

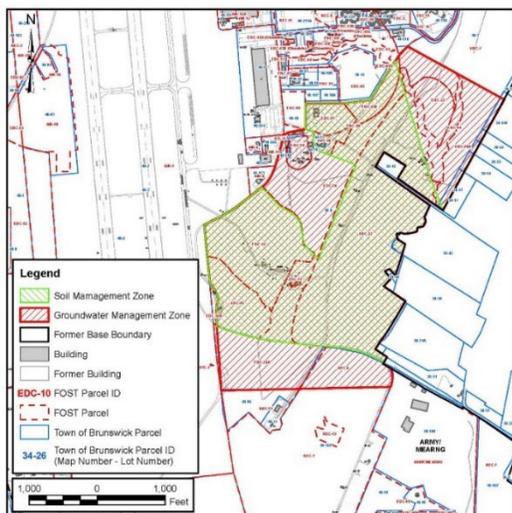
## Land Use Controls at Brunswick Landing Former Naval Air Station Brunswick Brunswick, Maine

Before the Navy transfers or leases property, it is required to prepare a Finding of Suitability to Transfer (FOST) or Finding of Suitability to Lease (FOSL). These documents are developed as part of the Comprehensive Environmental response, Compensation, and Liability Act (CERCLA) process and Department of Defense (DoD) FOST guidance to explain how a property is environmentally suitable for transfer or lease and contains a description of any long-term remedies associated with the property. The FOST and FOSL will also include a summary and key documents to explain the basis for any land use controls – or restrictions – placed on the property. The restrictions imposed on a property are a component of the Navy’s remedy which considered the future use of the property as stated in the approved reuse plan prepared by the Midcoast Regional Redevelopment Authority.

### WHAT ARE LAND USE CONTROLS (LUCs)?

Environmental restrictions are carried out through land use controls (LUCs). LUCs are administrative and legal controls that help minimize the potential for human exposure to contamination and/or protect the integrity of an implemented remedy. These restrictions are included in property deeds and state how a parcel may be used (residential, commercial). LUCs can be categorized into two types:

**Institutional Controls** – Create restrictions on land use such as groundwater access and use, soil disturbance (dig restrictions), residential use, and remedy protection.



**Institutional Control – Soil and groundwater management zones restricting access or use of soil and groundwater in these areas**

**Engineering Controls** – Physical features that are part of a remedy or cleanup and may include fences, signs, caps, or covers (pavement) designed to prevent exposure or access to contamination and protects the integrity of the Navy’s remedy.



**Engineering Control – Fence and Sign at Site 2 to prevent access**

### TYPES OF RESTRICTIONS

All properties at Brunswick Landing have the following restrictions/covenants:

- 1.) No groundwater access (use, consumption, or extraction) without prior Navy approval.
- 2.) If present, property owners will provide protection of Navy groundwater monitoring wells located on the subject property.
- 3.) Property owners will immediately notify the Navy if previously unknown contamination is discovered during use or redevelopment of the subject property.

Land use restrictions, in addition to those listed above, may apply to some transferred or leased properties. These additional restrictions can also vary for each property depending on the cleanup actions completed on the transferred property or the status of environmental studies on Navy-leased properties.

## WHERE TO FIND LUC/RESTRICTION INFORMATION FOR YOUR PROPERTY

Documents are available in several places including:

### Navy Caretaker Site Office

The Navy Caretaker Site Office by appointment only 8:00 AM – 1:00 PM Monday through Friday:

Hangar 6, Suite 2, Room B172  
2 Pegasus St  
Brunswick, Maine 04011  
(207) 406-2290

### Navy Information Repository

The Navy's Information Repository listed below during normal hours of operation:

Curtis Memorial Library  
23 Pleasant St  
Brunswick, Maine 04011  
(207) 725-5242

### Navy BRAC PMO Website

The Navy BRAC PMO website contains documents associated with the former NAS Brunswick:

<https://www.bracpmo.navy.mil/BRAC-Bases/Northeast/Former-Naval-Air-Station-Brunswick/>

### Maine Department of Environmental Protection (MEDEP) Website

MEDEP maintains an interactive website where details and associated FOST or FOSL for each property and can be accessed:

<https://maine.maps.arcgis.com/apps/webappviewer/index.html?id=03fd1b389b554f5ba3b338fae108b2ee>

## LUC CERTIFICATION FORMS

LUC certification forms are mailed to former NAS Brunswick property owners annually. The purpose of the form is to confirm whether property owners are adhering to property specific LUCs. The LUCs associated with your property are listed on the form. Certification forms are mailed to owners in January and requests owners to provide information for the prior calendar year. For example, annual forms mailed out by January 31, 2026 should be reviewed with how property owners adhered to the LUCs for calendar year 2025. A pre-paid, stamped envelope will be provided to property owners to mail completed forms back to the Navy. Forms can also be scanned and emailed to the Navy contact provided on the form. Should a property owner become aware of any issues with the LUC implementation outside of the reporting calendar year, they should notify the Navy as soon as possible.

## GROUNDWATER AND SOIL RESTRICTIONS

As previously stated, all properties at Brunswick Landing have a groundwater use restriction to prevent consuming or

contact with groundwater. If you are planning to conduct any intrusive work on your property (for example, installing a fence) and encounter groundwater, you must stop activities and contact the Navy before proceeding.

Some non-residential properties at Brunswick Landing also have a soil restriction which does not allow for disturbing soil on the property. If your property has a soil restriction, you must contact the Navy prior to disturbing soil on your property. This would restrict activities such as construction or fence installation without prior approval from the Navy. For residential properties, general yard work and gardening are acceptable, as long as groundwater is not encountered.

## LUC OPEN HOUSE

The Navy will host a LUC Open House during which the Navy, MEDEP, and the United States Environmental Protection Agency (USEPA) will be available to discuss with property owners the LUCs associated with individual properties and other property owner questions and concerns. Details for the LUC Open House is provided below.

### LUC Open House

**Date:** February 26, 2026  
**Time:** 12:00 pm – 2:00 pm  
**Location:** Midcoast Regional Redevelopment Authority Conference Room  
15 Terminal Drive

## WHO TO CONTACT FOR MORE INFORMATION

To answer questions you may have on the LUC program, please contact:

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### REMINDER

Please return the signed LUC certification form to the Navy by **March 31, 2026**.