



Keddy Mill Superfund Site

Windham, ME



THE SUPERFUND PROGRAM protects human health and the environment by locating, investigating, and cleaning up abandoned hazardous waste sites and engaging communities throughout the process. Many of these sites are complex and need long-term cleanup actions. Those responsible for contamination are held liable for cleanup costs. EPA strives to return previously contaminated land and groundwater to productive use.

SITE DESCRIPTION

The Keddy Mill Superfund Site (the “Site”) consists primarily of a 7-acre abandoned mill complex property, located at 7 Depot Street in Windham, Maine, along the Presumpscot River (the Mill Complex). The dilapidated mill complex is adjacent to/over the Presumpscot River. The Mill Complex property is currently vacant and a chain-link fence restricts access to the mill building. Past industrial activities have resulted in contamination of soil, sediment, groundwater, and fish tissue. The primary contaminants of concern at the Site include polychlorinated biphenyls (PCBs), heavy metals, and petroleum hydrocarbons. EPA is working with the Town of Windham, Maine Department of Environmental Protection (MEDEP), and the responsible parties to clean up this site. Responsible parties are people, businesses, etc., responsible for contamination at a Superfund site.

Next Steps:

The Site will be cleaned up in multiple phases. The first phase includes demolition and removal of the building, with the potential exception of the westernmost wall, under a Non-Time-Critical Removal Action. Following this work, soil, sediment, and groundwater will be cleaned up under a Remedial Action. During each of these steps, reuse for the site is taken into consideration. More information on each of these actions can be found below.

Non-time Critical Removal Action Update:

Supplemental pre-design investigations, including PCB contamination, an asbestos survey, a lead-based paint survey, a hydraulic evaluation, and structural assessments have been completed. Data collected in the Supplemental Investigations will support the demolition and cleanup design for the building (the “Removal Work Plan”). EPA expects the Draft Removal Work Plan to be ready for review by EPA and MEDEP in early 2026.

The Removal Work Plan will describe site management & security, stormwater management & monitoring, air quality management & monitoring, hazardous material removal, transportation & disposal, demolition, and site restoration activities. Local officials and other stakeholders will also review the plan.

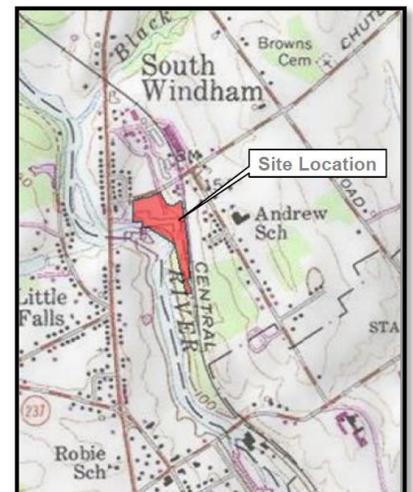


Figure 1 - Site Location Map

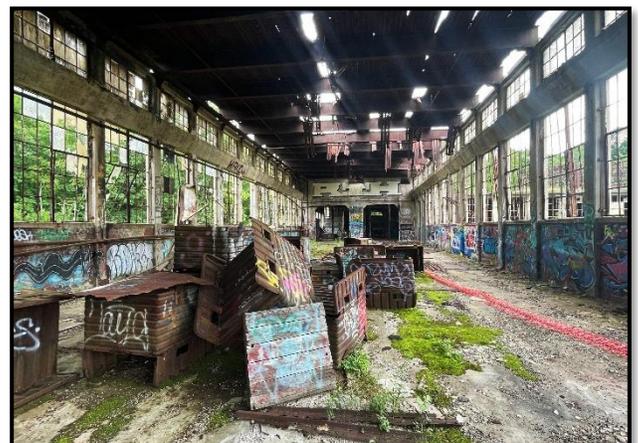


Photo 1 - Interior of the mill complex (July 2025).

A contractor hired by the responsible parties will perform the demolition with oversight by EPA in coordination with MEDEP. In advance of implementation, the responsible parties will inform the public of the work taking place and steps to protect the community and environment throughout the duration of the project. Demolition is anticipated to begin in 2027. If determined to be structurally integral to the neighboring dam, the westernmost wall may not be demolished and removed. Such determinations will be included in the design.

EPA encourages community engagement throughout the planning and implementation of the building demolition and subsequent cleanup actions. EPA will continue to lead community engagement; however, the responsible parties will coordinate with the stakeholders regarding the project schedule for tasks that may impact the community (e.g., air monitoring during mill demolition and heavy truck traffic on town streets). Coordination with the town, as the current owner of the 7 Depot Street property, will continue to expand as cleanup efforts pick up. Similarly, enhanced opportunities for community engagement such as public information meetings, educational documents (similar to this fact sheet), and briefings with local officials are anticipated in 2026. Community engagement will be planned consistent with the site-specific Community Involvement Plan (CIP) available at: <https://semspub.epa.gov/src/document/01/100025442>



Photo 2 – North side of mill complex (September 2025)

Remedial Action Update:

In September 2023, EPA selected a remedy for the comprehensive cleanup of the Site (i.e., work that will remain after the mill building's demolition and removal). The remedy documented in the Record of Decision details the measures to be taken to cleanup soil, sediment (inclusive of fish tissue), and groundwater. The physical cleanup activities generally involve excavation and off-site disposal of contaminated soil and sediment, as well as *in situ* (in place) treatment of groundwater, and land use restrictions (called “institutional controls” or ICs) to prevent exposure to groundwater and fish tissue until cleanup levels are reached. This portion of the cleanup will follow mill building demolition and is anticipated to take approximately 3 to 5 years to design and execute. Details regarding the selected remedy can be found in the Administrative Record for the Record of Decision.

<https://go.usa.gov/xtpZe>.

SAFETY AND SECURITY

EPA works in partnership with the responsible parties, and state and local governments to raise awareness of the inherent dangers associated with the Site (e.g., placement of signage) and deter illegal access (e.g., fencing, video surveillance). Only authorized personnel and vehicles are allowed to access the Site. Anyone observing trespassing or unauthorized activities is asked to contact the Windham Police Department non-emergency number at (207) 892-2525 (answered 24/7).

MORE INFORMATION

For more information, visit EPA's site profile page at www.epa.gov/superfund/keddy. Internet access and printers are available at the Windham Public Library (217 Windham Center Road, Windham, Maine 04062). If you have any questions or would like to be added to the Site's email list, please reach out to Charlotte Gray, EPA's Community Involvement Coordinator, at gray.charlotte@epa.gov or by calling (617) 918-1243.

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