

## Site Evaluation and Reuse Strategy



**Former Union Chemical Company Property  
Hope, ME**

**April 2006**

**Site Evaluation  
Union Chemical Facility  
Hope, ME**

**TABLE OF CONTENTS**

**Introduction**

|              |   |           |
|--------------|---|-----------|
| <b>I.</b>    | <b>Property Background</b> .....            | <b>5</b>  |
|              | A. Property Address.....                    | 5         |
|              | B. Property Description.....                | 5         |
|              | C. Property Improvements.....               | 5         |
|              | D. Ownership and Use.....                   | 5         |
| <b>II.</b>   | <b>Property Setting</b> .....               | <b>6</b>  |
|              | A. Property Location.....                   | 6         |
|              | B. Surrounding Land Uses.....               | 6         |
|              | C. Local Demographics.....                  | 7         |
|              | D. Regional Demographics.....               | 7         |
| <b>III.</b>  | <b>Assets and Constraints</b> .....         | <b>9</b>  |
|              | A. Site location and Access.....            | 9         |
|              | B. Site Characteristics.....                | 9         |
|              | C. Property Characteristics.....            | 10        |
|              | D. Environmental Challenges.....            | 11        |
| <b>IV.</b>   | <b>Economic Data</b> .....                  | <b>13</b> |
|              | A. Maine Economy.....                       | 13        |
|              | 1. State Strategic Plan.....                | 16        |
|              | 2. Economic Development Incentives.....     | 16        |
|              | 3. Foreign Direct Investment.....           | 17        |
|              | 4. Demographics and the Economy.....        | 18        |
|              | B. Regional Economic Characteristics.....   | 18        |
|              | C. Local Economy.....                       | 20        |
|              | D. Real Estate Market.....                  | 21        |
| <b>V.</b>    | <b>Redevelopment Alternatives</b> .....     | <b>24</b> |
|              | A. Potential Reuses.....                    | 24        |
|              | B. Focused Research.....                    | 24        |
|              | C. Reuse Concepts.....                      | 28        |
| <b>VI.</b>   | <b>Property Transfer Alternatives</b> ..... | <b>29</b> |
| <b>VII.</b>  | <b>Conclusions</b> .....                    | <b>30</b> |
| <b>VIII.</b> | <b>Next Steps</b> .....                     | <b>30</b> |

**Site Evaluation  
Union Chemical Facility  
Hope, ME**

**TABLE OF CONTENTS, Continued**

**Appendices**

- A. January 14, 2006 Public Meeting Report
- B. February 18, 2006 Public Meeting Report
- C. Reuse Concept A: Age Restricted Housing Complex
- D. Reuse Concept B: Artisan & Craft Village
- E. Superior Court Order - 6-5-86
- F. Vita Nuova, LLC

**Figures:**

- 1. Aerial Photo, Site
- 2. Site Location Map
- 3. Aerial Photo, Property Setting
- 4. Town Population
- 5. County Population Forecast
- 6. Travel Route from Rockland to Augusta
- 7. Union Chemical Property Map
- 8. Employment by Natural Resource Based Industries
- 9. Maine's Largest Industries, 2003
- 10. Maine's Top 40 Employers, 2003
- 11. Arts Employment as Percentage of Total Employment per County, 2002
- 12. Real Personal Income by County
- 13. Wage & Salary by County
- 14. Population Hope, ME

## Introduction

This report represents a nine-month process working with the Town of Hope, the Union Chemical Community Advisory Group, USEPA, Maine DEP and other stakeholders. The purpose of this work was to identify issues and strategies that might lead to the redevelopment of the former Union Chemical Site.

This report provides the following:

- A description of the property and the opportunities and constraints for reusing the property
- A description of the environmental issues including those that might impede redevelopment
- An analysis of how the property might be reused
- Some design alternatives for reusing the site
- The current disposition of the site and how it might be transferred to a new owner.

This report was completed by Vita Nuova, LLC through resources provided by USEPA.

This document is made available *for informational purposes only*. Although all best efforts were used *to* complete this report, no representation or warranties are made as to the timeliness, accuracy or completeness of the information contained herein or that the actual results will conform to any projections or recommendations contained herein. All areas are approximate. Any reliance upon this material shall be without any liability or obligation on the part of Vita Nuova, LLC or USEPA.

## I. Property Background

### A. Property Address

The 12-acre former Union Chemical Company (UCC) property is located on Main Street, Route 17, in South Hope, Maine.



**Figure 1:** Aerial Photo of Property located on south side of Main Street.

### B. Property Description

The property occupies approximately 12.5 acres along the south side of Route 17. The current site topography reflects changes made during the soil excavation and consolidation phase of site remediation. Currently, the high point exists near the center of the site where a treatment area and cap were constructed. The property slopes to the south toward a wooded area and to the southeast toward Quiggle Brook.<sup>1</sup>

### C. Property Improvements

The property previously contained a warehouse and a still building. These buildings were demolished and the materials were disposed of offsite in the early 1990s.

### D. Ownership and Use

Union Chemical Company, Inc. began operations in 1969 as a formulator of paint and coating strippers. The company expanded in 1969 and began chemical recycling and incineration. UCC ceased operations in 1984 when the State of Maine closed its waste treatment operations. The property is currently in receivership by the State of Maine.<sup>2</sup>

<sup>1</sup> Five Year Review, Union Chemical Site, Hope ME, Tetra Tech NUS, Inc., September 2002

<sup>2</sup> [http://yosemite.epa.gov/r1/npl\\_pad\\_nsf/701b6886f189ceae85256bd20014e93d/e6f3fa2ee4db51f68525691f0063f700!OpenDocument](http://yosemite.epa.gov/r1/npl_pad_nsf/701b6886f189ceae85256bd20014e93d/e6f3fa2ee4db51f68525691f0063f700!OpenDocument), Union Chemical Company site page, viewed December 9, 2005

## II. Property Setting

### A. Property Location



The UCC property is located on Route 17 in a rural, residential area of South Hope, Maine.

South Hope is a non-incorporated village of the Town of Hope, Maine. The Town of Hope is located in the County of Knox in the midcoast region of the state.

**Figure 2:** Site location map

### B. Surrounding Land Uses

The UCC property is located on Route 17, a major east-west corridor in the town. The property is located in a rural, mixed commercial and residential area.

Residential properties are located west, south and north of the site.



Immediately east of the site and on the east side of Quiggle Brook is a vacant parcel of land owned by the Town of Hope.

Further east of the site is a small commercial parcel currently for sale. A new fire station is located at the corner of Harts Mill and Route 17 as is a country store and gas station.

A church and other commercial and residential properties are located in the vicinity of the property.

**Figure 3:** Aerial photograph of property setting looking west

The property is bounded on the east and southeast by Quiggle Brook, which is a southerly flowing outlet stream of Fish Pond. A floodplain and wetland area exists along Quiggle Brook at

the eastern portion of the property, and intermittent wetland areas have been delineated in the northwest corner and immediately south of the fenced-in portion of the Site.<sup>3</sup>

**C. Local Demographics**

Located west of Camden in Knox County, the Town of Hope is a rural community with a population of 1,310 residents. The Town has a land area of 23.9 square miles and a population density of 60 people per square mile. The town is known for its lakes and ponds which attract summer vacationers.<sup>4</sup>

Census data shows the 2000 population of Hope to be 98.6% white. Persons under the age of 18 represent 29% of the population; persons between the ages of 20 and 55 represent 51%, and persons 55 years old and over represent 20% of the population.<sup>5</sup>

According to the State of Maine, the town's population grew nearly 29 percent in the 1990-2000 decade and has nearly doubled in the past twenty years.<sup>6</sup>

Town Population Forecast from Maine State Planning Office:<sup>7</sup>

| The County totals below do not include unorganized territories | COUNTY | History<br>1-Jul-90 | History<br>1-Jul-00 | Forecast<br>1-Jul-05 | Forecast<br>1-Jul-10 | Forecast<br>1-Jul-15 |
|--|--------|---------------------|---------------------|----------------------|----------------------|----------------------|
| Hope town  | Knox   | 1,022               | 1,314               | 1,453                | 1,549                | 1,618                |

**Figure 4:** Town Population

The Town of Hope has a median household income of \$42,273 and a per capita income of \$24,385 annually. Over 55% of the population has an income of \$35,000 – \$100,000 annually. Over 7% of the population earns over \$100,000. Census data from 2000 indicate that 6.5% of Hope residents live below the poverty level.<sup>8</sup>

**D. Regional Demographics**

According to the U.S. Census Bureau, the 2004 population of Knox County was estimated at 41,008. This represents a population density of 108.3 persons per square mile. The Knox County population increased 3.5 percent between 2000 and 2004. This represents a slightly greater increase than the state population growth of 3.3% in the same period.

In the ten year period between 1990 and 2000, Knox Country grew 9.1%, significantly higher than the state's growth rate of 3.8% during the same period.<sup>9</sup>

According to the Maine State Planning Office, the population of Knox County is expected to be 42,905 by the year 2010.<sup>10</sup> This would represent an 8% increase in the decade between 2000 and 2010. This is a slightly lower growth rate than in the past decade.

<sup>3</sup> Five Year Review, Union Chemical Site, Hope ME, Tetra Tech NUS, Inc., September 2002

<sup>4</sup> <http://www.maine.gov/local/knox/hope/>, viewed December 9, 2005

<sup>5</sup> Profile of General Demographic Characteristics: 2000, U.S. Censure Bureau, Census 2000

<sup>6</sup> <http://www.maine.gov/local/knox/hope/>, viewed December 9, 2005

<sup>7</sup> Forecast of Maine State/County/City/Town Populations by Maine State Planning Office (Dec. 2001)

<sup>8</sup> Profile of General Demographic Characteristics: 2000, U.S. Censure Bureau, Census 2000

<sup>9</sup> Knox County, Maine, U.S. Censure Bureau: State and County QuickFacts, November 16, 2005.

<sup>10</sup> Forecast of Maine State/County/City/Town Populations by Maine State Planning Office (Dec. 2001)

| Maine County Economic Forecast 2005 |            |           |           |           |           |
|-------------------------------------|------------|-----------|-----------|-----------|-----------|
|                                     | POPULATION |           |           |           |           |
|                                     | 1990       | 2000      | 2004      | 2010      | 2020      |
| Maine                               | 1,231,719  | 1,277,393 | 1,317,253 | 1,363,966 | 1,415,497 |
| Androscoggin                        | 105,412    | 103,869   | 107,022   | 109,468   | 111,270   |
| Aroostook                           | 87,024     | 73,904    | 73,390    | 69,082    | 59,740    |
| Cumberland                          | 243,865    | 265,988   | 273,505   | 285,401   | 299,983   |
| Franklin                            | 29,135     | 29,487    | 29,736    | 29,971    | 29,686    |
| Hancock                             | 47,148     | 51,868    | 53,556    | 56,243    | 59,730    |
| Kennebec                            | 116,293    | 117,226   | 120,645   | 123,595   | 125,966   |
| Knox                                | 36,451     | 39,697    | 41,008    | 42,905    | 45,291    |
| Lincoln                             | 30,485     | 33,708    | 35,236    | 37,512    | 40,706    |
| Oxford                              | 52,748     | 54,826    | 56,614    | 58,606    | 60,792    |

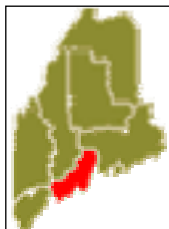
Figure 5: County population forecast

Census data shows the 2000 population of Knox County to be 98.3% white. Persons under the age of 18 represent 22.4% of the population, while persons 65 years old and over represent 17.2%.

The median household income for Knox County was \$36,774 in 2000 and the per capita income was \$19,981. Census data from 2000 indicate that 10.1% of the persons in Knox County live below the poverty level.

### III. Assets and Constraints

#### A. Geographic Setting



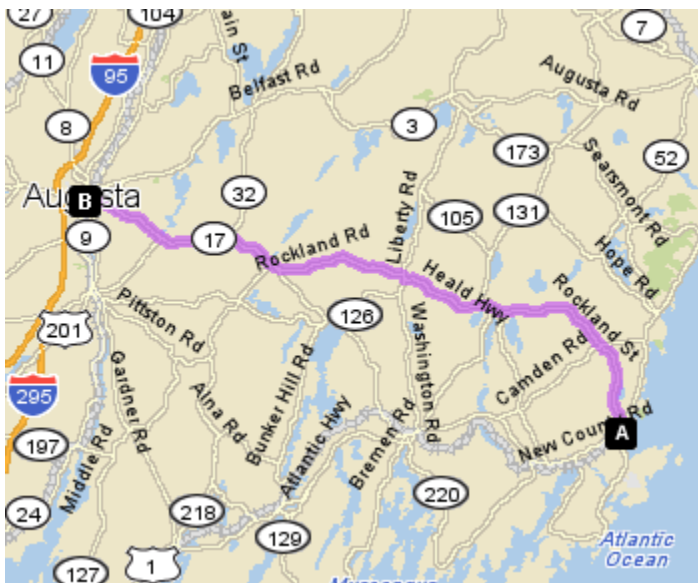
The Union Chemical property is located in South Hope, Maine, a rural community in the Midcoast region of Maine.

The Midcoast region benefits from its beautiful coast, and long marine-based history. The area is a tourist destination and a leader in ship building and other marine industries. The islands located just offshore are a significant draw for the region.

Route 1 is the major north-south corridor along the midcoast. It is a heavily traveled route for both tourism and commerce. A majority of the region's retail and commercial businesses are located along Route 1.

#### B. Access and Roadways

The Union Chemical property is located on Route 17 in South Hope, Maine. The road is an arterial routed highway maintained by the Maine Department of Transportation.<sup>11</sup>



As an arterial roadway, Route 17 is classified as carrying commuter traffic and subject to moderate seasonal changes in traffic volumes.

Route 17 serves as commuter route linking coastal Route 1 in Rockland with Augusta, the state capital approximately 40 miles west. Route 17 is a sparsely developed route with a mixture of commercial, residential and undeveloped lands. Route 17 is the most heavily traveled route in Knox County, with the exception of Route 1.

**Figure 6:** Travel route from Rockland to Augusta

The Maine Department of Transportation (MDOT) conducted traffic counts at the intersection of Route 17 and Harts Mill Road, approximately one (1) mile east of the property, in 2000. Traffic counts at that time showed an average of 7,610 cars traveled Route 17 in that location each day. The 2000 data is the most recent data available for this location. Traffic counts west of the property along Route 17 in Union indicate similar volume.

The MDOT conducted traffic counts along Route 17 at the Rockport town line, located approximately five miles southeast of the property. In 2000, the average daily traffic count was

<sup>11</sup> Volume Traffic Counts, 2004 Annual Report, Maine Department of Transportation, downloaded December 20, 2005

7,740 vehicles. In 2002, the average daily traffic count was 8,580, representing an 11% increase in traffic in two years.

The traffic along Route 17 poses a concern for future development of the Union Chemical Site. Sight lines along the frontage of the property are minimal. A curve in the roadway just west of the site limits visibility and presents a challenge with regard to site access points.

High volumes and excess speed in the vicinity of the site were two concerns raised by the community during public meetings. There are a number of measures that can be taken to calm traffic near the site and the intersection of Main Street and Harts Mill, including:

- Installing a flashing yellow light on Route 17 west of the UCC site or installing a flashing yellow/red light at the General Store.
- Placing structures along the setback line or as close to it as possible, as drivers slow down when they feel more confined.
- Painting a crosswalk or installing patterned concrete as crosswalks at the General Store.
- Creating a traffic island at the General Store.
- Installing traffic humps in combination with the crosswalks.

Careful study of the traffic patterns should be considered during the design phase. Efforts should be made to incorporate traffic calming elements into the design.

### C. Property Characteristics

The property is comprised of approximately 12.5 acres of land situated south of Route 17 in South Hope, ME.

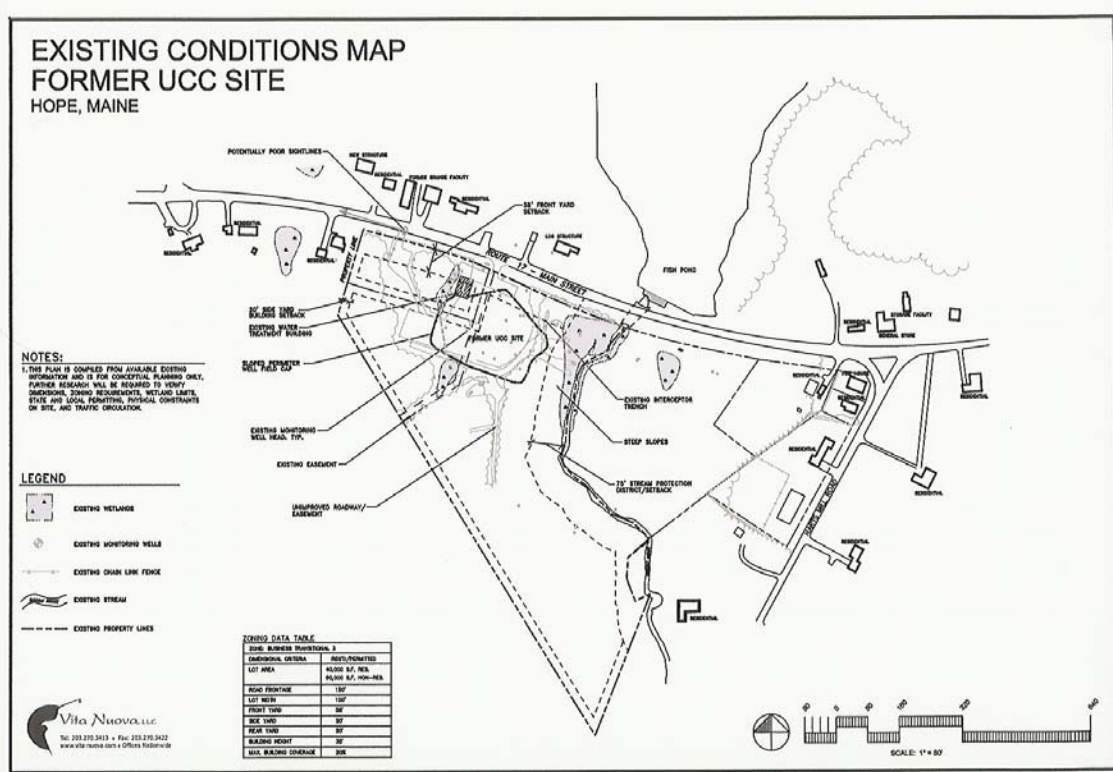


Figure 7: Union Chemical Property Map

The current site topography reflects the changes made during soil excavation and consolidation. Currently, a high point exists near the center of the site where a treatment area and cap were constructed. The site slopes gently to the south toward a wetland area and to the southeast toward Quiggle Brook. There is a general decline in the topography toward the rear of the parcel.

The property deed contains an easement granting access to the land locked property located on the southern boundary of the property. Any development of the site would require that access to the rear parcel be maintained.

One potable well currently exists on the property. However, flow rates are low and additional analysis is required to determine if adequate water is available on site.

A soil venting system and earthen cap is located in the center of the site. This system was installed as part of the soil remediation phase of the site remedy that has since been completed. Alterations to this system would be allowed during redevelopment.

#### **D. Environmental Challenges**

A major cleanup of soils and groundwater has occurred at the Union Chemical Superfund site. The site soils have been addressed and a small amount of contamination remains in the groundwater. Reuse of the site is impacted by a few factors:

- drinking water on the site
- remaining wells in the soil cleanup area
- stigma as a superfund site

##### **1. Groundwater**

Groundwater is the largest environmental constraint on the property. Cleanup of the groundwater beneath the site began in 1996 using a conventional system of multiple wells pumping water out of the site soils and bedrock up to a treatment system housed in the building adjacent to Route 17. This conventional system has been augmented several times since the pumping began with innovative technologies designed to break down the contamination within the groundwater (in-situ treatment) rather than pumping it up to the surface. These additional efforts were made as the pump-and-treat action followed a common pattern of decreasing effectiveness that has been observed at many other sites with similar systems.

As a result of all these actions concentrations of the organic solvents in the groundwater have decreased from the maximum highs of over 80,000 parts per billion to current maximum highs of less than 5,000 ppb, and average concentrations less than 2000 ppb in the soils and less than 800 ppb in the bedrock. In addition to these decreases in concentrations, the area impacted by the groundwater contamination has also decreased. Consequently, the focus is now on five smaller areas of the site, "hot spots" where concentrations remain high. These are located near the back of the cap, around monitoring wells B-9A-1 and EW-1; beneath the old leachfield, well P-20; the slope from the cap, well cluster B-6; along Quiggle Brook, well cluster B-12; and further south toward the back of the property, well cluster B-8.

Finally, to ensure that the agencies are able to monitor the groundwater quality before it flows beyond the Union Chemical property, a series of wells beyond those noted above are also sampled on a regular basis. These include well clusters NBW, ODW, and B-5. There is no current data, nor has there been in the past, to indicate that groundwater with contamination above the cleanup standards has ever moved off the Union Chemical property.

There is a concern that use of groundwater wells on the site might spread the small remaining contamination to other parts of the site or expose persons who might use it. It is likely the Maine DEP and USEPA will place a deed restriction on the property for use of groundwater. There is a small 2-3 gpm well in the northwest portion of the site that is clean. It has yet to be determined if this can be used. The proposed solution to this issue is to combine the adjacent town-owned parcel together with the Union Chemical property and use the water from the town site which appears to be not in communication with the area of contamination. The alternative is that use of the groundwater from the town parcel be negotiated as a part of the sale of Union Chemical.

Additionally, EPA and Maine DEP anticipate that monitoring of the groundwater will be necessary for many more years before the cleanup standards (as low as 0.2 ppb) are reached. Access to the property for this purpose will be required. Since the conditions at the site have stabilized over the past several years, it is likely that this monitoring will begin to be conducted on an annual basis rather than the twice-a-year current schedule. As areas of the site reach the cleanup standards, the monitoring wells in those areas will be properly decommissioned.

## **2. Remaining Wells and Venting Points**

In 1999, EPA and Maine DEP determined that the soils on the property met the cleanup standards. There are remaining wells and venting points that will have to be removed or closed. These wells and points are being closed from west to east across the site and it is the responsibility of the Union Chemical Company trustees to complete the process. These wells or points will be abandoned in place.

## **3 Stigma**

Stigma is a concern. However, appropriate communication and reuse of the site can remedy the concerns over stigma.

## V. Market Analysis

According to the Maine Planning Office, Maine's population is expected to grow 0.5% per year over the next fifteen years, about the same rate it grew over the 1990-2004 period.

The total number of estimated employees located in Maine in 2002 was 661,107. The largest major occupation group was Office and Administrative Support Occupations, with 15 percent of the estimated employment, followed by Sales and Related Occupations with 11 percent, and Food Preparation and Serving Related Occupations with 8 percent.

Real personal income has grown approximately 1.8% per year since 1990 and is expected to grow at the same rate for the next decade. State employment growth is estimated to be approximately 1.0% per year through 2020.<sup>12</sup>

### A. Characteristics of Maine's Economy

Maine's economy has historically been based upon its coastal geography and abundance of natural resources. The state's earliest manufacturing industry was sawmills, spurred by the easy access to old growth forest. Sawmills, gristmills, tanneries, foundries, and tiny textile mills were among the early industries in the state. Shipbuilding has long been a staple of Maine's economy due mainly to its coastal location and numerous sawmills. Paper manufacturing began in the early 1700s and continues to be a principal industry.

Today, over 85% of Maine's land remains forested. Natural resource based industries are still an important part of the state's economy. The following charts represent the number of jobs in Maine created by natural resource based industries.<sup>13</sup>

| Maine Natural Resource Employment 2002   |        | Employment in Natural Resource Dependent Industries |        |
|--|--------|---|--------|
| Farm employment                          | 10,500 | Paper Mfg.  | 11,700 |
| Fishing, Hunting, Trapping               | 8,400  | Wood Product Mfg.                                   | 7,800  |
| Forestry & Logging                       | 6,100  | Food Mfg.   | 7,100  |
| Agricultural & Forestry Support Services | 2,600  | Furniture Mfg.                                      | 2,400  |
| Total                                    | 27,600 | Total   | 29,000 |

**Figure 8:** Employment by Natural Resource Based Industries

Tourism, which supports over 80,000 jobs, is the State's largest industry. It accounts for 15% of Maine's economy, as compared to 5% national average. In 2002 the tourism industry generated \$6.2 billion dollars in Maine.

Maine leads the nation in terms of the number of jobs in key industries such as fishing, leather manufacturing, forestry, paper manufacturing, lumber/wood manufacturing, and ship and boat

<sup>12</sup> Maine County Economic Forecast, Maine Planning Office, September 2005

<sup>13</sup> Maine's Biggest Industries: A Structural Overview of the Maine Economy, Galen Rose, Economist; Maine State Planning Office; June 2004

building. More recently, the economy has been expanding in the health services, business services, and special trade contractors sectors.<sup>14</sup>

| Maine's Largest Industries 2003 (3-digit NAICS) |       |   |       |       |
|---|-------|---|-------|-------|
| (ranked by payroll employment)                  |       |   |       |       |
| Rank by Empl. Size                              |       |   |       |       |
| US  | Maine | Maine Total                             |       | 606.1 |
| 1   | 1     | Food Services and Drinking Places       |       | 39.4  |
| 3   | 2     | Hospitals                               |       | 26.3  |
| 4   | 3     | Ambulatory Health Care Services         |       | 23.5  |
| 5   | 4     | Nursing and Residential Care Facilities |       | 22.7  |
| 2   | 5     | Administrative and Support Servs.       |       | 21.0  |
| 7   | 6     | Food and Beverage Stores                |       | 19.3  |
| 8   | 7     | Specialty Trade Contractors             |       | 18.4  |
| 9   | 8     | Educational Services                    |       | 17.9  |
| 11  | 9     | Social Assistance                       |       | 16.4  |
| 10  | 10    | Insurance Carriers and Related          |       | 12.8  |
| Sum of Largest 10                               |       |   | 217.7 |       |
| Largest 10 as % of Total                        |       |   | 36%   |       |

Figure 9: Maine's Largest Industries, 2003

The following chart identifies the 40 top employers in Maine as of 2003.<sup>15</sup>

| RANK | EMPLOYER                            | DESCRIPTION                   |
|------|-------------------------------------|-------------------------------|
| 1    | HANNAFORD BROS CO                   | RETAIL TRADE                  |
| 2    | WAL MART PAYROLL DEPARTMENT         | TRANSPORTATION & WAREHOUSING  |
| 3    | BATH IRON WORKS CORP                | MANUFACTURING                 |
| 4    | L L BEAN INC                        | TRANSPORTATION & WAREHOUSING  |
| 5    | M B N A MARKETING SYSTEMS INC       | FINANCE & INSURANCE           |
| 6    | INSURANCE SERVICES FEDERAL CR UN    | FINANCE & INSURANCE           |
| 7    | SHAWS SUPERMARKETS INC              | RETAIL TRADE                  |
| 8    | EASTERN MAINE MEDICAL CENTER        | HEALTH CARE                   |
| 9    | BANKNORTH N A                       | FINANCE & INSURANCE           |
| 10   | INTERNATIONAL PAPER CO              | MANUFACTURING                 |
| 11   | MAINEGENERAL MEDICAL CTR AUGUSTA    | HEALTH CARE                   |
| 12   | UTC SHARED BUSINESS SERVICE,        | MANUFACTURING                 |
| 13   | HOME DEPOT USA INC                  | RETAIL TRADE                  |
| 14   | CENTRAL MAINE MEDICAL CENTER        | HEALTH CARE                   |
| 15   | VERIZON NEW ENGLAND INC             | INFORMATION                   |
| 16   | ANTHEM HEALTH SYSTEMS               | FINANCE & INSURANCE           |
| 17   | RITE AID OF MAINE INC               | RETAIL TRADE                  |
| 18   | CIANBRO CORPORATION                 | CONSTRUCTION                  |
| 19   | CENTRAL MAINE POWER CO              | CONSTRUCTION                  |
| 20   | JACKSON LABORATORY                  | PROF., SCIENTIFIC & TECHNICAL |
| 21   | S D WARREN                          | MANUFACTURING                 |
| 22   | MERCY HOSPITAL                      | HEALTH CARE                   |
| 23   | FAIRCHILD SEMICONDUCTOR CORP        | MANUFACTURING                 |
| 24   | IRVING OIL CORPORATION              | RETAIL TRADE                  |
| 25   | MEAD OXFORD CORP                    | MANUFACTURING                 |
| 26   | SWEETSER                            | HEALTH CARE                   |
| 27   | FRASER PAPERS INC                   | MANUFACTURING                 |
| 28   | BOWDOIN COLLEGE                     | EDUCATIONAL SERVICES          |
| 29   | KINDRED NURSING CENTERS WEST LLC    | HEALTH CARE                   |
| 30   | ATTENDANT SERVICES INC              | HEALTH CARE                   |
| 31   | NEW BALANCE ATHLETIC SHOE INC       | MANUFACTURING                 |
| 32   | WEBBER HOSPITAL ASSOCIATION         | HEALTH CARE                   |
| 33   | BROWN CO, C N                       | RETAIL TRADE                  |
| 34   | UNITED PARCEL SERVICE               | TRANSPORTATION & WAREHOUSING  |
| 35   | DEAD RIVER COMPANY                  | TRANSPORTATION & WAREHOUSING  |
| 36   | GOODWILL INDUSTRIES OF NORTHERN N E | HEALTH CARE                   |
| 37   | SEARS ROEBUCK AND CO.               | TRANSPORTATION & WAREHOUSING  |
| 38   | INTERSTATE BRANDS CORP              | MANUFACTURING                 |
| 39   | PENOBSCOT BAY MEDICAL CENTER        | HEALTH CARE                   |
| 40   | MAINE BUSINESS SERVICES INC         | ADMINISTRATIVE AND SUPPORT    |

Figure 10: Maine's Top 40 Employers, 2003

<sup>14</sup> [A Brief History of the Maine Economy](#), Galen Rose, Economist; Maine State Planning Office; June 2003

<sup>15</sup> [Maine's Biggest Industries: A Structural Overview of the Maine Economy](#), Galen Rose, Economist; Maine State Planning Office; June 2004

## Maine's Economy (continued)

Maine's "creative" economy has been extensively studied over the last several years. The creative economy is defined as industries heavily related on creative ideas. This sector has been divided into two sub-sectors: arts and culture and technology-related industries.

- Approximately ten percent of all wages in Maine in 2002 were generated from creative sectors of the economy. The "creative" economy in 2002 paid a total of \$2.5 billion in direct wages, \$2.3 billion of which was in technology and \$200 million in the arts and culture industries. The arts and culture industries' proportion accounted for 2.2 percent of the state's total wages.
- In 2002, a reported 55,889 jobs were in creative technology sectors such as biotechnology and information services. Another 7,543 jobs were in the arts & culture sectors.
- The arts & culture industries account for 1.2 percent of Maine's economy, which is greater than the wood products manufacturing industry.<sup>16</sup>
- From 1997 to 2002, Maine's economy grew jobs at an 11 percent rate. By comparison, between 1997 and 2002, employment in the arts and culture sector as a whole grew by nearly 24 percent.

Employment in the arts and culture industries has significant seasonal fluctuation. The more urban counties of Cumberland, Androscoggin and Penobscot have year-round industries. Other counties show significant increases in the summer, with Somerset County showing the largest summer to winter differential.

|              |       |
|--------------|-------|
| Knox         | 2.47% |
| Cumberland   | 1.91% |
| Penobscot    | 1.60% |
| Hancock      | 1.49% |
| Androscoggin | 1.11% |
| Lincoln      | 1.07% |
| York         | 0.99% |
| Kennebec     | 0.85% |
| Waldo        | 0.75% |
| Aroostook    | 0.72% |
| Oxford       | 0.68% |
| Piscataquis  | 0.66% |
| Somerset     | 0.57% |
| Sagadahoc    | 0.55% |
| Franklin     | 0.37% |
| Washington   | 0.24% |

The fastest growth in employment in arts and culture between 1997 and 2002 occurred in Waldo and Androscoggin counties.

In 2002, the arts accounted for 2.4% of the total employment in Knox County – the largest percentage of any county in Maine.<sup>17</sup>

**Figure 11:** Arts Employment as Percentage of Total Employment per County, 2002

<sup>16</sup> THE CREATIVE ECONOMY IN MAINE: Measurement & Analysis, New England Foundation for the Arts and Maine Arts Commission, July 2004.

<sup>17</sup> THE CREATIVE ECONOMY IN MAINE: Measurement & Analysis, New England Foundation for the Arts and Maine Arts Commission, July 2004.

## 1. Strategic Plan

In 2004, Governor John Baldacci announced an economic strategy designed to attract investment in Maine by focusing on key sectors of the economy. Much of the State's economic development efforts and incentives are geared around these priority industries.<sup>18</sup>

As defined in the strategic plan, the targeted key sectors of the economy include mature and emerging industries.

Mature industries include:

- Forest Products Industry
- Marine Related Activities
- Precision and Niche Manufacturing
- Tourism

Emerging industries are:

- Biotech and Biomedical Research
- Financial Services
- Radio Frequency Identification (RFID)

## 2. Economic Development Incentives

The State of Maine is generally competitive with other states in the country in offering incentive programs to attract business investment. Out of the fifty states in the country, 26 states offer more economic incentive programs than Maine. Four states offer the same number of programs, and 20 states offer fewer incentives than Maine.<sup>19</sup>

Economic incentives currently available through the State of Maine include the following:<sup>20</sup>

- **Workforce Training** - 100% state-financed training for new employees and partial reimbursement of training costs for upgrading the skills of new or existing employees
- **Technology Tax Credits**, including Research Expense Tax Credit, R&D Super Credit, High-Technology Investment Tax Credit, and Sales Tax exemptions
- **Tax Reimbursements** - on machinery and equipment, up to 75% reimbursement of Maine income tax withholdings from new employees, and partial real and property tax refunds from municipalities
- **Jobs & Investment Tax Credit** - as much as \$500,000 per year for seven years by investing \$5 million in personal property and creating at least 100 new jobs.
- **Sales Tax Exemptions** - available for manufacturing, R&D, custom computer programming, fuel & electricity, and biotechnology.

The state also offers financing programs, including:

- Taxable Bond Program
- Tax-Exempt Bond Program
- Regional Economic Development Revolving Loan Program

---

<sup>18</sup> "Governor Baldacci Announces an Economic Development Strategy for Maine", Department of Economic and Community Development, January 21, 2004

<sup>19</sup> *State by State Guide to Incentives for Business Investment*, Aspen Publishers, 2003

<sup>20</sup> <http://www.maineeco.org/advantages/incentives.htm>, viewed December 15, 2005

- Small Enterprise Growth Fund
- Maine Technology Institute
- Community Development Block Grant (CDBG) Economic Development Funds

### 3. Foreign Direct Investment

According to the Organization for International Investment (OFII), subsidiaries of foreign owned companies employ 33,000 workers in Maine. This is an increase of nearly 48% in a five year period. Maine ranks 8th in the country in the share of its workforce supported by U.S. subsidiaries of foreign owned companies.<sup>21</sup> Much of this increase has occurred through foreign acquisition of U.S. owned companies.

The largest foreign owned employers in the state include:

- Great Northern Paper
- McCain Foods USA
- Nestlé USA, Inc.
- Philips Electronics North America
- Pioneer Plastics
- SAPPI
- Sodexho Inc.
- Tomkins Industries

The Maine International Trade Center (MITC) is responsible for promoting Maine's economy in international trade of goods, services and related activities. Foreign direct investment is an important part of MITC's mission.

"By emphasizing Maine's strategic proximity to Canada and Europe, its reasonable wages, excellent physical infrastructure and well developed higher education system, the Trade Center has established Maine as a unique and attractive site for foreign companies." – Maine International Trade Center

MITC has been successful in promoting Maine to foreign markets. In its June 2005, issue, the London-based Foreign Direct Investment magazine, a Financial Times publication, ranked Maine's quality of life as the best in the nation, and the state's information technology and telecom infrastructure tied for third place with Texas and Maryland.<sup>22</sup>

MITC considers Maine to offer these advantages and benefits to foreign companies:<sup>23</sup>

- Maine is ideally positioned within the North American market, located between New Brunswick and Quebec to the north, Nova Scotia to the east and Boston and New York to the south.
- Air service to Boston and New York from Bangor and Portland.
- Direct air container service to and from the United Kingdom and Netherlands.
- Over 450 trucking firms providing intrastate service; over 7,000 for interstate service.
- Six short-line railroad companies operating more than 1,400 miles of track connecting to major rail carriers across North America.
- Three rail-truck intermodal facilities providing daily service to major eastern markets.

<sup>21</sup> <http://www.ofii.org/statebystate/maine.cfm>, viewed December 15, 2005

<sup>22</sup> "Foreign Direct Investment Magazine Ranks Maine First For Its Quality of Life", Press Release, Office of Economic and Community Development, State of Maine, June 27, 2005

<sup>23</sup> *Maine: Your Gateway to the North American Market* viewed at <http://www.mitc.com/FDI.html>, December 15, 2005

- Statewide Asynchronous Transfer Mode fiber optics, providing fast digital transmission of voice, data and full-motion video.

#### 4. **Demographics and the Economy**

According to the State Planning Office and the Muskie Institute, Maine's population is aging. There has been a large migration of youth out of the state. The result is the potential for a decline in the labor force.<sup>24</sup>

While nationwide, the workforce is aging as the baby boom generation heads into retirement, Maine has a noticeable lack of younger residents to balance this effect. According to the U.S. Census Bureau, 14.4% of Maine residents were age 65 or older on 2004. While this trend can have significant impacts on the economy, it does reach across all counties and all regions of the state. Younger populations in certain areas create opportunities for economic growth.

### **B. Regional Economy**

The UCC property is located in a rural area, approximately seven miles west of Route 1, the major commercial road running along Maine's coast. Route 1 and the Rockland – Camden area are the commercial centers of the region.

#### 1. **Regional Planning**

Two organizations provide land use planning and related services to the midcoast region.

Eastern Maine Development Corporation (EMDC) is a private, non-profit organization which serves Hancock, Knox, Penobscot, Piscataquis, Waldo, and Washington Counties.<sup>25</sup> EMDC actively pursues strategic economic development activities. Their efforts include both planning and securing and leveraging grants and other forms of financing.

The organization's focus to date has been on key commercial/business areas and not rural development. In 2005, EMDC has focused the following industries for economic development in the region:<sup>26</sup>

- Biotechnology
- Tourism
- Information Technology
- Mature Industries (i.e. Paper)

The Mid-Coast Regional Planning Commission (MCRPC) provides land use, transportation and economic planning services to member communities in Waldo and Knox Counties.<sup>27</sup> While Hope is a community within its service area, the MCRPC has not been active in the town of Hope.

---

<sup>24</sup> Maine Economy Year-End Review and Outlook 2004, Maine Office of Planning

<sup>25</sup> <http://www.emdc.org>, viewed December 16, 2005

<sup>26</sup> "Diverse Economy Provides Regional Strength, New Jobs", Bangor Daily News, April 9, 2005.

<sup>27</sup> <http://www.midcoastplanning.org>, viewed December 2, 2005

## 2. Employment Data

The total civilian labor force in Knox County for August, 2005 was 23,471 of which 22,704 were employed and 767 were unemployed. The unemployment rate was 3.3 percent.

The average weekly wage for Knox County in 2004 was \$563. This would be equivalent to \$14.08 per hour or \$29,276 per year, assuming a 40-hour week worked the year around.

|              | REAL PERSONAL INCOME (mill\$) |            |          |            |            |
|--------------|-------------------------------|------------|----------|------------|------------|
|              | 1990                          | 2000       | 2003     | 2010       | 2020       |
| Maine        | \$16,374.9                    | \$19,264.3 | \$20,751 | \$23,772.9 | \$28,210.0 |
| Androscoggin | \$1,336.9                     | \$1,470.4  | \$1,624  | \$1,788.1  | \$2,135.3  |
| Aroostook    | \$955.8                       | \$894.3    | \$985    | \$962.1    | \$959.4    |
| Cumberland   | \$4,013.3                     | \$4,921.4  | \$5,320  | \$6,068.4  | \$7,121.7  |
| Franklin     | \$328.6                       | \$365.1    | \$386    | \$425.2    | \$464.3    |
| Hancock      | \$656.3                       | \$828.4    | \$858    | \$1,120.6  | \$1,527.3  |
| Kennebec     | \$1,595.2                     | \$1,731.2  | \$1,847  | \$1,993.0  | \$2,142.1  |
| Knox         | \$486.7                       | \$605.5    | \$689    | \$787.0    | \$937.9    |
| Lincoln      | \$444.5                       | \$524.8    | \$567    | \$668.2    | \$798.7    |
| Oxford       | \$579.8                       | \$682.2    | \$735    | \$822.7    | \$942.5    |

Figure 12: Real Personal Income by County

|              | EMPLOYMENT - WAGE & SALARY (BEA definition) |         |         |         |         |
|--------------|---|---------|---------|---------|---------|
|              | 1990  | 2000    | 2003    | 2010    | 2020    |
| Maine        | 576,180                                     | 631,234 | 634,674 | 686,877 | 745,943 |
| Androscoggin | 45,001                                      | 51,258  | 51,545  | 53,859  | 57,732  |
| Aroostook    | 37,144                                      | 32,653  | 32,643  | 32,469  | 29,255  |
| Cumberland   | 156,559                                     | 182,590 | 184,978 | 208,401 | 234,329 |
| Franklin     | 12,764                                      | 12,794  | 12,816  | 13,285  | 13,095  |
| Hancock      | 20,660                                      | 24,816  | 25,060  | 26,667  | 28,996  |
| Kennebec     | 62,177                                      | 62,075  | 61,759  | 63,835  | 65,454  |
| Knox         | 15,086                                      | 18,645  | 19,130  | 21,927  | 24,879  |
| Lincoln      | 9,823                                       | 11,996  | 12,255  | 14,925  | 17,824  |
| Oxford       | 17,960                                      | 19,491  | 19,118  | 19,755  | 20,494  |

Figure 13: Wage & Salary by County

The total number of employees located in Knox County in 2004 was 16,877. The largest major industry sector was Health Care and Social Assistance, with 15 percent of the employment, followed by Education Services with 9 percent, and Accommodation and Food Services with 7 percent.

The Maine Department of Labor (MDOL) database includes 26 employers in Knox County with 100 or more employees. The Maine Correctional Institution in Thomaston is the largest employer in the county with over 250 employees. The employers in the country with 100-249 employees include the Maine Department of Human Services, retailers Home Depot and Wal-Mart, seven (7) residential health care centers, four (4) recreational and resort facilities, one newspaper, one grocery store, and one photography school. Several industrial facilities in the county also employ 100-149 employees, including the following: <sup>28</sup>

|                           |           |                                |
|---------------------------|-----------|--------------------------------|
| Dragon Products Co.       | Thomaston | Cement manufacturing           |
| Fisher Engineering        | Rockland  | Construction machinery         |
| FMC corporation           | Rockland  | Wholesale chemicals            |
| Lyman-Morse Boat Building | Thomaston | Boat Building                  |
| Tibbetts Industries       | Camden    | Electronic Coil & Transformers |

<sup>28</sup> Employer Database Search: Maine Department of Labor, December 9, 2005

### 3. Business Resources

Both Rockland and Camden have active Chambers of Commerce which promote business and tourism to both visitors and residents.

The Camden-Rockport-Lincolville Chamber of Commerce serves the towns of Camden, Hope, Isleboro, Lincolville, Northport, Rockport, Union, and Warren. The organization maintains a website focused primarily on tourism in the area. As coastal communities, these towns benefit significantly from tourism dollars. The website includes limited information for businesses looking to expand and relocate. However, the website information is limited to the three towns of Camden, Lincolville and Rockport.

The Rockland-Thomaston Area Chamber of Commerce serves the towns of Cushing, Friendship, Matinicus, Monhegan, North Haven, Owls Head, Rockland, St. George, South Thomaston, Thomaston, Union, Vinalhaven, Warren, and Washington. This organization maintains a website called *The Real Maine* and serves both the visitor and the business professional. The site includes useful information and resources for growing, expanding and relocating businesses.

### C. Local Economic Characteristics

According to the U.S. Census Bureau, the total civilian labor force in Hope as of 2000 was 718 of which 706 were employed and 12 were unemployed. The unemployment rate was 1.2 percent.<sup>29</sup>

| areaname            | Population<br>16 years<br>and over | In labor<br>force | Civilian<br>labor force | Employed | Unempl<br>oyed | Unempl<br>oyment<br>rate (%<br>of civ.<br>lab.<br>force) | Armed<br>Forces | Not in<br>labor<br>force |
|---------------------|------------------------------------|-------------------|-------------------------|----------|----------------|--|-----------------|--------------------------|
| Hope town, Knox Cou | 989                                | 724               | 718                     | 706      | 12             | 1.7  | 6               | 265                      |

Figure 14: Population Hope, ME

The labor force of Hope is a fairly sophisticated one, with 34% of the workers in management or professional occupations, 25% in sales or office occupations, and 14% of the labor force in service occupations.<sup>30</sup>

The largest major industry sector was education, health and social services with 20% of the employment. Census data shows that 84 people are government workers and 513 are privately employed 107 are self employed in unincorporated businesses. The mean travel time to work for residents of Hope is 23.6 minutes. Nearly 7% of the labor force works at home.<sup>31</sup>

The Maine Department of Labor (MDOL) database includes 50 employers in the town of Hope, Maine. Alford Lake Camp is the largest employer in the town. The camp is a recreational and vacation camp with between 50-99 employees. Hope Elementary School and Creative Paint

<sup>29</sup> Profile of General Demographic Characteristics: 2000, U.S. Censure Bureau, Census 2000

<sup>30</sup> Profile of General Demographic Characteristics: 2000, U.S. Censure Bureau, Census 2000

<sup>31</sup> Profile of General Demographic Characteristics: 2000, U.S. Censure Bureau, Census 2000

Concepts, Inc. are listed by the MDOL with 20-49 employees. Four businesses in Hope are listed on the database with 5-9 employees and the remaining businesses have 1-4 employees.<sup>32</sup>

#### **D. Real Estate Market**

The Town of Hope is located in the midcoastal region of the State of Maine. The real estate market in the region includes the towns of Camden, Rockport, Union, Hope, Lincolnville and Appleton.<sup>33</sup>

The towns of Camden, Rockport and Rockland are located along the Route 1 corridor which features the largest commercial markets. Small commercial and mixed uses have been slowly developed along Route 17.

According to local real estate brokers, the Hope real estate market is most comparable to the towns of Union, Appleton and Lincolnville. Camden and Rockport are significantly different markets driven primarily by the strength of the Route 1 corridor.

The real estate market in the greater Hope area is dominated by the sale of residential properties for both primary residences and vacation homes. The midcoast location combined with numerous lakefront properties is attractive to the residential market.

The commercial market in Hope and surrounding towns is significantly smaller than the residential market and is currently in limited demand. Commercial land is valued at \$30,000 - \$35,000 per acre.<sup>34</sup>

##### **1. Midcoast Commercial Market**

A search of available commercial properties in the midcoastal market in a fifteen mile radius of Hope identified 89 properties. Many of the properties were converted residential structures available for hospitality or professional uses. Properties located along Route 1 and those with views or frontage along North Haven Sound are priced significantly higher than inland properties.<sup>35</sup>

A search of the available commercial properties in the six towns in the Hope market identified 41 properties. Twenty-three properties are located in Rockport, eleven in Camden, three in Union, two in Lincolnville, and two in Hope. The properties in Union and Lincolnville include:

- A 4,000 sf multi-purpose building on 1.9 acres just off of Route 17 in Union. Asking price: \$274,000
- A mixed use building with storefront and residential units located in the center of Union. Property is 0.10 acres of land. Asking price: \$199,000.
- A commercial building located on Route 17 in Union. The property includes 0.41 acres of land. Price not advertised.

---

<sup>32</sup> Employer Database Search: Maine Department of Labor, December 9, 2005

<sup>33</sup> Mary Holmes, Jaret Cohn, telephone interview, December 19, 2005

<sup>34</sup> Douglas Erickson, CCIM, Soundvest Properties, telephone interview, December 5, 2005

<sup>35</sup> [www.prudentialnortheastproperties.com/mls/commercial](http://www.prudentialnortheastproperties.com/mls/commercial), viewed November 11, 2005

- High-visibility Route 1 three acre site with two buildings - one new 2,600 sf and a 1,200 sf renovated building. Asking price: \$350,000.
- Retail commercial location on Route 1 with waterfront on the bay. Asking price: \$1,999,000.

A review of commercial properties in the midcoast region sold between January 2003 and December 2005 shows that 39 properties were sold during this period. Seventeen (17) of the properties were located in Camden and eleven (11) were in Rockport.

Two parcels sold in the last two years were located in Appleton including:<sup>36</sup>

- A 12,000 sf warehouse building located on 2.5 acres. The property is located on Pine Grove, a secondary road east of Route 131 in Appleton. The property sold for \$82,500 after 1,082 days on the market.
- A 3,500 sf warehouse showroom on 3.5 acres of land located on Route 105 in Appleton. The property sold for \$125,000 after 464 days on the market.

Two parcels sold during the last two years were located in Union:<sup>37</sup>

- A historic building located on 0.10 acres in the center of Union suited for commercial and/or residential use. Sold for \$115,000 after 61 days on the market.
- A renovated residential structure with 4-bay garage formerly used for camper sales. Sold for \$179,000 after 469 days on the market.

Seven properties were located in Lincolnville. These properties averaged 193 days on the market. Four of the properties were lodging facilities. Two of the properties, both sold in just over 90 days, were located in close proximity to the waterfront.

One parcel contained land straddling both Lincolnville and Camden. The property featured 1.46 acres and a 702 sf free standing building located on Route 52. This property sold for \$65,000 after 797 days on the market.

## 2. Hope Commercial Market

There are currently two commercial properties on the Multiple Listing Service (MLS) in Hope.<sup>38</sup>

- A 1.38 acre parcel containing a free standing building is located on Route 17 with waterfront on Fish Pond. This property is located on the northern side of Route 17 across from the subject site. The property features a boat ramp and parking for up to 10 vehicles. The asking price is \$259,000. As of December 19, 2005, the property had been on the market for 1,364 days.



<sup>36</sup> <http://mreis.mlxchange.com/Pub/EmailView.asp?r=453726448&s=MRE&t=MRE>, viewed December 19, 2005

<sup>37</sup> <http://mreis.mlxchange.com/Pub/EmailView.asp?r=453726448&s=MRE&t=MRE>, viewed December 19, 2005

<sup>38</sup> [www.prudentialnortheastproperties.com/mls/commercial](http://www.prudentialnortheastproperties.com/mls/commercial), viewed December 1, 2005

- A ranch style home, converted to commercial use, located at 174 Main Street is on the market for \$135,000. The property includes 0.88 acres of land. This property is located two tax parcels east of the subject site.

According to the MLS reporting service, no commercial properties on the public market were sold in Hope since January 2003. Some commercial properties did change hands through private sales.



In March of 2002, the former Grange Hall located on Route 17 in South Hope was put on the market. The property featured a 2+ story building on 0.18 acres of land listed at \$115,000. The property featured a first floor workshop and second for residence. It was reduced to \$89,000 and later withdrawn from the market after 1,156 days.<sup>39</sup>

Interviews with local real estate brokers indicated that Route 17 is a potentially valuable location. The properties in the vicinity of the UC property drew interest but were limited by price, acreage and parking limitations.<sup>40</sup>

A number of commercial properties have recently been developed, or are under development along Route 17 in Union and Rockland. These commercial properties appear to benefit from the commuter traffic and visibility along the Route 17 corridor. Over the last few years, the commercial market in South Hope has been very slow, however that appears to be due to limitation of the parcels on the market rather than the market itself. According to local real estate professionals, there is a commercial market for properties appropriately priced and offering the right assets.

---

<sup>39</sup> <http://mreis.mlxchange.com/Pub/EmailView.asp?r=1467180051&s=MRE&t=MRE>, viewed December 19, 2005

<sup>40</sup> Harry Maher, Town & Country Realtors, telephone Interview December 20, 2005.

## **VI. Redevelopment Alternatives**

The property is located in a rural community with limited commercial activity. While the town is not a hub of economic activity, the site is well located on a road with high volume and fairly consistent traffic patterns. The site is located in a very active residential real estate market, however commercial activity is limited. The adjacent parcel, located on the eastern side of Quiggle Brook, is currently town owned which presents the opportunity to combine the parcels, if warranted.

The site has a number of challenges associated with it, including site visibility, topography, minimal potable water, existing easements, and future land use restrictions. Despite these challenges, the Union Chemical site offers a number of assets that make it attractive for redevelopment.

- Small rural community with growing population
- Active tourism economy within the immediate region
- The natural features of Quiggle Brook
- High traffic volume along Route 17
- Significant acreage to accommodate multiple buildings and supportive parking

### **A. Potential Reuses**

This reuse assessment analyzed a number of potential reuses for the site, including commercial, recreational, residential, retail, office and open space.

Two community meetings were held in Hope during the course of this reuse analysis. The following ideas and concepts are representative of the reuses suggested by the community. Complete reports of the meetings are included in Appendices A and B.

- Tax generator - Office/retail/business
- Pharmacy
- Trails, Accessible by pedestrians
- Boat / personal storage
- Park & Ballfield: baseball & playground
- Trades people - workshops – retail
- Glassmaking
- Cemetery
- Park
- Commercial/Retail/Office (Mixed Use)
- Residential subdivision
- Health care – Assisted Living/Adult Day Care

The current real estate market does not appear to support a commercial, retail or office development of any significant size. Excess commercial real estate exists in areas more conducive to commercial activity. However, research does suggest that a market exists for mixed uses, niche developments, residential or recreational use.

### **B. Focused Reuse Analysis**

Based upon site characteristics, input received from the community, and market data, additional research was conducted into three potential reuses:

- Trades people - workshops – retail

- Health care – Assisted Living/Adult Day Care
- Commercial/Retail/Office (Mixed Use)

## 1. Artisans and Trades

Approximately ten percent of all wages in Maine in 2002 were generated from creative sectors of the economy. Approximately 7,543 jobs were in the arts & culture sectors. The arts & culture industries account for 1.2 percent of Maine's economy, which is greater than the wood products manufacturing industry.<sup>41</sup>

The "creative" economy in 2002 paid a total of \$2.5 billion in direct wages, \$200 million of which was in the arts and culture industries. The arts and culture industries' proportion accounted for 2.2 percent of the state's total wages.

From 1997 to 2002, Maine's economy grew jobs at an 11 percent rate. By comparison, between 1997 and 2002 employment in the arts and culture sector as whole grew by nearly 24 percent.

Employment in the arts and culture industries has significant seasonal fluctuation. The more urban counties of Cumberland, Androscoggin and Penobscot have year-round industries. Other counties show significant increases in the summer, with Somerset County showing the largest summer to winter differential.

The fastest growth in arts and culture between 1997 and 2002 occurred in Waldo and Androscoggin counties. A few counties, including Knox, had a decrease in the same period. However, in 2002, arts accounted for 2.4% of the total employment in Knox County – the largest percentage of any county in Maine.<sup>42</sup>

The Maine Arts Commission currently promotes artists in Hope, including Bill Huntington, fashion design and fiber spinning; Elizabeth Scott O'Haverty, painting; Tracy Lord, performing arts; and Roland Watier, painting and wood carving. Additional artisans and craftspeople maintain studios and live in Hope.

Commercial ventures in the arts have dramatically increased in the midcoast region since the opening of the Wyeth Center at the Farnsworth in Rockland. There has been an influx of arts related tourism and activities in the region. Art galleries and artisan activities have also increased.

## 2. Age Restricted Residential or Assisted Living Combined with supportive medical offices or facilities

In 2000, 17.2% of the Knox County population was 65 year old or older. By comparison, 14.4% of Maine's population is 65 or older.<sup>43</sup> As the population ages, different housing

products have been developed to serve this growing demographic. Housing products include active adult communities, independent living communities, continuing care

---

<sup>41</sup> THE CREATIVE ECONOMY IN MAINE: Measurement & Analysis, New England Foundation for the Arts and Maine Arts Commission, July 2004.

<sup>42</sup> THE CREATIVE ECONOMY IN MAINE: Measurement & Analysis, New England Foundation for the Arts and Maine Arts Commission, July 2004.

<sup>43</sup> Knox County Quick Facts, U.S. Census Bureau

retirement communities, assisted living communities, nursing care facilities and Alzheimer's care facilities.

Active adult communities include age-restricted or age-targeted single-family homes, town homes, cluster homes, manufactured housing and multifamily housing. These communities are geared toward seniors who are active, healthy and desire additional amenities such as golf, swimming and other activities. Independent living communities are also designed for seniors who are healthy and able to live without assistance. They generally consist of homes, condominiums, town houses, apartments, and/or mobile and motor homes where residents maintain an independent lifestyle.

Age-restricted independent living communities are not licensed. They are independent villages established for senior living lifestyles. The type and quantity of services and amenities varies by community. There are a few age-restricted communities in Knox County, the closest being Quarry Hill in Camden.

- Quarry Hill Retirement in Camden includes 26 acres and independent apartments and cottages. The village also includes a fitness studio, library, hair salon, and even a crafts studio.
  - A housing cooperative owns the cottages. Residents purchase stock representing the value of their residences. When residents move from their cottages, their stock will be sold at a price reflecting the current market value of the residence. Currently units are valued at \$239,000 for a 1,100 sf cottage to \$369,000 for a 1,632 sf cottage. There is an additional monthly fee of \$902 - \$1019 which covers taxes, repair, and maintenance.
  - One bedroom apartments range from \$2,105 to \$2,500 per month. Two bedroom apartments range from \$2,950 to \$3,465 per month. An assisted living facility is also located on the grounds.

Quarry Hill is representative of the existing age-restricted complexes in that it targets an affluent lifestyle. Quarry Hill is heavily marketed outside of the region, attracting retirees to the area. There are limited options for local residents looking to downsize from single family housing.

Continuing care, assisted living, nursing care and Alzheimer's care facilities are geared toward seniors requiring varying levels of medical care and assistance.

Nationally, residential care and assisted living facilities average 35.6 beds per 10,000 people. Long-term nursing care beds average 61.4 beds per 10,000 people.

The State of Maine office of Elder Services lists 29 assisted housing facilities in Knox County. These are residential care facilities with varying degrees of service and nursing care. In addition, there are four nursing homes located in Knox County, two of which also have assisted housing programs.

Knox County has 117 licensed assisted living and residential care beds, and an additional 129 multi-use residential care beds. Based upon Knox County's population of 41,008 residents, this equates to 28.5 - 60 beds per 10,000 people (depending on the resident makeup of the multi-use facilities). Knox County currently has 189 long-term care beds, or 46.09 beds per 10,000.

- Currently there are three apartment style assisted living facilities licensed in Knox County totaling 101 beds. Two are located in Camden and one is located in Rockland. Thirty (30) beds are state-funded and 71 beds are private pay.
- There are 16 Level I-III residential care facilities with less than seven beds per facility. Many of these are in-home facilities. The total number of beds is 66.
- In addition, there are five (5) private non-medical residential care facilities that accept MaineCare clients. These facilities total 129 beds, however not all residents are elderly. These facilities also serve mentally challenged residents.
- There are four long-term care Level IV residential facilities in Knox County totaling 189 beds. The largest facility, with 82 beds, is in Rockland.

In 2001, the Legislature of the State of Maine commissioned a study of Assisted Living in the state.<sup>44</sup> The Commission found the following:

- Assisted living communities are very popular with residents and their families
- Maine's assisted living laws and accompanying rules can be confusing and cumbersome
- Public funding for services is critical, as Maine is the only state using both General Fund and Medicaid dollars to provide assisted living services.
- Non-state financing is needed to support Maine's assisted living programs.
- Private long-term care should be increased as residents should not rely on state funding
- Increased federal funding is needed for people in need of affordable housing

### **3. General Commercial / Retail**

The site is located in a commercial area of South Hope, Maine. While the area is predominantly rural in nature, the site is immediately adjacent to the village center. Within the immediate vicinity of the site is a seasonal retail operation, a grocery store and a gasoline service station.

The population in Hope, Union and other smaller communities located off of Route 1, routinely travel 10 or more miles for retail business. This is common place in rural communities and is generally considered a benefit of rural life rather than an inconvenience.

While South Hope is not a commercial/retail destination, the site's location along Route 17, does pose an opportunity. A significant number of vehicles pass the site daily. The Maine Department of Transportation (MDOT) conducted traffic counts at the intersection of Route 17 and Harts Mill Road, approximately one (1) mile east of the property, in 2000. Traffic counts at that time showed an average of 7,610 cars traveled Route 17 in that location each day. The 2000 data is the most recent data available for this location. Traffic counts west of the property along Route 17 in Union indicate similar volume.

---

<sup>44</sup> Final Report of the COMMISSION TO STUDY ASSISTED LIVING, December 2001

## **C. Reuse Concepts**

Vita Nuova developed two reuse concepts to provide a graphic illustration of how the site might be development in the future. (See Appendix C and D) The purpose of these concepts is to help the community visualize how the site might be developed in the future. The two concepts were:

- Age-Restricted Housing with 6,000 sq ft retail/office building
- Artisan Live-Work-Sell Village

### **1. Age Restricted Housing with Office/Retail Building**

This concept features an age restricted condominium housing complex with a supportive retail/office building. This commercial component could accommodate a number of uses, including a pharmacy, medical office, medical co-op or clinic.

The site could accommodate twelve duplex residential units, approximately 2,000 square feet each with attached garages. This development would allow ample parking and traffic flow. The commercial building would be segregated in the northwest corner of the site, visible from Route 17 and containing a second access driveway. The southeastern portion of the site, along Quiggle Brook, would be available for walking and nature trails.

- There is a potential market for age restricted housing, especially under \$200,000
- The population supports this type of development
- The development could be adjusted for the traditional condominium market if age-restricted is not determined to be the best fit

### **2. Artisan Village**

This concept features a live – work – sell concept where artisans can have their workshops visible along Route 17 and sell their wares from the same location they are created. In addition, the village would feature a residential component where artisans could live in a condominium style setting.

The site could accommodate ten (10) multi-purpose buildings approximately 1,500 square feet. This development would allow ample parking and traffic flow and segregate the southeastern portion of the site, along Quiggle Brook, for walking and nature trails. A village of this nature could feature festivals, fairs and other events to attract visitors.

- There is a potential market for artisan village concept
- There appears to be a market for live – work – sell village
- Arts is a focus of both regional and state economic development
- The site is in a good location for this concept

## VII. Property Transfer Alternatives

A key goal of the process has been to identify the exact disposition of the property and assess alternatives the stakeholders might apply in order to facilitate the redevelopment of the property. In research conducted between December 2005 and March 2006, it has been determined that the site was placed in receivership of the State of Maine by a Superior Court Order Docket No. cv-84-199 (See Appendix E).

At a meeting held on March 30, 2006, between members of the Board of Selectmen, town attorney Paul Gibbons, USEPA RPM Terry Connelly, and Maine DEP project manager Rebecca Hewitt and Maine Assistant Attorney General Dennis Harnish, it was determined that the town should advise the state as to the future disposition of the property. Three options were mentioned by Maine's Assistant Attorney General Dennis Harnish. They include:

- 1) the town taking the property back and keeping it or selling it,
- 2) the state selling it directly, or
- 3) the town recommending the property be transferred directly to a particular party identified by the town through a process established by the town.

Once the town advises the state which option it preferred, the State could petition Superior Court to transfer the property in a manner agreed upon by the state and town government.

Three issues were raised as necessary to be completed before the property could be transferred:

- 1) the town producing a good title
- 2) an understanding of whether the purchaser of the property would be covered by the liability protections afforded volunteers in the state Voluntary Remedial Action Program
- 3) a survey of the property

Several other issues were discussed at the March 30<sup>th</sup> meeting. The Selectmen want to ensure that the property use meets the interests of the community, that the party selected will actually use the property, and that the property generates taxes for the town.

It was agreed to discuss these issues further at a Selectman's meeting scheduled for May 9, 2006.

## **VIII. Conclusions**

Vita Nuova completed the following as part of this reuse process:

- Evaluated the opportunities and constraints on the Former Union Chemical Property
- Evaluated the environmental constraints remaining on the property
- Evaluated the ownership status of the property
- Conducted a marketability analysis of the site
- Held two community meetings to obtain input into potential reuse options on the site – January 14 and February 18, 2006.
- Held a meeting with selectmen, town attorney, Maine DEP and attorney general's office, and USEPA to discuss property transfer options

Based on those actions, Vita Nuova has concluded the following:

- There are no significant physical constraints on the property
- The only major environmental condition would eliminate use of the groundwater for drinking purposes for the foreseeable future.
- Drinking water could be provided from the town-owned property adjacent to the site.
- The site is well-placed on Rte. 17 in the center of South Hope Center.
- There is a market for similar sites that are priced appropriately.
- Stakeholders in the town are generally interested in the redevelopment of the site.
- The State of Maine does not want to hold the site indefinitely.
- Both USEPA and the State of Maine believe the time for redeveloping the site is near.

## **IX. Next Steps**

In order to achieve the goal of facilitating the reuse of the site, Vita Nuova recommends the Town of Hope complete the following steps:

- 1) Clear title on the property
- 2) Commission a survey of the property
- 3) Appoint a committee to assess means of marketing the property
- 4) Determine what uses would be unacceptable to the Town

## APPENDIX A

### **Union Chemical Company Site Reuse Planning Process First Meeting Report**

The former Union Chemical Company property is a key parcel of land along Route 17 in South Hope, Maine. Located on a well traveled commuter and tourist route, the property offers a unique redevelopment opportunity.

U.S. Environmental Protection Agency, Maine Department of Environmental Protection, the Town of Hope, the Union Chemical TAG group and their consultants seek input into potential future uses of the former chemical plant. The reuse planning process for the property will include meetings between January and March 2006 where community members and other interested parties can participate in the planning process and share their ideas.

The following is a report of the January 14, 2006 meeting.

#### **Meeting Notification:**

- The Town of Hope sent a press release to local news organizations. (see attachment 1)
- A flyer was developed and distributed to the public which outlined the meeting purpose, dates, location and time. (see attachment 2)
- USEPA sent a letter to neighbors and abutters inviting them to the meeting.
- The Town of Hope advertised the date with flyers.

#### **Meeting Agenda:**

The following Agenda was developed for the Community Meeting held on January 14, 2006.

#### **Union Chemical Reuse Planning Process January 14, 2005 – 10 am – 12 noon**

10:00 Introductions

10:10 USEPA Reuse Process

- Overview

10:20 Overview of Environmental Cleanup History – USEPA

- Brief History and Status of Environmental Cleanup

10:40 Disposition of Property – Maine DEP

11:00 Site Overview- What is its Future?

- Market Indicators
- Opportunities and Constraints

11:30 What might the community like to see?

- Discussion

Noon Adjourn

### **Discussion Points:**

A fact sheet on the Union Chemical Property was distributed at the meeting (see attachment 3). The following list represents the topics that sparked questions and discussions during the community meeting.

1. Determine receivership status of site.
2. Water issues
3. Restrictive covenants
4. Use of easement as primary access to site
5. ID Town responsibilities/liabilities
6. Water rights
7. Fence. Where should it come down? Where should it stay up?
8. Which wells will remain? At least ID wells that can be removed. Use/re-use existing bldg.
9. Grange across Town. Sale price. Water/septic capacity
10. Marketing options
11. Are any uses being driven off the coast by high prices? Look at market.

The following ideas and concepts regarding potential site reuse were discussed during the meeting.

1. Tax generator. Office/retail/business
2. Clean use
3. Pharmacy
4. Trails
5. Boat storage
6. Access issues & safety
7. Personal storage
8. Landscape site
9. Park & Ballfield: baseball & playground
10. Accessible by pedestrians
11. Trades people - workshops – retail
12. Plant white pines – trails
13. Place to rest & walk along Quiggle Brook. Eat food from general store
14. Glassmaking

15. Traffic calming – get traffic accident data
16. Traffic light
17. No car dealership
18. No bright lights
19. Keep as taxable property
20. Cemetery
21. Park
22. Commercial/Retail
23. Commercial/Retail/Office (Mixed Use)
24. Review Town's Comprehensive Plan
25. Possible subdivision
26. Look at possibilities of developing in conjunction with adjoining Town parcel
27. Office park in rear
28. Health care – Assisted Living/Adult Day Care

**Attendance:**

The following meeting participants signed in at the meeting on January 14, 2006.

| <b>Name</b>          | <b>Address</b> | <b>Town</b>   | <b>Phone</b> | <b>Interest</b>           |
|----------------------|----------------|---------------|--------------|---------------------------|
| Hope Chase           | 173 Main St    | Hope          | 785-4903     | Resident                  |
| David Grima          | P.O. Box 248   | Camden        | 236-8511     | Camden Herald             |
| Randy Smith          | P.O. Box 310   | Mt Vernon, NH | 603-673-0004 | UCC Trust                 |
| John & Lois Jensen   | 160 Main St    | Hope          | 785-4453     | Resident                  |
| Jerry Litzerman      | 568 Camden Rd  | Hope          | 763-4143     | Resident/<br>Selectman    |
| Leslie Robinson      | 213 Main St    | Hope          | 785-2951     | Resident                  |
| Bruce Melanson       | 213 Main St    | Hope          | 785-2951     | Resident                  |
| Martha Johnston-Nash | P.O. Box 641   | Camden        | 785-2500     | Owner-Main St<br>property |
| Fred Ribeck          | P.O. Box C     | W. Rockport   | 785-6144     |                           |
| Rebecca Hewett       | SHS #17        | Augusta       | 287-8554     | MEDEP                     |

**Stakeholder Interviews:**

Prior to and during the meeting, various stakeholders were interviewed for background information, market data and input. The following individuals were interviewed by members of the consulting team:

|                        |  |
|------------------------|--|
| Jerry Storey           | Town Manager, Town of Hope                               |
| Mary Holmes            | Resident and Real Estate Agent, Jaret Cohn               |
| Douglas Erickson, CCIM | Soundvest Properties                                     |
| Joe Ryan               | Adventure Advertising, Business Community Representative |
| Harry Maher            | Town & Country Realtors                                  |

**PRESS RELEASE**

---

**FOR IMMEDIATE RELEASE**

**CONTACT:**  
Town of Hope  
207-763-4199

**Public Meeting to Discuss Cleanup and Redevelopment of Union Chemical Site  
Meeting will be held on Saturday, January 14, 2006**

Hope, ME – January 6, 2006 -- A public meeting will be held on Saturday, January 14, 2006 at 10:00 am at Hope Elementary School to discuss the cleanup and potential reuse of the former Union Chemical Company property on Route 17 in South Hope.

Cleanup of the former chemical plant is proceeding under the direction of the U.S. Environmental Protection Agency (USEPA) and Maine Department of Environmental Protection (MDEP). The agencies and their consultants are seeking public input into potential future uses of the property. The meeting on January 14 will be the first of three meetings and will include an update of the cleanup process and discussions about the opportunities for redevelopment of the site. Meetings will also be held on February 18 and March 25 which will focus on planning for the reuse of the property.

The public is invited to attend the meetings and will have an opportunity to participate in the planning process. For more information about the reuse planning process, contact: John Podgurski, USEPA, at 617-918-1296. For information regarding site cleanup, contact: Terry Connelly, USEPA, at 617-918-1373. For information regarding the time and place of the community meetings, contact the Town of Hope at 207-763-4199.

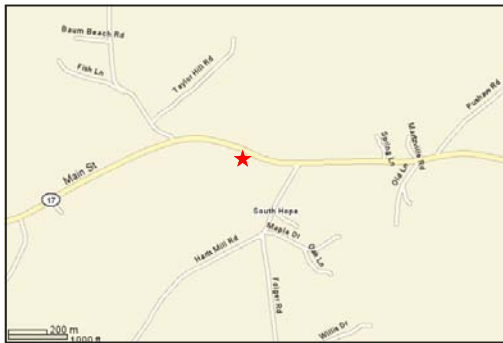
//



## UNION CHEMICAL SUPERFUND SITE — PROPERTY INFORMATION

The former Union Chemical Company property is located in a picturesque rural community in one of the fastest growing areas in the midcoast region of Maine on a well traveled commuter and tourist route.

Union Chemical Company, Inc. began operations in 1969 as a formulator of paint and coating strippers. The company expanded in 1969 and began chemical recycling and incineration. Union Chemical ceased operations in 1984 when the State of Maine closed its waste treatment operations. Since that time, USEPA and the State of Maine have been addressing soils and groundwater contamination at the site.



### Property Location

**Surrounding Area:** The property is located in a rural, mixed commercial and residential area. The property is just south of Fish Pond.

**Site Access:** Route 17 is a commuter and tourist route linking Route 1 in Rockland with Augusta. Traffic counts conducted in 2000 at the intersection of Harts Mill Road showed an average of 7,610 vehicles daily. A traffic count taken at Route 17 and the Rockport town line in 2000 showed an average of 7,740 vehicles daily. In 2002, a count in the same location showed an increase of 11%, with an average daily traffic count of 8,580 vehicles.

### Demographics

**Population:** 1,314 residents. Hope's population grew 29% between 1990-2000. Comparably, Knox County grew 9.1%, and Maine's total population grew 3.8% during the same period.

**Income:** The median household income in Hope is \$42,273 annually with a per capita income of \$24,385 annually. Income for Knox County was \$36,774 in 2000 and the per capita income was \$19,981.

**Labor Force:** Hope has a labor force of 724 people.

- 34% work in management or professional occupations, 25% in sales or office, 14% work in service occupations.
- 20% of the labor force works in education, health and social services.
- 84 people are government workers, 513 are privately employed, and 107 are self employed.
- The mean travel time to work for residents of Hope is 23.6 minutes.
- Nearly 7% of the labor force works at home

### Property Features

**Address:** Main Street, Route 17, Hope, Maine

**Acreeage:** 12.5 acres

**Improvements:** Cleared land

**Water Bodies:** Quiggle Brook, an outlet stream of Fish Pond, is on the eastern property boundary. A floodplain and wetland area exists within the property along Quiggle Brook.

**Current Zoning:** Business Transition District 3

**Potential Uses:** Retail, restaurant, office, trades, artisan community, residential



### For more information, contact:

John Podgurski, USEPA Region 1: **Phone:** 617-918-1296; **Email:** podgurski.john@epa.gov  
Terry Connelly, USEPA Region 1: **Phone:** 617-918-1373; **Email:** connelly.terry@epa.gov

## **APPENDIX B**

### **Union Chemical Company Site Reuse Planning Process Second Meeting Report**

The former Union Chemical Company property is a key parcel of land along Route 17 in South Hope, Maine. Located on a well traveled commuter and tourist route, the property offers a unique redevelopment opportunity.

The Union Chemical community TAG group, the Town of Hope, U.S. Environmental Protection Agency, Maine Department of Environmental Protection and their consultants seek input into potential future uses of the former chemical plant. The reuse planning process for the property will include three meetings between January and March 2006 where community members and other interested parties can participate in the planning process and share their ideas.

The following is a report of the February 18, 2006 meeting.

#### **Meeting Notification:**

- A press release was sent from the Town of Hope to local news organizations. (see attachment 1)
- A flyer was developed and distributed to the public which outlined the meeting purpose, dates, location and time. (see attachment 2)
- USEPA sent a letter to neighbors and abutters inviting them to the meeting.

#### **Meeting Agenda:**

The following Agenda was developed for the Community Meeting held on January 14, 2006.

#### **Union Chemical Reuse Planning Process February 18, 2006 – 9 am – 12 noon**

- 9:00 Introductions
- 9:15 Review of USEPA Reuse Process Overview / Site Status
- 9:30 Review of First Reuse Planning Meeting
- 9:45 Union Chemical Focused Market Analysis

10:00 Two Reuse Alternatives

10:30 Breakout Sessions

Break into two (2) groups; work with planner to design a reuse plan

11:15 Groups Present their Reuse Alternative

11:45 Final Discussion: Going Forward

Noon Adjourn

**Presentation Points:**

Vita Nuova presented a brief summary of the reuse and market analysis that they conducted on the site, including:

- Site asset and constraints
- Demographics and economic trends
- Real estate market analysis

Vita Nuova also conducted a focused analysis of three potential markets based upon the input from the first public meeting. Focused research identified the following:

- **Artisan and Arts**
  - There is a potential market for artisan village concept
  - There appears to be a market for live – work – sell village
  - Arts is a focus of both regional and state economic development
  - The site is in a good location for this concept
- **Age Restricted / Assisted Living**
  - Region appears to have ample number of assisted living and residential care beds
  - There is a gap in the market for affordable (<\$200,000) age restricted units
  - The site has the potential to accommodate an age restricted village
- **Commercial Office / Retail**
  - There is excess office space available in region
  - There is little demand for retail to serve the immediate community
  - There is potential for comparison good shopping (furniture, home goods, cabinetry)
  - There is the potential for small co-op type office use or medical clinic/pharmacy

▪ **Discussion Points:**

The first few presentations reviewed the site history and status as well as the reuse analysis to date. The discussion points were raised from these presentations:

- Why is this reuse analysis being done before the town decides if it will take the property back. The discussion followed on the status of ownership and the process for taking the property back. This is a key point that should be clarified prior to the next public meeting.
- A discussion followed about the previous court order and the role of the courts in the process of reuse. While the site is in receivership with the state, the town and state must agree on the process for reuse before the state can go to the court and petition to have the property released.
- The group discussed the status of groundwater. This is the biggest impediment to reuse of the property. The suggestion was made that the solution would be to put the town-owned parcel together with the Union Chemical site to provide drinkable groundwater.
- What kind of tax incentives will the town have to give to potential developers in order to attract them to a Superfund site? A discussion followed about the value of the site if the town sold it. While the groundwater is a problem, the site is well-located and can be positioned to bring some value to the town without significant public incentive.

### **Reuse Concepts**

Vita Nuova presented two reuse concepts to the group. (See attachments 3 and 4) The purpose of these concepts is to help the community visualize how the site might be developed in the future. The two concepts were:

- Artisan Live-Work-Sell Village
- Age Restricted Housing with 6,000 sq ft retail/office building

Following presentation of these concepts, the participants split into two groups to discuss reuse alternatives and design other alternatives.

- Discussion Points / Group Input
  - Artisan Village
    - A sidewalk connection from the site to the general store would create more of the village center feel.
    - Traffic continues to be a problem, it's a dangerous road and efforts need to be made to slow traffic
    - The area of South Hope has a historic commercial center with factories, hotel and milk production. It would be nice to tie in the history.
    - Trails around the Brook are really nice, but who will have upkeep and liability. Town is not going to take responsibility.
    - Too much traffic for a retail use. Craft fairs will draw too much traffic.
  - Age Restricted Housing with Office/Retail Building

- Medical co-ops are growing – sharing of space with therapists, message, clinics
  - Age restricted housing vs unrestricted housing. Town needs families or consolidation of regional schools possible.
  - Would restricted housing keep roads private – if so, it’s an argument for age restricted rather than unrestricted
  - Need to have easement to rear property – needs to be accessed from the rear.
- Other reuse ideas and comments
- Municipal use – isn’t there something the town can use it for?
  - Cemetery – South Hope residents use East Union cemetery
  - Farmer’s market
  - Audubon / wildlife teaching center. Non-profit
  - Interpretive education on the past and future of the site – learn from process
  - What is the role of the Dot Hastings house which was sold and house moved (new owner present and said property could be considered, use undefined)
  - Restrictions may limit market value for developers
  - What about manufacturing

**Attendance:**

The following meeting participants signed in at the meeting on January 14, 2006.

| <b>Name</b>     | <b>Address</b> | <b>Town</b>   | <b>Phone</b> | <b>Interest</b> |
|-----------------|----------------|---------------|--------------|-----------------|
| David Grima     | P.O. Box 248   | Camden        | 236-8511     | Camden Herald   |
| Brian Powers    |                | Hope          | 785-4311     | Abutter         |
| Hope Chase      | 173 Main St    | Hope          | 785-4903     | Resident        |
| John Wilson     |                | Hope          | 763-3307     | Resident        |
| Fred Ribeck     | P.O. Box C     | W. Rockport   | 785-6144     |                 |
| Judith Jones    | 199 Hatchet Mt | Hope          | 763-3576     | Resident        |
| Jim Kinnealey   | 81 Taylor Hill | Rockport      | 785-3710     | Abutter         |
| Randy Smith     | P.O. Box 310   | Mt Vernon, NH | 603-673-0004 | UCC Trust       |
| Ray Sisk        | Main Street    | Hope          | 785-2911     |                 |
| Lelia Sisk      | Main Street    | Hope          | 785-2911     |                 |
| Lois Jensen     | 160 Main St    | Hope          | 785-4453     | Resident        |
| Joe Berry       | 635 Hatchet Mt | Hope          | 763-3833     |                 |
| Leslie Robinson | 213 Main St    | Hope          | 785-2951     | Resident        |
| Bruce Melanson  | 213 Main St    | Hope          | 785-2951     | Resident        |
| John Jensen     | 160 Main St    | Hope          | 785-4453     | Resident        |
| Beth Guiseley   | 157 Main St    | Hope          | 785-4443     |                 |

**PRESS RELEASE**

---

**FOR IMMEDIATE RELEASE**

**CONTACT:**  
Town of Hope  
207-763-4199

**Second Meeting Scheduled to Discuss Cleanup and Redevelopment of  
Union Chemical Site  
Meeting will be held on Saturday, February 18, 2006**

Hope, ME – February 14, 2006 -- A public meeting will be held on Saturday, February 18, 2006 at 9:00 am at Hope Elementary School to continue discussions on the cleanup and potential reuse of the former Union Chemical Company property on Route 17 in South Hope. This is the second in a series of meetings on the future of the site.

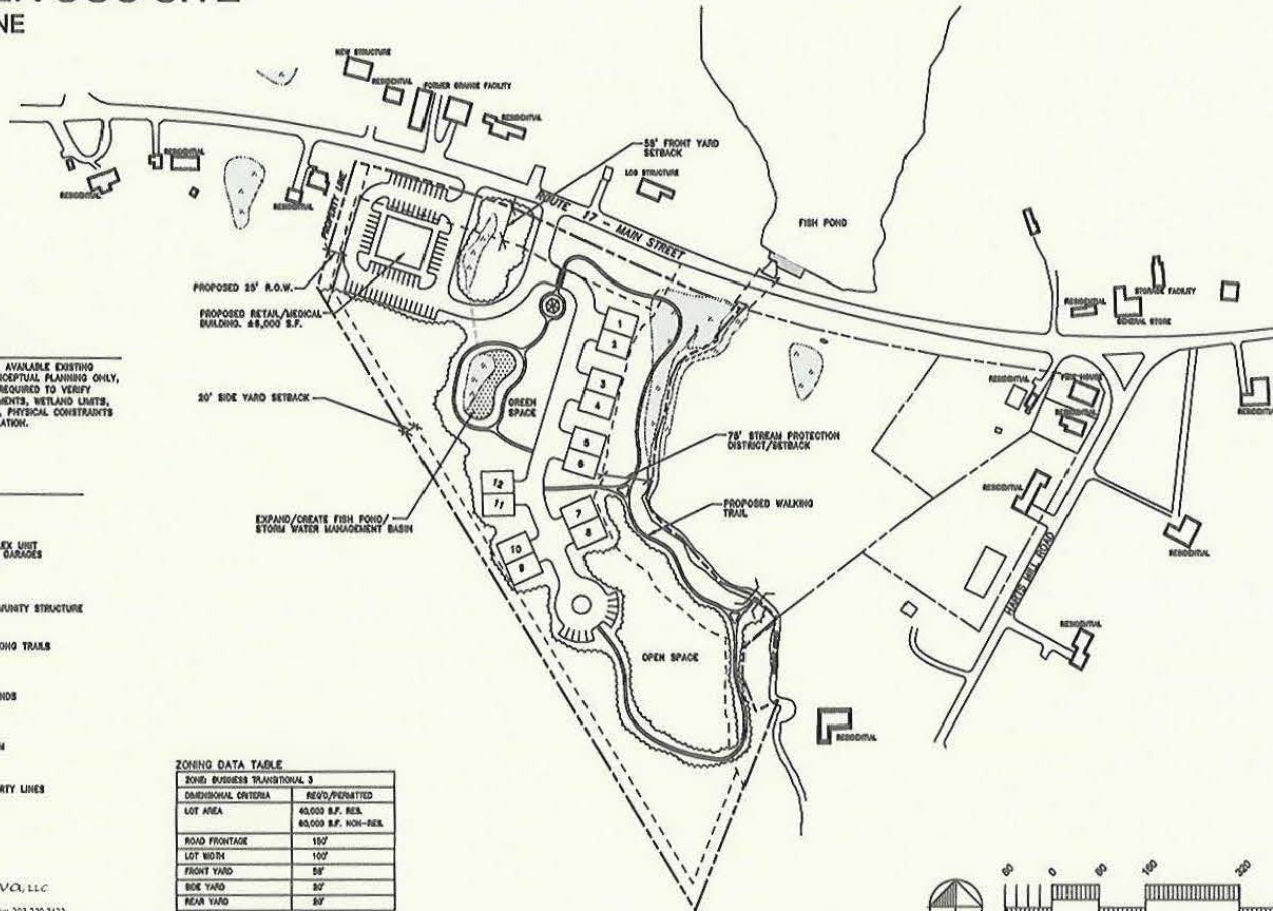
Cleanup of the former chemical plant is proceeding under the direction of the U.S. Environmental Protection Agency (USEPA) and Maine Department of Environmental Protection (MDEP). As more of the site is cleaned up, the agencies and their consultants are seeking public input into potential future uses of the property. The meeting on February 18 will feature a breakout session, where residents, with the help of planners and consultants, will develop schematic plans for the redevelopment of the site.

The first meeting was held on January 14 and included an update of the cleanup process and open discussions about the opportunities for redevelopment of the site. The public is invited to attend this meeting and will have an opportunity to participate in the planning process.

For more information about the reuse planning process, contact: John Podgurski, USEPA, at 617-918-1296. For information regarding site cleanup, contact: Terry Connelly, USEPA, at 617-918-1373. For information regarding the time and place of the community meetings, contact the Town of Hope at 207-763-4199.

//

# CONCEPT A AGE-RESTRICTED HOUSING COMPLEX FORMER UCC SITE HOPE, MAINE



## NOTES:

1. THIS PLAN IS COMPILED FROM AVAILABLE EXISTING INFORMATION AND IS FOR CONCEPTUAL PLANNING ONLY. FURTHER RESEARCH WILL BE REQUIRED TO VERIFY DIMENSIONS, ZONING REQUIREMENTS, WETLAND LIMITS, STATE AND LOCAL PERMITTING, PHYSICAL CONSTRAINTS ON SITE, AND TRAFFIC CIRCULATION.

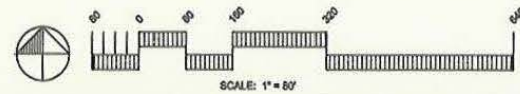
## LEGEND

- PROPOSED DUPLEX UNIT WITH ATTACHED GARAGES 2000 S.F./UNIT
- PROPOSED COMMUNITY STRUCTURE
- PROPOSED WALKING TRAILS
- EXISTING WETLANDS
- EXISTING STREAM
- EXISTING PROPERTY LINES

## ZONING DATA TABLE

| ZONE: BUSINESS TRANSITIONAL 3 |  |
|-------------------------------|--|
| DIMENSIONAL CRITERIA          | REQ'D/PERMITTED                          |
| LOT AREA                      | 45,000 S.F. RES.<br>80,000 S.F. NON-RES. |
| ROAD FRONTAGE                 | 150'                                     |
| LOT WIDTH                     | 100'                                     |
| FRONT YARD                    | 55'                                      |
| SIDE YARD                     | 30'                                      |
| REAR YARD                     | 30'                                      |
| BUILDING HEIGHT               | 30'                                      |
| MAX. BUILDING COVERAGE        | 20%                                      |

Vita Nuova, LLC  
Tel: 203.270.3413 • Fax: 203.270.3422  
www.vita-nuova.com • Offices Nationwide





6/5/86

FILE COPY

STATE OF MAINE  
KENNEBEC, ss.

SUPERIOR COURT *Wright*  
CIVIL ACTION  
DOCKET NO. CV-84-199

|                           |   |
|---------------------------|---|
| KENNETH C. YOUNG, JR.,*   | ) |
| Commissioner of           | ) |
| Environmental Protection, | ) |
|                           | ) |
| Plaintiff,                | ) |
|                           | ) |
| v.                        | ) |
|                           | ) |
| UNION CHEMICAL COMPANY,   | ) |
| a Maine corporation,      | ) |
|                           | ) |
| Defendant.                | ) |

ORDER

Pursuant to paragraph 7 of this Court's order of June 29, 1984 (the June 29 Order), plaintiff Commissioner of Environmental Protection has moved the Court for an order enforcing and modifying the June 29 Order on a number of grounds. Specifically, the Commissioner seeks the eviction of defendant Union Chemical Company from the Site on Route 17 in South Hope, Maine (The "Site") and a declaration of forfeiture of all personal property owned by Union Chemical. In addition, the Town of Hope ("Town"), which has tax-acquired the land on which Union Chemical is conducting its current operations, has moved to intervene and sought an order that Union Chemical be expelled from the Site. To resolve the issues raised by the

---

\* Kenneth C. Young, Jr. became Commissioner of Environmental Protection on March 24, 1986 and under Rule 25 of the Maine Rules of Civil Procedure is automatically substituted as plaintiff for his predecessor, Commissioner Warren.

motions of the Commissioner and the Town, the parties have agreed, and the Court hereby orders, as follows:

1. The Town's Motion to Intervene is granted.

2. Union Chemical shall provide the Commissioner complete access to all parts of its Facility and Site without hindrance for purposes of cleanup, maintenance, and general supervision from the date of this Order until August 3, 1986. All parties understand and recognize that the Department intends to start drilling test borings and monitoring wells in approximately one week and that soil excavation, trenching, and removal of some structures in connection with the cleanup will start in late June or July. Union Chemical will not interfere in any way with these operations.

3. Union Chemical shall cease all operations on Site other than packing and generally preparing for moving on or before July 31, 1986. Union Chemical shall remove all its personal property and vacate the Site on or before August 3, 1986. The Sheriff of Knox County is hereby directed to remove any Union Chemical personnel found on the Site as of August 4, 1986 and thereafter.

4. All personal property belonging to Union Chemical is hereby declared forfeited to the State of Maine pursuant to 38 M.R.S.A. § 1370, except for the equipment listed on the exhibit attached hereto which Union Chemical may take when it

vacates the Site, provided, however, that Union Chemical has complied with paragraphs 2, 3, and 5 of this Order.

5. Union Chemical shall pay to the Treasurer, State of Maine, the sum of \$2,500.00 within ten (10) days of the entry of this Order, and shall not remove any equipment from the Site until such payment has been made. Such payment shall be credited to the penalty imposed by the June 29 Order. Union Chemical shall pay an additional \$2,500 to the Treasurer, State of Maine, on or before August 3, 1986 which shall also be credited to the penalty imposed by the June 29 Order. In addition, the State shall credit to the penalty the sum of \$6,895.89, which represents labor and material provided by Union Chemical in connection with drum removal and facility maintenance.

6. To avoid any liability being imposed on either the State or the Town as a result of their possession or ownership of the Site, pursuant to 38 M.R.S.A. § 1370 the Court hereby declares that the entire Site is placed in receivership. The Court appoints the Commissioner as Receiver for the limited purpose of completing the cleanup of the Site. The Town and Union Chemical are hereby directed to convey to the Commissioner as receiver all lots now owned by either the Town or Union Chemical that make up the Site. The Court declares that while this property is in the hands of the Receiver, it is tax-exempt and therefore not subject to any real estate taxes. Upon completion of the cleanup, the Commissioner shall

petition the Court as to the appropriate disposition of the property conveyed to him, which disposition may include forfeiture to the State, conveyance to the Town or Union Chemical, or any other remedy that appears just and proper under all the circumstances.

7. Paragraph 6 of the June 29 Order is hereby vacated.


8. The Court retains jurisdiction over this matter for the purpose of enabling either party to apply to the Court for further orders for directions as may be necessary or appropriate in the construction or modification or enforcement of any provision hereof.

DATED:

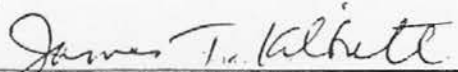
\_\_\_\_\_  
MORTON A. BRODY, JUSTICE  
SUPERIOR COURT

The undersigned, on behalf of their respective clients, hereby acknowledge the terms of the foregoing Consent Decree and agree to those terms and the entry of this Consent Decree by the Court.

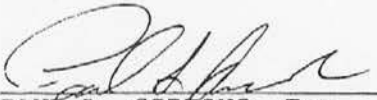
Dated: June 5, 1986

  
\_\_\_\_\_  
CLIFFORD H. GOODALL, Esq.  
Dyer, Goodall and Zeegers  
Casco Northern Bank Building  
One Memorial Circle  
Augusta, Maine 04330  
Attorney for Defendant  
Union Chemical Company, Inc.

Dated: June 5, 1986

  
\_\_\_\_\_  
JAMES T. KILBRETH  
Deputy Attorney General  
State House Station 6  
Augusta, Maine 04333  
Attorney for Plaintiff  
Kenneth C. Young, Jr.  
Commissioner of Environmental  
Protection

Dated: June 5, 1986

  
\_\_\_\_\_  
PAUL L. GIBBONS, Esq.  
Calderwood, Ingraham & Gibbons  
7-9 Washington Street  
P. O. Box 616  
Camden, Maine 04843  
Attorney for Town of Hope



Vita Nuova, LLC is a recognized leader in the redevelopment and repositioning of environmentally – impacted properties. While our consulting practice may be unique, our mission is straightforward:

*Vita Nuova helps corporations and property owners across the country transform troublesome properties into productive assets while minimizing risk.*

Vita Nuova is comprised of senior level professionals with expertise in real estate, development, environmental and financial risk management, and public affairs. Together, these specialists remove impediments and create value at properties affected by historical and ongoing environmental challenges. Vita Nuova identifies market opportunities, integrates land use and environmental planning and implements risk management processes, repositioning properties and restoring value.

*“Vita Nuova’s expertise in property repositioning, marketing, environmental risk management and deal strategy was invaluable to the sale of this property.”*

- Morganti and Sons, LLC

In repositioning properties, our reuse assessments surpass the traditional feasibility study by integrating environmental mitigation strategies with conventional financial and marketing criteria to fully characterize the challenges and opportunities of each site. Vita Nuova has a proven track record and is well known for its ability to reposition properties and create valuable assets where none existed.

Vita Nuova recognizes that there are two kinds of green in the world and we help our clients maximize both. Incorporating energy efficient designs and environmentally sensitive planning can remove stigma, counter public opposition and result in significant returns on investment. Vita Nuova works on the cutting edge of sustainable energy and environmental design and is a national leader in sustainable development.

## Services

*Vita Nuova is a unique real estate consulting firm, one that municipalities, planning agencies, corporations, property owners, attorneys and developers rely upon to achieve success in complex situations.*

### Redevelopment Services

- Market Analysis
- Feasibility Studies
- Reuse Planning and Design
- Integrated Land Use/Environmental Planning
- Environmental Impact Analyses
- Property Repositioning and Marketing
- Private Market Placement

### Risk Management

- Regulatory Strategies
- Risk Exposure Assessments
- Integration of Cleanup and Redevelopment
- Liability Management and Insurance Programs

### Environmental Communications

- Community Relations
- Media Relations
- Risk Communications
- Policy Advocacy
- Promotional Programs
- Multimedia Productions
- Internet Marketing
- Collateral Material Design and Production

WHO WE ARE