Mill Redevelopment: Reducing Impact - Enhancing Value

Technical Assistance for Brownfields
Natural Resource Considerations

Wetlands, Waterways and Tidelands
Protected Species
Historic and archaeological Resources
Stormwater
Flooding
Energy
Zoning
Wetlands, Waterways and Tidelands

- Any bank, freshwater wetland, coastal wetland, beach, dune, tidal flat, marsh or swamp bordering on the ocean, any estuary, creek, river, stream, pond, lake, or certified vernal pool
- Land under any of the water bodies listed
- Land subject to tidal action, coastal storm flowage, or flooding
Protected Species

- Regulations protect animals and plants that are endangered, threatened or of special concern
Eagle’s nest puts bypass on hold

Disturbing the aerie is prohibited, leaving a long-planned highway project in Wiscasset up in the air.

By Beth Quimby bquimby@mainetoday.com
Staff Writer

An American bald eagle’s nest in Edgecomb has delayed a solution for Wiscasset’s traffic woes that was more than 50 years in the making.

The nest is in a tree in the middle of the proposed path for the Route 1 bypass. It was discovered this summer — after the U.S. Army Corps of Engineers approved the route to carry traffic away from Wiscasset’s Main Street, which becomes dogged in both directions during the tourist season.

Now, the corps has told Maine transportation officials to go back to the drawing board, throwing the future of the long-discussed project into question.

“We need to decide whether or not we should continue on with the process,” said Kat Beaudoin, chief of planning for the Maine Department of Transportation.

The existence of the nest was reported by workers at the MDOT’s maintenance lot in Edgecomb after the corps approved the bypass route, which has been under discussion since 1958.

The maintenance lot is next to the proposed route, and the workers had noticed a bald eagle in the area.

“They said, ‘There is an eagle here. Does anyone know about that?’” said Michael Burns, the MDOT’s manager for the midcoast region.
Historic and Archaeological Resources

• New construction projects or renovations that require state or federal funding, licenses, or permits

• Triggers review by the Massachusetts Historical Commission (MHC)
Indian artifacts found at Mukilteo dock site

*Tribal and state officials say the shell midden won’t necessarily thwart the ferry terminal project in Mukilteo.*

*By Bill Sheets, Herald Writer*

MUKILTEO — The area proposed for a new ferry terminal in Mukilteo is laced with a shell midden containing Indian artifacts, but state and tribal officials say it won’t necessarily pose an obstacle to the project.

The midden contains items such as tools and spear points made from stone and animal teeth and bones, according to a draft environmental document for the ferry project.
Stormwater

• Permits required for discharges to water bodies
• Construction with impact of >1 acres
Flooding

- Understand flood risk: floodsmart.com
- Comply with MA state building code
- Community floodplain regulations
Energy
• Weatherization

• Relatively clean, low-cost fuel

• Alternative energy
Saco finds turbine is a turn for the worse
The city wants the company's former CEO to make amends for the underperforming unit.

By Beth Quimby bquimby@mainetoday.com
Staff Writer

The Saco City Council wants to meet with the head of the company that sold the city a wind turbine before deciding what to do about the broken structure.

The turbine, which cost $207,000, including $77,000 for the installation, went into operation in February 2008. It was supposed to generate 90,000 kilowatt hours -- $12,600 worth -- of electricity annually for 10 years, according to the city's contract with Entegrity Wind Systems of Prince Edward Island. But it never came close.

The turbine produced 16,000 kilowatt hours during its first 18 months, then broke down several months ago.

The council decided Monday night to meet with James Heath, the former chief executive officer of Entegrity, which was declared bankrupt by a Canadian court in October. Heath had offered at one point to buy the turbine back for $130,000.
• Green roofs
Zoning
Former Maine cannery site in Bath up for sale

BATH, Maine — The site of a former seafood cannery on the Kennebec River in Bath is up for sale.

The 5.6-acre property is owned by Bruce Poliquin, an unsuccessful candidate for the Maine Republican Party’s gubernatorial nomination.

The former Stinson Seafood cannery is on the market for $2.5 million.

The Portland Press Herald says the decision means Poliquin has given up on a plan to convert the site into a mixed-use development with condominiums, a restaurant, shops and a marina.

But the city of Bath refused to rezone the area to accommodate Poliquin’s proposed development.

The vacant cannery building was destroyed by a May 2006 arson fire.
Low-Impact Reuse
Cottonmill Mushroom Farms
Former Park Dale Cotton Mill
Landis, NC
• 500 pounds per week of oyster and shitake mushrooms

• Grown using sawdust, straw and plastic bags
Adventure Sports
Moran Power Plant
Burlington, VT
• Prototype in Kinlochleven, Scottish Highlands
• Developed by Ice Factor®
• Former aluminum smelter
• Climbing walls, rink, gym, high wire adventure

• Up to 138,000 visits annually
Hydroponic Farming

Village Farms, Buffalo, NY

- Former electrical substation next to steel mill and tank farm
• Tomato production on 18-acre facility
Battlefront Paintball
Hubbard, Ohio
• Site of gunpowder mill built in the 1800s

• Explosion in 1954, buildings left in ruins

• Constructed in 2005
Art and Film Studios

Battersea Power Station, London, England

- Aliens
- Children of Men
- Dark Night
- Full Metal Jacket
Park and Museum
Mills District
Minneapolis, MN
• Former flour mill remains preserved in waterfront park

• “World’s largest flour mill” preserved for museum
Closing

Understand challenges early.

- Natural resource assessment
- Cultural and archaeological Evaluation
- Zoning requirements
- Flood risk
- Energy efficiency

Meet with regulators. Engage the community.

Seek creative solutions to turn reduce impact and add value.