes FD
 Crown Amb
 Van Buren Amb. 2 - 1 Intercept

MUTUAL AID FROM:

P.I.F.D. 3
 F.F.F.D. 1
 L.F.D. 2
 W.F.D.
 Stockholm F.D.
 North Lakes FD
 Crown Amb

OUT OF CITY FIRES/RESCUES

LOCATION	# OF CALLS	MAN HRS.
Woodland		
New Sweden		
Connor	2	3 mhrs
Westmanland		

Christmas Lights - 45 mhrs

Fire Safety Class = 6 participants

Scott Susi, Chief
Caribou Fire and Ambulance

**BREAKDOWN OF FIRES
For November 2014**

Situation Found	# Of Incidents	Fire Casualties	Est. Property Damage
1. Private Dwellings inc. Mobile Homes	3	4	\$13,700
2. Apartments (3 or more)			
3. Hotels & Motels			
4. Dormitories & Boarding Homes			
5. Public Assembly (Church, Restaurant)			
6. Schools			
7. Institutions (Hospitals, Jails, Nursing Homes)			
8. Stores, Offices			
9. Industry, Utility, Defense			
10. Storage			
11. Vacant Buildings or being Built	1		
12. Fires outside structure w/value (crops, timber, etc.)			
13. Fires Highway Vehicles			
14. Other Vehicles (planes, trains, etc.)	1		
15. Fires in brush, grass w/no value			

Other Incidents

16. Haz-Mat	1
17. False Calls	2 - (1 cancelled)
18. Mutual Aid Calls	
19. Aid to Ambulance (10-55's)	1
20. Aid to Police	1 - Fire Marshal
21. Investigation (Smoke, CO ₂ or Alarm)	5 (1 - Smoke; 4 - CO)
22. Service Calls	

Total Calls for the Month: ___15_____



CARIBOU PUBLIC LIBRARY
CARIBOU, MAINE

To: Mayor and City Councilors
CC: Austin Bless, City Manager
From: Lisa Neal Shaw, Library Director
Date: December 8, 2014
Re: November Library Report

Dear Honorable Council Members:

During the month of November, Caribou Public Library recorded the following usage:

1312 people walked through our doors

The staff count hourly the number of people seated who are reading a book, playing cards or board games, doing paperwork/homework, or any other seated usage of the library that does not include computer usage. This month that total was **1868**.

Our public access computers were used **494** times.

Wireless devices, laptops, etc. were brought in and used **127** times. We believe the actual usage to be much higher, as sometimes usage is outside the building.

2133 materials were circulated to the public.

Several groups have been meeting at the library, including a weekly yoga group, a card/gaming group, a book club, homeschooling groups, and children's programming. We noted **158** people attending these programs.

The library also hosted the Aroostook Area Agency on Aging for assistance with area seniors in signing up for Medicare Part D; an art show featuring the work of Sam Persons; an early literacy workshop with librarians from around the area as well as child care providers and hosted by Maine State Library Early Literacy Consultant Shannon Schinagl. This event was fully funded by the State Library.

Respectfully submitted,

Lisa Neal Shaw

Library Director



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and City Councilors
From: Austin Bleess, City Manager
Date: December 8, 2014
Re: Approval of Licenses

Capital Pizza Huts Inc has applied for a liquor license and special amusement license renewals.

American Legion Post 15 has applied for a liquor license and special amusement license renewals.

The City Clerk, Code Enforcement Office, Police Chief, and Fire Chief have all reviewed the applications and have given their approval.

We are recommending Council approval on these applications.



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and City Councilors
From: Austin Bleess, City Manager
Date: December 8, 2014
Re: Junk Yard Permits

The following report is from Tony Mazzucco, Code Enforcement Officer on his inspections from the Junk Yards.

- 1.) John Gilbert = No major change from last year. Recommend renewal of license.
- 2.) Mark Nadeau = No major change from last year. Recommend renewal of License
- 3.) One Steel = No major change from last year. Recommend renewal of license to One Steel.

The Council needs to have a public hearing on this topic. After that the Council can take action



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and City Councilors
From: Austin Bleess, City Manager
Date: December 8, 2014
Re: Drumlin Environmental

Drumlin Environmental is present tonight to present a Site Management Plan for the former LB Carter Bulk Plant Site in Caribou, which is currently owned by Canadian Pacific.

It is being presented here tonight to allow the Council to weigh in on the clean up and ask any questions they may have about the site and what is being done.

**SITE MANAGEMENT PLAN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE**

JUNE 2014

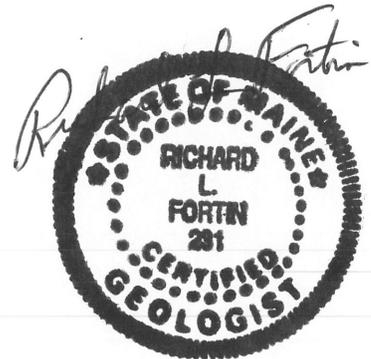
prepared for

Canadian Pacific
Canadian Pacific Plaza
Suite 900, 120 South 6th Street
Minneapolis, MN 55402



prepared by

Drumlin Environmental, LLC
97 India Street
P. O. Box 392
Portland, Maine 04112-0392
(207) 771-5546



**SITE MANAGEMENT PLAN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE**

TABLE OF CONTENTS

SECTION	TITLE	Page
1.0	PURPOSE	1
2.0	INTRODUCTION.....	1
3.0	CONCEPTUAL SITE MODEL	2
3.1	Site Setting, Geology and Hydrogeology	3
3.2	Contaminants of Concern.....	5
3.3	Areas of Environmental Concern	5
3.4	Contaminant Migration	7
3.5	Contamination Assessment.....	7
	3.5.1 Free Product	8
	3.5.2 Oil-Saturated Soil.....	8
	3.5.3 Groundwater.....	8
4.0	SOIL MANAGEMENT PLAN.....	11
5.0	PUBLIC COMMUNICATIONS PLAN.....	11
6.0	WELL ABANDONMENT/CLOSURE PLAN.....	12
7.0	DECLARATION OF ENVIRONMENTAL COVENANT.....	12
 TABLES AND FIGURES		
	TABLE 1 - Conceptual Site Model Summary.....	4
	FIGURE 1 - Areas of Environmental Concern	6
	FIGURE 2 - Groundwater Setting and Exposure Pathway	9
 APPENDICES		
	A - Site Location and Tax Map – Exhibits 1 and 2	
	B - Soil Management Plan	
	C - Public Communications Plan	
	D - Well Abandonment Plan	

**SITE MANAGEMENT PLAN
FORMER L. B. CARTER BULK PLANT SITE
CARIBOU, MAINE**

1.0 PURPOSE

On behalf of Canadian Pacific (CP), Drumlin Environmental, LLC (Drumlin) has prepared this Site Management Plan (SMP) in order to address the potential for human exposure to petroleum-impacted soil and groundwater at the former L. B. Carter Bulk Plant site. The SMP was developed with the goal of achieving regulatory closure through the Maine Department of Environmental Protection (MDEP) Voluntary Response Action Program (VRAP). CP anticipates that the former bulk plant site will remain as undeveloped, vacant land in future years and believes that petroleum contamination can therefore be effectively managed in place without risk to receptors. Based on the MDEP's review of site reports and on CP interactions with the Department, the SMP has been developed to address the following:

- Conceptual site model (CSM) and application of petroleum guidelines,
- Soil cover remedy description and long-term soil management plan (SLMP),
- Municipal/public communications plan (PCP),
- Well abandonment/closure plan (WCP), and
- Declaration of Environmental Covenant (DEC) that presents the framework for future use and institutional controls at the site.

The CSM description is presented in the following sections. The SLMP, WCP and PCP are briefly described herein and are included as appendices. The DEC is being drafted and will be submitted to VRAP in the near future for review and concurrence with the SMP.

2.0 INTRODUCTION

Canadian Pacific (CP) owns railroad property located off River Road in Caribou as shown in Exhibit 1 in Appendix A. The site consists of a small (0.18-acre) portion of this property identified as Lot 97 of Caribou Tax Map 27 (see Exhibit 2 of Appendix A). The site was leased to the L.B. Carter Heating Oil Company in 1976 and used as an aboveground petroleum bulk storage facility (ASTs). The site was subsequently leased to Webber Oil Company (Webber) in 1979 and operated up to the early 1990's. Webber decommissioned the bulk plant facility in September 1997. CP has been working to address the site environmental conditions under the regulatory requirements of the MDEP. In November 1998, CP entered into the VRAP process in order to address impacted soils identified at the site in a manner that will be protective of human health and the environment.

Historical information indicates that a general store and gasoline station identified as Lyon's Market once operated (1930s to 1950s) next to the former bulk plant. The station reportedly sold gasoline and kerosene that was stored in two underground tanks (USTs). The store/station

was reportedly torn down in the mid-1950s. A test pit investigation of the suspect location of USTs was completed by Drumlin in August 1997 and no tanks were found to be present.

Significant spills of heating oil were documented at the site in 1979 and 1984. In response to the 1984 spill, impacted soil was removed and oil product was recovered by the MDEP. Environmental investigations were conducted between 1992 and 2000 to characterize the extent of petroleum residues present in subsurface soil and in groundwater located in the till and underlying bedrock. Private drinking water wells located to the east and formerly to the south, and, an inactive (former potato building) well to the north of the facility were sampled and tested for diesel range organics (DRO) and gasoline range organics (GRO). No detrimental water quality impacts from petroleum were found in these wells. A more detailed description of the historical site investigation findings is presented in the Soil Management Plan.

The “Remediation Guidelines for Petroleum Contaminated Sites in Maine” became applicable to the site in 2009 for making decisions to mitigate potential impacts. In order to address potential exposure conditions at the site, additional investigative work was identified through discussions with the VRAP staff. The MDEP concurred with the proposed work plan for additional investigation and the findings were reported to VRAP in early March 2013. Development of this Site Management Plan and related documents is being done in connection with the Remedial Guidelines and VRAP.

3.0 CONCEPTUAL SITE MODEL

The conceptual site model (CSM) for the former bulk plant site addresses the source or areas of concern (AOCs), the contaminants of concern (COCs), potential migration and exposure pathways, and, human and ecological receptors located near the site.

The CSM is based on the information presented in prior reports as listed below:

- Hydrogeologic Investigation Report B-8210-01, L.B. Carter Bulk Plant Property, River Road, Caribou, Maine, November 1992. Prepared by Shevenell-Gallen and Associates, Inc. of Bangor, Maine, approximately 37 pgs.
- Environmental Site Assessment at L. B. Carter Heating Bulk Plant, River Road, Caribou, Maine 04736, November 1992. Prepared by County Environmental, Inc. of Caribou, Maine, approximately 55 pgs.
- Environmental Site Investigation Report, Former L. B. Carter Bulk Plant Site, Caribou, Maine, July 1998. Prepared by Tewhey Associates of South Portland Maine, 130 pgs.
- Data Report, Environmental Site Investigation, Former L. B. Carter Bulk Plant Site, Caribou, Maine, October 1999. Prepared by Drumlin Environmental, LLC of Portland, Maine, 131 pgs.
- Bedrock Investigation Report, Former L. B. Carter Bulk Plant Site, Caribou, Maine, May 2000. Prepared by Drumlin Environmental, LLC of Portland, Maine, 66 pgs.

- Soil and Groundwater Investigation Report, Former L. B. Carter Bulk Plant Site, Caribou, Maine, March 2013. Prepared by Drumlin Environmental, LLC of Portland, Maine, 72 pgs.

A summary of the conceptual site model understanding is presented in Table 1.

3.1 Site Setting, Geology and Hydrogeology

The site of the former L. B. Carter Bulk Plant is located near the intersection of River Road and Fort Fairfield Road in Caribou. The site location is shown in Figure 1 in Appendix A. The Aroostook River is located approximately 400 feet to the west. The site is bordered on the north, west and south by undeveloped land owned by CP. Several residential properties are present along the east side of River Road and to the north along this road. The land across the road slopes upward in elevation to the east thus placing these homes in an upgradient position relative to groundwater flow at the former bulk plant site. The topography on the subject site is relatively flat except for the soil berm that historically provided spill containment for the former ASTs. At the back, western edge of CP's property, the topography drops down steeply towards the river. Based on prior investigations and the Significant Sand and Gravel Aquifers Map of the Caribou Quadrangle (Maine Geological Survey Open-File No. 02-125, 2002), the former bulk plant site is not located over a mapped sand and gravel aquifer.

The Surficial Geology of the Caribou Quadrangle, Maine (Maine Geological Survey OFR No. 86-59, 1986) and Fort Fairfield Quadrangle, Maine (Maine Geological Survey OFR No. 86-54, 1986) indicate that the former bulk plant site is underlain by till deposits. Till consists of a heterogeneous mixture of clay, silt, sand, gravel and cobbles. Till deposits are not conducive to recharge or rapid subsurface groundwater flow or high yield to water supply wells.

The site-specific investigation data show the till exhibits crude stratification with sandier zones. At a shallow depth beneath the tank farm, the till is overlain by a layer of fine silty sand and a sandy fill layer closer to the surface.

The bedrock located beneath the site has been mapped as laminated calcareous mudstone and argillaceous limestone of the Spragueville Formation (Geologic Map of the Caribou and Northern Presque Isle Quadrangle, Maine, 1985 and the Bedrock Geologic Map of Maine, Maine Geological Survey, 1985). Based on site-specific investigation data, the top of bedrock surface ranges in depth from 24.5 to 27 feet below ground surface. The strike of fractures and bedding in the rock ranges primarily from N15°E to N40°E. Bedrock cores recovered from drilling at the site showed the top five feet of rock more highly fractured than deeper rock cores. The beds and fractures in the rock were found to dip sharply at angles ranging from 15° to 45° from vertical.

Groundwater investigated in the overburden and upper portion of the bedrock formation flows from east to the west beneath the former bulk plant site. The direction of flow follows the local

TABLE 1
CONCEPTUAL SITE MODEL SUMMARY
FORMER L.B. CARTER BULK PLANT SITE

AOC	COC	AFFECTED MEDIA	MIGRATION PATHWAYS	POTENTIAL RECEPTORS	EXPOSURE ROUTES
AOC-1 (ASTs)	OIL AND GASOLINE CONSTITUENTS	SOIL AND GROUNDWATER	DISSOLUTION AND GROUNDWATER TRANSPORT BY ADVECTION AND DISPERSION	RECREATIONAL/PARK USER AROOSTOOK RIVER (NO BUILDINGS) (NO WATER SUPPLY WELLS)	SOIL-DERMAL CONTACT, INGESTION, INHALATION WATER-RIVER BIOTA
AOC-2 (USTs)	GASOLINE CONSTITUENTS (Possibly Lead)	SOIL AND GROUNDWATER	DISSOLUTION AND GROUNDWATER TRANSPORT BY ADVECTION AND DISPERSION	AROOSTOOK RIVER (NO BUILDINGS) (NO WATER SUPPLY WELLS)	SOIL-DERMAL CONTACT, INGESTION, INHALATION WATER-RIVER BIOTA

topography of the area which slopes towards the Aroostook River. The river is interpreted to receive groundwater discharge from the nearby upland areas.

3.2 Contaminants of Concern

The history of the bulk plant site has included fuel oil storage in large aboveground tanks and possibly gasoline and kerosene stored in underground tanks. The compounds associated with these petroleum products were previously detected using MDEP Method 4.2.17 for gasoline range organics (GRO) and MDEP Method 4.1.25 for diesel range organics (DRO). More recent analytical work completed for the site by Drumlin (March 2013 Report) included analytical work using Extractable Petroleum Hydrocarbon (EPH) and Volatile Petroleum Hydrocarbon (VPH) laboratory analyses. Historical testing of soil and groundwater has also included limited testing by USEPA Method 8260 for volatile organic compounds.

Based on these laboratory analyses, the primary contaminants of concern (COCs) are the hydrocarbons compounds associated with former storage of petroleum products at the site. The detection of gasoline constituents indicates that the past operation of a gasoline station resulted in product spills or releases. Historic spills of gasoline may have also resulted in elevated lead concentrations in soil and/or groundwater.

3.3 Areas of Environmental Concern

The history of prior operations and past investigations of soil and groundwater indicate there are two primary Areas of Concern (AOCs) at the site as shown in Figure 1. These AOCs are associated with the former bulk plant ASTs and loading platform (AOC-1) and the former gasoline station use of USTs (AOC-2). Each AOC is briefly discussed in the following paragraphs.

Former Bulk Plant Operation (AOC-1). The bulk plant ASTs were used from about 1957 to the early 1990s and was decommissioned in 1997. As stated previously, significant spills of heating oil were documented at the site in 1979 and 1984. In response in 1984, impacted soil was removed and oil product was recovered by the MDEP. Environmental investigations conducted between 1992 and 2000 detected a significant presence of DRO in the subsurface soil and groundwater moving through the soil and upper part of the bedrock formation. In November 2012, VPH testing of shallow subsurface soil in the AST area found petroleum hydrocarbon concentrations that exceed values provided in the MDEP Remediation Guidelines for Petroleum Contaminated Sites.

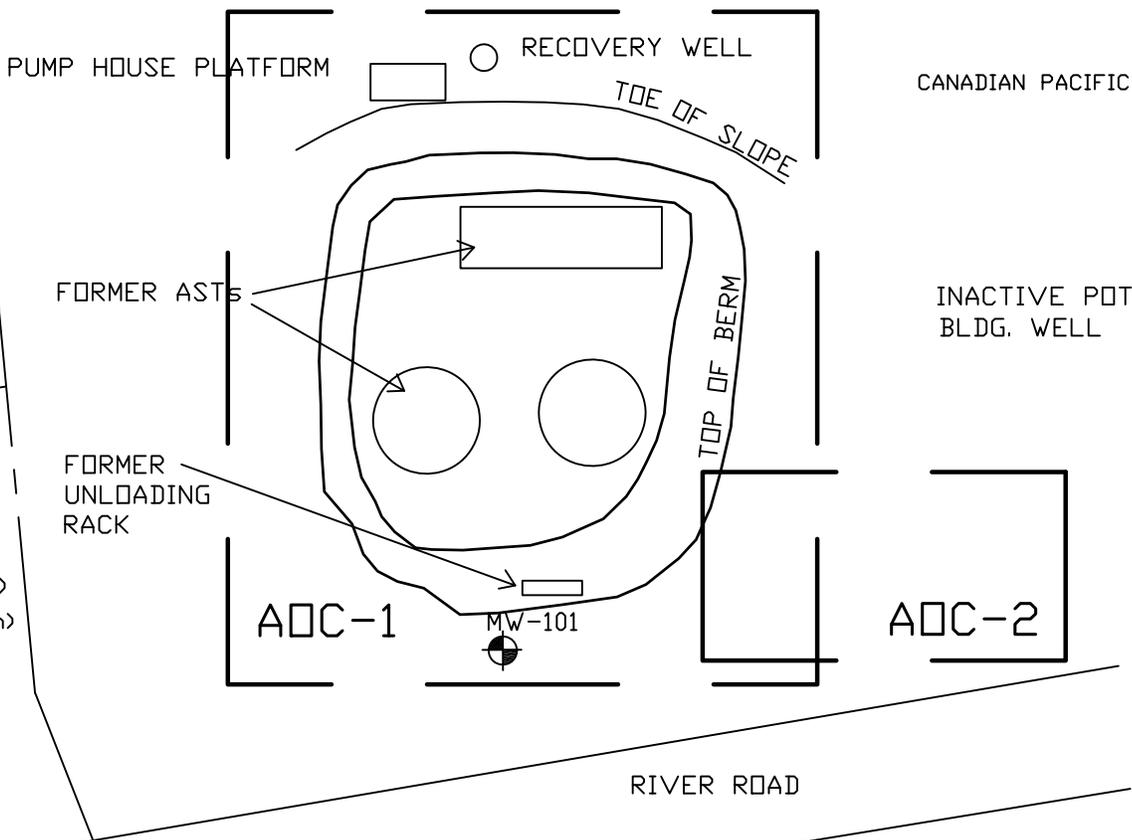
Former Gasoline Station Operation (AOC-2). The gasoline station reportedly operated from the 1930s to 1950s. The station's USTs were located near River Road immediately adjacent to area that was subsequently used by the former bulk plant. No specific spill incidents have been documented in the public record in connection with these USTs. However, past analysis for GRO has shown detections of gasoline constituents at and downgradient from the former suspect location of USTs. Gasoline constituents in AOC-2 have become comingled with contamination in AOC-1 through subsurface migration.



CANADIAN PACIFIC



CANADIAN PACIFIC



APPROX. BOUNDARY

CANADIAN PACIFIC
(Formerly City of Caribou)
(Formerly D.E. & T.A. Brown)

EXPLANATION

EXISTING MONITORING WELL

AREA OF ENVIRONMENTAL CONCERN



FIGURE 1
AREAS OF ENVIRONMENTAL CONCERN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE
DRUMLIN ENVIRONMENTAL, LLC

No adjacent or offsite sources of petroleum release have been documented (now or formerly) which, if present, might pose a concern to the subject site.

3.4 Contaminant Migration

The COCs in the subsurface at the former bulk plant site include petroleum hydrocarbons and possibly lead. The physical and chemical properties (e.g., solubility, vapor pressure, specific gravity, diffusivity, partition coefficient) of hydrocarbon COCs influence their fate, retardation, adsorption, biodegradation and transport in the environment. The lighter fractions of petroleum represented by the VPH, VOC and GRO analyses tend to volatilize more rapidly from free product and saturated soil residues and readily dissolve in water. The lighter vapors tend to fill into the available open pore space of subsurface soil. Temperature, vapor pressure gradient and presence of preferential pathways influence the behavior of these vapors and potential risk to receptors. The dissolved constituents are more conducive to lateral and vertical migration in groundwater depending on the horizontal and vertical hydraulic gradients, geology and physical and geochemical properties of the deposits.

The heavier fractions of petroleum that are detected by EPH and DRO analyses tend to adsorb onto the soil, are somewhat less volatile in producing vapors, and are less soluble in water. These heavier fractions degrade more slowly and therefore persist longer in the environment.

Lead in the environment tends to be retained in the soil. The primary factors influencing the fate of lead in soil include ion exchange, pH and adsorption with organic matter. Impact from leaded gasoline was not directly measured at the site; however, significant migration in the till is not expected to have occurred. Groundwater was measured at the site at a pH>7 which suggests a lower potential for lead mobility. Petroleum hydrocarbon testing in the area around the former USTs has served as a basis for defining contamination which likely includes lead-impacted soil, if present.

3.5 Contamination Assessment

The MDEP Remediation Guidelines for Petroleum Contaminated Sites were used to assess site contamination given the current site setting, identified COCs and AOCs and potential pathways for contaminant migration. The Remediation Guidelines include cumulative risk-based values for exposure to petroleum compounds in soil by ingestion, dermal contact and inhalation of outdoor dust and vapors. The soil guidelines apply to four common exposure scenarios which include residential, recreational/park user, outdoor commercial worker and excavation/construction worker. The potential exposure of concern considered applicable to the former bulk plant site is the recreational/park user scenario relative to shallow subsurface contamination. Since CP intends to keep the land as undeveloped, open space in future years, the residential and worker exposure scenarios do not appear to be applicable.

The Remediation Guidelines also provide criteria for the protection of groundwater resources and drinking water supplies. Under certain conditions, institutional controls designed to prohibit groundwater use can be considered as an alternative site-specific strategy to prevent

exposure to impacted groundwater. Therefore, CP is proposing to establish an environmental covenant that contains provisions to prevent exposure to groundwater.

The following sections present an assessment completed for the site-specific soil and groundwater conditions based on the Remediation Guidelines.

3.5.1 Free Product

Historically, free product was removed from the site using a large-diameter recovery well installed by the MDEP. By the late 1990s, free product recovery had concluded and was no longer pursued as a remedial action at the site. Free product is therefore not an ongoing remedial concern at the site.

3.5.2 Oil-Saturated Soil

Oil-saturated soils were historically detected in the subsurface till deposits at the site. The impacted zone was found to range in depth from 3 to 8 feet below ground surface. In the March 2013 investigation completed by Drumlin, EPH/VPH soil detections were found in the top two feet to exceed the Remediation Guidelines for the recreational/park user exposure scenario; however, oil-saturated soil was not encountered.

Soil Exposure Pathway. The site is presently unoccupied and not subject to any type of daily use. However, there is no fencing or other barriers to limit site access. As stated previously, there is a potential for occasional use by the public given that the rail line corridor is used locally for walking and recreational activities. CP anticipates that the site will remain as undeveloped, vacant land in future years. Therefore, CP proposes to address the potential recreational/park user exposure by establishing a Soil Management Plan and by adopting land use controls in an Environmental Covenant.

Air Exposure Pathway. Petroleum vapor migration and impacts to indoor air are not a remedial concern at the site since there are no buildings or subsurface utilities in AOC-1 and AOC-2. CP has no plans to construct a building on the site; however, the Soil Management Plan includes provisions to mitigate vapor risks.

3.5.3 Groundwater

Groundwater Exposure Pathway. Groundwater beneath the site has been impacted by historic spills of petroleum products in AOC-1 and AOC-2. Groundwater flow in the overburden and upper bedrock represents a potential pathway for dissolved contaminants to migrate from the site. The migration pathway extends to the west from the site in the direction of the Aroostook River as shown in Figure 2 although the site hydrogeologic characteristics appear to have limited the downgradient extent of contaminant migration.

The groundwater pathway is not affecting a drinking water receptor given the current land use and site hydrogeologic setting. There is no current use of groundwater on the site and no use is

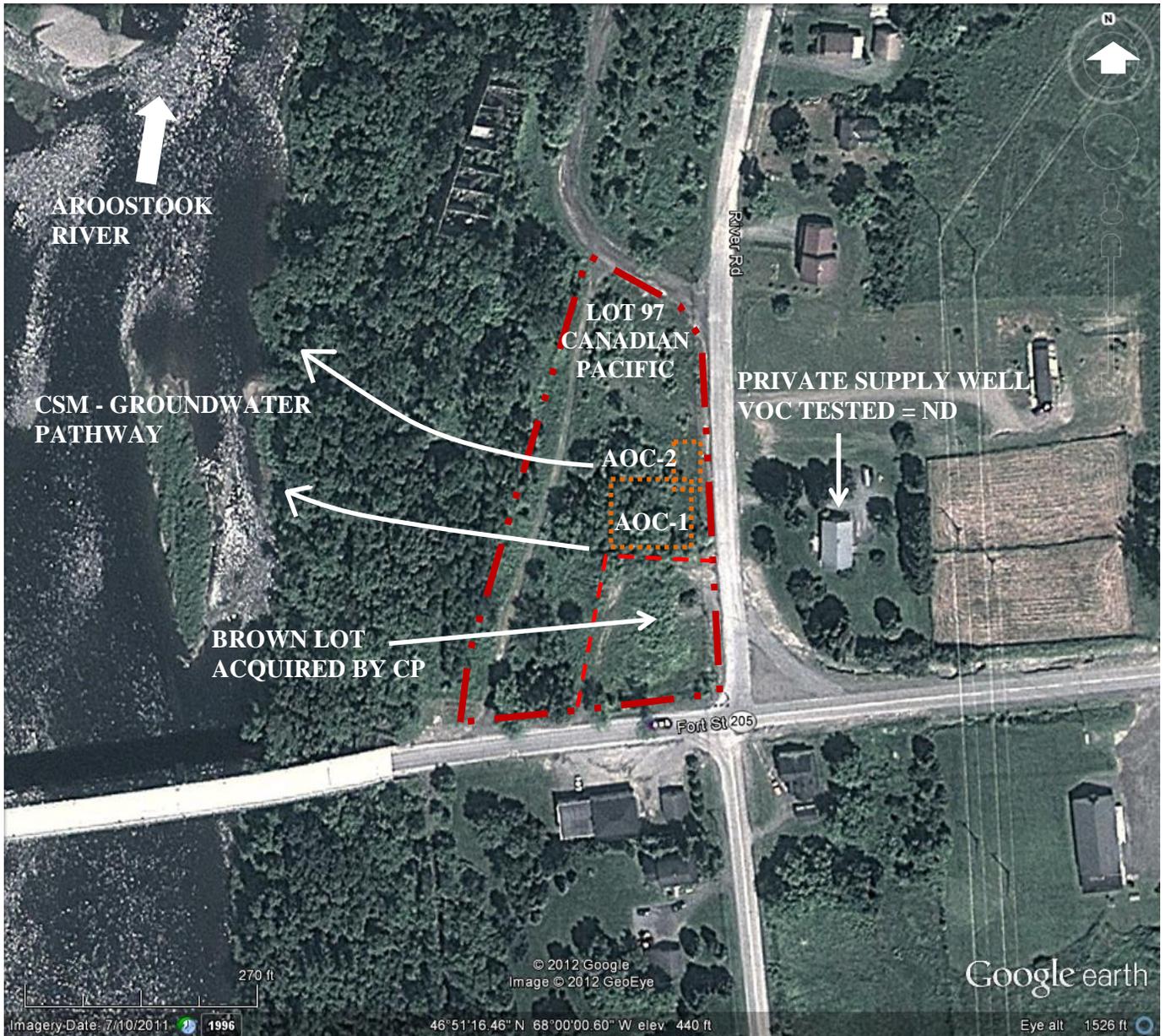


FIGURE 2
CSM – GROUNDWATER SETTING
AND EXPOSURE PATHWAY
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE

expected in the future. The adjacent land to the north, west and south is owned by CP and no withdrawal of groundwater is expected on this property.

There is no active community or public water supply well located within 1,000 feet of the site. The site is not included within a source water protection area as mapped by the Maine Drinking Water Program. The site does not overlie a sand and gravel aquifer as mapped by the Maine Geological Survey.

As stated above, CP anticipates that the site will remain as undeveloped, vacant land in future years. CP proposes to ensure that no groundwater exposure will occur by establishing institutional controls in an Environmental Covenant. Other mitigating factors that support this approach are presented in the following bullets:

- The former bulk plant site is located within 1,000 feet of several residential homes. The nearest home with a private well is located upslope across River Road to the east. This well is considered to be upgradient with respect to impacted groundwater associated with AOC-1 and AOC-2. The well was sampled in 2000 (then identified as owned by Clark) and no detections were reported by GRO, DRO and USEPA 524.2 volatile organic analytical (VOA) methods. Other properties in the area are positioned more remote from the former bulk plant site, are outside the groundwater path of the former bulk plant site as shown in Figure 2 and are therefore not at risk.
- Located immediately north of the former bulk plant, an inactive water supply well associated with a former potato building was sampled on two occasions in 1998. The first round of analyses indicated no GRO or DRO detections. The analysis by USEPA Method 8260 indicated a detection of 0.6J µg/L (J=estimated). The second round using the same analyses was reported with no detections. CP has no interest in this well and therefore plans to properly abandon the well in accordance with the Well Abandonment /Closure Plan.
- A private water supply well was used in the past on the abutting residential lot to the south. The owner and occupant of the house was Thomas Brown. The well was identified as a potential receptor of impacted groundwater located beneath the former bulk plant site. In July 2000, a water samples was collected from the well. The analytical results indicated no detections by GRO, DRO and USEPA 524.2 analytical methods other than a minor 4 µg/L concentration of chloroform possibly resulting from the use of a disinfectant cleaner on the faucet fixtures or sample handling at the analytical laboratory. By 2010, Thomas Brown had passed away and the City of Caribou took ownership of the lot for non-payment of property taxes. Due to safety concerns, the City decommissioned the house and discontinued use of the water supply well, which is no longer a potential receptor. The property is now owned and controlled by CP so that no future use of groundwater will occur.
- Certain site characteristics have helped to mitigate offsite migration of dissolved contaminants in groundwater. These include the low permeability characteristics of the till

deposits present at the site, the thickness of the till overburden and reduced presence of fractures in the deeper bedrock formation. The “tighter” till deposits tend to limit water infiltration from precipitation and limit petroleum movement through the soil matrix. The thickness of overburden present at the site provides capacity for adsorption which further attenuates the potential migration of contaminants into bedrock.

- Other site characteristics have also tended to limit the potential migration of contaminants in groundwater. These include a downward hydraulic gradient from overburden to bedrock and the presence of fractures in the upper portion of the bedrock. Previous investigations by Drumlin (May 2000 Report) have shown the upper part of the bedrock formation to be fractured while deeper bedrock fractures are limited. These characteristics favor more horizontal movement of groundwater in the shallow bedrock. Given the steep sloping terrain located between the site and the river, lateral flow of groundwater in the upper bedrock fractures potentially moves into the overlying overburden where natural attenuation can occur.
- The Aroostook River is interpreted to be a potential receptor of groundwater discharge from the upland area at and surrounding the site. Recently in March 2013, shallow groundwater samples were collected at the river on the inferred pathway of flow from the former bulk plant site. The analytical testing reported by Drumlin found no detections of EPH and VPH in these samples. These data suggest that dissolved contamination may not be significant or present further downgradient from the site along the migration pathway.

In summary, the CSM for the former bulk plant site is supportive of a Site Management Plan that will be protective of human health exposure for the recreational/park user, the Aroostook River and groundwater use through institutional controls.

4.0 SOIL MANAGEMENT PLAN

A Soil Management Plan (SLMP) is presented in Appendix B. The purpose of the SLMP is to provide an understanding of the levels and locations of petroleum-impacted soil remaining at the site and to establish a strategy for managing these soils to avoid exposure. In addition, CP’s intent to establish institutional controls will prevent future site disturbance and use of groundwater at the site.

The SLMP includes: (1) placing a minimum 2-foot thick soil cover as a barrier to prevent human exposure, and (2) adopting guidelines for how impacted soil will be managed in the event of future disturbance.

5.0 PUBLIC COMMUNICATIONS PLAN

A Public Communications Plan (PCP) that meets the MDEP Tier II level of public interaction is presented in Appendix C. The purpose of the PCP is to encourage awareness among the

municipal officials and nearby property owners of the site conditions and actions being implemented by CP to address the site. The PCP is intended to provide information so that local interest and concerns can be addressed.

The primary components of the PCP consist of the following:

- Communicate with the local Code Officer,
- Communicate with nearby residents,
- Provide contact information for questions, and
- Provide written reports, plans and other documents or as may be requested.

6.0 WELL ABANDONMENT/CLOSURE PLAN

A Well Abandonment/Closure Plan is presented in Appendix D. The WCP applies to the existing monitoring wells, the abandoned recovery well and the inactive water supply well associated with a former potato storage building. The purpose of the WCP is to prevent the wells from serving as a preferential pathway for the subsurface migration of contaminants. Proper decommissioning will also remove the potential for accidental injury or vandalism since access to the site is not limited. The procedures for well decommissioning will be consistent with the MDEP Guidance for Well and Boring Abandonment. The services of a licensed driller will be used to complete the monitoring well and supply well decommissioning during the implementation phase of the project. The large-diameter recovery well decommissioning will be done while construction equipment is available at the site to place the soil cover. Logs of the abandonment activities will be prepared to document the work completed.

7.0 DECLARATION OF ENVIRONMENTAL COVENANT

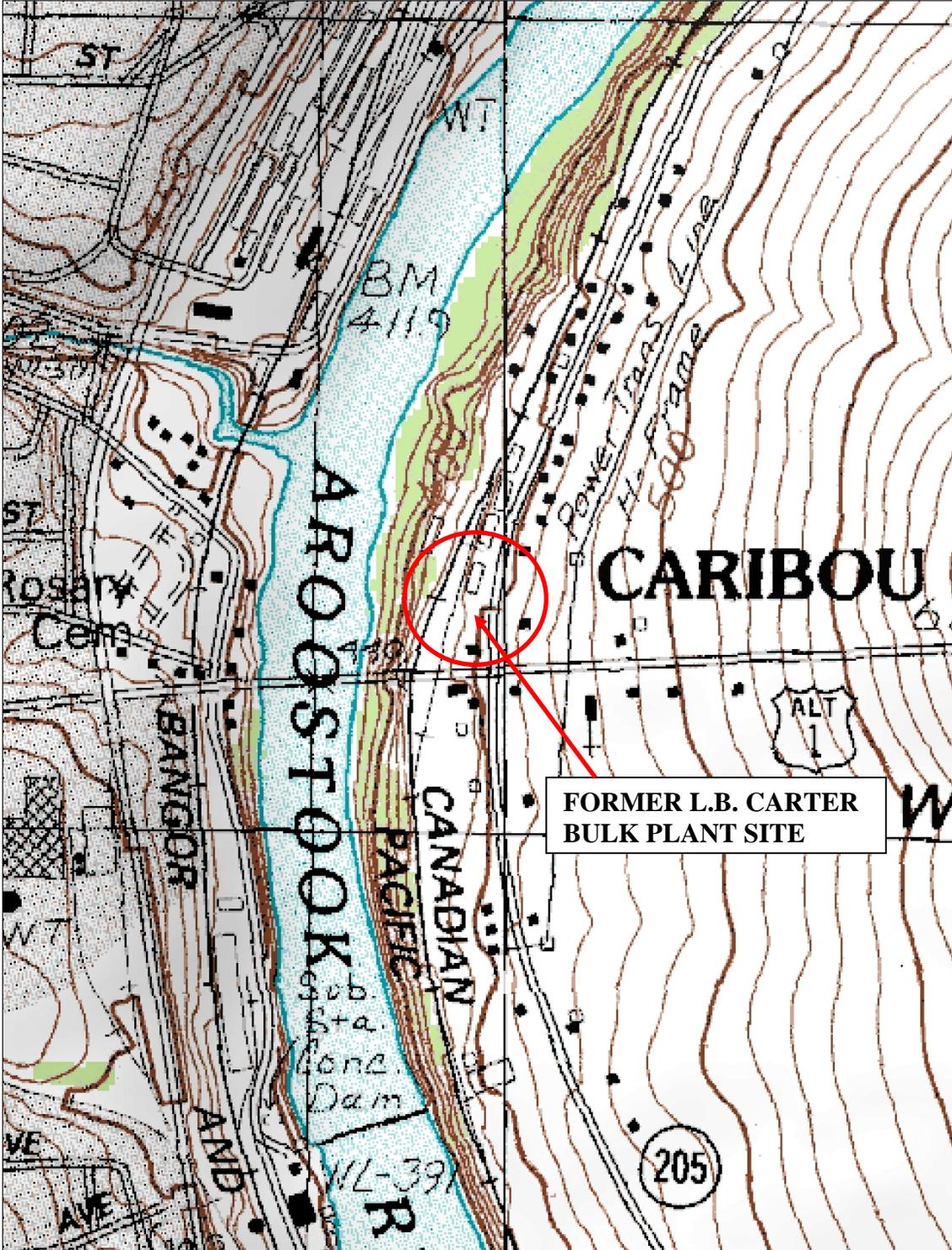
Based on the recent investigation findings, shallow soil at the site contains residual impacts from petroleum that exceed the MDEP's remedial guidelines for potential exposure to a Recreational/Park User receptor. In order to mitigate this condition, CP proposes to place a cover of clean soil as a physical barrier over the impacted area. Coupled with this approach, CP proposes to establish a Declaration of Environmental Covenant (DEC) that contains institutional controls that will apply to CP and future owners of the site.

A draft DEC is being prepared by CP for submittal to VRAP. The DEC provisions are anticipated to address:

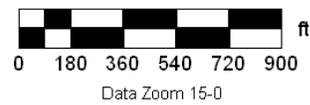
- 1) Keeping the future site use consistent with current use as open space.
- 2) Restricting future withdrawal and use of groundwater at the site.
- 3) Restricting future activity at the site that could disturb the protective soil cover.
- 4) Managing the site consistent with the Soil Management Plan.
- 5) Periodically monitor the site to ensure these provisions remain in effect.

Upon VRAP's acceptance of the SMP and the language presented in the DEC, CP will prepare a final DEC to be recorded in the Southern Aroostook County Registry of Deeds.

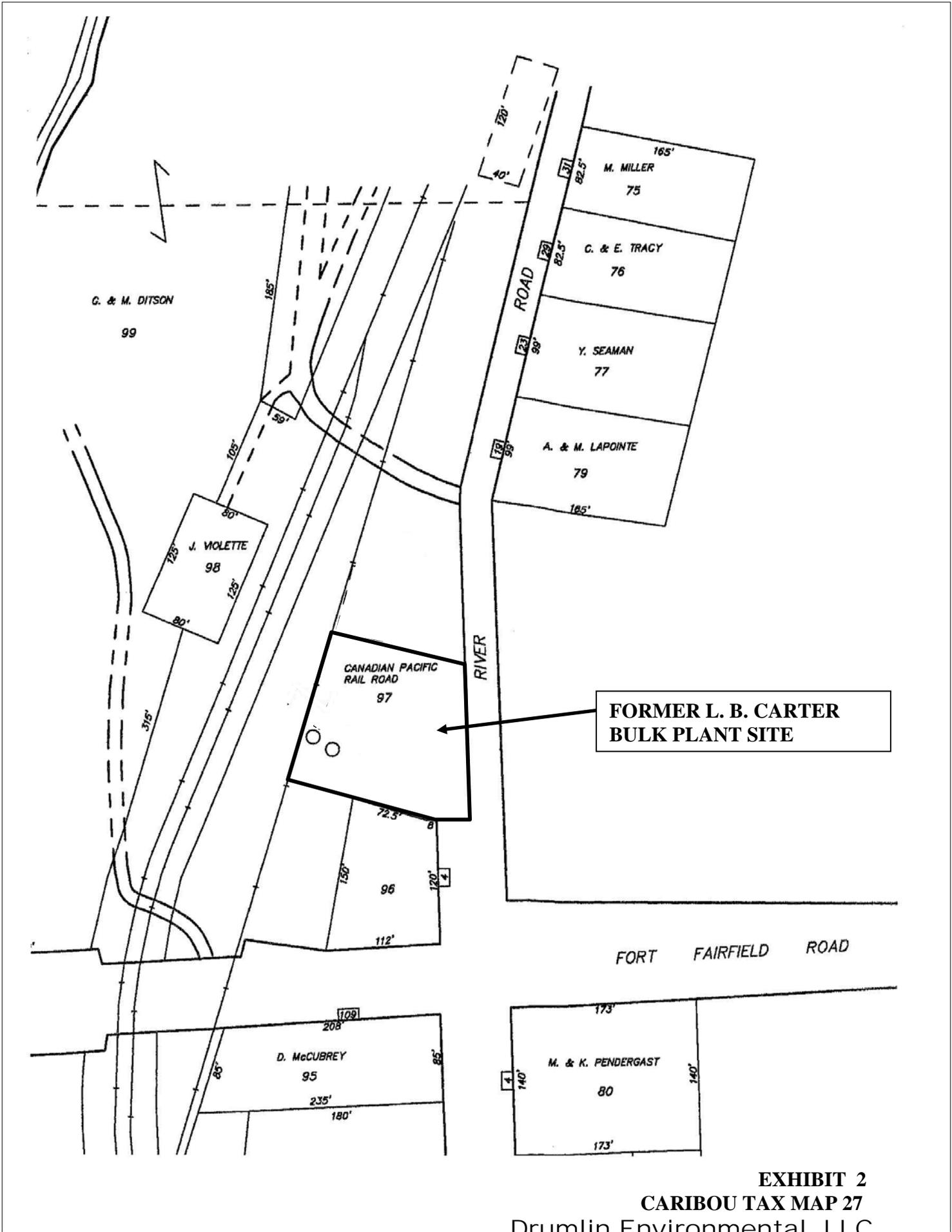
APPENDIX A
SITE LOCATION MAP
and
CARIBOU TAX MAP



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**EXHIBIT 1 - SITE LOCATION
DRUMLIN ENVIRONMENTAL, LLC**



**FORMER L. B. CARTER
BULK PLANT SITE**

**EXHIBIT 2
CARIBOU TAX MAP 27
Drumlin Environmental, LLC**

APPENDIX B
SOIL MANAGEMENT PLAN

**SOIL MANAGEMENT PLAN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE**

JUNE 2014

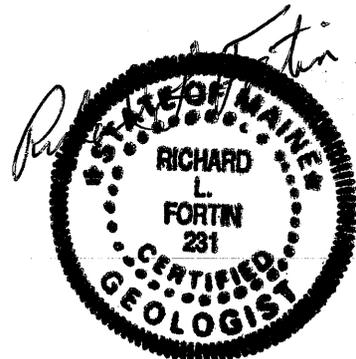
prepared for

Canadian Pacific
Canadian Pacific Plaza
Suite 900, 120 South 6th Street
Minneapolis, MN 55402



prepared by

Drumlin Environmental, LLC
97 India Street
P. O. Box 392
Portland, Maine 04112-0392
(207) 771-5546



**SOIL MANAGEMENT PLAN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE**

TABLE OF CONTENTS

Section	Title	Page No.
1.0	INTRODUCTION	1
	1.1 Purpose	1
	1.2 Background.....	1
	1.3 Document Availability	3
2.0	SITE CONDITIONS.....	3
	2.1 Site Setting	3
	2.2 Historical Reports.....	3
	2.3 Site Contamination	4
3.0	SOIL MANAGEMENT.....	5
	3.1 MDEP Guidelines.....	5
	3.2 Plan Applicability.....	5
	3.3 Soil Cover	6
	3.4 MDEP Notification	6
	3.5 Environmental Professional Oversight.....	6
	3.6 Best Management Practices	7
	3.7 Safety Considerations.....	7
	3.8 Contamination Identification.....	7
	3.9 Soil Handling.....	8
	3.10 Groundwater Management.....	8
	3.11 Documentation and Reporting.....	8
4.0	SMP MODIFICATIONS	8
5.0	REFERENCES	8
	FIGURE 1- Site Setting and Areas of Environmental Concern.....	2
	Historical Information (16 pages of figures and tables).....	End

**SOIL MANAGEMENT PLAN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE**

1.0 INTRODUCTION

1.1 Purpose

Drumlin has prepared this Soil Management Plan (SLMP) as a component of the overall Site Management Plan (SMP) for the former L. B. Carter Bulk Plant site. The SLMP was developed as part of Canadian Pacific's (CP) participation in the Voluntary Response Action Program (VRAP). The purpose of the SLMP is to provide a description of the levels and locations of petroleum-impacted soil remaining at the site and to establish a strategy for managing the site in the future to avoid exposure. In the event that these contaminated materials are encountered or otherwise disturbed during future construction or excavation activity, it is necessary to have established procedures in place to assess the contamination and to safely handle, manage and/or disposal of the contaminated material. Any persons (i.e., owners, contractors, employees, residents or other persons) engaged in excavation or other subsurface-disturbing activities at the site are required to follow the provisions of this plan.

1.2 Background

CP entered the former bulk plant site into VRAP in November 1998. The former bulk plant is located on River Road in Caribou, Maine. The bulk plant occupied a parcel leased from CP and was operated for over 30 years up to the early 1990s. The bulk plant was decommissioned in September 1997.

Prior investigations at the former bulk plant site have documented soil and groundwater contamination in the subsurface. An overview of the site characterization provided in the SMP Conceptual Site Model (CSM) is summarized below.

- Free product is not an ongoing remedial concern at the site.
- Petroleum vapor migration, vapor intrusion and indoor air exposure are not a remedial concern at the site since no buildings are present.
- For the occasional recreational/park user, the potential for exposure to soil contamination in the top two feet of the site is a remedial concern.
- There are no active water supply wells at risk to impacted groundwater at the former bulk plant site.
- The Aroostook River is a potential receptor that does not appear to be at risk.

Figure 1 shows the boundaries of the property and the Areas of Concern (AOCs) to be addressed through the SLMP.



FIGURE 1
SLMP – SITE SETTING AND
AREAS OF ENVIRONMENTAL CONCERN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE

1.3 Document Availability

This document is required to be maintained by the property owner, its representatives, successors and assigns as part of the ongoing obligations through VRAP for this property. A copy of this document must be provided to employees, contractors, subcontractors, and other persons who may contact or disturb the subsurface conditions that are being addressed through this SLMP.

2.0 SITE CONDITIONS

2.1 Site Setting

The site of the former L.B. Carter Bulk Plant is located near the intersection of River Road and Fort Fairfield Road in Caribou. The Aroostook River is located approximately 400 feet to the west. The site is bordered on the north, west and south by undeveloped land owned by CP. Several residential properties are present along the east side of River Road and along the road to the north. The land slopes upward in elevation to the east thus placing these homes in an upgradient position relative to groundwater flow at the former bulk plant site. The topography on the site is relatively flat except for the soil berm that historically provided spill containment for the former ASTs. At the back, western end CP's property, the topography drops down steeply towards the river. The site is not located over a mapped sand and gravel aquifer. The surficial geology consists of till deposits which are not conducive to rapid subsurface groundwater flow or high yield to water supply wells. The top five feet of the bedrock is more highly fractured than deeper zones in the formation. Groundwater investigated in the overburden and bedrock flows from east to the west beneath the former bulk plant site. The direction of flow follows the local topography which slopes towards the Aroostook River. The river is interpreted to be a potential receptor of groundwater discharge from the nearby upland areas.

2.2 Historical Reports

Our understanding of the site hydrogeologic conditions and extent of contamination is based on the information presented in prior reports as listed below:

- Hydrogeologic Investigation Report B-8210-01, L.B. Carter Bulk Plant Property, River Road, Caribou, Maine, November 1992. Prepared by Shevenell-Gallen and Associates, Inc. of Bangor, Maine, approximately 37 pgs.
- Environmental Site Assessment at L.B. Carter Heating Bulk Plant, River Road, Caribou, Maine 04736, November 1992. Prepared by County Environmental, Inc. of Caribou, Maine, approximately 55 pgs.
- Environmental Site Investigation Report, Former L.B. Carter Bulk Plant Site, Caribou, Maine, July 1998. Prepared by Tewhey Associates of South Portland Maine, 130 pgs.
- Data Report, Environmental Site Investigation, Former L.B. Carter Bulk Plant Site, Caribou, Maine, October 1999. Prepared by Drumlin Environmental, LLC of Portland, Maine, 131 pgs.

- Bedrock Investigation Report, Former L.B. Carter Bulk Plant Site, Caribou, Maine, May 2000. Prepared by Drumlin Environmental, LLC of Portland, Maine, 66 pgs.
- Soil and Groundwater Investigation Report, Former L.B. Carter Bulk Plant Site, Caribou, Maine, March 2013. Prepared by Drumlin Environmental, LLC of Portland, Maine, 72 pgs.

2.3 Site Contamination

In October 1984, an estimated 3,000 gallons of #2 fuel oil were spilled onto the ground. Approximately 800 gallons of free product were recovered over time and 300 cubic yards of impacted soil were removed for disposal at Tri-Community landfill. Due to the presence of significant oil contamination in the subsurface, a recovery well was installed in late October 1984 to remove free product. Other smaller spills of fuel oil ranging from 15 to 200 gallons also occurred at the site between 1979 and 1990.

In 1992, three monitoring wells were installed to sample shallow groundwater in the till. The samples were reported to contain fuel oil at 414 µg/L at SG-1 (upgradient) and 12,796 µg/L at SG-3 (downgradient).

In December 1996, the three monitoring wells were sampled for a second event. GRO was reported to range in the three wells from non-detect to 900 µg/L and DRO ranged from 210 to 9,100 µg/L. Benzene, toluene, ethylbenzene and xylene detections were also reported at SG-1 and SG-3.

Investigations and reports completed between 1992 and March 2013 further documented the level of subsurface contamination present at the site. Two areas of environmental concern (AOCs) are identified. The AOCs are associated with the former bulk plant ASTs and loading platform (AOC-1) and the former gasoline station use of USTs (AOC-2). The primary contaminants of concern (COCs) are related to fuel oil and gasoline discharges.

Several figures are included at the end of this plan showing the layout of the property along with site environmental characterization data generated in prior studies to address the AOCs at the site. The following paragraphs present an overview of the study findings showing the soil and groundwater contamination identified at the site.

- Subsurface soil and groundwater samples collected at the site in 1997-1998 were originally characterized primarily using MDEP Method 4.2.17 for gasoline range organics (GRO) and MDEP Method 4.1.25 for diesel range organics (DRO). The highest DRO concentrations were detected at soil boring B-2 in AOC-2. DRO was reported at 37,000 mg/kg in the 3-4-foot sample and 10,000 mg/kg in a 4-6-foot sample. The GRO concentrations corresponding to these sample depths were 1,000 and 1,300 mg/kg, respectively. GRO was reported at slightly higher values at TP-5 (4,800 mg/kg at 8 feet) in AOC-1; and, TP-14 (1,600 mg/kg at 4 feet) and TP-11 (1,400 mg/kg at 4.5 feet) in AOC-2. The more highly impacted zone was found to range in depth from 3 to 8 feet below ground surface.

- In 2000, a bedrock investigation was conducted to address deeper groundwater quality downgradient from AOC-1 and AOC-2. The bedrock investigation detected GRO at MW-102 at 249 µg/L. The remaining wells in the bedrock, MW-101 (upgradient), MW-103 and MW-104 (both downgradient), were reported as less than the Practical Quantitation Level (PQL) of 10 µg/L. DRO was detected in the bedrock at MW-102 and MW-103 at 6,900 µg/L and 94 µg/L, respectively. At MW-101 and MW-104, DRO was reported as less than the PQL of 50 µg/L. VOA analysis for all four bedrock wells were reported as less than the PQL of 2 µg/L. An overburden well identified as DEP Well was also sampled and reported to contain GRO at 735 µg/L, benzene at 10 µg/L, ethylbenzene at 51 µg/L and DRO at 13,600 µg/L.
- More recent analytical work completed for the site in late 2012 (i.e., reported in 2103) included Extractable Petroleum Hydrocarbon (EPH) and Volatile Petroleum Hydrocarbon (VPH) laboratory analyses. The 0 to 3-foot zone was investigated at five shallow test pit explorations completed in AOC-2. The analytical results for soil samples collected in the 1.5 to 2-foot zone found petroleum residues exceeding the MDEP Remediation Guidelines for the recreation/park user exposure scenario as indicated below.

TP-1: C9-C10 Aromatics at 2,200 mg/kg and Benzo(a)pyrene at 0.22 mg/kg.
 TP-3: C9-C18 Aliphatics at 4,800 mg/kg and C11-C22 Aromatics at 3,700 mg/kg.
 TP-5: C11-C22 Aromatics at 2,000 mg/kg, Benzo(a)anthracene at 0.61 mg/kg,
 Benzo(a)pyrene at 0.80 mg/kg, Benzo(b)fluoranthene at 0.83 mg/kg and Indeno(1,2,3-cd)pyrene at 0.61 mg/kg.

The 2012-2013 study also included shallow groundwater samples collected adjacent to the Aroostook River along the inferred pathway of flow from the former bulk plant site. The analytical testing found no detections of EPH and VPH in these samples.

3.0 SOIL MANAGEMENT

3.1 MDEP Guidelines

Recent analytical data collected for the site to characterize shallow contaminated soil were evaluated based on the MDEP Remediation Guidelines for Petroleum Contaminated Sites in Maine (December 2009). CP anticipates that the site will remain as undeveloped, vacant land in future years and believes that the site contamination can therefore be effectively managed in place while being protective of human health and the environment under the new guidelines.

3.2 Plan Applicability

CP is proposing to place a minimum 2-foot thick soil cover over existing contamination as a barrier to prevent human exposure at the site. The SLMP is applicable to activities that involve the disturbance of impacted soil as the soil cover remedy is implemented by excavation/construction workers. The SLMP is also applicable to the passive recreational/park user in the event of a disturbance of the subsurface impacted soils at the site in the future. These

types of activities could involve bringing petroleum contamination to the surface of the site where potential human exposure could occur. The potential exposure threat would be through direct dermal contact with soil, incidental ingestion of soil and inhalation of soil particles or vapors emitted from petroleum-contaminated soil.

3.3 Soil Cover

The EPH/VPH data for shallow (1.5 to 2-foot) zone soil samples collected at the site found petroleum residues exceeding the MDEP Remediation Guidelines. CP proposes that the risk of exposure to the recreational/park user can be mitigated cost-effectively by creating a minimum 2-foot layer of clean soil over the contamination. The soil cover will serve as a physical barrier to eliminate pathways to human exposure. This soil cover can be achieved by regrading the existing containment berm of soil and supplementing, as needed, with additional clean fill to achieve the minimum cover thickness. The soil cover will be stabilized by seeding and mulching with hay or by placing a layer of bark mulch over the disturbed area. Natural vegetation growth will likely become established on the site over time such that the root system should provide more stability to the soil. The oversight and environmental monitoring provisions described in this SLMP will be followed while the soil cover is being implemented in order to protect construction workers from exposure.

3.4 MDEP Notification

CP anticipates the future status of the site will be the same as the present. CP has no plans for the site that would disturb contaminated soil or bring contaminated soil to the surface. However, in the event that the site could be disturbed either as a planned activity or unexpectedly in the future, MDEP VRAP shall be contacted in writing to notify the Department of the planned activities. The notification and follow-on discussions may trigger the need to engage the provisions of the SLMP, or it may be determined that the activity will represent a minor concern where the SLMP is not applicable. The written notification to the MDEP shall provide sufficient lead time for the staff to respond prior to the commencement of any site disturbance activities.

3.5 Environmental Professional Oversight

In the event of a planned or unexpected activity involving subsurface soil disturbance and possible exposure to contaminated soil, an Environmental Professional (EP) must be involved to facilitate the SLMP for the site. The EP should be experienced and qualified to address contaminated site conditions and to develop any additional Work Plans that may be appropriate to the work being undertaken at the site. At a minimum, an EP must be engaged during construction related to the proposed soil cover and in the future if any significant subsurface disturbance occurs at the site.

The primary EP tasks will involve monitoring conditions for potential exposure concerns, coordinating on excavating and stockpiling activities, communicating with the contractor(s) regarding health and safety practices and assisting with the disposition of contaminated soil, if needed. The risk of worker exposure to soil vapors would be assessed by the EP using

appropriate field instrumentation or air quality monitoring. The EP would also work on behalf of the owner to coordinate with the MDEP and local municipal officials.

Actions taken at the site to prevent exposure are based on the contaminant concentrations in relation to applicable regulations and remedial guidelines of the MDEP. As stated previously depending on the relative size and duration of the disturbance activity, the potential exposure scenarios of concern may include dermal contact, incidental ingestion and inhalation of contaminants on fugitive dust or vapors emitted into the ambient air.

3.6 Best Management Practices

For activities undertaken at the site that involve subsurface soil disturbance, construction and excavation work should be done following the MDEP Erosion and Sediment Control Best Management Practices (BMPs). Contaminated soil excavated and temporarily stockpiled on the site should be managed in order to minimize vapor emissions, the spread of dust/contaminants through wind and mobilization via surface runoff. Specifically during construction activities, management of disturbed fill may include:

- 1) Wetting for dust control,
- 2) Mulching for erosion control,
- 3) Plastic liners and covers to avoid contact with precipitation and for segregation,
- 4) Hay bales, silt fencing and berms for perimeter containment, and
- 5) Vapor barrier/vapor mitigation system depending on the nature and duration of the activity.

There are no plans to construct a building at the site. However, such activity would require having procedures in place for monitoring vapor conditions and for proper handling impacted soil, if encountered, in order to mitigate potential exposure during construction. If vapor intrusion could be a potential concern for a building in the future, the installation of a subsurface vapor mitigation system may need to be incorporated with the foundation design and construction of the building.

3.7 Safety Considerations

Construction contractors working at the site to implement the soil cover are anticipated to conduct their work in compliance with all applicable Occupation Safety and Health Administration (OSHA) regulations. Contractors are encouraged to inform all workers through regular health and safety briefings of the potential for exposure through dermal contact, eating and breathing while working at the site. Workers are encouraged to use proper protective clothing and equipment to prevent exposure. To the extent possible, construction tasks and practices should be implemented to avoid worker exposure pathways.

3.8 Contamination Identification

The prior Phase II site investigations have characterized the nature and level of contamination present at the site. The primary contaminants of concern are petroleum hydrocarbons and

possibly lead. The petroleum hydrocarbons should be monitored in accordance with MDEP Standard Operating Procedure TS004 using a field photoionization meter (PID). If lead is present, it is likely associated with the petroleum such that the management of the soil under the SLMP incorporates and addresses both types of contamination.

3.9 Soil Handling

While implementing the soil cover remedy, no significant excavation, segregation or stockpiling of subsurface contaminated soil is expected. The objective is to cover the existing area with clean fill and incorporate the existing berm soils into the cover. The placement of clean fill and regarding activity will be handled primarily using an excavator and/or dozer equipment. Construction worker activity with hand tools should be minimal.

3.10 Groundwater Management

During remedial construction for the soil cover, the primary soil handling activity will involve filling above the existing land surface. Groundwater is not expected to be encountered since the depth to groundwater in the AOCs is greater than five feet below land surface. Therefore, no provisions for groundwater management are needed.

3.11 Documentation and Reporting

If an activity occurs at the site that involves actions relevant to the SLMP, the activity may need to be documented in written correspondence, reports or other record keeping. It is anticipated that the site owner, EP and MDEP will collectively determine the appropriate course of action to be taken according to applicable MDEP guidelines or regulations. The environmental professional would be responsible for assisting the owner in addressing health and safety concerns and strategies to mitigate potential human exposure. A site plan would be prepared to record any relevant changes to the pre-existing site conditions.

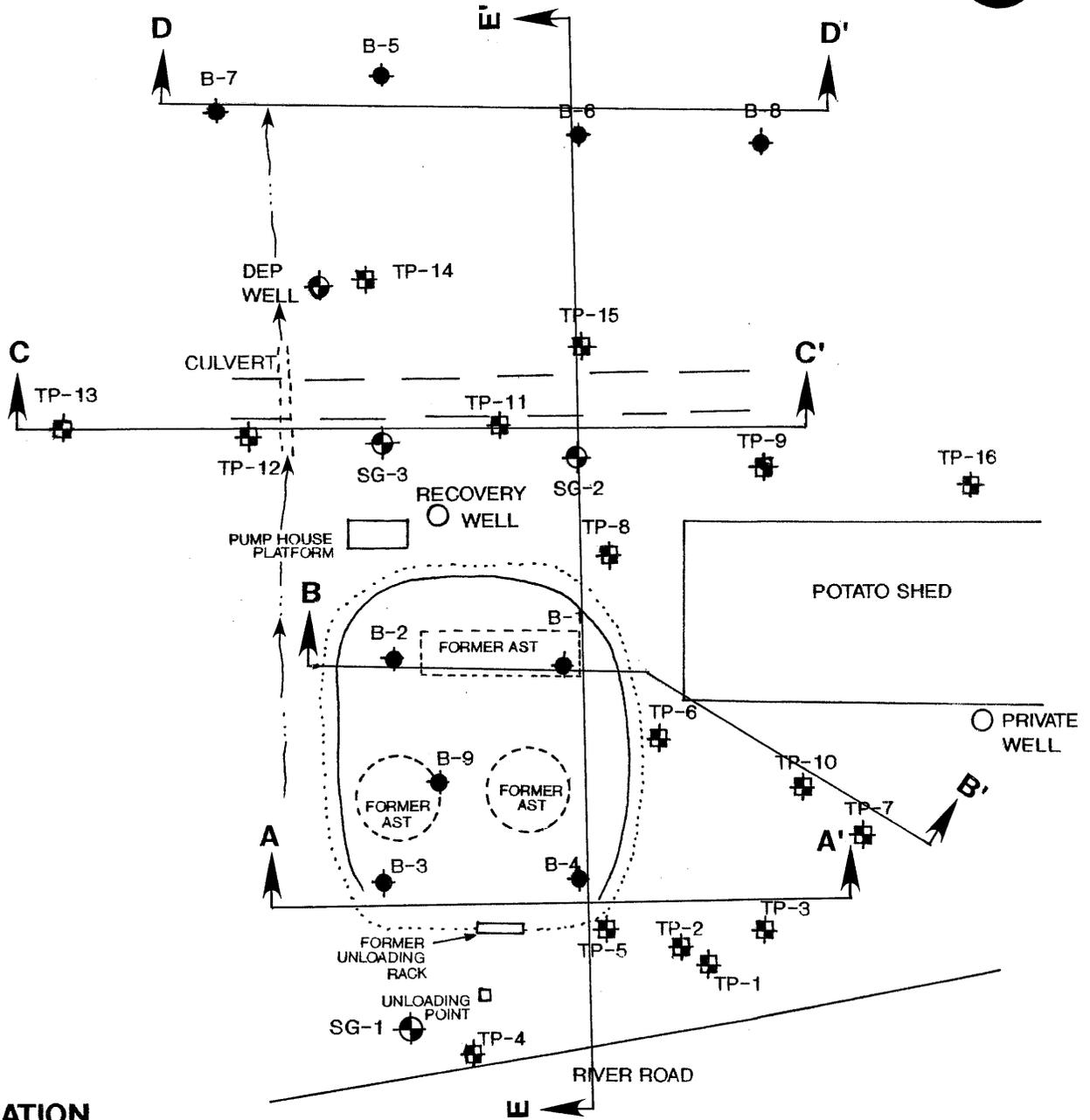
REFERENCES

1. Maine Department of Environmental Protection, Voluntary Response Action Program (VRAP) requirements.
2. Maine Department of Environmental Protection, Remediation Guidelines For Petroleum Contaminated Sites in Maine, effective date December 1, 2009.
3. Maine Department of Environmental Protection, Erosion and Sediment Control BMPs, dated March 2003, DEPLW0588.
4. Investigation reports cited in Section 2.2.

APPENDIX B
SOIL MANAGEMENT PLAN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE

The following pages include figures and tabulated data previously included in historical document submittals to the MDEP. A reference to the original report is provided on each page. The list of referenced reports is provided in Section 2.2 of the SLMP.

↑ DOWNSLOPE TO
AROOSTOOK RIVER



EXPLANATION

- ☒ TEST PIT EXPLORATION (TEWHEY, AUG. 1997)
- GEOPROBE EXPLORATION (COUNTY ENV., OCT. 1997)
- ⊕ EXISTING MONITORING WELL
- ↑↑ GEOLOGIC PROFILE LOCATION

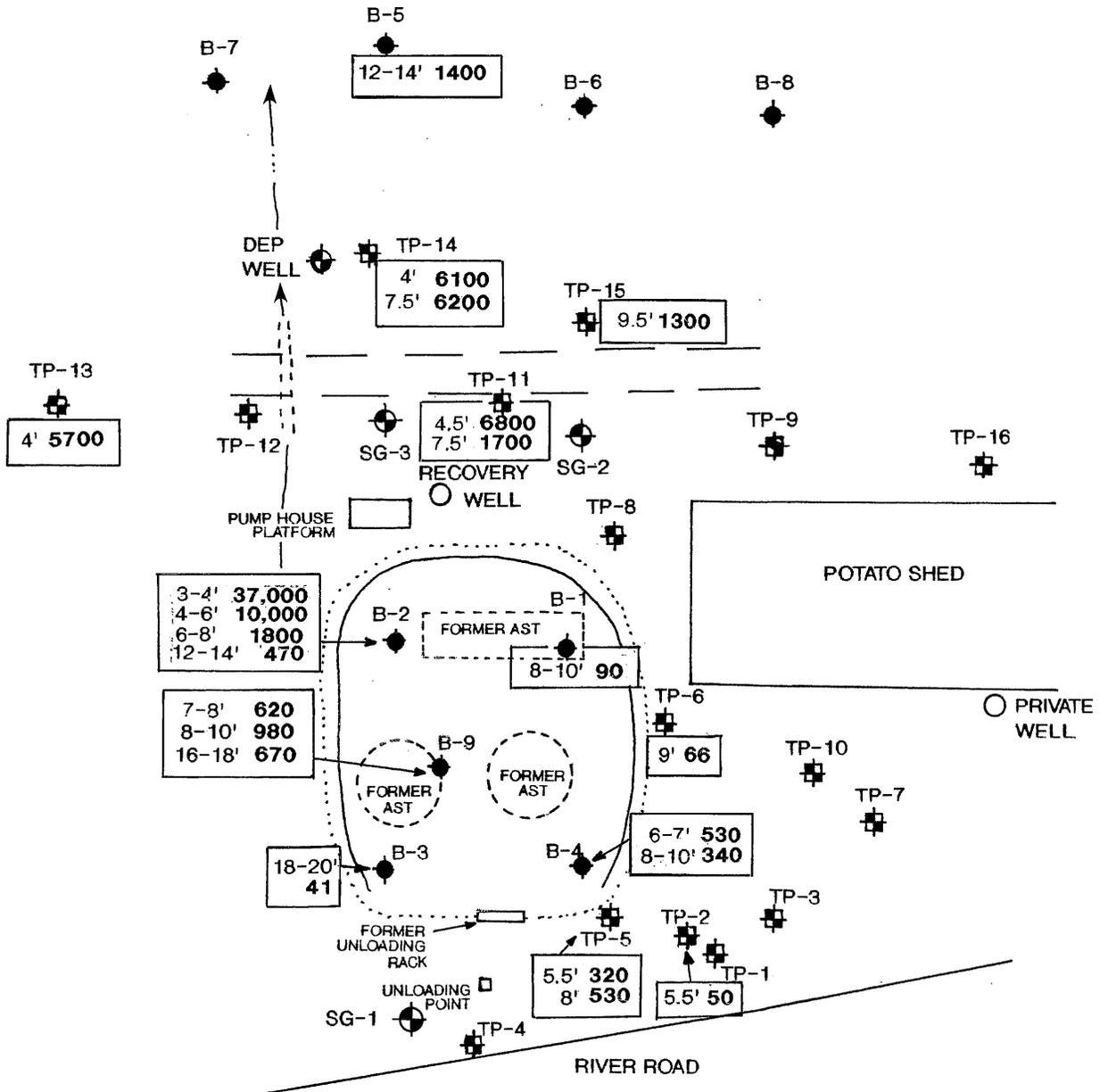


SLMP-HISTORICAL INFORMATION, p. 1

**LOCATIONS OF EXPLORATIONS
FORMER L.B. CARTER BULK PLANT
CARIBOU, MAINE
Drumlin Environmental, LLC**

From: OCTOBER 1999 DATA REPORT

↑ DOWNSLOPE TO
AROOSTOOK RIVER



EXPLANATION

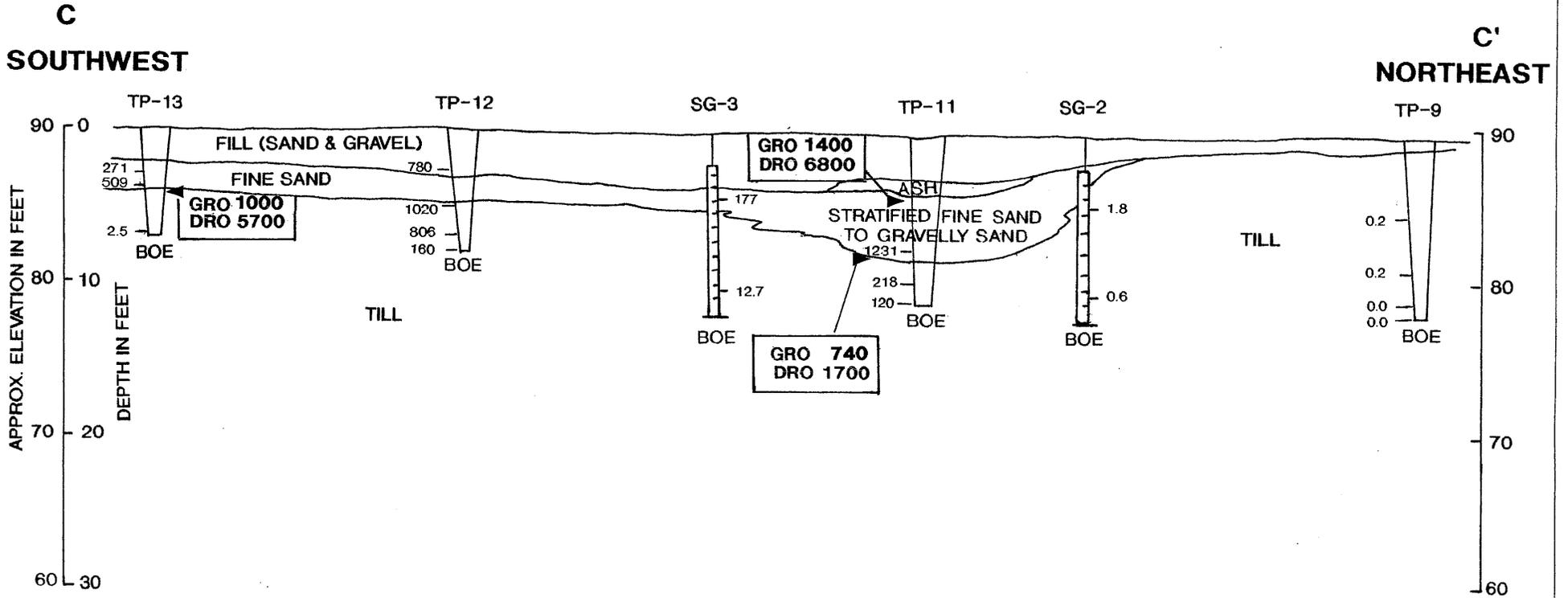
- ⊠ TEST PIT EXPLORATION (TEWHEY, AUG. 1997)
 - GEOPROBE EXPLORATION (COUNTY ENV., OCT. 1997)
 - ⊙ EXISTING MONITORING WELL
- DRO CONCENTRATION IN MG/KG



SLMP-HISTORICAL INFORMATION, p. 2

**DRO ANALYSES
FORMER L.B. CARTER BULK PLANT
CARIBOU, MAINE
Drumlin Environmental, LLC**

From: OCTOBER 1999 DATA REPORT



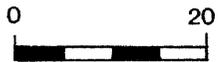
EXPLANATION

 WELL SCREEN
 GEOPROBE BORING
 BOE=BOTTOM OF EXPLORATION

 TEST PIT EXPLORATION

 PID HEADSPACE READING (PPM)

GRO=GASOLINE RANGE ORGANICS (MG/KG)
 DRO=DIESEL RANGE ORGANICS (MG/KG)



HORIZONTAL SCALE IN FEET
VERTICAL SCALE EXAGGERATION 2:1

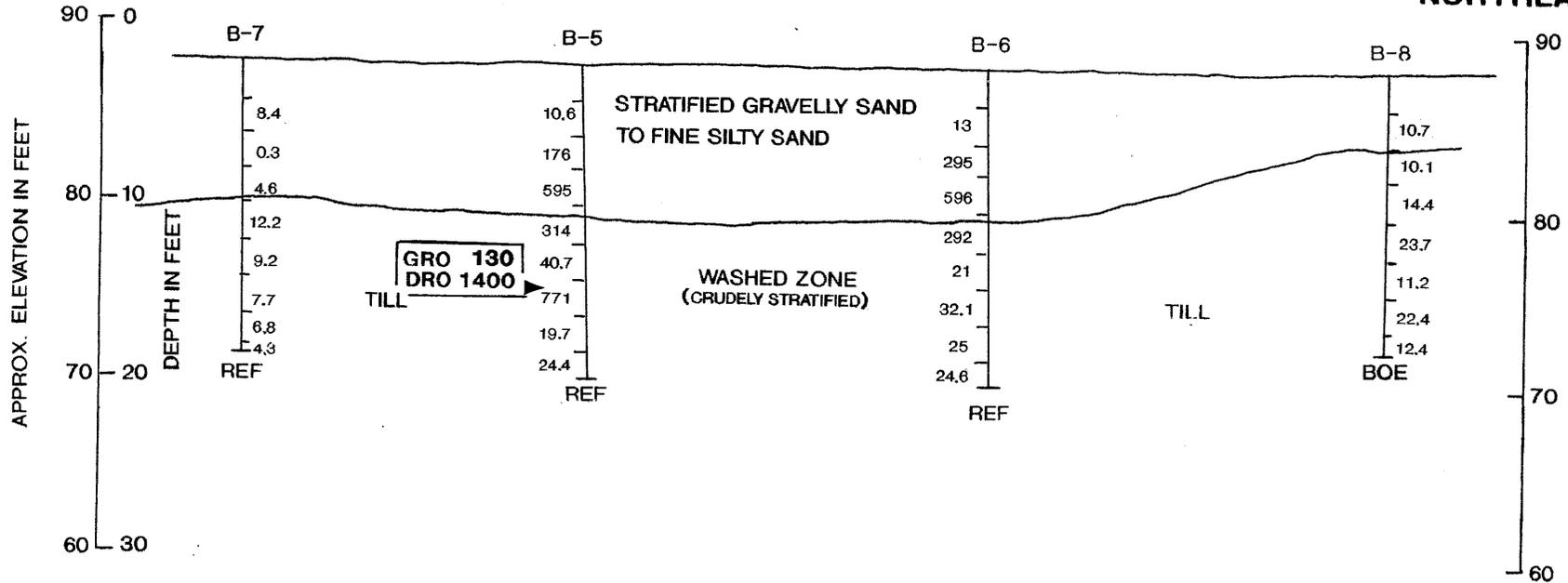
From: OCTOBER 1999 DATA REPORT

SLMP-HISTORICAL INFORMATION, p. 6

**DRO AND GRO ANALYSES
ALONG GEOLOGIC PROFILE C-C'
FORMER L.B. CARTER BULK PLANT
CARIBOU, MAINE
Drumlin Environmental, LLC**

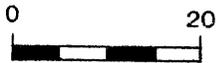
D
SOUTHWEST

D'
NORTHEAST



EXPLANATION

- ┆ GEOPROBE BORING
- ┆ BOE=BOTTOM OF EXPLORATION
- ┆ REF=REFUSAL SURFACE
- 2.4] PID HEADSPACE READING (PPM)
- GRO=GASOLINE RANGE ORGANICS (MG/KG)
- DRO=DIESEL RANGE ORGANICS (MG/KG)

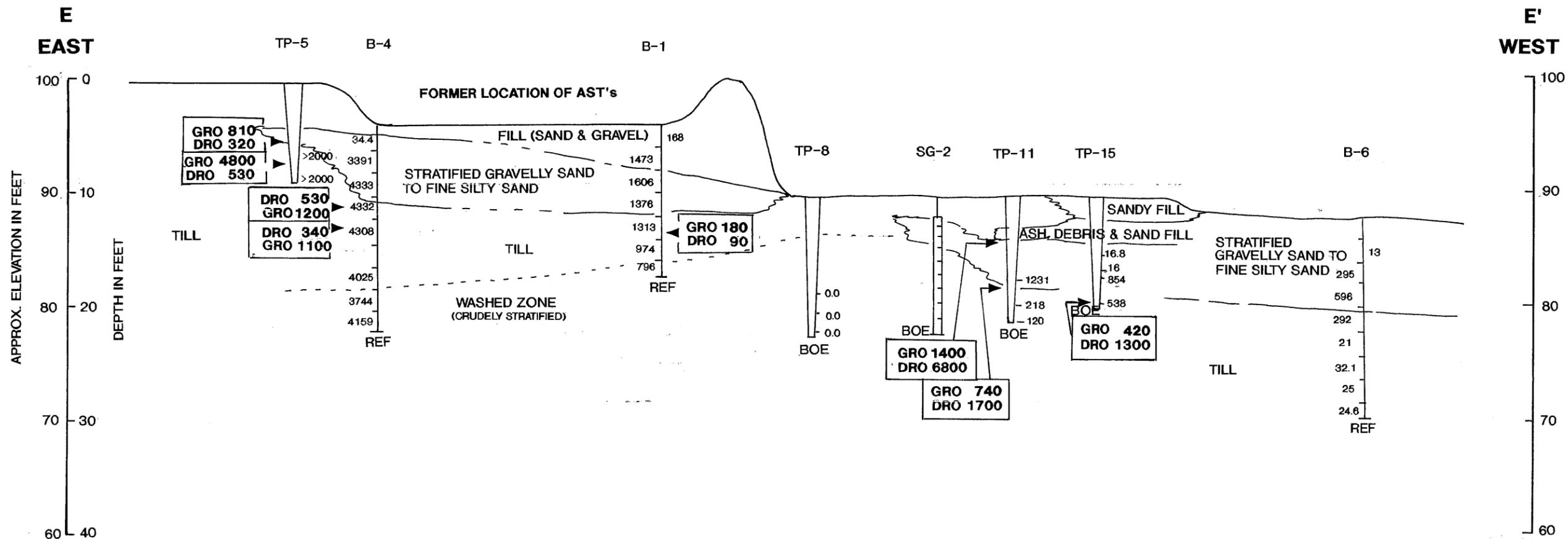


HORIZONTAL SCALE IN FEET
VERTICAL SCALE EXAGGERATION 2:1

From: OCTOBER 1999 DATA REPORT

SLMP-HISTORICAL INFORMATION, p. 7

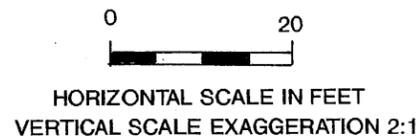
**DRO AND GRO ANALYSES
ALONG GEOLOGIC PROFILE D-D'
FORMER L.B. CARTER BULK PLANT
CARIBOU, MAINE
Drumlin Environmental, LLC**



EXPLANATION

- ┆ GEOPROBE BORING
- ┆ BOE = BOTTOM OF EXPLORATION
- ┆ REF = REFUSAL SURFACE
- ┆ TEST PIT EXPLORATION
- 34 ┆ PID HEADSPACE READING (PPM)

GRO=GASOLINE RANGE ORGANICS MG/KG
 DRO=DIESEL RANGE ORGANICS MG/KG



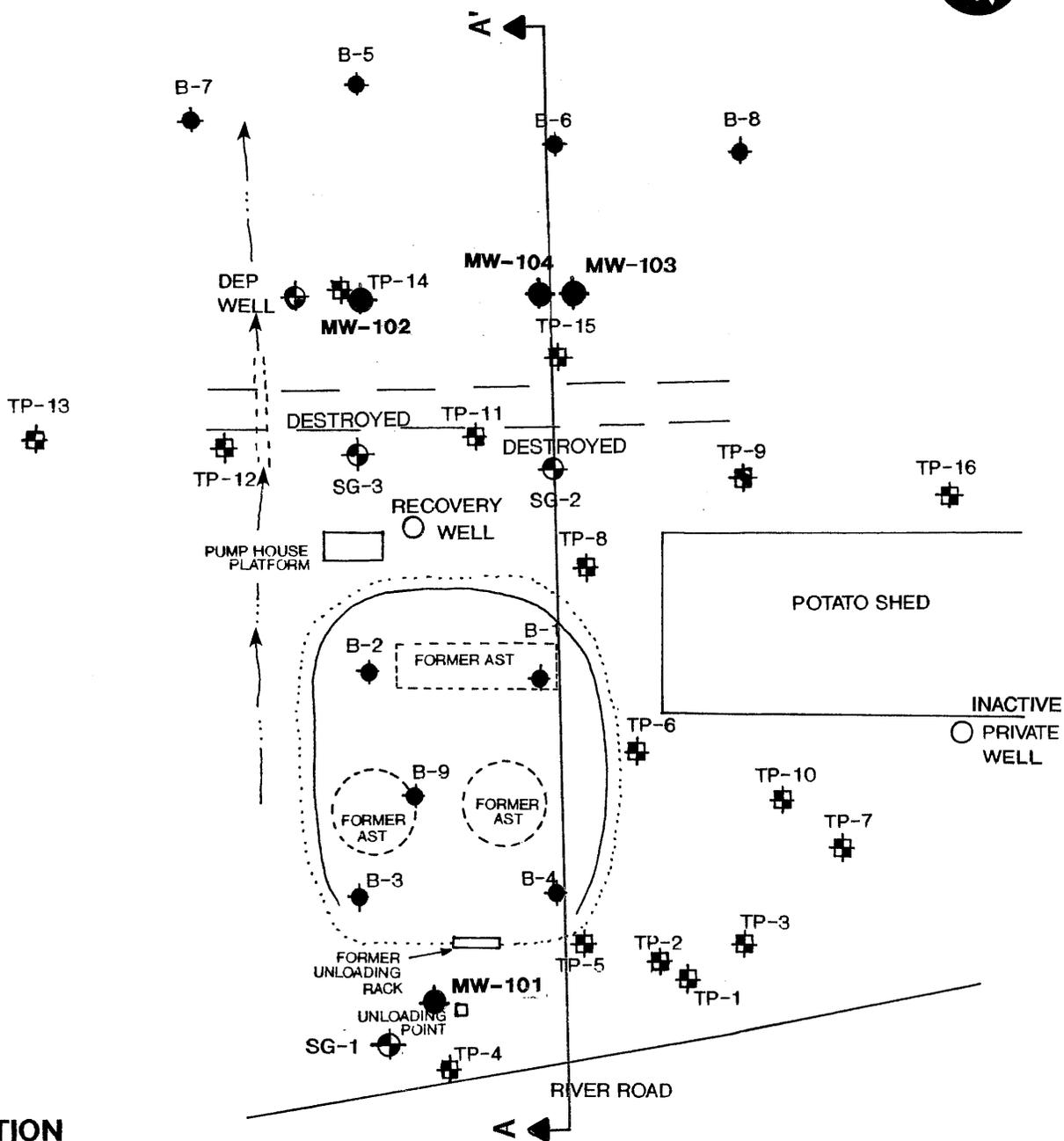
SLMP-HISTORICAL INFORMATION, p. 8

**DRO AND GRO ANALYSES
 ALONG GEOLOGIC PROFILE E-E'
 FORMER L.B. CARTER BULK PLANT
 CARIBOU, MAINE**

Drumlin Environmental, LLC

From: OCTOBER 1999 DATA REPORT

↑ DOWNSLOPE TO
AROOSTOOK RIVER



EXPLANATION

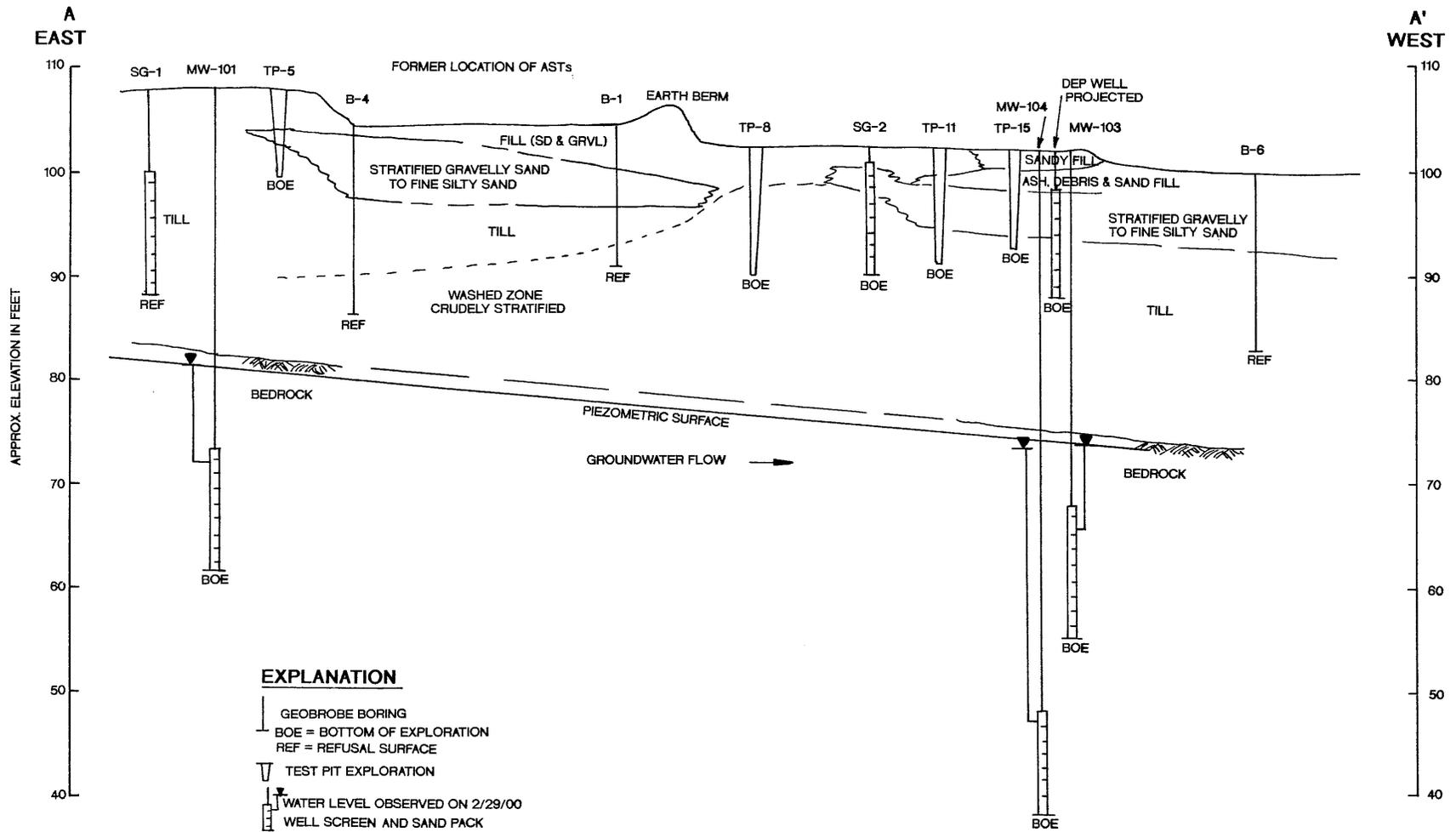
- ☒ TEST PIT EXPLORATION (TEWHEY, AUG. 1997)
- ◆ GEOPROBE EXPLORATION (COUNTY ENV., OCT. 1997)
- ⊙ EXISTING MONITORING WELL
- BEDROCK MONITORING WELL
- ↔ GEOLOGIC PROFILE LOCATION A-A' (PROFILE E-E' OF 1999 DATA REPORT)

○ APPROXIMATE LOCATION OF PRIVATE RESIDENCE WELL

SLMP-HISTORICAL INFORMATION, p. 9

**LOCATION OF EXPLORATIONS
FORMER L.B. CARTER BULK PLANT
CARIBOU, MAINE**

Drumlin Environmental, LLC



EXPLANATION

- |— GEBROBE BORING
- |— BOE = BOTTOM OF EXPLORATION
- |— REF = REFUSAL SURFACE
- ∇ TEST PIT EXPLORATION
- |— WATER LEVEL OBSERVED ON 2/29/00
- |— WELL SCREEN AND SAND PACK



HORIZONTAL SCALE IN FEET
 VERTICAL SCALE EXAGGERATION 21

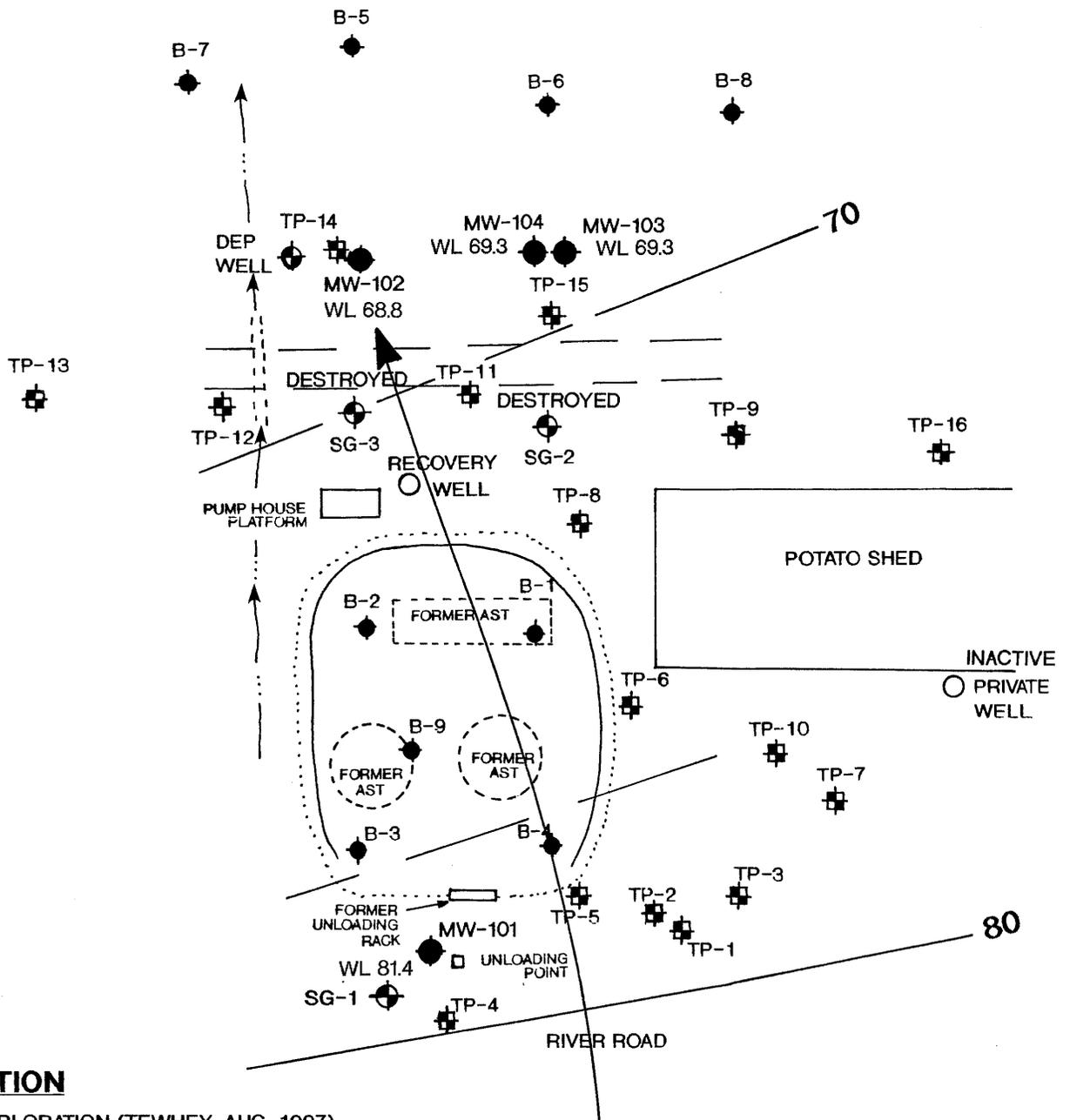
From: MAY 2000 BEDROCK INVEST. REPORT

SLMP-HISTORICAL INFORMATION, p. 10

INTERPRETIVE GEOLOGIC PROFILE A-A'
 FORMER L.B.CARTER BULK PLANT
 CARIBOU, MAINE

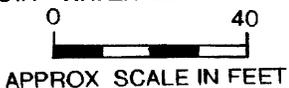
Drumlin Environmental, LLC

↑ DOWNSLOPE TO
AROOSTOOK RIVER



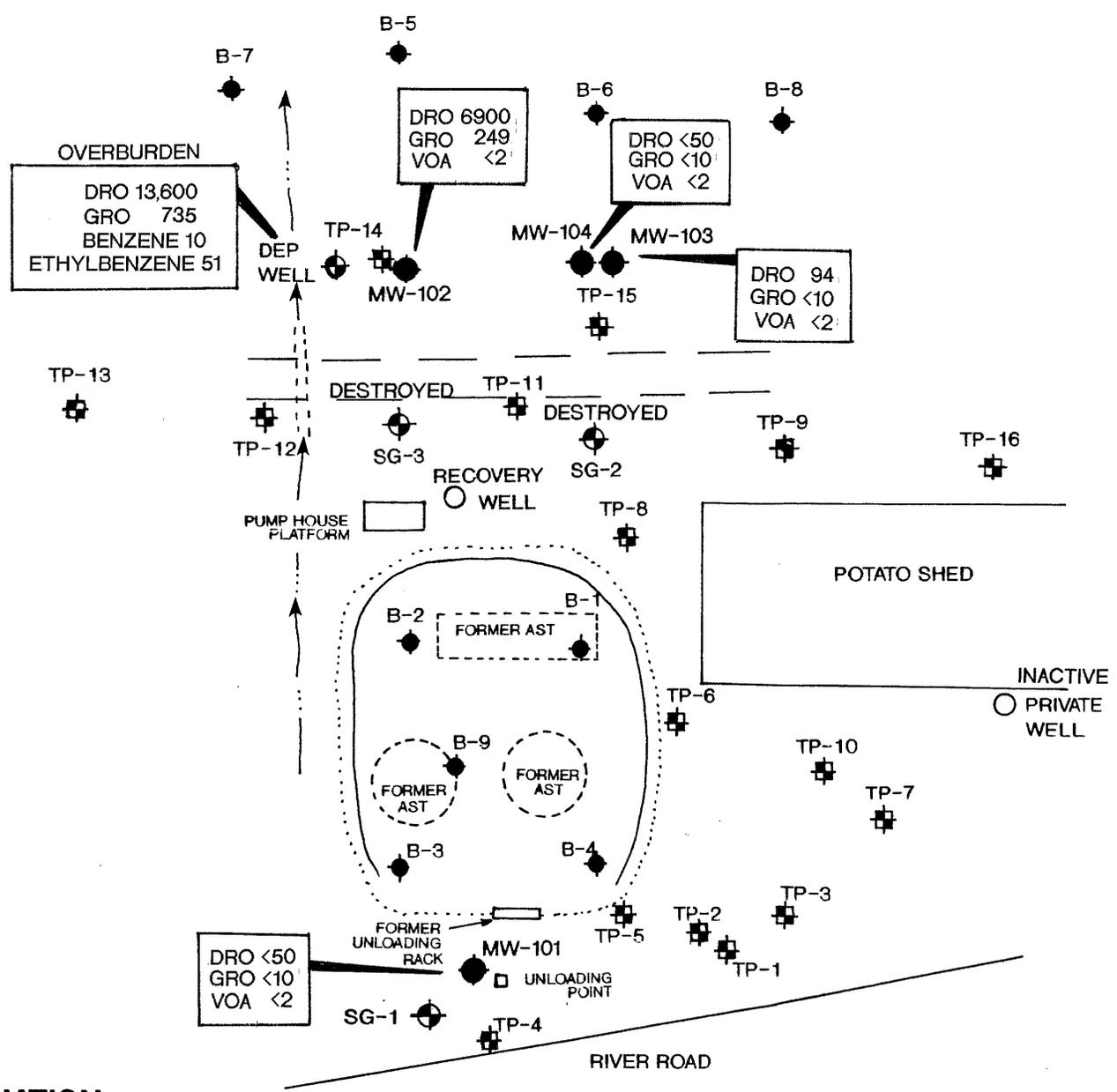
EXPLANATION

- ⊕ TEST PIT EXPLORATION (TEWHEY, AUG. 1997)
- ◆ GEOPROBE EXPLORATION (COUNTY ENV., OCT. 1997)
- ⊙ EXISTING MONITORING WELL
- BEDROCK MONITORING WELL
- INTERPRETED PIEZOMETRIC CONTOUR (FT)
- ← INTERPRETED GROUNDWATER FLOW DIRECTION IN BEDROCK
- 81.4 WATER LEVEL OBSERVED ON 2/29/00



SLMP-HISTORICAL INFORMATION, p. 11
GROUNDWATER FLOW
FORMER L.B. CARTER BULK PLANT
CARIBOU, MAINE
Drumlin Environmental, LLC

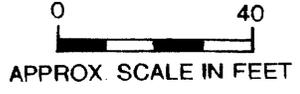
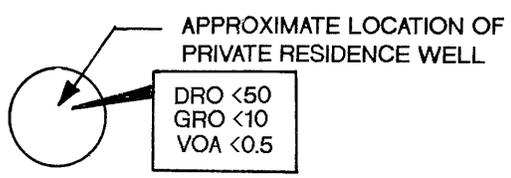
↑ DOWNSLOPE TO AROOSTOOK RIVER



EXPLANATION

- ⊠ TEST PIT EXPLORATION (TEWHEY, AUG. 1997)
- GEOPROBE EXPLORATION (COUNTY ENV., OCT. 1997)
- ⊕ EXISTING MONITORING WELL
- BEDROCK MONITORING WELL

DRO, GRO & VOA CONCENTRATIONS IN UG/L
 DRO = DIESEL RANGE ORGANICS
 GRO = GASOLINE RANGE ORGANICS
 VOA = VOLATILE ORGANICS - HYDROCARBONS



SLMP-HISTORICAL INFORMATION, p. 12

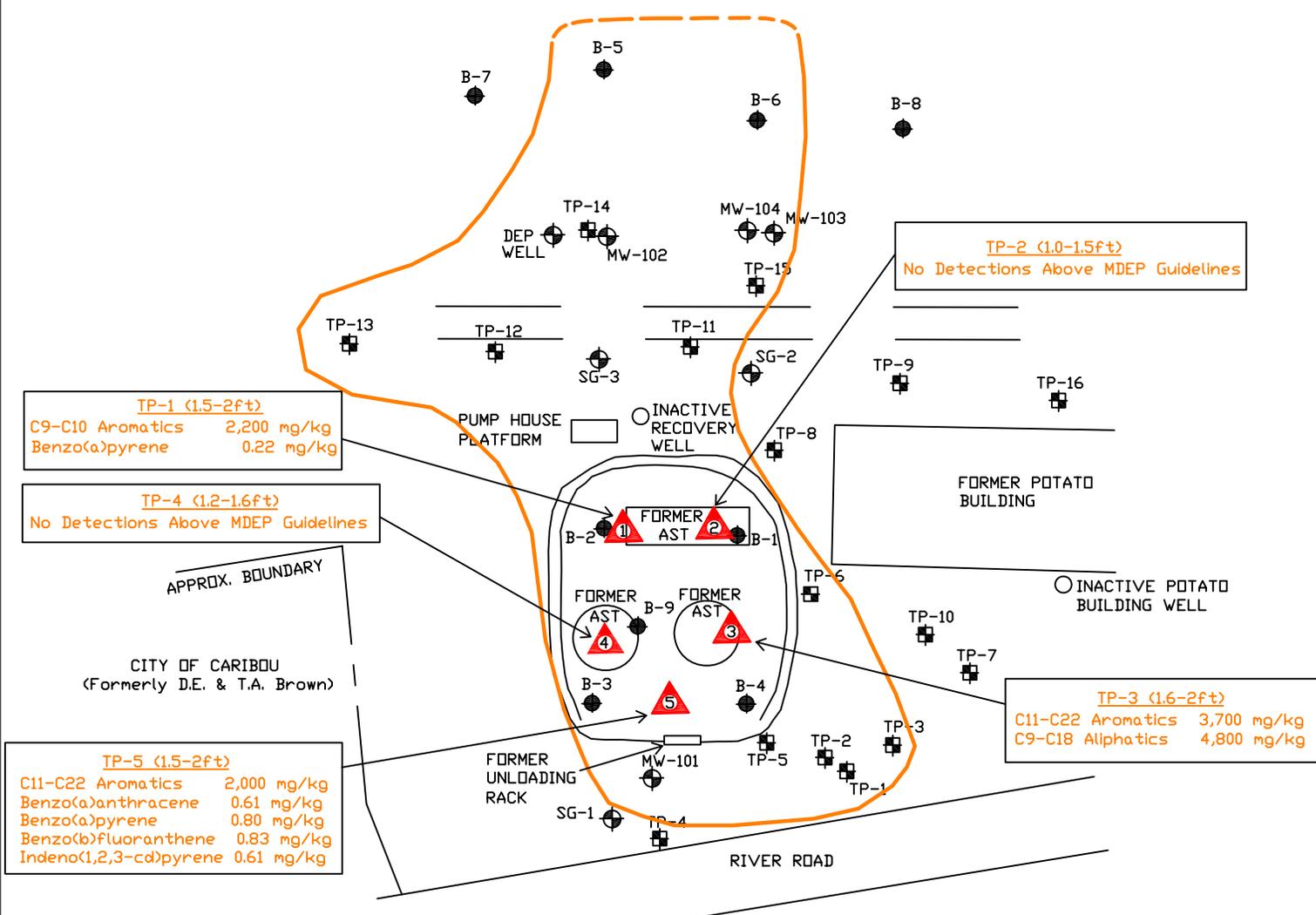
**PETROLEUM DISTRIBUTION IN GROUNDWATER
 FORMER L.B. CARTER BULK PLANT
 CARIBOU, MAINE**

From: MAY 2000 BEDROCK INVEST. REPORT

Drumlin Environmental, LLC



↓
DOWNSLOPE TO
AROOSTOOK RIVER



TP-1 (1.5-2ft)
C9-C10 Aromatics 2,200 mg/kg
Benzo(a)pyrene 0.22 mg/kg

TP-4 (1.2-1.6ft)
No Detections Above MDEP Guidelines

TP-2 (1.0-1.5ft)
No Detections Above MDEP Guidelines

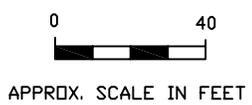
TP-3 (1.6-2ft)
C11-C22 Aromatics 3,700 mg/kg
C9-C18 Aliphatics 4,800 mg/kg

TP-5 (1.5-2ft)
C11-C22 Aromatics 2,000 mg/kg
Benzo(a)anthracene 0.61 mg/kg
Benzo(a)pyrene 0.80 mg/kg
Benzo(b)fluoranthene 0.83 mg/kg
Indeno(1,2,3-cd)pyrene 0.61 mg/kg

EXPLANATION

- ☒ TEST PIT EXPLORATION (TEWHEY, AUG. 1997)
- GEOPROBE EXPLORATION (COUNTY ENV., OCT. 1997)
- ⊕ EXISTING MONITORING WELL
- ▲ TEST PIT & SOIL SAMPLE LOCATION COMPLETED ON 11/13/12
RESULTS SHOWN FOR DETECTIONS ABOVE GUIDELINES
SEE TABLE 1 FOR COMPLETE RESULTS OF LAB ANALYSES

— INTERPRETED BOUNDARY OF SUBSURFACE SOIL
IMPACT @ > 2 FT BASED ON HISTORICAL DATA



SLMP-HISTORICAL INFORMATION, p. 13

EPH & VPH SOIL DATA ABOVE MDEP
PARK USER REMEDIATION GUIDELINES
FOR PARK USER SOIL EXPOSURE
FORMER L.B. CARTER BULK PLANT
CARIBOU, MAINE
DRUMLIN ENVIRONMENTAL, LLC

ARROSTOOK RIVER →



EPH & VPH
NOT DETECTED



PW-1

EPH & VPH
NOT DETECTED



PW-2

EPH & VPH
NOT DETECTED



PW-3

INFERRED GROUNDWATER
FLOW PATHWAY



APPROX. LOCATION
OF FORMER AST
BULK PLANT



RIVER ROAD

GROUNDWATER SAMPLING LOCATIONS
FORMER L.B. CARTER BULK PLANT SITE
RIVER ROAD, CARIBOU, MAINE
DRUMLIN ENVIRONMENTAL, LLC



TABLE 1
LABORATORY ANALYSES OF SOIL
FORMER LB CARTER BULK PLANT SITE

LOCATION	TP-1	TP-2	TP-3	TP-4	TP-5	Trip	MDEP
Depth	(1.5 to 2)	(1 to 1.5)	(1.6 to 2)	(1.2 to 1.6)	(1.5 to 2)	Blank	GUIDELINES
PARAMETER	11/13/2012	11/13/2012	11/13/2012	11/13/2012	11/13/2012	11/13/2012	Park User
EPH Range Results							
C9-C18 Aliphatics	1500	38	4800	300	3400	NA	4,400
C19-C36 Aliphatics	< 21	< 21	580	< 18	600	NA	10,000
C11-C22 Aromatics	320	< 21	3700	24	2000	NA	1,200
Targeted EPH Analytes							
Napthalene	1.0	< 0.21	24	< 0.18	15	NA	330
2-Methylnapthalene	1.4	0.25	73	< 0.18	30	NA	160
Phenanthrene	< 0.21	< 0.21	19	< 0.18	7.7	NA	1,200
Acenaphthylene	< 0.21	< 0.21	< 0.21	< 0.18	< 0.20	NA	1,700
Acenaphthene	< 0.21	< 0.21	4.8	< 0.18	1.4	NA	1,600
Anthracene	< 0.21	< 0.21	0.24	< 0.18	< 0.20	NA	7200
Benzo(a)anthracene	< 0.21	< 0.21	< 0.21	< 0.18	0.61	NA	0.44
Benzo(a)pyrene	0.22	< 0.21	< 0.21	< 0.18	0.80	NA	0.044
Benzo(b)fluoranthene	< 0.21	< 0.21	< 0.21	< 0.18	0.83	NA	0.44
Benzo(g,h,i)perylene	< 0.21	< 0.21	< 0.21	< 0.18	0.60	NA	1,200
Benzo(k)fluoranthene	< 0.21	< 0.21	< 0.21	< 0.18	0.81	NA	4.4
Chrysene	< 0.21	< 0.21	< 0.21	< 0.18	0.78	NA	44
Dibenzo(a,h)anthracene	< 0.21	< 0.21	< 0.21	< 0.18	< 0.20	NA	0.044
Fluoranthene	< 0.21	< 0.21	2.2	< 0.18	0.56	NA	1,700
Fluorene	< 0.21	< 0.21	2.8	< 0.18	0.95	NA	1,400
Indeno(1,2,3-cd)pyrene	< 0.21	< 0.21	< 0.21	< 0.18	0.61	NA	0.44
Pyrene	< 0.21	< 0.21	2.0	< 0.18	1.4	NA	1,200
VPH Range Results							
C5-C8 Aliphatics	220	< 36	110	< 25	60	< 25	2,300
C9-C12 Aliphatics	< 1400	< 36	< 580	69	660	< 25	4,400
C9-C10 Aromatics	2200	< 36	1100	75	960	< 25	1,200
Targeted VPH Analytes							
Benzene	< 1.4	< 1.8	< 1.4	< 1.3	< 1.6	< 1.2	28
Ethylbenzene	3.0	< 1.8	2.8	< 1.3	2.2	< 1.2	210
Methyl tert-butylether	< 1.4	< 1.8	< 1.4	< 1.3	< 1.6	< 1.2	1,300
Napthalene	23	< 1.8	14	< 1.3	15	< 1.2	330
Toluene	< 1.4	< 1.8	< 1.4	< 1.3	< 1.6	< 1.2	4,500
m+p Xylene	9.9	< 3.6	6.1	< 2.5	11	< 2.5	10,000
o-Xylene	1.7	< 1.8	4.2	< 1.3	7.7	< 1.2	included above
TS004 Field Test							
	SP	U	PO	SP	SP	N/A	

Notes:

- 1) Results presented in mg/kg or ppm. "<" indicates less than the PQL.
- 2) MDEP Remediation Guidelines for Petroleum Contaminated Sites, Tier 2, Table 5.
Gray shade indicates exceedence of soil remediation guideline for Park User.

TABLE 2
LABORATORY ANALYSES OF GROUNDWATER
FORMER LB CARTER BULK PLANT SITE

LOCATION	PW-1	PW-2	PW-3	Trip	MDEP
Screen Interval	(4-14 ft)	(9-19 ft)	(10-20 ft)	Blank	GUIDELINES
PARAMETER	11/12/2012	11/12/2012	11/12/2012	11/12/2012	Drinking Water
EPH Range Results					
C9-C18 Aliphatics	< 94	< 94	< 94	NA	700
C19-C36 Aliphatics	< 94	< 94	< 94	NA	10,000
C11-C22 Aromatics	< 94	< 94	< 94	NA	200
Targeted EPH Analytes					
Napthalene	< 1.9	< 1.9	< 1.9	NA	10
2-Methylnapthalene	< 1.9	< 1.9	< 1.9	NA	30
Phenanthrene	< 1.9	< 1.9	< 1.9	NA	200
Acenaphthylene	< 1.9	< 1.9	< 1.9	NA	400
Acenaphthene	< 1.9	< 1.9	< 1.9	NA	400
Anthracene	< 1.9	< 1.9	< 1.9	NA	2,000
Benzo(a)anthracene	< 1.9	< 1.9	< 1.9	NA	0.5
Benzo(a)pyrene	< 1.9	< 1.9	< 1.9	NA	0.05
Benzo(b)fluoranthene	< 1.9	< 1.9	< 1.9	NA	0.5
Benzo(g,h,i)perylene	< 1.9	< 1.9	< 1.9	NA	200
Benzo(k)fluoranthene	< 1.9	< 1.9	< 1.9	NA	5.0
Chrysene	< 1.9	< 1.9	< 1.9	NA	50
Dibenzo(a,h)anthracene	< 1.9	< 1.9	< 1.9	NA	0.05
Fluoranthene	< 1.9	< 1.9	< 1.9	NA	300
Fluorene	< 1.9	< 1.9	< 1.9	NA	300
Indeno(1,2,3-cd)pyrene	< 1.9	< 1.9	< 1.9	NA	0.5
Pyrene	< 1.9	< 1.9	< 1.9	NA	200
VPH Range Results					
C5-C8 Aliphatics	< 100	< 100	< 100	< 100	300
C9-C12 Aliphatics	< 100	< 100	< 100	< 100	700
C9-C10 Aromatics	< 100	< 100	< 100	< 100	200
Targeted VPH Analytes					
Benzene	< 4.0	< 4.0	< 4.0	< 4.0	4.0
Ethylbenzene	< 5.0	< 5.0	< 5.0	< 5.0	30
Methyl tert-butylether	< 5.0	< 5.0	< 5.0	< 5.0	35
Napthalene	< 5.0	< 5.0	< 5.0	< 5.0	10
Toluene	< 5.0	< 5.0	< 5.0	< 5.0	600
m+p-Xylene	< 10	< 10	< 10	< 10	1,000
o-Xylene	< 5.0	< 5.0	< 5.0	< 5.0	included above

Notes:

- 1) PW indicates pore water sample location identification.
- 2) Results presented in ug/L or ppb. "<" indicates less than the PQL.
- 3) MDEP Remediation Guidelines for Petroleum Contaminated Sites.

APPENDIX C
PUBLIC COMMUNICATIONS PLAN

**PUBLIC COMMUNICATIONS PLAN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE**

1.0 INTRODUCTION

Purpose. Drumlin has prepared this Public Communications Plan (PCP) for the former L. B. Carter Bulk Plant site as a component of the overall Site Management Plan. The purpose of the PCP is to encourage awareness among the municipal officials and nearby property owners of the site conditions and actions being taken to address residual site contamination through the MDEP Voluntary Response Action Program (VRAP). The PCP is intended to provide information so that local interest and concerns can be addressed.

This PCP is intended to meet the MDEP Tier II level of public interaction which is required where offsite soil contamination may be present. In addition, there is no exceedence of guidance levels at offsite drinking water supplies, at surface water receptors or at structures that may be susceptible to vapor intrusion. Although contamination beyond the CP property boundaries has not been demonstrated, a Tier II PCP has been developed for the project.

The primary components of the PCP consist of the following actions:

1. Conduct oral and written communications, as needed, with the local Code Officer to provide information on the actions to be implemented with VRAP concurrence at the former bulk plant. Maintain an ongoing dialogue with the Code Officer to communicate updates on the status of activities being planned and completed at the site in order to achieve closure under VRAP. Determine with the Code Officer if any oral/written communications with the neighborhood residents are needed when work is done at the site.
2. Work with the Code Officer or other municipal office staff to register contact information including telephone, email and address in the event of a public inquiry for information about the site including activities under VRAP. The contact information will include a CP representative and environmental professional at Drumlin, who is serving as CP's agent in Maine.
3. Arrange with the Code Officer or other municipal office staff to maintain access for public inspection to a compilation of written correspondence, environmental assessment reports and VRAP documents pertaining to the former bulk plant site. The documentation may be held at the city offices or local public library or at both locations, if needed.
4. Following VRAP's concurrence with the Site Management Plan, prepare an information letter for mailing to nearby residents located along River Road. The letter will describe the future plans for the site under VRAP, identify the nature and location(s) of site

documents that are available for viewing and provide contact details for residents to direct questions or seek additional information.

CP anticipates that local interest in the site will remain relatively low as has been the case in the past; however, CP is willing to coordinate with the VRAP staff and local municipal officials on holding an open public meeting should the need arise.

APPENDIX D

WELL ABANDONMENT/CLOSURE PLAN

**WELL ABANDONMENT/CLOSURE PLAN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE**

1.0 INTRODUCTION

Purpose. Drumlin has prepared this Well Abandonment Closure Plan (WCP) for the former L. B. Carter Bulk Plant site as a component of the overall Site Management Plan. The purpose of the WCP is to prevent the wells from serving as a preferential migration pathway in the subsurface till and bedrock formations. Proper decommissioning will also remove the potential for accidental injury or vandalism since access to the site is not limited. A site plan showing the wells to be decommissioned is attached.

The abandonment program will consist of the following closures:

1. Four 2-inch diameter, PVC, monitoring wells identified as MW-101, MW-102, MW-103 and MW-104 were installed in the bedrock formation to depths ranging from 45 to 64 feet below ground surface (bgs).
2. DEP Well (2-inch diameter PVC) installed in the overburden to a depth of approximately 14 feet bgs.
3. DEP former large diameter corrugated pipe recovery well installed in the overburden to a depth of approximately 15 feet bgs.
4. Inactive 6-inch diameter water supply well historically associated with a potato building. The well depth is estimated to be 78 feet bgs.
5. Historically, three 2-inch diameter, PVC, monitoring wells identified as SG-1, SG-2 and SG-3 were installed at the site in the overburden to depths ranging from 10 to 19 feet bgs. These wells are believed to no longer exist at the site; however, if discovered to be present will also be decommissioned.

The procedures for well decommissioning will be consistent with the MDEP Guidance for Well and Boring Abandonment. A site plan and logs of the existing monitoring wells to be decommissioned are included at the end of the plan.

The bedrock wells were installed as “Type A Wells” where hydraulic seals were placed to prevent short-circuiting between the overburden and bedrock. These wells will be sealed by tremie grouting bentonite beginning from the well screen bottom and filling up the well to the ground surface. As the well is backfilled with grout, the PVC pipe will be removed after the bottom well cap is disconnected with drilling tools inserted in the well. Through this method, grout will fill into the borehole space that remains as the PVC well casing is pulled from the ground.

The shallow overburden wells will be decommissioned using the same procedure described above for the bedrock wells.

The recovery well will be decommissioned by placing two feet of bentonite chip seal at the bottom of the well and backfilling the remainder of the well with fill that has similar permeability characteristics as the surrounding native till. The top of the metal well casing will be modified (i.e., cut or crushed down) and buried approximately two feet below ground surface.

The inactive potato building well will be decommissioned by tremie grouting bentonite beginning from the well bottom and filling up the well to the ground surface. If a pump or wires are present, these will be removed prior to grouting. The well will be filled to within approximate two feet below ground surface. The well casing will be pulled and removed from the ground or will be cut off below ground, capped and backfilled with soil up to the ground surface.

The well decommissioning work will be completed by a well driller. The large diameter recovery well decommissioning will be done while construction equipment is available at the site for placing the soil cover. A loader or backhoe will be used to fill the well with soil after placing a bentonite seal at the bottom and to close the top of the well. Drumlin will prepare logs to document the decommissioning work based on the MDEP format for preparing well abandonment records.



CANADIAN PACIFIC



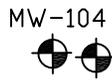
DOWNSLOPE TO ARDSTOCK RIVER



DEP WELL



MW-102



MW-104



MW-103



CANADIAN PACIFIC

PUMP HOUSE PLATFORM



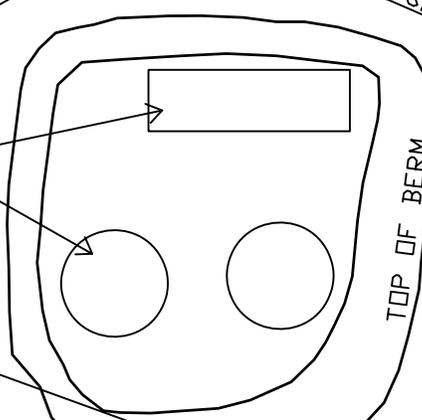
RECOVERY WELL



CANADIAN PACIFIC

TOE OF SLOPE

FORMER ASTs



INACTIVE POTATO BLDG. WELL



APPROX. BOUNDARY

FORMER UNLOADING RACK

TOP OF BERM

CANADIAN PACIFIC

(Formerly City of Caribou)
(Formerly D.E. & T.A. Brown)

MW-101



RIVER ROAD

EXPLANATION

 EXISTING MONITORING WELL



APPROX. SCALE IN FEET

FIGURE 1
WELL DECOMMISSIONING PLAN
FORMER L.B. CARTER BULK PLANT SITE
CARIBOU, MAINE
DRUMLIN ENVIRONMENTAL, LLC

Project: L.B. Carter Bulk Plant
 Job No.: 96-057
 Location: Caribou, Maine
 Coordinates:

Surface Elev.: 108.2 ft
 Top of Casing Elev.: 110.85
 Drilling Method: Drive & Wash/Core
 Sampling Method: NV Rock Core

Elevation, feet	Depth, feet	Graphic Log and Sample Types	Sample No.	% Recovery	MATERIAL DESCRIPTION	SPT, N value or ROD %	WELL INSTALLATION DETAILS
0	0				No soil samples taken. Advanced casing to 25.5 feet bgs.		<p>4" ID PROTECTIVE STEEL Casing Sand Cuttings & Bentonite Filter Sand Pack Hole Plug Bentonite Seal Filter Sand Pack Hole Plug Bentonite Seal 4-inch Dia. Borehole to 25.5 ft.</p>

Continued Next Page

LB 666D 4/16/00

Completion Depth: 46.3
 Date Boring Started: 1/18/00
 Date Boring Completed: 1/18/00
 Engineer/Geologist: RLF
 Drilling Contractor: NED

Sample Types:

Auger Cutting	UD
Vane Shear	Penetrometer
SPT	Rock Core

Remarks:

Unless otherwise noted, water encountered but not recorded.

The stratification lines represent approximate boundaries. The transition may be gradual.

Project: L.B. Carter Bulk Plant
 Job No.: 96-057
 Location: Caribou, Maine
 Coordinates:

Surface Elev.: 108.2 ft
 Top of Casing Elev.: 110.85
 Drilling Method: Drive & Wash/Core
 Sampling Method: NV Rock Core

Elevation, feet	Depth, feet	Graphic Log and Sample Types	Sample No.	% Recovery	MATERIAL DESCRIPTION	SPT, N value or ROD %	WELL INSTALLATION DETAILS
25			R-1		Bedrock. Light colored limestone and siltstone layered with darker gray mudstone. White calcareous lamination throughout core. Some fractures with oxidation. Fractures oriented 30-35 degrees from vertical. Few mud seams.		
			R-2			Cored 25.5-28.5 ft. Rec. = 2.8 ft. RQD = 71%	
30			R-3			Cored 28.5-30.5 ft. Rec. = 2 ft. RQD = 50%	
			R-4			Cored 30.5-35.5 ft. Rec. = 5 ft. RQD = 80%	
35			R-5			Cored 35.5-38.5 ft. Rec. = 3 ft. RQD = 93%	
40			R-6			Cored 38.5-43.5 ft. Rec. = 5 ft. RQD = 70%	
45					Cored 43.5-46.3 ft. Rec. = 2.8 ft. RQD = 79%		
					Bottom of Boring at 46.3 ft.		

Completion Depth: 46.3
 Date Boring Started: 1/18/00
 Date Boring Completed: 1/18/00
 Engineer/Geologist: RLF
 Drilling Contractor: NED

Sample Types:

 Auger Cutting UD
 Vane Shear Penetrometer
 SPT Rock Core

Remarks:

Unless otherwise noted, water encountered but not recorded.

The stratification lines represent approximate boundaries. The transition may be gradual.

LB 666D 4/6/00

Project: L.B. Carter Bulk Plant
 Job No.: 96-057
 Location: Caribou, Maine
 Coordinates:

Surface Elev.: 97.9 ft
 Top of Casing Elev.: 101.14
 Drilling Method: Drive & Wash/Core
 Sampling Method: NV Rock Core

Elevation, feet	Depth, feet	Graphic Log and Sample Types	Sample No.	% Recovery	MATERIAL DESCRIPTION	SPT, N value or RQD %	WELL INSTALLATION DETAILS
	0				No soil samples taken. Advanced casing to 24.5 feet bgs. Roller bit to 25 feet bgs.		<p>4" ID PROTECTIVE STEEL Casing Sand Cuttings & Bentonite Filter Sand Pack Hole Plug Bentonite Seal Native Soil Cave-in Hole Plug Bentonite Seal 4-inch Dia. Borehole to 24.5 ft.</p>

Continued Next Page

Completion Depth: 45.0
 Date Boring Started: 1/12/00
 Date Boring Completed: 1/12/00
 Engineer/Geologist: RLF
 Drilling Contractor: NED

Sample Types:

Auger Cutting	UD
Vane Shear	Penetrometer
SPT	Rock Core

Remarks:

LB 666D 4/6/00

Unless otherwise noted, water encountered but not recorded.

The stratification lines represent approximate boundaries. The transition may be gradual.

DRUMLIN ENVIRONMENTAL

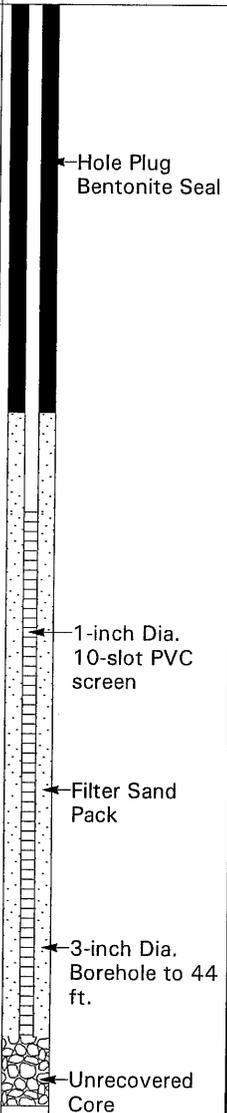
15 Franklin Street
Portland, Maine 04101
(207)771-5546 • FAX (207)771-5547

LOG OF BORING MW-102

(continued)

Project: L.B. Carter Bulk Plant
Job No.: 96-057
Location: Caribou, Maine
Coordinates:

Surface Elev.: 97.9 ft
Top of Casing Elev.: 101.14
Drilling Method: Drive & Wash/Core
Sampling Method: NV Rock Core

Elevation, feet	Depth, feet	Graphic Log and Sample Types	Sample No.	% Recovery	MATERIAL DESCRIPTION	SPT, N value or RQD %	WELL INSTALLATION DETAILS	
25			R-1		<p>Bedrock. Light colored limestone and siltstone layered with darker gray mudstone. White calcareous laminations throughout, primarily along bedding fractures with oxidation and fine silt and clay (mud seams) and fine silt and clay (mud seams) Fractures oriented at 15 to 30 degrees from vertical. Softer rock at 25-27', 30-32'. Harder rock at 40-45'. Water loss at 30-35'.</p>		 <p>← Hole Plug Bentonite Seal</p> <p>← 1-inch Dia. 10-slot PVC screen</p> <p>← Filter Sand Pack</p> <p>← 3-inch Dia. Borehole to 44 ft.</p> <p>← Unrecovered Core</p>	
			R-2					<p>Cored 25-27.1 ft. Rec. = 1.7 ft. RQD = 0%</p>
			R-3					<p>Cored 27.1-30.1 ft. Rec. = 2.3 ft. RQD = 65%</p>
30			R-4					<p>Cored 30.1-32.6 ft. Rec. = 1.9 ft. RQD = 0%</p>
			R-5					<p>Cored 32.6-34.1 ft. Rec. = 1.5 ft. RQD = 0%</p>
			R-6					<p>Cored 34.1-35.1 ft. Rec. = 1.0 ft. RQD = 0%</p>
35			R-7					<p>Cored 35.1-37.6 ft. Rec. = 2.5 ft. RQD = 36%</p>
			R-8					<p>Cored 37.6-40.3 ft. Rec. = 2.6 ft. RQD = 92%</p>
40			R-9					<p>Cored 40.3-42 ft. Rec. = 1.7 ft. RQD = 100%</p>
						<p>Cored 42-45 ft. Rec. = 2.5 ft. RQD = 100%</p>		
45					Bottom of Boring at 45 ft.			

LB 666D 4/6/00

Completion Depth: 45.0
Date Boring Started: 1/12/00
Date Boring Completed: 1/12/00
Engineer/Geologist: RLF
Drilling Contractor: NED

Sample Types:

 Auger Cutting	 UD
 Vane Shear	 Penetrometer
 SPT	 Rock Core

Remarks:

Unless otherwise noted, water encountered but not recorded.

The stratification lines represent approximate boundaries. The transition may be gradual.

Project: L.B. Carter Bulk Plant
 Job No.: 96-057
 Location: Caribou, Maine
 Coordinates:

Surface Elev.: 98.6 ft
 Top of Casing Elev.: 101.98
 Drilling Method: Drive & Wash/Core
 Sampling Method: NV Rock Core

Elevation, feet	Depth, feet	Graphic Log and Sample Types	Sample No.	% Recovery	MATERIAL DESCRIPTION	SPT, N value or RQD %	WELL INSTALLATION DETAILS
0	0				No soil samples taken. Advanced casing to 27 feet bgs. Change to dense soil with boulders at 16-17 feet bgs.		<p>4" ID PROTECTIVE STEEL Casing Sand Cuttings & Bentonite Filter Sand Pack Hole Plug Bentonite Seal Filter Sand Pack Hole Plug Bentonite Seal 4-inch Dia. Borehole to 27 ft.</p>

Continued Next Page

Completion Depth: 47.0
 Date Boring Started: 1/11/00
 Date Boring Completed: 1/11/00
 Engineer/Geologist: RLF
 Drilling Contractor: NED

Sample Types:
 Auger Cutting
 Vane Shear
 SPT
 UD
 Penetrometer
 Rock Core

Remarks:

Unless otherwise noted, water encountered but not recorded.

The stratification lines represent approximate boundaries. The transition may be gradual.

LB 666D 4/16/00

Project: L.B. Carter Bulk Plant	Surface Elev.: 98.6 ft
Job No.: 96-057	Top of Casing Elev.: 101.98
Location: Caribou, Maine	Drilling Method: Drive & Wash/Core
Coordinates:	Sampling Method: NV Rock Core

Elevation, feet	Depth, feet	Graphic Log and Sample Types	Sample No.	% Recovery	MATERIAL DESCRIPTION	SPT, N value or RQD %	WELL INSTALLATION DETAILS
25							
			R-1		Bedrock. Light-colored limestone and siltstone layered with darker gray mudstone. White calcareous laminations throughout core. Fractures with oxidation. Fractures oriented at 30-45 degrees from vertical. Water loss at 29-30', 31-33', 38-41'.		
			R-2				
30			R-3				
			R-4				
35			R-5				
			R-6				
40			R-7				
			R-8				
					Bottom of Boring at 47 ft.		
						Cored 27-29.3 ft. Rec. = 0.6 ft. RQD = 0%	
						Cored 29.1-31.1 ft. Rec. = 1.6 ft. RQD = 87% Cored 31.1-33.8 ft. Rec. = 2.6 ft. RQD = 100%	← Hole Plug Bentonite Seal
						Cored 33.8-37.6 ft. Rec. = 3.4 ft. RQD = 65%	
						Cored 37.6-38.2 ft. Rec. = 0.6 ft. RQD = 67%	← 1-inch Dia. 10-slot PVC screen
						Cored 38.2-41.5 ft. Rec. = 2.8 ft. RQD = 86%	← Filter Sand Pack
						Cored 41.5-46.5 ft. Rec. = 5 ft. RQD = 96%	
45						Cored 46.5-47.0 ft. Rec. = 0.5 ft. RQD = 100%	← 3-inch Dia. Borehole to 47 ft.

LB 666D 4/16/00

Completion Depth: 47.0
 Date Boring Started: 1/11/00
 Date Boring Completed: 1/11/00
 Engineer/Geologist: RLF
 Drilling Contractor: NED

Sample Types:

 Auger Cutting	 UD
 Vane Shear	 Penetrometer
 SPT	 Rock Core

Remarks:

Unless otherwise noted, water encountered but not recorded.

The stratification lines represent approximate boundaries. The transition may be gradual.

Project: L.B. Carter Bulk Plant	Surface Elev.: 98.8 ft
Job No.: 96-057	Top of Casing Elev.: 101.73
Location: Caribou, Maine	Drilling Method: Drive & Wash/Core
Coordinates:	Sampling Method: NV Rock Core

Elevation, feet	Depth, feet	Graphic Log and Sample Types	Sample No.	% Recovery	MATERIAL DESCRIPTION	SPT, N value or RQD %	WELL INSTALLATION DETAILS
0	0				No soil samples taken. Advanced casing to 25 feet bgs. Roller bit through rock to 45 feet bgs. Seams/fractures noted at 31', 40'.		<p>4" ID PROTECTIVE STEEL Casing</p> <p>Sand, Cuttings & Bentonite</p> <p>Filter Sand Pack</p> <p>Holeplug Bentonite Seal</p> <p>Filter Sand Pack</p> <p>Holeplug Bentonite Seal</p> <p>4-inch Dia. borehole to 25 ft.</p>
5	5						
10	10						
15	15						
20	20						
25	25						

Continued Next Page

Completion Depth: 64.0	Sample Types:		Remarks:
Date Boring Started: 1/12/00			
Date Boring Completed: 1/17/00			
Engineer/Geologist: RLF			
Drilling Contractor: NED			

LB 666D 4/16/00

Unless otherwise noted, water encountered but not recorded. The stratification lines represent approximate boundaries. The transition may be gradual.

Project: L.B. Carter Bulk Plant
 Job No.: 96-057
 Location: Caribou, Maine
 Coordinates:

Surface Elev.: 98.8 ft
 Top of Casing Elev.: 101.73
 Drilling Method: Drive & Wash/Core
 Sampling Method: NV Rock Core

Elevation, feet	Depth, feet	Graphic Log and Sample Types	Sample No.	% Recovery	MATERIAL DESCRIPTION	SPT, N value or RQD %	WELL INSTALLATION DETAILS
25					Bedrock. Light colored limestone and siltstone layered with darker gray mudstone. White calcareous laminations throughout core. Fractures with oxidation. Brittle seams noted at 48'-49'. Water loss at 58'-62'. Fractures oriented at 30-35 degrees from vertical.		<p>← 3-inch Roller Bit borehole 25-45 ft.</p> <p>← Holeplug Bentonite Seal</p>
30							
35							
40							
45			R-1				Cored 45.0-48.4 ft. Rec. = 3.4 ft. RQD = 94%
50			R-2				Cored 48.4-53.4 ft. Rec. = 4.9 ft. RQD = 90%

Continued Next Page

Completion Depth: 64.0
 Date Boring Started: 1/12/00
 Date Boring Completed: 1/17/00
 Engineer/Geologist: RLF
 Drilling Contractor: NED

Sample Types:

Auger Cutting	UD
Vane Shear	Penetrometer
SPT	Rock Core

Remarks:

Unless otherwise noted, water encountered but not recorded.

The stratification lines represent approximate boundaries. The transition may be gradual.

LB 666D 4/16/00



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and City Councilors
From: Austin Bleess, City Manager
Date: December 8, 2014
Re: Tax Acquired Property

The City has tax acquired several properties. Pursuant to the tax acquired property policy we bringing a list of these properties to Council tonight to put out for bid.

We are asking for Council approval to put the following properties out for bid:

	Taxpayer	Map	Lot	Location	Assessed Value	Tax Amount On Books	Occupied	Amount Owed to CUD	Minimum Sale	Lot Size (acres)	Building Details	Zone
1	L & S Sales Inc	5	14-A	Dow Siding	1,600.00	\$ 99.36	L/O	L/O	400.00	0.10	Land Only	R-3
2	Bourgoine, Daniel	5	48	512 E.Presque Isle	51,200.00	\$ 3,179.52	YES	N/A	12,800.00	0.50	1 Story, SF home	R-3
4	Cochran, Mildred R - Devises	11	58-A	River Road	1,600.00	\$ 99.36	L/O	L/O	400.00	0.65	Land Only	R-3
5	Parks, Halson	15	49	Limestone Street	500.00	\$ 31.05	L/O	L/O	100.00	0.50	Land Only	R-3
6	Walton, James and Carmella	16	23	211 Ogren Road	14,000.00	\$ 869.40	L/O	L/O	2,800.00	1.00	Land Only	R-3
7	Patterson, Fred Jr. & Blanche	17	16	761 Van Buren Road	40,500.00	\$ 1,894.05	NO	N/A	8,100.00	3.00	1 Story, Home built around	R-3
8	Goudreau, Robert - Heirs	19	5	1317 Van Buren Road	42,400.00	\$ 2,440.04	NO	N/A	8,500.00	0.25	1 Story, SF home	R-3
9	Bouchard, Maynard L. - Heirs	19	22-A	Plante Road	23,800.00	\$ 1,477.98	L/O	L/O	4,800.00	23.00	Land Only	R-3
10	Haney, Nathan	21	3	913 Madawaska Road	46,300.00	\$ 2,861.18	YES	N/A	9,300.00	2.00	M/H, 2 Barns, and 2 Sheds	R-3
12	McDougal, Joseph & Michelle	27	8	11 Lower Washington St	89,700.00	\$ 5,570.37	YES	\$ 663.51	27,000.00	0.20	1 Story, SF home	R-2
14	Carter, Kim N	28	78	22 York Street	91,400.00	\$ 5,675.89	NO	\$ 1,314.30	27,500.00	1.11	2 Story, SF home	R-1
16	McCarthy, Lorie L	32	35	1 Wright Street	56,900.00	\$ 2,847.20	YES	\$ 60.65	14,300.00	0.14	1 Story, SF home	R-2
17	Thompson, Pamela S	34	63	20 Hillcrest	4,400.00	\$ 273.24	L/O	L/O	900.00	0.15	Land Only	R-1
18	Levesque, Ronald - Dec	34	167	8 South Park Street	41,700.00	\$ 2,589.57	YES	\$ 726.10	8,400.00	0.17	1 1/2 Story, SF home	R-2
19	Forbes, Iona G	35	137	28 Hammond Street	53,400.00	\$ 2,322.54	NO	\$ 936.28	13,400.00	0.20	1 1/2 Story, SF home	R-2
11	WT Holdings, LLC - Maine State Housing	25	119	53 Katahdin Ave	48,700.00	\$ 3,023.74	YES	\$ 772.68	9,800.00	0.20	1 Story, SF home	R-1
20	Dickinson, Donna L	25	119-A	Katahdin Ave - Off	3,400.00	\$ 211.14	L/O	L/O	700.00	0.20	Land Only	R-1

We also ask that the Council would put properties 11 and 20 out to bid together as 20 would have no access to the road without having property 11 with it.

We have also tax acquired the following property which we plan on removing as part of our slum and blight removal projects for 2015.

Map	Lot	Location
9	30	679 Fort Fairfield Road
27	77	23 River Road
31	9	15 Prospect Street



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and City Councilors
CC: Austin Bless, City Manager
From: Tony Mazzucco, Assistant City Manager
Date: December 8, 2014
Re: Public Safety Complex Study Committee

As we move forward with implementing provisions in the comprehensive plan it is important to hit the ground running. Outlined as the most critical capital investment for the community over the next ten years is a new police station, possibly in combination with a fire/ambulance facility the committee that will undertake the study and recommendations to the council for a plan of action must now be formed.

My recommendation is that the committee consist of two members of the city council, one member of the planning board, both public safety chiefs, the city manager, and several members of the public.

The work of this committee may take several years but the time has come to begin the process as we move towards a new police facility in Caribou to replace our aged and inadequate facility.



OFFICE OF THE CITY MANAGER
CARIBOU, MAINE

To: Mayor and City Councilors
From: Austin Bless, City Manager
Date: December 8, 2014
Re: 2015 Organizational Council Meeting

As per City Charter we need to hold our organizational meeting for the 2015 City Council on the first business day of the year. That means our meeting will be on January 2nd, which is a Friday. Since it is a Friday I'm wondering if the Council would like to move up the meeting time to 5 or 5:30 for that meeting rather than the 7pm which is typically done. We could also meet during the day if the Council desired.

The Council should set the time for the Organizational meeting.