



JANET T. MILLS  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



MELANIE LOYZIM  
COMMISSIONER

September 26, 2022

SENT VIA EMAIL

Mason Station LLC  
Attn: Daniel Pennessi and Joe Cotter  
485 West Putnam Avenue  
Greenwich, CT 06830  
[Dpennessi@nationalresources.com](mailto:Dpennessi@nationalresources.com)  
[Jcotter@nationalresources.com](mailto:Jcotter@nationalresources.com)

**Re: Remediation Status of Mason Station Power House Site, Wiscasset, Maine**

Dear Mr. Pennessi and Mr. Cotter:

This letter is in regard to the Mason Station Power House site located on Point East Drive in Wiscasset, Maine (“Site”). I am writing to follow-up on prior correspondence, including the attached Maine Department of Environmental Protection’s (“Department or DEP”) letter dated February 18, 2022, and provide an update on the remediation status of this Site.

In that letter, the Department requested that Mason Station LLC properly manage waste oil and other hazardous substances and wastes contained in pipes, tanks, containers, and gauges located throughout the building. In response, Mason Station LLC submitted a proposal with a schedule to address some of those issues (*Proposed Scope of Work and Cost Estimate, Hazardous Substance Removal, Former Mason Station Power Plant Wiscasset, Maine, Ransom Consulting LLC, March 17, 2022*). The proposed schedule indicated that the work would be completed and a summary report submitted to the Department by August 31, 2022. However, the Department has not received any updates from Mason Station LLC stating that any of that removal work has been completed or even scheduled. The Department has performed several inspections of the Site in recent months and has seen no evidence of removal of waste oil or other hazardous substances. Furthermore, the Department has documented that conditions in the building have actually continued to deteriorate and numerous additional waste oil leaks have been identified; please see the Department’s most recent inspection report which is attached.

In the letter referenced above, the Department also requested that Mason Station LLC arrange for a qualified professional to regularly inspect the Power House Building for additional discharges and to monitor any ongoing discharges, and that written reports documenting those inspections be submitted to the Department. Although approximately 30 such inspection reports should have been completed and submitted to the Department during that timeframe, I have documentation of receiving only 3 inspection reports, despite repeated email requests that they be submitted. While Department staff have attended several of the inspections, it is unclear whether inspections or associated reports are being regularly completed if Department staff do not attend, since insufficient documentation is being submitted.

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Although the Department understands that some amount of investigation may have been completed to assess the extent of hazardous waste polychlorinated biphenyl (PCB) transformer oil releases in exterior and interior areas of the Site has been completed, the Department has not received any formal comprehensive report on these efforts nor have we received a plan for removing PCB contaminated soil, building materials, or any sludge/sediment from the extensive trench network within the building. Please note that the PCB related investigation and remediation is also subject to the Environmental Protection Agency's Toxic Substances Control Act (TSCA). It remains unclear at this time if or when Mason Station LLC plans to remediate areas impacted by PCBs.

These and other issues, combined with the ongoing roof leaks that Mason Station LLC has failed to fully repair, extensive areas of damaged friable asbestos which has not been abated, and the Power House Building's interior trench drains and their possible discharge to the nearby Sheepscot River via a series of outfall pipes make these very serious and concerning issues that need to be dealt with before there are additional discharges and impacts.

In summary, despite years of efforts by DEP requesting that Mason Station LLC and other potentially responsible parties remediate this Site, and despite assurances that such remediation would occur, the Site continues to pose an actual and potential threat to the public health and safety and to the environment. The issues raised in this letter are to be considered in addition to the numerous issues raised and response activities requested by the Department related to this Site, which are detailed in the draft Administrative Consent Order ("Order") that was sent to Potential Responsible Parties Mason Station LLC, FPL Energy Mason LLC, and Central Maine Power, on December 4, 2020, via email.

Please respond to this letter in writing and within fourteen (14) calendar days of receipt and provide updates on the issues outlined in this and other prior correspondence. Minimally, this must include providing the outstanding inspection reports, a plan and schedule for properly managing the numerous documented petroleum discharges, a plan and timeline for preventing additional discharges and removing the source of the waste petroleum, formal comprehensive reports documenting the delineation of PCB impacts and associated remedial plan and schedule, the status and schedule of roof repairs, and a plan and schedule for the disposal of damaged friable asbestos at the Site.

Sincerely,



Chris Redmond  
Manager, Uncontrolled Sites Program  
Bureau of Remediation & Waste Management  
Maine Department of Environmental Protection

Enc: DEP Inspection Trip Report Dated September 16, 2022

Cc: Danielle Obery, Project Manager, MEDEP Division of Remediation (via email)  
Finn Whiting, Project Geologist, MEDEP Division of Remediation (via email)  
Victoria Eleftheriou, Deputy Director, MEDEP Bureau of Remediation and Waste Management (via email)

Carla Hopkins, Director, MEDEP Division of Remediation (via email)  
Ron Mongeon, MEDEP Enforcement Coordinator, Commissioners Office (via email)  
Jeff Skakalski, Office of the Maine Attorney General (via email)  
John McKeown, EPA Removal (via email)  
John Bowman, EPA TSCA (via email)  
Steve Dyer, Ransom Consulting (via email)  
Tracy Backer, Esq., NextEra Energy Resources LLC (via email)  
Carlisle Tuggey, Central Maine Power Company (via email)  
Katherine McDonough, Central Maine Power Company (via email)  
Seth Jaffe, FoleyHoag LLP (via email)

## Mason Station - TRIP REPORT

**DATE: 09/16/2022**

**Weather Conditions: Overcast, Dry ground surface, ~55°F – Low Tide – In-Coming**

**SITE NAME and LOCATION:**

Mason Station, Wiscasset

**MEDEP PERSONNEL PRESENT:**

**Finn Whiting: Environmental Hydrogeologist, C.G. 608, BRWM Tech Services**

**Dani Obery: Project Manager**

**OTHER PEOPLE PRESENT:**

**Erik Phenix: Ransom Environmental**

**Tim Harris: Mason Station LLC Caretaker**

**PURPOSE OF SITE VISIT:**

Complaint

Site Evaluation

OTHER - Power House Spill Response Inspection

**FIELD NOTES RECORDED BY: Finn Whiting**

**COMMENTS:**

**Background:**

The purpose of this site visit was to observe the current condition of several spill areas previously identified within the Powerhouse Structure.

**Site Inspection:**

MEDEP Staff arrived onsite at 0750 and found the access gate open. Parked vehicle on east side of the Powerhouse structure. Met Tim Harris in the parking lot. Erik arrived at 0800 and proceeded to inspect previously identified spill sites.

1: The #6 oil identified on the 2<sup>nd</sup> floor, Units 1 & 2 continues to discharge from the severed pipe associated with the heater bank. The absorbent pad wrapped around the severed pipe is not containing the release and the absorbent pads on the ground are saturated. **No cleanup has been implemented and this spill continues to actively discharge.** (Reference Photo 1)

2: The 1st floor in Unit 1 & 2 medium heavy DTE Oil release adsorbent pads have some staining. The gearbox is not leaking anymore which suggests it has discharged all its contents. Rain appears to be entering the gearbox and flushing residual oil onto the floor. The absorbent pads and area have been driven on with forklift which is tracking oil. Absorbent pads have been replaced several times and remain next to gearbox in trash bags. **No cleanup has been implemented.** (Reference Photos 2 & 3)

3: The roofing tar spill site on the first floor, Units 3 & 4 in the northeast corner of the building remains stable. The five-gallon buckets of roofing tar were removed but the floor and floor trench have not been cleaned. (Reference Photo 4)

4: A series of compressors located on the 1st floor, Units 3 & 4 is leaking a yellow oily substance onto the ground surface. Absorbent pads are saturated and require replacing. Oil has migrated from the compressor into the nearby floor trench which also contains water. This oil requires characterization. **No cleanup has been implemented and this spill continues to actively discharge into floor trench.** (Reference photos 5 & 6)

5: Adjacent to the leaking compressors is a series of pumps and piping on the first floor, Units 3 & 4. The piping was identified to be leaking #6 oil in several locations. Oil has reached the floor trench and can be seen on the surface of standing water. **No cleanup has been implemented and this spill continues to actively discharge into a floor trench.** (Reference photo 7 & 8)

6: Two Equipment lockers on the 2nd floor, Units 1 & 2 are releasing #6 oil from severed pipes. These equipment lockers contain mercury devices that are documented in Ransoms 2019 mercury assessment report. In both instances, the leaking pipes are discharging #6 oil onto overhanging pipes, mezzanines, and the buildings structural I-beams and pooling on the ground on the 1st floor. A fifty-gallon drum has been placed below one of the lockers, but it is not containing the release. Two new release points have developed since the time of MEDEPs last inspection. **No cleanup has been implemented and these spills continue to actively discharge.** (Reference photos 9 - 13)

7: The #6 oil release identified on the first floor of Unit 5 in the southwest corner of the building continues to actively discharge. A fifty-gallon drum has been placed below the leaking pipe, but it is not containing the release. Product has reached the floor trench but there is no standing water. **No cleanup has been implemented and this spill continues to actively discharge.** (Reference photo 14 - 15)

8: A series of pumps and piping located on the first floor, Units 1 & 2 was identified to have multiple discharges. #6 oil is leaking from multiple severed pipes and has discharged to the ground surface and nearby floor trench. A yellow oily substance has also released from an unknown source. This oily substance has also reached the nearby floor trench and a small vault in the floor was identified to be full of oil water and #6 oil. The yellow oil requires characterization. **No cleanup has been implemented and spills continues to actively discharge.** (Reference photos 16 - 19)

9: A oil heater bank on the second floor of Units 3 & 4 was identified to be leaking #6 oil in two locations. Ransom has plugged one of the severed pipes with an absorbent pad which has slowed the release. **No cleanup has been implemented and spills continues to actively discharge.** (Reference photos 20 - 22)

10: A series of boilers on the 3<sup>rd</sup> floor of units 1 & 2 have severed pipes that are leaking de-minimus amounts of #6 oil. Absorbent pads and small buckets have been placed to prevent migration. **No cleanup has been implemented and spills continues to actively discharge.** (Reference photos 23 - 24)

11: A boiler on the first floor of Units 1 & 2 adjacent to the main entrance is leaking #6 oil to the ground surface. Absorbent pads have been placed on the ground to prevent migration. **No cleanup has been implemented and spill continues to actively discharge.** (Reference photos 25 - 26)

The tarp that was hung as a petition to prevent access to deteriorated asbestos has fallen. A more permanent barrier should be constructed if asbestos abatement is not planned (Reference photo 27).

Left site at 9:30am.

Signature: *Finn Whiting*



Photo 1: #6 oil release 2<sup>nd</sup> floor Units 1 & 2



Photo 2: #2 Gearbox oil release, 1<sup>st</sup> floor Units 1 & 2



Photo 3: Gearbox oil release, 1<sup>st</sup> floor Units 1 & 2 used pads placed in trash bags.



Photo 4: Roofing tar release, 1<sup>st</sup> floor, Units 3 & 4



Photo 5 : Unknown yellow oil discharging from series of pumps. 1<sup>st</sup> floor, Units 3 & 4.



Photo 6 : Unknown yellow oil discharging from series of pumps. 1<sup>st</sup> floor, Units 3 & 4



Photo 7: #6 oil release from severed pipe. 1<sup>st</sup> floor, Units 3 & 4.





Photo 8: #6 oil release from severed pipe. 1<sup>st</sup> floor, Units 3 & 4



Photo 9: #6 oil release from equipment locker. First floor, Units 1 & 2.



Photo 10: #6 oil release from equipment locker. First floor, Units 1 & 2.



Photo 11: #6 oil release from equipment locker. First floor, Units 1 & 2



Photo 12: #6 oil release from equipment locker. First floor, Units 1 & 2



Photo 13: #6 oil release from equipment locker. First floor, Units 1 & 2



Photo 14: #6 oil release from leaking overhead pipe first floor, Unit 5



Photo 15: #6 oil from release overhead pipe in floor trench. first floor, Unit 5.



Photo 16: #6 oil release from leaking pipe. First floor, Unit 1 and 2.



Photo 17: #6 oil release from leaking pipe. First floor, Unit 1 and 2.



Photo 18: Oil release from leaking pipe. First floor, Unit 1 and 2.



Photo 19: Unknown yellow oil release in floor vault and trenches. First floor, Units 1 & 2.



Photo 20: Release of #6 oil from heater bank on 2<sup>nd</sup> floor, Units 3 & 4.



Photo 21: Release of #6 oil from heater bank on 2<sup>nd</sup> floor, Units 3 & 4.



Photo 22: absorbent pad plugging the leak from a heater bank on 2<sup>nd</sup> floor, Units 3 & 4.



Photo 23: Severed pipes from boiler on third floor, Units 1 & 2.



Photo 24: Severed pipes from boiler on third floor, Units 1 & 2.



Photo 25: Leaking pipe on boiler. First floor, Units 1 & 2



Photo 26: #6 oil release from boiler. First floor, Units 1 & 2



Photo 27: Tarp intended to segregate portion of building and prevent exposure to asbestos has fallen