

Choosing the Appropriate Remedial Action

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Environmental Remediation - An Integrated Component of Site Redevelopment

Structural Assessment
Environmental Assessment
Design
Permitting
Demolition
Environmental Remediation
Construction
Site Work
Etc.



Integration of Remediation Programs

Intended Use

Industrial With Limited
Exposure Potential

Residential

Office Building

Parking Lot

Remedial Action

Natural Attenuation with
Monitoring, On-site Treatment
and Reuse

Source Removal, Bioventing,
Pump and Treat

Foundation Venting

Capping



Remediation Design Considerations

Intended Use After Redevelopment
Risks to Human Health
Environmental Impact
Financial Limitations
Physical Restrictions
Regulatory Criteria
Public Interest
Etc.



Case Study #2 - Coal Tar Site

Southern Maine

Setting:	Shorefront, Residential Area
Historical Use:	Coal Gasification Plant
Proposed Use:	Residential Condominiums
Environmental Concerns:	Coal Tar, Petroleum
Mitigating Factors:	None Identified
Remedial Action:	To Be Determined
Current Use:	Vacant Industrial Building



Case Study #1 - Shipyard Brewery

Portland, Maine

Setting:	Commercial/Industrial
Historical Use:	Manufactured Marine Hardware
Proposed Use:	Brewery
Environmental Concerns:	Metals, Petroleum
Mitigating Factors:	Industrial/Commercial Area, Public Water, Limited Exposure Potential, No Vapor Concerns
Remedial Action:	Removal of Free Petroleum, Deed Restriction
Current Use:	Brewery



Case Study #3 - Long Island Fuel Farm

Long Island, Maine

Setting:	Rural/Residential
Historical Use:	Naval Fueling Depot
Proposed Use:	Residential Lots, Open Space
Environmental Concerns:	Primarily Petroleum
Mitigating Factors:	Location Dependent
Remedial Action:	Removal of Residual Petroleum in Soils, Closure of the Fuel Systems, Deed Notation
Current Use:	Partially Developed Residential and Open Space

