

ENVIRONMENTAL RISK ASSESSMENT QUESTIONNAIRE

Date Completed: 4/25/2016

Person Completing Questionnaire: Robin L. Fowler Pratt

Property Location: 608 Atlantic Highway, Northport, ME 04849

1. What is the current use of the property? (Check one)

- ☐ Residential Single Family
☐ Residential Multifamily
☒ Commercial
☐ Industrial Manufacturing
☐ Unimproved / Raw Land
☐ Agricultural
☐ Other

2. What is the age of the Structure? (Check one)

- ☒ Built in or before 1980
☐ Built after 1980

CIRCLE ONE

(If yes, provide detail on separate sheet)

3. Is the property or any adjoining property used for Industrial use? Yes ☒ No Unknown
4. To the best of your knowledge has any adjoining property been used for an industrial use in the past? Yes ☒ No Unknown
5. Is the property or any adjoining property used as a gasoline station, motor facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment storage, disposal, processing or recycling facility? Yes ☒ No Unknown
6. To the best of your knowledge, has the property or any adjoining property used as a gasoline station, motor facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill or as a waste treatment storage, disposal, processing or recycling facility? ☒ Yes No Unknown
7. Are there currently, or to the best of your knowledge Have there been previously, any damaged or discarded automotive or industrial batteries, or pesticides, paints, or other chemicals in individual containers of greater than five gallons in volume or fifty gallons in the aggregate, stored on or used at the property or at the facility? Yes ☒ No Unknown

8. Are there currently, or to the best of your knowledge have there previously any industrial drums (typically 55 gallon) or sacks of chemicals located on the property or at the facility?
- Yes ☒ No Unknown
9. Has Fill Dirt been brought onto the property which originated from a contaminated site or which is of an unknown origin?
- Yes ☒ No Unknown
10. Are there currently or to the best of your knowledge have there been previously any pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?
- Yes ☒ No Unknown
11. Is there currently or to the best of your knowledge have there been previously any registered or unregistered storage tanks (above or underground) located on the property?
- ☒ Yes No Unknown
12. Are there currently, or to the best of your knowledge, have there been previously any vent pipes, fill pipes, or access way indicating a fill pipe protruding from the ground on the property or adjacent to any structure located on the property?
- ☒ Yes No Unknown
13. Are there currently, or to the best of your knowledge, have there been previously, any flooring drains, or walls located within the facility that are stained by substances other than water or are emitting foul odors?
- Yes ☒ No Unknown
14. If the property is served by a private well or non-public water system, have contaminants been identified in the well or system that exceed guidelines applicable to the water system or has the well been designated as contaminated by any governmental environmental/health agency?
- Yes ☒ No Unknown
15. Does the owner or occupant of the property have any knowledge of Environmental liens or governmental notification relating to past or current violations of environmental laws with respect to the property or any facility located on the property?
- Yes ☒ No Unknown
16. Has the owner or occupant of the property been informed of the past or current existence of Hazardous substances or petroleum products or environmental violations with respect to the property or any facility located on the property?
- ☒ Yes No Unknown
17. Does the owner or occupant of the property have any knowledge of Environmental site assessment of the property or facility that indicated the presence of Hazardous substances or petroleum products on or contamination of the property or recommended further assessment of the property?
- Yes ☒ No Unknown

18. Does the owner or occupant of the property know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any Hazardous substance or petroleum products involving the property by any owner or occupant of the property?

Yes ☒ No ☐ Unknown

19. Does the property discharge waste water on or adjacent to the property other than storm water or into a sanitary sewer system?

☒ Yes ☐ No ☐ Unknown

20. To the best of your knowledge, have any Hazardous substances or petroleum products unidentified waste materials, tires, automotive or industrial batteries or any waste materials have been dumped above grade, buried and/or burned on the property?

Yes ☒ No ☐ Unknown

21. Is there a transformer, capacitor or any hydraulic equipment for which there are any recordings indicating the presence of PCB's?

Yes ☒ No ☐ Unknown

22. To the best of your knowledge, is there asbestos currently in any of the construction materials contained in any facility located on the property?

Yes ☒ No ☐ Unknown

Comments/Explanations: See attached pages regarding answers to
question #'s 6, 11, 12, 16 & 19

Reviewed By: _____

I acknowledge that I have read the above questionnaire and that the foregoing information is true and correct to the best of my knowledge.

Ralph F. Pratt
Signature

Title

4/25/16
Date

Signature

Title

Date

Attachment to Environmental Risk Assessment Questionnaire

Question #6:

This property was used as a gas station and has 2 registered underground storage tanks, both 2000 gallons in size, registration # 2169. Both tanks were removed in 1991. See answer to question #16.

Questions #11 & #12:

In addition to the two underground storage tanks listed in the answer to Question #6, there was one aboveground oil storage tank used for heating oil/kerosene. Based on the fact that there were underground storage tanks, it is assumed that there were vent and fill pipes. These were removed with the tanks.

Question #16:

Three spill reports are available ~~and attached to this document~~ related to a leaking underground storage tank in 1984. The spill report number A-139-1984, references the first spill report when the facility was owned by Dead River Corp. The leaking tank and the second tank were replaced at this time and remediation took place on the site. The tanks were replaced with cathodically protected tanks and lines were replaced with galvanized lines. Spill report number A-014-1990 references 2 failed SIA tests that led to the decision to remove the two new tanks. The tanks were removed in 1991 and a third spill report was created, A-498-1991, with respect to additional contamination found and remediated that was related to the 1984 leak. The two new tanks, removed at this time, were found to be in excellent condition. An observation well was installed at this time and was monitored under the direction of DEP Technical Services. In addition, an extraction system was installed and contamination was removed during 1992 and 1994.

Letters from DEP to the current property owner in 2014 indicate that the DEP had found the remediation of this site to be complete to their satisfaction. Water tests sent at that time indicate that there are no detectable levels of contamination. This information is included at the back of the spill report from 1991.

A fourth spill report was made regarding a leaking aboveground tank. Spill report number A-585-2003, ~~attached~~, references a spill of kerosene related to vandalism of the exterior

aboveground tank used for the heating system. It was estimated that 100 gallons of K-1 was released and 99.99 tons of contaminated soil was removed and replaced with clean soil. This report indicates that the groundwater remediation system installed in 1991 had been removed prior to this date.

Question #19

The wastewater on this site empties into an on-site treatment system (septic tank and leach field). There is no discharge to any other drain or into a public sanitary sewer system.

Note: The Maine Department of Transportation has an easement for a catch basin and storm drain on the south end of the property.