

# Mill Redevelopment: Reducing Impact - Enhancing Value



New Jersey Institute of Technology  
**THE EDGE IN KNOWLEDGE**

Technical Assistance for Brownfields

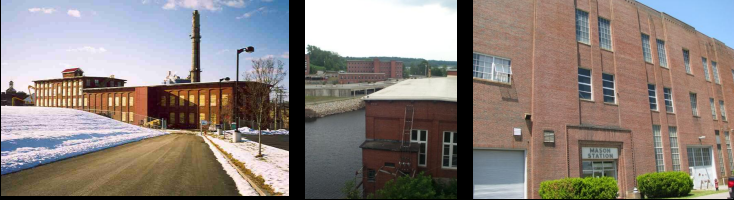








# Natural Resource Considerations



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

*MA Department of  
Environmental  
Protection*







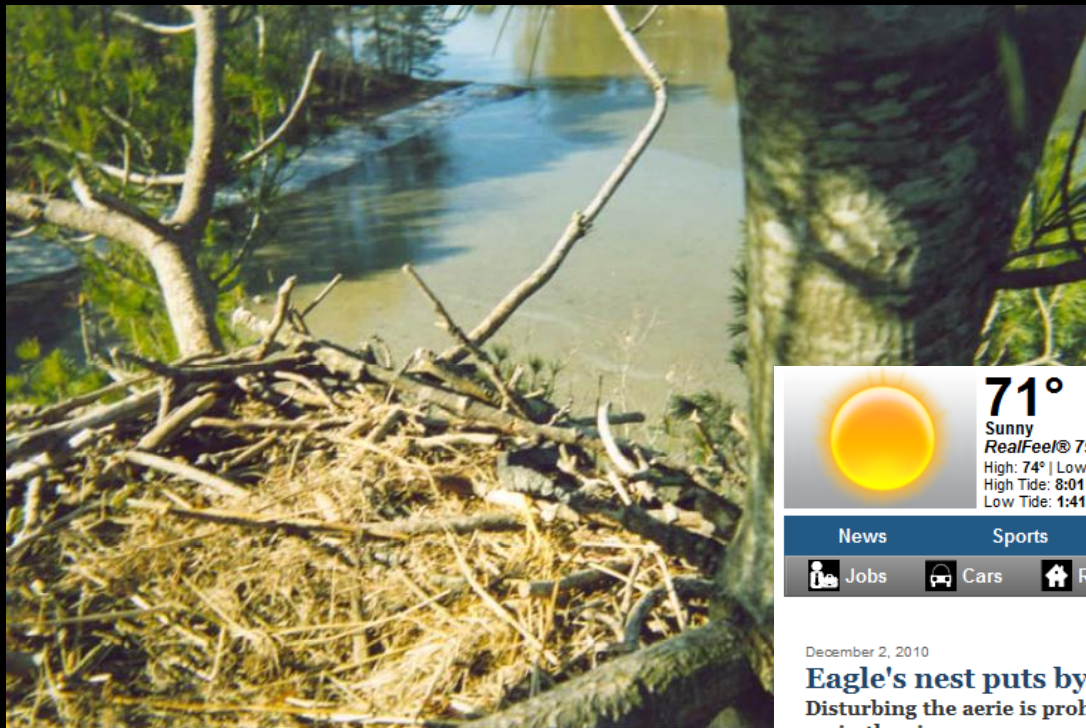
# Protected Species

- Regulations protect animals and plants that are endangered, threatened or of special concern

*MA Natural Heritage  
& Endangered  
Species Program*







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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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](mailto:bquimby@mainetoday.com)

Staff Writer

An American bald eagle's nest in Edgecomb 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 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)





EVERETT, WASHINGTON

69°

Fair

High: 69° Low: 56°

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Published: Friday, March 23, 2012, 12:01 a.m.

## 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.

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is now accepting applications for the

# Stormwater

- Permits required for discharges to water bodies
- Construction with impact of  $\geq 1$  acres





# Flooding

- Understand flood risk: [floodsmart.com](http://floodsmart.com)
- Comply with MA state building code
- Community floodplain regulations



[www.maine-memory.net/item/20498](http://www.maine-memory.net/item/20498)  
© Pejepscot Historical Society









# Energy

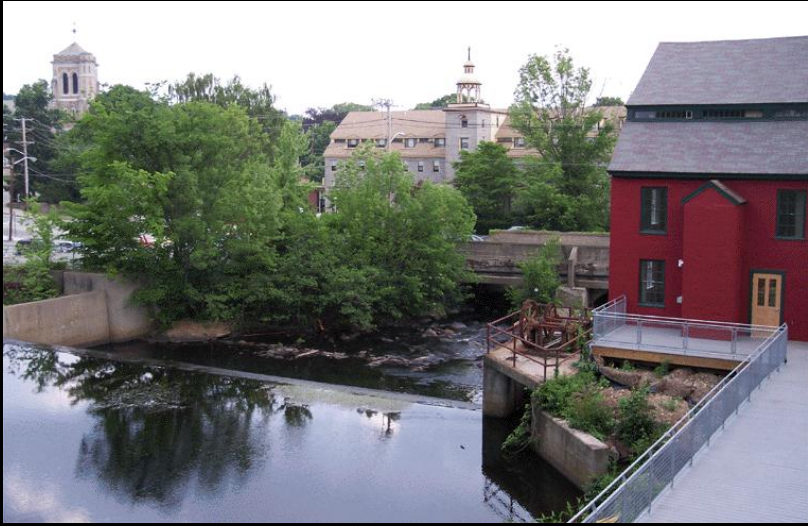




- Weatherization
- Relatively clean, low-cost fuel
- Alternative energy







**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](mailto: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

[click image to enlarge](#)

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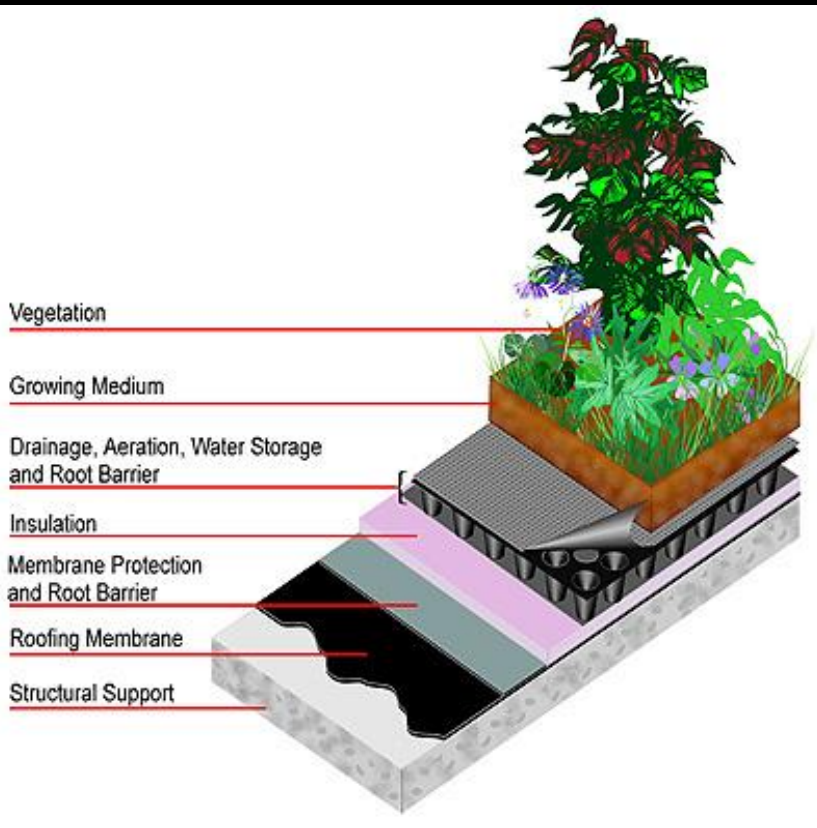
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**shaw's**



- Green roofs



# Zoning



# Former Maine cannery site in Bath up for sale

The Associated Press

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



Recommend

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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.

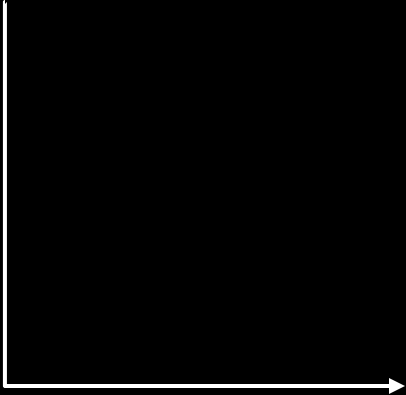




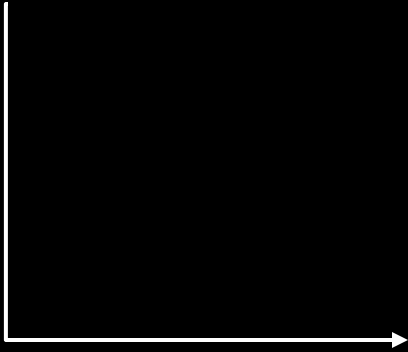


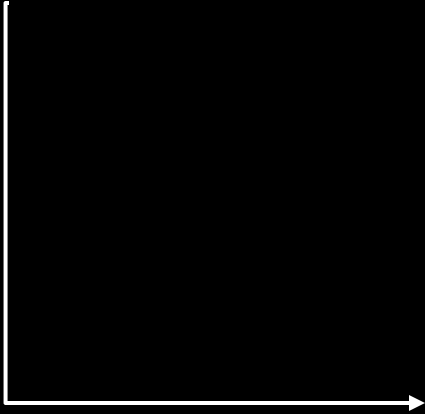


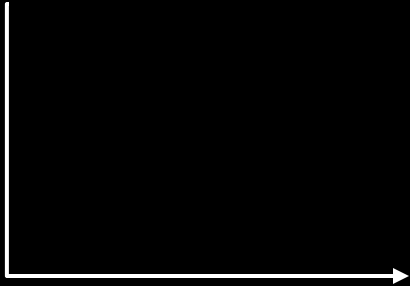




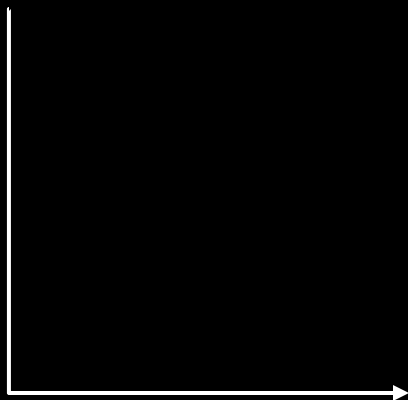


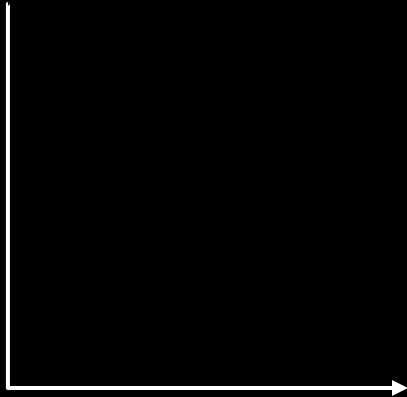












# Low-Impact Reuse





# Cottonmill Mushroom Farms

Former Park Dale Cotton Mill  
Landis, NC

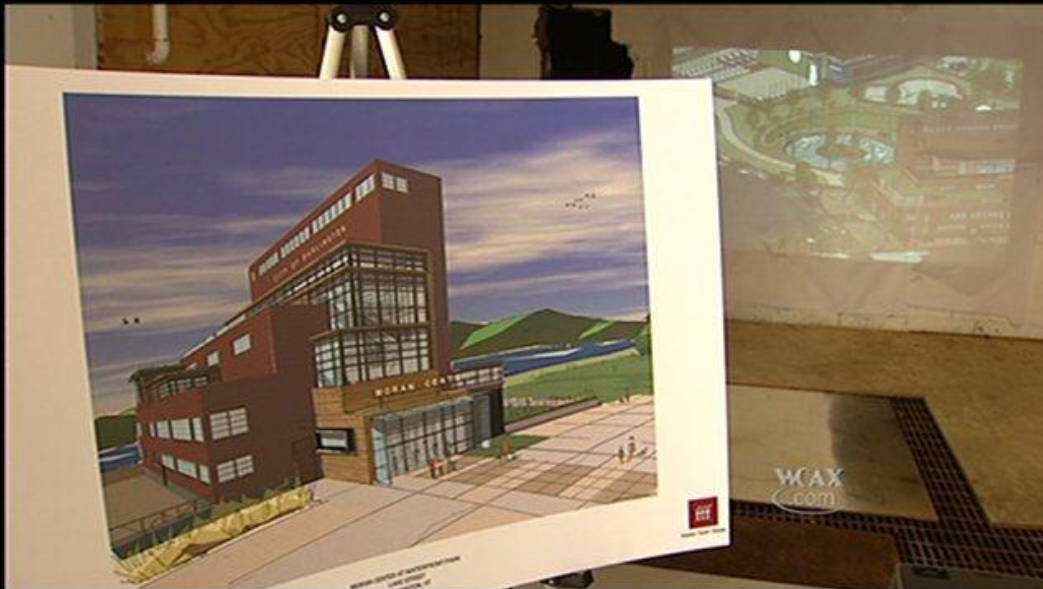


- 500 pounds per week of oyster and shitake mushrooms
- Grown using sawdust, straw and plastic bags



# 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

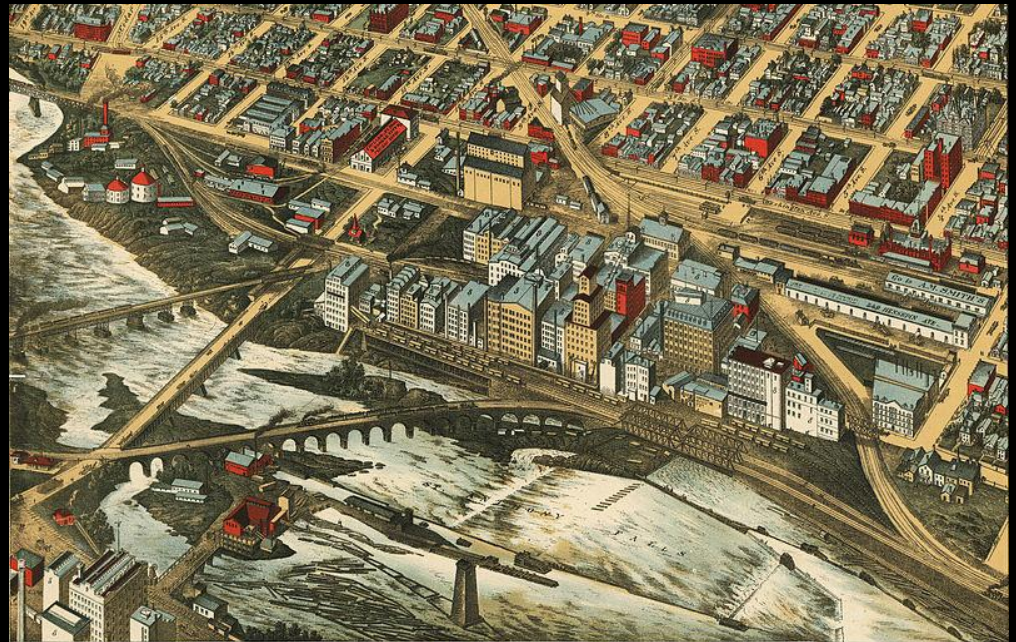
- *Aliens*
- *Children of Men*
- *Dark Night*
- *Full Metal Jacket*



# Park and Museum

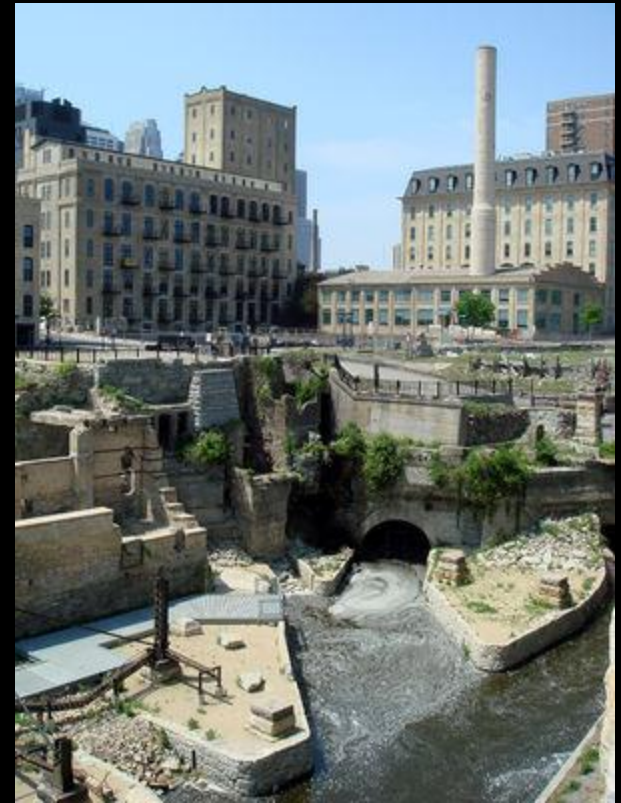
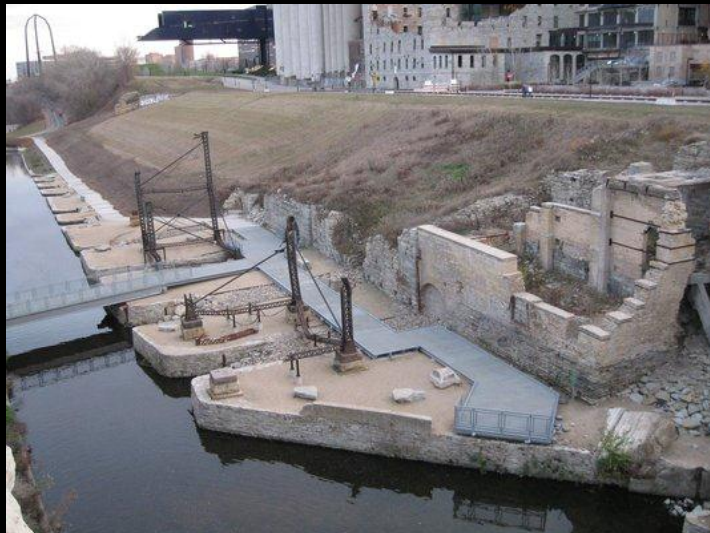
## Mills District

### Minneapolis, MN



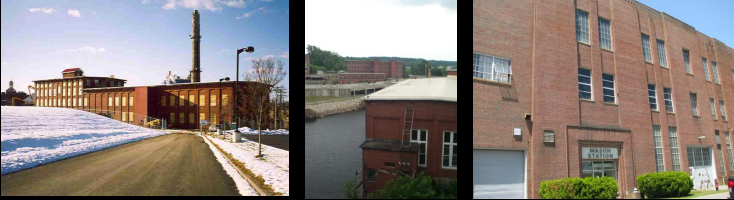


- Former flour mill remains preserved in waterfront park
- “World’s largest flour mill” preserved for museum





# 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.