

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy

2008-0054
Application I. D. Number

E. Perry Iron and Metal Co.
Applicant
115 Lancaster St, Portland, ME 04101
Applicant's Mailing Address

5/2/2008
Application Date
E Perry Iron & Metal Co.
Project Name/Description

Consultant/Agent
Applicant Ph: (207) 775-3181 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

115 - 115 Lancaster St, Portland, Maine
Address of Proposed Site
025 D002001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) Continued Use- Scrap Metal

Proposed Building square Feet or # of Units _____ Acreage of Site _____ Proposed Total Disturbed Area of the Site 0 Zoning B-7

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 5/2/2008

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issue _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____
- Defect Guarantee Released _____ date _____ signature _____



PORTLAND, MAINE

Strengthening a Remarkable City, Building a Community for Life
www.portlandmaine.gov

Planning and Urban Development
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

July 11, 2008

Acadia Environmental Technology
Ms. Martha Mixon
48 Free Street
Portland, ME 04101

Re: E. Perry Iron and Metal Co.; 115 Lancaster Street; #2008-0054

Dear Ms. Mixon,

The Planning Office has received the following documents related to the site plan application for the E. Perry Iron and Metal Co. located at 115 Lancaster Street and 9 Somerset Street. These documents include a Development Review application prepared by Acadia Environmental Technology (dated April 30, 2008); Boundary Survey Parcels 1 and 2 prepared by Sebago Technics (dated October 24, 2003); and Site Plan prepared by Acadia Environmental Technology (dated April 30, 2008).

This letter is intended to outline staff review comments for the site plan submitted for the E. Perry and Iron properties. The comments were generated based upon a review of the site plan submission and the review standards of the site plan ordinance of Chapter 14 of the Land Use Code. Comments on the submitted site plan application are provided below.

1. Survey. The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD (HARN) Datum and the U.S. Survey Foot as the unit of measure. This information should be indicated on the survey. The boundary survey needs to be stamped by a registered land surveyor.
2. The application includes proof of right, title and interest for the Lancaster Street property, but it is missing documentation for the Somerset Street property.
3. The site plan indicates that the "elevation change across the site is less than two feet, therefore contours are not shown." If the topography is such that two-foot contours cannot be represented, then the applicant should provide contours at a smaller interval. The plan should include the grade elevation of the existing buildings. Spot grade elevations and drainage areas should be used to supplement the plan when necessary.
4. The application should include a description of existing drainage conditions. Describe how storm water is treated on the site in regard to contaminants.

5. Applicant should provide information regarding existing or proposed easements, or provide a statement that none exist.
6. Exterior lighting. Indicate type, location, wattage and catalog cut of exterior lighting throughout the site.
7. Address B-7 performance standards of Sec. 14-299 including storage; noise; storage of vehicles; materials or waste; and discharge into sewer.
8. Plan should indicate existing parking spaces for vehicles including employees, visitors, vendors.
9. Plan should clearly define driveway entrances (width, radii, etc.). The driveways should conform to City standards.
10. Applicant should provide information on how vehicle queuing will occur on-site. It should be documented that queuing will not take place on the public street system.
11. Delivery trucks currently block Lancaster Street. The applicant should explain how this situation will be eliminated by including a plan that eliminates the presence of delivery vehicles parking/ queuing on the public street system.
12. Applicant should provide information on peak hour traffic levels entering and exiting the site. The applicant should document whether traffic levels have changed substantially since 1998.
13. Applicant should review Sec. iii (Traffic Design Standards and Guidelines) of the City's Technical and Design Standards and Guidelines and provide documentation how the project meets City access management standards. (attached hereto)
14. Screening. On the Kennebec Street side of the property there are gaps in the fence screening material. New screening material should be added to the fence and noted as such on the plan. Also there is fabric material mounted on the fence that is badly faded and should be replaced and noted as such on the plan. Street trees should be integrated into sidewalks along the project street frontage.
15. Location and size of the storage units and dumpsters should be labeled and shown on the plan.
16. Sec. 25-96 of the Municipal Code requires that commercial projects undergoing site plan review shall provide sidewalk and curb if such improvements do not presently exist or if such existing curb and sidewalks are not adequate. There are also a number of curb openings (exclusive of existing driveways) along the property frontage that need curb installed along with a sidewalk as necessary.

Please note that the above comments relate only to the site plan application. Once the site plan issues have been addressed, the City will review and comment on the scrap metal recycling facilities permit application processed separately. Should you have any questions regarding this letter please feel free to contact me.

Sincerely,



Richard Knowland
Senior Planner

cc: Penny Littell, Director of Planning and Urban Development
Alexander Jaegerman, Director of Planning Division
Barbara Barhydt, Development Review services Manager

Rick Knowland - E.Perry Site

From: "Tewhey" <tewhey@gwi.net>
To: <RWK@portlandmaine.gov>
Date: 06/08/2005 8:50 PM
Subject: E.Perry Site
CC: "Penny Littell " <pl@portlandmaine.gov>

Rick and Penny, I have reviewed preliminary soil and groundwater data from the E.Perry scrap yard site on Lancaster Street and the E. Perry staging area on Somerset Street. The data that I reviewed had not been validated, so it is preliminary and subject to minor change. It should not be disseminated outside of City Hall and should not be used in discussions with E. Perry personnel. The DEP allowed me to see the data early and I will be in hot water with them if they start getting calls from people concerning the results.

Somerset Street Site:

- **Soil.** Elevated levels of lead, arsenic and PAHs are present in surficial and shallow soils. These chemicals are typically present in railyard soils, but they are present at higher concentrations in E.Perry scrap yard soils. These chemicals represent contact risks and would likely be remediated by covering by asphalt, building foundations, or clean fill. Elevated cadmium, zinc, and copper levels are present in some shallow soil samples and would follow the remediation scheme for lead and arsenic, i.e., covering.

PCBs are present at elevated levels in one soil sample. PCBs are not present in rail yard soils. At the former 100-year old Bayside scrap yard at 110 Anderson Street, the DEP has required that highly contaminated PCB-containing soil be removed from the site (\$400 per cubic yard disposal fee), but has allowed PCBs at the levels seen on Somerset Street to remain on the site if covered by asphalt or foundations during redevelopment.

- **Groundwater.** I have not received the groundwater data for Somerset Street.

Lancaster Street Site:

- **Soil.** Elevated levels of lead, arsenic and PAHs are present in surficial and shallow soils. Some levels of lead near the central portion of the site are so high (e.g., 30,000 ppm versus DEP industrial risk scenario guidelines of 700 ppm) that the soil would likely have to be removed in several locations. I would say that residential housing is not a compatible future use of the Lancaster Street site. Levels of 3,000 ppm in soil were allowed to remain and be covered for proposed industrial uses on the 110 Anderson Street site, but the levels of lead on Lancaster Street are very high and would likely have to be removed. The lead is probably derived from battery disassembly. Elevated cadmium, zinc, and copper levels are present in a few shallow soil samples and would follow the remediation scheme for low-level lead and arsenic, i.e., covering.
- PCBs are present at elevated levels in several soil sample. The levels are sufficiently low that remediation by covering is the likely finding. PCB contamination would be removed with lead in several locations where the two chemicals are co-located.
- TCE is present in shallow soils along the fence line on Kennebec Street. This is the same finding made by Tewhey Associates as part of the Brownfields project in 1997. Levels of TCE have diminished since 1997. In 1997 the levels of TCE exceeded the industrial work risk scenario, but now they don't. It is likely that the DEP will eventually ask for more detailed delineation of the degree and extent of TCE contamination in soil via a follow-up Geoprobe program.

Groundwater. Very low levels of a few chlorinated solvents and petroleum-related chemicals are present in groundwater...nothing to worry about.

Conclusions: Some "hot spot" soils containing lead may have to be removed from the Lancaster Street site and, in doing so, elevated levels of PCBs would also be taken away. In light of the metals and TCE contamination present on the site, future uses of the site should not be residential. The clayey soils beneath the two sites have served to prevent downward migration of chemicals and have been protective of groundwater.

Tompkins, Clough, Hirshon & Langer, P.A.

COUNSELORS AT LAW
Three Canal Plaza
Post Office Box 15060
Portland, Maine 04112-5060

TELEPHONE: 207-874-6700
FAX: 207-874-6705

LAWRENCE R. CLOUGH
DAVID M. HIRSHON
LEONARD W. LANGER
MARSHALL J. TINKLE

March 27, 2009

Rick Knowland, Senior Planner
Planning & Urban Development Department
CITY OF PORTLAND
389 Congress St.
Portland ME 04101

Re: *E. Perry Iron & Metal Co.*

Dear Rick:

It was a pleasure meeting with you this morning. On behalf of Alan Lerman, I thank you for spending the time with Martha, Mark and me regarding your correspondence of July 11, 2008.

As you know, the Applicant does not believe it is required to comply with and provide information beyond the requisites of Chapter 31 of the Scrap Metal Recycling Facilities Ordinance ("Ordinance" and / or "Chapter 31"). Accordingly, this letter will respond to each of the 16 items in your correspondence.

1. The Applicant will revise the survey to address your concerns.
2. The Applicant will provide copies of the "missing documentation".
3. The Applicant will provide the requested information.
4. The Applicant will include a description of existing drainage conditions; however, the treatment of storm water is not mandated by Section 14-525(b) (*see* Section 31-7(g)).
5. Although required by Section 14-525(c) and therefore outside the scope of Chapter 31, the Applicant will supply the requested information.

Rick Knowland, Senior Planner
Planning & Urban Development Department
CITY OF PORTLAND
March 27, 2009
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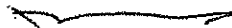
13. The information sought is not required under either Chapter 31 or Section 14-525(b).
14. Chapter 31-8(m) is the relevant performance standard and the Application will be modified accordingly.
15. The Applicant will provide the information, as such information is required by Chapter 31-7(c).
16. See comments to Paragraph 13.

The Applicant is not proposing to initiate any new development or expansion. The Applicant is merely submitting an application request pursuant to Chapter 31. Chapter 31 is very specific, and 31-7(g), states that the applicant, as part of its submission requirements, must have a site plan comporting with Section 525(b) of Chapter 14. As stated above, many of the requests seek information and/or compliance with provisions of the City Ordinance that are not required under Chapter 31. Clearly, many of the provisions of Chapter 14 identified in your correspondence are inapplicable to an existing scrap metal facility. Those provisions are designed to address new "development". See Code Sections 14-521 and 14-524(a). The requirement of Chapter 31-7 for the submission of a site plan under 525(b) does not grant authority to treat the Applicant as if it were engaged in a new development.

The Applicant looks forward to working with the City in a cooperative and amicable spirit to assure its compliance with those sections of the recently enacted Scrap Metal Recycling Facilities Ordinance that were intended to apply to the Application.

We look forward to hearing from you.

Sincerely,



David M. Hirshon

DMH/kb

cc: Alan Lerman
Gary C. Wood, Esq.

March 27, 2009

Rick Knowland, Senior Planner
Planning & Development Department
City of Portland
389 Congress Street
Portland, Maine 04101

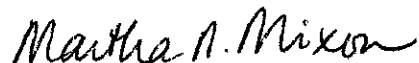
Re: Groundwater Monitoring, April 16-17, 2008
Scrap Metal Recycling Facilities Permit
E. Perry Iron & Metal Co.
Portland, Maine

Dear Mr. Knowland:

Enclosed is a copy of the groundwater monitoring report documenting the results of the April 2008 monitoring at E. Perry Iron & Metal. I have provided a copy to John Tewhey for his review.

Please do not hesitate to contact us to discuss the groundwater monitoring results or any aspect of the report. Thank you.

Sincerely,



Martha N. Nixon
Senior Geologist

Cc: John Tewhey, Tewhey Associates
D. Hirshon, Tompkins, Clough, Hirshon & Langer, P.A

February 29, 2008

MAR - 4 2008

Rick Knowland
Senior Planner
Portland Maine, Planning & Development Department
389 Congress Street
Portland, Maine 04101

City of Portland
Planning Division

Re: Work Plan, Groundwater Monitoring for Annual Testing Requirement
E. Perry Iron & Metal Co.
Portland, Maine

Dear Mr. Knowland:

Acadia Environmental Technology (Acadia) has prepared this work plan to monitor groundwater quality at the E. Perry Iron & Metal Company's scrap metal recycling facilities located on Lancaster and Somerset Streets in the Bayside area of Portland, Maine. This work plan is designed to meet the requirements for annual testing of groundwater (Rule #8 (a)) under the Scrap Metal Recycling Facility Rules (Rules) promulgated by the City of Portland (City) under Chapter 31, Scrap Metal Recycling Facilities, Revised July 19, 2006, of its Code of Ordinances.

Introduction

Background

The E. Perry Iron & Metal Co. facility sits on historic reclaimed land (filled wetland or surface water) in an area with a long history of development. It has operated as a scrap metal recycling facility since the 1917, according to its owner, Mr. Alan Lerman. Prior to and concurrent with the E. Perry scrap metal operations the vicinity has hosted railroad operations, a foundry, machine shops, petroleum facilities and other scrap yards. The area is urban, and is served by a public water system. Groundwater is not used for drinking water in the site area.

Past environmental investigations at the site include a Phase II Brownfields Assessment dated July 8, 2005, which was done under the Maine Department of Environmental Protection's (MEDEP) Municipal Brownfields Program. The Brownfields Assessment was conducted to meet the requirements for Rule #1, Baseline Testing; Rule #2 Soil Testing; and Rule #3, Groundwater Testing of the City's Rules. The Brownfields Assessment scope of work included shallow and subsurface soil testing (test pits and push probe borings), monitoring well installation, and groundwater monitoring on both the Lancaster Street and Somerset Street properties. Figures 3-1 and 3-2 from that investigation (attached) show the locations of monitoring wells and other explorations on the Somerset Street and Lancaster Street Properties, respectively.

At the Somerset Street property five monitoring wells were installed for the Brownfields Assessment. They are identified as MW-A, MW-B, MW-C, MW-D, and MW-E. They range in depth from 14 to 20 feet below ground surface. Groundwater levels were measured between 4 and 8 feet below ground surface.

At the Lancaster Street property seven monitoring wells were installed, identified as MW-3, MW-5, MW-6, MW-7, MW-8, MW-9 and MW-11. They range in depth from 12 to 14 feet below ground surface. Groundwater levels were measured between 3.5 and 7.5 feet below ground surface.

For the Brownfields Assessment all wells were monitored between April 26 and April 28, 2005. Groundwater samples from each well were submitted for laboratory analysis of volatile organic compounds (VOCs, EPA Method 8260B), semivolatile organic compounds (SVOCs, EPA Method 8270C), metals (EPA Target Analyte List by EPA Method 6010), and polychlorinated byphenyls (PCBs, EPA Method 8082). Monitoring data were compared to the Maine Bureau of Health's Maximum Exposure Guidelines (MEGs) for drinking water. The table of groundwater monitoring results from the Brownfields assessment report is attached. MEG exceedances from the April 2005 monitoring data are summarized in Table 1, below.

The VOCs benzene and methyl tert-butyl ether (MtBE) exceeded their respective MEGs in only one well (MW-E, Somerset Street property). These are petroleum-related compounds that are ubiquitous in urban groundwater. The concentrations of these compounds in MW-E were 28 µg/L (benzene) and 97 µg/L (MtBE). No other VOCs exceeded their MEGs.

No groundwater samples from either site exceeded the MEGs for SVOCs or PCBs.

Several metals exceeded the MEGs. In the Lancaster Street wells, antimony, arsenic, cadmium, manganese, sodium, and zinc exceeded the MEGs in one or more wells. In the Somerset Street wells, antimony, manganese and sodium exceeded the MEGs in one or more wells. It is not clear whether these exceedances are related to scrap metal operations at the site, urban fill, or surrounding industrial uses, both current and historical.

The annual testing requirement in the Rules will be met by choosing a subset of 3 of the monitoring wells from each of the properties (Lancaster and Somerset) and completing sampling and laboratory analysis for the parameters specified in the Rules.

Scope of Work:

The scope of work for groundwater monitoring to meet the City's annual testing requirement under Rule 8 (a) for Scrap Metal Recycling Facilities is as follows:

- Selection of monitoring well locations and preparation of this work plan,
- City approval of monitoring well locations,
- Groundwater monitoring by low flow methods,
- Laboratory analysis of groundwater samples for VOCs, SVOCs, PCBs, metals: arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver, nickel, zinc, copper and antimony, diesel range organics (DRO), and gasoline range organics (GRO), and
- Preparation of a report documenting the monitoring results.

Methodology

Monitoring Well Location Selection

Monitoring wells which were previously installed for the Brownfields Assessment will be used for the annual testing requirement in the Rules. During a site reconnaissance on February 12, 2008, monitoring wells at the Lancaster and Somerset Street properties were located, opened and inspected to see if they were in good condition for groundwater monitoring. Three wells were selected at each property based on their locations in principal outdoor work areas, as specified by the Rule. The selected locations are indicated on the Figures 3-1 and 3-2, attached. Table 1, below, shows the wells and any exceedances of the MEGs in the April 2005 monitoring data. Wells proposed for inclusion in the annual testing are indicated with a check mark and bold font. They include MW-3, MW-5 and MW-6 at Lancaster Street, and MW-A, MW-B and MW-C at Somerset Street. The criteria for selection included past exceedances of MEGs, location in principal outdoor work areas, and condition of the well.

After receipt of approval of the chosen locations by the City, groundwater will be monitored.

Groundwater Monitoring

Static groundwater levels will be measured with a Heron Dipper-T water level meter to the nearest 0.01 foot from the top of casing prior to sampling.

Groundwater samples will be collected according to the Maine Department of Environmental Protection's (MEDEP) Standard Operating Procedure DR#003, titled *Groundwater Sampling Using Low Flow Purging and Sampling Protocol*, which is an updated version of the 1996 SOP protocol specified in Rule #8(a). Groundwater samples will be placed into laboratory-supplied containers with preservatives as specified by each analytical method, and stored on ice. Chain of custody documentation will be maintained.

Table 1: Monitoring Wells and Groundwater Exceedances of Maximum Exposure Guidelines, April 2005								
Lancaster Street - Groundwater Exceedances, April 2005								
micrograms per liter (µg/L)								
	benzene	MtBE	Sb	As	Cd	Mn	Na	Zn
MEG	12	35	3	10	3.5	500	20000	2000
✓ MW-3			8.6				96500	
✓ MW-5				12.6		1250	119000	
✓ MW-6				98.4		1330	262000	
MW-7					24.3	4160	98500	26000 J
MW-8						1970	133000	
MW-9							87300	
MW-11						1190	209000	
Somerset Street - Groundwater Exceedances, April 2005								
micrograms per liter (µg/L)								
✓ MW-A			6.6 B			513	27500	
✓ MW-B							27900	
✓ MW-C						785	1010000	
MW-D						1570	92700	
MW-E	28	97				1320	134000	
Notes:	MtBE = methyl tert-butyl ether; Sb = Antimony, As = arsenic, Cd = cadmium, Mn = manganese, Na = sodium, Zn = zinc							
	B = present in laboratory QC blank							
	J = estimated concentration below calibration range							

Laboratory Analysis of Groundwater Samples

Groundwater samples will be submitted to a laboratory certified for the analysis of VOCs (EPA Method 8260B), SVOCs (EPA Method 8270), PCBs (EPA Method 8082), metals (EPA method 6010 or 7000 series: arsenic, barium, cadmium, chromium, lead, mercury, selenium, silver, nickel, zinc, copper and antimony), DRO (Maine Health and Environmental Testing Laboratory, HETL, Method 4.1.25) and GRO (Maine HETL Method 4.2.17).

Report

A report will be prepared documenting the monitoring results. The report, which will be submitted to the City, will include a summary table of detected compounds, with comparisons to the MEGs, and a map showing the locations of the wells included in the testing.

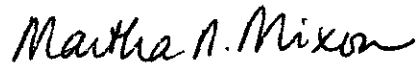
Mr. David Hirshon, Tomkins, Clough, Hirshon & Langer, P.A.
February 29, 2008
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Conclusion

The proposed investigation plan was developed to comply with the Rule #8 (a) of the City's Scrap Metal Recycling Facilities Rules, promulgated pursuant to Chapter 31 of the City of Portland Code of Ordinances for Scrap Metal Recycling Facilities.

We look forward to discussing this plan with you.

Sincerely,



Martha N. Nixon, CG
Senior Geologist



Thomas E. Schwarm, CG
President-Hydrogeologist

cc: Alan Lerman, E. Perry Iron & Metal Co.
Encl.



DESIGNED BY RAK
 DRAWN BY RAK

FIGURE 3-1
EXPLORATION LOCATIONS
E. PERRY SITE- SOMERSET ST
PORTLAND, ME
REPORT

SCALE: 1" = 60'
 DATE: JULY 2009
 JOB NO: 313179 02
 ECC: PORTLAND/CK MAD
 WOODWARD CLERK

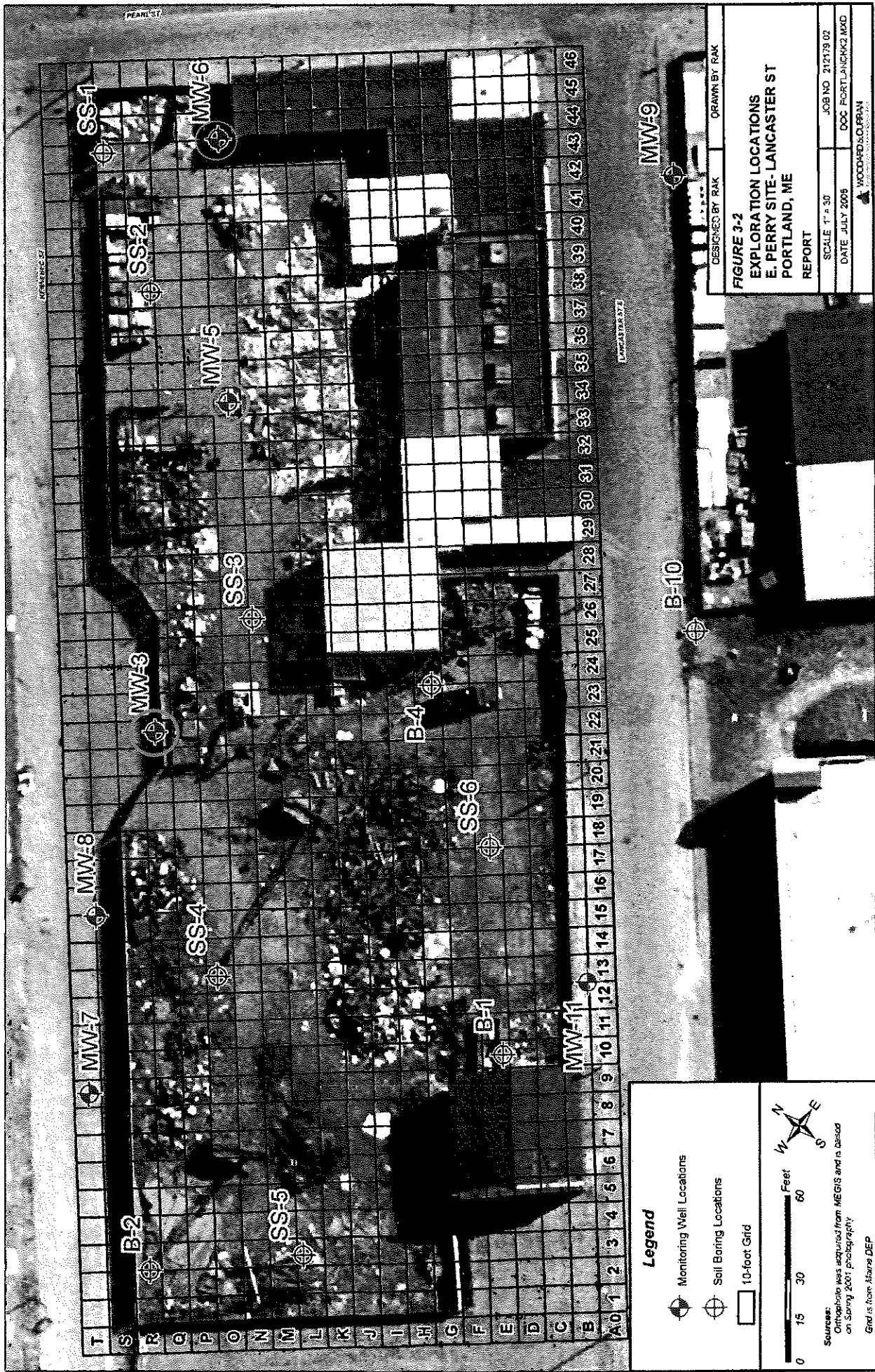
Legend

- Soil Boring Locations
- Monitoring Well Locations



Sources:
 Orthophoto was acquired from MEGIS and is based
 on Spring 2001 photography
 Parcel boundaries shown are approximate

Proposed monitoring well for annual testing



○ Proposed monitoring well for annual testing

Woodard & Curran
Summary of Lancaster Street Groundwater Results
E.Perry Site, Portland, Maine

	MEG	MW-11	MW-3	MW-3	MW-5	MW-6	MW-7	MW-8	MW-9	MW-9
		05/03/05	05/03/05	05/03/05	05/02/05	05/02/05	05/03/05	05/02/05	05/03/05	05/03/05
		Primary	Primary	Duplicate	Primary	Primary	Primary	Primary	Primary	Duplicate
Volatile Organic Compounds										
Acetone	700	<10	<10	<10	22	<10	<10	<10	<10	<10
Benzene	12	<2	<2	<2	<2	<2	<2	2	<2	<2
Bromobenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Bromochloromethane	10	<2	<2	<2	<2	<2	<2	<2	<2	<2
Bromodichloromethane	6	<2	<2	<2	<2	<2	<2	<2	<2	<2
Bromoform	44	<2	<2	<2	<2	<2	<2	<2	<2	<2
Bromomethane	10	<2	<2	<2	<2	<2	<2	<2	<2	<2
tert-Butyl alcohol	---	<20	<20	<20	<20	<20	<20	10J	<20	<20
n-Butylbenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
sec-Butylbenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
tert-Butylbenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Carbon disulfide	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Carbon tetrachloride	3	<2	<2	<2	<2	<2	<2	<2	<2	<2
Chlorobenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Chloroethane	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Chloroform	57	<2	<2	<2	<2	<2	<2	<2	<2	<2
Chloromethane	3	<2	<2	<2	<2	<2	<2	<2	<2	<2
2-Chlorotoluene	140	<2	<2	<2	<2	<2	<2	<2	<2	<2
4-Chlorotoluene	140	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2-Dibromo-3-chloropropane	0.25	<2	<2	<2	<2	<2	<2	<2	<2	<2
Dibromochloromethane	4	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2-Dibromoethane	0.004	<2	<2	<2	<2	<2	<2	<2	<2	<2
Dibromomethane	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2-Dichlorobenzene	63	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,3-Dichlorobenzene	60	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,4-Dichlorobenzene	21	<2	<2	<2	<2	<2	<2	<2	<2	<2
Dichlorodifluoromethane	1400	<2	<2	<2	<2	<2	<2	2	<2	<2
1,1-Dichloroethane	70	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2-Dichloroethane	4	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,1-Dichloroethene	0.6	<2	<2	<2	<2	<2	<2	<2	<2	<2
cis-1,2-Dichloroethene	70	<2J	<2J	<2J	<2	6	<2J	<2J	<2J	<2J
trans-1,2-Dichloroethene	140	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2-Dichloropropane	5	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,3-Dichloropropane	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
2,2-Dichloropropane	---	<2J	<2J	<2J	<2	<2	<2J	<2J	<2J	<2J
1,1-Dichloropropene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
cis-1,3-Dichloropropene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
trans-1,3-Dichloropropene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Diethyl ether	---	<2	<2	<2	<2J	<2J	<2	<2	<2	<2
Ethyl t-butyl ether	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Ethylbenzene	70	<2	<2	<2	<2	<2	<2	<2	<2	<2
Hexachlorobutadiene	4	<2	<2	<2	<2	<2	<2	<2	<2	<2
2-Hexanone	---	<10	<10	<10	<10	<10	<10	<10	<10	<10
Isopropylbenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
di-Isopropylether	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
p-Isopropyltoluene	70	<2	<2	<2	<2	<2	<2	<2	<2	<2
Methyl ethyl ketone	1440	<10	<10	<10	<10J	<10J	<10	<10	<10	<10
Methyl isobutyl ketone	---	<10	<10	<10	<10	<10	<10	<10	<10	<10
Methyl tert-butyl ether	35	<2	4	3	<2	<2	30	33	<2	<2
Methylene chloride	47	<5	<5	<5	<5	<5	<5	<5	<5	<5
Naphthalene	14	<2	<2	<2	<2	<2	<2	<2	<2	<2
n-Propylbenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Styrene	140	<2	<2	<2	<2	<2	<2	<2	<2	<2
Tert-amyl methyl ether	---	<2	<2	<2	<2	<2	2	4	<2	<2
1,1,1,2-Tetrachloroethane	13	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,1,2,2-Tetrachloroethane	1.8	<2	<2	<2	<2	<2	<2	<2	<2	<2
Tetrachloroethene	7	<2	<2	<2	<2	2	<2	<2	<2	<2
Tetrahydrofuran	70	<5	<5	<5	<5	<5	<5	<5	<5	<5
Toluene	1400	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2,3-Trichlorobenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2,4-Trichlorobenzene	70	<2	<2	<2	<2J	<2J	<2	<2	<2	<2
1,1,1-Trichloroethane	200	<2	<2	<2	<2	<2	<2	<2	<2	<2

Woodard & Curran
Summary of Lancaster Street Groundwater Results
E.Perry Site, Portland, Maine

	MEG	MW-11	MW-3	MW-3	MW-5	MW-6	MW-7	MW-8	MW-9	MW-9
		05/03/05	05/03/05	05/03/05	05/02/05	05/02/05	05/03/05	05/02/05	05/03/05	05/03/05
		Primary	Primary	Duplicate	Primary	Primary	Primary	Primary	Primary	Duplicate
1,1,2-Trichloroethane	6	<2	<2	<2	<2	<2	<2	<2	<2	<2
Trichloroethene	32	<2	<2	<2	<2	2	4	<2	<2	<2
Trichlorofluoromethane	2000	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2,3-Trichloropropane	0.05	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,2,4-Trimethylbenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
1,3,5-Trimethylbenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Vinyl chloride	0.2	<2	<2	<2	<2	<2	<2	<2	<2	<2
m&p-Xylene	---	<2	<2	<2	<2	<2	<2	<2	2	2
o-Xylene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Total Xylenes	14000	ND	ND	ND	ND	ND	ND	ND	ND	ND
Semi-Volatile Organic Compounds										
Acenaphthene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Acenaphthylene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Aniline	---	<2	<2J	<2	---	---	<2	<2	<2	<2
Anthracene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Azobenzene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Benzidine	---	<20J	<20R	<20J	<20J	<20J	<20J	<20J	<20J	<20J
Benzo(a)anthracene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Benzo(a)pyrene	0.05	<2	<2	<2	<2	<2	<2	<2	<2	<2
Benzo(b)fluoranthene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Benzo(g,h,i)perylene	---	<2	<2	<2	---	---	<2	<2	<2	<2
Benzo(k)fluoranthene	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Benzoic acid	---	<10J	<10	<10	<10	<10R	<10R	<10R	<10	<10
Benzyl alcohol	---	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
bis(2-Chloroethoxy)methane	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
bis(2-Chloroethyl) ether	0.3	<2	<2	<2	<2	<2	<2	<2	<2	<2
bis(2-Chloroisopropyl) ether	300	<2	<2	<2	<2	<2	<2	<2	<2	<2
bis(2-Ethylhexyl) phthalate	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
4-Bromophenyl phenyl ether	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Butylbenzyl phthalate	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Carbazole	---	<2	<2	<2	---	---	<2	<2	<2	<2
4-Chloro-3-methylphenol	---	<10J	<10	<10	<10	<10R	<10R	<10R	<10	<10
4-Chloroaniline	---	<2	<2	<2	---	---	<2	<2	<2	<2
2-Chloronaphthalene	---	<2	<2	<2	---	---	<2	<2	<2	<2
2-Chlorophenol	35	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
4-Chlorophenyl phenyl ether	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Chrysene	---	<2	<2	<2	---	---	<2	<2	<2	<2
Dibenzo(a,h)anthracene	---	<2	<2	<2	---	---	<2	<2	<2	<2
Dibenzofuran	---	<2	<2	<2	---	---	<2	<2	<2	<2
3,3'-Dichlorobenzidine	---	<20	<20	<20	<20	<20	<20	<20	<20	<20
2,4-Dichlorophenol	21	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
2,6-Dichlorophenol	---	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
Diethyl phthalate	5000	<2	<2	<2	<2	<2	<2	<2	<2	<2
Dimethyl phthalate	---	<2	<2	<2	<2J	<2J	<2	<2	<2	<2
2,4-Dimethylphenol	---	<5J	<5J	<5	<5	<5R	<5R	<5R	<5	<5
Di-n-butyl phthalate	700	<2	<2	<2	<2	<2	<2	<2	<2	<2
4,6-Dinitro-2-methylphenol	---	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
2,4-Dinitrophenol	14	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
2,4-Dinitrotoluene	0.5	<2	<2	<2	<2	<2	<2	<2	<2	<2
2,6-Dinitrotoluene	0.5	<2	<2	<2	<2	<2	<2	<2	<2	<2
Di-n-octyl-phthalate	---	<2	<2	<2	<2	<2	<2	<2	<2	<2
Fluoranthene	---	<2	<2	<2	---	---	<2	<2	<2	<2
Fluorene	---	<2	<2	<2	---	---	<2	<2	<2	<2
Hexachlorobenzene	0.2	<2	<2	<2	<2	<2	<2	<2	<2	<2
Hexachlorocyclopentadiene	50	<2	<2	<2	<2	<2	<2	<2	<2J	<2J
Hexachloroethane	7	<2	<2	<2	---	---	<2	<2	<2	<2
Indeno(1,2,3-cd)pyrene	---	<2	<2	<2	---	---	<2	<2	<2	<2
Isophorone	370	<2	<2	<2	---	---	<2	<2	<2	<2
2-Methylnaphthalene	---	<2	<2	<2	---	---	<2	<2	<2	<2
2-Methylphenol	---	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
3&4-Methylphenol	---	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
2-Nitroaniline	---	<2	<2	<2	---	---	<2	<2	<2	<2
3-Nitroaniline	---	<2	<2	<2	---	---	<2	<2	<2	<2

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Summary of Lancaster Street Groundwater Results
E.Perry Site, Portland, Maine

	MEG	MW-11	MW-3	MW-3	MW-5	MW-6	MW-7	MW-8	MW-9	MW-9
		05/03/05	05/03/05	05/03/05	05/02/05	05/02/05	05/03/05	05/02/05	05/03/05	05/03/05
		Primary	Primary	Duplicate	Primary	Primary	Primary	Primary	Primary	Duplicate
4-Nitroaniline	---	<2	<2	<2	---	---	<2	<2	<2	<2
Nitrobenzene	3.5	<2	<2	<2	<2	<2	<2	<2	<2	<2
2-Nitrophenol	---	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
4-Nitrophenol	60	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
n-Nitrosodimethylamine	---	<2	<2	<2	---	---	<2	<2	<2	<2
n-Nitrosodiphenylamine	---	<2	<2	<2	---	---	<2	<2	<2	<2
n-Nitroso-di-propylamine	---	<2	<2	<2	---	---	<2	<2	<2	<2
Pentachlorophenol	3	<10J	<10J	<10J	<10	<10R	<10R	<10R	<10J	<10J
Phenanthrene	---	<2	<2	<2	---	---	<2	<2	<2	<2
Phenol	4000	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
Pyrene	---	<2	<2	<2	---	---	<2	<2	<2	<2
Pyridine	---	<2	<2	<2	---	---	<2	<2	<2	<2
2,3,4,6-Tetrachlorophenol	---	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
2,4,5-Trichlorophenol	---	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
2,4,6-Trichlorophenol	32	<5J	<5	<5	<5	<5R	<5R	<5R	<5	<5
PCBs										
Aroclor 1016	---	<0.2	<0.2	<0.2	<0.2J	<0.2J	<0.2J	<0.2	<0.2	<0.2
Aroclor 1221	---	<0.2	<0.2	<0.2	<0.2J	<0.2J	<0.2J	<0.2	<0.2	<0.2
Aroclor 1232	---	<0.2	<0.2	<0.2	<0.2J	<0.2J	<0.2J	<0.2	<0.2	<0.2
Aroclor 1242	---	<0.2	<0.2	<0.2	<0.2J	<0.2J	<0.2J	<0.2	<0.2	<0.2
Aroclor 1248	---	<0.2	<0.2	<0.2	<0.2J	<0.2J	<0.2J	<0.2	<0.2	<0.2
Aroclor 1254	---	<0.2	<0.2	<0.2	<0.2J	<0.2J	<0.2J	<0.2	<0.2	<0.2
Aroclor 1260	---	<0.2	<0.2	<0.2	<0.2J	<0.2J	<0.2J	<0.2	<0.2	<0.2
Total PCBs	0.5	ND	ND	ND	ND	ND	ND	ND	ND	ND
Dissolved Inorganic Analytes										
Aluminum	1430	<88.0	<88.0	<88.0	<88.0	<88.0	<88.0	<88.0	<88.0	<88.0
Antimony	3	<4.1	[8.6]	[9.8]	<4.1	<4.1	<4.1	<4.1	<4.1	<4.1
Arsenic	10	<4.5	<4.5	<4.5	[12.6]	[98.4]	<4.5	<4.5	<4.5	<4.5
Barium	2000	105	40.1	43	110	22.1	108	74.2	41.8	44.8
Beryllium	---	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20	<0.20
Cadmium	3.5	1.2	1.3	1.4	<0.60	0.79	[24.3]	1	<0.60	<0.60
Calcium	---	116000	44800	42600	60400	286000	213000	102000	19400	20600
Chromium	40	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2	<1.2
Cobalt	---	15.1	16.8	17.5	<2.7	13.6	39.3	22	<2.7	<2.7
Copper	1300	<2.6	<6.5U	<6.9U	<2.6	<2.6	<5.2U	<2.6	<8.6U	8.6
Iron	---	<37.9J	496J	452J	730	70800	<37.9J	1520J	<83.7UJ	<37.9J
Lead	10	<2.7J	<2.7J	<2.7J	<2.9	<2.9	3.4J	<2.7J	<2.7J	3.7J
Magnesium	---	14900	6200	5760	31700	50700	24800	16400	2320	2490
Manganese	500	[1190]	144	148	[1250]	[1330]	[4160]	[1970]	193	202
Mercury	2	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10	<0.10
Nickel	140	12.5	41.6	41.3	11.5	27.3	138	11.2	<3.0	<3.0
Potassium	---	17500	7460	6880	29400	43600	24000	16600	5360	5720
Selenium	35	7.6	6.7	8.8	<4.2	<4.2	4.8	<4.2	<4.2	<4.2
Silver	35	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8	<1.8
Sodium	20000	[209000]	[96500]	[94200]	[119000]	[262000]	[98500]	[133000]	[87300]	[86500]
Thallium	0.5	<8.5	<8.5	<8.5	<6.4	<6.4	<8.5	<8.5	<8.5	<8.5
Vanadium	---	<2.7	<2.7	<2.7	<2.7	<2.7	<2.7	<2.7	<2.7	<2.7
Zinc	2000	354J	623J	655J	195	704	[26000]J	295J	61.0J	40.4J

Units in micrograms per liter (ug/l)
MEG = Maximum Exposure Guideline
< = not detected at reporting limit
[] = above criteria
J = estimated
R = rejected
U = revised to nondetect
- = not analyzed or not available

Woodard & Curran
Summary of Somerset Street Groundwater Results
E.Perry Site, Portland, Maine

	MEG	MW-A	MW-B	MW-C	MW-D	MW-E
		MW-A	MW-B	MW-C	MW-D	MW-E
		5/2/2005	5/2/2005	5/2/2005	5/2/2005	4/29/2005
Volatile Organic Compounds						
Acetone	700	<10	<10	13	<10	28
Benzene	12	<2	<2	<2	<2	[28]
Bromobenzene	---	<2	<2	<2	<2	<2
Bromochloromethane	10	<2	<2	<2	<2	<2
Bromodichloromethane	6	<2	<2	<2	<2	<2
Bromoform	44	<2	<2	<2	<2	<2
Bromomethane	10	<2	<2	<2	<2	<2
tert-Butyl alcohol	---	<20	<20	<20	<20	15J
n-Butylbenzene	---	<2	<2	<2	<2	<2
sec-Butylbenzene	---	<2	<2	<2	<2	<2
tert-Butylbenzene	---	<2	<2	<2	<2	<2
Carbon disulfide	---	<2	<2	<2	<2	<2J
Carbon tetrachloride	3	<2	<2	<2	<2	<2
Chlorobenzene	---	<2	<2	<2	<2	<2
Chloroethane	---	<2	<2	<2	<2	<2J
Chloroform	57	<2	<2	<2	<2	<2
Chloromethane	3	<2	<2	<2	<2	<2J
2-Chlorotoluene	140	<2	<2	<2	<2	<2
4-Chlorotoluene	140	<2	<2	<2	<2	<2
1,2-Dibromo-3-chloropropane	0.25	<2	<2	<2	<2	<2
Dibromochloromethane	4	<2	<2	<2	<2	<2
1,2-Dibromoethane	0.004	<2	<2	<2	<2	<2
Dibromomethane	---	<2	<2	<2	<2	<2
1,2-Dichlorobenzene	63	<2	<2	<2	<2	<2
1,3-Dichlorobenzene	60	<2	<2	<2	<2	<2
1,4-Dichlorobenzene	21	<2	<2	<2	<2	<2
Dichlorodifluoromethane	1400	<2	<2	<2	<2	<2
1,1-Dichloroethane	70	<2	<2	<2	<2	<2
1,2-Dichloroethane	4	<2	<2	<2	<2	<2
1,1-Dichloroethene	0.6	<2	<2	<2	<2	<2J
cis-1,2-Dichloroethene	70	<2	<2	<2	<2	<2
trans-1,2-Dichloroethene	140	<2	<2	<2	<2	<2
1,2-Dichloropropane	5	<2	<2	<2	<2	<2
1,3-Dichloropropane	---	<2	<2	<2	<2	<2
2,2-Dichloropropane	---	<2	<2	<2	<2	<2
1,1-Dichloropropene	---	<2	<2	<2	<2	<2
cis-1,3-Dichloropropene	---	<2	<2	<2	<2	<2
trans-1,3-Dichloropropene	---	<2	<2	<2	<2	<2
Diethyl ether	---	<2J	<2J	<2J	<2J	<2J
Ethyl t-butyl ether	---	<2	<2	<2	<2	<2
Ethylbenzene	70	<2	<2	<2	<2	1J
Hexachlorobutadiene	4	<2	<2	<2	<2	<2J
2-Hexanone	---	<10	<10	<10	<10	<10
Isopropylbenzene	---	<2	<2	<2	<2	<2
di-Isopropylether	---	<2	<2	<2	<2	<2
p-Isopropyltoluene	70	<2	<2	<2	<2	<2
Methyl ethyl ketone	1440	<10J	<10J	<10J	<10J	8J
Methyl isobutyl ketone	---	<10	<10	<10	<10	<10
Methyl tert-butyl ether	35	<2	<2	2	<2	[97]
Methylene chloride	47	<5	<5	<5	<5	<5
Naphthalene	14	<2	<2	<2	<2	<2
n-Propylbenzene	---	<2	<2	<2	<2	<2
Styrene	140	<2	<2	<2	<2	<2
Tert-amyl methyl ether	---	<2	<2	<2	<2	11
1,1,1,2-Tetrachloroethane	13	<2	<2	<2	<2	<2
1,1,2,2-Tetrachloroethane	1.8	<2	<2	<2	<2	<2
Tetrachloroethene	7	<2	<2	<2	<2	<2
Tetrahydrofuran	70	<5	<5	<5	<5	<5
Toluene	1400	<2	<2	<2	<2	<2
1,2,3-Trichlorobenzene	---	<2	<2	<2	<2	<2
1,2,4-Trichlorobenzene	70	<2	<2	<2	<2J	<2
1,1,1-Trichloroethane	200	<2	<2	<2	<2	<2
1,1,2-Trichloroethane	6	<2	<2	<2	<2	<2
Trichloroethene	32	<2	<2	<2	<2	<2
Trichlorofluoromethane	2000	<2	<2	<2	<2	<2
1,2,3-Trichloropropane	0.05	<2	<2	<2	<2	<2

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	MEG	MW-A	MW-B	MW-C	MW-D	MW-E
		MW-A	MW-B	MW-C	MW-D	MW-E
		5/2/2005	5/2/2005	5/2/2005	5/2/2005	4/29/2005
1,2,4-Trimethylbenzene	---	<2J	<2	<2	<2	4
1,3,5-Trimethylbenzene	---	<2	<2	<2	<2	<2
Vinyl chloride	0.2	<2	<2	<2	<2	<2
m&p-Xylene	---	<2	<2	<2	<2	10
o-Xylene	---	<2	<2	<2	<2	<2
Total Xylenes	14000	ND	ND	ND	ND	10
Semi-Volatile Organic Compounds						
3-Nitroaniline	---	---	---	---	---	<2
Acenaphthene	---	<2	<2	<2	<2	<2
Acenaphthylene	---	<2	<2	<2	<2	<2
Aniline	---	---	---	---	---	<2
Anthracene	---	<2	<2	<2	<2	<2
Azobenzene	---	<2	<2	<2	<2	<2
Benzidine	---	<20J	<20J	<20J	<20J	<20R
Benzo(a)anthracene	---	<2	<2	<2	<2	<2
Benzo(a)pyrene	0.05	<2	<2	<2	<2	<2
Benzo(b)fluoranthene	---	<2	<2	<2	<2	<2
Benzo(g,h,i)perylene	---	---	---	---	---	<2
Benzo(k)fluoranthene	---	<2	<2	<2	<2	<2
Benzoic acid	---	<10	<10	<10	<10J	<10J
Benzyl alcohol	---	<5	<5	<5	<5J	<5J
bis(2-Chloroethoxy)methane	---	<2	<2	<2	<2	<2
bis(2-Chloroethyl) ether	0.3	<2	<2	<2	<2	<2
bis(2-Chloroisopropyl)ether	300	<2	<2	<2	<2	<2
bis(2-Ethylhexyl) phthalate	---	<2	<2	6	<2	<2
4-Bromophenyl phenyl ether	---	<2	<2	<2	<2	<2
Butylbenzyl phthalate	---	<2	<2	<2	<2	<2
Carbazole	---	---	---	---	---	<2
4-Chloro-3-methylphenol	---	<10	<10	<10	<10J	<10J
4-Chloroaniline	---	---	---	---	---	<2
2-Chloronaphthalene	---	---	---	---	---	<2
2-Chlorophenol	35	<5	<5	<5	<5J	<5J
4-Chlorophenyl phenyl ether	---	<2	<2	<2	<2	<2
Chrysene	---	---	---	---	---	<2
Dibenzo(a,h)anthracene	---	---	---	---	---	<2
Dibenzofuran	---	---	---	---	---	<2
3,3'-Dichlorobenzidine	---	<20	<20	<20	<20	<20
2,4-Dichlorophenol	21	<5	<5	<5	<5J	<5J
2,6-Dichlorophenol	---	<5	<5	<5	<5J	<5J
Diethyl phthalate	5000	<2	<2	<2	<2	<2
Dimethyl phthalate	---	<2J	<2J	<2J	<2J	<2J
2,4-Dimethylphenol	---	<5	<5	<5	<5J	<5J
Di-n-butyl phthalate	700	<2	<2	<2	<2	<2
4,6-Dinitro-2-methylphenol	---	<5	<5	<5	<5J	<5J
2,4-Dinitrophenol	14	<5	<5	<5	<5J	<5J
2,4-Dinitrotoluene	0.5	<2	<2	<2	<2	<2
2,6-Dinitrotoluene	0.5	<2	<2	<2	<2	<2
Di-n-octyl-phthalate	---	<2	<2	<2	<2	<2
Fluoranthene	---	---	---	---	---	<2
Fluorene	---	---	---	---	---	<2
Hexachlorobenzene	0.2	<2	<2	<2	<2	<2
Hexachlorocyclopentadiene	50	<2	<2	<2	<2	<2
Hexachloroethane	7	---	---	---	---	<2
Indeno(1,2,3-cd)pyrene	---	---	---	---	---	<2
Isophorone	370	---	---	---	---	<2
2-Methylnaphthalene	---	---	---	---	---	<2
2-Methylphenol	---	<5	<5	<5	<5J	<5J
3&4-Methylphenol	---	<5	<5	<5	<5J	<5J
2-Nitroaniline	---	---	---	---	---	<2
4-Nitroaniline	---	---	---	---	---	<2
Nitrobenzene	3.5	<2	<2	<2	<2	<2
2-Nitrophenol	---	<5	<5	<5	<5J	<5J
4-Nitrophenol	60	<5	<5	<5	<5J	<5J
n-Nitrosodimethylamine	---	---	---	---	---	<2
n-Nitrosodiphenylamine	---	---	---	---	---	<2
n-Nitroso-di-propylamine	---	---	---	---	---	<2
Pentachlorophenol	3	<10	<10	<10	<10J	<10J

Woodard & Curran
Summary of Somerset Street Groundwater Results
E.Perry Site, Portland, Maine

	MEG	MW-A	MW-B	MW-C	MW-D	MW-E
		MW-A	MW-B	MW-C	MW-D	MW-E
		5/2/2005	5/2/2005	5/2/2005	5/2/2005	4/29/2005
Phenanthrene	---	---	---	---	---	<2
Phenol	4000	<5	<5	<5	<5J	<5J
Pyrene	---	---	---	---	---	<2
Pyridine	---	---	---	---	---	<2
2,3,4,6-Tetrachlorophenol	---	<5	<5	<5	<5J	<5J
2,4,5-Trichlorophenol	---	<5	<5	<5	<5J	<5J
2,4,6-Trichlorophenol	32	<5	<5	<5	<5J	<5J
PCBs						
Aroclor 1016	---	<0.2	<0.2	<0.2J	<0.2	<0.2
Aroclor 1221	---	<0.2	<0.2	<0.2J	<0.2	<0.2
Aroclor 1232	---	<0.2	<0.2	<0.2J	<0.2	<0.2
Aroclor 1242	---	<0.2	<0.2	<0.2J	<0.2	<0.2
Aroclor 1248	---	<0.2	<0.2	<0.2J	<0.2	<0.2
Aroclor 1254	---	<0.2	0.23	<0.2J	<0.2	<0.2
Aroclor 1260	---	<0.2J	<0.2J	<0.2J	<0.2J	<0.2J
Total PCBs	0.5	ND	0.23	ND	ND	ND
Dissolved Inorganic Analytes						
Aluminum	1430	<88.0	<88.0	<88.0	<88.0	192
Antimony	3	[6.6]B	<4.1	<4.1	<4.1	<8.3
Arsenic	10	<4.2	<4.2	<4.2	<4.2	<4.5
Barium	2000	72.1B	196B	45.4B	109	175
Beryllium	---	<0.29U	<0.20	<0.20	<0.20	<0.30
Cadmium	3.5	1.8B	2.2B	<0.60	<0.60	<0.80
Calcium	---	82200	65700	60100	82900	52100
Chromium	40	<1.2	<1.2	<1.2	<1.2	<2.5
Cobalt	---	3.8B	<2.7	<2.7	<2.7	<3.7
Copper	1300	9.7B	3.9B	3.5B	<2.6	<4.2
Iron	---	87.5B	38.9B	<37.9	2060	29800
Lead	10	<2.9	3.2	<2.9	<2.9	7.6
Magnesium	---	17000	7880	86900	18300	10800
Manganese	500	[513]	396	[795]	[1570]	[1320]
Mercury	2	<0.10	<0.10	<0.10	<0.10	<0.10
Nickel	140	19.6B	10.7B	11.0B	5.7	6.8
Potassium	---	9510	2860B	72600	21600	17100
Selenium	35	<4.2	<4.2	<4.2	<4.2	<3.8
Silver	35	<1.8	<1.8	<1.8	<1.8	<3.7
Sodium	20000	[27500]	[27900]	[1010000]	[92700]	[134000]
Thallium	0.5	<6.4	<6.4	<6.4	<6.4	<8.5
Vanadium	---	<2.7	<2.7	<2.7	<2.7	<4.3
Zinc	2000	631	475	35.2	87.9	58.9

Units in micrograms per liter (ug/l)
MEG = Maximum Exposure Guideline
< = not detected at reporting limit
[] = above criteria
B or J = estimated
R = rejected
U = revised to nondetect
- = not analyzed or not available

6. Section 14-525(b)(j) requires the Applicant to provide the location and intensity of any outdoor lighting systems and not the detail requested. The Applicant will provide location and intensity.

7. Neither the Ordinance nor Section 14-525(b) requires the Applicant to address the performance standards of Section 14-299. Section 14-299 was enacted in 2006. Section 14-381 provides:

Any lawful use of buildings, structures, premises or parts thereof, existing on June 5, 1957 and made nonconforming by the provisions of this Article or any amendment thereto may be continued, although such use does not conform with the provisions of this Article or amendment thereto.

It is certainly logical that if the City cannot prohibit an existing use, then it cannot impose standards that are impossible for the existing use to comply with as part of the Zoning Ordinance. Scrap storage and processing facilities are explicitly prohibited in the B-7 Zone (Section 14-297(b)). Since that prohibition does not apply to the Applicant, the performance standards are likewise inapplicable. Again, there is nothing in either the Ordinance or any other mandate incorporated into the Ordinance that requires an applicant to address B-7 performance standards.

8. The Applicant agrees that the Application must include locations and dimensions of parking areas.

9. Neither Chapter 31 nor Section 14-525(b) requires the information sought by the City. The Applicant shall define the driveway entrances as requested.

10. There is no such requirement in Section 14-525(b). Section 14-389 permits existing non-conformity as to off-street parking. Section 14-390 permits existing non-conformity as to off-street loading.

11. There is no such requirement in Section 14-525(b). Section 14-389 permits existing non-conformity as to off-street parking and 14-390 permits existing non-conformity as to off-street loading.

12. The Applicant is not required to provide this information which apparently emanates from Section 14-526. Also, the Applicant is unclear as to the basis for using 1998 as a baseline.

Tompkins, Clough, Hirshon & Langer, P.A.

COUNSELORS AT LAW
Three Canal Plaza
Post Office Box 15060
Portland, Maine 04112-5060

§ 26(a) standards
§ 26(b) submission requirements

TELEPHONE: 207-874-6700
FAX: 207-874-6705

LAWRENCE R. CLOUGH
DAVID M. HIRSHON
LEONARD W. LANGER
MARSHALL J. TINKLE

March 27, 2009

Rick Knowland, Senior Planner
Planning & Urban Development Department
CITY OF PORTLAND
389 Congress St.
Portland ME 04101

Re: *E. Perry Iron & Metal Co.*

Dear Rick:

It was a pleasure meeting with you this morning. On behalf of Alan Lerman, I thank you for spending the time with Martha, Mark and me regarding your correspondence of July 11, 2008.

As you know, the Applicant does not believe it is required to comply with and provide information beyond the requisites of Chapter 31 of the Scrap Metal Recycling Facilities Ordinance ("Ordinance" and / or "Chapter 31"). Accordingly, this letter will respond to each of the 16 items in your correspondence.

1. The Applicant will revise the survey to address your concerns.
2. The Applicant will provide copies of the "missing documentation".
3. The Applicant will provide the requested information.
4. The Applicant will include a description of existing drainage conditions; however, the treatment of storm water is not mandated by Section 14-525(b) (*see* Section 31-7(g)).
5. Although required by Section 14-525(c) and therefore outside the scope of Chapter 31, the Applicant will supply the requested information.

6. Section 14-525(b)(j) requires the Applicant to provide the location and intensity of any outdoor lighting systems and not the detail requested. The Applicant will provide location and intensity.

7. Neither the Ordinance nor Section 14-525(b) requires the Applicant to address the performance standards of Section 14-299. Section 14-299 was enacted in 2006. Section 14-381 provides:

Any lawful use of buildings, structures, premises or parts thereof, existing on June 5, 1957 and made nonconforming by the provisions of this Article or any amendment thereto may be continued, although such use does not conform with the provisions of this Article or amendment thereto.

It is certainly logical that if the City cannot prohibit an existing use, then it cannot impose standards that are impossible for the existing use to comply with as part of the Zoning Ordinance. Scrap storage and processing facilities are explicitly prohibited in the B-7 Zone (Section 14-297(b)). Since that prohibition does not apply to the Applicant, the performance standards are likewise inapplicable. Again, there is nothing in either the Ordinance or any other mandate incorporated into the Ordinance that requires an applicant to address B-7 performance standards.

8. The Applicant agrees that the Application must include locations and dimensions of parking areas.

9. Neither Chapter 31 nor Section 14-525(b) requires the information sought by the City. The Applicant shall define the driveway entrances as requested.

10. There is no such requirement in Section 14-525(b). Section 14-389 permits existing non-conformity as to off-street parking. Section 14-390 permits existing non-conformity as to off-street loading.

11. There is no such requirement in Section 14-525(b). Section 14-389 permits existing non-conformity as to off-street parking and 14-390 permits existing non-conformity as to off-street loading.

12. The Applicant is not required to provide this information which apparently emanates from Section 14-526. Also, the Applicant is unclear as to the basis for using 1998 as a baseline.

Rick Knowland, Senior Planner
Planning & Urban Development Department
CITY OF PORTLAND
March 27, 2009
Page 3 of 3

13. The information sought is not required under either Chapter 31 or Section 14-525(b).

14. Chapter 31-8(m) is the relevant performance standard and the Application will be modified accordingly.

15. The Applicant will provide the information, as such information is required by Chapter 31-7(c).

16. See comments to Paragraph 13.

The Applicant is not proposing to initiate any new development or expansion. The Applicant is merely submitting an application request pursuant to Chapter 31. Chapter 31 is very specific, and 31-7(g), states that the applicant, as part of its submission requirements, must have a site plan comporting with Section 525(b) of Chapter 14. As stated above, many of the requests seek information and/or compliance with provisions of the City Ordinance that are not required under Chapter 31. Clearly, many of the provisions of Chapter 14 identified in your correspondence are inapplicable to an existing scrap metal facility. Those provisions are designed to address new "development". See Code Sections 14-521 and 14-524(a). The requirement of Chapter 31-7 for the submission of a site plan under 525(b) does not grant authority to treat the Applicant as if it were engaged in a new development.

The Applicant looks forward to working with the City in a cooperative and amicable spirit to assure its compliance with those sections of the recently enacted Scrap Metal Recycling Facilities Ordinance that were intended to apply to the Application.

We look forward to hearing from you.

Sincerely,



David M. Hirshon

DMH/kb

cc: Alan Lerman
Gary C. Wood, Esq.

Rick Knowland - Re: E. Perry

From: Rick Knowland
To: Mark Arienti
Date: 8/6/2008 3:09 PM
Subject: Re: E. Perry

Mark, Thanks for the update.

>>> "Mark Arienti" <marienti@acadiaenvironmental.com> Wednesday, August 06, 2008 >>>
Rick,

As we discussed in our telephone conversation on July 24, we have been in the process of reviewing and addressing the comments you provided on the Site Plan Application for E. Perry. However, I understand that E. Perry has recently had some discussions with Alex Jaegerman regarding potential alternative locations in Portland for his business. Therefore, we will temporarily hold off in our response to your comments on the Application pending further knowledge on how these discussions are proceeding.

Mark

Mark T. Arienti, P.E.
Senior Environmental Engineer
Acadia Environmental Technology
48 Free Street
Portland, ME 04101
(207) 780-1230
(207) 780-6359 (fax)
(207) 712-1359 (cell)
marienti@acadiaenvironmental.com



Scrap metal Recycling Facility Permit Application

5/6/08

Site Plan Checklist
Portland, Maine

Department of Planning and Development, Planning Division and Planning Board

E. Perry Iron & Metal Co., 45 Lancaster St.

2008-0054

Project Name, Address of Project

Application Number

B-7 Zone

25-D-2, 5, 6, 7, & 8

The form is to be completed by the Applicant or Designated Representative:

24-C-24

Check Submitted	Site Plan Item	Required Information	Section 14-525 (b,c)
✓	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
	(2)	Name and address of applicant and name of proposed development	a
	(3)	Scale and north points	b
	(4)	Boundaries of the site	c
	(5)	Total land area of site	d
	(6)	Topography - existing and proposed (2 feet intervals or less)	e
	(7)	Plans based on the boundary survey including:	2
	(8)	Existing soil conditions	a
	(9)	Location of water courses, wetlands, marshes, rock outcroppings and wooded areas	b
	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
	(11)	Approx location of buildings or other structures on parcels abutting the site and a zoning summary of applicable dimensional standards (example page 9 of packet)	d
	(12)	Location of on-site waste receptacles	e
	(13)	Public utilities	e
	(14)	Water and sewer mains	e
	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
	(18)	Parking areas	g
	(19)	Loading facilities	g
	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
	(21)	Curb and sidewalks	g
	(22)	Landscape plan showing:	h
	(23)	Location of existing vegetation and proposed vegetation	h
	(24)	Type of vegetation	h
	(25)	Quantity of plantings	h
	(26)	Size of proposed landscaping	h
	(27)	Existing areas to be preserved	h
	(28)	Preservation measures to be employed	h
	(29)	Details of planting and preservation specifications	h
	(30)	Location and dimensions of all fencing and screening	i
	(31)	Location and intensity of outdoor lighting system	j
	(32)	Location of fire hydrants, existing and proposed (refer to Fire Department checklist)	k
	(33)	Written statements to include:	c
	(34)	Description of proposed uses to be located on site	cl
	(35)	Quantity and type of residential, if any	cl
	(36)	Total land area of the site	c2
	(37)	Total floor area, total disturbed area and ground coverage of each proposed Building and structure	c2
	(38)	General summary of existing and proposed easements or other burdens	c3
	(39)	Type, quantity and method of handling solid waste disposal	c4
	(40)	Applicant's evaluation or evidence of availability of off-site public facilities, including sewer, water and streets	c5
	(41)	Description of existing surface drainage and a proposed stormwater management plan or description of measures to control surface runoff.	c6

<hr/>	(42)	An estimate of the time period required for completion of the development	7
<hr/>	(43)	A list of all state and federal regulatory approvals to which the development may be subject to. Include the status of any pending applications, anticipated timeframe for obtaining such permits, or letters of non-jurisdiction.	8
<hr/>	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.	h8
<hr/>	(48)	Evidence of applicant's right title or interest, including deeds, leases, purchase options or other documentation.	
<hr/>	(49)	A description of any unusual natural areas, wildlife and fisheries habitats, or archaeological sites located on or near the site.	
<hr/>	(50)	A jpeg or pdf of the proposed site plan, if available.	
<hr/>	(51)	Final sets of the approved plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities
- an environmental impact study
- erosion and sedimentation controls to be used during construction
- a sun shadow study
- a parking and/or traffic study
- a study of particulates and any other noxious emissions
- a noise study
- a wind impact analysis

Other comments:

COMMITMENT & INTEGRITY	41 Hutchins Drive	T 800.426.4262
DRIVE RESULTS	Portland, Maine 04102	T 207.774.2112
	www.woodardcurran.com	F 207.774.6635

MEMORANDUM



TO: Rick Knowland, Senior Planner

FROM: Dan Goyette, PE and Denise Cameron, PE

DATE: May 22, 2008

RE: E. Perry Iron & Metal Co. Site Plan

Woodard & Curran has reviewed the Development Review Application for Site Plan of the E. Perry Iron & Metal Co (E Perry) located at 115 Lancaster Street and 9 Somerset Street in Portland, Maine. E Perry has operated at the Lancaster location since 1896. The facility provides scrap metal recycling services to municipal, commercial, industrial, and private sectors.

No new development, expansion, or change of use is proposed as part of this site plan application. The site plan application has been submitted in conjunction with the Scrap Metal Facilities Permit Application, as required by Chapter 31 of the Portland City Ordinance. Woodard & Curran has not received a copy of the Scrap Metal Facilities Permit. Therefore, the following comments do not reflect the review of the Scrap Metal Facilities Permit Application.

Documents Reviewed

- Development Review Application for Site Plan of E. Perry Iron & Metal Co., prepared by Acadia Environmental Technology and dated April 30, 2008.
- Boundary Survey Parcels 1 and 2 of E Perry Iron & Metal (Sheets 1 & 2) prepared by Sebago Technics and dated October 24, 2003.
- Site Plan of E Perry Iron & Metal (Sheet 1 of 1) prepared by Acadia Environmental Technology and dated April 30, 2008.

Comments

- ✓ The applicant should confirm that the survey for the project coincides with approved City standards. The survey needs to be tied to the vertical datum of NGVD 1929. Also, the project needs to be tied to the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure. This information should be indicated on the survey.
- 2 The application form indicates that this project qualifies for the Minor Site Plan Review. However, the building on the Lancaster Street Site is greater than 10,000 square feet and therefore may be considered as a Major Development.
- ✓ The boundary survey must be stamped by a registered land surveyor.
- The application includes proof of Right Title and Interest for the Lancaster property, but is missing documentation for the Somerset property. The proof of Right Title and Interest for both properties must be provided.
- The Site Plan indicates that the "Elevation change across the site is less than two feet, therefore contours are not shown." If the site topography is such that two-foot contour intervals can not be represented, then the applicant should provide contours at a smaller interval. The plan should include the grade elevation of the existing buildings. Spot grade elevations and drainage areas should be used to supplement the plan when necessary.
- The application should include a description of existing drainage problems or a statement that no known drainage problems exist.



- ? The applicant has stated on the Site Plan Checklist that "no buildings about the site". Please confirm this statement. Specifically, verify that no buildings are located on the property northeast of Somerset Parcel.
- ~~The applicant should provide information regarding existing or proposed easements, or provide a statement that none exist.~~
- ? The existing site plan does not include any on-site parking, therefore the applicant should provide a written summary of the site's parking requirements, a statement of how these needs are addressed offsite, and an explanation of how the parking conforms with the requirements of the B-7 Zone.
- ? The existing "building wall length along street frontage" number shown on the Zoning Summary Table should be stated as a percentage so that it can be compared to the B-7 zone requirements.
- The B-7 Zone Performance Standards (Section 14-299(a)) requires that all storage be suitably screened. Please provide a description of the existing or proposed landscaping for screening of the site's storage.
- Please provide a written explanation of how the existing facility complies with the B-7 Zone Performance Standard Section 14-299(a-o) for storage, noise, vibration, environmental regulations, storage of vehicles, off-street parking/loading, shoreland and flood plain management, glare, radiation and fumes, enclosures, materials or wastes, odor, smoke, sewer discharge, lighting, and building entrances.
- Pedestrian and bike traffic is a central focus of the B-7 Zone. The existing sites have limited pedestrian sidewalks or bike paths. The applicant should consider extending the sidewalks in front of the buildings to encourage connectivity along Lancaster and Somerset Streets.
- ~~Please provide a plan of the existing lighting that includes a description of lighting intensity and candle footprints.~~
- ? Please provide a copy of the correspondence from the Maine Historic Preservation Commission.
- Please provide details of the existing signage, if applicable.

Please contact our office if you have any questions.

DRG/LJS
203943

Application ID Number: 2008-0054

Distribution:

Add Review

Current Status: Comments Submitted Reviewer: Marge Schmuckal Approval Date:

Department: Zoning Expiration Date: Extension Date:

OK to Issue Permit Name: Marge Schmuckal Date: Date 2:

Comments

Status: Comments Submitted Date: 05/07/2008

Comment: This property is in a B-7 Zone. This property is legally nonconforming and has existed and has been licensed by the City of Portland for years. The current use is listed under "prohibited". This application is being done under Section 31-5 of the City of Portland Municipal Ordinance. There is no new construction or change of use or expansion of use at this time.



Memo

Marge Schmuckal
Zoning Administrator

Create Date: 05/02/2008 By: mme Update Date: 05/07/2008 By: mes

Save

Close



Conditions

Print

he City of
of the

2008-0054
115 Lancaster St

Rick Knowland - E. Perry Iron and Metal

From: "Errico, Thomas A" <TERRICO@wilbursmith.com>
To: "Rick Knowland" <RWK@portlandmaine.gov>
Date: 5/21/2008 1:00 PM
Subject: E. Perry Iron and Metal
CC: "James Carmody" <JPC@portlandmaine.gov>, "Katherine Earley" <KAS@portlandmaine.gov>

Rick -

The following represents my initial comments as it relates to a review of the site plan dated April 30, 2008 prepared by Acadia Environmental Technology.

- The site plan should clearly define driveway entrances (width, radii, etc.). The driveways should conform to City standards.
- The applicant should provide information on how vehicle queuing will occur on-site. It should be documented that queuing will not take place on the public street system.
- Delivery trucks currently block Lancaster Street. The applicant should implement a plan that eliminates the presence of delivery vehicles parking on the public street system.
- The applicant should provide information on peak hour traffic levels entering and exiting the site. The applicant should document whether traffic levels have changed substantially since 1998.
- The applicant should provide documentation on whether the project meets City access management standards.

If you have any questions, please contact me.

Best regards,

Thomas A. Errico, P.E.
Senior Transportation Engineer
Wilbur Smith Associates
59 Middle Street
Portland, Maine 04101
w: 207.871.1785 f: 207.871.5825
TErrico@WilburSmith.com
www.WilburSmith.com

sidewalk
fire
screening/handover
enviro industry
enviro
public utilities
onsite storage

chapter 25
46-65
96-115 wal

cc: Penny Littell, Director of Planning and Urban Development
Alexander Jaegerman, Director of Planning Division
Barbara Barhydt, Development Review services Manager

From: Gregory Cass
To: Rick Knowland
Date: 6/3/2008 12:59:10 PM
Subject: Re: E. Perry Scrap Yard Iron and Metal Site Plan

No

It is an existing business and we do not have a history of outstanding code violations here.
Greg

>>> Rick Knowland 6/3/2008 10:28:58 AM >>>

Greg, Do you have any comments on the E. Perry Iron and Metal scrap yard site plan? Thanks.