

Mill Redevelopment: Reducing Impact - Enhancing Value



New Jersey Institute of Technology
THE EDGE IN KNOWLEDGE

Technical Assistance for Brownfields









Natural Resource Considerations



Wetlands
Protected Species
Stormwater
Flooding
Energy
Zoning



Wetlands

- The area within 75 feet of a great pond, river, stream or brook or the upland edge of a coastal wetland or freshwater wetland.
- Dredging; bulldozing; removing or displacing soil, sand, vegetation or other materials; draining or dewatering; filling; or any construction, repair or alteration of any permanent structure.

*Maine Natural Resources
Protection Act*





Protected Species

- 61 listed threatened or endangered animals in Maine

*Maine Department of
Inland Fisheries and
Wildlife*

- ~350 Rare plants

*Maine Natural Areas
Program*



Scribner's Mill

Harrison, ME





Dave Menke - USFWS



71°

Sunny
RealFeel® 79°
High: 74° | Low: 51°
High Tide: 8:01PM
Low Tide: 1:41PM

The Portland Press Herald

Thursday, May 31, 2012

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Maine Yellow Pages

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December 2, 2010

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 Edgcomb has derailed 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 clogged 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 Edgcomb 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.

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Stormwater

- Permits required for discharges to water bodies
- For construction project that:
 1. Disturb ≥ 1 acres and drain to an impaired waterbody
 2. Disturb ≥ 3 acres in any watershed



Flooding

- Understand flood risk: floodsmart.com
- Acquire Insurance
- Comply with community floodplain regulations



www.maine-memory.net/item/20498
© Pejepscot Historical Society







Zoning



Former Maine cannery site in Bath up for sale

The Associated Press

Posted Sept. 29, 2010, at 8:52 a.m.



Recommend

0

Pin it

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.





Energy





Whitin Mill
Whitinsville, MA



Saco Island
Saco, ME



60°

Sunny
RealFeel® 57°
High: 69° | Low: 53°
High Tide: 5:19AM
Low Tide: 11:08PM

Maine Sunday Telegram

Sunday, June 10, 2012



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July 21, 2010

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 Entegri 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 Entegri, which was declared bankrupt by a Canadian court in October. Heath had offered at one point to buy the turbine back for \$130,000.



The wind turbine at the Saco Transportation Center has not generated the amount of electricity the city was promised during the unit's first 18 months of operation, and now it

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Vegetation

Growing Medium

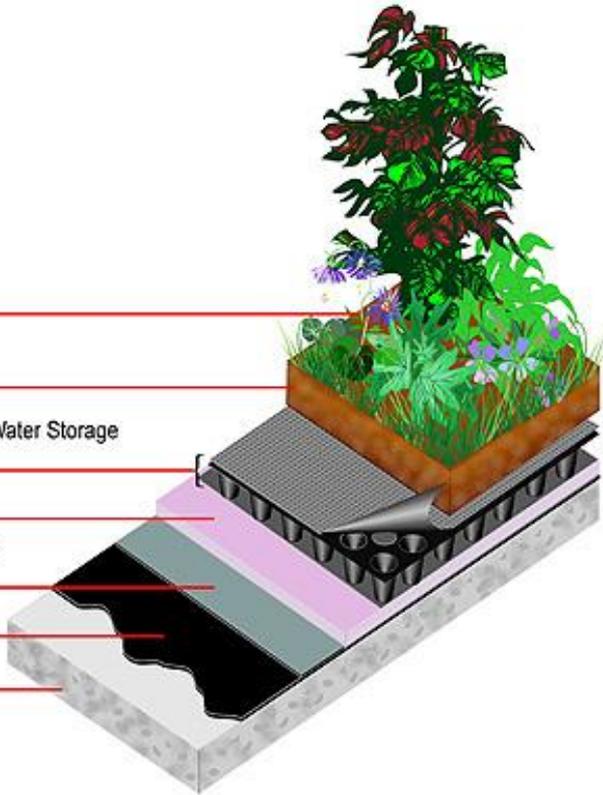
Drainage, Aeration, Water Storage
and Root Barrier

Insulation

Membrane Protection
and Root Barrier

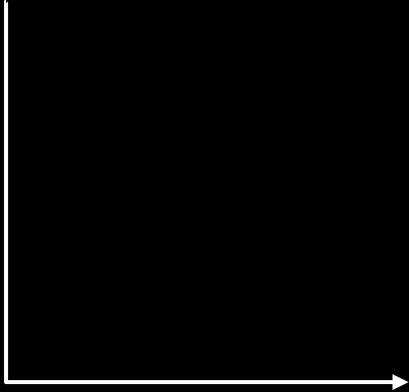
Roofing Membrane

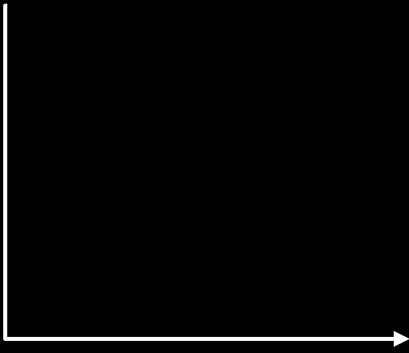
Structural Support

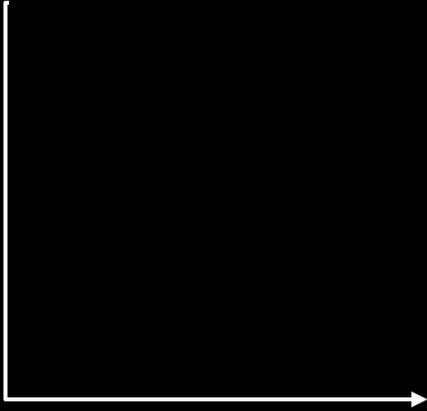


- Green roofs

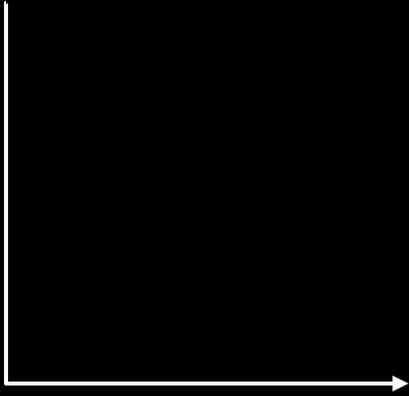


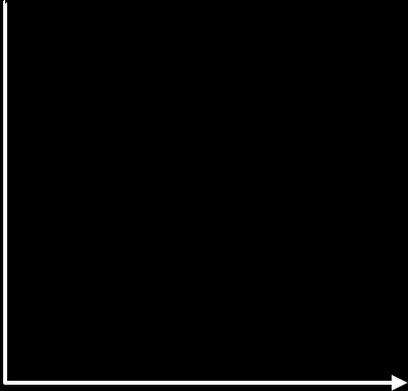












Low-Impact Reuse



Cottonmill Mushroom Farms

Former Park Dale Cotton Mill

Landis, NC

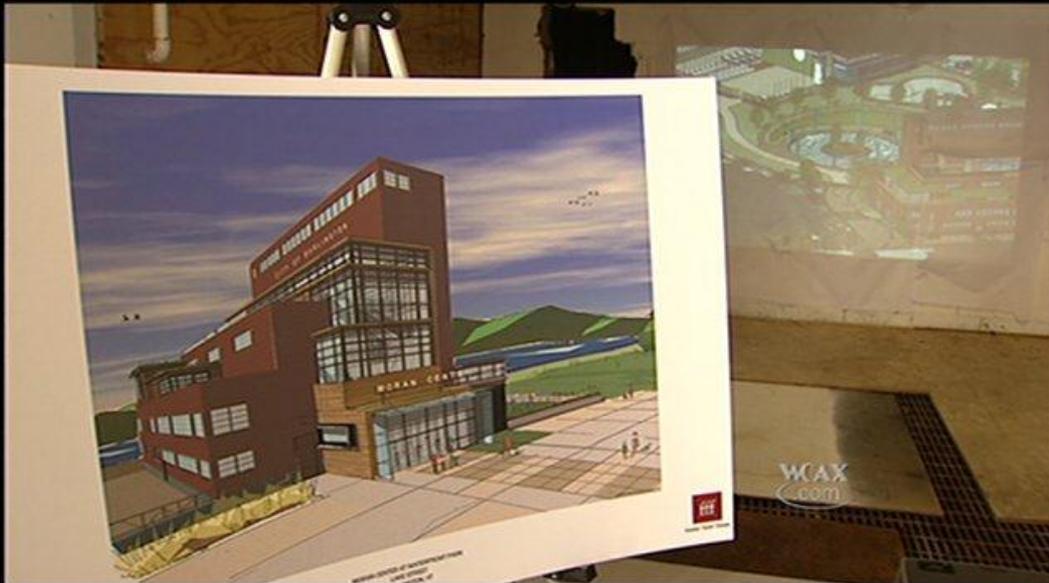


- 500 pounds per week of oyster and shitake mushrooms
- Grown using sawdust, straw and plastic bags



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



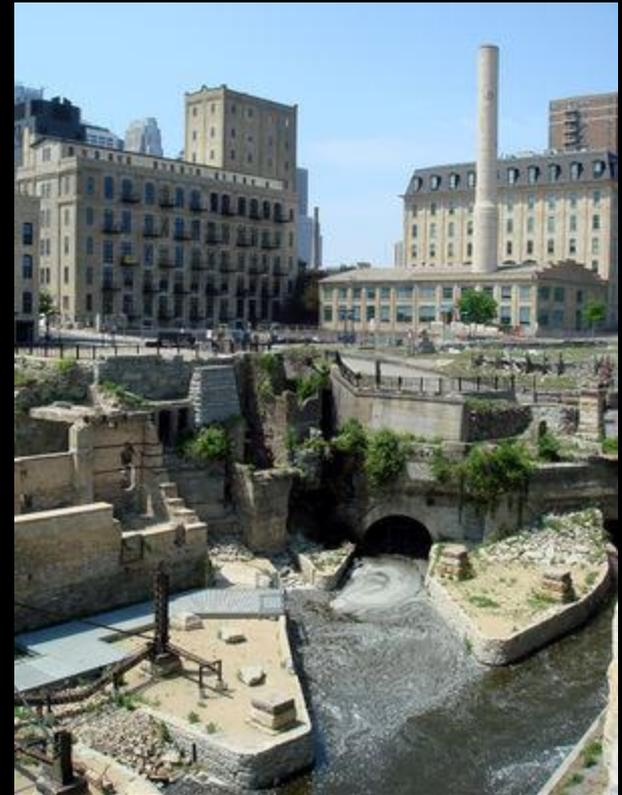
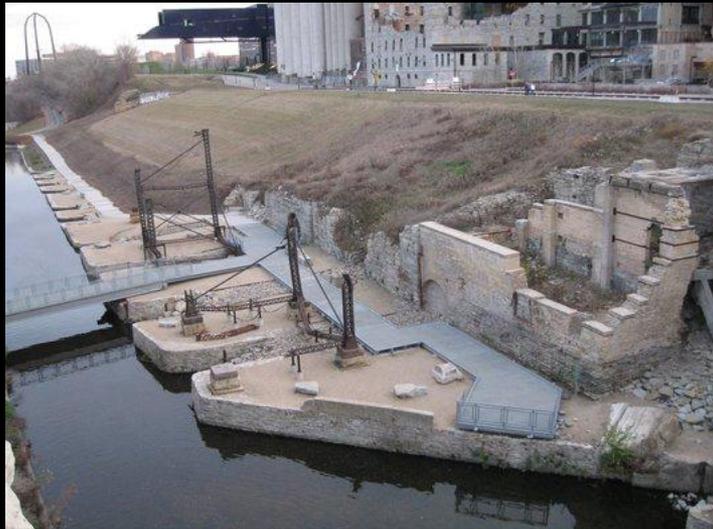
Park and Museum

Mills District

Minneapolis, MN



- Former flour mill remains preserved in waterfront park
- “World’s largest flour mill” preserved for museum







Art and Film Studios

Battersea Power Station, London, England

- *Aliens*
- *Children of Men*
- *Dark Night*
- *Full Metal Jacket*



Emscher Park

Ruhr Valley, Germany





“You should not miss the acres of jaw dropping mega-structures playfully incorporating museums, shops, offices, artists studios, restaurants and a swimming pool. Guided tours are offered through the mining operations by the men who used to work them.”



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 reduce impact and add value.