

**COMMUNITY ENGAGEMENT PLAN
BROWNFIELDS CLEANUP OF THE
CARIBOU STEAM POWER PLANT
142 LOWER LYNDON STREET
CARIBOU, MAINE**

Prepared for

CITY OF CARIBOU
25 High Street
Caribou, Maine

March 4, 2026



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1.0 OVERVIEW OF THE COMMUNITY ENGAGEMENT PLAN

The purpose of this Community Engagement Plan (CEP) is to describe the City of Caribou's (the City's) strategy to address the needs and concerns of its citizens, neighbors, and visitors who may potentially be affected by the proposed cleanup of the Caribou Steam Power Plant (the "Site"), utilizing a United States Environmental Protection Agency (U.S.EPA) Brownfields Cleanup Grant. This CEP outlines how the City, in collaboration with the Maine Department of Environmental Protection (MEDEP), and the U.S.EPA, has involved, and will continue to involve the local citizens and organizations in the proposed cleanup activities at the Site.

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

2.0 SPOKESPERSONS AND INFORMATION REPOSITORY

The Owner of the Site is the City of Caribou. The primary spokesperson for this project is Penny Thompson, City Manager. The secondary spokespersons for this project are Aaron Martin and Nick Sabatine of Sevee & Maher Engineers (SME), the Owner's Qualified Environmental Professionals (QEPs). Contact information for these spokespersons is summarized in the table below:

Spokesperson	Organization	E-mail	Phone
Penny Thompson	City of Caribou	pthompson@cariboumaine.org	207.493.3324
Karen Gorman	City of Caribou	kgorman@cariboumaine.org	207.493.3324
Aaron Martin	Sevee & Maher Engineers	aaron.martin@smemaine.com	207.712.6180
Nick Sabatine	Sevee & Maher Engineers	nick.sabatine@smemaine.com	207.712.9223

The primary (local) information repository for this project, including the environmental assessments, remediation plans, and other information is located on the City's website (www.cariboumaine.org) Information may also be reviewed at the Caribou Municipal Building.

City of Caribou- Municipal Building

25 High Street

Caribou, Maine 04736

Ph: 207.493.3324

Hours: 8:00 AM to 4:30PM, Monday through Friday

Email: pthompson@cariboumaine.org or kgorman@cariboumaine.org

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

Sevee & Maher Engineers

Attn: Aaron Martin, Project Manager/Community Relations Manager

or Nick Sabatine, Senior Technical Advisor

4 Blanchard Road

Cumberland, Maine 04021

Ph: 207.829.5016

Hours: 9 AM to 5 PM, Monday through Friday

Email: aaron.martin@smemaine.com or nick.sabatine@smemaine.com

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

Maine Department of Environmental Protection, Division of Remediation
Attn: Ted Wolfertz
Brownfields & Voluntary Response Action Program (VRAP) Project Manager
17 State House Station
Augusta, Maine 04333-0017
Ph: 207.629.8130
Email: ted.wolfertz@maine.gov

The public may also contact the U.S.EPA, as follows:

United States Environmental Protection Agency
Attn: Jim Byrne, EPA Project Officer
5 Post Office Square, Suite 100, Mail code: OSRR7-2
Boston, MA 02109-3912
Ph: 617.918.1278
Email: Byrne.James@epa.gov

Public meetings will be coordinated by the city and/or SME and will be held in the evening (typically 6:00 PM) at the Site, at the Caribou Municipal Building, or via online video teleconference. The meeting times and locations will be advertised in the local newspaper (The County), as applicable.

3.0 SITE DESCRIPTION AND HISTORY

3.1 Site Location and Description

The Steam Plant (the “Site”) at the former Caribou Power Plant, is located at 142 Lower Lyndon Street in the City of Caribou, Aroostook County, Maine. The Steam Plant parcel encompasses approximately 0.74-acres and is identified by the city as a portion of Lot 149AA on Tax Map 25. The Site is bordered by the Aroostook River on the east and located within its floodplain; an abandoned railbed (recreational trail) to the west; a wooded area to the south which includes a public boat launch (upstream); and electrical substation, owned by Versant Power, located to the north (downstream). Please refer to the appended Figure 1, Site Location Map, to view the general location of the Site on a 7.5-minute topographic quadrangle.

3.2 Site History

The Steam Plant is an approximate 10,700 square-foot, five-story building. The Site operated as a fossil fuel electric power generation facility from its construction in 1949 until the power plant closed in 2012. The Site has remained vacant, and the Steam Plant building is deteriorating and has become a target for trespassing theft and vandalism.

3.3 Nature of Threat to Public Health and the Environment

Several environmental investigations have been performed at the Caribou Power Plant site, including the Steam Plant. On August 5, 2021, County Environmental Engineering, Inc. (County) completed a Phase I ESA at the Caribou Power Plant site, including the Steam Plant, in accordance with ASTM International Standard Practice E 1527-13 and U.S. EPA All Appropriate Inquiry (AAI), 40 CFR Part 312. The Phase I ESA identified Recognized Environmental Conditions (RECs) associated with documented and potential unknown/unreported releases of hazardous substances and petroleum products (HSPP) at the Caribou Power Plant site, including the Steam Plant. Based on the findings of their Phase I ESA, County recommended that a Phase II ESA should be completed to confirm or dismiss their RECs. County also observed potential hazardous building materials, including asbestos-containing materials, lead and mercury-containing components, and universal wastes, and waste oils throughout the Steam Plant.

On May 8, 2022, County completed a Hazardous Building Materials Survey (HBMS) for the Caribou Power Plant, including the Steam Plant, to identify and quantify hazardous and/or regulated building materials in/on the building and waste oils in various electrical equipment, tanks, drums and vessels throughout the Steam Plant.

On May 14, 2022, County completed a Phase II ESA for the Caribou Power Plant, including the Steam Plant, in accordance with ASTM E1903-19. Results of the Phase II ESA identified HSPP-impacted soil and

groundwater at the Caribou Power Plant, including areas surrounding the Steam Plant. However, the contaminant concentrations detected in soil and groundwater at the Site did not exceed their respective federal or state cleanup standards/guidelines. Therefore, soil and groundwater remediation was not required nor recommended.

In 2023 and 2024, U.S.EPA completed a Time Critical Removal Action to abate and properly dispose of asbestos-containing materials in/on the Steam Plant that were determined to pose an immediate threat to human health and/or the environment. Therefore, remaining asbestos-containing materials that were determined not to pose an immediate threat to human health or the environment along with other hazardous building materials (i.e., universal wastes including a mercury release into concrete, lead-based paint, etc.) and waste oils identified in/on the Steam Plant are proposed to be removed under a Site-Specific Brownfields Cleanup Grant.

3.4 Proposed Cleanup Goals and Objectives

The overall cleanup goal for the Site is to accomplish the following primary objectives: 1) Minimize the potential for human exposure to hazardous building materials and waste oils; and 2) Reduce the toxicity, mobility, and volume of hazardous building materials and waste oils at the Site.

3.5 Proposed Remediation Plan

A draft Analysis of Brownfields Cleanup Alternatives (ABCA) has been prepared to evaluate remedial alternatives for the environmental concerns associated with the Steam Plant. Remedial alternatives evaluated in this ABCA include 1) “No Action” alternative, 2) “Targeted Hazardous Building Materials Removal with Partial Management In-Place” alternative, and 3) “Full Hazardous Building Materials Abatement” alternative. Based on the results of the initial screening of each alternative, Alternative 3: “Full Hazardous Building Materials Abatement” was selected as the preferred remediation alternative. This alternative is protective of human health and the environment; is effective, technically feasible, and practical; and is necessary to meet Site redevelopment goals.

This alternative involves the proper removal, transport, and offsite disposal of all identified hazardous building materials identified in/on the Steam Plant, including asbestos-containing materials, lead-based paint, universal wastes, and waste oils. This alternative would require full building demolition.

3.6 Future Site Use

The re-use plan for the Site is to demolish the vacant and dilapidated Steam Plant to facilitate redevelopment of the former Caribou Power Plant property, including the Steam Plant, as a riverfront greenspace/park.

4.0 COMMUNITY BACKGROUND

4.1 Community Profile

Caribou is the most northeastern city in the U.S., is located on the Aroostook River, which is well-known for its scenic, historical, recreational, and fishery values. The international border with Canada is just 15 river miles downstream of the site. Until the late 1960s, Caribou was the world's largest potato shipping hub and was a service community to Loring Air Force Base until the base's closure in 1994, leading to a long period of disinvestment in the city. The Steam Plant presents an overwhelming series of challenges to Caribou, as the current owner, as it works to promote quality of life, economic development and a redeveloped riverfront.

4.2 Community Outreach

4.2.1 Public Meeting and 30-Day Public Comment Period

An initial public meeting will be held to notify the public and to outline proposed cleanup activities at the Site. This meeting is proposed to be held on **March 12, 2026 at 6:00 PM at the Caribou Municipal Building located at 25 High Street**. To date, the public has been very supportive of the cleanup and redevelopment plans for the Caribou Power Plant, including the Steam Plant site. This meeting will be held during a 30-day public comment period associated with the draft ABCA review, and comments received by the public will be incorporated into the final ABCA and design plans.

An advertisement for the public meeting will run in *The County* on **March 4, 2026**. This advertisement will announce the public meeting and provide information on the availability of the project documents for review (information repository). This legal advertisement also announces the start of the 30-day public comment period on the proposed cleanup plan, which will run from **March 4 to April 3, 2026** (close-of-business).

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

4.2.2 Accommodations

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

4.3 Key Community Concerns

The City of Caribou believes community concerns are valuable and do not take them lightly. The project team looks forward to getting feedback from the community and taking these concerns into account when finalizing cleanup and renovation plans and throughout the cleanup project.

5.0 CONTINUED COMMUNITY INVOLVEMENT

The City of Caribou and its project team will work to provide continued community involvement for the project. The U.S.EPA and MEDEP have previously provided regulatory oversight and guidance during the previous Brownfields assessment and Time Critical Removal Action tasks and will continue to oversee and provide supplemental guidance during the proposed U.S.EPA-funded Brownfields cleanup activities. The MEDEP will also provide oversight in accordance with the MEDEP Voluntary Response Action Program (VRAP). Public notices will be placed in *The County* announcing the intended and ongoing cleanup activities at the Site and to notify residents of public meetings regarding the cleanup efforts. In conformance with the U.S.EPA Brownfields Cleanup Grant requirements, the public notices will also announce that the information repository on this project, including the environmental assessments, investigations, cleanup plans, and other environmental information, is located online on the City's website, or at City's municipal offices, and SME by appointment.

As previously noted, the first public meeting will be held on **March 12, 2026**. The public meeting announcement and availability of the Site documents for review will be advertised in *The County* on **March 4, 2026**, marking the beginning of the 30-day public comment period on the proposed cleanup alternatives. In addition, supplemental meeting announcements regarding the proposed cleanup activities and/or project updates, as necessary, will be placed in *The County* and/or postcard notices will be hand-delivered door-to-door. The meeting announcements will also notify residents where the proposed public meetings will be held (e.g., Caribou Municipal Office and/or a link to a video meeting). The information repository will be updated with the inclusion of meeting minutes, status reports, and other communications.

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

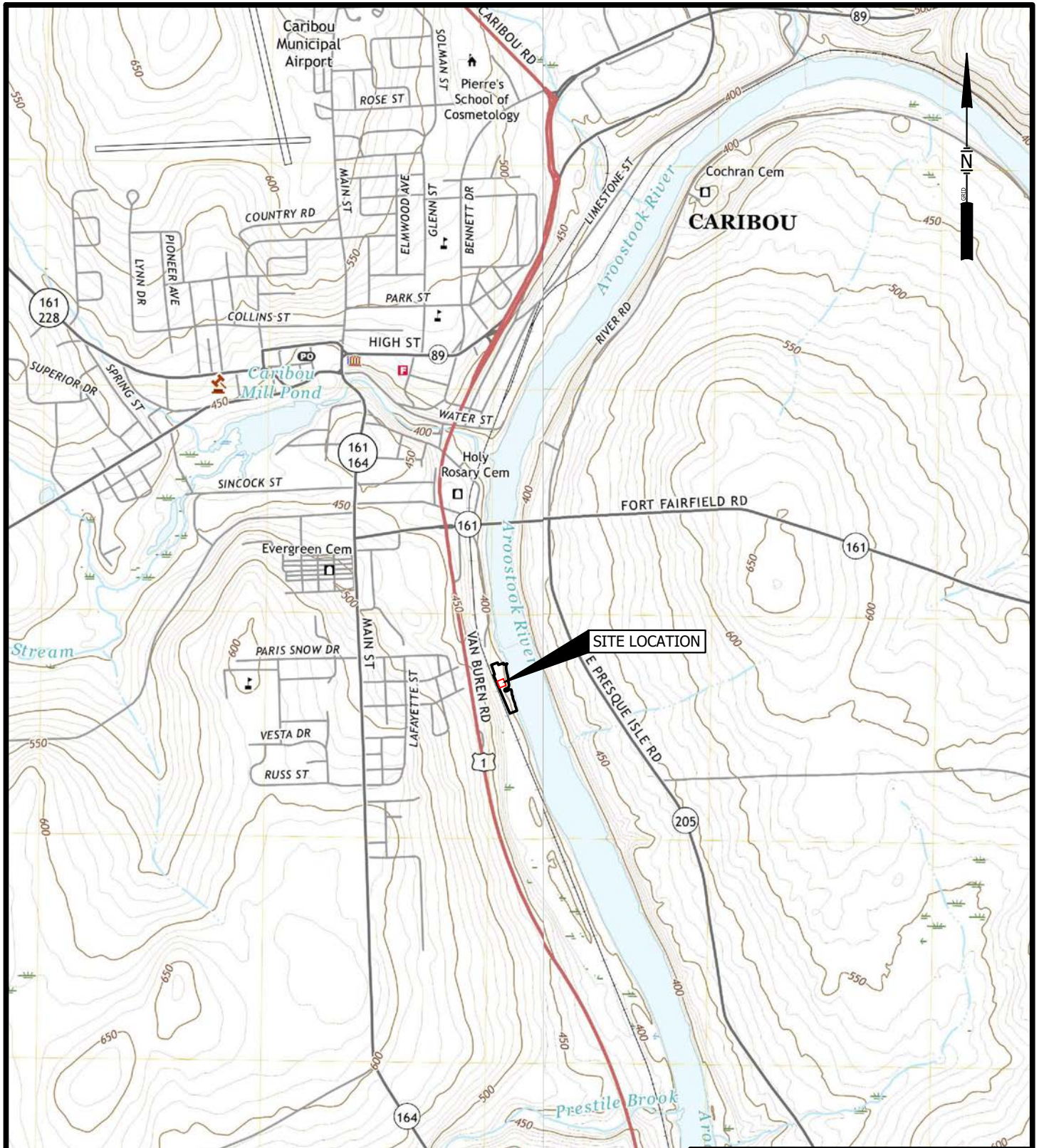
Public comments regarding the project can be submitted at the public meetings or directly to Penny Thompson or Karen Gorman at the City of Caribou or Aaron Martin and Nick Sabatine at SME via email or regular mail (contact information can be found in Section 2 of this CEP).

6.0 CHRONOLOGY OF COMMUNITY INVOLVEMENT AND PROJECT SCHEDULE

- **March 4, 2026** – Draft ABCA was prepared.
- **March 4, 2026** – CEP is prepared.
- **March 4, 2026** – A public notice will be advertised, which announces the availability of draft ABCA for review and the start of the 30-day public comment period. This public notice will also advertise the public meeting and provided information on the project information repository.
- **March 12, 2026** – A public meeting will be held to present the draft ABCA, discuss the proposed remedial action plans relative to the proposed redevelopment activities, and solicit comments from the public.
- **April 3, 2026** – The 30-day public comment period will end at close-of-business. Significant comments or questions that are received from the public will be incorporated into the final ABCA and design plans. The ABCA will be finalized immediately after receipt of comments.
- **Spring/Summer 2026** – Design plans will be prepared and submitted for regulatory review. Comments received during the 30-day public comment period will be incorporated into the design documents via addendum or change order, as appropriate.
- **Summer/Fall 2026** – The Contractor bidding period will occur and cleanup actions will be initiated in the Site, and subsequent public information meetings will be conducted as necessary.
- **September 2029 or sooner** – Cleanup complete (Brownfields Cleanup project period ends on September 30, 2029).

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

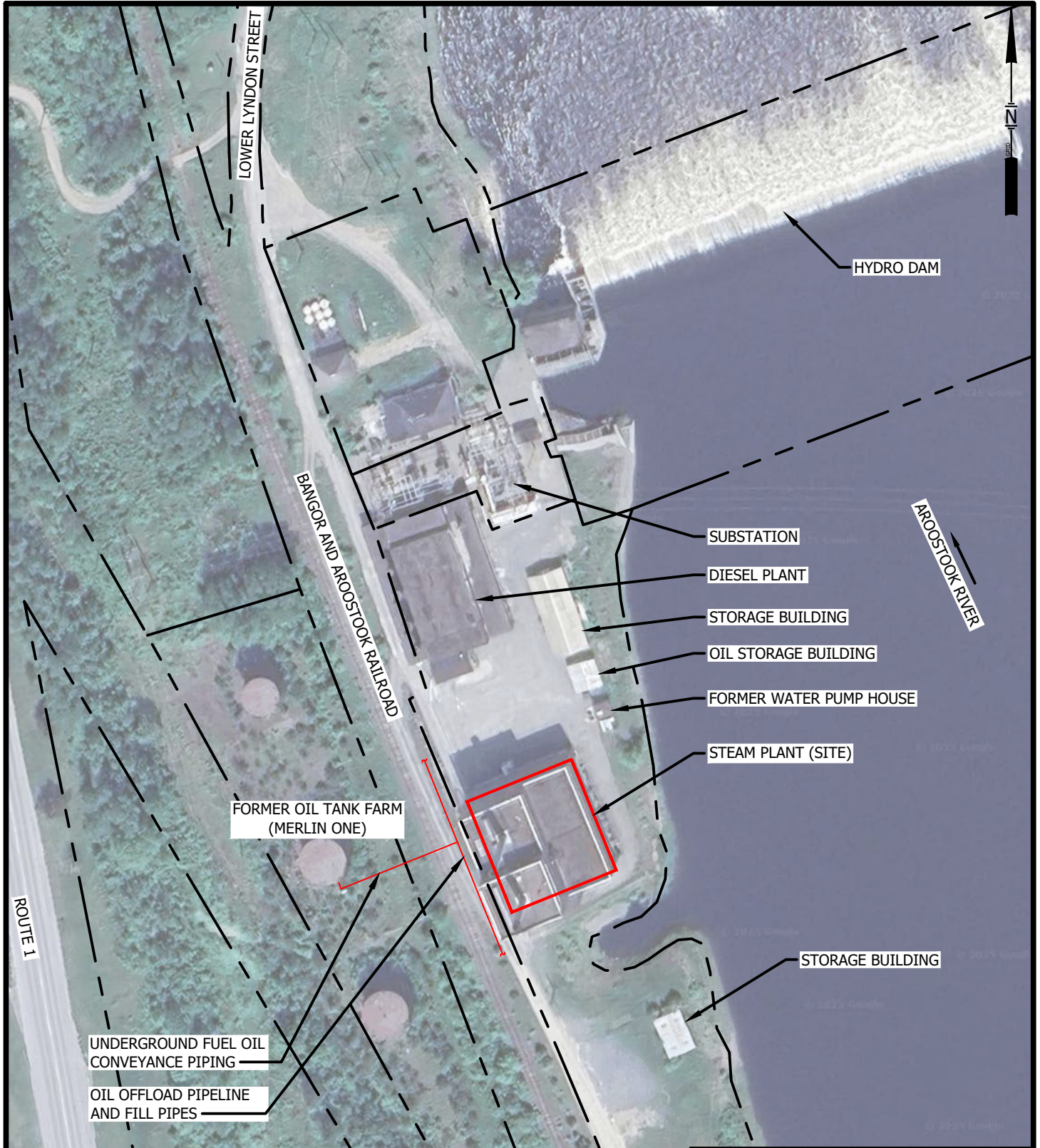
FIGURES



BASEMAP ADAPTED FROM 7.5 MIN USGS TOPO QUADS
 CARIBOU, MAINE - 2021
 GOODWIN, MAINE - 2021

FIGURE 1
 SITE LOCATION MAP
 CARIBOU STEAM POWER PLANT
 142 LOWER LYNDON STREET
 CARIBOU, MAINE





NOTES:

1. AERIAL IMAGE FROM GOOGLE EARTH DATED 6/4/2025.
2. PARCEL BOUNDARIES FROM MAINE GIS DATA CATALOG.



FIGURE 2
SITE PLAN
CARIBOU STEAM POWER PLANT
142 LOWER LYNDON STREET
CARIBOU, MAINE

