



Islesboro Economic Sustainability Corporation

P.O. Box 108

Islesboro, ME 04848

<https://www.sustain04848.com/>

Islesboro Economic Sustainability Corporation – Board Meeting

August 27, 2026, 4PM, Town Conference Room and via Zoom

[https://us02web.zoom.us/j/2079305604?](https://us02web.zoom.us/j/2079305604?pwd=cnhRUjhrUHHpaXZVbFphMVhiT2dkUT09&omn=87854589869)

[pwd=cnhRUjhrUHHpaXZVbFphMVhiT2dkUT09&omn=87854589869](https://us02web.zoom.us/j/2079305604?pwd=cnhRUjhrUHHpaXZVbFphMVhiT2dkUT09&omn=87854589869)

Agenda (All Materials Posted on www.sustain04848.com)

- All Online Participants Mute Their Lines
- Call to Order, Establish Quorum & Determine Everyone Can Hear and Be Heard.
- Opening Comments – Tom
- Approve Minutes Board Meeting, May 29, 2026
- Recurring Reports & Topics – Bonnie
- Board terms - Tom
- Election of officers – Tom
- COI and Freedom of Access forms – Tom
- Review of retail gasoline infrastructure concerns – Bonnie
- Update of environmental assessment of Durkee Store property – Tom
- Annual Report to Select Board – Tom
- Other Business? Next meeting?
- Wrap Up Comments
- Adjourn

Minutes

IESC Board Meeting

DATE 5/29/26

TIME 4PM

MEETING CALLED TO ORDER BY

Tom Tutor, Chairman

IN ATTENDANCE

Tom Tutor, Chairman

Michael Nelson, Vice Chairman

Bonnie Hughes, Treasurer

Larry Hoder, Secretary

Lois Chiles by zoom

Gladstone Jones by zoom

Roger Heinen by zoom

Peter Rothschild, Select Board Representative

Quorum of 7 members

APPROVAL OF MINUTES

Approval of minutes from February 3, 2026 : a few minor amendments were made and accepted unanimously

OPENING COMMENTS

Tom Tutor reviewed recent conversations that he has had, including with other town committees:

1. Energy Committee: Tom has spoken with Energy Chair Harriet Bering and reviewed our recent loan to PYY of 65K to purchase a replacement oil truck; the overall process of gasoline delivery to the island was reviewed: PYY receives a regular delivery to the island by 2 oil trucks via the ferry. This gasoline is for use at the boatyard, but PYY also delivers gasoline to the Island Market for their pumps that service the only on island retail gas available; any interruption in this process can result in an immediate cessation of retail gas to island residents and other businesses. As the need for replacement of the broken truck was urgent, IESC agreed to a loan to PYY for purchase of a replacement truck; the loan was enacted rapidly and with the usual criteria for loan approval met. There was no interruption in the availability of gas. This problem raised the larger issue of how long the current system will persist in providing the island with gasoline. Future options for gasoline supply to the island were discussed. The Energy Committee is also expecting to apply for a community action grant to fund a strategic action planner position; the Energy Committee requested a letter of support for this grant application. This was approved by the IESC Board unanimously. Tom also discussed the anticipated need for community planning to transition to EV's and will work with the Energy Committee to help develop options/plans.
2. Housing Committee: Michael N. is on the Boards of both the IESC and the IAP committee; affordable work force housing on Islesboro is a crucial issue for island sustainability. Future plans were discussed.

3. School Committee: the school potentially has 3 new hires for the upcoming school year; there is a need for on island housing for these potential employees and this enters into an applicants decision whether to come and work on Islesboro; Tom T. stated the IESC will work with the applicants as possible within the bounds of our charter/mission
4. Our current status with the IRS is now resolved; IRS has stated that as a governmental municipal entity we do not have to submit a tax return. Tom T. will obtain a certificate stating our tax-exempt status.

REPORTS

1. Financial Report: Bonnie H. reported that there has been no significant changes in our financial status {attached}; Our loan program and investments are generating a positive income and maintaining our capital; the invoice for the audit report of 6/25 is pending.
2. Rental Renovation Loan Policy: IESC has been approached twice for loans whose purpose is renovation of existing homes to create apartments for affordable housing ; in prior discussions, the board has supported the concept of considering such loans but ensuring that such loans were not in conflict with other town committee's work and consistent with our mission statement/charter. To date, no conflicts have been identified with other committees or with our IESC bylaws and our legal counsel is revising our current loan program/line of credit to include such loans. The IESC board felt that certain restrictions of these loans, including the duration of term limits of 5-7 years, requiring applicants to be full time Islesboro residents, eventual rental rates be in compliance with state guidelines for affordable housing (1000\$-1200\$ per month); furthermore, the IESC would place a cap on the number of such 'renovation' loans that are active at any one time (? No more than 3-4 loans) as well as a cap on the maximum loan amount of 25K for 5-7-year term. The board proposed initiating a pilot program for one year with the above criteria and then reevaluating the results.
3. Island Market update: the lease to Sky and Marianne Purdy has been renegotiated; monthly rental will increase to 1500\$ for 5 years with an automatic 10% increase after 5 years; discussion ensued concerning the possibility of an unexpected sudden increase in maintenance costs covered by the IESC and the board will pursue adding some mechanism to the proposed contract to allow for earlier renegotiation before 5 years.
4. Durkee store update: there has been no new interest in purchasing the market business and property and there is currently no identified realtor; IESC (Tom T. and Michael N.) have met with Richard Donovan but there has been no change in his plan to sell the properties.as a whole IESC expressed continued interest in facilitating any sale to maintain the market and perhaps to use the land for affordable housing. A brownfield assessment of the property is underway and financed by the state; phase 1 is complete allowing phase 2 to proceed (soil, water, laboratory testing of property)

ANNOUNCEMENTS

Tom T will write an update on the activities of the IESC for the Islesboro Island News

NEXT MEETING

August 2026

Submitted by Larry Hoder

Islesboro Economic Sustainability Corporation
Balance Sheet
As of June 30, 2026

ASSETS

Current Assets

Bank Accounts

Checking (5715) 171,682

MoneyMarket (5798) 163,580

Total Bank Accounts 335,262

Other Current Assets

Charles Schwab 6827-0461

Charles Schwab Cash 150,842

Charles Schwab Securities at Face Value 242,000

Prepaid Interest & Premium (408)

Total Charles Schwab 6827-0461 392,435

Interest Receivable (Schwab)

Rent receivable

Line of Credit Loan

Total Current Assets 727,697

Fixed Assets

Accumulated Depreciation (45,277)

House - 111 Main Road 189,431

Island Market Building 488,621

Island Market Equipment 104,241

Land - 111/113/115 Main Road 120,808

Total Fixed Assets 857,824

Notes Receivable 315,506

TOTAL ASSETS 1,901,027

LIABILITIES AND EQUITY

Liabilities (2,067)

Equity

Retained Earnings 1,895,962

Net Income 7,132

Total Equity 1,903,094

TOTAL LIABILITIES AND EQUITY 1,901,027

Islesboro Economic Sustainability Corporation

Income by Category - Current Year to Date

July 2025 - June 2026

	HOUSE	ISLAND MARKET	LOANS	NOT SPECIFIED	TOTAL
Income					
Donations				4,000.00	\$4,000.00
Interest Earned			6,351.55	269.70	\$6,621.25
Investment Earnings				4,109.59	\$4,109.59
Rental Income	12,000.00	15,600.00			\$27,600.00
Total Income	\$12,000.00	\$15,600.00	\$6,351.55	\$8,379.29	\$42,330.84
GROSS PROFIT	\$12,000.00	\$15,600.00	\$6,351.55	\$8,379.29	\$42,330.84
Expenses					
Advertising & Marketing				296.50	\$296.50
Bank Charges & Fees				180.00	\$180.00
Insurance	1,574.00	4,251.00		3,766.05	\$9,591.05
Intuit				1,242.00	\$1,242.00
Legal & Professional Services		1,486.62	337.00	10,234.00	\$12,057.62
Office Supplies & Software				576.50	\$576.50
Other Business Expenses				308.88	\$308.88
Property Tax	3,730.65	1,978.80			\$5,709.45
Repairs & Maintenance		5,236.78			\$5,236.78
Total Expenses	\$5,304.65	\$12,953.20	\$337.00	\$16,603.93	\$35,198.78
NET OPERATING INCOME	\$6,695.35	\$2,646.80	\$6,014.55	\$ (8,224.64)	\$7,132.06
Other Expenses					
Lease Revenue Adjustment					\$0.00
Total Other Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET OTHER INCOME	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
NET INCOME	\$6,695.35	\$2,646.80	\$6,014.55	\$ (8,224.64)	\$7,132.06

LOAN BALANCES**July 16, 2026**

	<u>Balance</u>	<u>Last Payment</u>
Babe Hatch	42,597	6/30/2026
Bruce Babbidge	14,677	6/26/2026
Dustin Reidy	28,106	7/8/2026
Dylan Purington	2,346	6/17/2026
Janice Leach	12,004	7/8/2026
Josh Leach	7,705	7/8/2026
John Apelquist	93,091	6/30/2026
Josh and Laura Read	24,460	6/26/2026
Pete Anderson	14,620	7/8/2026
PYY	57,139	7/1/2026
Silas Babbidge	11,446	7/1/2026
Total	308,191	



Islesboro Economic Sustainability Corporation

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Each director is appointed by the Select Board for a three year term.

Board Member	Date First Appointed	Term Expiration
Tom Tutor, Chair	11/26/2019	8/2028
Michael Nelson, Vice-Chair	6/2025	8/2028
Bonnie Hughes, Treasurer	1/8/2020	8/2027
Larry Hoder, Secretary	6/2025	8/2028
Peter Rothschild	6/2025	Ex Officio
Lois Chiles	1/8/2020	8/2027
Janet Anderson	11/26/2019	Ex Officio
Glad Jones	1/8/2020	8/2027
Roger Heinen	11/26/2019	8/2028



Islesboro Economic Sustainability Corporation

Conflict of Interests

Month/Year _____

In accordance with Maine law, the corporation shall not enter into a conflict of interest transaction as defined in the Maine Nonprofit Corporation Act, 13-B M.R.S.A. § 718. Pursuant to this obligation the corporation has adopted a Conflict of Interest Policy which must be read and signed each year by all board members.

Whistleblower Policy

The Corporation is committed to lawful and ethical behavior in all of its activities and requires directors, volunteers, employees to act in accordance with all applicable laws, regulations and policies and to observe the highest standards of business and personal ethics in the conduct of their duties and responsibilities.

Each Board Member has an obligation to report what he or she believes is a material violation of law or policy or any questionable accounting or auditing matter by the Corporation, the Board, its officers, directors, employees, volunteers, agents or other representatives. The types of concerns that should be reported include, for purposes of illustration and without being limited to, the following:

- providing false or misleading information on the Corporation's financial documents, grant reports, tax returns or other public documents;
- providing false information to or withholding material information from the Corporation's auditors, accountants, lawyers, directors or other representatives responsible for ensuring compliance with fiscal and legal responsibilities;
- embezzlement, private benefit, or misappropriation of funds;
- material violation of Corporate policy, including among others, confidentiality, conflict of interest, whistleblower, ethics and document retention;
- discrimination based on race, gender, sexual orientation, ethnicity, and disability; or
- facilitation or concealing any of the above or similar actions.

Print Name of Board Member

Date: _____

Signature



IESC Board Annual Conflict Statement

Month/Year _____

1. If you are an Officer, which position do you hold? _____
2. I affirm the following:
 - a. I have received a copy of the IESC Conflict Policy. _____ (initial)
 - b. I have read and understand the policy. _____ (initial)
 - c. I agree to comply with the policy. _____ (initial)
 - d. I understand the IESC is a tax-exempt corporation and in order to maintain its status it must engage primarily in activities which accomplish one or more of its tax-exempt purposes. _____ (initial)
3. Disclosures:
 - a. Do you have a financial interest (current or potential), including a compensation arrangement, as defined in the Conflict of Interest Policy with IESC?
YES NO (circle one)
 - i. If yes, please describe it, including when (approximately):
 - ii. If yes, has the financial interest been disclosed, as provided in the Conflict of Interest Policy?
YES NO (circle one)
 - b. In the past, have you had a financial interest, including a compensation arrangement, as defined in the Conflict of Interest Policy with IESC?
YES NO (circle one)
 - i. If yes, please describe it, including when (approximately):
 - ii. If yes, has the financial interest been disclosed, as provided in the Conflict of Interest Policy?
YES NO (circle one)

Print Name

Date: _____

Signature of Board Member



Islesboro Economic Sustainability Corporation

CERTIFICATE OF COMPLETION FREEDOM OF ACCESS ACT

Training Required by 1 M.R.S.A. § 412

I, _____, hereby certify that I have met the training
(Name of official or public access officer)
requirements set forth in 1 M.R.S.A. § 412 on _____
(Date of training)

by completing the following training:

☐ A thorough review of all the information made available on the
Frequently Asked Questions portion of the State website,
www.maine.gov/foaa/faq.

OR

☐ Another training course that includes this information, identified as follows:

(Title of Course)

(Name of Course Provider)

Dated this _____ day of _____, 20_____.

Signature

Printed Name

Elected/Appointed Office or Position

Note: A public access officer or an official subject to this section shall complete the training not later than the 120th day after the date the official assumes the person's duties as an official or the person is designated as a public access officer.

1. TITLE AND APPROVAL PAGE

SITE-SPECIFIC QUALITY ASSURANCE PROJECT PLAN (SSQAPP) ADDENDUM TO GENERIC QAPP FOR BROWNFIELDS WORK IN MAINE, NEW HAMPSHIRE, MASSACHUSETTS, AND VERMONT RFA #24123, REVISION 1, AUGUST 2025

Property:

Durkee General Store
867 Main Road, Islesboro, Maine 04848
EPA Brownfields Assessment Grant #BF00A01637

Prepared By:

Credere Associates, LLC
776 Main Street, Westbrook, Maine 04092
(207) 828-1272

July 30, 2026

Below is a listing of the names, titles, signatures, and signature dates of officials approving this Site-Specific Quality Assurance Project Plan (SSQAPP) Addendum:

William Lariviere
EPA Brownfields Project Officer

Date

David Chapman
Maine DEP, Brownfields Grantee & Project Manager

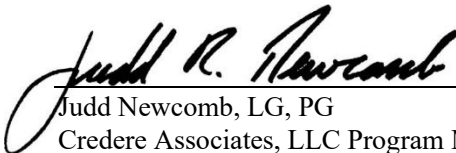
Date



Lauren Kaija, PE
Credere Associates, LLC Project Manager

7/30/2026

Date



Judd Newcomb, LG, PG
Credere Associates, LLC Program Manager

7/30/2026

Date



Allison Drouin, LG, PG
Credere Associates, LLC QC Manager

7/30/2026

Date

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FIGURES

Figure 1	Site Location Map
Figure 2	Detailed Sampling Plan
Figure 3	Project Organization Flow Chart

TABLES

Table 1	Sample Reference Table
Table 2	Standard Operating Procedure (SOP) Reference Table

APPENDICES

Appendix A	Analytical Sensitivity and Project Criteria Tables
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2. INTRODUCTION

Creder Associates, LLC (Creder) was retained by the Maine Department of Environmental Protection (Maine DEP) on behalf of the Islesboro Economic Development Corporation (IESC) to prepare this Site-Specific Quality Assurance Project Plan (SSQAPP) to conduct assessment activities at the Durkee General Store located at 867 Main Road in the Town of Islesboro (Town), Maine (Site). Maine DEP will use funding from a U.S. Environmental Protection Agency (EPA) Community-Wide Brownfield Assessment Grant for States and Tribes (BF00A01637) to conduct this assessment. The contents of this document do not necessarily reflect the views and policies of the EPA, nor does the EPA endorse trade names or recommend the use of commercial products mentioned in this document, as well as any images, video, text, or other content created by generative artificial intelligence tools, nor does any such content necessarily reflect the views and policies of the EPA.

This SSQAPP presents the following information:

- The problem definition, including a Site description and summary of background information for the Site
- Project description and timeline
- A preliminary conceptual site model (CSM)
- The cleanup objectives and proposed sampling design, techniques and rationale
- Site-specific field sampling and analytical methodology
- Regulatory standards applicable to the Site for each proposed sampling media

This SSQAPP was prepared to be used in concert with Creder's Generic Quality Assurance Project Plan (QAPP) referenced under EPA Quality Assurance Tracking: Request for Assistance (RFA) #24123, revision 1 dated August 2025, that was prepared for all Creder's EPA Brownfields work. The quality assurance and quality control (QA/QC) procedures outlined in Creder's Generic QAPP will be followed for this investigation program including sample collection, handling and analysis of samples, chain-of-custody, and data management, documentation, validation and usability assessment. Sampling, as outlined in this SSQAPP, will not occur until receipt of approval from the EPA and the Maine Department of Environmental Protection (DEP).

Figure 1 shows the location of the Site, **Figure 2** presents pertinent Site features, and **Figure 3** is Creder's Project Organization Flow Chart for the project team.



3. PROBLEM DEFINITION

3.1 SITE DESCRIPTION

The Site comprises two parcels: Lot 17, which is 1.25 acres on the west side of Main Road, and Lot 19A, which is 17 acres on the east side of Main Road and south of Ryder Road. The eastern half of Lot 17 is used as a parking lot and storage area for materials related to general store use, while the western half is mostly wetlands. Lot 19A is developed with two wood-framed structures. An approximately 3,200-square-foot general store building in the northwest corner of Lot 19A comprises a main floor and basement. An approximately 1,500-square-foot two story residential building south of the general store comprises a four-car garage on the first floor.

The remainder of Lot 19A is grassy area or dense/wooded wetland southeast of the Site buildings. A small parking area lies between Main Road and the Site buildings.

Electricity is provided to the Site building by Central Maine Power. The Site buildings are heated via a forced hot air furnace that is fueled with No. 2 fuel oil stored in one 275-gallon aboveground storage tank (AST) in the basement. Drinking water is provided by a private well south of the garage. Wastewater disposal at the Site is provided by a septic system and leach field east of the Site buildings.

The Site is on the island of Islesboro that requires access by vehicle ferry from Lincolnville, Maine.

3.2 SITE HISTORY

The Site was undeveloped as early as 1902. By 1940, the western-most portion of Lot 19A was cleared and open space. The eastern portion of Lot 19A has remained wooded and undeveloped throughout its ascertainable history. By 1941, a schoolhouse was constructed on Lot 17 and a corner store on Lot 19A.

Based on prior environmental reports and interviews, bulk gasoline storage and sale occurred at the corner store from circa the 1960s until 2007. By 1970, several buildings are evident on Lot 19A, including a firehouse south of the corner store. Lot 17 appears to be used for storage of vehicles or equipment. The building on Lot 17 was reportedly moved to the east side of the road to become part of the corner store building. By 1985, a man-made fire pond was dug along the western boundary of Lot 17 to accompany operation of the firehouse at the Site. Currently, Site buildings were observed to remain similar to their 1970s configuration, with a general store in the northwest corner of Lot 19A and firehouse directly south of the store.

3.3 PRIOR ENVIRONMENTAL INVESTIGATIONS

The following are summaries of prior environmental reports and investigations completed for the Site:

Underground Storage Tank Removal, 1989

On March 22, 1989, Maine DEP was notified that one 1,000-gallon gasoline underground storage tank (UST) was removed at the Site without proper notification. Maine DEP attended removal of

the second 1,000-gallon gasoline UST at the Site on April 18, 1989. The tanks had no obvious perforations, but a light odor and gas sheen on groundwater in the excavation indicated likely historical overfills. A January 1989 water sample from the drinking water well at the Site had no detections of hydrocarbon analytes; however, no soil or groundwater samples appear to have been collected from the excavation. This response is recorded under spill number B-125-1989.

Following removal of the USTs, new underground piping and a 2,500-gallon gasoline AST was installed to continue retail sale of gasoline at the store. The AST was located to the southeast of the store building (see **Figure 2**).

AST Fuel Line Removal Site Assessment, May 2007

On May 24, 2007, petroleum impacted soil was encountered during removal of the underground piping associated with the 2,500-gallon gasoline AST at the Site. The Site Assessment attributed the contamination to the USTs that were removed from the Site in 1989, as no soil removal occurred at that time. On May 25, Maine DEP collected several soil, groundwater, and drinking water samples from the excavation and the drinking water supply well at the Site. Headspace readings exceeding 2,500 parts per million (ppm) were recorded in a test pit approximately 15 feet south of the former pump island, which was excavated to 5 feet below ground surface (bgs) to bedrock.

Maine DEP Findings Letter, June 22, 2007

Following the discovery of contamination, Maine DEP's Bureau of Remediation and Waste Management (BRWM) sent a letter documenting the results of the initial assessment and requesting next steps. Soil and groundwater sample results from May 25, 2007, suggested the contamination was likely residual and apparent weathering was limited by the low-permeability silt/clay soil. The drinking water was not impacted. BRWM requested soil removal and treatment to protect the drinking water source in the area.

The spill report (A-286-2007) states that on November 16, 2007, 22.72 tons of impacted soil were removed from the Site and sent to CPRC in Scarborough, and that no further action was expected by Maine DEP Response Services.

Durkee's Store Site Investigation, St. Germain & Associates, Inc., March 20, 2008

St. Germain & Associates, Inc. (St. Germain) was hired to investigate the nature and extent of soil impacts originating from the USTs and associated piping. Thirteen borings were advanced to refusal around the former USTs and pump island. Headspace readings were documented up to 2,740 ppm (near the pump island). One soil sample was collected from GP-11 from 2 to 4 feet bgs and analyzed for volatile organic compounds (VOCs) and total lead. Detected benzene, toluene, ethylbenzenes, xylenes (BTEX) exceed current Remedial Action Guidelines (RAGs) for residential and commercial worker scenarios. Based on headspace data and an associated contour map, contamination in soil was delineated to the south but not to the west, east, or north. St. Germain concluded there was the possibility of more recent releases related to the AST installed in 1989, and it is likely more than one source contributed to the contamination at the Site. The volume of contaminated soil with headspace greater than 100 ppm was estimated to be



approximately 360 cubic yards; however, they recognized it could be as high as 1,000 cubic yards if contamination extends further west and/or north.

Follow-Up to DEP Remedial Recommendations, Maine DEP, June 12, 2008

Following St. Germain's findings, BRWM wrote a letter to the Site Owner, Richard Donovan, stating that removal of contaminated soil at the Site is not an immediate remedial goal for the Department, and cited lack of funding and other high priority projects. DEP maintained, however, that cleanup of the contamination remains highly recommended.

Water Supply Well Test Results, Maine DEP, April and June 2011

In April and June 2011, Maine DEP collected two drinking water samples from the Site well and analyzed for volatile petroleum hydrocarbons (VPH). Methyl-tert butyl ether (MTBE) was detected well below the current residential RAG.

Phase I Environmental Site Assessment, Credere, June 5, 2026

Credere completed a Phase I ESA for the Site, dated June 5, 2026, for Maine DEP on behalf of the IESC. Phase I ESA undertakings included State and Federal file review, interviews with the owner, City Officials, and State Officials, and the Site reconnaissance conducted on May 6, 2026.

Based on the review of historical sources, environmental databases, interviews, User-provided information, Site reconnaissance, and judgment by the Environmental Professional, the Phase I ESA revealed two recognized environmental conditions (RECs), one of which is also a vapor encroachment condition (VEC) in connection with the Site:

- REC/VEC #1 – Documented impacts to Site environmental media from the historical use and storage of gasoline at the Site
- REC #2 – Likely impacts to Site environmental media from historical automotive and firehouse operations and equipment storage/maintenance at the Site

The following environmental findings, which do not meet the definition of a REC, historical REC (HREC), controlled REC (CREC) or de minimis condition (DMC), as defined by the ASTM E1527-21 standard, however, warrant the opinion of the environmental professional and may represent some degree of business environmental risk, were identified:

- Environmental Finding #1 – Potential presence of asbestos containing materials (ACM) in/on the Site buildings
- Environmental Finding #2 – Potential presence of lead paint in/on the Site buildings
- Environmental Finding #3 – Potential presence of polychlorinated biphenyl (PCB)-containing building materials in/on the Site buildings
- Environmental Finding #4 – Presence of solid waste throughout the Site and burn pile remnants

Based on the above RECs/VEC and environmental findings, Credere recommended the following:

- Perform a Phase II ESA to further delineate the extent of petroleum impacts at the Site and assess impacts associated with the burn pile and historic firehouse operations
- Perform a Pre-Renovation Hazardous Building Materials Survey (HBMS) to aid in redevelopment planning

The Site was assigned Remediation Site No. 03747 as part of this Phase I ESA. No significant data gaps were identified as part of this Phase I ESA.



4. PROJECT DESCRIPTION & TIMELINE

4.1 REDEVELOPMENT SCENARIO

The IESC plans to lease the general store to continue its current use and is considering adding housing to another part of the Site.

4.2 PROPOSED PROJECT TIMELINE

The following schedule is proposed for the assessment work. This is a dynamic schedule, and tasks may be performed earlier or later based on document regulatory review time.

TENTATIVE DATE	ACTION
July 2026	Submit Draft SSQAPP
July – August 2026	EPA and Maine DEP review period
Late August 2026	Finalize SSQAPP and execute assessment work
Early September 2026	Phase II ESA Field Work including collection of samples
Early - Mid October 2026	Submit Draft Phase II ESA
Mid October 2026 – November 2026	Maine DEP and EPA review period
November 2026	Finalize Phase II ESA

5. CONCEPTUAL SITE MODEL

A CSM was developed using historical information, findings of previous investigations, and other known information regarding the Site, and will be updated in subsequent reports as new information becomes available. This CSM includes a description and history of the Site, description of the physical setting of the Site, source areas and contaminants of interest (COIs)/contaminants of potential concern (COPCs), nature and extent of contamination, exposure pathways, and potential human and environmental receptors.

5.1 SITE DESCRIPTION

A detailed Site description that includes Site use and utilities is included in **Section 3.1**, and a Site location is depicted on **Figure 1**.

5.2 SITE HISTORY

A description of the Site history is included in **Section 3.2**.

5.3 PHYSICAL SETTING

Topography

Based on Credere's Site observations and the United States Geological Survey (USGS) Topographic Map of the Islesboro Quadrangle, Maine, the Site is located approximately 59 feet above mean sea level (AMSL) and topography at the Site slopes generally northeast. An excerpt from the topographic map has been included as **Figure 1**.

Geology

Surficial Geology

According to the Maine Geological Survey (MGS) map, Reconnaissance Surficial Geology of the Castine 15' Quadrangle, Maine, the Site is underlain by Presumpscot Formation, which consists of bluish-gray glaciomarine silt and clay, underlain by till consisting of a poorly sorted, dense mixture of glaciomarine silt, clay, sand, cobbles, and boulders deposited on the late-glacial sea floor.

According to the U.S. Department of Agriculture's Soil Conservation Services National Cooperative Survey, most soil at the Site is mapped as Swanville silt loam, which is poorly drained with slow infiltration rates. The area directly surrounding the Site buildings and parking lot (east side of Lot 17 and west side of Lot 19A) is mapped as Tunbridge fine sandy loam, which is well drained with low to high infiltration rates.

Previous Site investigations indicate soil near the Site buildings to consist of silty sand, underlain by a dense layer of clay and silt (Presumpscot formation) above bedrock.



Bedrock Geology

According to the MGS map, Bedrock Geology of the Islesboro Quadrangle, Maine, the Site is underlain by the Mesoproterozoic-Paleoproterozoic-aged Hutchins Island quartzite of the Seven Hundred Acre Island Formation, which consists of brownish-tan to rusty-gray-weathering medium- to thick-bedded quartzite and feldspathic quartzite with recessive intervals of garnet mica schist.

Bedrock outcrops were not observed during Site reconnaissance in May 2026. Previous investigations note bedrock to be between 5 and 9 feet below ground surface (bgs) near the Site buildings.

Hydrology

The Site is located within the surficial drainage basin of Ryder Cove and the Penobscot Bay, which are located approximately 1,000 feet northeast of the Site. A small stream on the eastern portion of Lot 19A runs from the wetlands at the Site north into Ryder Cove.

Significant sand and gravel aquifers have not been mapped in Islesboro.

Based on mapped topography and the locations of nearby surface water bodies, groundwater at the Site is presumed to flow northeast toward Ryder Cove. Groundwater has previously been observed around 5 feet bgs in tank grave excavations west of the Site buildings.

5.4 SOURCE AREAS & CURRENT COIS/COPCS

Source Areas

The following source areas have been identified at the Site through current and previous environmental investigations:

- Former gasoline USTs and AST and associated piping
- Historical firehouse and equipment storage/maintenance operations at the Site
- Burn pile on Site
- Site building components circa 1970

COPCs

Based on Site observations and the cumulative results of previous environmental investigations at the Site, the following COPCs have been identified above Maine DEP RAGs:

- BTEX VPH target compounds

COIs

The following COIs have been identified that are suspected to be present at the Site:

- Other VPH target compounds and fractions



- Volatile organic compounds (VOCs)
- Polycyclic aromatic hydrocarbons (PAHs)
- Metals
- Per- and polyfluoroalkyl substances (PFAS)
- Asbestos, lead containing paint (LCP), and PCBs in building materials

5.5 NATURE AND EXTENT OF CONTAMINATION

The inferred nature and extent of COPCs/COIs based on currently available data is described below.

Former gasoline USTs and AST and associated piping

In 1989, two 1,000-gallon USTs were removed from the Site, and a new 2,500-gallon gasoline AST and underground piping was installed at the same time. Petroleum is expected to have been released from the UST or AST piping directly to soil and then migrated vertically to the groundwater interface to a smear zone influenced by a changing water table at a depth of approximately 5 to 10 feet bgs. Contamination in soil and groundwater was visually observed at the time of UST removal west of the store, but no remediation nor confirmatory sampling occurred. In 2007, during removal of the AST and associated piping, residual contamination in soil and groundwater was identified west and south of the store, but the source of the contamination could not be confirmed. Further investigation work in 2007 and 2008 in the former UST area, identified petroleum impacts to soil and groundwater and headspace readings adjacent to the Site store and residence up to 2,740 parts per million (ppm). Evaluation of the historical laboratory results from one soil sample in 2008 indicated BTEX above current Maine DEP RAGs for residential and commercial worker scenarios. Headspace readings exceeding 300 ppm were generally ubiquitous across 11 out of 13 boring locations from 0 to 5 feet bgs and within a 30-foot radius of the store. In 2008, Maine DEP asserted that remediation of impacted soil at the Site is still recommended. Further delineation of impacted soil to the north, east, and west remains a data gap while headspace readings to the south of the former UST area indicated 0 ppm and appear to be delineated in this direction.

Drinking water sample results from the Site well in 2007 and 2011 identified no VPH fractions or target compounds above laboratory reporting limits except MTBE, which was well below Maine's maximum contaminant level (MCL) for drinking water at the time (also below current Maine DEP residential RAG). The presence of petroleum in shallow groundwater at the Site in the area of the impacted soil remains a data gap. Contamination is expected to be in the shallow groundwater interface from approximately 5 to 10 feet bgs with a dissolved phase plume extending downgradient to the north/northeast. Some natural attenuation is likely to have occurred over time but potentially be limited by the lithology in the area, which consists of silty sand underlain by dense silt and clay over bedrock.



As the source of water for the fire pond is unclear, there is a potential connection between groundwater at the Site and the fire pond. The migration of potentially petroleum contaminated groundwater to the fire pond, which is used for fighting fires across the island, remains a data gap.

Based on the high headspace readings identified near the Site buildings, it is likely that petroleum volatiles are present in soil vapor and potentially indoor air within the Site buildings. Potential vapor intrusion pathways were observed in the basement of the general store building in the form of an unsealed earthen crawlspace and several cracks/penetrations in the concrete slab.

Historical firehouse and equipment storage/maintenance operations at the Site

A firehouse was constructed at the Site in the 1960s and operated as such for several decades. It is unclear when firehouse operations ceased, but firefighting equipment and vehicles were reportedly stored and maintained at the Site during this time. Few records of the potential use and/or storage of petroleum and/or hazardous substances related to firehouse operations and maintenance at the Site were identified. Based on the duration and timeframe of this use (prior to the advent of EPA and associated state environmental regulation), releases of waste petroleum and hazardous substances to Site environmental media were more likely than today. In addition, PFAS is common in former fire stations and areas with a long history of use of petroleum and hazardous substances and has been identified in automotive lubricants and hydraulic fluids¹. Based on our knowledge of observed Site husbandry and past Site use in addition to firehouse operations, there is potential for the presence of PFAS in soil and groundwater at the Site. Furthermore, releases of waste petroleum and hazardous substances, especially volatiles, near or below a building slab can lead to impacted sub-slab soil vapor and potential impacts to indoor air if a vapor intrusion pathway exists.

Burn pile on Site

A historical burn pile was identified in the open area of the western portion of Lot 19A at the Site. Ash created in burn piles can be a source of elevated concentrations of metals and pyrogenic PAHs and impact soil. PAHs are not soluble under typical geochemical conditions and have an affinity to bind to soil particles. As such, impacts to soil would be expected to be in shallow soil (top 2 feet). Therefore, potential COI associated impacts to groundwater are not anticipated.

Site building components circa 1970

Asbestos: ACMs are likely to be present at the Site given common construction practices at the time the Site buildings were constructed/renovated in 1970. Suspect ACMs were observed during Credere's Phase I Site reconnaissance in April 2026 including floor tiles, asphalt shingles, gypsum board, and joint compound. A comprehensive asbestos survey has not been performed for the Site buildings. Observed materials were in good condition and are not anticipated to pose a threat of release to Site environmental media.

¹ A pilot study of per- and polyfluoroalkyl substances in automotive lubricant oils from the United States: https://www.sciencedirect.com/science/article/abs/pii/S2352186420307240?casa_token=OAK1JtnNUJEAAAAA;jFnBOUcIHKAfSRc6HyV1RbesOGE5RxGt7PMERxwBvUgR9L8UEqAxXHXyT_X2WhVX8EdpdNck4w



Lead Paint: The presence of lead paint is suspected based on the age of the buildings. The Site buildings generally consist of unpainted wood exterior and gypsum board, wood, and CMU on the interior. The buildings are in good condition; therefore, lead is expected to be contained within the Site buildings.

PCBs: Considering the buildings' age and the timeframe in which construction occurred, it is possible PCB-containing building materials may be present. The buildings are in good condition; therefore, PCBs are expected to be contained within the Site buildings.

5.6 EXPOSURE PATHWAYS & POTENTIAL RECEPTORS

Exposure pathways describe how a human or environmental receptor may come into contact with contaminants present at the Site. Potential migration pathways through groundwater, standing water, air, soils, sediments, and biota were considered for each COI and each source. A migration pathway is considered an exposure pathway if there is a mechanism of contaminant release from primary or secondary sources, a transport medium, and a point of potential contact with a receptor. Both current and potential future releases and migration pathways to receptors have been considered. Exposure pathways presented in the CSM are as follows.

Inhalation:	This pathway is primarily associated with groundwater contamination within 30 feet of an occupied structure when groundwater elevation is less than 15 feet below surface grade, or when depth to groundwater is unknown. This pathway is applicable when receptors may inhale impacted media in the form of contaminated vapor. This pathway is also applicable when contaminated soil and/or groundwater are exposed via an excavation.
Dermal Absorption:	Exposure via dermal absorption occurs when receptors are exposed to chemical concentrations present in soil, groundwater, surface water, or hazardous building materials through direct contact with the skin.
Active Ingestion:	The active ingestion pathway represents exposure which may occur through the active ingestion of contaminant concentrations via a drinking water supply well, through agricultural products, or through direct consumption of soil (e.g., typically by children or improper hygiene/health and safety of soil workers).
Incidental Uptake:	This pathway is applicable when receptors may incidentally inhale or ingest impacted media in the form of contaminated dust, chips, or airborne asbestos fibers.

Potential Receptors are categorized by duration of exposure and intensity of Site use. Based on the proposed redevelopment of the Site, the receptor categories described in the CSM include the following.

Resident:	The residential receptor category is defined by high durational exposure and high intensity usage that may occur through gardening, digging, and recreational sports. This group includes the occupants of a residential property or a residential neighborhood, or a daycare.
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Commercial Workers:	Commercial receptors are those which are present at the Site for long durations but with low intensity exposure such as indoor office workers.
Recreational/ Park/Passive User:	Park users are characterized by low duration, i.e., less than two hours per day, and low intensity usage such as that which would occur during activities such as walking, shopping, and bird watching.
Excavation or Construction Worker:	Excavation or construction workers are present at the Site for short durations though intensity of use is high, such as during non-routine activities including construction or utility work. Examples include utility and construction contractors and landscapers.

5.7 CONCEPTUAL SITE MODEL SUMMARY

Under current conditions, exposure to COPCs/COIs at the Site includes residents, commercial workers, and passive users (shoppers). Future redevelopment could broaden exposure to other receptor groups, including construction workers and possible future patrons, commercial workers, and residents.

Current exposure pathways to potential receptors include inhalation in current Site buildings, and dermal absorption, active ingestion, or incidental uptake of contaminated soil by residents, commercial workers, and passive users.

Future exposure pathways to excavation/construction workers include inhalation in open excavations and dermal absorption, active ingestion, and incidental uptake during redevelopment activities. Future exposure pathways to residents, commercial workers and passive users include inhalation in any future Site building(s) and dermal absorption, active ingestion, and incidental uptake of contaminated soil.

Exposure to groundwater would be limited to construction/excavation workers during any trench or utility work, should groundwater be encountered.

6. SAMPLING DESIGN

6.1 OBJECTIVES

The main objective of this project is to assess the RECs/VEC and environmental findings identified during Credere's Phase I ESA dated June 4, 2026. Data collected at the Site during this assessment will be considered to inform possible cleanup activities during Site redevelopment. The following specific objectives were established for the Site:

- Further delineate the extent of petroleum impacts at the Site
- Assess potential impacts from historical firehouse operations and equipment maintenance/storage
- Assess potential impacts to soil from burn pile on Lot 19A
- Assess the Site buildings for the presence of hazardous building materials, including ACM, LCP, and PCB-containing building materials

The sampling design described in this section outlines the necessary steps to meet the above objectives. Specific sampling methodologies are described in **Section 7**. **Table 1** includes the number and type of samples that are proposed for collection. **Table 2** is a Standard Operating Procedure (SOP) reference table that cites the version of each SOP that will be used during the sampling program.

6.2 SUBSURFACE UTILITY CLEARANCE

Prior to the start of drilling, proposed drilling locations will be marked and cleared for subsurface utilities and obstructions by the DigSafe Network (811) member utilities. Local non-member utilities will be individually contacted, as necessary.

A geophysical survey will be conducted to pre-clear soil boring locations so that utilities and subsurface structures will be avoided during boring advancement.

6.3 SOIL BORINGS AND SOIL SAMPLING

Following subsurface utility clearance work, a state-licensed well driller will advance up to ten soil borings at the Site using direct push drilling methodologies as shown on **Figure 2**. The borings (to be designated CA-SB-1 through CA-SB-10) will be advanced to 15 feet bgs or refusal to intercept the groundwater interface anticipated between 5 and 9 feet bgs. Soil borings are positioned strategically across the property to achieve the specified objectives as follows:

- CA-SB-1 is west of the UST excavation area on Lot 17 to delineate the extent of petroleum impacts in soil and groundwater.
- CA-SB-2 is south of the UST excavation area to delineate the extent of petroleum impacts in soil and groundwater upgradient of the previously identified petroleum contamination and assess for soil impacts from historical firehouse operations and equipment maintenance/storage.



- CA-SB-3 is centrally located within the former UST excavation/area of greatest identified petroleum contamination.
- CA-SB-4 is north of the UST excavation area to delineate the extent of petroleum impacts downgradient of the identified petroleum contamination and potential offsite migration of contamination.
- CA-SB-5 and CA-SB-6 are located on Lot 17 to assess the presence or absence of Site COPCs/COIs.
- CA-SB-7, CA-SB-8, and CA-SB-9 are located along the former location of the underground AST piping that was removed in 2007 to assess for potential soil impacts.
- CA-SB-10 is located northeast of the UST excavation area and store to delineate the extent of petroleum impacts to soil downgradient of the identified petroleum contamination.

One soil sample will be collected from each boring at the depth interval of greatest observed contamination based on the highest photoionization detector (PID) response, visual evidence of contamination (e.g., staining, oily, etc.) or olfactory indicators of contamination. If multiple indicators are noted at different intervals, a field decision will be made to prioritize the interval for sampling. The need to collect more than one sample will be assessed and discussed with the project team, as needed. If no evidence of contamination is observed prior to the maximum advancement depth, a soil sample will be collected at the groundwater interface.

In addition, one composite surface soil sample (CA-SS-1) is planned to be collected from the observed burn pile area to assess for impacts to soil from this use.

6.4 MONITORING WELL INSTALLATION AND GROUNDWATER SAMPLING

CA-SB-1 through CA-SB-4 will be completed as groundwater monitoring wells CA-MW-1 through CA-MW-4. If field screening, visual, or olfactory indicators of petroleum contamination in soil are identified at other boring locations, a field decision will be made to install an additional monitoring well or switch the location (e.g., if greater contamination is identified at CA-SB-10 than CA-SB-4, the well may be installed at CA-SB-10). The four wells will be used to assess petroleum impacts from former gasoline storage and distribution at the Site. CA-MW-2 will also be used to assess impacts from historical firehouse operations and equipment maintenance/storage. A groundwater sample will be collected from each newly installed well after development and following at least a 14-day stabilization period. Additional specific justification for each monitoring well location is provided in **Table 1**. Proposed monitoring well sample locations are depicted on **Figure 2**.

6.5 MONITORING WELL ABANDONMENT

Monitoring wells at the Site will be abandoned following receipt of groundwater analytical results only at the request of Maine DEP. Until such request has been made, wells will remain at the Site for use during future sampling efforts if needed. Wells will be abandoned according to the 2009 Maine DEP *Guidance for Well and Boring Abandonment*.



6.6 DRINKING WATER AND SURFACE WATER SAMPLING

One drinking water sample (CA-DW-1) will be collected from the bedrock well at the Site to assess for Site COPCs/COIs since the most recent sample round that occurred in 2011. One surface water sample (CA-SW-1) will be collected from the fire pond on Lot 17 to assess potential impacts related to the former firehouse operations and gasoline storage/distribution at the Site. The proposed surface water sample location is depicted on **Figure 2** and the rationale for both the surface water sample and drinking water sample and associated laboratory analyses are summarized in **Table 1**.

6.7 SOIL VAPOR SAMPLING

Two sub-slab soil vapor samples (CA-SV-1 and CA-SV-2) will be collected, one from each Site building, where a foundation slab is present to assess for the potential for vapor intrusion into the buildings. The soil vapor samples will be collected using a stainless-steel soil vapor probe into soil beneath the foundation slab. As several cracks/penetrations to the subsurface were observed in the general store basement, and the entirety of the residence/former firehouse slab could not be viewed to examine whether penetrations or cracks exist, installation of a permanent soil vapor point in the general store basement would not effectively represent subsurface conditions below the slab as a complete seal from indoor air could not be obtained. Installation of a permanent soil vapor point will occur in the firehouse building only if no major penetrations or cracks preventing a complete seal are observed. CA-SV-1 will be installed in the eastern portion of the general store basement. CA-SV-2 will be installed in the northern portion of the former firehouse first floor. If groundwater is encountered beneath the slab in the general store basement, a groundwater grab sample will be collected.

Proposed soil vapor sample locations are depicted on **Figure 2**. The rationale for each location and associated laboratory analysis is summarized in **Table 1**. SOPs to be followed are listed in **Table 2**.

6.8 INDOOR AIR SAMPLING

Four indoor air samples (CA-IA-1 to CA-IA-4), one on each floor of each Site building, will be collected to assess for a complete pathway from soil vapor to indoor air. CA-IA-1 and CA-IA-2 will be co-located with CA-SV-1 and CA-SV-2, respectively. CA-IA-3 will be located in the first floor of the general store and CA-IA-4 will be located in the second-floor residence of the former firehouse building. Prior to completing this indoor sampling work, observed chemicals in the buildings will be inventoried so the indoor air sample results can be cross-checked for background sources.

Proposed indoor air sample locations are depicted on **Figure 2**, and the rationale for each location is summarized in **Table 1**.

6.9 ASBESTOS SAMPLING

The interior and exterior of the Site buildings will be surveyed to identify and sample bulk building materials suspected to contain asbestos and which may be disturbed during renovation. Materials

to be sampled may include window glazing, ceiling tiles, gypsum board and plaster, flooring, mastics, adhesives, cove base, thermal system insulation (TSI), and various substrates (concrete, brick, mortar) etc.

Any suspect asbestos-containing building materials in the Site buildings will be sampled, as well as supplemental sampling to comply with state and federal regulations. Sample results will be used to properly manage ACM during any future renovation. Credere estimates a minimum of ten and maximum of 30 suspect ACMs will be collected in triplicate (i.e., 30 to 90 total ACM samples). This sampling will be performed in accordance with Maine DEP Chapter 425 Asbestos Management Regulations. The collection of additional samples, if needed, will not be conducted without project team approval. Sample results will be used to properly manage ACM during demolition of the Site building.

6.10 LEAD PAINT SCREENING

Building materials with painted surfaces suspected of containing lead paint on the inside and outside of the buildings will be assessed for the potential presence of LCP. The number of screening points will be dependent on the number of different types/colors of painted surfaces encountered in/on the Site buildings. Field screening will be conducted by a Credere state licensed lead inspector using a portable X-ray fluorescence (XRF) analyzer. No samples will be collected or submitted for laboratory analysis.

6.11 PCB-CONTAINING BUILDING MATERIAL SAMPLING

Potential PCB-containing materials including paints, mastics, adhesives, etc. may be present in the building; therefore, potential PCB-containing materials inventory and sampling will be conducted. A minimum of one and maximum of five suspect PCB-containing building materials (designated CA-PCB-1 through CA-PCB-5) will be collected for analysis from the Site buildings.

Samples will be collected to assess for hazards associated with the presence of PCBs in building materials and if the building materials are regulated as PCB bulk product waste ($\text{PCB} \geq 50 \text{ ppm}$) as defined by 40 CFR 761.3. If, based on the initial results, additional assessment of PCB-containing building materials is needed, approval for additional samples will be proposed and approved under a separate SSQAPP amendment. Data will be used to properly manage building materials that may contain PCBs during any future renovation.

6.12 UNIVERSAL, HAZARDOUS OR OTHER WASTE INVENTORY

An inventory will be conducted of materials that, once removed, meet the definition of universal waste per 40 CFR Part 273, a hazardous waste, or other wastes that require special disposal include, but are not limited to, fluorescent lighting, smoke detectors, thermostats (that contain mercury), and lead acid batteries. Results will be used to properly manage universal and/or hazardous waste during renovation of the Site buildings.

7. SAMPLING AND ANALYTICAL METHOD REQUIREMENTS

The proposed sampling activities will be conducted according to **Table 1**. **Table 2** is an SOP reference table that lists the version of each SOP that will be used during the field sampling program.

7.1 SUBSURFACE UTILITY CLEARANCE

ProMark Utility Locating, Inc. (ProMark) will perform a subsurface utility survey by transecting the areas where soil borings will be advanced, as shown on **Figure 2**. The survey will be conducted using a combination of ground penetrating radar (GPR), electromagnetics (EM) and precision utility locator (PUL) instrumentation. Each soil boring/monitoring well location will also be cleared for utilities and locations will be adjusted or re-located in real time if obstructions are identified by survey.

7.2 SOIL BORING AND SOIL SAMPLING

Soil borings will be advanced to 15 feet or to at least 5 feet below the water table to allow for monitoring well installation unless refusal is encountered first. Borings will be advanced using direct push drilling methods. Soil cores will be collected with a direct push drill rig with a macrocore sampling device or equivalent. Soil cores will be collected continuously, individually logged, evidence of contamination noted, and soil will be field screened for total VOCs in accordance with Credere SOP CA-7 for headspace screening. Screening will be performed using a ppbRAE 3000 PID, or similar, calibrated with a 10 parts per million by volume (ppm_v) isobutylene gas standard and an instrument response factor of 1.0. Sample target depths are summarized on **Table 1**, which is to be used as a field guide.

For surface soil samples and soil boring samples, visible asphalt, concrete, and base materials, landscaping materials, and other organic detritus will be removed prior to sampling. Representative soil from an appropriate interval no larger than 2 feet will be collected while wearing new nitrile gloves and using decontaminated hand tools (e.g., stainless steel spoon or spade). Volatiles samples will be collected directly from the core using a dedicated soil syringe immediately after opening to prevent loss of volatiles or degradation. For the remaining analyses, representative soil will be placed in a decontaminated stainless-steel bowl, homogenized, and placed in laboratory-provided glassware. Proposed sample analyses for each respective sample, as well as the required volume and preservation method, are provided in **Table 1**. Soil samples will be stored on ice and submitted to Katahdin/SGS Analytical (SGS) of Scarborough, Maine, for analysis.

Generation of investigation-derived waste (IDW) is expected to be minimal. Excess soil will be returned to its place of origin within or adjacent to the borehole.

7.3 MONITORING WELL INSTALLATION AND GROUNDWATER SAMPLING

The groundwater monitoring wells will be constructed using 10 feet of 2-inch diameter 0.010-inch slotted polyvinyl chloride (PVC) screen with at least 5 feet of screen below the depth of the water table to allow for groundwater table fluctuations, and enough solid PVC riser to reach the ground

surface. The well annulus will be filled with No. 00 washed silica sand, and a bentonite seal will be installed above the screen. Each well will be finished with a flush-mounted road box set in a concrete pad.

Following installation, the elevation of each well (top of PVC) will be surveyed to an onsite benchmark, if available, or an arbitrary datum, if necessary. Depth to groundwater and LNAPL thicknesses, if present, will then be measured relative to the measuring point elevations to allow for the calculation of relative groundwater elevations and the determination of groundwater flow direction at the Site.

Each newly installed well will be developed by over-pumping and agitation methods. The wells will be purged until a total of at least three well volumes have been removed, and turbidity has been reduced to less than 10 nephelometric turbidity units (NTUs). Credere will allow at least 14 days for the monitoring wells to equilibrate with the surrounding aquifer prior to sampling.

After an appropriate equilibration period, Credere will sample the wells using low-flow sampling methodologies or no-purge methodologies, when appropriate. Wells will be pumped using peristaltic pumps for shallow wells and bladder pumps for wells where the water table is deeper than 30 feet. Wells will be purged at a stable flow rate to avoid drawdown of the water level. Purging will occur by one of the following methods:

1. If a stable flow rate is achieved, groundwater will be periodically monitored for temperature, pH, oxidation-reduction potential (ORP), specific conductivity, and dissolved oxygen (DO) using a multi-parameter meter and an in-line flow-through cell until parameters have stabilized over a period of three readings, spaced at least five minutes apart or at a spacing to allow for a complete exchange through the flow-through cell based on the flow-through cell volume and flow rate. Turbidity will be monitored using a separate turbidity meter. If parameters do not stabilize within a period of two hours or before a maximum purge volume of five well volumes, samples will be collected with field note justification of attempts to achieve stabilization and data will be reviewed for evidence of bias.
2. If a stable flow rate cannot be achieved, purging will cease, and the no-purge sampling method will be implemented. Tubing will be placed at the desired pump intake, one tubing volume will be purged, and samples will be collected. The wells will not be pumped dry.

Groundwater samples will be collected immediately after the pump and directly into the appropriately preserved sample containers. Proposed sample analyses for each respective sample, as well as the required volume and preservation, is provided in **Table 1**. Groundwater samples will be stored on ice and submitted to SGS for analysis.

Purge water from development and groundwater sampling will be discharged to a proximal permeable surface upgradient of the respective well. Purge water that exhibits evidence of free product or PID screening results over 100 ppm will be containerized in 55-gallon drums and labeled as IDW. This SSQAPP will be amended if IDW is generated and needs to be disposed of off-Site.

7.4 MONITORING WELL ABANDONMENT

If requested by Maine DEP, a state-licensed well driller will be contracted to abandon the four monitoring wells at the Site. Monitoring well abandonment will be conducted in accordance with the 2009 Maine DEP *Guidance for Well and Boring Abandonment*. A final water level will be collected from each well using a water level meter and recorded to the nearest 0.01 foot. Monitoring wells will be abandoned in place using tremie grouting methods for Type B wells. The area around the well will be hand excavated and the PVC piping will be cut off at least 2 feet below the ground surface prior to grouting. Surrounding concrete pads and/or standpipes/well housing will also be removed.

Wells will then be abandoned using *Method 2* by slowing pouring bentonite chips or pellets into the borehole slowly while removing the casing to prevent bridging, or if preferred by Maine DEP or based on well construction, using *Method 1* and tremie grouted under pressure from the bottom up to the ground surface using bentonite grout. Grout will consist of one of the following and will be mixed according to manufacturer's instructions to a flowable consistency:

- 2-5% by weight of bentonite mixture
- High solids bentonite grout

Displaced water that may overflow the well will be allowed to infiltrate into the ground surface surrounding the well. The former well locations will then be restored to a similar surface to the surrounding area (i.e., gravel for CA-MW-1, asphalt patch for CA-MW-2 and 3, loam and seed for CA-MW-4). Standpipes/road boxes and concrete pads from the abandoned wells will be removed and disposed offsite. Final photographs will document the final ground surface conditions.

7.5 DRINKING WATER AND SURFACE WATER SAMPLING

Prior to drinking water sample collection, the system will be inspected to confirm system details including whether a treatment system is present, and date of installation and well construction details if ascertainable. Field parameters (temperature, pH, specific conductivity, dissolved oxygen, and turbidity) will be monitored during purging for a maximum of 15 minutes or until stabilization is reached to ensure the system is drawing in fresh water and stagnant water in the system has been purged. The drinking water sample will be collected from a spigot location closest to the well, which is presumed to be below the pressure tank in the general store basement.

The surface water sample will be collected using a peristaltic pump. New dedicated tubing will be submerged in the surface water in a manner that will avoid disturbing bottom sediment and intaking any floating particulates. Water will be purged until the tubing is clear of any objects (e.g., leaves, algae, etc.) and the water runs clear. A YSI calibration cup will be filled to collect one field parameter reading, and the sample will be collected in order of decreasing volatility.

Both samples will be collected directly into laboratory-provided containers, preserved as appropriate, placed on ice, and submitted under chain-of-custody to SGS for analysis. Proposed sample analyses and required volume and preservation for each sample is provided in **Table 1**.

7.6 SOIL VAPOR SAMPLING

Soil vapor samples will be collected from the earthen floor portion of the general store building basement and by drilling a hole through the concrete floor inside the former firehouse building using a hammer drill. Subsurface conditions and concrete thickness will be observed. A hand boring will then be advanced using an AMS Hand Vapor Probe, and Teflon-lined tubing will be attached to the hose adapter on the hand vapor probe once the desired depth is reached (at least 1 foot below the slab or to bedrock, if shallower than 1 foot). The stainless-steel probe will be sealed at the surface with hydrated bentonite or petroleum-free modeling clay. A leak-detection test will be performed both pre-and post-sample collection to verify ambient air has not gotten into the sample. The leak detection test will be done using a four-gas meter to measure O₂ and CO₂ in ambient air, pre and post sample collection. After installation, the soil gas point will be purged for approximately 30 seconds using a peristaltic pump and screened with a PID. Ambient air readings will also be collected with a PID for comparison to soil vapor concentrations.

If no major penetrations or cracks are observed in the firehouse building, a permanent Vapor Pin will be installed by drilling a hole in the floor with a rotary hammer drill, screening the point for sub-slab VOCs using a ppbRAE PID, and installing a Vapor Pin in accordance with manufacturer's specifications. The seal around the Vapor Pin will be tested using the water dam method to ensure ambient air is not included in the soil vapor sample.

Soil vapor samples will be collected in accordance with Credere SOP CA-14. Sample tubing will be connected to an evacuated batch-cleaned 1-liter (1 L) Summa® canister equipped with a regulator set to 100-mL per minute (mL/min). The canister will be allowed to fill (approximate 15 to 25 minutes) until the pressure reads between 2 and 5 inches of mercury (inHg). Canisters will not be permitted to reach a 0 inHg vacuum. Soil gas samples will be submitted to Pace Analytical of Westborough, Massachusetts (Pace), to be analyzed for VOCs by EPA Method TO-15 with selective ion monitoring (SIM).

7.7 INDOOR AIR SAMPLING

Prior to sampling, the Site buildings will be inventoried for materials that could represent a background source of contamination to the indoor air. The general indoor air as well as any foundation cracks or perforations will be screened with a ppbRAE PID to identify potential intrusion points. The ppbRAE will be calibrated with 10 ppm isobutylene with a response factor of 1.0.

Indoor air samples will be collected from the first and second floors of the Site buildings by positioning evacuated batch-cleaned 6-liter summa canisters equipped with an 8-hour regulator in the general store and 24-hour regulator in the residential building approximately 4 feet above the floor (i.e., within the breathing zone). The canister will be opened and allowed to fill to within 2 to 5 inches of mercury (inHg). If more than 25 hours have passed and the pressure reads below 15 inHg, it is acceptable to end the test if time constraints prevent waiting until the pressure has reached between 2 and 5 inHg. The canister will be sealed and submitted to Alpha to be analyzed for VOCs by EPA Method TO-15 with SIM.

7.8 ASBESTOS SAMPLING

Sampling of suspect ACM at the Site will be conducted by a Maine-certified Asbestos Inspector and performed in accordance with Maine DEP Chapter 425 and Credere SOP CA-15. Three discrete bulk samples will be collected from each type of newly identified homogenous suspect ACM (up to 30 suspected ACMs sampled in triplicate for a total of up to 90 samples). Minor destructive sampling may be required. No repair is planned due to the proposed future renovation of the building; however, sealant patching of any roofing perforations will be conducted. Each sample will require a minimum of one teaspoon or one square inch of material.

Samples will be analyzed by EMSL Analytical, Inc. (EMSL) of South Portland, Maine, using Polarized Light Microscopy (PLM) according to EPA Method 600/R-93/116 using non-organically bound (NOB) preparation as appropriate.

7.9 LEAD PAINT SURVEY

Painted surfaces will be surveyed for the presence of lead using a portable XRF meter in accordance with Credere SOP CA-18. Each accessible color and type of paint throughout the Site buildings will be surveyed.

For QC purposes, 10 random survey points will be re-screened to assess precision and drift and if the deviation meets the tolerance limit. Additionally, the instrument calibration will be completed in the morning, midday and/or at the completion of the screening.

7.10 PCB-CONTAINING BUILDING MATERIAL SAMPLING

To assess the potential presence of PCB-containing building materials, the Site buildings will be surveyed for suspect materials, and sampling will be conducted in accordance with Credere SOP CA-23. Materials that typically contain PCBs include caulk/sealants, paint, and mastics/adhesives that were manufactured between approximately 1930 and 1980 and are most commonly in areas that endure high wear, weather, high heat, or moisture. Typical materials and locations that PCBs are expected to be encountered include, but are not limited to:

- Caulks and sealants around doors and windows or within expansion joints.
- Wall paints in high heat or moisture areas such as boiler rooms, equipment rooms, or basements.
- Floor paints in high traffic areas such as hallways, stairs, or building entrances.
- Floor tile and sheeting, including underlying mastic.
- Adhesives for cove base, wall board, laminate flooring (tiles and sheeting), carpet, ceramic tiles, etc.
- Thermal System Insulation (TSI) associated with structural components such as pipes, fittings, boilers, tanks and ducts.

The buildings will be surveyed to locate the materials that are likely to contain PCBs. At least one suspect PCB-containing building materials will be collected for analysis. Samples (to be designated CA-PCB-1, CA-PCB-2, CA-PCB-3, and so on) will be collected using dedicated disposable tools and placed in laboratory provided glassware. Each sample will require a minimum of 20 grams of material for analysis to be confirmed with a scale at the time of sampling. Samples will be submitted to SGS for analysis of PCBs by EPA Method 8082 using Soxhlet extraction method 3540C.

7.11 UNIVERSAL, HAZARDOUS, AND OTHER REGULATED WASTE INVENTORY

Universal, hazardous or other regulated waste in the building will be inventoried in accordance with Credere SOP CA-19 by visual means and documented. Materials as described in **Section 6.11** will be manually counted to inventory what will require disposal as universal or hazardous wastes prior to building demolition and preparation of the Site for redevelopment.



8. REGULATORY STANDARDS

Sample results will be compared to the applicable state and federal standards and guidelines described below. **Appendix A** includes Analytical Sensitivity and Project Criteria Tables for the Site, which compare regulatory standards for each contaminant to the analytical limits of the laboratory method used to assess if the data quality objectives (DQOs) can be met.

The practical quantitation limits (PQL) for several compounds have been identified as insufficient to meet the regulatory comparison criteria. In the case of VPH analytes that are considered COIs/COPCs, these analytes are replicated with acceptable limits in the VOC 8260 analysis to achieve the DQO. Based on existing data for the Site, the other analytes are not considered COIs. It is expected that those compounds will be reported by the laboratory as non-detect with concentrations below the PQLs. If no other information has surfaced during the Phase II ESA to warrant reevaluation of the compounds as possible COIs, then the results will not be reported as potential exceedances of the regulatory criteria but will be evaluated relative to other Site data and indicated to have limited usability in the data usability assessment (DUA).

8.1 SOIL

Based on the planned redevelopment, soil analytical results will be compared to the Maine DEP Remedial Action Guidelines (RAGs) for Contaminated Sites (effective date November 15, 2023) for residential, commercial, park user, and construction worker exposure scenarios. Since site contaminants may also affect groundwater on and offsite, soil results will also be compared to the leaching to groundwater RAG.

8.2 GROUNDWATER, DRINKING WATER, AND SURFACE WATER

Groundwater and drinking water analytical results will be compared to the Maine DEP RAGs for Contaminated Sites (effective date November 15, 2023) for the residential and construction worker scenarios.

8.3 SOIL GAS/VAPOR

Soil gas analytical results will be compared to 30 times the Maine DEP Table 5 Maine RAGs for Indoor Air Exposure Pathway (aka Air RAGs) per the Maine DEP RAGs for Contaminated Sites (dated November 15, 2023).

8.4 INDOOR AIR

Indoor air analytical results will be compared to the Table 5 Air RAGs per the Maine DEP RAGs for Contaminated Sites (dated November 15, 2023).

8.5 ASBESTOS

Laboratory analytical results for asbestos bulk samples will be compared to the 1% limit specified in Maine DEP Maine Solid Waste Management Rules Chapter 425 – Asbestos Management Regulations.



8.6 LEAD PAINT

All paint containing lead (i.e., >0 milligrams per square centimeter [mg/cm^2]) will be considered LCP for purposes of management according to the OSHA Lead in Construction Standards (29 CFR 1926.62).

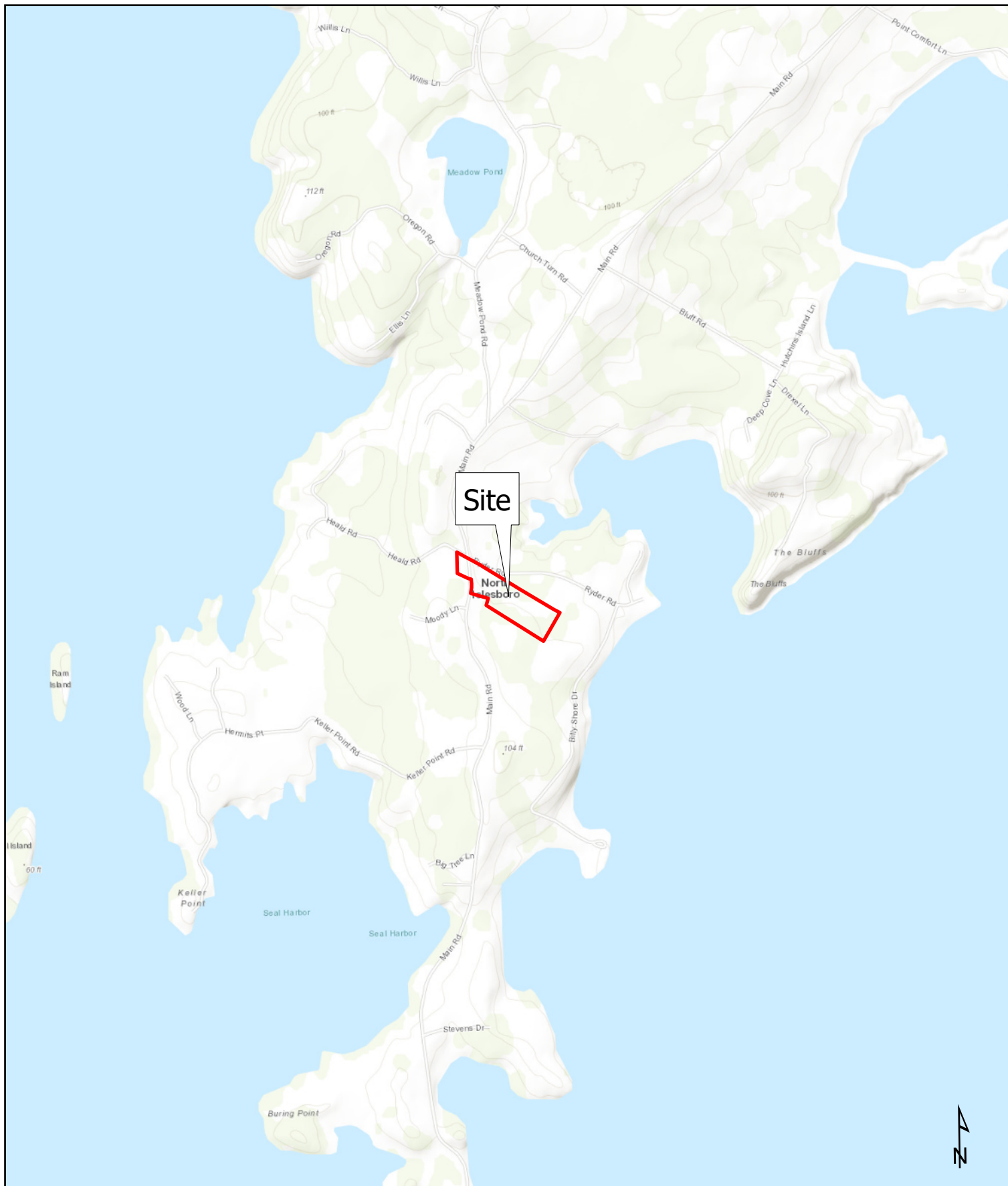
8.7 PCB-CONTAINING BUILDING MATERIALS

PCB-containing building material analytical results will be compared to the Toxic Substances Control Act (TSCA) Title 40 CFR Part 761.3 definition of PCB Bulk Product Waste threshold criteria (≥ 50 milligrams per kilogram [mg/kg]). According to Part 761.20(a), materials with PCB concentrations ≥ 50 mg/kg require removal from use and proper disposal. Materials that contain PCB concentrations < 50 mg/kg are not regulated by TSCA for removal if they remain in use. However, when these materials are removed from use (e.g., during renovation or demolition), they must be disposed at a facility that is licensed to accept this waste in accordance with 40 CFR §761.61(a)(5)(i)(B)(2)(ii). Building materials with total PCBs at concentrations less than 1 mg/kg are unrestricted for future use and/or disposal (40 CFR §761.61(a)(4)(i)(A)).



FIGURES





DRAWN BY: LAK	DATE: 5/8/2026
CHECKED BY: JRN	PROJECT: 25002048

FIGURE 1 SITE LOCATION PLAN

DURKEE GENERAL STORE
867 MAIN ROAD
ISLESBORO, MAINE

1,000 0 1,000 2,000

 1 INCH = 2,000 FEET



Credere Associates, LLC
 776 MAIN STREET
 WESTBROOK, MAINE
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 Fax 207.887.1051
 WWW.CREDERELLC.COM



DRAWN BY: LAK		DATE: 7/9/2026		FIGURE 2 DETAILED SAMPLING PLAN		SITE BOUNDARY PARCEL BOUNDARIES WETLANDS FIRE POND LEACH FIELD SITE BUILDING FUEL STORAGE INFRASTRUCTURE 275-GALLON FUEL OIL AST DRINKING WATER WELL SEPTIC TANK ACCESS SOLID WASTE UST/AST PIPING PRESUMED GROUNDWATER FLOW DIRECTION 2-FOOT CONTOURS
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PROPOSED SURFACE WATER SAMPLE

PROPOSED SURFACE SOIL SAMPLE

PROPOSED INDOOR AIR SAMPLE

PROPOSED INDOOR AIR/SOIL GAS SAMPLE

PROPOSED SOIL BORING

PROPOSED SOIL BORING/MONITORING WELL

2008 SOIL BORINGS

Community

Economy

Environment

Credere Associates, LLC

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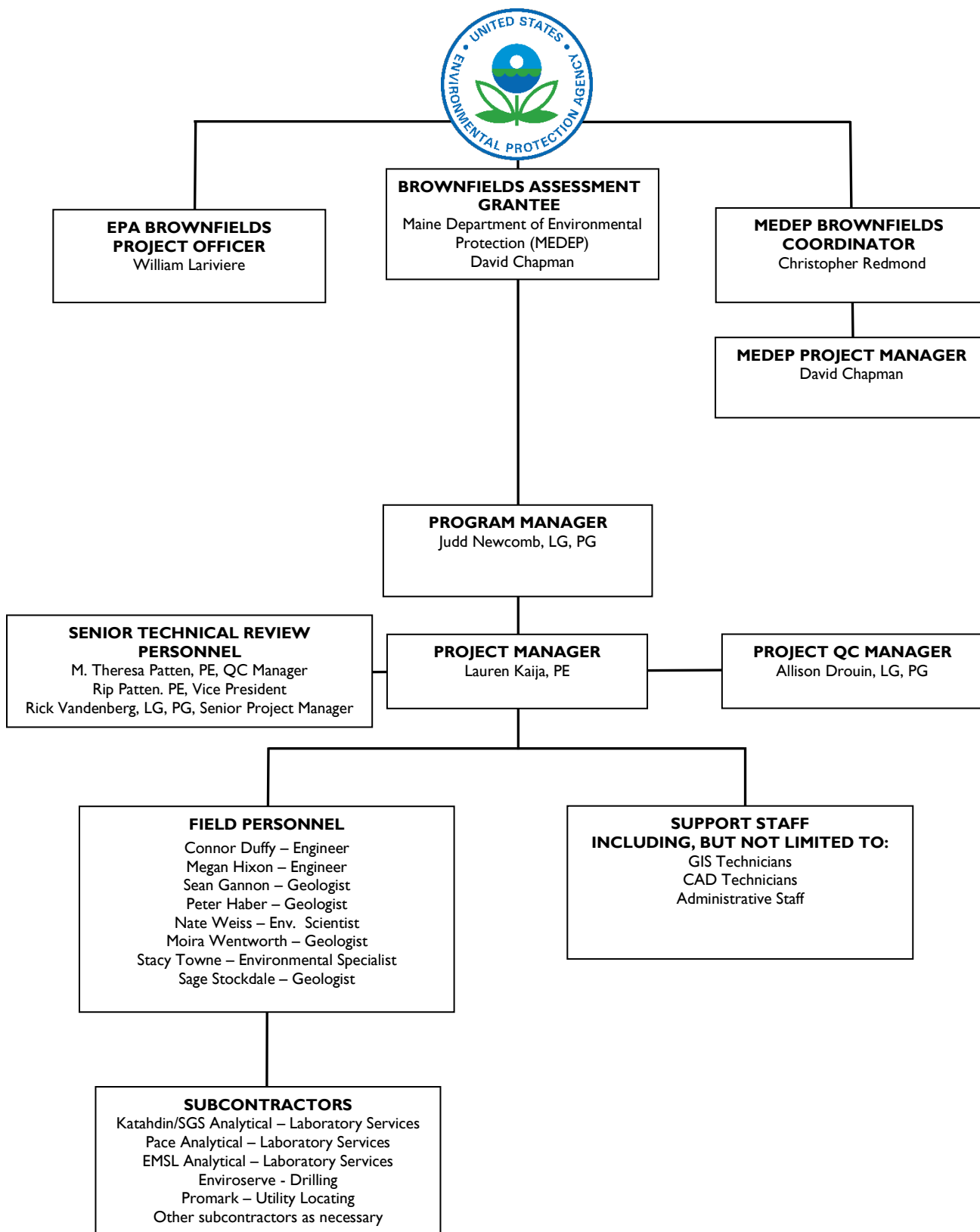
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DURKEE GENERAL STORE

867 MAIN ROAD

ISLESBORO, MAINE

Figure 3 – Project Organization Flow Chart



TABLES



Table 1
Sample Reference Table
Durkee General Store
867 Main Road, Islesboro, Maine

Media to be Collected	Proposed Sample IDs	QA/QC Samples (per sample type)	Drilling Method and Boring/Screen Target Depth	Sample Depth (feet bgs)	Sample/Location Rationale	Field Analysis/ Observations	Analytical Methods	Sample Container Information & Preservative (per location) ¹	Laboratory To be Used
Soil	CA-SB-1	None	Direct Push 15 feet bgs, or refusal, whichever is shallower	Greatest observed contamination or the groundwater interface	To delineate the extent of petroleum impacts in soil on Lot 17	PID screening Visual Olfactory	VPH (MassDEP VPH-18-2.1)	(2) 40 ml VOA (MeOH)	Katahdin/SGS of Scarborough, Maine
	CA-SB-2	SB-DUP-1			To delineate the extent of petroleum impacts in soil upgradient of the previously identified petroleum contamination and assess for impacts from historical firehouse operations and equipment maintenance/storage		VOCs (EPA Method 8260D) VPH (MassDEP VPH-18-2.1) PFAS (EPA Method 1633)	(2) 40 ml VOA (MeOH) (6) 40 ml VOA (DI Water) (2) 4oz HDPE (unpreserved)	
	CA-SB-3	none			To delineate the extent of petroleum impacts in soil centrally located within the former UST excavation/area		VPH (MassDEP VPH-18-2.1)	(4) 40 ml VOA (MeOH)	
	CA-SB-4	MS/MSD			To delineate the extent of petroleum impacts in soil downgradient from the identified petroleum contamination and potential offsite migration			(6) 40 ml VOA (MeOH)	
	CA-SB-5	None			To assess the presence or absence of Site COPCs/COIs			(2) 40 ml VOA (MeOH)	
	CA-SB-6							(2) 40 ml VOA (MeOH)	
	CA-SB-7				To assess for potential soil impacts along the former locations of underground AST piping removed in 2007			(2) 40 ml VOA (MeOH)	
	CA-SB-8							(2) 40 ml VOA (MeOH)	
	CA-SB-9							(2) 40 ml VOA (MeOH)	
	CA-SB-10	To delineate the extent of petroleum impacts in soil downgradient from the identified petroleum contamination			(2) 40 ml VOA (MeOH)				
	CA-SS-1	MS/MSD and SS-DUP-1	Hand tools, Stainless steel auger	0-2	To assess the presence or absence of Site COIs in relation to the burn pile		PAHs (EPA Method 8270E) RCRA-Metals (EPA Method 6020A & 7471B)	(4) 4oz amber with Teflon lined cap	
	TB-SOIL-1	Trip Blank	NA	NA	Field QC Sample	NA	VOCs (EPA Method 8260D) VPH (MassDEP VPH-18-2.1)	(1) 40 ml VOA (MeOH) (3) 40 ml VOA (DI Water)	
Water	CA-MW-1	None	At least 5 feet past groundwater interface for well installation	Screened interval	To assess for petroleum impacts in groundwater west of former petroleum storage and distribution at the Site	Visual, olfactory, temperature, DO, pH, ORP, specific conductivity, turbidity	VOCs (EPA Method 8260D) VPH (MassDEP VPH-18-2.1)	(4) 40 ml VOA (HCl)	Katahdin/SGS of Scarborough, Maine
	CA-MW-2	MS/MSD			To assess for petroleum impacts in groundwater south (upgradient) of former petroleum storage/distribution, and west of historical firehouse operations and equipment maintenance/storage at the Site		VOCs (EPA Method 8260D) VPH (MassDEP VPH-18-2.1) PFAS (EPA Method 1633)	(15) 40 ml VOA (HCl) (6) 250 ml HDPE (Trisma)	
	CA-MW-3	MW-DUP-1			To assess for petroleum impacts in groundwater centrally located within the former UST excavation/area		VOCs (EPA Method 8260D) VPH (MassDEP VPH-18-2.1)	(8) 40 ml VOA (HCl)	
	CA-MW-4	None			To assess for petroleum impacts in groundwater north (downgradient) of former petroleum storage and distribution at the Site and potential offsite migration of contamination			(4) 40 ml VOA (HCl)	
	CA-DW-1	None	Tap Water	NA	To assess for impacts to the Site drinking water from historical petroleum storage/distribution, firehouse operations, and equipment maintenance/storage at the Site		VOCs (EPA Method 524.1) PFAS (EPA Method 1633)	(2) 40 ml VOA (HCl) (2) 250 ml HDPE (Trisma)	
	CA-SW-1	None	Surface Water	2 feet above pond bottom	To assess for impacts to the Site surface water from historical petroleum storage/distribution, firehouse operations, and equipment maintenance/storage at the Site		VOCs (EPA Method 8260D) VPH (MassDEP VPH-18-2.1) PFAS (EPA Method 1633)	(5) 40 ml VOA (HCl) (2) 250 ml HDPE (Trisma)	
	FB-GW-1	Field Blank	NA	NA	To assess for possible cross contamination in the field	NA	PFAS (EPA Method 1633)	(1) 250 ml HDPE with laboratory-provided PFAS-free water	
	TB-GW-1	Trip Blank	NA	NA	To assess for possible cross contamination from lab	NA	VOCs (EPA Method 8260D) VPH (MassDEP VPH-18-2.1)	(4) 40 ml VOA (HCl), Unopened Lab prepared	

Table 1
Sample Reference Table
Durkee General Store
867 Main Road, Islesboro, Maine

Media to be Collected	Proposed Sample IDs	QA/QC Samples (per sample type)	Drilling Method and Boring/Screen Target Depth	Sample Depth (feet bgs)	Sample/Location Rationale	Field Analysis/ Observations	Analytical Methods	Sample Container Information & Preservative (per location) ¹	Laboratory To be Used
Soil Vapor	CA-SV-1	None	NA	At least 1 foot below building slab	To assess sub-slab soil vapor conditions associated with historical petroleum storage/distribution, firehouse operations, and equipment maintenance/storage at the Site	PID screening, visual, olfactory	VOCs by EPA TO-15 SIM	(1) 1L summa, 100 mL/min regulator	Pace Analytical, Westborough, MA
	CA-SV-1	SG-DUP-1						(2) 1L summa, 100 mL/min regulator	
Indoor Air	CA-IA-1	None	NA	Breathing Zone, co-located with corresponding soil gas sample ID	To assess vapor intrusion pathway associated with historical petroleum storage/distribution, firehouse operations, and equipment maintenance/storage at the Site	PID screening, visual, olfactory		(1) 6L summa, 8 hour regulator	
	CA-IA-2			(1) 6L summa, 24 hour regulator					
	CA-IA-3	IA-DUP-1		(2) 6L summa, 8 hour regulator					
	CA-IA-4	None		(1) 6L summa, 24 hour regulator					
Building Materials	CA-SACM-01 (A-C) through CA-SACM-30 (A-C)	Triplicate Sampling	NA	Bulk Materials with Suspect ACM	To assess for the presence of previously unidentified asbestos-containing building materials in the Site building as well as supplemental sampling to comply with state and federal regulations	Visual	Polarized Light Microscopy EPA 600/R-93/116	Plastic zipper bags	EMSL Analytical, Inc., South Portland, Maine
	CA-LP-01, CA-LP-02, etc.	None	NA	Painted Building Material Surfaces (Walls, Doors, Concrete, etc.)	To assess for presence of Lead based paints	Portable Field Instrument	Field Screening Using XRF Analyzer	None	None
	CA-PCB-1, CA-PCB-2, etc.	PCB-DUP-1	NA	Window/Door Caulking, Expansion Joints, Flooring etc.	To assess for the presence of previously unidentified PCB-containing building materials in the Site building	Visual	PCBs (EPA Method 8082A with Soxhlet extraction method 3540C)	(1) 4oz glass with Teflon lined cap and at least 20 grams of sample	Katahdin/SGS of Scarborough, Maine

Notes:
1 - All samples will be chilled to 4°C (+/- 2°C) and submitted to the laboratory on ice. Additional details regarding analytical method, sample preservation, sample volume and hold times can be found in Table 7-3 of Credere's Generic QAPP For Brownfields Work in Maine, New Hampshire, Massachusetts, and Vermont RFA #24123, revision 1, August 2025.
"greatest contamination" shall be defined as the interval of highest PID response (with a minimum reading of 10 ppm to qualify as evidence of contamination), visual staining or sheens, or strong odors.
VOCs - Volatile organic compounds
VPH - Volatile petroleum hydrocarbons
RCRA - Resource Conservation and Recovery Act
VOA - Volatile organic analyte (vial)
EPA - Environmental Protection Agency
QC - Quality Control
ml - milliliter
PID - Photo ionization detector
PFAS - poly- and perfluoroalkyl substances
SVOC - semi-volatile organic compound
MS/MSD - Matrix spike/matrix spike duplicate
DUP - Duplicate
CA - Credere Associates
MW - Monitoring Well
SB - Soil Boring
SV - soil vapor
IA - indoor air
TB - Trip Blank
DO - Dissolved oxygen
ORP - oxidation reduction potential
HDPE - high-density polyethylene

Table 2
Standard Operating Procedure (SOP) Reference Table
Durkee General Store
867 Main Road, Islesboro, Maine

Field SOPs		
SOP	SOP Description	Date
CA-1	Field Activity Documentation	Rev #1, August 2, 2016
CA-2	Equipment Decontamination Procedures	Rev #0, March 17, 2016
CA-3	Residential Well Sampling	Rev #3, March 17, 2021
CA-4	Soil Description	Rev #0, March 17, 2016
CA-5	Environmental Soil Sampling	Rev #1, March 9, 2018
CA-7	Headspace Field Screening	Rev #0, May 20, 2016
CA-8	Monitoring Well Installation	Rev #1, October 20, 2017
CA-9	Monitoring Well Development	Rev #1, October 20, 2017
CA-10	Monitoring Well Gauging	Rev #0, August 29, 2016
CA-11	Water Quality Field Instrument Calibration	Rev #1, September 28, 2018
CA-12	Groundwater Sampling	Rev #5, May 31, 2024
CA-13	Surface Water, Pore Water & Sediment Sampling	Rev #1, February 26, 2019
CA-14	Sub-Slab Soil Gas and Indoor Air Sampling	Rev #2, May 31, 2024
CA-15	Asbestos-Containing Materials (ACM) Surveys, and Asbestos Abatement and Air Monitoring and Clearances	Rev#2, June 17, 2021
CA-16	Chain of Custody	Rev #0, November 29, 2017
CA-17	Packaging and Shipping Samples	Rev #0, August, 22, 2017
CA-18	Lead Screening, Determination or Inspection and XRF Safety	Rev #1, July 15, 2022
CA-19	Universal, Hazardous, or Other Regulated Waste Inventory	Rev #0, March 4, 2019
CA-20	Relative Elevation Survey & Trimble GNSS Basic Operation	Rev #0, March 6, 2019
CA-23	Collection of PCB-Containing Building Materials Samples	Rev #0, October 25, 2017
Laboratory SOPs - SGS		
SOP	SOP Description	Date
CA-231	Analysis of VOAs by Purge and Trap GC/MS: SW-846 Method 8260D Revision 5	January 2025
CA-232	Analysis of Semivolatile Organic Compounds by Capillary Column GC/MS: SW 846 Method 8270E, Revision 4	October 2024
CA-312	Method for The Determination of Volatile Petroleum Hydrocarbons by MassDEP-VPH Revision 13	February 2024
CA-329	Analysis of PCBs and Total Aroclors by Gas Chromatography/Electron Capture Detector (GC/ECD): SW-846 Method 8082, Revision 23	February 2025
CA-410	Method 1633 Analysis of Per- and Polyfluoroalkyl Substances (PFAS) in Aqueous, Solids, and Biosolids by LC-MS/MS, Revision 0	June 2025
CA-526	Preparation of Sediment/Soil Samples by Soxhlet Extraction Using Method 3540 for Subsequent Extractable Semivolatile Analysis, Revision 15	December 2024
CA-605	Acid Digestion of Solid Samples by USEPA Method 3050 for Metals Analysis by ICPAES, ICP-MS, Revision 15	March 2025
CA-611	Digestion and Analysis of Solid Samples for Mercury by USEPA Method 7471, Revision 20	November 2024
CA-627	Trace Metals Analysis by ICP-MS Using EPA Method 6020, Revision 18	February 2025
CA-640	Mercury Analysis by CVAA for EPA Methods 7470, 7471, and 245.1 Using the Teledyne M-7600 Automated Mercury Analyzer, Revision 1	February 2025
Laboratory SOPs - Pace		
SOP	SOP Description	Date
MAN1-0001	Determination of Volatile Organic Compounds in Air Using Specially-Prepared Canisters and Analyzed by GC/MS, Revision 1	October 4, 2024
Laboratory SOPs - EMSL		
SOP	SOP Description	Date
ASB-SOP-200-PLM	Polarized Light Microscopy SOP	Rev. 19, January 31, 2022

All SOPs are referenced in Credere's Generic QAPP For Brownfields Work in Maine, New Hampshire, Massachusetts, and Vermont RFA #24123, Revision 1, August 2025

Laboratory SOPs are from the labs indicated in Table 1

APPENDIX A

Analytical Sensitivity and Project Criteria Tables

As of the date of this SSQAPP, the current state and/or federal standards have been reviewed for accuracy.



Asbestos in Solids by PLM by EPA Method 600/R		
Analyte	Laboratory Practical Quantitation Limit	Regulatory Guideline ¹
Asbestos	0.20%	1%

Notes:

1 - Maine Department of Environmental Protection (DEP) Chapter 425: Asbestos Management Regulations, revised February 2011 effective April 3, 2011

PQL from EMSL of South Portland, Maine

Mercury in Soil by EPA Method 7471B					
Analyte	Laboratory Practical Quantitation Limit	Comparison Criteria ¹			
		Leaching to Groundwater	Residential	Commercial Worker	Construction Worker
Mercury (elemental)	0.033	1.8	3.1	3.1	3.1

Notes:

All values are in milligrams per kilogram (mg/kg)

PQLs from Katahdin/SGS of Scarborough, Maine

1 - Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) for Contaminated Sites,
November 15, 2023

NE - regulatory criteria not established

Lead in Paint by X-Ray Fluorescence Meter (XRF)		
Analyte	Field Detection Limit	Regulatory Standards
		Lead-Containing Paint (LCP) ²
Lead	0-0.1 (XRF unit specific)	>0 (i.e., any detection)+

Notes:

All units in milligrams per square centimeter (mg/cm²)

1 - Maine Department of Environmental Protection (DEP) Chapter 424: Lead Management Regulation, October 19, 2021, and U.S. Department of Housing (HUD) Chapter 7: Lead-Based Paint Inspection, 1997 revision.

2 - OSHA Lead in Construction Standards (29 CFR 1926.62)

*Any detection above 0.6 mg/cm² will be considered LBP due to the instruments inconclusive range when using the Innov-X XRF Analyzer, and 0.8 mg/cm² when using the Hueresis XRF.

⁺The XRF Meter used to determine lead in paint is calibrated to 0.0 mg/cm² and 1.0 mg/cm², therefore allowing the instrument to detect concentrations of lead between 0.0 and 0.6 mg/cm²

Metals in Soil by EPA Method 6020A					
Analyte	Laboratory Practical Quantitation Limit	Comparison Criteria ¹			
		Residential	Commercial Worker	Park User	Construction Worker
Aluminum	10	100,000	100,000	100,000	27,000
Antimony	0.5	43	640	120	140
Arsenic	0.5	9.3	41	26	54
Barium	0.5	21,000	100,000	61,000	20,000
Beryllium	0.25	210	3,200	610	110
Boron	5	21,000	100,000	61,000	43,000
Cadmium	0.1	9.8	140	28	42
Chromium (III)	1	100,000	100,000	100,000	27,000
Chromium (total)		4.2	89	12	46
Cobalt	0.25	32	480	91	100
Copper	1.5	4,300	64,000	12,000	3,400
Lead	0.25	200	440	420	460
Manganese	0.6	2,600	38,000	7,300	280
Nickel	1	2,100	32,000	6,100	990
Selenium	0.5	540	8,000	1,500	1,700
Silver	0.1	540	8,000	1,500	1,700
Thallium	0.25	1.1	16	3	14
Vanadium	0.5	540	8,000	1,500	490
Zinc	3	32,000	100,000	91,000	100,000

Notes:

All values are in milligrams per kilogram (mg/kg)

PQLs from Katahdin/SGS of Scarborough, Maine

1 - Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

BOLD - laboratory PQL exceeds regulatory guideline. PQL will be considered regulatory guideline unless the compound is identified as a contaminant of potential concern.

PAHs in Soil by EPA Method 8270E										
Analyte	Laboratory Practical Quantitation Limit	Background ¹			Comparison Criteria ¹					
		Rural Developed	Urban Developed	Urban Fill	Leaching to Groundwater	Residential	Commercial Worker	Park User	Recreator Sediment	Construction Worker
2-methylnaphthalene	0.33	0.15	0.9	0.08	10	330	4,100	930	1,100	960
acenaphthene	0.33	0.22	0.21	0.29	300	4,900	62,000	14,000	16,000	48,000
acenaphthylene	0.33	1.9	2	0.49	290	4,900	45,000	14,000	16,000	48,000
anthracene	0.33	2.3	2.2	3.7	3,200	25,000	100,000	70,000	81,000	100,000
benzo(a)anthracene	0.33	17	4.6	16	6	16	280	45	52	1,700
benzo(a)pyrene	0.33	5.4	4.6	16	16	1.6	29	4.5	5.2	9.9
benzo(b)fluoranthene	0.5	6.9	19	34	170	16	290	45	52	1,700
benzo(g,h,i)perylene	0.33	3	8.2	6	130,000	2,500	23,000	7,000	8,100	72,000
benzo(k)fluoranthene	0.33	3.6	6.6	14	1,600	160	2,900	450	520	17,000
chrysene	0.33	32	13	21	5,000	1,600	29,000	4,500	5,200	100,000
dibenzo(a,h)anthracene	0.5	0.73	1.4	0.46	53	1.6	29	4.5	5.2	170
dibenzofuran	0.33	NE	NE	NE	8	110	1,600	300	350	1,400
fluoranthene	0.33	59	22	30	4,900	3,300	41,000	9,300	11,000	24,000
fluorene	0.33	0.67	0.47	0.64	300	3,300	41,000	9,300	11,000	96,000
indeno(1,2,3-cd)pyrene	0.33	7.3	9.4	9.7	540	16	290	45	52	1,700
naphthalene	0.33	5	2.9	0.2	0.21	29	120	150	190	130
phenanthrene	0.33	54	11	18	320	2,500	23,000	7,000	8,100	72,000
pyrene	0.33	33	20	28	720	2,500	31,000	7,000	8,100	72,000

Notes:

All values are in milligrams per kilogram (mg/kg)

PQLs from Katahdin/SGS of Scarborough, Maine

1 - Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

BOLD - laboratory PQL exceeds regulatory guideline. PQL will be considered regulatory guideline unless the compound is identified as a contaminant of potential concern.

PCBs in Building Materials by EPA Method 8082A with Soxhlet Extraction				
Analyte	Laboratory Practical Quantitation Limit	Remediation Waste Cleanup Goals 40 CFR 761.61		Regulatory Standard (40 CFR 761.3)
		High Occupancy	Low Occupancy	
PCB-1016	0.017	1 (Total)	25 (Total)	50 (Total)
PCB-1221	0.017			
PCB-1232	0.017			
PCB-1242	0.017			
PCB-1248	0.017			
PCB-1254	0.017			
PCB-1260	0.017			

Notes:
All values are in milligrams per kilogram (mg/kg)
PQLs from Katahdin/SGS of Scarborough, Maine

Per- and Polyfluorinated Alkyl Substances (PFASs) in Groundwater by EPA Method 537 with Isotope Dilution			
Analyte	Laboratory Practical Quantitation Limit	Maine Regulatory Criteria¹	
		Residential	Construction Worker
Perfluorooctane acid (PFOA)	0.002	0.06	110
Perfluorooctanesulfonic acid (PFOS)	0.002	0.04	75
Perfluorodecanoic acid (PFDA)	0.002	NE	NE
Perfluoropentanoic acid (PFPEA)	0.002	NE	NE
Perfluorohexanoic acid (PFHxA)	0.002	10	10,000
Perfluorohexylsulfonic acid (PFHxS)	0.002	0.39	310
Perfluorobutanoic acid (PFBA)	0.002	19	28,000
Perfluorobutanesulfonic acid (PFBS)	0.002	6	32,000
Perfluoroheptanoic acid (PFHpA)	0.002	NE	NE
Perfluorononanoic acid (PFNA)	0.002	0.059	42

Notes:

All values are in micrograms per liter (µg/L)

NE - not established

PQLs from Absolute Resource Associates of Portsmouth, New Hampshire

1 - Maine Department of Environmental Protection (MEDEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

Per- and Polyfluorinated Alkyl Substances (PFASs) in Drinking Water by EPA Method 537.1		
Analyte	Laboratory Practical Quantitation Limit	Comparison Criteria ¹
		Residential (DW)
Perfluorooctane acid (PFOA)	0.002	0.06
Perfluorooctanesulfonic acid (PFOS)	0.002	0.04
Perfluorodecanoic acid (PFDA)	0.002	NE
Perfluoropentanoic acid (PFPEA)	0.002	NE
Perfluorohexanoic acid (PFHxA)	0.002	10
Perfluorohexylsulfonic acid (PFHxS)	0.002	0.39
Perfluorobutanoic acid (PFBA)	0.002	19
Perfluorobutanesulfonic acid (PFBS)	0.002	6
Perfluoroheptanoic acid (PFHpA)	0.002	NE
Perfluorononanoic acid (PFNA)	0.002	0.059

Notes:

All values are in micrograms per liter (µg/L)

PQLs from Absolute Resource Associates of Portsmouth, New Hampshire

1 - Maine Department of Environmental Protection (MEDEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

Per- and Polyfluoroalkyl Substances (PFAS) in Soil by EPA Method 1633A LC-MS/MS

Analyte	Abbreviation	Laboratory Practical Quantitation Limit	Background Threshold Values ¹		Background UCLs ²		Remedial Action Guidelines ¹		
			Rural Developed	Urban Developed	Rural Developed	Urban Developed	Residential	Park User	Construction Worker
Perfluorooctane acid (PFOA)	PFOA	0.0002	0.0022	NE	0.00039	NE	0.26	0.74	0.77
Perfluorooctanesulfonic acid (PFOS)	PFOS	0.0002	0.00055	0.003	0.00028	0.0012	0.17	0.49	0.51
Perfluorohexanoic acid (PFHxA)	PFHxA	0.0002	0.0015	NE	0.00022	NE	43	120	130
Perfluorohexanesulfonic acid (PFHxS)	PFHxS	0.0002	NE	NE	NE	NE	1.7	5	5
Perfluorobutanoic acid (PFBA)	PFBA	0.0008	0.00043	NE	0.00014	NE	110	300	2,000
Perfluorobutanesulfonic acid (PFBS)	PFBS	0.0002	NE	NE	NE	NE	26	74	230
Perfluorononanoic acid (PFNA)	PFNA	0.0002	0.0019	NE	0.00015	NE	0.26	0.74	0.77
Perfluoropentanoic acid (PFPeA)	PFPeA	0.0004	NE	NE	NE	NE	NE	NE	NE
Perfluoroheptanoic acid	PFHpA	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluorodecanoic acid	PFDA	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluoroundecanoic acid	PFUnA	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluorododecanoic acid	PFDoA	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluorotridecanoic acid	PFTriDA	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluorotetradecanoic acid	PFTeDA	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluoropentansulfonic acid	PFPeS	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluoroheptanesulfonic acid	PFHpS	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluoronananesulfonic acid	PFNS	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluorodecanesulfonic acid	PFDS	0.0002	NE	NE	NE	NE	NE	NE	NE
Perfluorododecanesulfonic acid	PFDoS	0.0002	NE	NE	NE	NE	NE	NE	NE
1H,1H, 2H, 2H-Perfluorohexane sulfonic acid	4:2FTS	0.0008	NE	NE	NE	NE	NE	NE	NE
1H,1H, 2H, 2H-Perfluorooctane sulfonic acid	6:2FTS	0.0008	NE	NE	NE	NE	NE	NE	NE
1H,1H, 2H, 2H-Perfluorodecane sulfonic acid	8:2FTS	0.0008	NE	NE	NE	NE	NE	NE	NE
Perfluorooctanesulfonamide	PFOSA	0.0002	NE	NE	NE	NE	NE	NE	NE
N-methyl perfluorooctanesulfonamide	NMeFOSA	0.0002	NE	NE	NE	NE	NE	NE	NE
N-ethyl perfluorooctanesulfonamide	NEtFOSA	0.0002	NE	NE	NE	NE	NE	NE	NE
N-methyl perfluorooctanesulfonamidoacetic acid	NMeFOSAA	0.0002	NE	NE	NE	NE	NE	NE	NE
N-ethyl perfluorooctanesulfonamidoacetic acid	NEtFOSAA	0.0002	NE	NE	NE	NE	NE	NE	NE
N-methyl perfluorooctanesulfonamidoethanol	NMeFOSE	0.002	NE	NE	NE	NE	NE	NE	NE
N-ethyl perfluorooctanesulfonamidoethanol	NEtFOSE	0.002	NE	NE	NE	NE	NE	NE	NE
Hexafluoropropylene oxide dimer acid	HFPO-DA	0.0008	NE	NE	NE	NE	NE	NE	NE
4,8-Dioxo-3H-perfluorononanoic acid	ADONA	0.0008	NE	NE	NE	NE	NE	NE	NE
Perfluoro-3-methoxypropanoic acid	PFMPA	0.0004	NE	NE	NE	NE	NE	NE	NE
Perfluoro-4-methoxybutanoic acid	PFMBA	0.0004	NE	NE	NE	NE	NE	NE	NE
Nonafluoro-3,6-dioxahexanoic acid	NFDHA	0.0004	NE	NE	NE	NE	NE	NE	NE
9-Chlorohexadecafluoro-3-oxanonane-1-sulfonic acid	9Cl-PF3ONS	0.0008	NE	NE	NE	NE	NE	NE	NE
11-Chloroeicosafluoro-3-oxaundecane-1-sulfonic acid	11Cl-PF3OUdS	0.0008	NE	NE	NE	NE	NE	NE	NE
Perfluoro(2-ethoxyethane)sulfonic acid	PFEESA	0.0004	NE	NE	NE	NE	NE	NE	NE
3-Perfluoropropyl propanoic acid	3:3FTCA	0.001	NE	NE	NE	NE	NE	NE	NE
2H,2H,3H,3H-Perfluorooctanoic acid	5:3FTCA	0.005	NE	NE	NE	NE	NE	NE	NE
3-Perfluoroheptyl propanoic acid	7:3FTCA	0.005	NE	NE	NE	NE	NE	NE	NE
Perfluoropropanoic acid	PFPrA	0.0008	NE	NE	NE	NE	NE	NE	NE
Bis(trifluoromethylsulfonyl)amine	TFSI	0.0003	NE	NE	NE	NE	NE	NE	NE
Perfluorooctadecanoic acid	PFODA	0.0003	NE	NE	NE	NE	NE	NE	NE
Perfluorohexadecanoic acid	PFHxDA	0.0002	NE	NE	NE	NE	NE	NE	NE

Notes:

LC-MS/MS - liquid chromatography-tandem mass spectrometry

UCL - upper concentration limit

NE - Criteria not established

All values are in milligrams per kilogram (mg/kg)

PQLs from Katahdin/SGS of Scarborough, Maine

1 - Maine Department of Environmental Protection (MEDEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023, Table 4

2 - MEDEP RAGs for Contaminated Sites, November 15, 2023, Table 8

RCRA 8 Metals in Soil by EPA Method 6020A							
Analyte	Laboratory Practical Quantitation Limit	Background ¹	Comparison Criteria ¹				
		Undeveloped	Leaching to Groundwater	Residential	Commercial Worker	Park User	Construction Worker
Arsenic	0.5	28	0.83	9.3	41	26	54
Barium	0.5	79	8,600	21,000	100,000	61,000	20,000
Cadmium	0.1	0.62	7.6	9.8	140	28	42
Chromium (III)	1	NE	100,000	100,000	100,000	100,000	27,000
Chromium (VI)			0.37	4.2	89	12	46
Lead	0.25	52	50	200	440	420	460
Selenium	0.5	NE	29	540	8,000	1,500	1,700
Silver	0.1	NE	44	540	8,000	1,500	1,700

Notes:

All values are in milligrams per kilogram (mg/kg)

PQLs from Katahdin/SGS of Scarborough, Maine

Although mercury is a RCRA 8 metal, because it is analyzed with a different analytical method, it has a separate analytical sensitivity table.

1 - Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

NE = Regulatory guideline not established

BOLD - laboratory PQL exceeds regulatory guideline. PQL will be considered regulatory guideline unless the compound is identified as a contaminant of potential concern.

VOCs in Air by EPA Compendium of Ambient Air Method TO-15 SIM				
Analyte	Laboratory Practical Quantitation Limit	Background	Regulatory Guideline	
		Ambient	Residential	Commercial
1,1,1-trichloroethane	0.109	5000	5,200	22,000
1,1,2,2-tetrachloroethane	0.137	0.17	0.48	2.1
1,1,2-trichloroethane	0.109	0.2	0.21	0.88
1,1-dichloroethane	0.081	6.3	18	77
1,1-dichloroethylene	0.079	200	210	880
1,2,4-trichlorobenzene	0.371	2	2.1	8.8
1,2-dichlorobenzene	0.12	200	210	880
1,2-dichloroethane	0.081	0.39	1.1	4.7
1,2-dichloropropane	0.092	2.7	4.2	18
1,3-dichlorobenzene	0.12	NE	NE	NE
1,3-dichloropropene	0.091	2.5	7	31
1,4-dichlorobenzene	0.12	0.9	2.6	11
1,4-dioxane	0.36	2	5.6	25
acetone	2.38	NE	32,000	100,000
benzene	0.319	1.3	3.6	16
bromodichloromethane	0.134	0.27	0.76	3.3
bromoform	0.207	9.1	26	110
bromomethane	0.078	5	5.2	22
chlorobenzene	0.092	50	52	220
chloroform	0.098	0.44	1.2	5.3
cis 1,2-dichloroethylene	0.079	40	830	3,500
dibromochloromethane	0.17	NE	NE	NE
dichloromethane	1.74	600	NE	NE
ethylbenzene	0.087	4	11	49
ethylene dibromide	0.154	0.017	0.047	0.2
hexachlorobutadiene	0.533	0.46	1.3	5.6
methyl ethyl ketone	1.47	5000	5,200	22,000
methyl isobutyl ketone	2.05	3000	3,100	13,000
methyl tert butyl ether	0.721	39	110	470
naphthalene	0.262	0.29	0.83	3.6
styrene	0.085	1000	1,000	4,400
tetrachloroethylene	0.136	39	42	180
toluene	0.188	5000	5,200	22,000
trans 1,2-dichloroethylene	0.079	40	830	3,500
trichloroethylene	0.107	2	2.1	8.8
vinyl chloride	0.051	1.1	1.7	28
xylenes	0.087	100	100	440

Notes:

All values are in micrograms per cubic meter (ug/m³)

PQLs from Pace Analytical of Mansfield, Massachusetts

1 - Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

NE-Regulatory guideline not established

* - RAGs are indoor air, soil gas results will be compared to 30 times these guidelines to evaluate the potential for vapor intrusion per the RAGs referenced above and the Supplemental Guidance for Vapor Intrusion of Chlorinated Solvents and other Persistent Chemicals, October 19, 2018.

BOLD - laboratory PQL exceeds regulatory guideline. PQL will be considered regulatory guideline unless the compound is identified as a contaminant of potential concern.

VOCs in Groundwater by EPA Method 8260D			
Analyte	Laboratory Practical Quantitation Limit	Comparison Criteria	
		Residential ¹	Construction Worker ¹
1,1,1,2-tetrachloroethane	1	5.7	620
1,1,1-trichloroethane	1	8,000	29,000
1,1,2,2-tetrachloroethane	2	0.76	90
1,1,2-trichloroethane	1	0.42	68
1,1-dichloroethane	1	28	2,200
1,1-dichloroethene	1	290	20
1,1-dichloropropene	1	NE	NE
1,2,3-trichlorobenzene	1	7	2,900
1,2,3-trichloropropane	1	0.0075	2.1
1,2,4-trichlorobenzene	1	4	140
1,2,4-trimethylbenzene	1	56	1,000
1,2-dibromo-3-chloropropane (DBCP)	2	0.0033	1.2
1,2-dibromoethane (EDB)	1	0.075	8.7
1,2-dichlorobenzene	1	300	12,000
1,2-dichloroethane	1	1.7	140
1,2-dichloropropane	1	8.3	51
1,3,5-trimethylbenzene	1	60	1,100
1,3-dichlorobenzene	1	300	6,200
1,3-dichloropropane	1	370	100,000
1,4-dichlorobenzene	1	4.8	400
2-butanone (MEK)	5	5,600	9,000
2-chlorotoluene	1	240	3,300
2-hexanone	5	38	240
4-chlorotoluene	1	250	100,000
4-methyl-2-pentanone (MIBK)	5	6,300	5,800
acetone	8	18,000	100,000
benzene	1	4.6	350
bromobenzene	1	62	1,200
bromochloromethane	1	83	600
bromodichloromethane	1	1.3	130
bromoform	1	33	5,500
bromomethane	2	7.6	490
carbon disulfide	1	810	3,100
carbon tetrachloride	1	4.6	700
chlorobenzene	1	78	2,600
chloroethane (ethyl chloride)	2	21,000	16,000
chloroform	1	2.2	170
chloromethane	2	190	11,000
cis-1,2-dichloroethene	1	25	1,900

VOCs in Groundwater by EPA Method 8260D			
Analyte	Laboratory Practical Quantitation Limit	Comparison Criteria	
		Residential ¹	Construction Worker ¹
cis-1,3-dichloropropene	1	4.7	200
dibromochloromethane	1	8.7	53,000
dibromomethane	2	8.3	280
dichlorodifluoromethane	2	200	5,400
diethyl ether	2	3,900	14,000
ethylbenzene	1	15	1,400
hexachlorobutadiene	2	1.4	230
isopropylbenzene (cumene)	1	450	500
m&p-xylenes	2	190	2,100
methyl t-butyl ether (MTBE)	1	140	14,000
methylene chloride	5	110	4,900
naphthalene	1	1.2	19
n-butylbenzene	1	1,000	100,000
n-propylbenzene	1	660	4,900
o-xylene	1	190	2,100
sec-butylbenzene	1	2,000	100,000
styrene	1	1,200	15,000
tert-butylbenzene	1	690	25,000
tetrachloroethene (PCE)	2	41	250
tetrahydrofuran (THF)	10	3,400	16,000
toluene	1	1,100	24,000
trans-1,2-dichloroethene	1	68	3,900
trans-1,3-dichloropropene	1	NE	NE
trichloroethene (TCE)	1	2.8	12
trichlorofluoromethane	2	5,200	5,900
vinyl chloride	2	0.19	0.22

Notes:

All values are in micrograms per liter (µg/L)

PQLs from Katahdin/SGS of Scarborough, Maine

1 - Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

BOLD - laboratory PQL exceeds regulatory guideline. PQL will be considered regulatory guideline unless the compound is identified as a contaminant of potential concern.

VOCs in Soil by EPA Method 8260D					
Analyte	Laboratory Practical Quantitation Limit	Comparison Criteria ¹			
		Leaching to Groundwater	Residential	Commercial Worker	Construction Worker
1,1,1,2-tetrachloroethane	0.005	0.12	30	130	480
1,1,1-trichloroethane	0.005	150	640	640	640
1,1,2,2-tetrachloroethane	0.01	0.016	8.9	39	150
1,1,2-trichloroethane	0.005	0.0074	2.2	9.4	68
1,1-dichloroethane	0.005	0.43	53	230	850
1,1-dichloroethene	0.005	5.6	340	1,200	4.2
1,1-dichloropropene	0.005	NE	NE	NE	NE
1,2,3-trichlorobenzene	0.005	1.2	86	1,300	2,700
1,2,3-trichloropropane	0.005	0.00018	0.07	1.5	4.3
1,2,4-trichlorobenzene	0.005	0.64	86	380	400
1,2,4-trimethylbenzene	0.005	4.4	180	220	220
1,2-dibromo-3-chloropropane (DBCP)	0.005	0.000079	0.078	1.0	3.5
1,2-dibromoethane (EDB)	0.005	0.0012	0.54	2.4	8.9
1,2-dichlorobenzene	0.005	16	360	380	380
1,2-dichloroethane	0.005	0.027	6.9	30	110
1,2-dichloropropane	0.005	0.15	23	99	110
1,3,5-trimethylbenzene	0.005	4.8	160	180	180
1,3-dichlorobenzene	0.005	16	290	300	280
1,3-dichloropropane	0.005	7.1	2,100	32,000	68,000
1,4-dichlorobenzene	0.005	0.25	39	170	620
1,4-dioxane	0.005	0.052	74	340	1,700
2,2-dichloropropane	0.005	NE	NE	NE	NE
2-butanone (MEK)	0.025	64	20,000	28,000	11,000
2-chlorotoluene	0.005	13	2,100	32,000	800
2-hexanone	0.025	0.48	290	2,000	300
4-chlorotoluene	0.005	13	2,100	32,000	68,000
4-methyl-2-pentanone (MIBK)	0.025	78	3,400	3,400	3,300
acetone	0.025	200	96,000	100,000	100,000
benzene	0.005	0.13	17	75	240
bromobenzene	0.005	2.3	380	650	620
bromochloromethane	0.005	1.1	220	940	330
bromodichloromethane	0.005	0.02	4.4	19	70
bromoform	0.005	0.48	280	790	890
bromomethane	0.01	0.11	10	45	120
carbon disulfide	0.005	13	690	740	720
carbon tetrachloride	0.005	0.097	9.7	43	160
chlorobenzene	0.005	2.9	410	740	740
chloroethane	0.01	330	2,100	2,100	2,000
chloroform	0.005	0.034	4.7	21	75
chloromethane	0.01	2.7	160	690	1,300
cis-1,2-dichloroethene	0.005	0.41	90	540	800
cis-1,3-dichloropropene	0.005	0.093	27	120	120
dibromochloromethane	0.005	0.13	110	530	3,000
dibromomethane	0.01	0.11	35	150	190

VOCs in Soil by EPA Method 8260D					
Analyte	Laboratory Practical Quantitation Limit	Comparison Criteria ¹			
		Leaching to Groundwater	Residential	Commercial Worker	Construction Worker
dichlorodifluoromethane	0.005	17	130	550	730
diethyl ether (ethyl ether)	0.01	48	21,000	100,000	8,100
ethylbenzene	0.005	0.9	86	380	470
hexachlorobutadiene	0.01	0.15	15	16	17
isopropylbenzene (cumene)	0.005	41	260	270	270
m&p-xylenes	0.005	11	260	260	260
methyl t-butyl ether (MTBE)	0.005	1.8	690	3,000	8,300
methylene chloride	0.025	1.5	490	2,500	1,900
naphthalene	0.005	0.21	29	120	130
n-butylbenzene	0.005	180	5,400	80,000	34,000
n-propylbenzene	0.005	67	260	260	260
o-xylene	0.005	11	260	260	260
sec-butylbenzene	0.005	320	11,000	100,000	34,000
styrene	0.005	73	830	870	860
tert-butylbenzene	0.005	86	11,000	100,000	34,000
tetrachloroethene (PCE)	0.01	1	120	160	84
tetrahydrofuran (THF)	0.05	41	27,000	100,000	20,000
toluene	0.005	42	750	810	820
trans-1,2-dichloroethene	0.005	1.2	100	450	1,200
trans-1,3-dichloropropene	0.005	NE	NE	NE	NE
trichloroethene (TCE)	0.005	0.056	6.1	28	4.2
trichlorofluoromethane	0.01	180	32,000	100,000	940
vinyl chloride	0.005	0.0036	0.64	24	80

Notes:

All values are in milligrams per kilogram (mg/kg)

PQLs from Katahdin/SGS of Scarborough, Maine

1 - Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

* - United States Environmental Protection Agency Regions 3, 6, and 9. Regional Screening Levels for Chemical Contaminants at Superfund Sites. http://www.epa.gov/reg3hwmd/risk/human/rb-concentration_table/index.htm

NE = Regulatory guideline not established

BOLD - laboratory PQL exceeds regulatory guideline. PQL will be considered regulatory guideline unless the compound is identified as a contaminant of potential concern.

VPH in Groundwater by MassDEP Method VPH-18-2.1			
Analyte	Laboratory Practical Quantitation Limit	Comparison Criteria ¹	
		Residential ¹	Construction Worker ¹
C5-C8 Aliphatics	100	180	960
C9-C10 Aromatics	100	71	2,700
C9-C12 Aliphatics	100	350	3,700
benzene	5	4.6	350
ethylbenzene	5	15	1,400
methyl t-butyl ether (MTBE)	3	140	14,000
naphthalene	5	1.2	19
toluene	5	1,100	24,000
o-xylene	5	190	2,100
m&p-xylenes	10	190	2,100

Notes:

All values are in micrograms per liter (ug/L)

PQLs from Katahdin/SGS of Scarborough, Maine

1 - Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

BOLD - laboratory PQL exceeds regulatory guideline. PQL will be considered regulatory guideline unless the compound is identified as a COC.

VPH in Soil by MassDEP Method VPH-18-2.1										
Analyte	Laboratory Practical Quantitation Limit	Background ¹			Comparison Criteria ¹					
		Rural Developed	Urban Developed	Urban Fill	Leaching to Groundwater	Residential	Commercial Worker	Park User	Recreator Sediment	Construction Worker
C5-C8 Aliphatics	25	NE	NE	NE	92	1,700	11,000	7,500	9,500	430
C9-C10 Aromatics	25	NE	NE	NE	15	660	3,500	4,700	7,000	2,600
C9-C12 Aliphatics	25	NE	NE	NE	5,800	2,500	14,000	17,000	24,000	2,300
benzene	0.25	NE	NE	NE	0.13	17	75	230	570	240
ethylbenzene	0.25	NE	NE	NE	0.9	86	380	400	2,800	470
methyl t-butyl ether (MTBE)	0.25	NE	NE	NE	1.8	690	3,000	5,600	17,000	8,300
naphthalene	1.25	5	2.9	0.2	0.21	29	120	150	190	130
toluene	0.3	NE	NE	NE	42	750	810	790	28,000	820
m&p-xylenes	0.5	NE	NE	NE	11	260	260	260	70,000	260
o-xylene	0.25	NE	NE	NE	11	260	260	260	70,000	260

Notes:

All values are in milligrams per kilogram (mg/kg)

PQLs from Katahdin/SGS of Scarborough, Maine

1 - Maine Department of Environmental Protection (DEP) Remedial Action Guidelines (RAGs) for Contaminated Sites, November 15, 2023

BOLD - laboratory PQL exceeds regulatory guideline. PQL will be considered regulatory guideline unless the compound is identified as a contaminant of potential concern.

Islesboro Economic Sustainability Corporation

Report to the Community – Calendar Year 2026

The economic vitality of Islesboro is changing and IESC is working to promote a healthy future.

Following the creation of IESC to help in the transition of ownership of the Island Market, we have developed our mission and encourage the Select Board to offer their vision of how IESC can benefit the island.

Our efforts have been focused most recently on our Business Loan program. Since our first loans in 2020, we have provided over \$600,000 to local entrepreneurs to buy equipment, expand their businesses and create jobs. With our new Line of Credit program, participants in good standing can borrow up to 10% of their original loan to cover seasonal start-up costs and cash flow bottle-necks. As a statement of the integrity of our community, not one loan has defaulted and over \$300,000 has been repaid. Our intent to recycle our capital has been realized and the continuation of this important program is assured.

Responding to the shrinking year-round housing stock, IESC has initiated a loan program for landlords of year-round rentals, offering loans with a ten-year term for renovating rental properties.

IESC has partnered with other Town organizations to maximize our efforts. We have provided support to the Islesboro Energy Committee's Community Action Grant Proposal to the Energy Technology Innovation Partnership Project, ETIPP, and facilitated the inclusion of the Island Market in the Energy Committee's work scoping potential microgrid sites through the ETIPP program with the National Laboratory of the Rockies. We are also looking to the future and collaborating with the Energy Committee and local businesses involved in supplying fuel for vehicles on the island in the Transportation Energy Task Force. The complexity and vulnerability of supplying retail gasoline on the island continues to be a concern.

IESC acts as an active supporting landlord for the Island Market, coordinating and planning for a more efficient energy future; following the renovation of the HVAC with modern heat pumps, we continue to explore the use of solar panels to provide electricity for the business. The transition of Durkee's Store ownership may involve IESC. Our two-year discussion with Richard Donovan has included an environmental assessment of the property with the study's fees covered by the State in recognition of our status as a municipal entity.

After an initial mistake of our attorney, checking a box "other non-profit organization", instead of choosing "State or Local government", and correspondence with the IRA over the ensuing six years, IESC submitted an amended SS-4 document. Our tax status is confirmed as a Quasi-Municipal Corporation under Maine Revenue Service Title 30-A, Chapter 120, and recognized by the IRS as non-profit, non-taxable.

In accordance with the Freedom Of Access Act, all IESC documents are available for public viewing on our website. We invite members of the Select Board to review our by-laws to understand our mission and scope of operations.

Find attached our current Balance Sheet. Of the original donations of \$2.1M, our assets are currently \$1.9M with \$728,00 in liquid assets for adoption of new projects and opportunities. Visit our website www.sustain04848.com to see our audit for 2025, by Berry, Talbot & Royer, based in Bangor, Maine and to see additional information.

Sincerely,

IESC Board of Directors (terms attached below)

Tom Tutor, Bonnie Hughes, Michael Nelson, Larry Hoder, Roger Heinen, Janet Anderson, Lois Chiles, Gladstone Jones, and Peter Rothschild.

Founding Principles and Mission

On November 20th, 2019, the voters of Islesboro established the IESC as a *quasi-municipal, non-profit corporation* to be a catalyst for developing the essential services and businesses needed to attract families, jobs and a vibrant summer community that are needed to sustain our island community. The IESC set out to:

- Promote, finance and develop *essential-to-Islesboro-sustainability* services and businesses
 - Define, with Select Board and community, the *essential-to-Islesboro-sustainability* priorities
 - Establish programs that benefit the entire community
 - Help finance private investments to expand businesses, mixed-income housing, etc.
 - Purchase, sell, lease, finance and/or develop real-estate projects, i.e., town-center leased commercial space or community infrastructure
 - Leverage and lobby for Town, State & Federal economic development benefits
- Operate without reliance on tax-payer general funds – property-tax neutral
 - Raise \$1.5-2M in working capital via non-taxable donations, private and/or public grants
 - Recycle income (i.e., lease & interest income) for subsequent expenses and projects
 - Be governed by a 9-member board appointed by the Select Board
 - Majority of members must be residents or taxpayers and always include a Select Board member and the Town Manager
 - Members serve at the pleasure of the Select Board and can be removed at any time and for any reason
 - *Sunshine* rules – public meetings, reports, financials, deliverables
 - Formal financial controls, bylaws, policies, processes and outside audits
 - Operate with minimal overhead expenses and no employees
 - Remain on mission and distinct from *Islesboro Island Trust, Islesboro Affordable Properties, Islesboro Community Fund, Islesboro Community Center*

Islesboro Economic Sustainability Corporation
Balance Sheet
As of June 30, 2026

ASSETS

Current Assets

Bank Accounts

Checking (5715) 171,682

MoneyMarket (5798) 163,580

Total Bank Accounts 335,262

Other Current Assets

Charles Schwab 6827-0461

Charles Schwab Cash 150,842

Charles Schwab Securities at Face Value 242,000

Prepaid Interest & Premium (408)

Total Charles Schwab 6827-0461 392,435

Interest Receivable (Schwab)

Rent receivable

Line of Credit Loan

Total Current Assets 727,697

Fixed Assets

Accumulated Depreciation (45,277)

House - 111 Main Road 189,431

Island Market Building 488,621

Island Market Equipment 104,241

Land - 111/113/115 Main Road 120,808

Total Fixed Assets 857,824

Notes Receivable 315,506

TOTAL ASSETS 1,901,027

LIABILITIES AND EQUITY

Liabilities (2,067)

Equity

Retained Earnings 1,895,962

Net Income 7,132

Total Equity 1,903,094

TOTAL LIABILITIES AND EQUITY 1,901,027



Islesboro Economic Sustainability Corporation

P.O. Box 108

Islesboro, ME 04848

<https://www.sustain04848.com/>

Each director is appointed by the Select Board for a three year term.

Board Member	Date First Appointed	Term Expiration
Tom Tutor, Chair	11/26/2019	8/2028
Michael Nelson, Vice-Chair	6/2025	8/2028
Bonnie Hughes, Treasurer	1/8/2020	8/2027
Larry Hoder, Secretary	6/2025	8/2028
Peter Rothschild	6/2025	Ex Officio
Lois Chiles	1/8/2020	8/2027
Janet Anderson	11/26/2019	Ex Officio
Glad Jones	1/8/2020	8/2027
Roger Heinen	11/26/2019	8/2028