

A BUSY PLACE IN BOWDOINHAM VILLAGE

The factory of Sagadahoc Fertilizer Company, of which the Messrs. W.B. and E.P. Kendall are prominent members, is situated on the Cathance River in the village of Bowdoinham, and near the Maine Central Railroad station.

Power at the mill is furnished by a gigantic and peculiarly made, tide-water wheel, twenty-seven feet in diameter, which operates eighteen out of twenty four hours. It operates with a one-foot fall of the tide, either way. It has reversible gears, and is of fifty horse power. The wheel was put in here by J.M. Kendall, father of the above-named brothers, and by William Kendall, their grandfather.

Hundreds of Mechanics, machinists, and millmen have visited the place to see the curious wheel, and have been repaid by the incredible sight of this giant wheel, a water motor, wallowing and working within a few feet of the bridge across the Cathance.

This company has operated for five years in fertilizers, beginning in a very small way at first.

They now make the Sagadahoc Superphosphate, a high grade fertilizer for all hill and drill crops. It is manufactured from bone coal, or bone black, fish scrap, and kainit*. They also make Dirigo Fertilizer, for grain and grass crops; from ground raw bone, cut or dissolved bone, kainit, wood ashes, plaster, etc.

They grind and sell some four hundred tons of land plaster annually from the best of Nova Scotia rock, which is landed on the mill wharf from vessels.

Sagadahoc Fertilizer annually receives, and sends away, some

* sulfate of potassium

* salt peter

150 carloads of freight annually, thus contributing largely to the business of the railroad and of the town.

The Messrs. Kendall are not only largely engaged in the feed and fertilizer business, but are also conducting large farming operations. They will have over one hundred acres in oats the present season, all treated with their Dirigo Fertilizer at the rate of 1,200 pounds per acre.

Some account of their farming operations in the past may be of interest here. I quote some of their own statements: "For the purpose of practically testing the fertilizing power of bones, particularly when applied for worn-out soils restoration. In 1880, we purchased an eleven-acre lot of thoroughly worn out field, for which we paid \$200. The quality of this soil was naturally weak, a medium between a clay loam and so-called pine land, the surrounding growth being soft wood and white birch, the field lying nearly flat and inclining slightly to the south.

When we undertook to restore and cultivate this field, we expected to obtain sufficient results within six to eight years for the dressing to manifest its worth, to hire all labor done on same, pay for all fertilizer used, and interest on the cost of the land. For these principles, if true, when further applied, would allow the farmer to be well paid for all his labor and fertilizer, and interest on the capital invested."

Accurate accounts have been kept of this venture which shows very encouraging returns, and demonstrates that the idea originally conceived was not without wisdom and good judgement.

In 1881, a lot of twenty acres was purchased; this was plowed and fallowed in 1882, and in 1883 was sown to oats, with a dressing of \$350 worth of fertilizer. The crop was 1,300 bushels. The next year fifty acres more were purchased, plowed, and fallowed, and last year there was a seventy-acre oat field, which produced nearly 3,000 bushels of oats. This crop was cut mostly with a McCormick twine binder reaper, and thrashed by three, two-horse machines operating in different parts of the field in the open air, making a truly Western scene.

The Kendalls used no other fertilizers than their own make, and no barn or yard dressing at all. The coming year they will have over one hundred acres of oats on land under the plow, fertilized with their Dirigo fertilizer.

Maine needs more of these home fertilizer factories to work up the waste products like bone, fish scraps, and other substances now not utilized into valuable fertilisers. Exhausted farms and fields are in serious want of this plant food, and improved practical agriculture calls imperatively for these aids.

The Messrs. Kendall are live men who believe in Maine and Maine farming in progressive, practical, businesslike farming. Their fertilizers are largely sold in bulk to the farmers of this section, who take them direct from the factory with their teams. They have favorable freight rates with the Maine Central and other roads, whereby they can deliver their goods at the purchaser's nearest station at a very low price. This brings buyer and seller, consumer and manufacturer, into close connection, and opens direct trade.

Sagadahoc Fertilizers are rapidly acquiring notoriety and winning their way by merit, wherever they are used/.

copied from
Industrial Journal
Bangor
March 5, 1885
(FDC)

One of the older industries that is still in business, is the Sagadahoc Fertilizer Company. It was established in 1880, by W. B. and E. P. Kendall on a site on the south shore of the Cathance River. The original building burned and the new building was erected on the present lot. Modernized and enlarged, having changed owners several times, this business has continued to expand until now Sagadahoc Fertilizers are used by farmers and market gardeners all over New England. For many years some of the fertilizer was shipped by vessel, and in the early 1930's the company dredged the river by the town landing, and had some of their manufacturing stock come by barge. It did not turn out to be a very efficient method and was shortly discontinued.

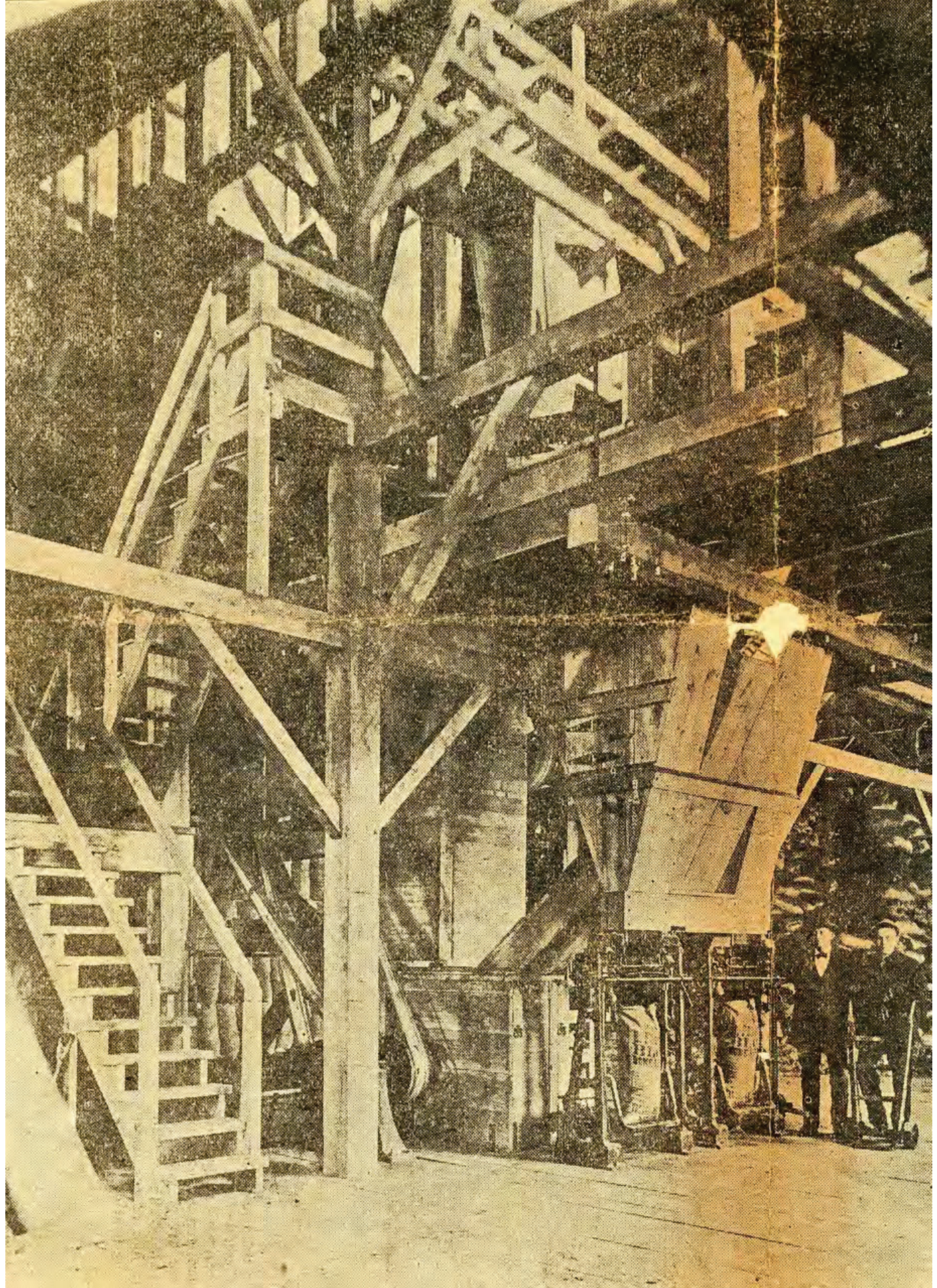
The Kendalls were a versatile family and had a hand in many affairs. For a time they ran a grist mill, powered by a tide water wheel. The remains of this old wheel can still be seen almost directly under the present 'Brooklyn' Bridge. They also built a large grain mill, where special grain formulas were mixed. Mr. W. B. Kendall will be best remembered for his interest in sheep. He owned and operated the Long Branch Sheep Farm, with main headquarters on the farm where C. P. Curtis lives now, at the junction of Ridge Road and Pleasant Street. Huge flocks of Mr. Kendall's sheep, going to market or to the Fairs, or in spring and fall, from one of his many farms to another, were a familiar sight to the people of this area. He owned beautifully trained sheep dogs, and to see them guiding their charges along the roads of the town was a fascinating sight.

In 1947, the Kendall grain mill building was sold to the E. Andrew Peterson Company, which brought a totally new industry to town, that of making patent leather. The partially prepared hides are trucked to the "Shop," as the business is called locally, made into the finest grade of patent leather by Mr. Peterson's own process, then returned to market, again by truck. Approximately forty men and women are employed there the year round, a helpful business for a town our size.



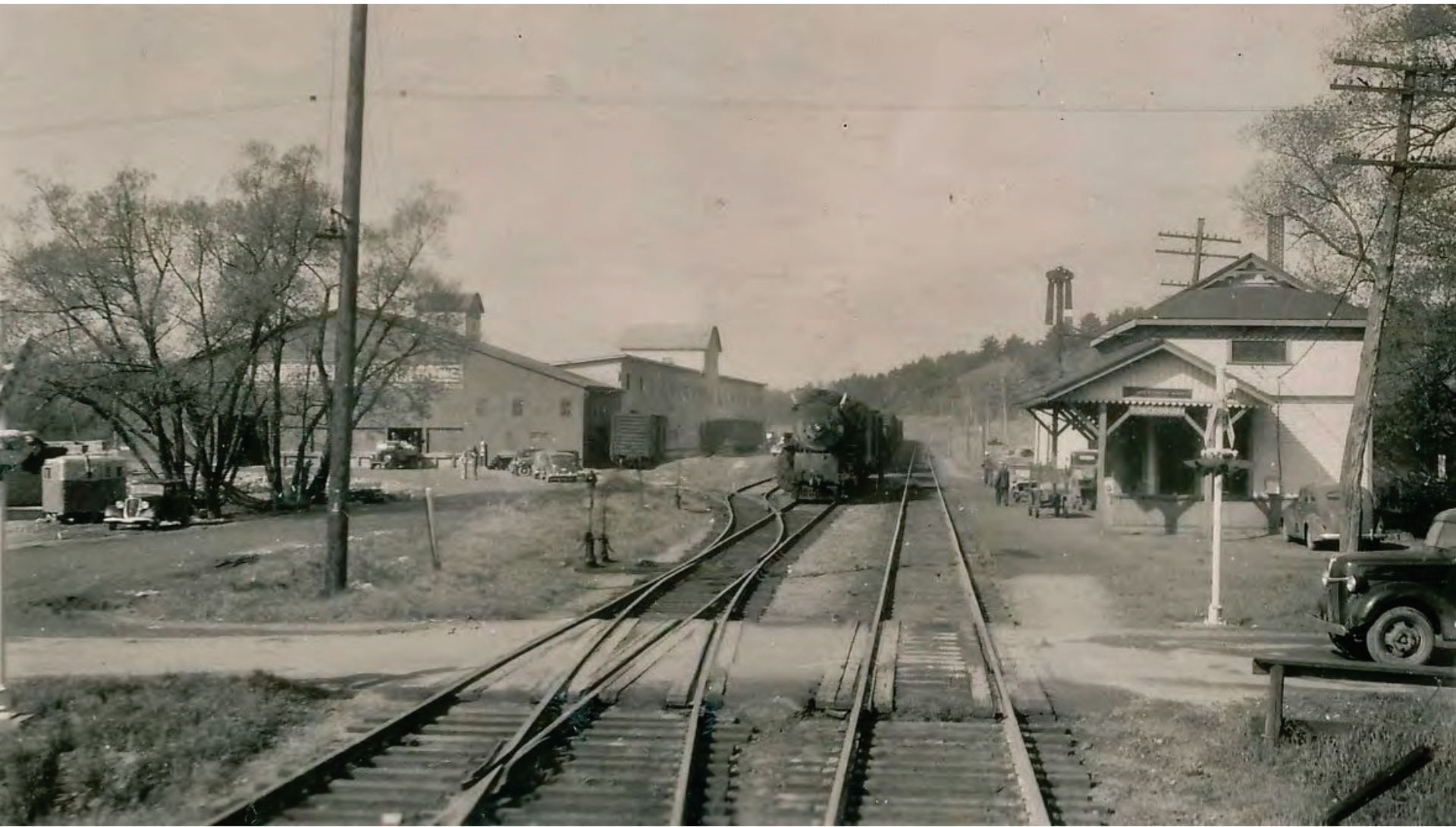
This early view of Kendall's plaster-fertilizer mills was taken when the bridge over the Cathance was a wooden, king-post span. The mill, on Bowdoinham's Brooklyn shore, burned about 1900.







Bowdoinham, Me



November 4, 1965
"Brunswick Record"

New Area Corporation To Build Fertilizer Plant

BOWDOINHAM — Four associates of Sagadahoc Fertilizer Co. here have formed their own corporation and started construction Monday on a new \$225,000 fertilizer plant and marketing facility in Greene.

Sagadahoc Fertilizer, with a new general manager and newly elected officers, continues at the same location and with the same employees.

Named Fedco Farm Service, Inc., the new firm is headed by Avery M. Fides, Jr., of Bowdoinham as president; Byron W. Durgin of Brunswick, treasurer; Edward T. Evans of Bowdoinham and Avery M. Fides, Sr., of Harpswell, vice presidents. The senior Fides recently retired as treasurer of Sagadahoc Fertilizer, and the others, with the exception of Durgin, are stockholders.

Sagadahoc Fertilizer Co.

Sold At Bowdoinham

1/21/67

BOWDOINHAM — This town's economic picture continues to change.

Shortly after it was announced that the G. H. Bass Co. of Wilton will open a shoe plant here, it's now been announced that Sagadahoc Fertilizer Co., oldest fertilizer company actively operating under its original name in this country, has been sold.

Summers Fertilizer Co. of Baltimore sold the firm to Corenco Corp. (formerly Consolidated Rendering Co.) of Tewksbury, Mass.

Corenco is now the largest fertilizer manufacturer in this state. Two years ago, it acquired many of the Summers plants in Maine and since has set up several added distribution centers for bulk and bagged fertilizers.

James E. Totman of Baltimore, Sagadahoc president, and Robert F. Pretl, Portland attorney, will continue as Sagadahoc executives during the period when the corporation's affairs are wound up.

W. B. Kendall of this town founded Sagadahoc Fertilizer in 1880. In the words of Totman, "he was quite a local benefactor but lost most of his wealth in trying to corner the corn market on the Boston Exchange—so rumor has it."

"In his heyday, he was a prominent sheep raiser. He continued active in the company until 1923 when the reins were turned over to R. D. Purington.

"Three years later, the old Augusta Trust Co. and H. S. Dodge of Bowdoinham carried on until 1930 when I acquired the company for Summers during the liquidation of the bank and its changeover to Depositors Trust Co."

"During Summers' regime, the business trebled in volume. Retirement and death of several of the active management made a change inevitable.

"In the early 1960's, the petrochemical giants entered the fertilizer industry. Through mergers and other changes, the names of the 10 or 12 companies who were in business in 1880 in the United States have now all disappeared from the scene. The records show that Sagadahoc was the first recorded company doing fertilizer business in Maine," Totman concludes.

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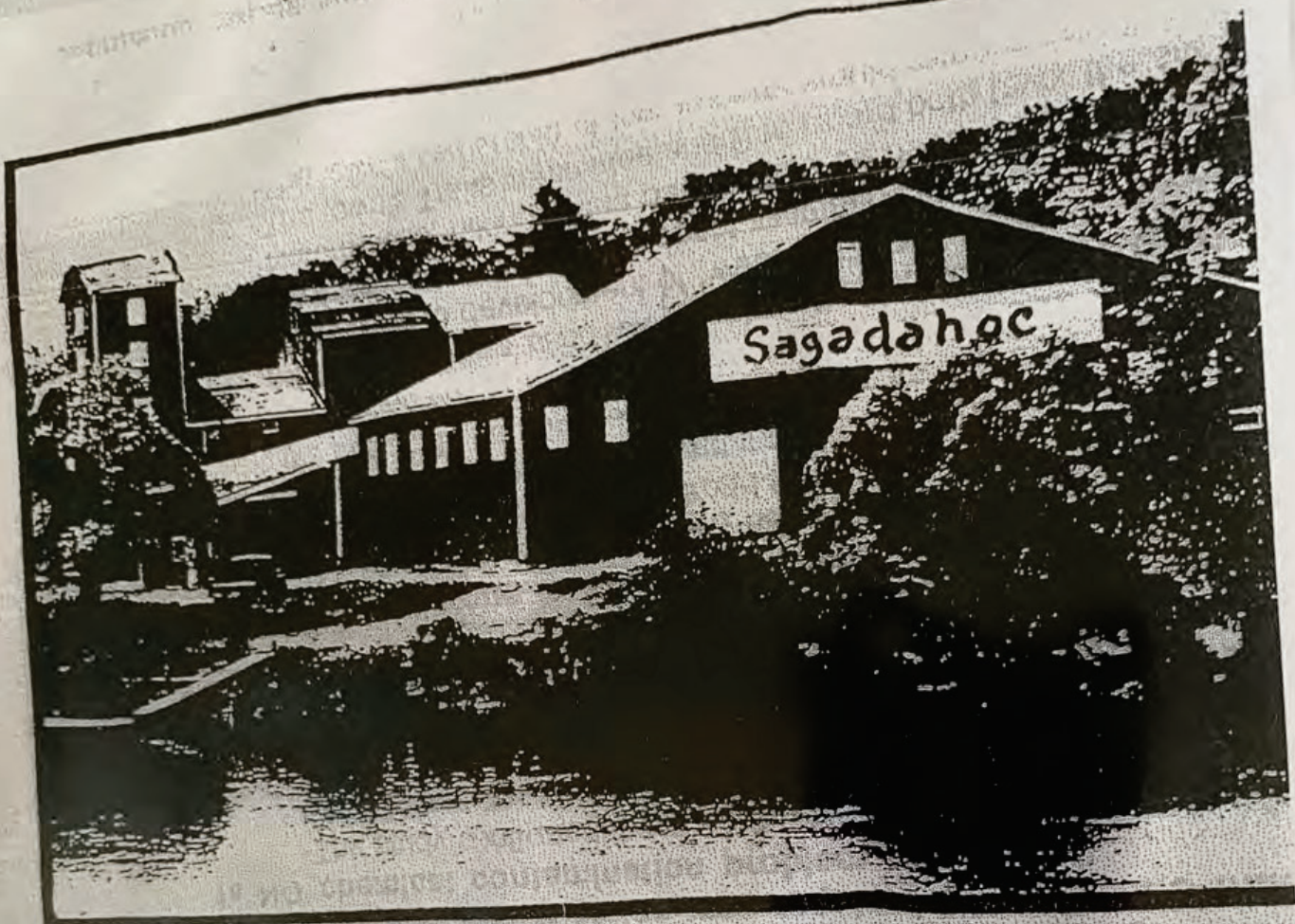






CORENCO CORPORATION

The Old Mill
in the
Middle of Town



The Sagadahoc Mill Purchase Option - Myths v. Facts

Myth, #1: The property is so contaminated with chemicals that no future use is safe or feasible.

(We should be grateful for the widespread belief in this myth, because it has kept the property unsold and undeveloped until now, when the town has need of, and potential use(s) for, the mill property.)

Fact: The environmental study completed this spring concluded that no further investigation was required to determine that there is **NO** chemical contamination problem on site.

- The study confirmed there were no 70's pesticide violations.
- In 1985 two gasoline tanks were removed with no leaks/spills.
- In 1987 the MeDEP reported no hazardous violations found.
- A 1988 DEP site inspection included test holes & soil samples.
- Oil tanks on site today are empty and reported as sound.

Fact: The land alone is worth the purchase price.

- 20.1 acres of riverfront property have Route 24 frontage as well.
- Inquiries about acquiring railroad frontage are encouraging.
- The DEP has already approved the site for sand/salt storage; the pile could be removed immediately from the landing.
- This is the only spot on earth to which the town could move the pile without building a sand/salt structure that could cost \$100,000!***
- Objections to development of "wetlands" have been rebutted.
- Upstream sites offer recreational swimming/boating potential.
- Nature trails, hiking/biking paths could be developed.
- The town's Trails committee and Rec Board both favor the site.
- The town's ownership of the property would remove any threat of adverse use by a developer (see Pond Road example.)

Myth #2: The buildings are not fit for use.

Fact: The steel building could be Public Works NOW.

- 4,000 square feet of covered storage includes a 40'x20' shop.
- All town-owned equipment and Public Works vehicles could fit.
- The building is above the 100-year flood line, on a cement slab.
- It has steel trusses and is serviced by 3 overhead doors.
- The storage bay is naturally lighted by translucent roof panels.
- The town's assessor lists a replacement cost of \$38,200.
- Public Works reserves could fund repairs and install a 1/2 bath.

Fact: The office building was deemed in "fair" condition.

- The 26'x36' structure has a full basement and aluminum siding.
- It is served by town water, and has an existing septic system.
- It needs a new ceiling, cosmetic repair, and systems update to become space for rent or for use by the town.
- The town's assessor lists a replacement cost of \$43,234.

Fact: The big mill building has a number of potential uses.

- The total square footage of the structure is 53,750~~sq~~.
- Each bulk storage bin is large enough to contain a year's supply of salted sand, with maneuvering room to operate loaders and trucks.
- The sand would be under cover, and under lock and key to prevent its "adoption" by plowing/sanding contractors in private business.
- The town currently has equipment/supplies stashed around town to keep it dry, safe and secure; the mill building offers such space for ALL.
- If further study determines that some portions of the building should be taken down, the materials from that portion could be used to repair or reconfigure the remaining spaces. (We have compiled a file of firms interested in salvaging materials, as well.)
- Outside funding for any development of remaining portions of the mill will be actively pursued, and any proposed business, recreational or other use will be studied critically before decisions will be made.

TOWN OF BOWDOINHAM, MAINE
ANNUAL REPORT OF THE MUNICIPAL OFFICERS



FOR FISCAL YEAR 1998-1999

**PLEASE BRING THIS REPORT TO
TOWN MEETING**

JUNE 23, 1999

7:00PM

BOWDOINHAM COMMUNITY SCHOOL



SAGADAHOC MILL PLANNING AND DEVELOPMENT COMMITTEE REPORT

By: Brian Hobart

The Sagadahoc Mill Committee was organized to study the feasibility of the Town of Bowdoinham purchasing the waterfront property once known as the Sagadahoc Mill. The Selectmen appointed a group of citizens to serve on the committee with a diversity of experience and expertise that would assure as much data as possible would be collected, analyzed, and an informed recommendation be made to the Selectmen. Since its inception the committee has worked very hard leaving no stone unturned and entertaining any and all ideas to present the people of Bowdoinham with as much information as possible.

The future need for an alternate site for Public Works winter sand/salt as well as a maintenance/storage facility prompted the study for acquiring the Mill property. Early in the study the Maine Department of Environmental Protection was contacted and an inquiry made as to moving the winter sand supply across the road to the mill property. DEP's response was positive, no further permit process would be required. On the mill property the existence of the metal maintenance building, suitable for a Public Works garage, made the property even more attractive to Town needs.

The committee thought it wise to address liability issues first including; insurance, environmental assessments, resource protection zone incursions, and possible alternatives for the old mill building itself. As it turned out, insurance was not an issue whereas the increase to Town premiums amounted to only \$330 per year. An environmental Phase I site assessment conducted by Pine Tree Engineering, Inc. revealed no environmental hazards or pollution. Reports of assessments made by DEP in the late 1980's were also studied and no problems found.

A standard boundary survey and topographic plan by Harty Land Surveying indicated the property consisted of 20.1 acres of which 11.1+ acres were in the Resource Protection Zone, 7.3+ were in the General Development Zone, and the remaining 1.5+ acres were classified as Residential & Agricultural. The FEMA 100 year flood elevation of 9.0 feet was plotted and results found the buildings and several acres at the southern end of the property to be above the flood plain.

Engineer Steve Goodridge, and Architect John Hanson inspected the large mill building and concluded at least a portion of the structure could possibly be saved and renovated. Various contractors looked at the building for demolition and removal which they all agreed was a viable option. Salvage was another option discussed and the large beams within the structure apparently have value that could defray the cost of demolition.

Advantages and possible uses of the property were discussed by the committee and a list of ideas compiled. Aside from uses by Public Works, which in itself many feel justifies purchase of the property, other issues brought out in discussion should be noted. Different scenarios were presented involving purchase of the property by outside parties. Purchase of the property by individuals with little regard for the environment or the village "character" and appearance could cause the Town grief and expense in terms of legal fees for noncompliance of ordinances and such. Development by unqualified individuals could result in a failed project leaving the property and the Town in a difficult situation. Any non-approved use such as old tire or junk storage could get out of hand before enforcement could be implemented.

Aside from the advantage of Town ownership and control, possible uses by citizens could include community garden space, smelt fishing access, camping, hiking, picnic areas, swimming, canoeing, and many other forms of recreation including ski trails and ball fields. State grants may be available for public access and cost of future development. Uses that could bring revenue to the Town were discussed including the small office building at the front of the property. The building possibly could be used as a thrift shop, small business office, or day care. The use of the building by other Town departments could also be an option. Other possibilities of generating revenue from the property could involve the railroad. An unloading/loading platform or a depot of sorts could be a reality. A seaplane base could generate income as could canoe rentals.

In the event it was decided to renovate part of the old mill building, aside from sand/salt storage, countless ideas were offered from boat storage, basketball courts, dance halls, skateboard ramps, to micro-breweries, fish hatcheries, and recycling centers. The bottom line to the future of the building will be dictated by economics. Careful consideration of all facts, data, and details will lead to proper choices for the Town of Bowdoinham to make in years to come.

The use of the Public Works reserve account and the undesignated surplus will make it possible to purchase the Sagadahoc Mill property without a tax increase or the need to borrow money. The funds are available partly because a need for future Public Works facilities was realized in years past and the money has been put aside. Recently the Town took action to market tax acquired properties. Sale of these properties will mean additional tax revenue which will offset loss of the Mill property tax revenue. Funds from these sales will also offset a portion of the money used from undesignated surplus for purchase of the Mill property.

The committee members unanimously agreed that it would be in the best interest of the People of Bowdoinham for the Town to purchase the property with the fate of the old mill building to be decided after more in-depth study. Many of the fears, concerns, and rumors regarding this property have been proven to be unfounded. The studies conducted by qualified experts have revealed the great potential of this property and that its value is greater than the price the Town has negotiated with the current owner. Should the voters not approve the purchase of this property, sale and development of this property is likely. This committee's work has removed many barriers and risks, it has opened the door and laid the foundation for developers who might have undesirable operations in mind that would not be in the best interest of Bowdoinham.

20,000 purchase Sagadahoc Mill

doinham voters
to buy the complex
e a concern about
le contamination.

MERCEDES WESEL

Writer

WDOINHAM - Residents at
-attended town meeting Wed-
y voted overwhelmingly to buy
Sagadahoc Mill complex on the
ance River for \$120,000.

out \$50,000 will come from a
ic works reserve account and
000 from the town's surplus.
he town meeting was still in
gress at 9:40 p.m., with four
icles left to be decided.

If voters approve all the articles
the warrant, they will increase
e municipal budget 21.4 percent,
\$827,754. That will require a 5.2
percent tax increase, from \$16.40 to
17.25 per \$1,000 of assessed pro-
erty value.

That was higher than the budget
increase town officials had projected
because voters made several
amendments to spending articles.
The original tax rate was projected
at \$17.

Much of the budget increase
represents the first loan payment on
the new fire station, where Wednes-
day's town meeting was held. The
percentage increase also was
inflated by a change in the way the

**"Once we buy it,
you'll meet people
from the DEP you've
never met before."**

Neal Brown

town manager records the expenses
of the Recreation Committee.

Purchase of the Sagadahoc Mill
generated the most discussion;
many of the 130 residents left after
the vote. The mill, currently owned
by Central Chemical Co. in Con-
necticut, sits on 20.1 acres of riverfront
property, with 1,300 feet of frontage
on the river and 1,700 feet on the
railroad tracks. The buildings - the
main mill, a storage building and an
office - total 65,000 square feet.

Selectman Frank Connors, who
served on a study committee that
negotiated the sale, said environ-
mental tests of the site dispelled
rumors that the former fertilizer
plant had contaminated the sur-
rounding land. But one resident said
those tests were inadequate.

"We need more homework done,"
said Neal Brown. "Let's get it done
by the Maine (Department of
Environmental Protection), because
they're the boys we're going to have
to answer to. ... Once we buy it,
you'll meet people from the DEP

Please see MEETING, Page 4B

MEETING

Continued from Page 1B

you've never met before. I have a
pretty good idea there's going to be
a problem there."

Fire Chief Alan Frizzle said the
DEP tested the site every two years
while it was used to store fertilizer,
and they never found any
contamination.

After approving the purchase, the
town raised \$5,000 to renovate the
storage building for use as a public
works garage. The mill also will be
used to store the town's road salt
and sand, which currently sits in an
exposed pile across the street, near
the town landing.

Many of the expense articles were
geared toward making the town
government more efficient and pro-
fessional. For example, residents
voted to create a position of admin-
istrative assistant, which would eli-
minate the need for a secretary,
town clerks and planning board
clerk.

They went on to approve an
amendment to the fire department
budget, adding \$3,400 to reinstate
health insurance for the fire chief's
wife. None of the spouses of any
other appointed officials receive
health insurance, so selectmen
decided this year to eliminate the
benefit for Frizzle. But residents
wanted the money put back out of
deference for Frizzle's decades of
service to the town and the support
his wife has shown to the
department.

Voters also increased the public
works budget by nearly \$21,000, to
\$260,000, with the request that the
additional money go toward
paving.

Pilferage of sand by out-
dramatically. I know it still happens on occasion, but Constables Temple
and Ackley have been vigilant in their patrolling of the area and the word
is now out that Bowdoinham's sand pile is not as easy to rip off as it use
to be.

Sagadahoc Mill Demolition: Demolition of the old mill was a hard
decision given that in the beginning the Selectmen and the Sagadahoc
Mill Planning & Development Committee(SMPDC)had high hopes the
mill could be renovated for some rather unique uses for Bowdoinham.
However, when the roof began to collapse in late January 1999 the
Selectmen realized that the building was beyond recovery and had become
extremely hazardous to the public. They instructed me to develop a
demolition plan to be implemented as quickly as possible. The SMPDC
had researched the cost of demolition during 1997 and had quotes ranging
from \$85,000 to \$125,000 – both numbers were impossible given that
there were no budget dollars in the current expense budget to
accommodate the project. However, the previous year's Public Works
Budget (largely because of FEMA Ice Storm 98 Reimbursement money)
had a surplus of \$30,000 which was carried forward to the current budget.
The Selectmen were greatly relieved when a local contractor, Doug
Tourtelotte, stepped up and offered to take on the project for \$25,000 – a
76% savings from the average estimated cost of demolition! To rid the
Town of such a serious hazard without creating an additional burden to
the taxpayer was extremely gratifying.

I would like to thank the volunteer firefighters from the Bowdoinham
Fire Department that assisted the contractor with the burning of the
building debris. Their ability and willingness to perform such a service
saved thousands of dollars in disposal fees. The professional ability of
the department was evident at each burn, as was the volunteer firefighter's
care and concern for the safety of the community.









real, community-centered department, people are talking about sidewalks and trails, the library expansion is exceptional, and our center – our town office – is more efficient, more friendly, and more useful.

Heartfelt thanks go to Fire Chief, Allan Frizzle for his 50 years of dedicated service and encouragement to Jack Tourtleotte, as its new Chief, who will lead the department into the new century.

The Town had the foresight to purchase the old Sagadahoc Mill site last year, and our Public Works Department, with Gordon Frizzle, moved quickly and resourcefully to consolidate its operations there. The Sandlot moved off the waterfront and into a safer more efficient space. Tools, parts, and equipment were consolidated and under cover. Two "new" plowtrucks replaced our old, uninspectable fleet. Unfortunately, the Board had to vote in February to remove the huge, old wooden fertilizer mill. Several sections of roof collapsed, making it unsafe and unsalvageable. There is little question the Town was 5-8 years late with its purchase to save the old mill, but the future value in the site comes from the remaining 20 acres of river front property, our new Public Works development, and the promise of the old mill's office building becoming commercial rental property.

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Respectfull

S/Frank Co