

**City Council Workshop & Meeting
Agenda
March 21, 2022
Auburn Hall, Council Chambers**

5:30 P.M. Joint School Committee & City Council Workshop

- A. Joint City/School CIP Presentation – Dr. Connie Brown and Phil Crowell (15 minutes)

5:45 P.M. City Council Workshop

- B. Forestry Board Street Tree Requirements – Dana Staples & Dave Griswold (15 minutes)
- C. Tri County Mental Health – Jennifer Edwards & Glen Holmes (20 minutes)
- D. Proposed Charter Amendments – Phil Crowell (10 minutes)
- E. Executive session – Economic development (Lewiston), pursuant to 1 M.R.S.A. Sec. 405(6)(C)
- F. Executive session – Economic development, pursuant to 1 M.R.S.A. Sec. 405(6)(C) ***with possible action to follow under New Business***

7:00 P.M. City Council Meeting - Roll call votes will begin with Councilor Gerry

Pledge of Allegiance

- I. **Consent Items** - All items with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.
 - 1. **Order 40-03212022***
Appointing David Griswold to the Sustainability and Natural Resource Management Board with a term expiration of April 1, 2025.
 - 2. **Order 41-03212022***
Appointing Ralph Harder to the Sustainability and Natural Resource Management Board with a term expiration of April 1, 2024.
 - 3. **Order 42-03212022***
Appointing William Sylvester to the Sustainability and Natural Resource Management Board with a term expiration of April 1, 2024.

4. **Order 43-03212022***
Appointing Jane Costlow to the Sustainability and Natural Resource Management Board with a term expiration of April 1, 2023.
5. **Order 44-03212022***
Re-appointing Karen Scammon as the City Assessor with a term expiration of January 31, 2023.
- II. **Minutes** – March 7, 2022 Regular Council Meeting
- III. **Communications, Presentations and Recognitions**
 - Sports Facilities Management Study
 - Council Communications (about and to the community)
- IV. **Open Session** – *Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda.*
- V. **Unfinished Business**
 1. **Ordinance 08-03072022**
Amending the Zoning Map and Adjusting Article XII, Division 4, Sec. 60-951 Lake Auburn Watershed Overlay District Map. Second reading.
 2. **Ordinance 09-03072022**
Approving an amendment to the Zoning Map (Washington Street/Minot Avenue area) from General Business and Industrial to Formed Based Code Downtown Traditional Center T-5.1. Second reading.
 3. **Ordinance 10-03072022**
Amending Chapter 60, Article XII, Division 2, Section 60-1070, Submission requirements (phosphorus standards). Second reading.
 4. **Order 34-03072022**
Authorizing loans of up to \$1,298,488 through the State School Revolving Renovation Fund. Public hearing and second reading. ***Passage requires an affirmative vote of five Councilors.***
- VI. **New Business**
 1. **Ordinance 11-03212022**
Zoning Amendment Court Street/City Core of Urban Residential Area; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas (T-4.2). First Reading.
 2. **Ordinance 12-03212022**
Amending the Code of Ordinance, Sec. 2-255. Appointment; term (of the Assessor). Public hearing and first reading.

3. Order 45-03212022

Allocating \$50,000 of ARPA (American Rescue Plan Act) funds to provide assistance to non-profit organizations who offer outdoor recreational activities and have been negatively impacted by the Covid-19 pandemic.

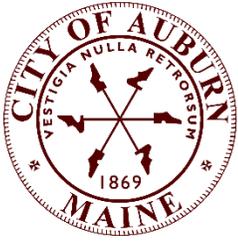
VII. Open Session - *Members of the public are invited to speak to the Council about any issue directly related to City business or any item that does not appear on the agenda*

VIII. Reports (from sub-committees to Council)

- a. Mayor's Report
- b. City Councilors' Reports
- c. City Manager Report
- d. Jill Eastman, Finance Director – February 2022 Final Monthly Report

IX. Executive Session - None

X. Adjournment



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Author: Sue Clements-Dallaire, City Clerk

Subject: City and School CIP Presentation

Information: Superintendent, Dr. Connie Brown and City Manager, Phil Crowell will present the CIP (Capital Improvement Program) to the City Council.

City Budgetary Impacts: To be determined

Staff Recommended Action: Presentation and discussion

Previous Meetings and History: Annually as outlined in the City Charter.

City Manager Comments:

Phillip Crowell Jr.

I concur with the recommendation. Signature:

Attachments: N/A



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Author: Brian Wood on behalf of City Councilor Dana Staples

Subject: Forestry Board and Tree Requirements Update

Information: The Forestry and Tree Requirements committee has requested to provide an update to City Council per their charge.

City Budgetary Impacts: N/A

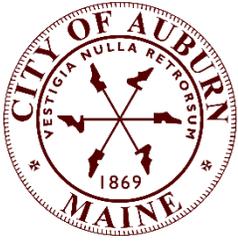
Staff Recommended Action: Presentation and discussion

Previous Meetings and History: N/A

City Manager Comments: N/A

I concur with the recommendation. Signature:

Attachments: N/A



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: 3/21/2022

Author: Jennifer Edwards, Public Health Manager

Subject: Project Support You - Co-responder program for Auburn

Information: Please see attached PowerPoint which outlines the Project Support You Auburn program being proposed by Public Health along with supporting data showing the need for this program. The program will address the needs of community members experiencing homelessness and housing instability, poor mental health, substance use disorders, and instability while supporting our first responders who are currently on the front lines encountering these complex issues in our community every day.

City Budgetary Impacts: None

Staff Recommended Action: To approve \$300,000 in ARPA funds for a two-year pilot program that will provide direct services to improve our response to community needs while collecting data to secure future funding for longer term program sustainability.

Previous Meetings and History: None

City Manager Comments:

I concur with the recommendation.

Signature:

Attachments:

PSY Co-Responder Program

Public Health



Project Support You - Auburn

We are here to request a total of \$300,000 in ARPA funds for a two-year pilot of "Project Support You - Auburn," (PSY Auburn)

The program design is based on best practices from other programs used nationally to better meet the needs of individuals struggling with homelessness, mental illness, substance misuse, and access to care while reducing the number of calls for service our police and paramedic teams respond to from frequent system utilizers through diversion to longer term, sustainable, and appropriate support services.



Program Description

PSY is a “boots on the ground” service that would employ a TCMHS employee to be shared between AFD and APD to respond **with** our first responder teams in real time.

The PSY worker will follow-up on needs identified by AFD and APD that would benefit individuals utilizing services and in need of community supports.



Maine Shared CHNA

The Maine Shared Community Health Needs Assessment (MSCHNA) report data for 2021 have been compiled, and the data on the state's interactive portal is now available.

The interactive portal can be accessed here:

<https://www.maine.gov/dhhs/mecdc/phdata/MaineCHNA/maine-interactive-health-data.shtml>



Social Determinants of Health

| Indicator | Androscoggin | Maine |
|---|-------------------------------------|--------------------|
| Individuals living in poverty | 2015-2019 11.8% | 2019 10.9% |
| Children living in poverty | 2019 15.3% | 2019 13.8% |
| Median household income | 2015-2019 \$53,509 | 2019 \$58,924 |
| Households that spend more than 50% of income towards housing | 2015-2019 10.9% | 2015-2019 12.0% |



Source: Maine Interactive Health Data: [Maine Interactive Health Data](#) | [MeCDC](#) | [Maine DHHS](#), accessed 2/1/2022

Social Determinants of Health

| Indicator | Androscoggin | Maine |
|---|-----------------------------|---------------|
| Housing insecure (high school students) | 2019 4.4% | 2019 3.3% |
| Adverse childhood experiences (high school students reporting at least four out of nine ACEs) | 2019 22.5% | 2019 21.3% |
| Children eligible for free or reduced lunch | 2021 60.9% | 2021 38.2% |



Source: Maine Interactive Health Data: [Maine Interactive Health Data](#) | [MeCDC](#) | [Maine DHHS](#), accessed 2/1/2022

Mental Health

| Indicator | Androscoggin | Maine |
|---------------------------------------|----------------------------------|------------------|
| Depression, current symptoms (adults) | 2015-2017 11.2% | 2017 9.6% |
| Anxiety, lifetime | 2015-2017 26.3% | 2017 21.8% |
| Ratio of population to psychiatrists | 2019 19,079.0 | 2019 12,985.0 |



Source: Maine Interactive Health Data: [Maine Interactive Health Data](#) | [MeCDC](#) | [Maine DHHS](#), accessed 2/1/2022

Mental Health - Youth

| Indicator | Androscoggin | Maine |
|--|-----------------------------|---------------|
| Sad/hopeless for two weeks in a row (high school students) | 2019 34.1% | 2019 32.1% |
| Seriously considered suicide (high school students) | 2019 18.7% | 2019 16.4% |



Source: Maine Interactive Health Data: [Maine Interactive Health Data](#) | [MeCDC](#) | [Maine DHHS](#), accessed 2/1/2022

Outcomes – Mental Health

| Indicator | Androscoggin | Maine |
|---|----------------------------------|---------------|
| Mental health emergency department rate per 10,000 population | 2016-2018 278.8 | 2018 170.6 |
| Suicide deaths per 100,000 population | 2015-2019 18.9 | 2019 19.4 |



Source: Maine Interactive Health Data: [Maine Interactive Health Data](#) | [MeCDC](#) | [Maine DHHS](#), accessed 2/1/2022

Substance Use

| Indicator | Androscoggin | Maine |
|--|---------------------------------|---------------|
| Chronic heavy drinking (adults) | 2015-2017 6.5% | 2017 8.9% |
| Past-30-day alcohol use (high school students) | 2019 18.2% | 2019 22.9% |
| Binge drinking (high school students) | 2019 6.2% | 2019 8.2% |
| Past-30-day marijuana use (adults) | 2017 15.9% | 2017 16.3% |
| Past-30-day marijuana use (high school students) | 2019 21.5% | 2019 22.1% |



Source: Maine Interactive Health Data: [Maine Interactive Health Data](#) | [MeCDC](#) | [Maine DHHS](#), accessed 2/1/2022

Substance Use

| Indicator | Androscoggin | Maine |
|---|----------------------------|--------------|
| Past-30-day misuse of prescription drugs (high school students) | 2019 5.5% | 2019 5.0% |
| Past-30-day misuse of prescription drugs (middle school students) | 2019 4.1% | 2019 3.0% |



Source: Maine Interactive Health Data: [Maine Interactive Health Data](#) | [MeCDC](#) | [Maine DHHS](#), accessed 2/1/2022

Outcomes - Substance Use

| Indicator | Androscoggin | Maine |
|---|---------------------------------|--------------|
| Drug-induced deaths per 100,000 population | 2015-2019 28.4 | 2019 31.3 |
| Alcohol-induced deaths per 100,000 population | 2016 20.1 | 2019 11.3 |
| Overdose deaths per 100,000 population | 2020 47.9 | 2020 37.3 |



Source: Maine Interactive Health Data: [Maine Interactive Health Data](#) | [MeCDC](#) | [Maine DHHS](#), accessed 2/1/2022

Outcomes - Substance Use

| Indicator | Androscoggin | Maine |
|--|--------------------------------|--------------|
| "Overdose emergency medical service responses per 10,000 population" | 2020 108.1 | 2020 76.7 |
| "Opiate poisoning emergency department rate per 10,000 population" | 2016-2018 9.7 | 2018 8.6 |
| "Opiate poisoning hospitalizations per 10,000 population (ICD-10)" | 2016-2018 1.5 | 2018 1.2 |



Source: Maine Interactive Health Data: [Maine Interactive Health Data](#) | [MeCDC](#) | [Maine DHHS](#), accessed 2/1/2022

Fatal Overdoses in Androscoggin County

| | |
|-------------|-----|
| 2009 | 17 |
| 2010 | 15 |
| 2011 | 12 |
| 2012 | 17 |
| 2013 | 14 |
| 2014 | 27 |
| 2015 | 27 |
| 2016 | 35 |
| 2017 | 24 |
| 2018 | 34 |
| 2019 | 33 |
| 2020 | 52 |
| 2021 | 68* |

2009 - Q1 2021

| | |
|----------------------------------|-------|
| Percent of population | 8.06% |
| % of total fatal overdoses | 9.34% |
| Total incidents per 1,000 people | 2.89 |

2009 - Q1 2021 by age group

| | |
|-------|--------|
| 0-20 | 2.13% |
| 21-30 | 15.85% |
| 31-40 | 26.83% |
| 41-50 | 26.22% |
| 51-60 | 22.26% |
| 60+ | 6.71% |

*Notes: 2021 total only includes data through November, and contains both suspected and confirmed overdoses. The data is still being confirmed through toxicology.

Data from Maine Drug Data Hub: www.mainedrugdata.org was provided by Daniel Soucier Ph.D., Research Associate at the Margaret Chase Smith Policy Center at the request of Catherine Ryder, CEO at TCMHS.



Housing insecure youth

For the 2021-2022 school year, as of February 6, 2022, Auburn School Department's McKinney-Vento liaison had identified **58 confirmed students eligible for McKinney-Vento services** and another 22 students that were yet to be confirmed eligible.

The McKinney-Vento Act under federal law ensures homeless youth have access to educational stability and offers resource assistance such as transportation to and from school.

Chief Chase

“Our role as an EMS organization is not only to respond to medical emergencies, but to participate in the overall improvement of the health of our community. Substance use disorders and overdose deaths are quickly become the paramount public health issue. As an organization, and as a City, we need to find additional ways to address this growing public health crisis. This includes dedicating staff and resources with the specialized training needed to support those struggling with substance use disorders.”

Robert Chase

Fire Chief, City of Auburn



2020 Operational Impacts: Auburn Fire Department High System Users

Operational Impacts of Auburn Fire Department High System Users

| Address | Total Responses | Transports | Time in Hours Dedicated to Specific Patient* | Ambulance Mileage Incurred* | Notes |
|---------------------|-----------------|------------|--|-----------------------------|-----------------------------------|
| CASE 1 | 34 | 30 | 19.6 | 128 | Repeat indication of ETOH use |
| CASE 2 | 29 | 28 | 14.2 | 103 | Repeat Non-Emergent Complaints |
| CASE 3 | 29 | 27 | 17.5 | 95 | Repeat Requests for Detox via EMS |
| CASE 4 | 20 | 20 | 12.3 | 76 | Repeat Behavioral Health Requests |
| CASE 5 | 16 | 0 | 5.1 | X | Repeat Requests for Lift Assists |
| CASE 6 | 16 | 10 | 5.3 | 41 | Repeat Tox/Behavioral Health |
| Total Impact | 144 | 115 | 74 | 443 | |

*Approximate Values



2020 data provided by Chief Chase on 11/3/2021 to Jennifer Edwards

2020 AFD Runs by Provider Impression – CFS that may benefit from PSY

| Situation Provider Primary Impression (eSituation.11) | Number of Runs | Percent of Total Runs |
|--|-------------------|-----------------------|
| Adult - No findings or Complaints (Z00.00) | 274 | 35.63% |
| Behavioral - Psychiatric Episode (R45.89) | 131 | 17.04% |
| Behavioral - Anxiety (F41.1) | 91 | 11.83% |
| Tox - Alcohol use - with intoxication (F10.92) | 87 | 11.31% |
| Tox - Overdose/Drug Ingestion (Non Opioid) (itICD.047) | 36 | 4.68% |
| Tox - Opioid use - with Coma (F11.92) | 35 | 4.55% |
| Child - No findings or Complaints (Z00.129) | 31 | 4.03% |
| Behavioral - Suicide attempt (T14.91) | 28 | 3.64% |
| Tox - Alcohol use (F10.9) | 19 | 2.47% |
| Tox - Alcohol Use - withdrawal (F10.239) | 16 | 2.08% |
| Tox - Opioid use - without Coma (F11.9) | 10 | 1.30% |
| Behavioral - Excited Delirium (R41.0) | 4 | 0.52% |
| Tox - Cannabis use (F12.9) | 3 | 0.39% |
| Tox - Psychoactive substance related disorders (F19) | 1 | 0.13% |
| Tox - Psychoactive substance use (F19.9) | 1 | 0.13% |
| Tox - Stimulant related disorder (F15) | 1 | 0.13% |
| Tox - Tricyclic antidepressants Overdose (T43.014) | 1 | 0.13% |
| | Total: 769 | Total: 100.00% |



Chief Moen

“Our substance abuse disorder rates are growing. APD is responding to more and more overdose incidents. Dedicated staff to address this growing epidemic is vital to the safety of our City.”

Jason D. Moen

Chief of Police, Auburn Police Department



APD Data

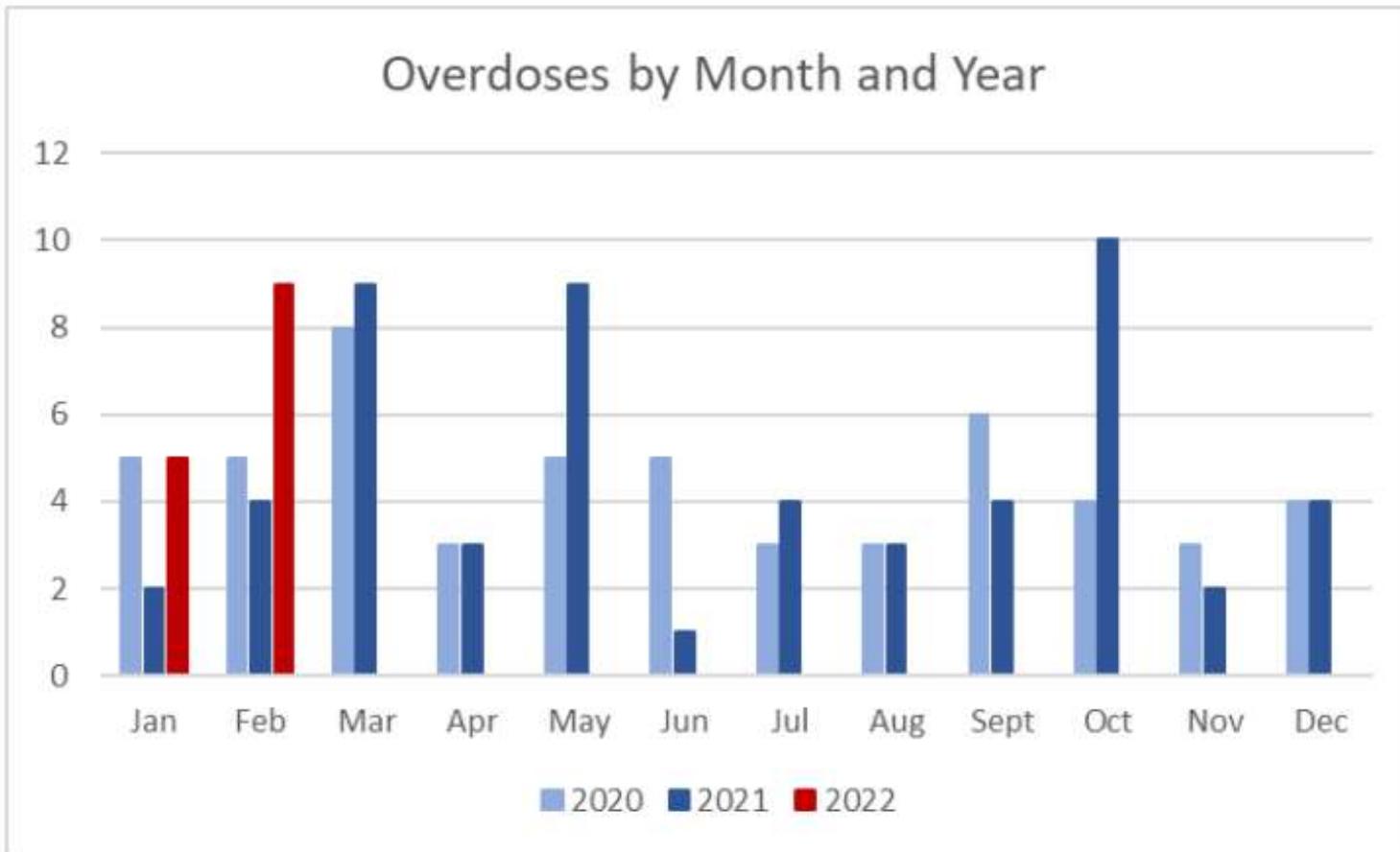
| Year | POL-PCF Medical/Mental | Psychiatric Problem | Psychiatric Problem - Alpha Ov | Total |
|--------------|------------------------|---------------------|--------------------------------|-------------|
| ⊕ 2017 | 60 | 17 | 5 | 82 |
| ⊕ 2018 | 485 | 132 | 20 | 637 |
| ⊕ 2019 | 553 | 115 | | 668 |
| ⊕ 2020 | 474 | 141 | | 615 |
| ⊖ 2021 | 364 | 146 | | 510 |
| January | 28 | 14 | | 42 |
| February | 22 | 11 | | 33 |
| March | 38 | 15 | | 53 |
| April | 26 | 13 | | 39 |
| May | 38 | 7 | | 45 |
| June | 38 | 18 | | 56 |
| July | 37 | 16 | | 53 |
| August | 43 | 12 | | 55 |
| September | 38 | 17 | | 55 |
| October | 55 | 23 | | 78 |
| November | 1 | | | 1 |
| Total | 1936 | 551 | 25 | 2512 |

APD OD Data: 2020-2021

In 2021, Auburn PD responded to 55 overdoses at 51 calls for service; there were 54 overdoses in 2020.

- Seven of these 55 overdoses are known to have resulted in a death.
- 28 doses of Narcan were administered directly by Auburn PD to 24 victims at 22 calls for service.

Feb. 2022 APD Data



Count of Overdoses, by month and year

Source: APD Overdose Report – February 2022, provided by Lt. Harrington of APD



Currently...

- APD officers have been carrying Narcan since 2018
- APD's participation in Androscoggin County's Drug Take Back days dates back to 2010.
- The med drop box offers a safe place to drop off unused medications in the Auburn police department lobby, which can help prevent prescription drug misuse

Homelessness Crisis Protocol

This program would also come at a critical time for APD, as they work to comply with the new Homelessness Crisis Protocol provided by the Attorney General to meet requirements of 17-A M.R.S. §18 [PL 2021, c. 393, §1].

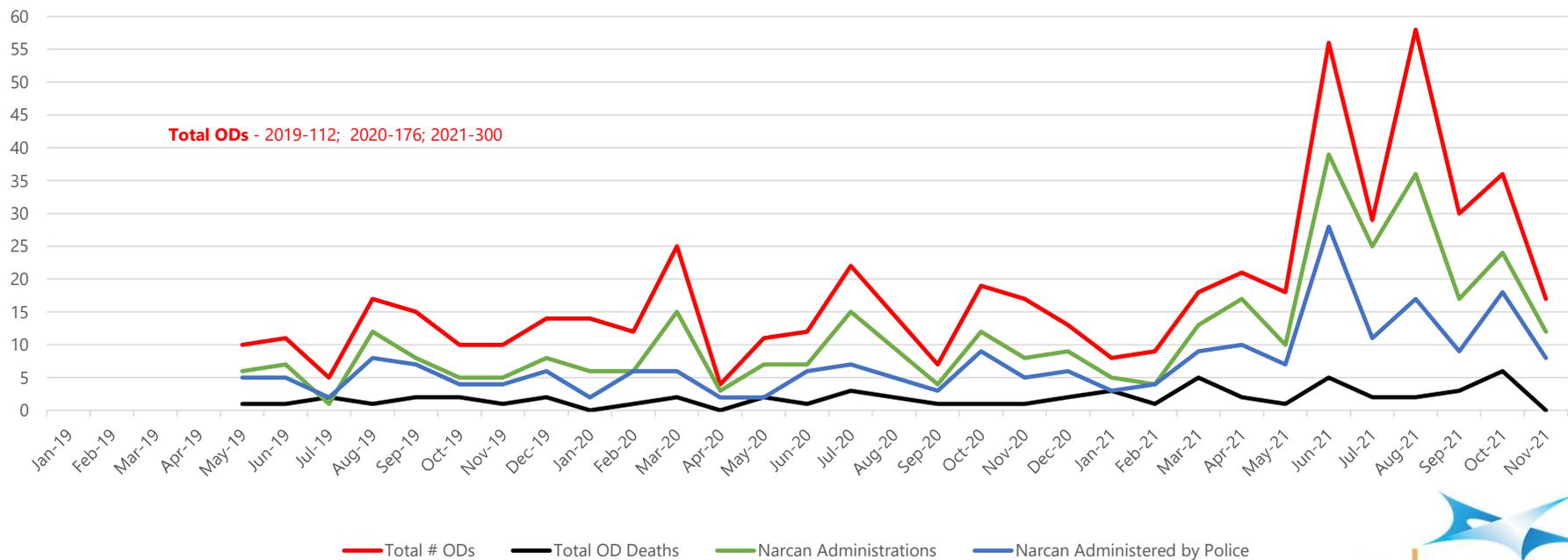
Our officers regularly respond to calls from community members concerned about unhoused individuals in our community, living on the streets, tenting on private or public property, and looking for a place to stay warm during the cold winter months when the limited shelters available in Lewiston and Auburn are full.

Link to statute: [Title 17-A, §18: Homelessness crisis protocol \(mainelegislature.org\)](https://www.mainelegislature.org/legis/statutes/17-A/17-A018.html)



TCMHS Options/PSY Data

OPTIONS/PSY Overdose Report
2019-2021



PSY success in Lewiston

Since 2018, the Lewiston Police Department has successfully employed this model – embedding mental health professionals from Tri-County Mental Health Services (TCMHS) within the police department to respond with and follow-up on needs in the community.

PSY-Auburn would be customized to meet the needs of Auburn, with a TCMHS PSY worker being shared between the Auburn Police Department and the Auburn Fire Department and working in close collaboration with the Public Health Manager. The PSY worker would remain an employee of TCMHS, and thus the program would also benefit from all the resources and programming of TCMHS. 

Serving those who served...

According to SAMHSA's 2019 National Survey on Drug Use and Health in Veteran Adults:

- 3.9 Million (adult) Veterans had a mental illness and/or a substance use disorder (SUD), up 6.5% over 2018
- Of these, 2.3% (481K) struggled with both
- 1 in 4 struggled with illicit drug use
- 4 in 5 struggled with alcohol use
- 1 in 13 struggled with both
- Of those struggling with a mental illness, SAMHSA reported 1 in 4 had a severe mental illness.

Data Source: 2019 National Survey on Drug Use and Health: Veteran Adults. Published in September 2020 by the Substance Abuse and Mental Health Services Administration, U.S. Department of Health and Human Services, pg. 4. Accessed 3/11/2022:
<https://www.samhsa.gov/data/sites/default/files/reports/rpt31103/2019NSDUH-Veteran/Veterans%202019%20NSDUH.pdf>



Project Support You provides connection.

“Abby is pregnant, homeless, and using heroin daily. As a result of a call from a soup kitchen volunteer, TCMHS staff reach out to Abby to help connect her to medical care and emergency shelter housing. After repeated attempts to get her into residential treatment initially fails, TCMHS staff continue assertive contacts with her over ensuing weeks until Abby successfully agrees to detox treatment.”

Success story provided in Catherine Ryder's support letter for PSY-Auburn.



Project Support You provides hope.

“Mary lived in a family that has experienced intergenerational trauma. She grew up in a home with an alcoholic father and began experimenting with substances in her early teens, leading to serious use as she moves through her teens into her 20s. Estranged from her family, Mary’s substance misuse leads to repeated involvement with law enforcement, homelessness, and interactions with child protective services. In an effort to regain custody of her child, she enters a community program where she receives supports and job training. Despite her best efforts, exacerbated by the trauma experienced due to losing custody of her child, she relapses, becomes homeless again, and is arrested. TCMHS staff intervene to help her to access treatment, healthcare, job training, and housing. With their help, she restarts her path to recovery.”

Success story provided in Catherine Ryder’s support letter for PSY-Auburn.



Treatment works, but it takes resources.

“It is vital to remember, always, that treatment works and recovery is possible. Just as we would not give up hope or fail to help someone with diabetes, cancer or heart disease, the same is true for those who live with mental illness or a substance use disorder. We can and must bring all resources available to bear, and create them when they are not, to help those in need. Every life is worth saving.”

Catherine R. Ryder, LCPC, ACS

Chief Executive Officer, Tri-County Mental Health Services

Quote taken from Catherine Ryder's support letter for PSY-Auburn.



Budget:

| DESCRIPTION: | YEAR 1 | YEAR 2 | TOTAL |
|---|---------------|---------------|--------------|
| Tri-County Mental Health Services 1.4 FTE | 98,000 | 98,000 | 196,000 |
| Software, data analysis, and administrative support. | 50,000 | 50,000 | 100,000 |
| Misc. Program Supplies/Expenses | 2,000 | 2,000 | 4,000 |
| Total | 150,000 | 150,000 | 300,000 |

The \$98,000/year amount pays for a full-time position – including PTO and holidays. It provides some on-call for nights, weekends, and PTO time. It also pays for supervision, a laptop, encrypted phone, travel, and 20% overhead for Tri-County Mental Health Services.



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Author: Sue Clements-Dallaire, City Clerk

Subject: Proposed Charter Amendments

Information: Sec. 2.8 of the City Charter states that the city council shall provide for the review of the city's charter and ordinances in their entirety at least once every 15 years.

A full review was done during several special meetings of the Council beginning in November 2020 and continuing into 2021. Proposed Charter amendments were discussed and reviewed by the City attorney. Before any changes are made, a public hearing must be held followed by a vote of the City Council.

Below is the proposed timeline, in accordance with State law:

March 28, 2022 – publish the notice of hearing (at least seven days before the public hearing is held).

April 4, 2022 - Public hearing to be held.

April 19th – Council to vote on submitting the proposed Charter amendments to the voters

June 14, 2022 – Election date (the election must be held at least 30 days after passage of the Council order).

City Budgetary Impacts: N/A

Staff Recommended Action: Discussion, followed by a public hearing to be held April 4th, 2022 and Council vote on April 19th, 2022

Previous Meetings and History: Charter and ordinance review must be done at least once every 15 years.

City Manager Comments:

I concur with the recommendation. Signature:

Attachments: Proposed Charter changes

Proposed Charter Amendments

Sec. 4.2 Composition and compensation.

The School Committee shall consist of the Mayor, or a City Councilor selected by the Mayor, and seven (7) other members. Five (5) members shall be elected, one (1) from each ward by and from its registered voters. Two (2) members shall be elected at-large by and from the City's registered voters. Members shall hold office for a term of two (2) years or until their successors are elected and qualified except that any candidate whose name does not appear on the printed ballot must receive at least twenty-five (25) valid write-in votes in order to qualify for election to that position. The School Committee may appoint by rule non-voting student representatives to serve with the School Committee. Student members will be secondary students and will serve a one (1) year term.

Sec. 4.7. Voting.

A roll call vote shall be taken on the passage of any order or resolve when requested by any member. Any action by the school committee shall require at least four affirmative votes; however, in the event of a tie the measure fails. ~~Five affirmative votes shall be required to hire or fire the superintendent of schools.~~

Sec. 4.9. Superintendent of schools.

The school committee shall choose a superintendent of schools in accordance with Title 20-A §1051, ~~solely on the basis of executive and administrative qualifications~~. The superintendent of schools need not be a resident of the city at the time of appointment but shall be a resident of the city during tenure of office unless otherwise approved by the school committee. The School Committee may discharge the superintendent before the expiration of the contract term in accordance with Title 20-A §1052.

Sec. 6.4. Powers and duties.

The city manager shall be administrative head of the city government and shall be responsible to the city council for the administration of all departments other than the ~~department of education~~ School Department.

Sec. 8.7. Amendments after adoption.

- A. *Supplemental appropriations.* If during or before the fiscal year the city manager certifies that there are available for appropriation municipal revenues, including those of the ~~department of education~~ School Department, in excess of those estimated in the budget, the city council by resolve may make supplemental appropriations for the year up to the amount of such excess.



City of Auburn City Council Information Sheet

Council Workshop or Meeting Date: March 21, 2022

Subject: Executive Session

Information: Economic development, pursuant to 1 M.R.S.A. Section 405(6) (C).

Executive Session: On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405(6). Those applicable to municipal government are:

A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

- (1) An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated;
- (2) Any person charged or investigated must be permitted to be present at an executive session if that person so desires;
- (3) Any person charged or investigated may request in writing that the investigation or hearing of charges or complaints against that person be conducted in open session. A request, if made to the agency, must be honored; and
- (4) Any person bringing charges, complaints or allegations of misconduct against the individual under discussion must be permitted to be present. This paragraph does not apply to discussion of a budget or budget proposal;

B. Discussion or consideration by a school board of suspension or expulsion of a public school student or a student at a private school, the cost of whose education is paid from public funds, as long as:

- (1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

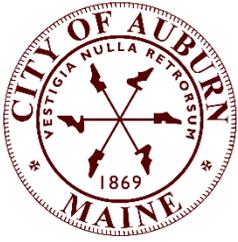
D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Subject: Executive Session

Information: Economic development, pursuant to 1 M.R.S.A. Section 405(6) (C) *with possible action to follow under new business.*

Executive Session: On occasion, the City Council discusses matters which are required or allowed by State law to be considered in executive session. Executive sessions are not open to the public. The matters that are discussed in executive session are required to be kept confidential until they become a matter of public discussion. In order to go into executive session, a Councilor must make a motion in public. The motion must be recorded, and 3/5 of the members of the Council must vote to go into executive session. An executive session is not required to be scheduled in advance as an agenda item, although when it is known at the time that the agenda is finalized, it will be listed on the agenda. The only topics which may be discussed in executive session are those that fall within one of the categories set forth in Title 1 M.R.S.A. Section 405(6). Those applicable to municipal government are:

A. Discussion or consideration of the employment, appointment, assignment, duties, promotion, demotion, compensation, evaluation, disciplining, resignation or dismissal of an individual or group of public officials, appointees or employees of the body or agency or the investigation or hearing of charges or complaints against a person or persons subject to the following conditions:

- (1) An executive session may be held only if public discussion could be reasonably expected to cause damage to the individual's reputation or the individual's right to privacy would be violated;
- (2) Any person charged or investigated must be permitted to be present at an executive session if that person so desires;
- (3) Any person charged or investigated may request in writing that the investigation or hearing of charges or complaints against that person be conducted in open session. A request, if made to the agency, must be honored; and
- (4) Any person bringing charges, complaints or allegations of misconduct against the individual under discussion must be permitted to be present. This paragraph does not apply to discussion of a budget or budget proposal;

B. Discussion or consideration by a school board of suspension or expulsion of a public school student or a student at a private school, the cost of whose education is paid from public funds, as long as:

- (1) The student and legal counsel and, if the student is a minor, the student's parents or legal guardians are permitted to be present at an executive session if the student, parents or guardians so desire;

C. Discussion or consideration of the condition, acquisition or the use of real or personal property permanently attached to real property or interests therein or disposition of publicly held property or economic development only if premature disclosures of the information would prejudice the competitive or bargaining position of the body or agency;

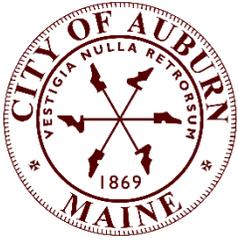
D. Discussion of labor contracts and proposals and meetings between a public agency and its negotiators. The parties must be named before the body or agency may go into executive session. Negotiations between the representatives of a public employer and public employees may be open to the public if both parties agree to conduct negotiations in open sessions;

E. Consultations between a body or agency and its attorney concerning the legal rights and duties of the body or agency, pending or contemplated litigation, settlement offers and matters where the duties of the public body's or agency's counsel to the attorney's client pursuant to the code of professional responsibility clearly conflict with this subchapter or where premature general public knowledge would clearly place the State, municipality or other public agency or person at a substantial disadvantage;

F. Discussions of information contained in records made, maintained or received by a body or agency when access by the general public to those records is prohibited by statute;

G. Discussion or approval of the content of examinations administered by a body or agency for licensing, permitting or employment purposes; consultation between a body or agency and any entity that provides examination services to that body or agency regarding the content of an examination; and review of examinations with the person examined; and

H. Consultations between municipal officers and a code enforcement officer representing the municipality pursuant to Title 30-A, section 4452, subsection 1, paragraph C in the prosecution of an enforcement matter pending in District Court when the consultation relates to that pending enforcement matter.



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Orders: 40-03212022 through 43-03212022

Author: Sue Clements-Dallaire, City Clerk

Subject: Appointing members of the Sustainability & Natural Resource Management Board (SNRB)

Information: The Sustainability & Natural Resource Management Board (SNRB) ordinance was recently adopted by the City Council. The board will consist of six members including representatives of the City Council, Planning Board, and four standing working groups on agriculture, conservation, community forest, and sustainability. These groups were asked to nominate one representative from each for approval by the City Council to serve on the SNRB. Nominees are as follows:

David Griswold – Community Forest
Ralph Harder – Sustainability
Jane Costlow – Conservation
William Sylvester – Agriculture

These members shall serve staggered three-year terms. Terms were assigned randomly by drawing. The Council may reassign if they choose to.

City Budgetary Impacts: N/A

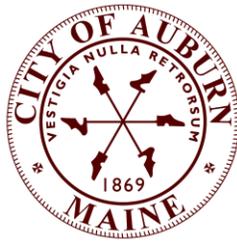
Staff Recommended Action: Motion to approve the appointments as nominated by the working groups.

Previous Meetings and History: N/A

City Manager Comments:

I concur with the recommendation. Signature:

Attachments:



ORDER 40-03212022

City Council Order

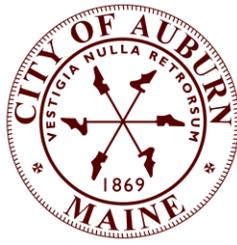
IN CITY COUNCIL

ORDERED, that the City Council hereby appoints David Griswold to the Sustainability and Natural Resource Management Board with a term expiration of 4/1/2025.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDER 41-03212022

City Council Order

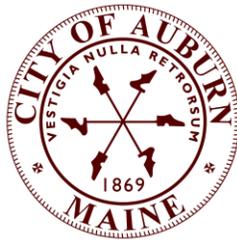
IN CITY COUNCIL

ORDERED, that the City Council hereby appoints Ralph Harder to the Sustainability and Natural Resource Management Board with a term expiration of 4/1/2024.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDER 42-03212022

City Council Order

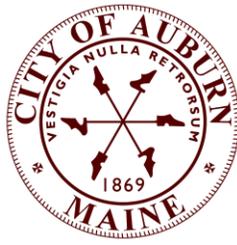
IN CITY COUNCIL

ORDERED, that the City Council hereby appoints William Sylvester to the Sustainability and Natural Resource Management Board with a term expiration of 4/1/2024.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDER 43-03212022

City Council Order

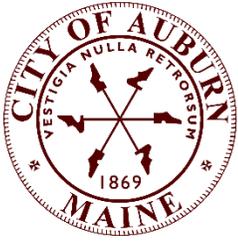
IN CITY COUNCIL

ORDERED, that the City Council hereby appoints Jane Costlow to the Sustainability and Natural Resource Management Board with a term expiration of 4/1/2023.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Order: 44-03212022

Author: Sue Clements-Dallaire, City Clerk

Subject: Re-appointment of Karen Scammon, City Tax Assessor

Information: The City is required to have a Tax Assessor to do the annual tax commitment and to perform other functions as required by State Statute. Section 2-255 of our City Ordinance states:

"The Tax Assessor shall be appointed by the City Council on the recommendation of the City Manager. The Tax Assessor shall be appointed for a two-year term."

City Budgetary Impacts: N/A

Staff Recommended Action: Motion to re-appoint Karen Scammon as the City Tax Assessor for a two-year term ending 1/31/2023 as recommended by the City Manager.

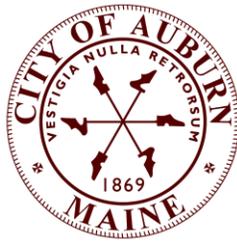
Previous Meetings and History: Two-year appointment.

City Manager Comments:



I concur with the recommendation. Signature:

Attachments:



ORDER 44-03212022

City Council Order

IN CITY COUNCIL

ORDERED, that the City Council hereby re-appoints Karen Scammon as the City Tax Assessor for a two-year term ending 1/31/2023 as recommended by the City Manager.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager

Mayor Levesque called the meeting to order at 7:02 P.M. in the Council Chambers of Auburn Hall and led the assembly in the salute to the flag. All Councilors were present.

Pledge of Allegiance

I. Consent Items - All items with an asterisk (*) are considered routine and will be enacted by one motion. There will be no separate discussion of these items unless a Council member or a citizen so requests, in which event, the item will be removed from the Consent Agenda and considered in its normal sequence on the agenda.

1. Order 31-03072022*

Re-appointing Jonathan LaBonté to the Lewiston Auburn Railroad Company Board of Directors with a three-year term of April 2022 - April 2025.

2. Order 32-03072022*

Authorizing Jason Levesque to vote the shares held by any shareholder for the Lewiston Auburn Railroad Company.

Motion was made by Councilor Milks and seconded by Councilor Walker for passage of the two consent items.

Passage 7-0.

II. Minutes – February 22, 2022 Regular Council Meeting

Motion was made by Councilor Walker and seconded by Councilor Staples to approve the minutes of the February 22, 2022 Regular Council Meeting.

Passage 7-0.

III. Communications, Presentations and Recognitions

- New Auburn Lewiston Airport Manager – James Scheller
- Auburn Ski Association Communication
- Council Communications (about and to the community)

Mayor Levesque announced that they are drafting a new ARPA (American Rescue Plan Act) Fund for outdoor recreation, he noted that he is looking at reforming the Mayor's Ad-hoc Committee for ARPA Projects.

IV. Open Session – No one from the public spoke.

V. Unfinished Business

1. Ordinance 07-02222022

Adopting a moratorium on development proposals involving Public Safety Facilities, Detention Facilities, or Correctional Facilities at a site on which one currently does not exist. **Second reading.**

Motion was made by Councilor Walker and seconded by Councilor Hawes for passage.

Public comment – No one from the public spoke.

Passage 5-2 (Councilors Gerry and Staples opposed). A roll call vote was taken.

VI. New Business

1. Order 33-03072022

Authorizing the fee waiver for Police Department detail coverage for the Trek Across Maine event.

Motion was made by Councilor Gerry and seconded by Councilor Walker for passage.

Public comment – No one from the public spoke.

Passage 7-0.

2. Order 34-03072022

Authorizing loans of up to \$1,298,488 through the State School Revolving Renovation Fund. First reading. *Passage requires an affirmative vote of five at the second and final reading.*

Motion was made by Councilor Walker and seconded by Councilor Whiting for passage.

Public comment – No one from the public spoke.

Passage 7-0. A roll call vote was taken.

3. Order 35-03072022

Approving the TIF #26 North River Road Apartments Municipal Development Tax Increment Financing Development Program. **Public hearing and vote.**

Motion was made by Councilor Walker and seconded by Councilor Milks for passage.

Public hearing – Mayor Levesque opened the public hearing at 7:13 pm. No one from the public spoke. The Mayor closed the public hearing at 7:13 pm.

Passage 7-0.

4. Ordinance 08-03072022

Amending the Zoning Map and Adjusting Article XII, Division 4, Sec. 60-951 Lake Auburn Watershed Overlay District Map. Public hearing and first reading.

Motion was made by Councilor Morin and seconded by Councilor Hawes for passage.

Public hearing:

Ben Lounsbury, 505 West Auburn Road spoke on behalf of his wife who noted something should be done with the gravel site that would be the best use for the City of Auburn? She also had comments regarding water quality.

Joan Wenzel, 767 West Auburn Road thanked the Mayor and Councilors for their continued efforts. She noted that there has to be a strong protection effort on all fronts for our Lake. She questioned why there is a push to rezone this area and who would benefit from this?

Steven Beal, 575 Johnson Road made comments on a memo including maps that were generated by the Planning Department adding that he hoped all Councilors have read it. He said he would like to see more detail on where the waterflow goes.

Mary Ann Norcross, 47 Woodlawn Avenue commented that development should not be considered in the watershed. She said she is aware that this is not in the watershed, but it is close to it and is concerned about the effects it will have on the water quality.

Fred Holler, 352 West Auburn Road spoke in opposition of the proposed ordinance. He had the latest study which cautions developing near the watershed. He also spoke about proposed legislation that could potentially take zoning out of the hands of the Municipalities and put into the hands of State government.

Carrie Myrick, 1010 Summer Street spoke about the study and would like the consultants to come back to speak to the public and answer any questions the public has regarding the study.

Peggy Volock, 395 North Auburn Road asked how you change the dimensions of the watershed?

Peter Dingley, 1017 Summer stated that we paid \$100,000 for the study, and we are proposing doing the opposite of what the study recommends by developing it which would result in having to put in a treatment plan which they will have to pay for.

Motion was made by Councilor Staples and seconded by Councilor Gerry to amend to exclude the southwest quarter from this proposed zone change.

Amendment failed 3-4 (Councilors Hawes, Milks, Morin, and Walker opposed).

Passage 4-3 (Councilors Staples, Gerry, and Whiting opposed). A roll call vote was taken.

5. Ordinance 09-03072022

Approving an amendment to the Zoning Map (Washington Street/Minot Avenue area) from General Business and Industrial to Formed Based Code Downtown Traditional Center T-5.1. **Public hearing and first reading.**

Motion was made by Councilor Walker and seconded by Councilor Whiting for passage.

Public hearing – someone asked what this ordinance was about. She did not provide her name or address.

Passage 7-0. A roll call vote was taken.

6. Ordinance 10-03072022

Amending Chapter 60, Article XII, Division 2, Section 60-1070, Submission requirements (phosphorus standards). **Public hearing and first reading.**

Motion was made by Councilor Staples and seconded by Councilor Hawes for passage.

Public hearing – No one from the public spoke.

Passage 6-0 (Councilor Walker was not in the room for this vote).

7. Order 36-03072022

Directing staff to draft residential zone amendments consistent with the Comprehensive Plan and to direct the Planning Board to review, hold public hearings on the proposed zone changes and forward recommendations to the Council.

Motion was made by Councilor Staples and seconded by Councilor Walker for passage.

Public comment – No one from the public spoke.

Passage 7-0.

8. Order 37-03072022

Allocating \$500,000 of ARPA funds to relocate and expand the Business and Community Development Department (95 Main St.).

Motion was made by Councilor Milks and seconded by Councilor Whiting for passage.

Public comment – Maureen O’Brien, 42 Winter Street stated that she did not like how items are presented to the public.

Passage 7-0.

9. Order 38-03072022

Approving the allocation of \$500,000 of ARPA funds to create and Economic Development Revolving Loan Pool.

Motion was made by Councilor Staples and seconded by Councilor Milks for passage.

Public comment – No one from the public spoke.

Passage 7-0.

10. Order 39-03072022

11. IN COUNCIL REGULAR MEETING MARCH 7, 2022 VOL. 36 PAGE 231

Authorizing the reallocation of ARPA funds to expand the Sustainable Auburn Program.

Motion was made by Councilor Gerry and seconded by Councilor Walker for passage.

Public comment – No one from the public spoke.

Passage 7-0.

VII. Open Session – No one from the public spoke.

VII. Reports (from sub-committees to Council)

Mayor Levesque provided an update on the School Budget. They still continue to meet. Currently they are at .58 increase to the mil rate, however they are in the beginning stages and will continue to work on this. He also provided an update on the Sustainability & Natural Resources Board. He will be nominating Councilor Walker to serve as his designee on that board. Last, he provided a brief update on some proposed legislative bills they are watching.

Councilor Staples reported that LATC (Lewiston Auburn Transit Committee) will be meeting on Thursday at 5:30 via Zoom.

City Manager Crowell reported on the City/School partnership as it pertains to transportation. Regular updates will be provided. Budget discussions will begin soon.

Jill Eastman, Finance Director – January 2022 Final Monthly Report

Motion was made by Councilor Gerry and seconded by Councilor Morin to accept and place on file the January 2022 Final Monthly Report.

Passage 7-0.

IX. Executive Sessions:

Economic development, pursuant to 1 MRSA Sec. 405(6)(C)

Motion was made by Councilor Staples and seconded by Councilor Morin to enter into executive session.

Passage 6-0 (Councilor Walker not present for the vote), time 8:40 pm.

Council was declared out of executive session at 8:54 pm.

Contract negotiations, pursuant to 1 MRSA Sec. 405(6)(D)

Motion was made by Councilor Walker and seconded by Councilor Whiting to enter into executive session.

IN COUNCIL REGULAR MEETING MARCH 7, 2022 VOL. 36 PAGE 232

Passage 7-0, time 8:54 pm.

Council was declared out of executive session at 9:00 pm.

- X. Adjournment** – Motion was made by Councilor Morin and seconded by Councilor Milks to adjourn. Unanimously approved, the meeting adjourned at 9:00 pm.

A TRUE COPY

ATTEST Susan Clements-Dallaire 3/10/2022

Susan Clements-Dallaire, City Clerk



CITY OF AUBURN, ME

REVIEW OF MARKET AND FEASIBILITY STUDY

CITY COUNCIL REVIEW

AGENDA

- SFC Company Overview
- Scope of Work and Approach
- Local and Regional Market Data
- Definitions of Success
- Facility Overview
- Financial Forecast
- Location Recommendations
- Key Assumptions and Notes
- Reactions, Discussion, and Next Steps

SCOPE OF WORK

STEP 1: Project Kick-Off

STEP 2: Data Collection and Market Analysis

STEP 3: Site Visit with Development Planning Session,
Stakeholder Meetings, Park/Community/Site Tour

STEP 4: Detailed Financial Forecast (PRO FORMA)

STEP 5: Economic Impact Analysis

STEP 6: Feasibility Report

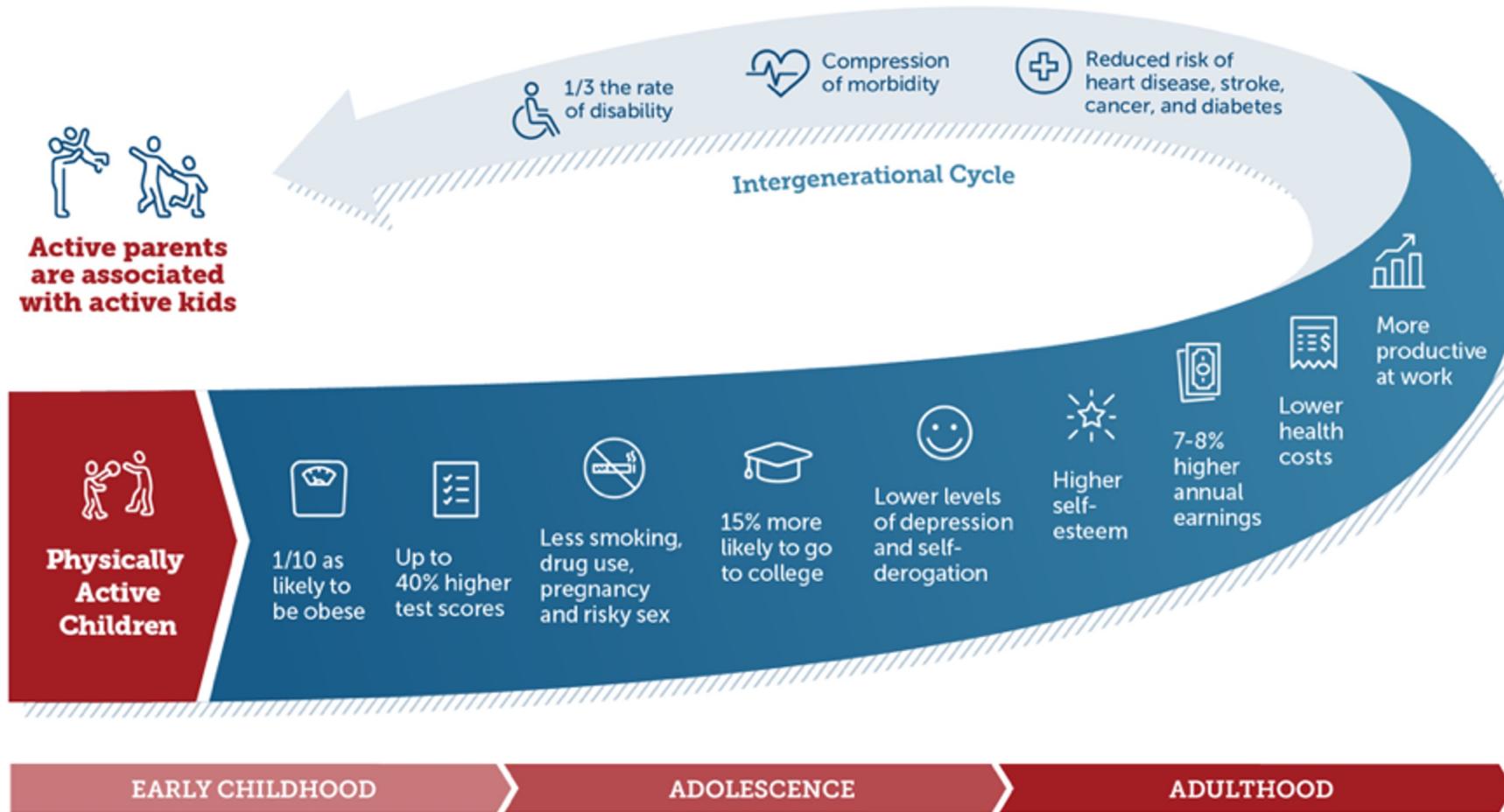
STEP 7: Review and Delivery of Feasibility and Market Study



ANALYTICAL APPROACH



THE IMPACT OF ACTIVITY



Active Kids:

- Are Healthier Kids
- Excel Educationally
- Make Safer Decisions
- **Are Almost 6 Times as Likely to be Active Adults**

Active Adults:

- Earn More
- Are More Productive
- Have Lower Health Issues and Healthcare Costs
- **Are 2 Times as Likely to Have Active Kids**

DEFINITIONS OF SUCCESS

- Create a best-in-market asset that features diverse, multi-generational, and flexible programming capabilities such as sports, community, civic, school activities, etc. that serves the community and a wide variety of potential partners and stakeholders, while maintaining the flexibility to adapt to future program needs.
- Create a driver of economic impact, that supports existing local businesses by generating new room nights and supports the community by generating spending from non-local visitors.
- Leverage revenue generating opportunities, strategic partnerships, corporate sponsorships, and other development opportunities to create a business model that creates a path for long-term sustainability.



LOCAL & REGIONAL MARKET INSIGHTS

| Category | 10 minutes | 15 minutes | 30 minutes | 60 minutes | 90 minutes | 240 minutes |
|--|------------|------------|------------|------------|------------|-------------|
| Population | 47,763 | 59,229 | 137,061 | 703,795 | 1,087,244 | 12,030,546 |
| Growth Projections – Next 5 Years | +0.45% | +0.5% | +1.8% | +2.9% | +2.8% | +2.1% |
| Median Age (U.S. Median: 38.5) | 38.0 | 39.5 | 42.1 | 43.9 | 44.7 | 41.4 |
| Median HH Income (U.S. Median: \$60,500) | \$44,779 | \$50,706 | \$59,121 | \$63,904 | \$63,584 | \$77,557 |
| Median HH Income % Above/Below Adjusted Cost of Living (Index: 86.5) | -15% | -7% | +18% | | | |
| Spending Rec. Lessons (U.S Avg.: \$143) | \$88.28 | \$93.52 | \$114.10 | \$125.89 | \$124.33 | \$174.89 |

PARTICIPATION INSIGHTS



| Court Sports | Core Participant % | Participants (30 Minutes) | Participants (60 Minutes) | Participants (90 Minutes) | Participants (240 minutes) |
|--------------|--------------------|---------------------------|---------------------------|---------------------------|----------------------------|
| Basketball | 6.23% | 8,545 | 43,876 | 67,781 | 750,005 |
| Volleyball | 1.65% | 2,268 | 11,647 | 17,992 | 199,086 |
| Gymnastics | 1.22% | 1,676 | 8,608 | 13,298 | 147,146 |
| Archery | 1.22% | 1,674 | 8,594 | 13,276 | 146,903 |
| Martial Arts | 1.13% | 1,543 | 7,924 | 12,241 | 135,450 |
| Wrestling | 1.08% | 1,484 | 7,619 | 11,770 | 130,233 |
| Futsal | 0.69% | 940 | 4,829 | 7,460 | 82,551 |
| Pickleball | 0.65% | 896 | 4,601 | 7,107 | 78,641 |
| Cheerleading | 0.59% | 805 | 4,136 | 6,389 | 70,694 |
| TOTAL | 14.47% | 19,831 | 101,833 | 157,314 | 1,740,709 |

Grouping court sports together, new court-based assets in Auburn could serve approximately 14.47 percent of the regional population totaling over 1.7 million players of various sports including basketball, volleyball, and gymnastics.

PARTICIPATION INSIGHTS



| Indoor Turf Sports | Core Participant % | Participants (30 Minutes) | Participants (60 Minutes) | Participants (90 Minutes) | Participants (240 minutes) |
|--------------------|--------------------|---------------------------|---------------------------|---------------------------|----------------------------|
| Soccer | 4.22% | 5,783 | 29,697 | 45,876 | 507,627 |
| Baseball | 3.97% | 5,436 | 27,915 | 43,124 | 477,178 |
| Softball | 2.03% | 2,785 | 14,301 | 22,092 | 244,453 |
| Flag Football | 1.10% | 1,513 | 7,770 | 12,004 | 132,823 |
| Lacrosse | 0.54% | 741 | 3,806 | 5,880 | 65,060 |
| TOTAL | 11.86% | 16,259 | 83,489 | 128,976 | 1,427,140 |

Grouping indoor turf sports together, new turf-based assets in Auburn could serve approximately 11.86 percent of the regional population totaling almost 1.4 million players of various sports including soccer, flag football, and lacrosse.

COMPETITION DATA



RECOMMENDATIONS



COMPETITION DATA



RECOMMENDATIONS

| Indoor Court Facilities | Drive Time (minutes) |
|-------------------------------|----------------------|
| Auburn-Lewiston YMCA | 3 |
| Merrill Gymnasium | 9 |
| Lewiston High School | 9 |
| Newbegin Community Center Gym | 22 |

| Indoor Turf Facilities | Drive Time (minutes) |
|-------------------------------|----------------------|
| Ingersoll Arena Turf Facility | 7 |
| Seacoast United Maine | 36 |

| Sports Performance Facilities | Drive Time (minutes) |
|---------------------------------------|----------------------|
| Coastal Performance Training Facility | 37 |
| Beyond Strength | 40 |
| EA Fitness and Performance | 40 |

| Fitness-YMCA Facilities | Drive Time (minutes) |
|-------------------------|----------------------|
| Auburn-Lewiston YMCA | 3 |
| Merrill Gymnasium | 9 |
| Orange Circuit Fitness | 9 |

| Family Entertainment Center Facilities | Drive Time (minutes) |
|--|----------------------|
| Family Time Dine and Play | 9 |
| Spartetime Recreation Lewiston | 11 |
| Tabers Restaurant and Golf | 13 |



RECOMMENDED FACILITY OVERVIEW & OPINION OF COST

INDOOR FACILITY – MULTI-SPORT

120,431 sq. ft. indoor facility

- 2 Basketball Courts
 - 4 volleyball courts
 - 6 pickleball courts
- Turf 225' x 145' Flex Field
 - 1 Youth 210' x 130' field
 - 3 Small-Sided 130' x 65' fields
 - 1 Baseball/softball infield
 - 6 batting cages
- 5,500 Family Entertainment Center
- 18,900 Fitness Center
- Mezzanine Walking Track
- Flex Space (Offices, Classrooms, etc.)
- 361 Parking Spaces
- 7.3 Total Acres

Indoor Athletic Facility

| Space | Indoor Programming Product/Service | Count | Dimensions | | Approx. SF each | Total SF | % of Footprint |
|---|---|-------|------------|-------|------------------------|----------------|----------------|
| | | | L (') | W (') | | | |
| Courts | Basketball Courts (actual courts 84' x 50') | 2 | 104 | 80 | 8,320 | 16,640 | 13.8% |
| | Volleyball Courts | 4 | 60 | 30 | Over Basketball Courts | | 0.0% |
| | Total Court Sq. Ft. | | | | | 16,640 | 13.8% |
| Turf | Turf Area | 1 | 225 | 145 | 32,625 | 32,625 | 27.1% |
| | Youth Multi-Purpose Field | 1 | 210 | 130 | Over Turf Area | | 0.0% |
| | Small-Sided Multi-Purpose Field | 3 | 130 | 65 | Over Turf Area | | 0.0% |
| | Baseball/Softball Infield | 1 | 135 | 135 | Over Turf Area | | 0.0% |
| | Batting Cages/Pitching Tunnels | 6 | 75 | 15 | Over Turf Area | | 0.0% |
| Total Turf Sq. Ft. | | | | | 32,625 | 27.1% | |
| FEC/Adventure | Arcade | 1 | - | - | 2,600 | 2,600 | 2.2% |
| | Redemption Store | 1 | - | - | 400 | 400 | 0.3% |
| | Esports (Lobby, Desk, Rooms) | 1 | - | - | 2,500 | 2,500 | 2.1% |
| Total FEC/Adventure Sq. Ft. | | | | | 5,500 | 4.6% | |
| Fitness Center | Fitness Center | 1 | 100 | 100 | 10,000 | 10,000 | 8.3% |
| | Small Group Exercise Room | 2 | 35 | 30 | 1,050 | 2,100 | 1.7% |
| | Large Group Exercise Room | 1 | 50 | 40 | 2,000 | 2,000 | 1.7% |
| | Locker Rooms | 2 | 45 | 40 | 1,800 | 3,600 | 3.0% |
| | Child Watch Room | 1 | 40 | 30 | 1,200 | 1,200 | 1.0% |
| Total Fitness Center Sq. Ft. | | | | | 18,900 | 15.7% | |
| Flex Space | Lobby/Welcome Area | 1 | 40 | 30 | 1,200 | 1,200 | 1.0% |
| | Control Room | 1 | 15 | 10 | 150 | 150 | 0.1% |
| | Ticket Office | 1 | 10 | 10 | 100 | 100 | 0.1% |
| | Staff Offices | 4 | 10 | 10 | 100 | 400 | 0.3% |
| | Office Area | 1 | 40 | 30 | 1,200 | 1,200 | 1.0% |
| | Kitchen | 1 | 30 | 30 | 900 | 900 | 0.7% |
| | Café Seating Area | 1 | 40 | 30 | 1,200 | 1,200 | 1.0% |
| | Flex/Team Rooms | 2 | 60 | 25 | 1,500 | 3,000 | 2.5% |
| | Ref Rooms | 2 | 15 | 10 | 150 | 300 | 0.2% |
| | Restrooms | 2 | 35 | 25 | 875 | 1,750 | 1.5% |
| | Leased Space - Medical & Sports Perf. | 1 | - | - | 7,500 | 7,500 | 6.2% |
| | Mezzanine/Walking Track | 1 | 540 | 12 | 6,480 | 6,480 | 5.4% |
| | Total Flex Space Sq. Ft. | | | | | 24,180 | 20.1% |
| Required SF for Products and Services | | | | | | 97,845 | 81.2% |
| Mechanical, Electrical, Storage, etc. 10% of P&S SF (Excl. Leased Space) | | | | | | 9,035 | 7.5% |
| Common Area, Stairs, Circulation, etc. 15% of P&S SF (Excl. Leased Space) | | | | | | 13,552 | 11.3% |
| Total Estimated Indoor Athletic Facility SF | | | | | | 120,431 | 100% |
| Estimated Building Footprint | | | | | | 108,388 | |
| Total Building Acreage | | | | | | 2.5 | |

COST ESTIMATE - MULTI-SPORT

| USES OF FUNDS | |
|------------------------------------|---------------------|
| Land Cost | TBD |
| Hard Cost | \$17,493,551 |
| Field and Sport Equipment Cost | \$3,394,960 |
| Furniture, Fixtures, and Equipment | \$1,455,429 |
| Soft Costs Construction | \$3,142,713 |
| Soft Costs Operations | \$1,565,085 |
| Working Capital Reserve | TBD |
| Total Uses of Funds | \$27,051,740 |

INDOOR FACILITY – TURF AND FITNESS

146,850 sq. ft. indoor facility

- Full Turf 320' x 220' Flex Field
 - 2 Youth 210' x 130' field
 - 2 Small-Sided 130' x 65' fields
 - 2 Baseball/softball infields
 - 6 batting cages
- 5,500 Family Entertainment Center
- 18,900 Fitness Center
- Mezzanine Walking Track
- Flex Space (Offices, Classrooms, etc.)
- 441 Parking Spaces
- 8.8 Total Acres

Indoor Athletic Facility

| Space | Indoor Programming Product/Service | Count | Dimensions | | Approx. SF each | Total SF | % of Footprint |
|---|---------------------------------------|-------|------------|-------|-----------------|----------------|----------------|
| | | | L (') | W (') | | | |
| Turf | Turf Area | 1 | 320 | 220 | 70,400 | 70,400 | 47.9% |
| | Youth Multi-Purpose Field | 2 | 210 | 130 | Over Turf Area | | 0.0% |
| | Small-Sided Multi-Purpose Field | 6 | 130 | 65 | Over Turf Area | | 0.0% |
| | Baseball/Softball Infield | 2 | 135 | 135 | Over Turf Area | | 0.0% |
| | Batting Cages/Pitching Tunnels | 6 | 75 | 15 | Over Turf Area | | 0.0% |
| | <i>Total Turf Sq. Ft.</i> | | | | | | 70,400 |
| FEC | Arcade | 1 | - | - | 2,600 | 2,600 | 1.8% |
| | Redemption Store | 1 | - | - | 400 | 400 | 0.3% |
| | Esports (Lobby, Desk, Rooms) | 1 | - | - | 2,500 | 2,500 | 1.7% |
| <i>Total FEC/Adventure Sq. Ft.</i> | | | | | | 5,500 | 3.7% |
| Fitness Center | Fitness Center | 1 | 100 | 100 | 10,000 | 10,000 | 6.8% |
| | Small Group Exercise Room | 2 | 35 | 30 | 1,050 | 2,100 | 1.4% |
| | Large Group Exercise Room | 1 | 50 | 40 | 2,000 | 2,000 | 1.4% |
| | Locker Rooms | 2 | 45 | 40 | 1,800 | 3,600 | 2.5% |
| | Child Watch Room | 1 | 40 | 30 | 1,200 | 1,200 | 0.8% |
| | <i>Total Fitness Center Sq. Ft.</i> | | | | | | 18,900 |
| Flex Space | Lobby/Welcome Area | 1 | 40 | 30 | 1,200 | 1,200 | 0.8% |
| | Control Room | 1 | 15 | 10 | 150 | 150 | 0.1% |
| | Ticket Office | 1 | 10 | 10 | 100 | 100 | 0.1% |
| | Staff Offices | 4 | 10 | 10 | 100 | 400 | 0.3% |
| | Office Area | 1 | 40 | 30 | 1,200 | 1,200 | 0.8% |
| | Kitchen | 1 | 30 | 30 | 900 | 900 | 0.6% |
| | Café Seating Area | 1 | 40 | 30 | 1,200 | 1,200 | 0.8% |
| | Flex/Team Rooms | 2 | 60 | 25 | 1,500 | 3,000 | 2.0% |
| | Ref Rooms | 2 | 15 | 10 | 150 | 300 | 0.2% |
| | Restrooms | 2 | 35 | 25 | 875 | 1,750 | 1.2% |
| | Leased Space - Medical & Sports Perf. | 1 | - | - | 7,500 | 7,500 | 5.1% |
| | Mezzanine/Walking Track | 1 | 540 | 12 | 6,480 | 6,480 | 4.4% |
| <i>Total Flex Space Sq. Ft.</i> | | | | | | 24,180 | 16.5% |
| Required SF for Products and Services | | | | | | 118,980 | 81.0% |
| Mechanical, Electrical, Storage, etc. 10% of P&S SF (Excl. Leased Space) | | | | | | 11,148 | 7.6% |
| Common Area, Stairs, Circulation, etc. 15% of P&S SF (Excl. Leased Space) | | | | | | 16,722 | 11.4% |
| Total Estimated Indoor Athletic Facility SF | | | | | | 146,850 | 100% |
| Estimated Building Footprint | | | | | | 132,165 | |
| Total Building Acreage | | | | | | 3.0 | |

COST ESTIMATE – TURF AND FITNESS

| USES OF FUNDS | |
|------------------------------------|---------------------|
| Land Cost | TBD |
| Hard Cost | \$21,331,075 |
| Field and Sport Equipment Cost | \$3,217,876 |
| Furniture, Fixtures, and Equipment | \$1,566,296 |
| Soft Costs Construction | \$3,794,826 |
| Soft Costs Operations | \$1,580,091 |
| Working Capital Reserve | TBD |
| Total Uses of Funds | \$31,490,164 |

FACILITY PROGRAM - COMPARISON

MULTI-SPORT OPTION

- Includes basketball courts (2), small turf, mezzanine walking, fitness center, family entertainment center, offices, and flex/supplemental space
- 32,625 Sq. Ft. of Turf
- 120,431 Sq. Ft.
- 7.3 Acres
- \$27M

TURF AND FITNESS OPTION

- Includes large/full size turf, mezzanine walking, fitness center, family entertainment center, offices, and flex/supplemental space
- 70,400 Sq. Ft. of Turf
- 146,850 Sq. Ft.
- 8.8 Acres
- \$31.5M



FINANCIAL PERFORMANCE

FINANCIAL PERFORMANCE – MULTI-SPORT MODEL

| Total Revenue & Expenses - 5-Year Detail | | | | | |
|---|--------------------|--------------------|--------------------|--------------------|--------------------|
| Revenue | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
| In-House Basketball Tournaments | \$2,800 | \$14,400 | \$25,520 | \$32,120 | \$33,726 |
| In-House Volleyball Tournaments | \$4,800 | \$18,400 | \$29,920 | \$29,920 | \$31,416 |
| Rental Volleyball Tournaments | \$5,600 | \$5,600 | \$6,160 | \$6,160 | \$6,468 |
| Court Rental Events | \$4,800 | \$4,800 | \$5,280 | \$5,280 | \$5,544 |
| Basketball | \$93,275 | \$96,803 | \$110,512 | \$115,467 | \$126,676 |
| Volleyball | \$42,286 | \$43,759 | \$49,812 | \$51,970 | \$56,933 |
| Court Rentals | \$53,040 | \$54,631 | \$59,084 | \$60,856 | \$65,816 |
| Soccer | \$52,091 | \$53,853 | \$61,242 | \$63,866 | \$69,931 |
| Lacrosse | \$12,033 | \$13,631 | \$16,986 | \$18,555 | \$21,281 |
| Football | \$15,091 | \$15,496 | \$17,503 | \$18,191 | \$19,852 |
| Baseball/Softball | \$70,170 | \$73,386 | \$84,425 | \$88,547 | \$97,515 |
| Field Rental | \$177,900 | \$186,795 | \$215,748 | \$226,536 | \$249,756 |
| FEC/Adventure | \$151,601 | \$166,761 | \$180,352 | \$185,763 | \$197,002 |
| Esports | \$133,052 | \$146,357 | \$169,043 | \$174,114 | \$188,304 |
| Fitness and Training | \$182,531 | \$206,224 | \$238,188 | \$246,842 | \$264,466 |
| Membership Fitness Area | \$619,529 | \$873,092 | \$962,584 | \$991,461 | \$1,072,266 |
| Birthday Parties | \$36,000 | \$43,200 | \$49,896 | \$52,391 | \$57,761 |
| Youth Development | \$11,124 | \$12,793 | \$14,072 | \$14,775 | \$15,514 |
| Youth Programming | \$142,660 | \$156,926 | \$181,250 | \$190,312 | \$209,819 |
| Facility/Gate Fees | \$12,720 | \$28,320 | \$39,520 | \$43,120 | \$43,120 |
| Food & Beverage | \$114,345 | \$130,922 | \$144,620 | \$153,531 | \$159,108 |
| Hotel Rebates | \$3,216 | \$5,181 | \$7,147 | \$8,040 | \$8,040 |
| Retail | \$10,380 | \$18,685 | \$23,477 | \$24,913 | \$25,209 |
| Tenant Revenue | \$150,000 | \$150,000 | \$150,000 | \$150,000 | \$150,000 |
| Secondary Revenue | \$60,000 | \$60,000 | \$60,000 | \$60,000 | \$60,000 |
| Total Revenue | \$2,161,043 | \$2,580,016 | \$2,902,340 | \$3,012,730 | \$3,235,522 |

COST OF GOODS SOLD

| Expenses | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|---------------------------------|------------------|------------------|------------------|------------------|--------------------|
| In-House Basketball Tournaments | \$2,760 | \$12,880 | \$20,704 | \$25,424 | \$25,745 |
| In-House Volleyball Tournaments | \$3,760 | \$11,480 | \$15,984 | \$15,984 | \$16,283 |
| Rental Volleyball Tournaments | \$560 | \$560 | \$616 | \$616 | \$647 |
| Court Rental Events | \$480 | \$480 | \$528 | \$528 | \$554 |
| Basketball | \$35,662 | \$37,011 | \$40,546 | \$42,364 | \$45,545 |
| Volleyball | \$14,206 | \$14,701 | \$16,460 | \$17,173 | \$18,664 |
| Court Rentals | \$2,652 | \$2,732 | \$2,954 | \$3,043 | \$3,291 |
| Soccer | \$12,205 | \$12,618 | \$13,811 | \$14,403 | \$15,478 |
| Lacrosse | \$2,578 | \$2,921 | \$3,501 | \$3,824 | \$4,303 |
| Football | \$3,705 | \$3,804 | \$4,128 | \$4,291 | \$4,592 |
| Baseball/Softball | \$24,364 | \$25,480 | \$29,313 | \$30,744 | \$33,858 |
| Field Rental | \$8,895 | \$9,340 | \$10,787 | \$11,327 | \$12,488 |
| FEC/Adventure | \$53,060 | \$58,366 | \$63,123 | \$65,017 | \$68,951 |
| Esports | \$65,688 | \$68,483 | \$72,789 | \$74,286 | \$77,253 |
| Fitness and Training | \$88,516 | \$99,556 | \$114,987 | \$119,044 | \$127,743 |
| Membership Fitness Area | \$319,300 | \$341,746 | \$357,280 | \$370,054 | \$383,765 |
| Birthday Parties | \$11,160 | \$13,392 | \$14,923 | \$15,670 | \$16,976 |
| Youth Development | \$2,781 | \$3,198 | \$3,518 | \$3,694 | \$3,879 |
| Youth Programming | \$31,645 | \$34,810 | \$39,928 | \$41,925 | \$46,069 |
| Facility/Gate Fees | \$440 | \$2,000 | \$3,120 | \$3,480 | \$3,480 |
| Food & Beverage | \$62,890 | \$72,007 | \$79,541 | \$84,442 | \$87,509 |
| Retail | \$7,266 | \$13,079 | \$16,434 | \$17,439 | \$17,646 |
| Tenant Expense | \$0 | \$0 | \$0 | \$0 | \$0 |
| Secondary Expense | \$15,000 | \$15,000 | \$15,000 | \$15,000 | \$15,000 |
| Total Cost of Goods Sold | \$769,573 | \$855,644 | \$939,977 | \$979,771 | \$1,029,717 |

OVERHEAD EXPENSES

| | | | | | |
|---------------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Facility Expenses | \$290,498 | \$292,883 | \$297,882 | \$302,466 | \$306,957 |
| Operating Expense | \$301,514 | \$241,890 | \$256,989 | \$263,644 | \$274,829 |
| Management Payroll | \$641,163 | \$666,809 | \$693,481 | \$721,221 | \$750,069 |
| Payroll Taxes/Benefits/Bonus | \$306,658 | \$322,085 | \$338,420 | \$352,309 | \$367,417 |
| Total Operating Expenses | \$1,539,832 | \$1,523,667 | \$1,586,773 | \$1,639,640 | \$1,699,273 |

SUMMARY

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Total Revenue | \$2,161,043 | \$2,580,016 | \$2,902,340 | \$3,012,730 | \$3,235,522 |
| Total Cost of Goods Sold | \$769,573 | \$855,644 | \$939,977 | \$979,771 | \$1,029,717 |
| Gross Margin | \$1,391,470 | \$1,724,372 | \$1,962,363 | \$2,032,960 | \$2,205,805 |
| <i>% of Revenue</i> | 64% | 67% | 68% | 67% | 68% |
| Total Operating Expenses | \$1,539,832 | \$1,523,667 | \$1,586,773 | \$1,639,640 | \$1,699,273 |
| EBITDA | (\$148,362) | \$200,705 | \$375,590 | \$393,319 | \$506,532 |
| <i>% of Revenue</i> | -7% | 8% | 13% | 13% | 16% |

DEBT SERVICE – MULTI-SPORT

| SOURCES OF FUNDS | | |
|-------------------------------|-----|---------------------|
| Equity Contribution | 0% | \$0 |
| Bank Financing | 0% | \$0 |
| Bond Financing | 60% | \$16,231,044 |
| Public Contribution | 40% | \$10,820,696 |
| Total Sources of Funds | | \$27,051,740 |

| SOURCES OF FUNDS | | |
|-------------------------------|------|---------------------|
| Equity Contribution | 0% | \$0 |
| Bank Financing | 0% | \$0 |
| Bond Financing | 100% | \$27,051,740 |
| Public Contribution | 0% | \$0 |
| Total Sources of Funds | | \$27,051,740 |

| | |
|------------------------------|--------------|
| Loan Amount | \$16,231,044 |
| Annual Interest Rate* | 3.00% |
| Loan Period in Years | 30.0 |
| Number of Payments Per Year | 12 |
| Start Date of Loan | 1/1/24 |
| Scheduled Payment | \$68,431 |
| Scheduled Number of Payments | 360 |
| Actual Number of Payments | 365 |
| Total Early Payments | \$0 |
| Total Interest | \$8,404,021 |

| | |
|------------------------------|--------------|
| Loan Amount | \$27,051,740 |
| Annual Interest Rate* | 3.00% |
| Loan Period in Years | 30.0 |
| Number of Payments Per Year | 12 |
| Start Date of Loan | 1/1/24 |
| Scheduled Payment | \$114,051 |
| Scheduled Number of Payments | 360 |
| Actual Number of Payments | 365 |
| Total Early Payments | \$0 |
| Total Interest | \$14,006,702 |

| | Total Payment | Principal | Interest |
|---------------------|------------------|------------------|------------------|
| Year 1 Total | \$821,169 | \$338,872 | \$482,297 |

| | Total Payment | Principal | Interest |
|---------------------|--------------------|------------------|------------------|
| Year 1 Total | \$1,368,615 | \$564,786 | \$803,828 |

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-----------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Total Revenue | \$2,161,043 | \$2,580,016 | \$2,902,340 | \$3,012,730 | \$3,235,522 |
| Total Cost of Goods Sold | \$769,573 | \$855,644 | \$939,977 | \$979,771 | \$1,029,717 |
| Gross Margin | \$1,391,470 | \$1,724,372 | \$1,962,363 | \$2,032,960 | \$2,205,805 |
| % of Revenue | 64% | 67% | 68% | 67% | 68% |
| Total Operating Expenses | \$1,539,832 | \$1,523,667 | \$1,586,773 | \$1,639,640 | \$1,699,273 |
| EBITDA | (\$148,362) | \$200,705 | \$375,590 | \$393,319 | \$506,532 |
| % of Revenue | -7% | 8% | 13% | 13% | 16% |
| Debt Service | (\$821,169) | (\$821,169) | (\$821,169) | (\$821,169) | (\$821,169) |
| Net Financial Impact | (\$969,531) | (\$620,464) | (\$445,579) | (\$427,850) | (\$314,637) |

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|-----------------------------|----------------------|----------------------|--------------------|--------------------|--------------------|
| Total Revenue | \$2,161,043 | \$2,580,016 | \$2,902,340 | \$3,012,730 | \$3,235,522 |
| Total Cost of Goods Sold | \$769,573 | \$855,644 | \$939,977 | \$979,771 | \$1,029,717 |
| Gross Margin | \$1,391,470 | \$1,724,372 | \$1,962,363 | \$2,032,960 | \$2,205,805 |
| % of Revenue | 64% | 67% | 68% | 67% | 68% |
| Total Operating Expenses | \$1,539,832 | \$1,523,667 | \$1,586,773 | \$1,639,640 | \$1,699,273 |
| EBITDA | (\$148,362) | \$200,705 | \$375,590 | \$393,319 | \$506,532 |
| % of Revenue | -7% | 8% | 13% | 13% | 16% |
| Debt Service | (\$1,368,615) | (\$1,368,615) | (\$1,368,615) | (\$1,368,615) | (\$1,368,615) |
| Net Financial Impact | (\$1,516,977) | (\$1,167,910) | (\$993,025) | (\$975,296) | (\$862,083) |



ECONOMIC IMPACT

EVENTS AND VISITORS

Number of Events Per Year

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|------------------------------|-----------|-----------|-----------|-----------|-----------|
| Basketball Tournaments | 2 | 6 | 8 | 8 | 8 |
| Volleyball Tournaments | 4 | 7 | 8 | 8 | 8 |
| Other Tournaments/Events | 4 | 4 | 4 | 4 | 4 |
| Total Events Per Year | 10 | 17 | 20 | 20 | 20 |

Economic Impact Drivers

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|--------------------------|--------|--------|--------|--------|--------|
| Non-Local Days in Market | 3,240 | 5,220 | 7,200 | 8,100 | 8,100 |
| Room Nights | 960 | 1,547 | 2,133 | 2,400 | 2,400 |

AVERAGE DAILY EXPENDITURE

Per Person Spending By Category

| | Amount | % of Total |
|---------------------------|-----------------|-------------|
| Lodging/Accommodations | \$32.00 | 26.7% |
| Dining/Groceries | \$44.25 | 36.9% |
| Transportation | \$7.52 | 6.3% |
| Entertainment/Attractions | \$3.54 | 2.9% |
| Retail | \$20.80 | 17.3% |
| Miscellaneous | \$11.95 | 10.0% |
| Total | \$120.06 | 100% |

DIRECT SPENDING

Economic Impact

| | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 |
|------------------------------|------------------|------------------|------------------|------------------|------------------|
| Total Direct Spending | \$388,986 | \$626,700 | \$864,414 | \$972,466 | \$972,466 |
| Total Indirect Spending | \$0 | \$0 | \$0 | \$0 | \$0 |
| Total Economic Impact | \$388,986 | \$626,700 | \$864,414 | \$972,466 | \$972,466 |

KEY ASSUMPTIONS & NOTES

- Multi-sport Facility Program and Draft Pro Forma assumes that **Ingersoll remains open** as a turf facility and can continue to accommodate secondary turf use/leagues/rentals.
- Turf and Fitness Facility Program provides an overview of a facility which would allow **Ingersoll to be repurposed** to a basketball or other sports facility.
- The new indoor facility will be a **best-in-market asset that will rely heavily on use and revenue from local residents.**
- The **asset fills voids** for fitness, sports, recreation, and entertainment.
- The model provides **multi-functional space that can accommodate a wide array of community needs and maintain flexibility to adapt** in the future.

CHALLENGES

- **Cost of development** is significant.
- While local demand and opportunity is high, the **regional destination opportunity is limited**. As such, this should be considered a local program-focused asset that can be backfilled with tourism-driving events.
- **Outside funding/partnership/support may be needed to supplement** development costs, debt service coverage, and long-term capital replacement.
- Depending on the location selected, **additional transportation improvements may be needed** to support equitable access.

NEXT STEPS

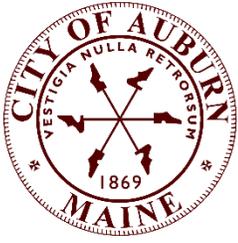
- The various **locations** noted by the Client, in addition to other locations within Auburn, ME, need to be further analyzed to determine the space which will present the highest and best proximity to supporting services to accommodate guests and create ideal experiences for visitors.
- A **funding** plan must be created to cover the cost of development for both equity and long-term financing costs.
- An **operating structure** must be created to ensure that top-tier management, marketing, maintenance, and service initiatives are in place.
- A **long-term plan** must be developed to cover long-term capital improvement and replacement costs.



Q & A

NEXT STEPS

REVIEW OF MARKET AND FEASIBILITY
STUDY



City of Auburn
City Council Information Sheet

Council Public Hearing or Meeting Date: March 21, 2022

Ordinance: 08-03072022

Author: Eric J. Cousens, Director of Planning and Permitting

Subject: Zoning Considerations from 2021 Updated Comprehensive Plan-Gracelawn Area Zoning change AG/RP to GB and Lake Auburn Watershed Overlay District.

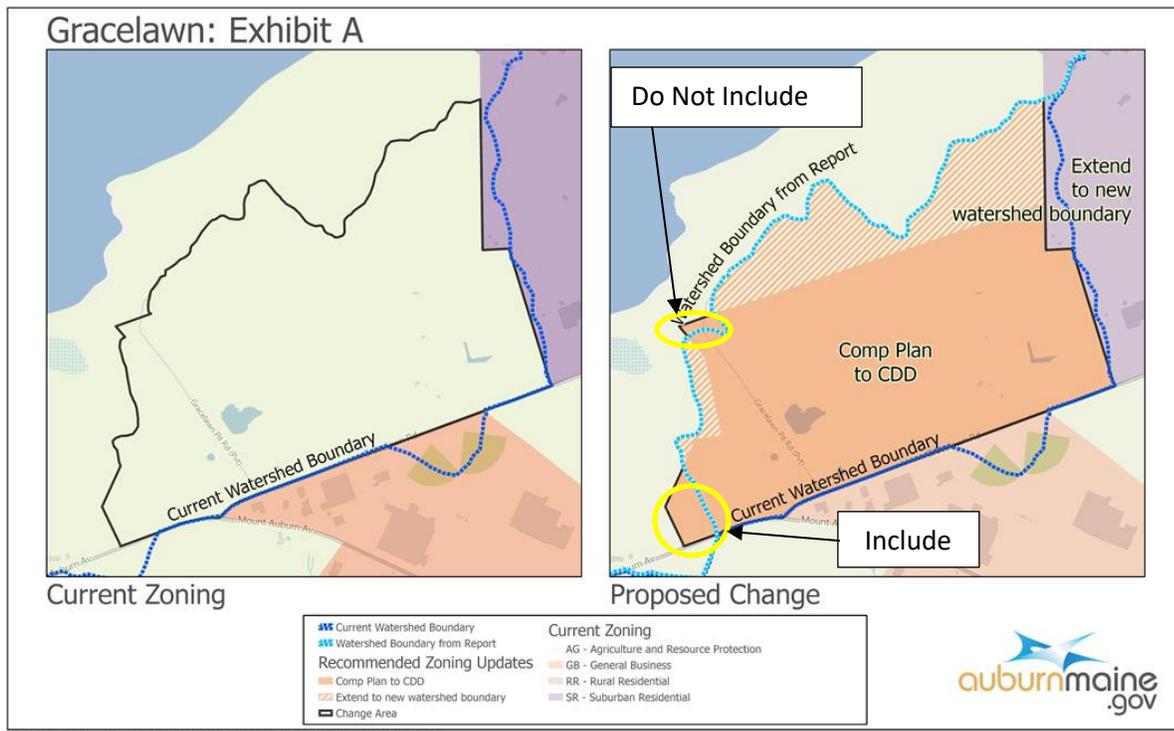
Information: There was one addition made to the Packet for 2nd reading in response to a question by Council regarding the awareness of the change by LAWPC. See LAWPC February 9 Agenda Packet (See page 3-4 for LAWPC Staff Comments). The comprehensive plan update adopted on December 6, 2021 identified zoning map and text amendments needed to implement the goals of the plan updates. The Comprehensive Plan recommends adjusting the zoning boundary to allow for reuse of the Gracelawn Gravel Pits for development where they no longer drain to Lake Auburn and shows about 111 acres proposed for the change. The Lake Auburn Study analyzed this further and recommends removing 148 acres from the Watershed based on topography and ground water data. Approximately 37 acres are not shown as Commercial Development District (CDD) in approved FLU mapping because the approximate boundaries for the conceptual change were conservative and were developed before the Lake Auburn Study was completed. We knew most of the land was not draining to the lake, but the study identified a larger area draining away from the lake and the council approved utilizing the Auburn Lake Watershed Study as part of the Comprehensive Plan Updates. In that study they suggested moving the watershed boundary to match the actual drainage area boundary. From that, we are suggesting moving the proposed CDD boundary out to match the new watershed boundary for a total of 148 +/- acres. **In keeping with existing zoning staff is suggesting that this area be changed to General Business (GB) as recommended by the PB on February 8th.**

- a. **Gracelawn area:** 148 acres from Agriculture and Resource Protection to General Business District (GB). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out and a result from that, we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres as intended. (See attached a.)
- b. The current proposal also includes an adjustment of the Lake Auburn Watershed District Zoning Overlay to match what science has shown us to be the actual drainage boundary to the physical Lake Auburn Watershed. The revised boundary is shown as a blue line in the map on the previous page titled Proposed Change. A copy of the Lake Auburn watershed Study Pages recommending this change is attached. The Lake Auburn Watershed Boundary is defined in our ordinance as follows:

Sec. 60-951. Boundaries and definitions.

The Lake Auburn Watershed District is that section of the city in which surface and subsurface waters ultimately flow or drain into Lake Auburn as such section is delineated on a watershed map and survey by the city water district on file in the office of the city water district, the city department of planning and permitting services and the city clerk. The Lake Auburn Watershed District shall be superimposed over underlying districts within such section. Permitted uses in the underlying districts shall continue subject to compliance with the provisions of the Lake Auburn Watershed District.

The district, by definition, should match the actual drainage boundaries and we now have information that confirms that the existing Watershed District Map includes land that does not drain to the Lake



Below is an environmental buildout look of what is existing now vs. a commercial mixed-use development for the 148-acre Gracelawn site. (Ref. MaineDEP Urban Runoff BMPs Calculation Sheet)

| Overall annual pollutant load and runoff volume before and after BMPs | | | | |
|---|-----------|-----------|-----------|-------------------|
| Pollutant | Pre-BMP | Reduction | After BMP | Percent Reduction |
| TN (lb/yr) | 727.33 | 363.66 | 363.66 | 50% |
| TP (lb/yr) | 72.73 | 36.37 | 36.37 | 50% |
| BOD (lb/yr) | 3,230.77 | 2,220.85 | 1,009.92 | 69% |
| Sediment (lb/yr) | 27,974.09 | 23,752.65 | 4,221.44 | 85% |
| Flow Volume (ac-ft/yr) | 138.50 | 119.79 | 18.72 | 86% |

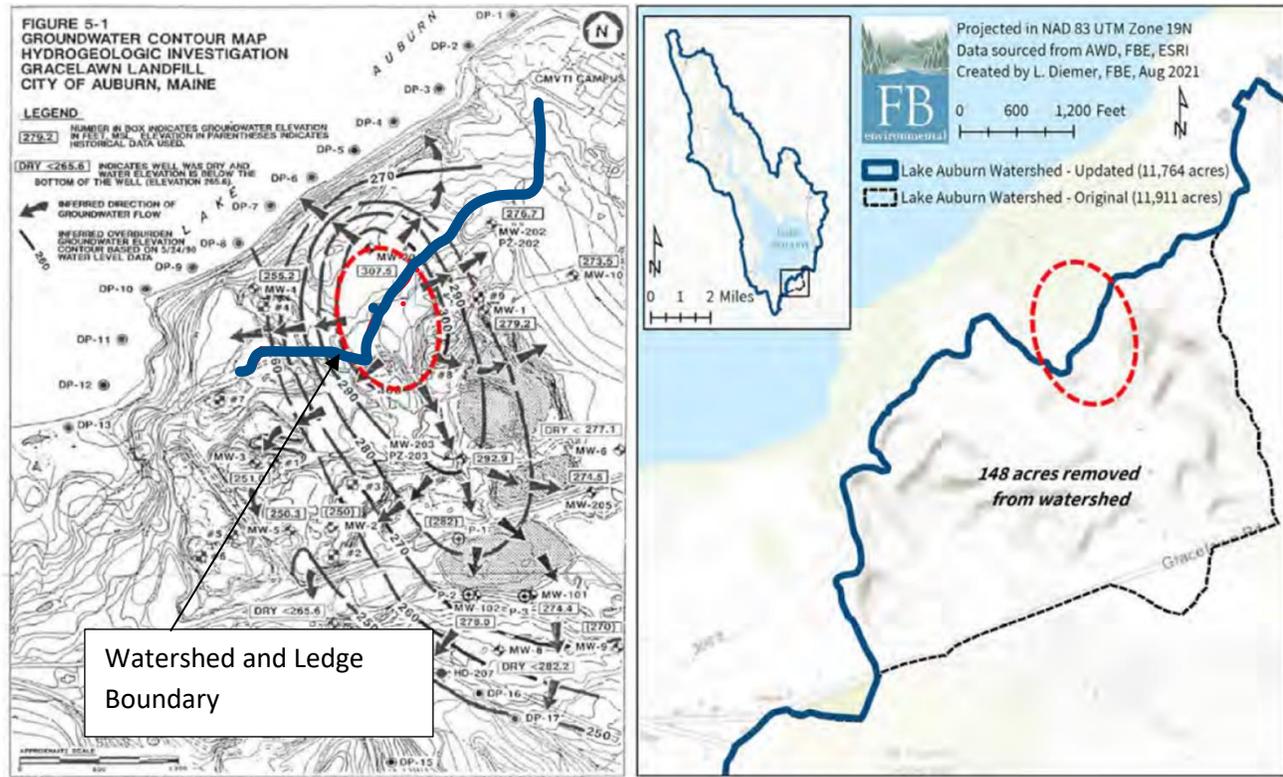


Figure 3-1. Map of groundwater contours developed by E.C. Jordan Co. (1990) (left) compared to map of updated watershed boundary (right). The dotted red circle is provided for ease of reference between the two maps.

SUGGESTED FINDINGS AND REASONS:

1. The 2010 and now the 2020 Comprehensive Plan recommend expanding the Commercial zoning in this area to include the area proposed on the map with a minor difference to follow existing property boundaries. This can be accomplished without creating a new district by using the existing General Business Zone.
2. The two small areas inside the watershed will be required to drain internally (out of the watershed) or meet phosphorus control standards.
3. The current Boundary of the Lake Auburn Watershed District Overlay Zoning Boundary has been shown to be different than the actual drainage boundary based on the Lake Auburn Watershed Study’s analysis of topography and groundwater movement in the area and should be adjusted as proposed to match the physical drainage boundaries of the watershed.
4. The proposal can be implemented without detriment to Lake Auburn and is recommended by the Comprehensive Plan.
5. Significant environmental improvements with the site being converted from a gravel pit to a mixed-use development site based on land use runoff for event mean concentration (EMC) values with BMPs implementation.

Staff Recommended Action: Staff suggests council discuss the proposals and hold a Public Hearing on March 7, 2022. Staff then recommends that the Council take a vote on the following, 1: That the Lake Auburn Watershed Overlay Zoning Boundary be adjusted as shown in the Lake Auburn Watershed Study (and on the attached Map); and 2. That the General Business Boundary be adjusted to include the

148 acres shown on the map based on the following findings to include the front parcel that will drain internally based on the new proposed plan submitted by Stoneybrook Consultants.

Previous Meetings and History: January 3rd Council Discussion Initiation, January 11, 2021 Planning Board Workshop, February 8th, 2022 Planning Board, Public Hearing (favorable recommendation 7-0). Public hearing and passage of first reading at the 3/7/2022 Council meeting.

City Manager Comments:



I concur with the recommendation. Signature:

Attachments: Comp Plan Update - Future Land Use Chapter Excerpts, Lake Auburn Study Excerpts, full report here: https://www.auburnmaine.gov/CMSContent/City_Manager/LakeAuburn_FinalReport%20UPDATED.pdf
One attachment Added: LAWPC February 9 Agenda Packet (See page 3-4 for LAWPC Staff Comments)

3 Analysis of Environmental Impacts

This section analyzes the environmental impact of various development and water quality scenarios for the Lake Auburn watershed. The analysis uses a well-documented watershed model paired with in-lake empirical formulas to predict water quality outcomes under each future scenario. This section also reviews recreational threats and opportunities, current forestry practices, and LAWPC's land conservation strategy.



Photo Credit: Sun Journal

Water Quality Modeling

Boundary Change

Based on hydrogeologic studies (E.C. Jordan Co., 1990; Woodard & Curran, 1995; Summit Environmental Consultants, Inc., 2007) of the sand and gravel operations and former City of Auburn landfill along Gracelawn Road, a portion of the existing watershed area was determined to flow away from Lake Auburn in a southerly and easterly direction (Figure 3-1). Groundwater flow studies around the sand and gravel operations showed groundwater flowing south to an unnamed brook in a ravine just south of Mt. Auburn Avenue that flows to the Androscoggin River. Previous analyses of groundwater monitoring well data around the landfill showed low and diminishing levels of leachate indicators on the lakeside compared to increasing levels on the south side away from the lake. The combined properties with sand and gravel operations owned by CLH & Sons, Inc. and Get Er Done, LLC cover 115 acres in the southern portion of the Lake Auburn watershed and are bounded to the north by Lake Auburn and a LAWPC-owned parcel, to the east by a Central Maine Community College-owned parcel, to the south by Gracelawn Road, and to the west by a LAWPC-owned parcel. Based on review of the groundwater contours and 2-ft surface contours, the proposed watershed boundary reduces the watershed area by 148 acres,

possibly reducing the original CEI, Inc. (2010) total phosphorus load to Lake Auburn by about 44 kg/yr.

Baseline Model Run

The baseline or “existing conditions” model run was performed using the revised version of the ArcView Generalized Watershed Loading Function (AVGWLF): MapWindow Version 4.6.602 and MapShed Version 1.5.1, available online through the Stroud Water Research Center’s Wiki-Watershed. Following MapShed documentation, model files were prepared for input and processing to generate watershed nutrient loading estimates by sub-basin. These sub-basin nutrient loading estimates were run through a simplified version of the Lake Loading Response Model (LLRM) (AECOM, 2009) to account for sub-basin water and nutrient load attenuation, other water and/or nutrient sources such as atmospheric deposition, internal loading, and septic systems, and in-lake factors such as pan evaporation and annual withdrawal for drinking water. The net water and nutrient loads, along with calculated lake characteristics, were used in several well-known empirical formulas to estimate the in-lake total phosphorus concentration of Lake Auburn.

A summary of inputs and assumptions is provided below. Refer to supplemental model documentation for more detail (available through the City of Auburn).

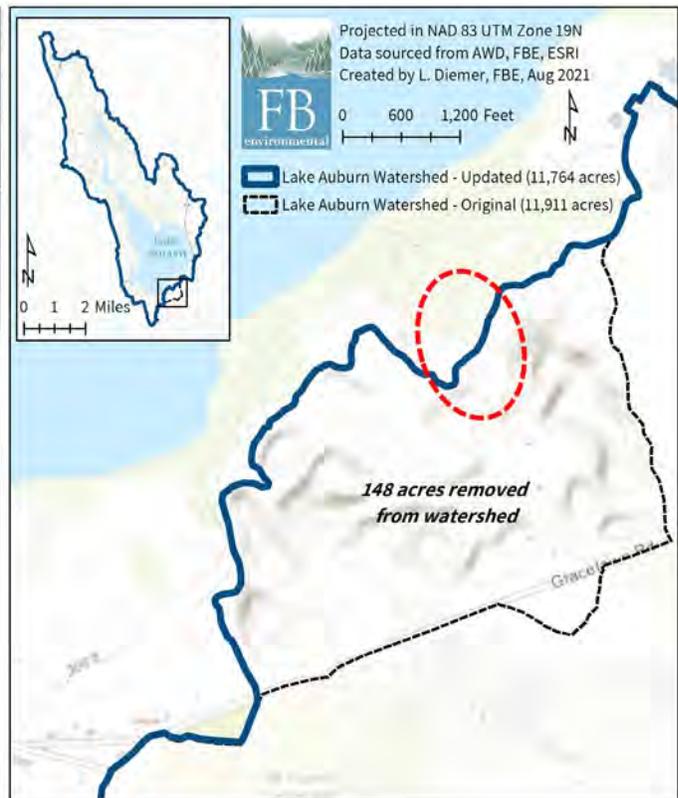
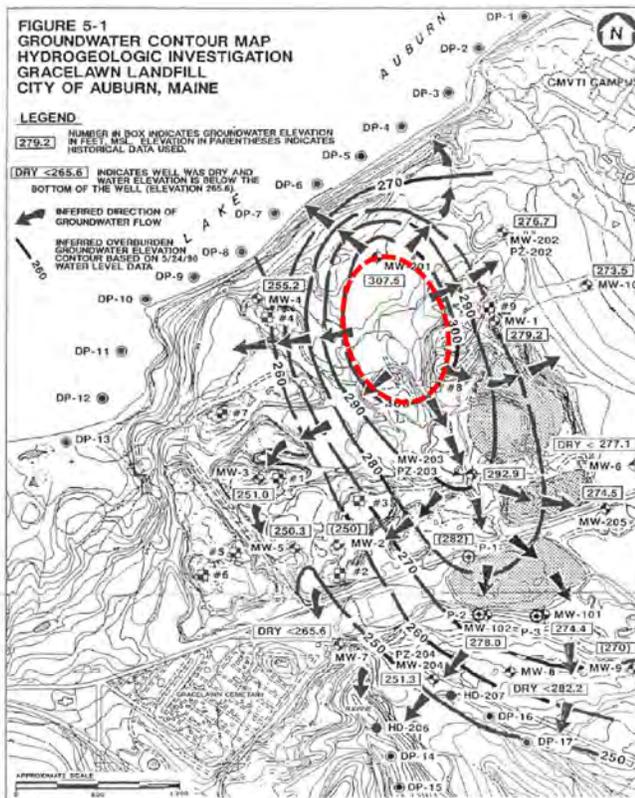


Figure 3-1. Map of groundwater contours developed by E.C. Jordan Co. (1990) (left) compared to map of updated watershed boundary (right). The dotted red circle is provided for ease of reference between the two maps.

5 Findings, Synthesis, & Holistic Recommendations

This section draws out key conclusions from the report's preceding Sections 2, 3, and 4 which contain our analyses of the regulatory, environmental, and economic impacts of Lake Auburn as a public drinking water supply. Synthesis and further discussion, along with consideration of examples from comparable water supplies, are also provided for several key conclusions that recur throughout the preceding sections. Lastly, this section puts forth holistic recommendations for the City of Auburn, as well as the broader community of stakeholders, with the aim of promoting water supply protection efforts and initiatives that preserve or improve the balance among regulatory, environmental, and economic impacts.



Photo Credit: Sun Journal

Key Findings

Section 2, Analysis of Regulatory Impacts

We found that the regulatory framework for the protection of Lake Auburn as a water supply can be revised to be more clearly defined, better aligned with the best available science and State and regional norms, and more fairly applied across different land uses and activities. Specific recommendations are described in depth in Section 2, and direct ordinance language revisions are provided in a separate document to the City. A summary of our recommended revisions is outlined below:

- Revise the septic system requirements of the Lake Auburn Watershed Overlay District Ordinance to incorporate the Maine Subsurface Wastewater Disposal Rules, including provisions that allow for mounded leach fields and other State-approved alternative designs where there is not a native, in-situ, 36-inch vertical separation between the bottom of the organic horizon and the bedrock, water table, or other restrictive layer. Refer to Appendix 1.
- Revise the Phosphorus Control Ordinance to clarify that the limit of a project area does not apply to a given land use but to a demarcated limit of disturbance, such that all disturbance within that area is required to meet the erosion and sedimentation controls and other phosphorus controls under a plan required by the Phosphorus Control Ordinance.
- Require timber harvest and agricultural activities to meet the same requirements as other land uses under the Phosphorus Control Ordinance. Currently, timber management and harvesting must be conducted in accordance with a forest management plan prepared and supervised by a registered forester, while agriculture must be conducted in accordance with a soil and water conservation plan approved by the ACSWCD, making these uses effectively exempt from City oversight. Removing the exemption and requiring timber and agriculture to meet the same erosion control standards under the Phosphorus Control Ordinance would ensure that water quality protection is a central feature of any timber harvesting or agricultural activities in the Lake Auburn watershed.
- Develop a clear set of standards for farm management that will be consistently applied to farms in the watershed for the purpose of controlling erosion and limiting the delivery of excess phosphorus from the farm practices to Lake Auburn. One approach is to set a concrete limit on the amount of agricultural activities that are phosphorus-intensive (e.g., commercial raising of livestock, fertilized row crops, manure

spreading). It is important to note that water quality is predicted to be much worse across all future scenarios if agricultural land use does not decline as predicted.

- Adjust the agricultural buffer strip requirement in the Lake Auburn Watershed Overlay District Ordinance to improve its effectiveness. Recommended adjustments include widening the buffer to 75 or 100 feet, requiring the buffer to be vegetated, and requiring the buffer to be located downgradient of all agricultural activities, perpendicular to the direction of overland flow, in all areas of the watershed (as opposed to requiring buffers only for agricultural activities that are adjacent to surface water).
- Update the Lake Auburn Watershed Overlay District Ordinance to reflect the revised watershed boundary, reducing the existing watershed boundary by 148 acres in the Gracelawn Road area.
- Incorporate low impact development requirements for single family residential development on the 1- and 3-acre lots allowed in the Lake Auburn watershed by way of referencing the Maine Stormwater Management Design Manual, Volume 2. The use of low impact development can help to limit the impacts of stormwater runoff and associated erosion and pollutants from sites. The standards as they apply to a water supply watershed are presented below:
 - » Disturbance on an individual lot must be less than 15,000 square feet (including building, driveway, walkways, lawn area, construction access, and grading).
 - » A minimum natural vegetated buffer must be maintained downgradient of all developed areas on the lot. This buffer shall be 50 feet wide if naturally forested or 75 feet wide if maintained as a natural meadow.
 - » No more than 7,500 square feet of impervious cover is located on the property.
 - » A minimum of 40 percent of the lot area must be maintained as an undisturbed natural area. If the existing land has been disturbed by prior activities, a natural vegetated buffer and/or undisturbed natural area may be proposed through restoration and revegetation.

Section 3, Analysis of Environmental Impacts

We found that Lake Auburn water quality in the last decade had reached a tipping point, whereby nuisance algae blooms were becoming more frequent and were threatening the filtration waiver. The partial alum treatment conducted in 2019 significantly reduced the

in-column total phosphorus concentration and locked in a portion of the sediment-bound phosphorus, effectively resetting the system and giving the water districts additional time to ramp up watershed protection and nutrient reduction efforts. We also found that projecting current status quo conditions into the future (i.e., the “Business As Usual” scenario) resulted in Lake Auburn once again reaching a tipping point by 2100, even with the assumption that the in-column total phosphorus concentration and sediment-bound phosphorus would be repeatedly reset by an alum treatment every 10 years (see discussion in Section 2 about this assumption for further context). Modeled predictions for the other future scenarios where the regulatory framework is adjusted to allow more development in the Auburn portion of the watershed results in greater water quality degradation and a higher risk of blooms, ultimately triggering the need for a filtration plant in the “Maximum Development Allowing Building on LAWPC Lands” scenario. The use of low impact development techniques has a small positive effect on water quality in these future scenarios but does not ameliorate the high risk of frequent algae blooms. Taken together, the future scenarios show that Auburn alone does not have the land use control tools to stave off water quality decline in Lake Auburn; sustained collaboration with the upper watershed municipalities is essential to achieve the needed phosphorus load reductions over the remainder of the 21st century.

Section 4, Analysis of Economic Impacts

We found that expanding development in the Lake Auburn watershed provided minimal overall net economic benefit when accounting for the benefits and costs of all affected stakeholders, including the City of Lewiston who would otherwise carry the additional costs of watershed protection and water treatment through the existing cost sharing agreement in order for the City of Auburn to benefit from increased property tax revenues. In other words, the increased net benefits to the City of Auburn would be mostly or entirely offset by increased net costs to AWD and LWD customers, resulting in negligible net economic benefit to the communities served by Lake Auburn. This reallocation of benefits and costs among all affected stakeholders for the future scenarios highlights important questions of equity and fairness, which were raised during the process of producing this report and conversing with key community representatives. We emphasize that the costs associated with addressing declining water quality are costs to all water users and

that the risk of incurred costs that are higher than our conservative estimates is very real.

Synthesis & Discussion

In summary, our analyses determined that Lake Auburn is nearing its assimilative capacity for nutrient load (even with the partial alum treatment) and cannot handle much more additional nutrient load without diminishing water quality and its associated benefits. We found no net environmental, economic, or social benefit supporting expansion of development in the Lake Auburn watershed. Instead, we recommend that low impact development strategies are incorporated into existing zoning standards and required for all future development and redevelopment projects in the Auburn portion of the watershed. We also recommend that the other four headwater towns of Turner, Minot, Hebron, and Buckfield also incorporate low impact development requirements on future development projects. Lake Auburn cannot maintain excellent water quality in the future without the full participation of

We found no net environmental, economic, or social benefit supporting expansion of development in the Lake Auburn watershed.

the other watershed towns. More development cannot be allowed in the Auburn portion of the watershed even with low impact development requirements implemented in Auburn. Even if reduced development through conservation or other means is achieved in the headwater towns, any additional development in Auburn has an outsized negative impact since its drainage area goes directly to the lake. It is also important to understand that a filtration plant does not allow for greater development of the watershed because the filtration plant only treats extracted drinking water for the consumer and does not treat in-lake water quality for recreation and for meeting State criteria for designated uses.

Below, we present further discussion on three important topics: regulation of septic systems, environmental risk and uncertainty, and comparable water utilities.

Regulation of septic systems: The regulatory and environmental analyses examined multiple issues surrounding septic systems and their contributions of phosphorus to Lake Auburn. At first glance, there may appear to be a contradiction between 1) the recommended ordinance revision from the regulatory analysis (Section 2) that the septic design standard should be revised in such a way that will allow previously non-buildable sites to become buildable and 2) the conclusion from the environmental analysis (Section 3) that Lake Auburn will arrive at a tipping point of declining water quality by 2100 even in the absence of any pro-development changes (i.e.,

the “Business As Usual” scenario). Indeed, our buildout analysis determined that more than 100 additional new homes could be built in the watershed if the septic system siting requirement for 36 inches of suitable in-situ soil were revised.

To address this apparent contradiction, we argue that the septic design standard should be judged not only by its adherence to the best available science but by its simplicity, straightforwardness, and fairness. The key questions are: does the existing septic design standard accomplish its stated purpose of regulating septic systems effectively for water quality protection, or is its water quality benefit primarily in its de facto restriction of buildable areas in the watershed? Are there improvements that could be made to achieve the stated goal? With our recommended revision, we aim to have the septic design standard achieve its stated purpose of effectively regulating both new septic system construction and replacement/reconstruction of existing septic systems as they age out, so that septic systems with alternative technologies and innovative phosphorus controls can be phased in. Restrictions on developable land are better left to base and resource protection zoning than to septic design standards.

The project team also noted in conversations with multiple Lake Auburn stakeholders a concern about an unintended consequence of the requirement in the current ordinance for 36 inches of suitable in-situ soil to site a septic system. The concern is that this requirement for deep, native soils has led to the preferential siting of some septic systems on deep formations of sand and gravel aquifer, which provide some of the only suitable sites in the watershed with the requisite depth to bedrock, water table, or other restrictive layer. While our team did not conduct any field assessments, witness this condition firsthand, or review any documentation of this condition, we agree with the premise that these sand and gravel formations should not be considered suitable sites for septic systems, at least without the importation of suitable reactive soils for nutrient and pathogen processing that the recommended ordinance revisions would allow. Adopting the Maine State standards while preserving the minimum 36-inch vertical separation would alleviate the potential for this unintended consequence.

Environmental risk and uncertainty: The risk of deteriorating water quality threatening Lake Auburn’s ability to remain a high quality public drinking water supply is a throughline of this entire study. In its simplest terms, risk is the probability of a negative outcome, though the severity of the negative outcome in question is usually included when evaluating that risk. A high risk of a minor inconvenience (e.g., the risk of getting caught in traffic if leaving downtown Boston by car at 5:00 PM on a business day) requires minimal forethought, while a low risk of major damage (e.g., the risk of a flood destroying private

or public infrastructure from a hurricane or Nor’easter) requires extensive planning and preparation. Uncertainty is the degree to which the risk cannot be quantified, due to a number of factors, such as insufficient data about existing conditions, insufficient predictive models for the future, and inherent randomness in nature. It is difficult but possible to predict with reasonably low uncertainty the risk of an outcome that has occurred before (e.g., an algae bloom in Lake Auburn). It gets much more difficult to predict the risk of a particular outcome (e.g., a filtration waiver violation in Lake Auburn) if that outcome has never occurred before, because the data and predictive models have not been tested against that outcome in the real world. In this situation, the uncertainty surrounding such an outcome remains relatively high even with excellent data and predictive models.

This study examined Lake Auburn’s risk of negative water quality outcomes now and in the future under various scenarios, though with considerable uncertainty due to a number of confounding or unknown factors. However, we can say with certainty that all additional development raises the risk of water quality degradation, whether due to phosphorus loading, pathogens from subsurface wastewater disposal, emerging contaminants such as pharmaceuticals and personal care products, etc. Even if the increased risk resulting from any individual parcel-scale decision is small, the aggregate impact of thousands of individual decisions over the coming decades is what matters.

From a risk management perspective, the entire spectrum of outcomes should at least be understood, including the least probable, most negative outcome (i.e., the worst-case scenario). The worst-case scenario would be that Lake Auburn’s water quality would deteriorate past the point of useful public drinking water supply. Phosphorus enrichment to the point of having uncontrolled algae blooms every year, with cyanobacteria and associated cyanotoxins, would be the most likely condition of such a worst-case scenario. If this unlikely but highly undesirable scenario were to occur, Auburn and Lewiston would be forced to consider other alternatives that previously would not have been seriously deliberated, such as drawing upon the Androscoggin River for drinking water. The cost of this worst-case scenario was not evaluated in our economic analysis because our environmental models do not predict conditions to deteriorate to that degree under the chosen scenarios. But in managing environmental risk, this unlikely but highly undesirable outcome should be included in the overall picture of Lake Auburn’s possible future.

Comparable water utilities: Comparison of Lake Auburn and LAWPC/AWD/LWD with other water sources and utilities is illustrative of their strengths, weaknesses, and projected future needs (Table 5-1). Lake Auburn’s key

Table 5-1. Lake Auburn and comparable water supply lakes and ponds in Maine.

| Waterbody | Water Utility | Waterbody Surface Area (acres) | Watershed Area (acres) | Communities Served | Watershed Communities | Filtration Waiver? |
|-------------|-------------------------|--------------------------------|------------------------|--|---|--------------------|
| Lake Auburn | Auburn Water District | 2,277 | 9,651 | Auburn, Lewiston, Poland | Auburn, Turner, Minot, Hebron, Buckfield | Yes |
| China Lake | Kennebec Water District | 3,939 | 16,704 | Waterville, Winslow, Fairfield, Benton, Vassalboro, Maine Water Company - Oakland | Vassalboro, China, Albion | No |
| Sebago Lake | Portland Water District | 29,992 | 234,000 | Portland, South Portland, Westbrook, Falmouth, Cumberland, Cape Elizabeth, Gorham, Windham, Scarborough, Raymond | 24 municipalities (Androscoggin, Cumberland, Oxford counties) | Yes |
| Floods Pond | Bangor Water | 635 | 4,600 | Bangor, Eddington, Hampden, Hermon, Orrington, Clifton, Veazie, Hampden Water District | Otis, Clifton | Yes |

comparables are China Lake, which supplies the Kennebec Water District (KWD) serving Waterville and surrounding communities; Sebago Lake, supplying the Portland Water District (PWD); and Floods Pond, used by Bangor Water, an independent water utility, to serve Bangor and surrounding communities.

China Lake is nearly double the size of Lake Auburn, with a 3,939-acre lake surface and a nearly 17,000-acre watershed, but the lake divides into two basins nearly equal in size, the west basin and the east basin. The KWD has a water supply in-take located in the west basin, where the shoreline is mostly under KWD control and managed as water supply protection land. The east basin is nearly all under private ownership and has much more shoreline development. The China Lake Outlet Stream, the only outlet of the entire lake, is in the west basin at the dam in Vassalboro. Considered by itself, the west basin is very similar to Lake Auburn in terms of shoreline and watershed management - mostly forested, under public water utility control, with universal restrictions on swimming and bodily contact but with limited recreational fishing allowed. Like Lake Auburn, China Lake serves one community within the lake watershed (Vassalboro) and several communities outside its watershed (Waterville, Winslow, Fairfield, Benton, and the Maine Water Company in Oakland), while the upper watershed towns of China and Albion do not use KWD water.

The key difference between China Lake and Lake Auburn is that China Lake has experienced algae blooms nearly every summer since the 1980s. Blooms were more severe through the 1980s and 1990s, and since the early 2000s, there have been some trends of improvement, including coldwater fish species survival. Since 1993, KWD has filtered the drinking water supply using a granular activated carbon filtration system capable of producing up to 12 MGD, though current demand stands at 3 MGD. The plant was constructed in the early 1990s for a cost of roughly

\$25 million. According to KWD Superintendent Roger Crouse, P.E., if water quality were to decline significantly from its current stable state, such as increased algae blooms and turbidity, KWD would have to change their operations to handle the lower quality in-take water (R. Crouse, pers. comm). The carbon filters would need to be backwashed more frequently, and the additional backwash water would need to be accommodated somehow in the existing lagoons or else the lagoons would need to be expanded at significant cost. The alum dose used to pretreat the water before filtration would also need to be raised. The key takeaway is that decreased in-take water quality at a filtration plant taxes the system, raises the volume of the waste stream, and adds significant cost and complexity to the treatment process, meaning that water supply managers cannot forgo water quality protection efforts simply because a filtration system is in place.

Sebago Lake is the public drinking water supply source used by the PWD to supply Portland, South Portland, Westbrook, and surrounding Greater Portland communities - roughly one sixth of Maine's population. The lake is roughly 10 times the size of Lake Auburn, with a surface area of nearly 30,000 acres and a watershed area of 235,000 acres. Sebago is the deepest lake in New England at 316 feet at its deepest point. Like Lake Auburn, Sebago Lake qualifies for a filtration waiver owing to a history of excellent water quality. The existing disinfection plant has a production capacity of 54 MGD and currently experiences a demand of 22 MGD. With such a large water supply lake, the capacity of the plant will be exceeded long before any concern of safe yield from the lake arises.

Land use in the Sebago Lake watershed is largely composed of private forestlands. The PWD owns 2,500 acres (or about 1% of the watershed), with 800 acres of mostly shoreland designated as 'No Trespassing' and 1,700 acres of land designated as free for public access for many forms of recreation. Another 28,000 acres are owned or

managed by land trusts. The water supply in-take is at the far southern extent of the lake in the Lower Bay. A 3,000-foot 'No Trespassing' zone surrounds the in-take, and no bodily contact is allowed within two miles of the in-take. Boating, fishing, snowmobiling, and ice fishing are allowed within the 2-mile limit but not within the 3,000-foot limit. Overall, the restricted area is very similar in size and structure to that of Lake Auburn (with the exception that the on-ice activities are not allowed on Lake Auburn). Taking Sebago Lake as a whole, however, the major difference with Lake Auburn is that Sebago's Lower Bay comprises a small fraction of the overall lake, the rest of which has no special swimming or boating restrictions for water supply.

Sebago Lake and its watershed are located many miles away from the service areas of the PWD. This geographical separation means that the communities served by PWD have no ability to enact land use controls on the lakeshore or in the watershed, unlike the situation in Lake Auburn where the City of Auburn can use its zoning ordinances to enact protections for the shorefront and watershed. It is likely that this lack of control over Sebago Lake's upper watershed has spurred the PWD to focus on cooperation with land trusts and private forestland owners to conserve tracts of land. As an example, PWD Environmental Services Manager Paul Hunt told the project team that the PWD is part of a partnership, Sebago Clean Waters, that seeks to raise the total amount of land conserved (and managed at least partly for water supply protection) from the current 12% of the watershed to 25% in the next 15 years (P. Hunt, pers. comm).

Floods Pond in Otis, Maine has been the public water supply source for Bangor Water, the independent water district that serves Bangor and surrounding communities since 1959. At 635 acres of surface area, surrounded by a 4,600-acre watershed in Otis and neighboring Clifton, Floods Pond is less than half the size of Lake Auburn. Maximum depth is similar at 133 feet. Like Lake Auburn, Floods Pond also qualifies for a filtration waiver owing to its historically excellent water quality.

Land use in the Floods Pond watershed is largely controlled by Bangor Water, which owns or holds landowner agreements to manage 4,500 acres or more than 99% of the watershed land area. There is no public access to

Floods Pond, which is home to a native population of Arctic char (*Salvelinus alpinus*), a coldwater fish species closely related to both salmon and lake trout that has been used by the Maine Department of Inland Fisheries and Wildlife to establish coldwater fish populations in other Maine lakes. Fishing, boating, and swimming are prohibited, as are hiking, wildlife viewing, and hunting in posted areas that include the entire shoreline.

The geography of Floods Pond as a water supply resembles China Lake more than Lake Auburn. The vast majority of Bangor Water customers are in downstream communities (Bangor, Eddington, Hampden, Hermon, and Orrington), while the protected shoreline and water-

shed areas are in upstream communities that do not use the water. (A small portion of Clifton is served by Bangor Water.) Bangor Water controls nearly all the Floods Pond watershed in Otis and Clifton, 4,500 acres total and more than LAWPC controls in the Lake Auburn watershed. Recreational activities are also much more restricted at Floods Pond than at Lake Auburn. Floods Pond provides a useful comparison point at the more restrictive end of the spectrum that puts the lost tax revenues and recreational opportunities at Lake Auburn in perspective.

To summarize, these comparisons with other water supply lakes demonstrate that the protections surrounding Lake Auburn do not exceed those of China Lake, Sebago Lake, or Floods Pond. The restrictions on recreational opportunities at Lake Auburn are similar to those at other drinking water supplies, including filtered and unfiltered water sources. Similarly, land use restrictions within the Lake Auburn

watershed are far from the most prohibitive among the examples discussed, with only 20% of the watershed held or managed as water supply land compared to 99% of the Floods Pond watershed. In all the examples considered, the authorities in charge of water supply protection emphasize the need to maintain shoreline control as much as possible, to conserve key water supply lands, and to tightly regulate recreation, regardless of current water quality.

In all the examples considered, the authorities in charge of water supply protection emphasize the need to maintain shoreline control as much as possible, to conserve key water supply lands, and to tightly regulate recreation, regardless of current water quality.

Holistic Recommendations

1. We recommend that the City of Auburn not seek to ease the current resource protection zoning or

consider rezoning portions of the watershed for increased density (e.g., village node-style development). Increased density and new opportunities for residential development are better suited to other areas of Auburn outside of the Lake Auburn watershed, preferably areas already served by sanitary sewer (for the benefit of nearby water resources such as the Androscoggin River). This recommendation is based on two key findings of this study that are fully elaborated in Section 3:

- Lake Auburn and its watershed are already at or near the key environmental thresholds of 10 parts per billion annual average total phosphorus and 75% forested watershed land cover; and
 - The future scenario models showed that easing restrictions on further development in the Lake Auburn watershed would set the lake on a path toward deteriorating water quality, regardless of the beneficial effects of requiring low impact development techniques and without obvious management strategies to combat further declines in water quality.
2. We recommend that the Planning Board and City Council take up our recommended ordinance revisions and, if acceptable in their current form, adopt them. If not acceptable in their current form, the recommended revisions should be reworked and made more practicable but not watered down or fundamentally changed in their intent or effect. These recommended changes represent a move toward simpler, more transparent, more evenly applied regulations that are based on the best available science. These recommended revisions are fully elaborated in Section 2 and in a separate document to the City.
 3. We recommend that the City of Auburn share the findings of Section 4, Analysis of Economic Impacts, with all partners and stakeholders so that the accounting of aggregate economic impacts of the existing conditions and various future scenarios are used as the basis for an open, transparent, and thoughtful public discussion of the fairness, equity, and sustainability of the current cost sharing and benefit allocations, as well as practical ways forward. This recommendation is based on the key finding that any net benefits to the City or Auburn residents and taxpayers from expanded residential development in the Lake Auburn watershed would be counterbalanced by additional costs to Lewiston and its residents and taxpayers, in the form of increased costs associated with mitigating declining water quality and decreased benefits from recreation. These findings are fully elaborated by Section 4 of this report. As a next step in this planning process, we recommend that a scenario be modeled and run through a benefit cost analysis that meets the target water quality goal for Lake Auburn, which was not possible in the future scenarios modeled in this study when considering Auburn-only changes to regulations and management approaches. Developing a scenario that meets the water quality goal may require several iterations. The scenario should likely expand the existing Lake Auburn Watershed Overlay District to the upper watershed towns, require implementation of low impact development techniques on new development watershed-wide, and account for septic design standard changes.
 4. We recommend that the City of Auburn, City of Lewiston LWD, AWD, and LAWPC fully support collaborative work with local governments, land trusts, private landowners, and other potential partners in the upper Lake Auburn watershed (Turner, Minot, Hebron, and Buckfield) to control development and limit phosphorus loading. Historically, LAWPC has been an active player in fostering collaborative action between the local governments, with representation from the upper watershed towns. This recommendation is based on the key finding from this study that Auburn alone cannot accomplish sufficient phosphorus load reductions to prevent deteriorating water quality in Lake Auburn, but will require active participation from the upper watershed towns. This finding is fully elaborated in Section 3.
 5. We recommend completing a comprehensive review and gap analysis of current water quality monitoring efforts carried out by both AWD and Bates College in the Lake Auburn watershed. Identify gaps based on weaknesses and assumptions for the model. From the review and gap analysis, devise a robust long-term water quality monitoring plan and annual cost estimate for Lake Auburn. We also recommend that 1) the AWD hire a full-time, dedicated data management technician for improved management, access, and analysis of collected water quality data; 2) the AWD and LWD continue collaboration with Bates College on student-assisted monitoring; and 3) LAWPC consider creating a technical science advisory board to establish or maintain key local, State, and regional partnerships that can help to provide regular review and guidance on water quality issues.
 6. Given its high probability of causing a filtration waiver violation, a swimming area will likely not be feasible for Lake Auburn at any time unless State and federal authorities sign off. If a swimming area were to be re-instituted at Lake Auburn, we provide many actions that would need to take place to ensure that the area does not contribute to water quality degradation. Refer to Swimming in Section 3.

7. Allowance of only small watercraft restricted to areas away from the in-take should continue, and improved stabilization techniques at vehicle and pedestrian access points along the lake shoreline should be implemented, along with clear and effective barriers to foot and vehicle access.
8. We recommend that the LAWPC coordinate with local youth conservation groups or AmeriCorps to perform annual maintenance of trails and install best practices that limit erosion of trails, especially those sections nearest the lake. In addition, surveying how much horse manure may be found on the trails to inform a reconsideration of horseback riding near the lake is recommended, as manure can be a significant nutrient source in sufficient quantities. Finally, it is recommended that the City acquire permanent recreational trail easements to LAWPC properties with trails for guaranteed public access in the future.
9. We recommend developing a comprehensive natural resource management plan for LAWPC lands

that focuses firstly on drinking water protection and secondly on wildlife habitat protection if in the interest of public water supply protection, with multiple management options offered. We also recommend developing natural resource inventories for all LAWPC lands to map critical streams (perennial and intermittent), wetlands, vernal pools, cover types, rare, threatened, and endangered species present, etc. to include in individual natural resource management plans that set management objectives and methods to achieve water resource and wildlife habitat protection for each LAWPC parcel. If timber harvesting continues in the Lake Auburn watershed on LAWPC or private lands, then we recommend a series of actions to minimize forestry impacts to water quality. Refer to Forest Management in Section 3.

10. We recommend that LAWPC work with local conservation groups and land trusts to purchase land in the watershed outside of Auburn. We also recommend that LAWPC consider putting all their properties into permanent conservation. These properties are currently protected under the LAWPC by-laws but provide no higher-level legal protection from future development if said by-laws were to be revoked.

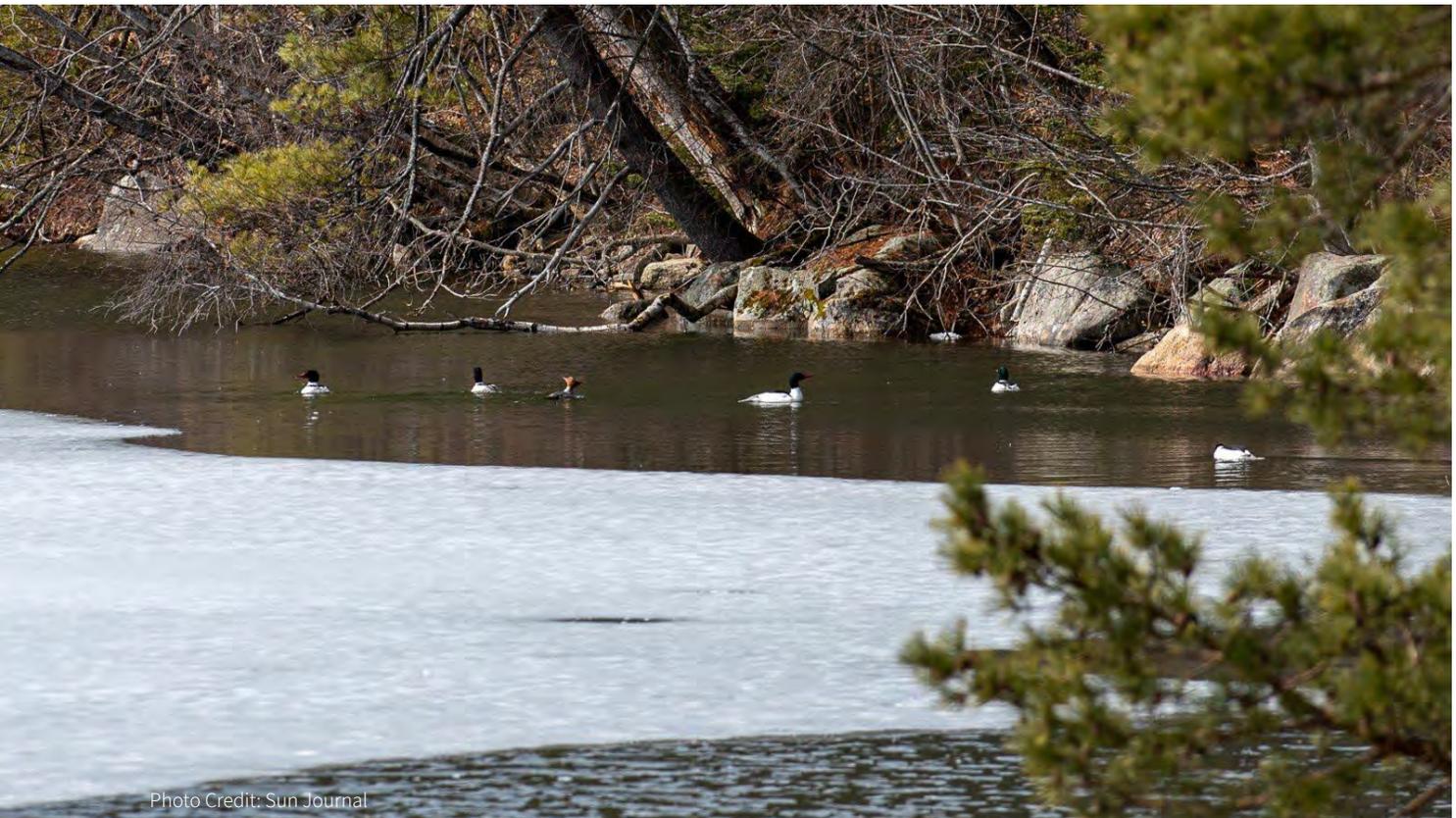


Photo Credit: Sun Journal

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City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

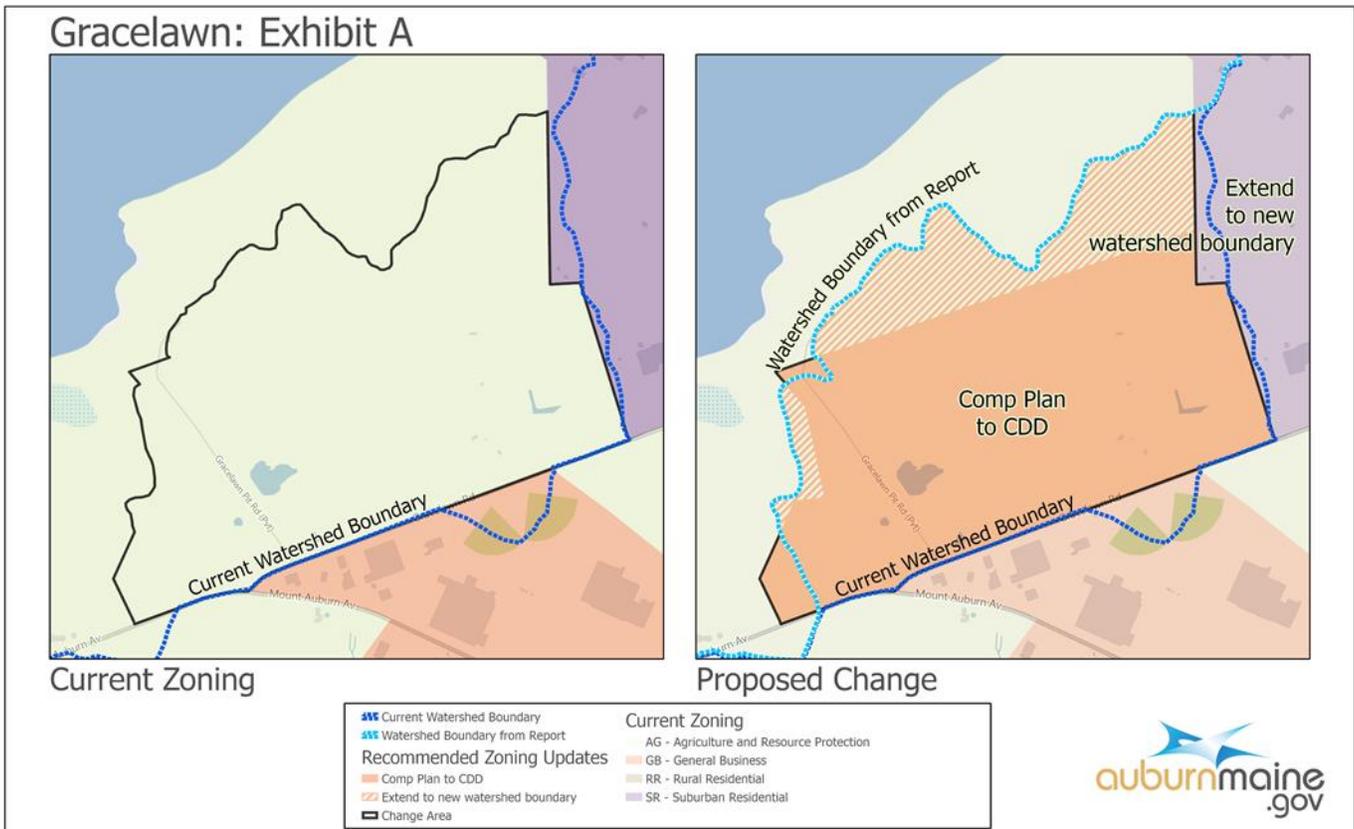
60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

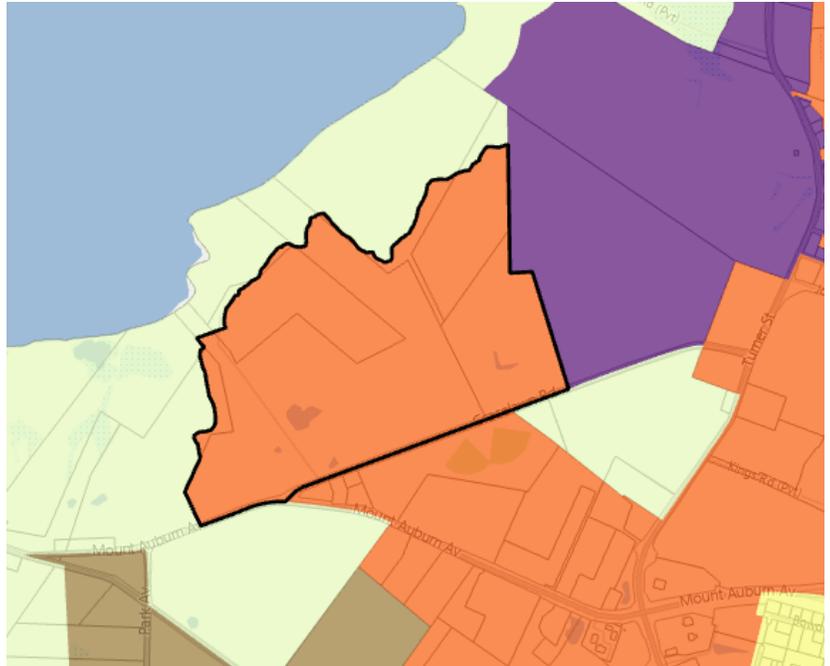
To: Auburn Planning Board
From: Eric J. Cousens, Director
Re: Gracelawn Area Zoning change AGRP to GB and Watershed District Zoning Boundary amendment from the 2021 Updated Comprehensive Plan

Date: February 8, 2022

PROPOSAL: Gracelawn area: The Comprehensive Plan recommends adjusting the zoning boundary to allow for reuse of the Gracelawn Gravel Pits for development where they no longer drain to Lake Auburn and shows about 111 acres proposed for the change. The Lake Auburn Study analyzed this further and recommends removing 148 acres from the Watershed based on topography and ground water data. Approximately 37 acres are not shown as Commercial Development District (CDD) in approved FLU mapping because the approximate boundaries for the conceptual change were conservative and were developed before the Lake Auburn Study was completed. We knew a majority of the land was not draining to the lake but the study identified a larger area draining away from the lake and the council approved utilizing the Auburn Lake Watershed Study as part of the Comprehensive Plan Updates. In that study they suggested moving the watershed boundary to match the actual drainage area boundary. From that, we are suggesting moving the proposed CDD boundary out to match the new watershed boundary for a total of 148 +/- acres. (See Below Exhibit A.)



Our Comprehensive plan uses some different nomenclature than our existing ordinance for different district names. One goal of the plan updates is to reduce the number of zoning districts by combining similar districts over time. Staff contemplated creating a new district titled CDD as part of this change but instead we recommend moving the existing boundary of the General Business District to include the referenced 148 acres shown on the map. The excerpt below from the Comprehensive Plan provides a description of the CDD. This will make the boundary adjustment to the localized area and leave the combining of the GB and GBII districts for a future discussion without creating and additional zoning District in the interim. As you can see the CDD text recommendations will eventually combine the two districts and will require notification to the entirety of the GB and GBII zoning districts and a public hearing to discuss that as a future separate item.



COMMERCIAL DEVELOPMENT DISTRICT (CDD)(Excerpt from Comprehensive Plan)

Objective – Allow for the development of a wide range of uses including those that involve the sales of motor vehicles and/or that generate significant truck traffic. The district will allow for both existing and new residential use at a density of up to 16 units per acre.

Allowed Uses – The Commercial Development District generally follows the boundaries of the General Business and General Business II (Minot Avenue) Zoning Districts, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed in the General Business Development District:

- *Low and High Residential Density Uses*
- *Retail uses including large-scale uses (>100,000 square feet)*
- *Personal and business services*
- *Business and professional offices*
- *Medical facilities and clinics*
- *Restaurants*
- *Hotel, motels, inns, and bed & breakfast establishments*
- *Low and High-Density Residential Uses*
- *Community services and government uses*
- *Research, light manufacturing, assembly, and wholesale uses*
- *Truck terminals and distribution uses*
- *Contractors and similar activities*
- *Motor vehicle and equipment sales*
- *Motor vehicle service and repair*
- *Recreational and entertainment uses and facilities*

Development Standards – The City’s development standards for the Commercial Development District should provide property owners and developers flexibility in the use and development of the property. The standards should include provisions to manage the amount and location of vehicular access to the site, minimize stormwater runoff and other potential environmental impacts, require a landscaped buffer along the boundary between the lot and the street, and provide for the buffering of adjacent residential districts.

The current proposal also includes an adjustment of the Lake Auburn Watershed District Zoning Overlay to match what science has shown us to be the actual drainage boundary to the physical Lake Auburn Watershed. The revised boundary is shown as a blue line in the map on the previous page titled Proposed Change. A copy of the Lake Auburn watershed Study Pages recommending this change is attached. The Lake Auburn Watershed Boundary is defined in our ordinance as follows:

Sec. 60-951. Boundaries and definitions.

The Lake Auburn Watershed District is that section of the city in which surface and subsurface waters ultimately flow or drain into Lake Auburn as such section is delineated on a watershed map and survey by the city water district on file in the office of the city water district, the city department of planning and permitting services and the city clerk. The Lake Auburn Watershed District shall be superimposed over underlying districts within such section. Permitted uses in the underlying districts shall continue subject to compliance with the provisions of the Lake Auburn Watershed District.

The district, by definition, should match the actual drainage boundaries and we now have information that confirms that the existing Watershed District Map includes land that does not drain to the Lake.

PLANNING BOARD ACTION/STAFF SUGGESTIONS: Staff suggests a planning board discuss the proposals and hold a Public Hearing on February 8, 2022. Staff then recommends that the Board forward a positive recommendation to the Council supporting the proposed changes, 1: That the Lake Auburn Watershed Overlay Zoning Boundary be adjusted as shown in the Lake Auburn Watershed Study (and on the attached Map); and 2 that the General Business Boundary be adjusted to include the 148 acres shown on the map based on the following findings.

SUGGESTED FINDINGS AND REASONS:

1. The 2010 and now the 2020 Comprehensive Plan recommend expanding the Commercial zoning in this area to include the area proposed on the map with a minor difference to follow existing property boundaries. This can be accomplished without creating a new district by using the existing General Business Zone.
2. The two small areas inside the watershed will be required to drain internally (out of the watershed) or meet phosphorus control standards.
3. The current Boundary of the Lake Auburn Watershed District Overlay Zoning Boundary has been shown to be different than the actual drainage boundary based on the Lake Auburn Watershed Study’s analysis of topography and groundwater movement in the area and should be adjusted as proposed to match the physical drainage boundaries of the watershed.
4. The proposal can be implemented without detriment to Lake Auburn and is recommended by the Comprehensive Plan.

Lake Auburn Watershed Protection Commission

www.lakeauburnwater.org

Wednesday, February 9, 2022 at 3:30 pm – 5:30pm
AVCOG, 125 Manley Road, Auburn, Maine

Commissioners:

Steve French, Chairperson
*Minot, Buckfield, Hebron
Resident*

Evan Cyr, Vice Chair
Auburn Resident

Rick LaChapelle
City of Lewiston Councilor

Dan Bilodeau
AWD Trustee

Camille Parrish
Auburn Resident

Amy Landry
AVCOG Executive Director

Alan Holbrook
Turner Resident

Dan Dube
Lewiston Resident

Mary Ann Brenchick
City of Lewiston PW Director

Staff:

Sid Hazelton, Clerk
Auburn Water District

Kevin Gagne, Clerk
City of Lewiston

Heather Hunter, Finance
City of Lewiston

Michael Broadbent,
Secretary
Auburn Water District

Erica Kidd,
Watershed Manager,
LAWPC

Carolyn Houtz,
Educational Coordinator
LAWPC

AGENDA

1. Executive Session regarding potential litigation in accordance with 1 M.R.S.A. 405 (6) (E) (10 min)
2. Minutes (5 min)
 - a. November 10, 2021 regular meeting
 - b. December 1, 2021 Workshop
3. Consent Agenda (5 min)
 - a. Financial Quarterly Update – Heather
 - b. Water Quality & Watershed Update - Erica
 - c. Education and Outreach - Erica
4. Open Session -Public Comment (5 min)
5. Staff Clerks Report – Kevin (10 min)
6. Lake Auburn Study
 - a. Highlights/Discussion – Erica (30 min)
7. Review of Proposed Septic Ordinance changes- Kevin (10 min)
8. Upstream Watershed Policies & Projects
 - a. Town of Turner – Alan (30 min)
9. Old Business
 - a. Roberts Rules update (5 min)
 - b. Workshop Choices & Set Dates (5 min)
 - i. Recreational use on lands we own
 - ii. Prioritize projects from previous studies
10. New Business (5 min)
11. Executive Session regarding negotiations of potential land transactions in accordance with 1 M.R.S.A. 405 (6) (C) - (as needed)
12. Adjourn

MEETING SCHEDULE:

April 13, 2022
June 8, 2022
September 14, 2022
November 9, 2022
December 7, 2022, if needed

Lake Auburn Watershed Protection Commission

MEETING MEMORANDUM

To: Lake Auburn Watershed Protection Commissioners

From: Kevin Gagne & Sid Hazelton, Clerks

Date: February 2, 2022

Subject: Clerk Guide and Report for February 9, 2022

Introduction:

This is a new report we are starting to help provide some written background to issues considered or taken up for action by Commissioners of the Lake Auburn Watershed Protection Commission. While we will continue to engage and present information and offer guidance as Staff to the Commissioners at meetings and workshops, this report is for additional background and information on items before you, so your time at Commission meetings can be spent collectively taking action to protect the drinking water and filtration waivers for the communities of Auburn and Lewiston instead hearing background information.

Minutes

November 10, 2021 regular meeting: Watershed Commission Secretary Mike Broadbent has completed the minutes of the regularly scheduled meeting held on Wednesday November 10, 2021 at 3:30 pm and are attached for your review and acceptance. Video of the meeting has been posted on the watershed website for public viewing and as record of the meeting.

December 1, 2021 workshop: Watershed Commission Secretary Mike Broadbent has completed the minutes of the watershed workshop held on Wednesday December 1, 2021 at 3:30 pm and are attached for your review and acceptance. Video of the workshop has been posted on the watershed website for public viewing and as record of the meeting.

Consent Items

Financial Reports

Financial Reports: The Watershed Financial report will be presented by Heather Hunter at the meeting and her Statement of Revenues & Expenditures as of December 31, 2021 is attached for your review and reference.

Water Quality & Watershed Report

Water Quality Update: Erica has attached her detailed report. Lake Auburn officially froze with full ice on January 12, 2022 and with cold temperatures ice is getting thicker and with snow cover we are experiencing better than average water quality with low turbidity and low winter algae counts. With frozen ground conditions and additional snow cover through the winter and hopes of an average or later than normal ice off – this would be favorable for continued good water quality. Spring thaw is another factor in determining ice off and the longer ice stays on the Lake and hopefully with low runoff conditions (slow spring thaw) the better water quality we see in Lake Auburn and tributaries going into the summer.

Watershed Update: Erica has attached her report and will present at the meeting. One highlight is there has been no Commission forestry activities on watershed properties this winter. However, there has been one private harvest near Taber's.

With snow conditions, improving there is more winter activity on watershed trails with snow shoeing, cross-country skiing at this time and will depend on how long the snow conditions last.

Education and Outreach Report

Education and Outreach Update: Education and outreach has been on going with some in person winter walks and there are more activities planned. Erica and Carolyn have attached their report and they continue spreading the word of watershed events on our watershed webpage, YouTube, Facebook and on Instagram. They recently hosted a Winter Wildlife Walk with Ben Nugent of USDA on Whitman Spring Road as part of the Auburn Winter Fest on January 26, 2022 and they are currently hosting a virtual Winter Scavenger Hunt for participants until February 27, 2022 – submit your pictures today and spread the word.

6. Lake Auburn Study: The Lake Auburn Study, official titled "*A Regulatory, Environmental, and Economic Analysis of Water Supply Protection in Auburn, Maine*" commissioned by the City of Auburn, Planning Department, was released in its final version on November 1, 2021. The report aimed to conduct a 'thorough review of the existing conditions, standards, regulations and practices in Lake Auburn and its watershed.' and looked to recommend ways to 'maximize the benefits and minimizes the cost of regulatory, environmental, and economic impacts to Lake Auburn, its watershed, and the surrounding communities.'

The highlights of this lengthy study are important to the Watershed Commission, as our main goal is to protect our drinking water filtration waivers and protect our drinking water for both communities. The following is a list of recommendations from the Auburn Study:

1. Revise septic system requirements of Lake Auburn watershed overlay district ordinance to allow State of Maine subsurface rules and to allow for mounded leach fields and other State approved alternative systems where there is not a 36 inch vertical separation from organic horizon and bedrock, water table or other restrictive layer.
2. Revise the Phosphorus Control ordinance to clarify the limit of project to the limit of disturbed area and not dependent upon land use.
3. Require timber harvest and agricultural activities to meet same requirements as other land uses under the Phosphorus Control Ordinance – including erosion control standards.
4. Develop standards for farm management, to be applied to farms in the watershed to control erosion and phosphorus from farms to Lake Auburn.
5. Adjust the agricultural buffer strip requirements to improve effectiveness. Recommendation is to increase buffer from 75 ft to 100 ft with vegetated buffer down gradient of all agricultural activity, perpendicular to overland flow and in all areas of the Lake Auburn Watershed.
6. Update Lake Auburn Watershed boundary to remove 148 acres along Gracelawn Road from the Lake Auburn Watershed.
7. Incorporate low impact development standards for single-family residential development in the Lake Auburn Watershed, with some square foot limit and regulations.

7. Review of Proposed Septic Ordinance changes: The City of Auburn planning board is considering action on recommendation #1 in future meeting – revision of septic system requirements in the Lake Auburn overlay district by allowing more systems as approved by State of Maine subsurface rules where the current rules for 36 inch of vertical separation cannot be met.

To better understand the implications these septic changes would have regarding the waiver from filtration that each Lewiston Water Division and the Auburn Water District have independently but work jointly to maintain, each entity has asked the Maine Drinking Water Program (regulators of the waiver) of their opinion as to how the proposed septic ordinance changes would impact each waiver from filtration. Auburn Water did receive a response from the Susan Breau, Geologist of the Maine Drinking Water Program and Lewiston Water is waiting to receive a response from Susan Breau. Before we recommended any proposed actions or motions to the Commissioners, we will need some additional time to better understand the regulatory impacts to the waivers and policy options to recommend if necessary.

City of Auburn Zoning Map Amendment: At the January 11, 2022 Planning Board workshop, the proposal for zoning changing and watershed boundary change was discussed. At the February

8, 2022 meeting, the Auburn Planning Board is considering the rezoning of properties along Gracelawn Road including the gravel pits for development. As part of the rezoning, as recommended in the Lake Auburn Economic Study and the Auburn Comprehensive Plan, the planning board is also considering redefining approximately 148 acres currently in the Lake Auburn watershed boundary to a new watershed boundary-removing the 148 acres from the watershed, as portrayed in the report for this area of Gracelawn Road. This watershed boundary change is based on topography and ground water data as evaluated in 2021. The zoning change would change the current zoning of AG- Agricultural and Resource Protection into General Business Zone/Commercial Development District and allow expanded residential density uses, retail, personal and business and professional offices, medical facilities, restaurants, hotel/motel/inns/bed & breakfast, commercial and governmental uses, research/light manufacturing/wholesale, truck terminal/distribution, contractor, motor vehicle/equipment sales, service & repair, recreational/entertainment uses and facilities. Eric Cousins presented the proposed changes to the Commission at our September 8, 2021 meeting. Based on the proposed watershed boundary changes and the water and sewer utility services provided to these parcels and future developments by the AWSD, at this time Staff does not oppose the proposed changes to the watershed boundary or zoning as described in the planning board proposal (see attached). Future considerations that would raise concerns for Staff and the WS Commission would be for any type of industrial use or discharge that may leave the facility/business and cause contamination to Lake Auburn through direct or indirect discharge. This would be on a case by case use of the proposed activities.

8. Upstream Watershed Policies and Projects: Town of Turner; we welcome Commissioner Holbrook's discussion to share the policies of the Town of Turner as it related to land use and water quality in the watershed. Turner is very important as the majority area of the upper Lake Auburn watershed, land use and management has direct impacts to water quality of Lake Auburn through runoff and tributaries to Mud Pond, Little Wilson Pond, the Basin until it flows into the north end of Lake Auburn. Residents of Turner benefit from watershed protection efforts through good water quality of Mud Pond and Little Wilson Pond and play an important partner in the protection of Lake Auburn water quality as well.

Old Business

By-Laws Update: At the December 1, 2021 Commission workshop we discussed details and options for adopting or using Robert's Rules of Order. Mary Ann Brenchick has an update to present for consideration as to how the Commission could move forward.

Workshop Choices and Set Dates: At the December 1, 2021 Commission workshop we discussed the Commissioners interest to have additional workshops. We have some draft land use plans and should consider if Commissioners want to workshop Recreational use on Watershed Commission land.

Another topic for future workshop discussion is the master plan of prioritized projects proposed from previous studies and how those projects could be scheduled and put into motion.

Understanding each Commissioner volunteers their time and effort and most are also on other Boards and Committees for their organizations, what additional days would be considered for workshops and how often would workshops like to be conducted.

Suggested motion: To have a Watershed Commission workshop on March 9, 2022 at 3:30pm to discuss recreational uses on Lake Auburn Watershed Commission land.

New Business

New Watershed Commissioner: New Lewiston City Council, Rick LaChapelle has been appointed by the Lewiston City Council to the Lake Auburn Watershed Protection Commission. We welcome Rick to the Commission and while he is not able to attend this February meeting due to prior engagements, Rick is looking forward to joining the Commission at our April 13, 2022 meeting.

Lake Auburn Watershed Protection Commission

Meeting Minutes

Wednesday, November 10, 2021

Location: Androscoggin Valley Council of Governments (AVCOG), Auburn, Maine

Time: Meeting began at 3:30 PM

Recording: The meeting was recorded.

Commissioners Present: Camille Parrish, Mary Ann Brenchick, Dan Dube, Amy Landry, Dan Bilodeau, Alan Holbrook and Steve French

Dan Dube was appointed as the City of Lewiston Commissioner- at-Large.

Commissioners Absent: Evan Cyr, Caleb Roebuck

Others Present: Sid Hazelton and Kevin Gagne, LAWPC Clerks, Michael Broadbent LAWPC Secretary, Erica Kidd Watershed Manager, Carolyn Houtz Education and Outreach Coordinator and Heather Hunter Commission Treasurer.

Agenda Item 1: Approve minutes of the regular meeting of September 8, 2021

Vote-1 On a motion by Commissioner Brenchick and seconded by Commissioner Parrish to approve the minutes as presented.

Passed 7-0

Agenda Item 2: Quarterly Financial Update – Heather Hunter

Heather went over a quarterly financial report that was last updated November 3, 2021. There have been a few fluctuations particularly in source protection. Overall, the Commission is in good financial shape.

Vote-2 On a motion by Commissioner Landry and seconded by Commissioner Brenchick to accept the quarterly financial report that was presented.

Passed 7-0

Agenda Item 3: 2022 Budget Approval

Heather went over the 2022 proposed Commission Budget. She explained all changes made to the budget and how they affect the operation of the Commission. There are no big changes from 2021 to 2022. There was a small increase in the contributions from both Lewiston and the Auburn Water District.

Vote-3 On a motion by Commissioner Brenchick and seconded by Commissioner Landry to accept the 2022 Budget as presented.

Passed 6-1

Heather reported that she will no longer be able to serve as Treasurer to the Commission. Heather has been with the Commission since its inception. Heather suggested that she stay on until the Audit. She asked how the Commissioners would like to replace her. Heather will look to see if there are any other staff members in Lewiston that could fill the role and Sid will check with the Auburn Water District staff.

Agenda Item 4: Future Agenda Packets

Before discussion on this item was started the Commission did introductions as there was a new Lewiston Commissioner- at-Large present. Dan Dube was introduced and welcomed to the group.

Commissioner Brenchick presented a sample agenda that is similar to what is used by the Water Pollution Control Authority. This style of agenda may help the Commission meetings flow better. This agenda is typically sent with a memo from the Manager which explains the expectation of Commissioners prior to the meeting.

The Commissioners liked the layout and would like to discuss it more at the workshop in December.

Agenda Item 5: Water Quality & Activity Report- Erica Kidd

Erica went over water quality graphs that were included in the agenda packet. She pointed out that currently the lake is slightly warmer than normal for this time of year. She reported that turnover of the lake should occur sometime in the coming week. In conjunction with the lake temperature the clarity of the lake is also up. Staff has been working with partners to identify the algae that is currently in the lake.

Erica also went over phosphorus, secci disk readings and fecal/total coliform sampling results from within the lake and its tributaries.

Erica presented on several timber harvests that are on-going on private property within the Watershed. She reviews harvest plans when they are sent to her by the City. There have been instances when she does not get that information so she reaches out to the owners when needed.

Erica has been working with the owners of the new horse farm on West Auburn Rd. This facility has been approved by the City. Erica has been working with them to make sure they understand their impact within the Watershed. There was some concern that those horses would utilize some of the Commission trails. It is un-clear at this time if they plan to utilize the trails in the area.

Erica reported that drainage improvements along Whitman Spring Road are on-going. Lewiston crews have been working to replace culverts and stabilize drainage areas.

Erica provided an update on the City of Auburn's efforts to amend the strip zones within the Watershed. The proposed changes would increase the developable area within the Watershed. The Planning Board has voted against moving forward with this change. The City is also looking to revise their comp-plan. The proposed changes would again increase the developable area within the Watershed. Erica is going to continue to monitor the progress of this revision.

Lake Auburn Study; Sid forwarded all of the Commissioners a copy of the now completed Lake Auburn Study. He would like to receive feedback from Commissioners which would be helpful to present back to the City. The City plans to go over the Study with the Councilors in the Spring on 2022. At this time the City does not plan to have a public presentation of the study. Commissioner Bilodeau recommended that Commissioners look at page 41 and consider adopting more stringent best management practices as they relate to the Commission logging practices.

There was also discussion on working with our neighboring towns to protect the Watershed in those communities.

Blanchard Pond Remediation; Erica went over a Remediation proposal for the Blanchard Pond watershed. This is work Erica would like to see happen in the Spring of 2022.

Vote-4 On a motion by Commissioner Brenchick and seconded by Commissioner Bilodeau to accept the Tighe-Bond proposal and to proceed with the design and remediation work as presented.

Passed 7-0

Carolyn Houtz introduced herself as the new Education and Outreach Coordinator for the Commission. Carolyn has a background in Environmental Science and Stewardship and also has a degree in Environmental Science and Economics. She is excited to join our team and has been getting acclimated with the Watershed. She has updated our social media pages and wants to increase our activity. Carolyn has also started meeting with stewards of the Watershed to introduce herself and start a working relationship.

Agenda Item 9: Open Session-Public Comments

No comments.

Agenda Item 6: Land Negotiation – Executive Session regarding potential land transactions in accordance with 1 M.S.R.A. § 405(6)(E).

Vote-5 On a motion by Commissioner Brenchick and seconded by Commissioner Landry to go into Executive Session pursuant to 1 M.S.R.A. § 405(6)(E).

Passed 7-0

Executive Session ended at 4:53pm

Agenda Item 7: Executive Session regarding potential litigation in accordance with 1 M.S.R.A. § 405(6)(E).

Vote-6 On a motion by Commissioner Brenchick and seconded by Commissioner Landry to go into Executive Session pursuant to 1 M.S.R.A. § 405(6)(E).

Passed 7-0

Executive Session ended at 5:12 pm

Commissioner French asked Sid if he could send all of the Commissioners a copy of the report submitted to the Board of Professional Engineers by Commission attorney, Jim Pross.

Agenda Item 8: December 1 Workshop – Set agenda

There was discussion by the Commissioners that they would like a review of Robert's Rules. There has been discussion about changing the format of the agendas and frequently asked questions by the Commissioners.

Agenda Item 10: Open Session-Commissioners

Dan updated the Commissioners on the progress of the review of the Bi-Laws for the Protection of Lake Auburn. Dan serves on an Auburn Water District appointed committee assigned to review the existing Bi-laws.

Agenda Item 11: Adjourn Meeting.

Vote-7 On a motion by Commissioner Parrish and seconded by Commissioner Bilodeau to adjourn the meeting

Passed 7-0

A true record, attest;



Michael Broadbent
Secretary of the LAWPC

Lake Auburn Watershed Protection Commission

WORKSHOP

Meeting Minutes

Wednesday, December 1, 2021

Location: Androscoggin Valley Council of Governments (AVCOG), Auburn, Maine

Time: Meeting began at 3:30 PM

Recording: The meeting was recorded.

Commissioners Present: Dan Dube, Mary Ann Brenchick, Caleb Roebuck, Amy Landry, Dan Bilodeau, Alan Holbrook, Evan Cyr and Steve French

Commissioners Absent: Camille Parrish

Others Present: Kevin Gagne, LAWPC Clerk, Michael Broadbent LAWPC Secretary, Erica Kidd Watershed Manager and Carolyn Houtz Education and Outreach Coordinator.

Agenda Item 1: Review of Robert's Rules

Commissioner Brenchick gave a presentation on the history and basic guidelines of Robert's Rules. Commissioners then discussed the ability to either adopt all of Robert's Rules or only the sections that apply to the Commission and how it operates.

Items of interest were discussed including majority voting and how to properly close an executive session. It was agreed that the Commission should stay consistent with the Auburn Water District's bi-laws.

Agenda Item 2 & 3: FAQ List – from our Commissioners, Topics for future workshops

Discussions of Robert's Rules led directly into agenda items 2 & 3. The Commissioners are interested in having future workshops and discussed several topics for discussion including some of the frequently asked questions they all have:

- How to properly close/come out of executive sessions.
- Amending the format of meeting agendas
- What specific powers do the Commission Clerks have.
- Create a formal mechanism to set the time frame for meetings and to extend them if needed.

- How and when should we review and comment on the Lake Auburn Study conducted by the City of Auburn.
- Prioritize projects from previous studies in the watershed.
- Creating recreation easements for the City on Commission properties.
- Recreational use of Commission land – trails, snowmobiling, etc.
- Guidance for Commissioners on how to properly engage with surrounding towns on the importance of watershed protection.

A true record, attest;

A handwritten signature in blue ink, appearing to read "Michael Broadbent". The signature is fluid and cursive, with a large, stylized initial "M".

Michael Broadbent
LAWPC Secretary

**Lake Auburn Watershed Commission
Statement of Revenues & Expenditures
As of 12/31/21**

| | Original Operating Budget | Final Operating Budget | Operating Account | Balance | Sinking Fund | YTD Combined | 12/31/20 Combined |
|--|---------------------------------|------------------------------|----------------------|--------------------|---------------------|---------------------|----------------------|
| Revenues: | | | | | | | |
| Contributions - AWD | 52,500.00 | 52,500.00 | 52,500.00 | - | 22,500.00 | 75,000.00 | 65,000.04 |
| Contributions - LWD | 52,500.00 | 52,500.00 | 52,500.00 | - | 22,500.00 | 75,000.00 | 65,000.00 |
| Timber Harvesting | 20,000.00 | 20,000.00 | 93,763.92 | (73,763.92) | | 93,763.92 | - |
| Gain on Sale of Assets | | | 4,576.64 | (4,576.64) | 21,253.82 | 25,830.46 | |
| Water Withdrawal Revenue | | | 4,421.45 | (4,421.45) | | 4,421.45 | 7,282.68 |
| Intergovernmental | 1,500.00 | 1,500.00 | 2,200.00 | (700.00) | | 2,200.00 | 2,000.00 |
| Interest | 2,500.00 | 2,500.00 | 344.82 | 2,155.18 | 957.75 | 1,302.57 | 3,963.94 |
| Total Revenues | 129,000.00 | 129,000.00 | 210,306.83 | (81,306.83) | 67,211.57 | 277,518.40 | 143,246.66 |
| Expenditures: | | | | | | | |
| Auburn Water Department | 6,000.00 | 6,000.00 | 5,191.00 | 809.00 | | 5,191.00 | 6,755.35 |
| Lewiston Water Division | 6,000.00 | 6,000.00 | 8,991.17 | (2,991.17) | | 8,991.17 | 4,281.50 |
| Executive Administration | 1,000.00 | 1,000.00 | - | 1,000.00 | | - | 62.49 |
| Forestry | 4,500.00 | 4,500.00 | 10,064.59 | (5,564.59) | | 10,064.59 | 4,895.00 |
| Outside Services | 3,325.00 | 3,325.00 | 3,435.00 | (110.00) | | 3,435.00 | 3,325.00 |
| Sanitary Facilities | 3,760.00 | 3,760.00 | 2,680.00 | 1,080.00 | | 2,680.00 | 3,680.00 |
| Source Protection | 60,500.00 | 60,500.00 | 41,198.99 | 19,301.01 | | 41,198.99 | 111,806.99 |
| Repairs to Property & Equipment | 6,000.00 | 6,000.00 | 3,252.94 | 2,747.06 | | 3,252.94 | 2,454.77 |
| Public Education | 1,775.00 | 1,775.00 | 2,371.28 | (596.28) | | 2,371.28 | 17.00 |
| Public Ed. - Labor | 24,000.00 | 24,000.00 | 11,902.33 | 12,097.67 | | 11,902.33 | 11,975.44 |
| Public Ed. - Supplies | 1,800.00 | 1,800.00 | 2,035.79 | (235.79) | | 2,035.79 | 838.98 |
| Public Ed. - Events | 1,500.00 | 1,500.00 | 189.49 | 1,310.51 | | 189.49 | - |
| Public Ed. - Outside Services | 1,000.00 | 1,000.00 | - | 1,000.00 | | - | 838.69 |
| Public Ed. - Public Relations | 2,500.00 | 2,500.00 | 498.52 | 2,001.48 | | 498.52 | 1,079.49 |
| Public Ed. - Miscellaneous | 1,750.00 | 1,750.00 | 1,183.83 | 566.17 | | 1,183.83 | 661.93 |
| Liability & D&O Insurance | 12,150.00 | 12,150.00 | 12,075.47 | 74.53 | | 12,075.47 | 11,446.08 |
| Legal | 1,000.00 | 1,000.00 | 6,454.50 | (5,454.50) | | 6,454.50 | 127.50 |
| Audit/Financial Services | 6,695.00 | 6,695.00 | 6,595.26 | 99.74 | | 6,595.26 | 6,441.26 |
| Property Taxes | 5,025.00 | 5,025.00 | 4,515.20 | 509.80 | | 4,515.20 | 4,710.32 |
| Operational Supplies | 1,000.00 | 1,000.00 | 1,999.73 | (999.73) | | 1,999.73 | 2,201.62 |
| Depreciation/Amortization Expense | | | 4,166.94 | (4,166.94) | 32,877.16 | 36,844.10 | 70,538.42 |
| Miscellaneous | 1,010.00 | 1,010.00 | 435.49 | 574.51 | 1,740.00 | 2,175.49 | 3,367.33 |
| Total Expenditures | 152,290.00 | 152,290.00 | 129,237.52 | 23,052.48 | 34,417.16 | 163,654.68 | 251,505.16 |
| Excess Revenues Over Expenditures | (23,290.00) | (23,290.00) | 81,069.31 | | 32,794.41 | 113,863.72 | (108,258.50) |
| Retained Earnings/Fund Balance, 1/1 | | | 2,137,348.81 | | 3,411,135.20 | 5,548,484.01 | 5,656,742.51 |
| Retained Earnings/Fund Balance, 12/31 | | | 2,218,418.12 | | 3,443,929.61 | 5,662,347.73 | 5,548,484.01 |

Water Quality Report

1. Ice-on was 1/12/22.
2. No in-lake or tributary sampling occurs during ice-on.
3. Turbidity in January has been between 0.4-0.6 NTU.
4. Please see attached temperature and turbidity graphs for reference.
5. Fecal datasheets are also included.

Watershed Report

1. Lake Study proposed septic ordinance change brought to City Council on 1/3/22, who directed the Planning Board to further review the change. This topic has not yet been an agenda item for a Planning Board meeting.
2. Lake Study proposed watershed boundary change also brought to City Council on 1/3/22 and passed to Planning Board for public hearing on 2/8/22.
3. The key points of the Lake Study that could impact the watershed are included in this packet. Please see the Executive Summary and Section 5.
4. City of Auburn will be resurfacing sections of roads in the watershed in 2022: Skillings Corner Road, Johnson Road, Dillingham Hill Road, and Beaver Road.
5. Beaver were trapped and removed near the headwater of Townsend Brook on the Auburn/Turner town line in January.
6. Timber harvests took place on private property in the watershed near Tabers in Auburn.
7. Staff are considering hiring a part-time, year-round Watershed Warden to patrol the watershed in place of the Auburn Police Department lake patrols that take place during the summer.
8. Erica Kidd has been working with Alan Holbrook to include the Town of Turner in watershed protection. More information on the Town of Turner is included in this packet.

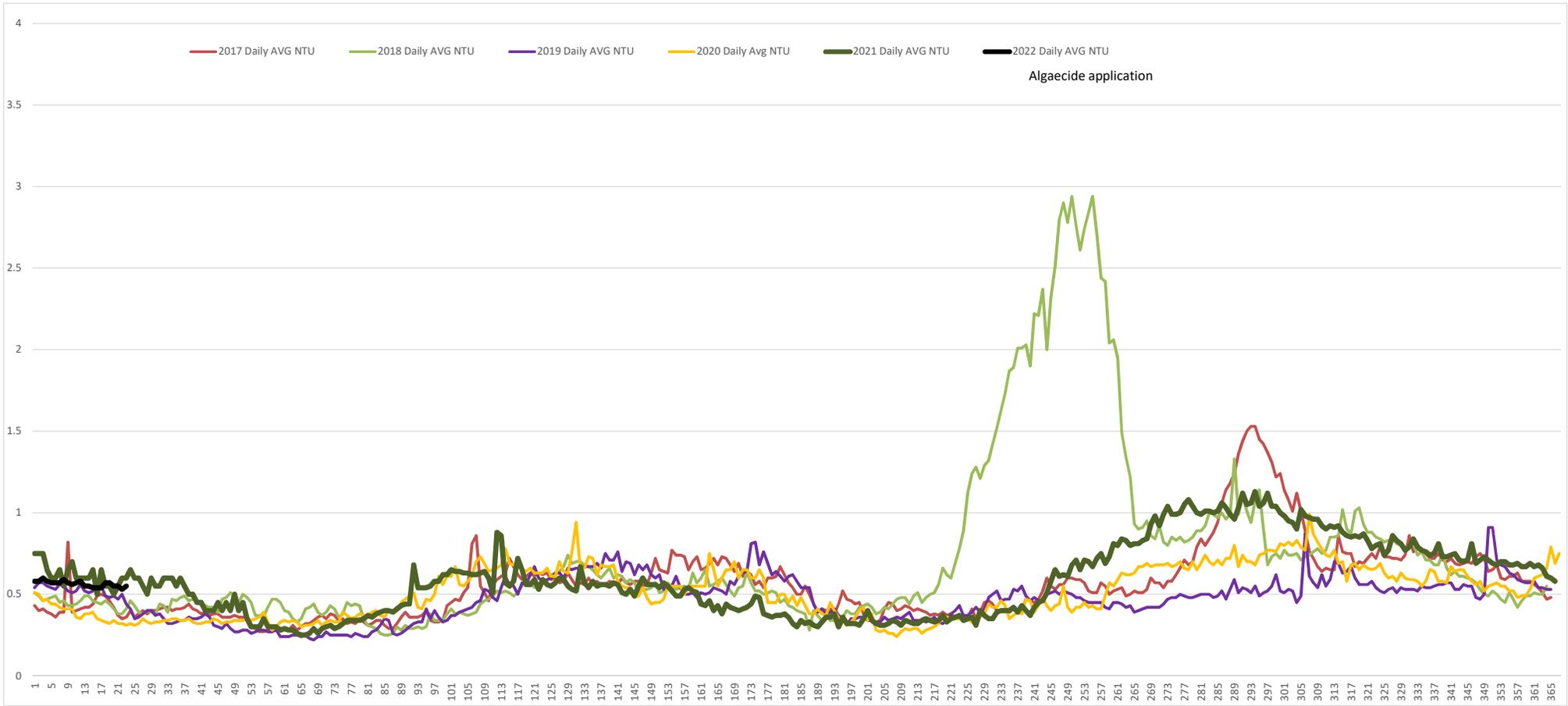
Education and Outreach Report

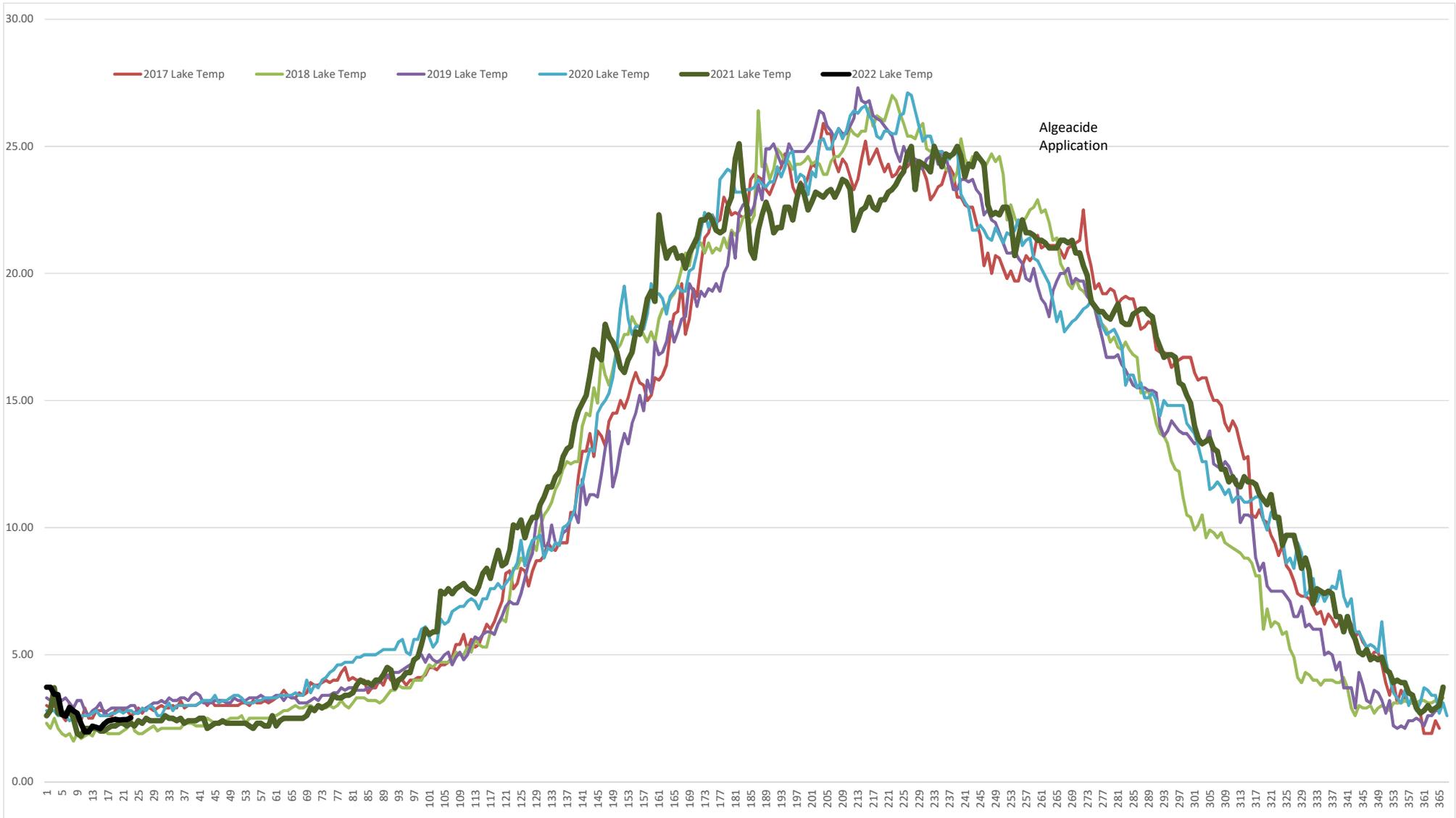
- November 23 Auburn Middle School Field Trip – Pollution lesson, plant tour, Salmon Point walk
- November 20 Salmon Point Clean Up – Cleaning trails, removing Asiatic bittersweet
- January 26 Wildlife and Nature Walk at the Summer Street Conservation Easement
- Tot Lot Presentation and discussions – Next steps are building up a volunteer base and regular clearing days
- Social Media Updates
- Website Updates
- Trail Updates, creating maps for the public
- Planning with Auburn Conservation Commission, Androscoggin Land Trust, for invasive management
- Planning with LA Arts for seasonal art events
- Planning with Auburn Girl Scouts for May Water Day
- 2 cancelled field trips due to COVID – created the need for virtual tours and more digital information

Upcoming Events:

- Edward Little High and AVEC wildlife and nature walks

- February 8th Water and Wildlife – Online presentation hosting the Center for Wildlife
- March 20th Sponsored Public Skate with Lake Stewards of Maine
- June Soil in and out of the Watershed Talk Series





Dec-
21

INLINE

| Collected | | | Temp pH probe | Turbidity | | Ph | Amount | FECAL | QUANTITRAY | | Fecal |
|-----------|------|-----|---------------|-----------|--------|----------|--------|----------|------------|--------|-----------------|
| DATE | TIME | BY | *C | 1720E | TU5200 | 230 A | Sample | BACTERIA | TOTAL | E.COLI | Confirmation |
| 12/1 | 0350 | DAF | 7.4 | 0.75 | 0.75 | 7.04 | 100 | 1 | | | P,P |
| 12/2 | 0335 | DAF | 7.5 | 0.75 | 0.70 | 7.03 | 100 | 0 | | | |
| 12/3 | 0420 | DAF | 7.4 | 0.75 | 0.70 | 7.06 | 100 | 1 | | | P,P |
| 12/4 | 0630 | DAF | 6.5 | 0.75 | 0.75 | 7.06 | 100 | 4 | | | P,P/P,P/P,P/P,P |
| 12/5 | 0615 | DAF | 6.5 | 0.70 | 0.65 | 7.09 | 100 | 4 | | | P,P/P,P/P,P/P,P |
| 12/6 | 0350 | DAF | 5.9 | 0.70 | 0.70 | 7.09 | 100 | 0 | 248.1 | 2 | |
| 12/7 | 0750 | LRB | 6.5 | 0.65 | 0.55 | 7.07 | 100 | 0 | | | |
| 12/8 | 0350 | DAF | 5.9 | 0.70 | 0.65 | 7.07 | 100 | 0 | | | |
| 12/9 | 0735 | LRB | 5.6 | 0.65 | 0.60 | 6.96 | 100 | 5 | | | |
| 12/10 | 0600 | LRB | 5.1 | 0.65 | 0.60 | 7.12 | 100 | 4 | | | |
| 12/11 | 0550 | DAF | 5.0 | 0.60 | 0.60 | 7.04 | 100 | 4 | | | |
| 12/12 | 0600 | DAF | 5.2 | 0.65 | 0.65 | 7.03 | 100 | 3 | | | |
| 12/13 | 0350 | DAF | 4.8 | 0.60 | 0.60 | 7.06 | 100 | 2 | 27.5 | <1 | |
| 12/14 | 0345 | DAF | 4.9 | 0.70 | 0.75 | 7.10 | 100 | 3 | | | |
| 12/15 | 0345 | DAF | 4.8 | 0.70 | 0.70 | 7.06 | 100 | 3 | | | |
| 12/16 | 0510 | DAF | 4.9 | 0.70 | 0.60 | 7.11 | 100 | 5 | | | |
| 12/17 | 0725 | LRB | 4.4 | 0.60 | 0.60 | 7.12 | 100 | 5 | | | |
| 12/18 | 0810 | LRB | 4.3 | 0.60 | 0.60 | 7.15 | 100 | 3 | | | |
| 12/19 | 0830 | LRB | 3.9 | 0.65 | 0.70 | 7.16 | 100 | 2 | | | |
| 12/20 | 0350 | DAF | 4.0 | 0.70 | 0.75 | 7.14 | 100 | 10 | 22.8 | 5.2 | |
| 12/21 | 0305 | DAF | 3.9 | 0.65 | 0.70 | 7.16 | 100 | 4 | | | |
| 12/22 | 0255 | DAF | 3.9 | 0.65 | 0.70 | 7.10 | 100 | 0 | | | |
| 12/23 | 0400 | DAF | 3.5 | 0.65 | 0.60 | 7.06 | 100 | 5 | | | |
| 12/24 | 0515 | DAF | 3.4 | 0.65 | 0.65 | 7.09 | 100 | 2 | | | |
| 12/25 | 0430 | DAF | 2.9 | 0.60 | 0.60 | 6.97 | 100 | 0 | | | |
| 12/26 | 0350 | DAF | 2.7 | 0.65 | 0.65 | 7.01 | 100 | 1 | | | |
| 12/27 | 0305 | DAF | 2.8 | 0.60 | 0.60 | 6.98 | 100 | 3 | 10.9 | 1 | |
| 12/28 | 0345 | DAF | 3.0 | 0.60 | 0.55 | 7.04 | 100 | 2 | | | |
| 12/29 | 0345 | DAF | 2.8 | 0.60 | 0.55 | 7.08 | 100 | 3 | | | |
| 12/30 | 0320 | DAF | 2.9 | 0.60 | 0.50 | 7.17 | 100 | 0 | | | |
| 12/31 | 0930 | LRB | 3.0 | 0.55 | 0.55 | 7.14 | 100 | 2 | | | |

| Jan-22 | INLINE | | | | | | | | | | |
|-----------|--------|-----|------|-----------|--------|-------|--------|----------|------------|--------|--------------|
| Collected | | | Temp | Turbidity | | Ph | Amount | FECAL | QUANTITRAY | | Fecal |
| DATE | TIME | BY | *C | 1720E | TU5200 | 230 A | Sample | BACTERIA | TOTAL | E.COLI | Confirmation |
| 1/1 | 0925 | LRB | 3.0 | 0.55 | 0.55 | 7.15 | 100 | 2 | | | P,P/P,P |
| 1/2 | 0935 | LRB | 3.0 | 0.55 | 0.55 | 7.09 | 100 | 2 | | | P,P/P,P |
| 1/3 | 0305 | DAF | 2.9 | 0.55 | 0.55 | 7.12 | 100 | 6 | 10.8 | 1 | |
| 1/4 | 0800 | DAF | 2.9 | 0.55 | 0.50 | 7.16 | 100 | 1 | | | |
| 1/5 | 0345 | DAF | 2.4 | 0.55 | 0.50 | 7.17 | 100 | 0 | | | |
| 1/6 | 0350 | DAF | 2.3 | 0.55 | 0.60 | 7.21 | 100 | 0 | | | |
| 1/7 | 0250 | DAF | 2.2 | 0.55 | 0.60 | 7.22 | 100 | 2 | | | P,P/P,P |
| 1/8 | 0805 | LRB | 1.8 | 0.55 | 0.55 | 7.18 | 100 | 2 | | | P,P/P,P |
| 1/9 | 0805 | LRB | 2.0 | 0.50 | 0.50 | 7.23 | 100 | 2 | | | P,P/P,P |
| 1/10 | 0350 | DAF | 2.0 | 0.50 | 0.45 | 7.20 | 100 | 4 | 3.1 | 1 | |
| 1/11 | 0745 | LRB | 1.2 | 0.50 | 0.55 | 7.17 | 100 | 1 | | | |
| 1/12 | 0330 | DAF | 1.3 | 0.55 | 0.60 | 7.21 | 100 | 1 | | | |
| 1/13 | 0350 | DAF | 1.5 | 0.55 | 0.55 | 7.25 | 100 | 1 | | | |
| 1/14 | 0345 | DAF | 1.4 | 0.55 | 0.55 | 7.23 | 100 | 3 | | | |
| 1/15 | 0620 | DAF | 1.2 | 0.50 | 0.50 | 7.29 | 100 | 0 | | | |
| 1/16 | 0630 | DAF | 1.2 | 0.50 | 0.45 | 7.26 | 100 | 0 | | | |
| 1/17 | 0550 | DAF | 1.4 | 0.50 | 0.50 | 7.22 | 100 | 0 | 6.3 | <1 | |
| 1/18 | 0750 | LRB | 1.3 | 0.50 | 0.40 | 7.16 | 100 | 0 | | | |
| 1/19 | 0320 | DAF | 1.6 | 0.50 | 0.50 | 7.20 | 100 | 0 | | | |
| 1/20 | 0410 | DAF | 1.5 | 0.50 | 0.45 | 7.17 | 100 | 0 | | | |
| 1/21 | 0930 | DAF | 1.4 | 0.50 | 0.50 | 7.09 | 100 | 0 | | | |
| 1/22 | 0945 | LRB | 1.5 | 0.45 | 0.50 | 7.18 | 100 | 0 | | | |
| 1/23 | 0945 | LRB | 1.4 | 0.45 | 0.50 | 7.23 | 100 | 0 | | | |
| 1/24 | 0340 | DAF | 1.5 | 0.50 | 0.55 | 7.16 | 100 | 0 | 3 | <1 | |
| 1/25 | 0315 | DAF | 1.7 | 0.50 | 0.50 | 7.21 | 100 | 0 | | | |
| 1/26 | 0310 | DAF | 1.8 | 0.50 | 0.45 | 7.26 | 100 | 0 | | | |
| 1/27 | 0325 | DAF | 1.8 | 0.50 | 0.40 | 7.24 | 100 | 0 | | | |
| 1/28 | 0415 | DAF | 1.8 | 0.45 | 0.40 | 7.21 | 100 | 0 | | | |
| 1/29 | 0615 | DAF | 1.7 | 0.45 | 0.40 | 7.26 | 100 | 0 | | | |
| 1/30 | 0615 | DAF | 1.8 | 0.45 | 0.40 | 7.27 | 100 | 0 | | | |
| 1/31 | 1035 | LRB | 1.5 | 0.40 | 0.40 | 7.22 | 100 | 0 | 3.1 | <1 | |

Executive Summary

Lake Auburn is the only public drinking water supply for the Maine cities of Auburn and Lewiston. In recent years, signs of declining water quality have given rise to public calls for actions that would upend the status quo of the last several decades. Some have argued that the authorities in charge of ensuring a clean water supply from Lake Auburn should protect more of the watershed that contributes to the lake. Others have called for the City of Auburn, the Auburn Water District, or other authorities to revise the regulatory framework that protects the lake from encroaching activities that could contaminate it, while still others have proposed proactively building a water filtration plant to treat water of more variable quality. These suggested actions, while not inherently conflicting, have not yet been comprehensively examined for the potential benefits to Lake Auburn's water quality, nor have the regulatory or economic impacts been adequately considered.

The City of Auburn commissioned the present study to address this gap in understanding about Lake Auburn's present state compared to a range of future scenarios. In 2021, the City hired the interdisciplinary consultant team of FB Environmental Associates, Horsley Witten Group, and the University of Maine to 1) carry out a thorough review of existing conditions, standards, regulations, and practices in Lake Auburn and its watershed, 2) quantify to the greatest extent possible the regulatory, environmental, and economic impacts of the current status quo and future scenarios, and 3) evaluate and recommend potential ways forward that maximizes the benefits and minimizes the costs of regulatory, environmental, and economic impacts to Lake Auburn, its watershed, and the surrounding communities.

This report follows three lines of inquiry examining the key aspects of Lake Auburn as a water supply – its regulations, its environment, and its economics. These lines of inquiry are treated individually as sections of this report, but with the understanding that they are closely intertwined and inform each other. **Section 1** introduces Lake Auburn, outlines the motivation and purpose of the study, and gives key background information such as historical context and a summary of current conditions.

Section 2, Analysis of Regulatory Impacts, examines the regulatory framework protecting water quality. City of Auburn regulations are evaluated through literature review and comparative analysis using other water supply lakes and State and federal models. We found that the regulatory framework for the protection of Lake Auburn as a water supply is mostly robust and effective.

We recommend several revisions that will better align the regulations with the best available science and State and regional norms and apply them more fairly across different land uses and activities:

- Align the septic system regulations contained in the Lake Auburn Watershed Overlay District Ordinance with the best available science and Maine's septic system regulations.
- Develop a clear set of standards for farm management that will limit phosphorus loading from commercial agricultural activities.
- Incorporate low impact development requirements for new single family residential development.

Section 3, Analysis of Environmental Impacts, analyzes the environmental impact of various development and water quality scenarios for the Lake Auburn watershed. The analysis uses a well-documented watershed model paired with in-lake empirical formulas to predict water quality outcomes under each future scenario. This section also reviews recreational uses of the lake, forest management, and the history of land purchases for water supply protection in the watershed. We find that Lake Auburn reached a tipping point in the 2010s where key environmental thresholds were reached or passed. In the lake, levels of phosphorus – a key nutrient for the growth of aquatic algae – rose above 10 parts per billion (averaged annually) and elevated the risk of algae blooms. Meanwhile, in the watershed, forested land cover dipped below 75% of the land area, meaning that more sources of phosphorus contamination, such as impervious surfaces, areas of bare soil, and septic systems, were contributing to the lake. Treatment of the lake with alum in 2019 was successful and achieved a temporary reset in lake phosphorus levels.

Looking forward, our model projects existing conditions and development rates ahead to 2100 (the "Business as Usual" scenario), by which time Lake Auburn will again near the tipping point of 10 parts per billion phosphorus, even with the regular use of alum treatments. Future scenarios that ease restrictions on residential growth will result in higher concentrations of phosphorus and higher risk of algae blooms. Requiring low impact development – innovative techniques that reduce impervious cover and encourage stormwater to pass through the groundwater before reaching the lake, thus filtering out contaminants – makes a small but significant positive impact on phosphorus and the risk of algae growth.

Section 4, Analysis of Economic Impacts, examines the costs and benefits of the same development and water quality scenarios for the Lake Auburn watershed that are covered by the environmental analysis in Section 3. The analysis combines well-established economic methods with data on land use and water quality to systematically evaluate how these scenarios change or reallocate costs and benefits. We find that the source of the largest increases in benefits in all future scenarios is the increase in property taxes collected by Auburn, which climb from \$3.6 million to \$9 million annually in the highest development scenario. Meanwhile, the source of the largest extra costs is in dealing with declining water quality in Lake Auburn, especially treating water in a filtration plant which is estimated at over \$3 million annually. Table 4-7 provides a detailed summary of our estimated aggregate costs and benefits across all scenarios. We find that the added benefits to Auburn are mostly or entirely offset by increased costs to Lewiston, resulting in negligible net economic benefit to the communities served by Lake Auburn.

Section 5 provides a summary of key findings, a discussion on several topics that overlap the regulatory, environmental, and economic analyses, and a set of holistic recommendations for the City of Auburn and other stakeholders to consider:

1. The City of Auburn should not seek to ease the current resource protection zoning or consider rezoning portions of the watershed for increased density. Increased density and new opportunities for residential development are better suited to other areas of Auburn outside of the Lake Auburn watershed.
2. The Auburn Planning Board and City Council should take up our recommended ordinance revisions and, if acceptable in their current form, adopt them. These recommended revisions are fully elaborated in Section 2 and in a separate document to the City.
3. The City of Auburn should share the findings on aggregate economic impacts with all partners and stakeholders for use in an open, transparent, and thoughtful public discussion of the fairness, equity, and sustainability of the current cost sharing and benefit allocations, as well as practical ways forward.
4. The City of Auburn, the Auburn Water District, the City of Lewiston, and the Lake Auburn Watershed Protection Commission should fully support collaborative work with local governments, land trusts, private landowners, and other potential partners in the upper Lake Auburn watershed to control development and limit phosphorus loading.
5. The key Lake Auburn stakeholders should cooperatively conduct a comprehensive review and gap analysis of current water quality monitoring efforts carried out by both the Auburn Water District and Bates College in the Lake Auburn watershed. This initiative should produce a monitoring plan, create a position for a full-time, dedicated data manager, continue collaboration with Bates College on student-assisted monitoring, and consider creating a technical science advisory board to the Lake Auburn Watershed Protection Commission to establish or maintain key local, State, and regional partnerships for review and guidance on water quality issues.
6. Given its high probability of causing a filtration waiver violation, a swimming area will likely not be feasible for Lake Auburn at any time unless State and federal authorities sign off. If a swimming area were to be re-instituted at Lake Auburn, we provide many actions that would need to take place to ensure that the area does not contribute to water quality degradation. Refer to Swimming in Section 3.
7. Allowance of only small watercraft restricted to areas away from the water supply intake should continue, and improved stabilization techniques at vehicle and pedestrian access points along the lake shoreline should be implemented, along with clear and effective barriers to foot and vehicle access.
8. The Lake Auburn Watershed Protection Commission should coordinate with local youth conservation groups or AmeriCorps to perform annual maintenance of trails and install best practices that limit erosion of trails, especially those sections nearest the lake. In addition, surveying how much horse manure may be found on the trails to inform a reconsideration of horseback riding near the lake is recommended, as manure can be a significant nutrient source in sufficient quantities. Finally, it is recommended that the City acquire permanent recreational trail easements to LAWPC properties with trails for guaranteed public access in the future.
9. The Lake Auburn Watershed Protection Commission should develop a comprehensive natural resource management plan for their lands that focuses firstly on drinking water protection and secondly on wildlife habitat protection, with multiple management options offered. The plan should incorporate new mapping of critical resources such as streams, wetlands, vernal pools, cover types, and rare, threatened, and endangered species present.
10. The Lake Auburn Watershed Protection Commission should work with local conservation groups and land trusts to purchase land in the watershed outside of Auburn. We also recommend that the Commission consider putting all their properties into permanent conservation.

5 Findings, Synthesis, & Holistic Recommendations

This section draws out key conclusions from the report's preceding Sections 2, 3, and 4 which contain our analyses of the regulatory, environmental, and economic impacts of Lake Auburn as a public drinking water supply. Synthesis and further discussion, along with consideration of examples from comparable water supplies, are also provided for several key conclusions that recur throughout the preceding sections. Lastly, this section puts forth holistic recommendations for the City of Auburn, as well as the broader community of stakeholders, with the aim of promoting water supply protection efforts and initiatives that preserve or improve the balance among regulatory, environmental, and economic impacts.



Photo Credit: Sun Journal

Key Findings

Section 2, Analysis of Regulatory Impacts

We found that the regulatory framework for the protection of Lake Auburn as a water supply can be revised to be more clearly defined, better aligned with the best available science and State and regional norms, and more fairly applied across different land uses and activities. Specific recommendations are described in depth in Section 2, and direct ordinance language revisions are provided in a separate document to the City. A summary of our recommended revisions is outlined below:

- Revise the septic system requirements of the Lake Auburn Watershed Overlay District Ordinance to incorporate the Maine Subsurface Wastewater Disposal Rules, including provisions that allow for mounded leach fields and other State-approved alternative designs where there is not a native, in-situ, 36-inch vertical separation between the bottom of the organic horizon and the bedrock, water table, or other restrictive layer. Refer to Appendix 1.
- Revise the Phosphorus Control Ordinance to clarify that the limit of a project area does not apply to a given land use but to a demarcated limit of disturbance, such that all disturbance within that area is required to meet the erosion and sedimentation controls and other phosphorus controls under a plan required by the Phosphorus Control Ordinance.
- Require timber harvest and agricultural activities to meet the same requirements as other land uses under the Phosphorus Control Ordinance. Currently, timber management and harvesting must be conducted in accordance with a forest management plan prepared and supervised by a registered forester, while agriculture must be conducted in accordance with a soil and water conservation plan approved by the ACSWCD, making these uses effectively exempt from City oversight. Removing the exemption and requiring timber and agriculture to meet the same erosion control standards under the Phosphorus Control Ordinance would ensure that water quality protection is a central feature of any timber harvesting or agricultural activities in the Lake Auburn watershed.
- Develop a clear set of standards for farm management that will be consistently applied to farms in the watershed for the purpose of controlling erosion and limiting the delivery of excess phosphorus from the farm practices to Lake Auburn. One approach is to set a concrete limit on the amount of agricultural activities that are phosphorus-intensive (e.g., commercial raising of livestock, fertilized row crops, manure

spreading). It is important to note that water quality is predicted to be much worse across all future scenarios if agricultural land use does not decline as predicted.

- Adjust the agricultural buffer strip requirement in the Lake Auburn Watershed Overlay District Ordinance to improve its effectiveness. Recommended adjustments include widening the buffer to 75 or 100 feet, requiring the buffer to be vegetated, and requiring the buffer to be located downgradient of all agricultural activities, perpendicular to the direction of overland flow, in all areas of the watershed (as opposed to requiring buffers only for agricultural activities that are adjacent to surface water).
- Update the Lake Auburn Watershed Overlay District Ordinance to reflect the revised watershed boundary, reducing the existing watershed boundary by 148 acres in the Gracelawn Road area.
- Incorporate low impact development requirements for single family residential development on the 1- and 3-acre lots allowed in the Lake Auburn watershed by way of referencing the Maine Stormwater Management Design Manual, Volume 2. The use of low impact development can help to limit the impacts of stormwater runoff and associated erosion and pollutants from sites. The standards as they apply to a water supply watershed are presented below:
 - » Disturbance on an individual lot must be less than 15,000 square feet (including building, driveway, walkways, lawn area, construction access, and grading).
 - » A minimum natural vegetated buffer must be maintained downgradient of all developed areas on the lot. This buffer shall be 50 feet wide if naturally forested or 75 feet wide if maintained as a natural meadow.
 - » No more than 7,500 square feet of impervious cover is located on the property.
 - » A minimum of 40 percent of the lot area must be maintained as an undisturbed natural area. If the existing land has been disturbed by prior activities, a natural vegetated buffer and/or undisturbed natural area may be proposed through restoration and revegetation.

Section 3, Analysis of Environmental Impacts

We found that Lake Auburn water quality in the last decade had reached a tipping point, whereby nuisance algae blooms were becoming more frequent and were threatening the filtration waiver. The partial alum treatment conducted in 2019 significantly reduced the

in-column total phosphorus concentration and locked in a portion of the sediment-bound phosphorus, effectively resetting the system and giving the water districts additional time to ramp up watershed protection and nutrient reduction efforts. We also found that projecting current status quo conditions into the future (i.e., the “Business As Usual” scenario) resulted in Lake Auburn once again reaching a tipping point by 2100, even with the assumption that the in-column total phosphorus concentration and sediment-bound phosphorus would be repeatedly reset by an alum treatment every 10 years (see discussion in Section 2 about this assumption for further context). Modeled predictions for the other future scenarios where the regulatory framework is adjusted to allow more development in the Auburn portion of the watershed results in greater water quality degradation and a higher risk of blooms, ultimately triggering the need for a filtration plant in the “Maximum Development Allowing Building on LAWPC Lands” scenario. The use of low impact development techniques has a small positive effect on water quality in these future scenarios but does not ameliorate the high risk of frequent algae blooms. Taken together, the future scenarios show that Auburn alone does not have the land use control tools to stave off water quality decline in Lake Auburn; sustained collaboration with the upper watershed municipalities is essential to achieve the needed phosphorus load reductions over the remainder of the 21st century.

Section 4, Analysis of Economic Impacts

We found that expanding development in the Lake Auburn watershed provided minimal overall net economic benefit when accounting for the benefits and costs of all affected stakeholders, including the City of Lewiston who would otherwise carry the additional costs of watershed protection and water treatment through the existing cost sharing agreement in order for the City of Auburn to benefit from increased property tax revenues. In other words, the increased net benefits to the City of Auburn would be mostly or entirely offset by increased net costs to AWD and LWD customers, resulting in negligible net economic benefit to the communities served by Lake Auburn. This reallocation of benefits and costs among all affected stakeholders for the future scenarios highlights important questions of equity and fairness, which were raised during the process of producing this report and conversing with key community representatives. We emphasize that the costs associated with addressing declining water quality are costs to all water users and

that the risk of incurred costs that are higher than our conservative estimates is very real.

Synthesis & Discussion

In summary, our analyses determined that Lake Auburn is nearing its assimilative capacity for nutrient load (even with the partial alum treatment) and cannot handle much more additional nutrient load without diminishing water quality and its associated benefits. We found no net environmental, economic, or social benefit supporting expansion of development in the Lake Auburn watershed. Instead, we recommend that low impact development strategies are incorporated into existing zoning standards and required for all future development and redevelopment projects in the Auburn portion of the watershed. We also recommend that the other four headwater towns of Turner, Minot, Hebron, and Buckfield also incorporate low impact development requirements on future development projects. Lake Auburn cannot maintain excellent water quality in the future without the full participation of

We found no net environmental, economic, or social benefit supporting expansion of development in the Lake Auburn watershed.

the other watershed towns. More development cannot be allowed in the Auburn portion of the watershed even with low impact development requirements implemented in Auburn. Even if reduced development through conservation or other means is achieved in the headwater towns, any additional development in Auburn has an outsized negative impact since its drainage area goes directly to the lake. It is also important to understand that a filtration plant does not allow for greater development of the watershed because the filtration plant only treats extracted drinking water for the consumer and does not treat in-lake water quality for recreation and for meeting State criteria for designated uses.

Below, we present further discussion on three important topics: regulation of septic systems, environmental risk and uncertainty, and comparable water utilities.

Regulation of septic systems: The regulatory and environmental analyses examined multiple issues surrounding septic systems and their contributions of phosphorus to Lake Auburn. At first glance, there may appear to be a contradiction between 1) the recommended ordinance revision from the regulatory analysis (Section 2) that the septic design standard should be revised in such a way that will allow previously non-buildable sites to become buildable and 2) the conclusion from the environmental analysis (Section 3) that Lake Auburn will arrive at a tipping point of declining water quality by 2100 even in the absence of any pro-development changes (i.e.,

the “Business As Usual” scenario). Indeed, our buildout analysis determined that more than 100 additional new homes could be built in the watershed if the septic system siting requirement for 36 inches of suitable in-situ soil were revised.

To address this apparent contradiction, we argue that the septic design standard should be judged not only by its adherence to the best available science but by its simplicity, straightforwardness, and fairness. The key questions are: does the existing septic design standard accomplish its stated purpose of regulating septic systems effectively for water quality protection, or is its water quality benefit primarily in its de facto restriction of buildable areas in the watershed? Are there improvements that could be made to achieve the stated goal? With our recommended revision, we aim to have the septic design standard achieve its stated purpose of effectively regulating both new septic system construction and replacement/reconstruction of existing septic systems as they age out, so that septic systems with alternative technologies and innovative phosphorus controls can be phased in. Restrictions on developable land are better left to base and resource protection zoning than to septic design standards.

The project team also noted in conversations with multiple Lake Auburn stakeholders a concern about an unintended consequence of the requirement in the current ordinance for 36 inches of suitable in-situ soil to site a septic system. The concern is that this requirement for deep, native soils has led to the preferential siting of some septic systems on deep formations of sand and gravel aquifer, which provide some of the only suitable sites in the watershed with the requisite depth to bedrock, water table, or other restrictive layer. While our team did not conduct any field assessments, witness this condition firsthand, or review any documentation of this condition, we agree with the premise that these sand and gravel formations should not be considered suitable sites for septic systems, at least without the importation of suitable reactive soils for nutrient and pathogen processing that the recommended ordinance revisions would allow. Adopting the Maine State standards while preserving the minimum 36-inch vertical separation would alleviate the potential for this unintended consequence.

Environmental risk and uncertainty: The risk of deteriorating water quality threatening Lake Auburn’s ability to remain a high quality public drinking water supply is a throughline of this entire study. In its simplest terms, risk is the probability of a negative outcome, though the severity of the negative outcome in question is usually included when evaluating that risk. A high risk of a minor inconvenience (e.g., the risk of getting caught in traffic if leaving downtown Boston by car at 5:00 PM on a business day) requires minimal forethought, while a low risk of major damage (e.g., the risk of a flood destroying private

or public infrastructure from a hurricane or Nor’easter) requires extensive planning and preparation. Uncertainty is the degree to which the risk cannot be quantified, due to a number of factors, such as insufficient data about existing conditions, insufficient predictive models for the future, and inherent randomness in nature. It is difficult but possible to predict with reasonably low uncertainty the risk of an outcome that has occurred before (e.g., an algae bloom in Lake Auburn). It gets much more difficult to predict the risk of a particular outcome (e.g., a filtration waiver violation in Lake Auburn) if that outcome has never occurred before, because the data and predictive models have not been tested against that outcome in the real world. In this situation, the uncertainty surrounding such an outcome remains relatively high even with excellent data and predictive models.

This study examined Lake Auburn’s risk of negative water quality outcomes now and in the future under various scenarios, though with considerable uncertainty due to a number of confounding or unknown factors. However, we can say with certainty that all additional development raises the risk of water quality degradation, whether due to phosphorus loading, pathogens from subsurface wastewater disposal, emerging contaminants such as pharmaceuticals and personal care products, etc. Even if the increased risk resulting from any individual parcel-scale decision is small, the aggregate impact of thousands of individual decisions over the coming decades is what matters.

From a risk management perspective, the entire spectrum of outcomes should at least be understood, including the least probable, most negative outcome (i.e., the worst-case scenario). The worst-case scenario would be that Lake Auburn’s water quality would deteriorate past the point of useful public drinking water supply. Phosphorus enrichment to the point of having uncontrolled algae blooms every year, with cyanobacteria and associated cyanotoxins, would be the most likely condition of such a worst-case scenario. If this unlikely but highly undesirable scenario were to occur, Auburn and Lewiston would be forced to consider other alternatives that previously would not have been seriously deliberated, such as drawing upon the Androscoggin River for drinking water. The cost of this worst-case scenario was not evaluated in our economic analysis because our environmental models do not predict conditions to deteriorate to that degree under the chosen scenarios. But in managing environmental risk, this unlikely but highly undesirable outcome should be included in the overall picture of Lake Auburn’s possible future.

Comparable water utilities: Comparison of Lake Auburn and LAWPC/AWD/LWD with other water sources and utilities is illustrative of their strengths, weaknesses, and projected future needs (Table 5-1). Lake Auburn’s key

Table 5-1. Lake Auburn and comparable water supply lakes and ponds in Maine.

| Waterbody | Water Utility | Waterbody Surface Area (acres) | Watershed Area (acres) | Communities Served | Watershed Communities | Filtration Waiver? |
|-------------|-------------------------|--------------------------------|------------------------|--|---|--------------------|
| Lake Auburn | Auburn Water District | 2,277 | 9,651 | Auburn, Lewiston, Poland | Auburn, Turner, Minot, Hebron, Buckfield | Yes |
| China Lake | Kennebec Water District | 29,992 | 234,000 | Waterville, Winslow, Fairfield, Benton, Vassalboro, Maine Water Company - Oakland | Vassalboro, China, Albion | No |
| Sebago Lake | Portland Water District | 635 | 4,600 | Portland, South Portland, Westbrook, Falmouth, Cumberland, Cape Elizabeth, Gorham, Windham, Scarborough, Raymond | 24 municipalities (Androscoggin, Cumberland, Oxford counties) | Yes |
| Floods Pond | Bangor Water | 3,939 | 16,704 | Bangor, Eddington, Hampden, Hermon, Orrington, Clifton, Veazie, Hampden Water District | Otis, Clifton | Yes |

comparables are China Lake, which supplies the Kennebec Water District (KWD) serving Waterville and surrounding communities; Sebago Lake, supplying the Portland Water District (PWD); and Floods Pond, used by Bangor Water, an independent water utility, to serve Bangor and surrounding communities.

China Lake is nearly double the size of Lake Auburn, with a 3,939-acre lake surface and a nearly 17,000-acre watershed, but the lake divides into two basins nearly equal in size, the west basin and the east basin. The KWD has a water supply in-take located in the west basin, where the shoreline is mostly under KWD control and managed as water supply protection land. The east basin is nearly all under private ownership and has much more shoreline development. The China Lake Outlet Stream, the only outlet of the entire lake, is in the west basin at the dam in Vassalboro. Considered by itself, the west basin is very similar to Lake Auburn in terms of shoreline and watershed management - mostly forested, under public water utility control, with universal restrictions on swimming and bodily contact but with limited recreational fishing allowed. Like Lake Auburn, China Lake serves one community within the lake watershed (Vassalboro) and several communities outside its watershed (Waterville, Winslow, Fairfield, Benton, and the Maine Water Company in Oakland), while the upper watershed towns of China and Albion do not use KWD water.

The key difference between China Lake and Lake Auburn is that China Lake has experienced algae blooms nearly every summer since the 1980s. Blooms were more severe through the 1980s and 1990s, and since the early 2000s, there have been some trends of improvement, including coldwater fish species survival. Since 1993, KWD has filtered the drinking water supply using a granular activated carbon filtration system capable of producing up to 12 MGD, though current demand stands at 3 MGD. The plant was constructed in the early 1990s for a cost of roughly

\$25 million. According to KWD Superintendent Roger Crouse, P.E., if water quality were to decline significantly from its current stable state, such as increased algae blooms and turbidity, KWD would have to change their operations to handle the lower quality in-take water (R. Crouse, pers. comm). The carbon filters would need to be backwashed more frequently, and the additional backwash water would need to be accommodated somehow in the existing lagoons or else the lagoons would need to be expanded at significant cost. The alum dose used to pretreat the water before filtration would also need to be raised. The key takeaway is that decreased in-take water quality at a filtration plant taxes the system, raises the volume of the waste stream, and adds significant cost and complexity to the treatment process, meaning that water supply managers cannot forgo water quality protection efforts simply because a filtration system is in place.

Sebago Lake is the public drinking water supply source used by the PWD to supply Portland, South Portland, Westbrook, and surrounding Greater Portland communities - roughly one sixth of Maine’s population. The lake is roughly 10 times the size of Lake Auburn, with a surface area of nearly 30,000 acres and a watershed area of 235,000 acres. Sebago is the deepest lake in New England at 316 feet at its deepest point. Like Lake Auburn, Sebago Lake qualifies for a filtration waiver owing to a history of excellent water quality. The existing disinfection plant has a production capacity of 54 MGD and currently experiences a demand of 22 MGD. With such a large water supply lake, the capacity of the plant will be exceeded long before any concern of safe yield from the lake arises.

Land use in the Sebago Lake watershed is largely composed of private forestlands. The PWD owns 2,500 acres (or about 1% of the watershed), with 800 acres of mostly shoreland designated as ‘No Trespassing’ and 1,700 acres of land designated as free for public access for many forms of recreation. Another 28,000 acres are owned or

managed by land trusts. The water supply in-take is at the far southern extent of the lake in the Lower Bay. A 3,000-foot 'No Trespassing' zone surrounds the in-take, and no bodily contact is allowed within two miles of the in-take. Boating, fishing, snowmobiling, and ice fishing are allowed within the 2-mile limit but not within the 3,000-foot limit. Overall, the restricted area is very similar in size and structure to that of Lake Auburn (with the exception that the on-ice activities are not allowed on Lake Auburn). Taking Sebago Lake as a whole, however, the major difference with Lake Auburn is that Sebago's Lower Bay comprises a small fraction of the overall lake, the rest of which has no special swimming or boating restrictions for water supply.

Sebago Lake and its watershed are located many miles away from the service areas of the PWD. This geographical separation means that the communities served by PWD have no ability to enact land use controls on the lakeshore or in the watershed, unlike the situation in Lake Auburn where the City of Auburn can use its zoning ordinances to enact protections for the shorefront and watershed. It is likely that this lack of control over Sebago Lake's upper watershed has spurred the PWD to focus on cooperation with land trusts and private forestland owners to conserve tracts of land. As an example, PWD Environmental Services Manager Paul Hunt told the project team that the PWD is part of a partnership, Sebago Clean Waters, that seeks to raise the total amount of land conserved (and managed at least partly for water supply protection) from the current 12% of the watershed to 25% in the next 15 years (P. Hunt, pers. comm).

Floods Pond in Otis, Maine has been the public water supply source for Bangor Water, the independent water district that serves Bangor and surrounding communities since 1959. At 635 acres of surface area, surrounded by a 4,600-acre watershed in Otis and neighboring Clifton, Floods Pond is less than half the size of Lake Auburn. Maximum depth is similar at 133 feet. Like Lake Auburn, Floods Pond also qualifies for a filtration waiver owing to its historically excellent water quality.

Land use in the Floods Pond watershed is largely controlled by Bangor Water, which owns or holds landowner agreements to manage 4,500 acres or more than 99% of the watershed land area. There is no public access to

Floods Pond, which is home to a native population of Arctic char (*Salvelinus alpinus*), a coldwater fish species closely related to both salmon and lake trout that has been used by the Maine Department of Inland Fisheries and Wildlife to establish coldwater fish populations in other Maine lakes. Fishing, boating, and swimming are prohibited, as are hiking, wildlife viewing, and hunting in posted areas that include the entire shoreline.

The geography of Floods Pond as a water supply resembles China Lake more than Lake Auburn. The vast majority of Bangor Water customers are in downstream communities (Bangor, Eddington, Hampden, Hermon, and Orrington), while the protected shoreline and water-

shed areas are in upstream communities that do not use the water. (A small portion of Clifton is served by Bangor Water.) Bangor Water controls nearly all the Floods Pond watershed in Otis and Clifton, 4,500 acres total and more than LAWPC controls in the Lake Auburn watershed. Recreational activities are also much more restricted at Floods Pond than at Lake Auburn. Floods Pond provides a useful comparison point at the more restrictive end of the spectrum that puts the lost tax revenues and recreational opportunities at Lake Auburn in perspective.

To summarize, these comparisons with other water supply lakes demonstrate that the protections surrounding Lake Auburn do not exceed those of China Lake, Sebago Lake, or Floods Pond. The restrictions on recreational opportunities at Lake Auburn are similar to those at other drinking water supplies, including filtered and unfiltered water sources. Similarly, land use restrictions within the Lake Auburn

watershed are far from the most prohibitive among the examples discussed, with only 20% of the watershed held or managed as water supply land compared to 99% of the Floods Pond watershed. In all the examples considered, the authorities in charge of water supply protection emphasize the need to maintain shoreline control as much as possible, to conserve key water supply lands, and to tightly regulate recreation, regardless of current water quality.

In all the examples considered, the authorities in charge of water supply protection emphasize the need to maintain shoreline control as much as possible, to conserve key water supply lands, and to tightly regulate recreation, regardless of current water quality.

Holistic Recommendations

1. We recommend that the City of Auburn not seek to ease the current resource protection zoning or

consider rezoning portions of the watershed for increased density (e.g., village node-style development). Increased density and new opportunities for residential development are better suited to other areas of Auburn outside of the Lake Auburn watershed, preferably areas already served by sanitary sewer (for the benefit of nearby water resources such as the Androscoggin River). This recommendation is based on two key findings of this study that are fully elaborated in Section 3:

- Lake Auburn and its watershed are already at or near the key environmental thresholds of 10 parts per billion annual average total phosphorus and 75% forested watershed land cover; and
 - The future scenario models showed that easing restrictions on further development in the Lake Auburn watershed would set the lake on a path toward deteriorating water quality, regardless of the beneficial effects of requiring low impact development techniques and without obvious management strategies to combat further declines in water quality.
2. We recommend that the Planning Board and City Council take up our recommended ordinance revisions and, if acceptable in their current form, adopt them. If not acceptable in their current form, the recommended revisions should be reworked and made more practicable but not watered down or fundamentally changed in their intent or effect. These recommended changes represent a move toward simpler, more transparent, more evenly applied regulations that are based on the best available science. These recommended revisions are fully elaborated in Section 2 and in a separate document to the City.
 3. We recommend that the City of Auburn share the findings of Section 4, Analysis of Economic Impacts, with all partners and stakeholders so that the accounting of aggregate economic impacts of the existing conditions and various future scenarios are used as the basis for an open, transparent, and thoughtful public discussion of the fairness, equity, and sustainability of the current cost sharing and benefit allocations, as well as practical ways forward. This recommendation is based on the key finding that any net benefits to the City or Auburn residents and taxpayers from expanded residential development in the Lake Auburn watershed would be counterbalanced by additional costs to Lewiston and its residents and taxpayers, in the form of increased costs associated with mitigating declining water quality and decreased benefits from recreation. These findings are fully elaborated by Section 4 of this report. As a next step in this planning process, we recommend that a scenario be modeled and run through a benefit cost analysis that meets the target water quality goal for Lake Auburn, which was not possible in the future scenarios modeled in this study when considering Auburn-only changes to regulations and management approaches. Developing a scenario that meets the water quality goal may require several iterations. The scenario should likely expand the existing Lake Auburn Watershed Overlay District to the upper watershed towns, require implementation of low impact development techniques on new development watershed-wide, and account for septic design standard changes.
 4. We recommend that the City of Auburn, City of Lewiston LWD, AWD, and LAWPC fully support collaborative work with local governments, land trusts, private landowners, and other potential partners in the upper Lake Auburn watershed (Turner, Minot, Hebron, and Buckfield) to control development and limit phosphorus loading. Historically, LAWPC has been an active player in fostering collaborative action between the local governments, with representation from the upper watershed towns. This recommendation is based on the key finding from this study that Auburn alone cannot accomplish sufficient phosphorus load reductions to prevent deteriorating water quality in Lake Auburn, but will require active participation from the upper watershed towns. This finding is fully elaborated in Section 3.
 5. We recommend completing a comprehensive review and gap analysis of current water quality monitoring efforts carried out by both AWD and Bates College in the Lake Auburn watershed. Identify gaps based on weaknesses and assumptions for the model. From the review and gap analysis, devise a robust long-term water quality monitoring plan and annual cost estimate for Lake Auburn. We also recommend that 1) the AWD hire a full-time, dedicated data management technician for improved management, access, and analysis of collected water quality data; 2) the AWD and LWD continue collaboration with Bates College on student-assisted monitoring; and 3) LAWPC consider creating a technical science advisory board to establish or maintain key local, State, and regional partnerships that can help to provide regular review and guidance on water quality issues.
 6. Given its high probability of causing a filtration waiver violation, a swimming area will likely not be feasible for Lake Auburn at any time unless State and federal authorities sign off. If a swimming area were to be re-instituted at Lake Auburn, we provide many actions that would need to take place to ensure that the area does not contribute to water quality degradation. Refer to Swimming in Section 3.

7. Allowance of only small watercraft restricted to areas away from the in-take should continue, and improved stabilization techniques at vehicle and pedestrian access points along the lake shoreline should be implemented, along with clear and effective barriers to foot and vehicle access.
8. We recommend that the LAWPC coordinate with local youth conservation groups or AmeriCorps to perform annual maintenance of trails and install best practices that limit erosion of trails, especially those sections nearest the lake. In addition, surveying how much horse manure may be found on the trails to inform a reconsideration of horseback riding near the lake is recommended, as manure can be a significant nutrient source in sufficient quantities. Finally, it is recommended that the City acquire permanent recreational trail easements to LAWPC properties with trails for guaranteed public access in the future.
9. We recommend developing a comprehensive natural resource management plan for LAWPC lands

that focuses firstly on drinking water protection and secondly on wildlife habitat protection if in the interest of public water supply protection, with multiple management options offered. We also recommend developing natural resource inventories for all LAWPC lands to map critical streams (perennial and intermittent), wetlands, vernal pools, cover types, rare, threatened, and endangered species present, etc. to include in individual natural resource management plans that set management objectives and methods to achieve water resource and wildlife habitat protection for each LAWPC parcel. If timber harvesting continues in the Lake Auburn watershed on LAWPC or private lands, then we recommend a series of actions to minimize forestry impacts to water quality. Refer to Forest Management in Section 3.

10. We recommend that LAWPC work with local conservation groups and land trusts to purchase land in the watershed outside of Auburn. We also recommend that LAWPC consider putting all their properties into permanent conservation. These properties are currently protected under the LAWPC by-laws but provide no higher-level legal protection from future development if said by-laws were to be revoked.



Photo Credit: Sun Journal

Town of Turner Regulations that are Helpful to LAWPC

1. **Erosion and Sedimentation Control Policy:**
 - a. Activities that disturb soil and require a permit need an E&S plan.
2. **Zoning Ordinance:**
 - a. Districts-
 - i. Rural I District
 1. Purpose is to maintain rural character including agricultural and forest lands.
 2. Medium density allowed.
 - ii. Rural II District
 1. Purpose is preserve areas not well suited for development.
 2. Includes 'critical watersheds'.
 3. Development at low densities- 5 acre min. lot size.
 - iii. Shoreland District
 1. Allows residential use while protecting water quality.
 - iv. Resource Protection District
 1. Purpose is to regulate development which would adversely affect water quality, etc.
 - v. Many potential uses in these districts require a Site Plan Review by the Planning Board, which includes a review of potential impacts to water quality.
 - b. Performance Standards-
 - i. Soils
 1. Land uses must not cause severe erosion, mass soil movement, or water pollution.
 2. Soils report required for subsurface wastewater disposal
 - ii. Water Quality
 1. No discharge of any pollutant to waters of the State is permitted
 - iii. Septic Waste Disposal
 1. Before a building permit is issued, a soil suitability report required.
 - iv. Shoreland Areas
 1. 100' setback from high-water line of ponds; 75' setback from wetlands
 2. New construction must minimize stormwater runoff from site
 3. Agriculture limitations- manure stockpiles, tilling, etc.
 4. Vegetation removal limitations
 - v. Individual Lot Phosphorus Management
 1. Purpose of these standards to maintain water quality of lakes and ponds in Turner and those it shares with adjacent communities by controlling the transport of phosphorus from their direct watersheds.
 2. Phosphorus Management Control Permit required for development activities within the direct watershed of a lake or pond.
3. **Comprehensive Plan Update Section I (2020):**
 - a. Planning Area: Natural Resources-

- i. Turner's goal: to maintain the high quality of its own natural resources and those it shares, or to improve the quality if they have been diminished.
 - ii. Section notes that development can create higher concentrations of phosphorus, a detriment to water quality. Acknowledges part of Lake Auburn watershed is in Turner and that Little Wilson Pond crosses town borders into Auburn.
 - b. Planning Area: Regional Coordination-
 - i. Turner's goal: to develop and participate in regional programs to achieve common desires.
 - ii. Includes Lake Auburn watershed and that portion of the watershed contained in Turner
 - iii. As part of the *Regional Coordination Policy*, Turner will:
 - 1. Continue to participate in the *Lake Auburn Watershed Protection Commission* by having a Turner representative on the board.
 - 2. Develop with appropriate communities an acceptable lake protection level for phosphorus concentration for Little Wilson Pond.
 - 3. Regulate development within the Lake Auburn watershed to comply with assigned lake protection levels.
 - 4. Seek professional assistance in determining appropriate lake protections levels and ordinance provisions. This is a Planning Board responsibility.
- 4. **Comprehensive Plan Update Section II (2020):**
 - a. Natural Resources-
 - i. Acknowledges Lake Auburn is an important cold water fishery and the drinking water supply for Lewiston and Auburn.
 - ii. Includes phosphorus data for Mud Pond, Little Wilson Pond, The Basin, and Lake Auburn.

Town of Turner Watershed Projects Recommended in Prior Studies

Diagnostic Study of Lake Auburn and its Watershed: Phase 1 (2013):

1. Skillings Corner Road: Culvert near intersection with Fern Street and Wilson Hill Road- remove sediment accumulation and stabilize bank. Evaluate size and effectiveness of culvert to minimize overtopping of road.
2. Robinson Road: Roadside stabilization, riprap to slow water velocity
3. Little Wilson Pond Road: install shoreline stabilization and sediment BMPs along the road
4. East Hebron Road: Armor roadside along channel.

Diagnostic Study of Lake Auburn and its Watershed: Phase 2 (2014):

1. Monitor sediment accumulation in The Basin and upstream ponds at the beginning and end of each sampling season.

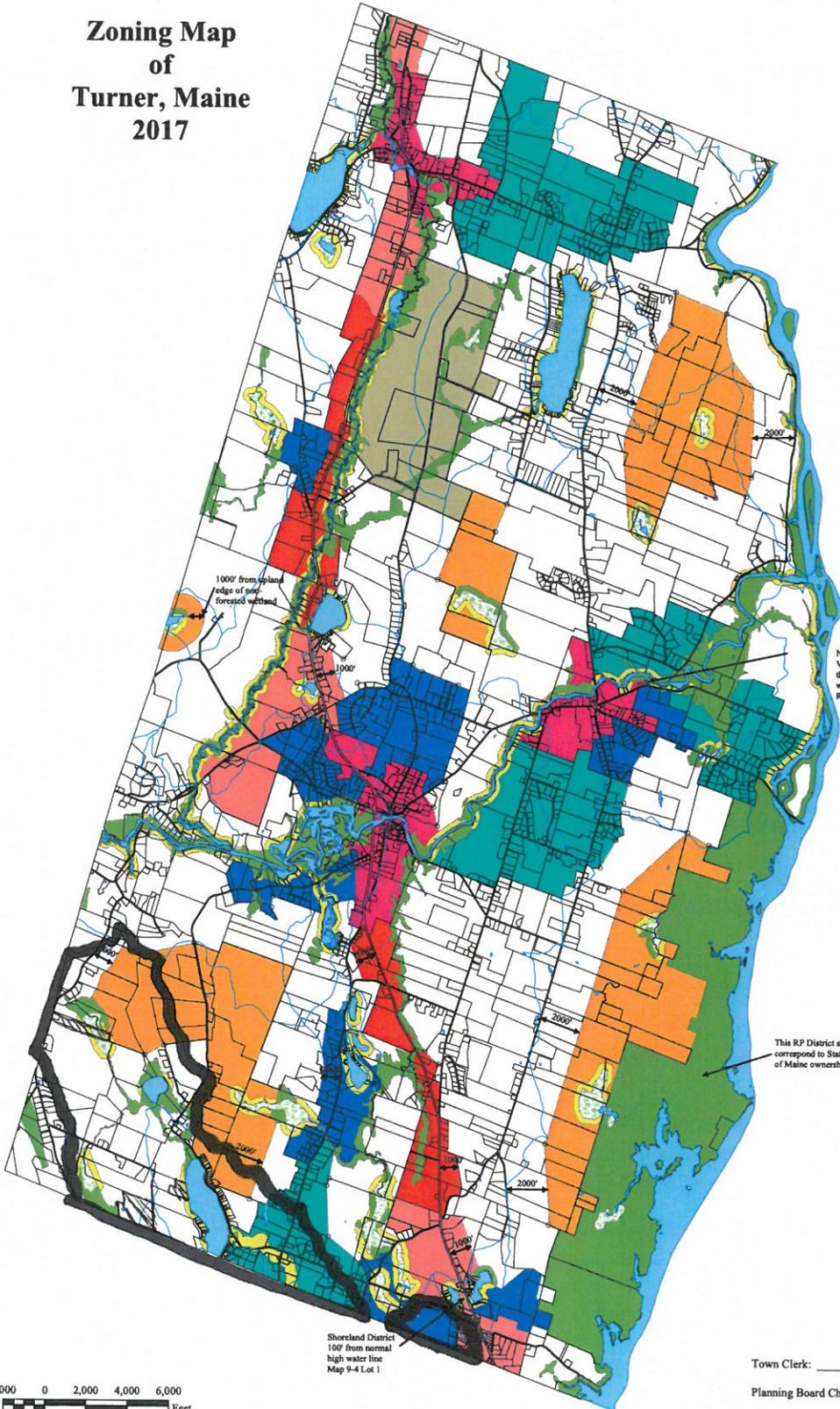
The Origins and Dynamics of Phosphorus in Maine's Lake Auburn Watershed (2020):

1. Ground-truth the loading hotspots identified by the Soil and Water Assessment Tool (SWAT). Look for signs of runoff and/or erosion-induced loading. Implement intervention strategies as needed.
2. Continue to increase watershed sampling. This could involve conducting in-lake sampling in the Basin, *Little Wilson Pond*, and *Mud Pond*. Focus particular attention on the Basin, *Little Wilson Pond*, and *Mud Pond*.
3. Investigate potentially high loading around Mud Pond. Consider conducting sampling in and around Mud Pond, then explore mitigation measures.
4. Pursue mitigation strategies for any AWD/LWD sampling location with P concentrations over 20 ug/L.

Completed Projects (2015-2017 EPA Grant):

1. Culvert upsized on Little Wilson Pond Road
2. Culvert upsized on Gurschick Road
3. Little Wilson Pond waterfront property owners installed stormwater BMPs

Zoning Map of Turner, Maine 2017

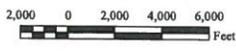


Note:
Village Zoning District boundary description from
the easterly line of Map 56 Lot 47 then westerly to the
westerly line of Map 56 Lot 43 then northerly to the
Resource Protection District

| Zone | |
|-------------------|-------------------------|
| [White Box] | Rural I |
| [Orange Box] | Rural II |
| [Green Box] | Resource Protection |
| [Yellow Box] | Shoreland |
| [Pink Box] | Village |
| [Blue Box] | General Residential I |
| [Teal Box] | General Residential II |
| [Red Box] | Commercial I |
| [Dark Red Box] | Commercial II |
| [Grey Box] | Agricultural/Industrial |
| [Light Green Box] | Wetland |

This RP District shall
correspond to State
of Maine ownership

- Effective Date: July 12, 1993
 Amended: June 11, 1994
 April 13, 1996
 July 21, 1997
 April 10, 1999
 April 8, 2000
 April 5, 2003
 April 3, 2004
 April 8, 2006
 April 5, 2008
 April 4, 2009
 April 10, 2010
 April 2, 2011
 April 14, 2012
 April 9, 2016
 April 8, 2017



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Shoreland District
100' from normal
high water line
Map 9-4 Lot 1

Town Clerk: _____
 Planning Board Chair: _____

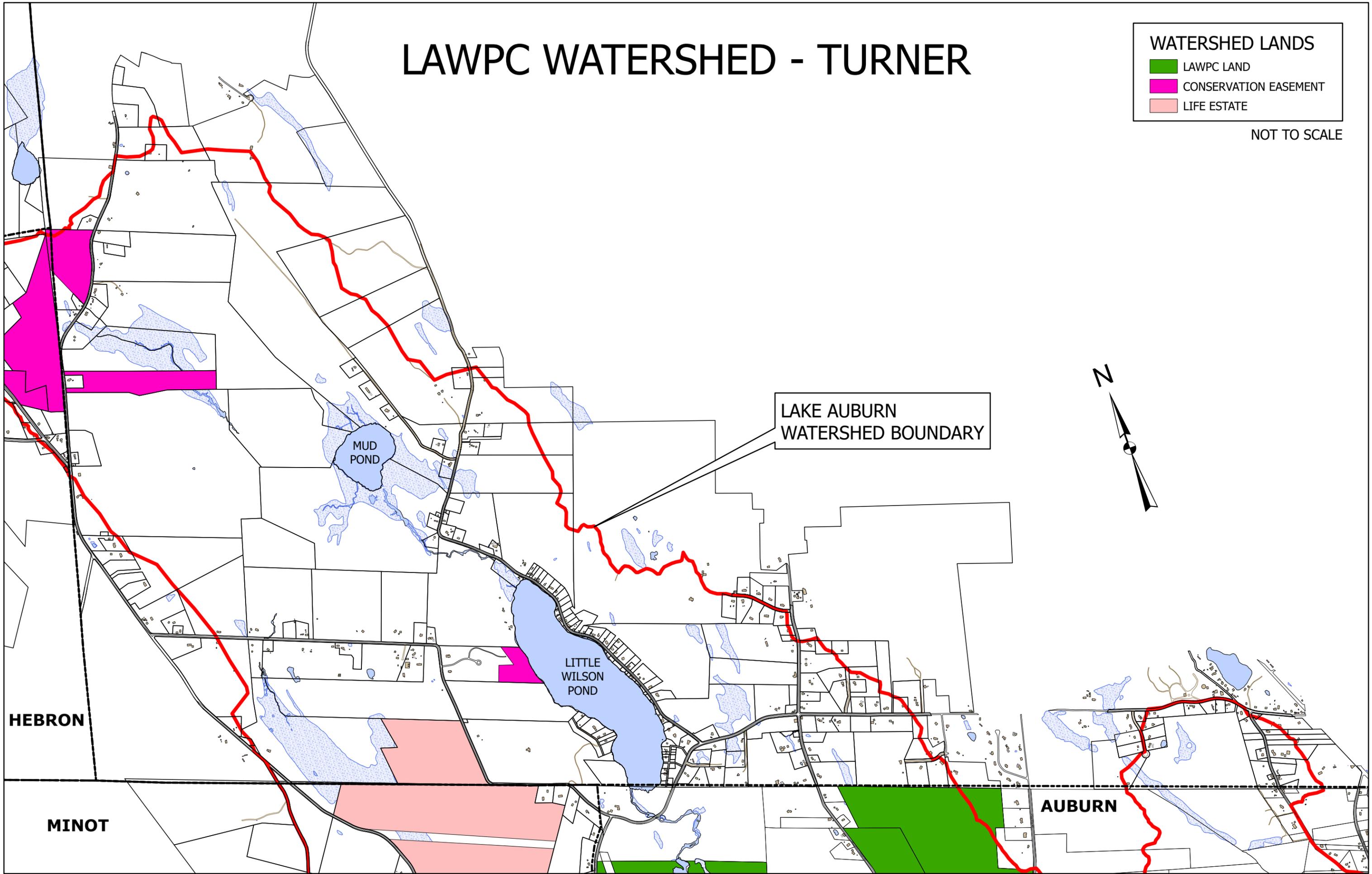
The depiction of the boundaries of the Shoreland Areas on this the Official Zoning Map are merely illustrative of their general location. The exact boundaries of the zone shall be determined by on-site inspection and measurement from the normal high-water line or upland edge of a wetland.
 The exact boundaries of the Resource Protection District designation due to 100-Year Floodplains shall be determined by the "Flood Insurance Study, Androscoggin County, Maine", dated July 8, 2013 with accompanying Flood Insurance Rate Map entitled "Digital Flood Insurance Rate Map, Androscoggin County, Maine".

LAWPC WATERSHED - TURNER

WATERSHED LANDS

- LAWPC LAND
- CONSERVATION EASEMENT
- LIFE ESTATE

NOT TO SCALE

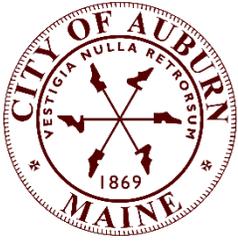


LAKE AUBURN
WATERSHED BOUNDARY

HEBRON

MINOT

AUBURN



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: January 3, 2022

Order: 05-01032022

Author: Eric J. Cousens, Director of Planning and Permitting

Subject: Initiate the discussion of Zoning Considerations from 2021 Updated Comprehensive Plan

Information: The comprehensive plan update adopted on December 6, 2021 identified zoning map and text amendments needed to implement the goals of the plan updates. We do not have capacity to consider all the changes at once, but we plan an ambitious effort to have changes under consideration going forward. Below are four changes that staff suggests we start discussing by having the Council initiate their consideration pursuant to Chapter 60, Article XVII Division 2 of City Ordinances. Initiation of these discussions will direct staff to draft the amendments and forward them to the Planning Board for a public Hearing and recommendation back to the Council on how to proceed.

- a. **Gracelawn area;** 148 acres from Agriculture and Resource Protection to Commercial Development District (CDD). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out and a result from that, we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres as intended. (See attached a.)

Proposed Zone Change:

COMMERCIAL DEVELOPMENT DISTRICT (CDD)

Objective – Allow for the development of a wide range of uses including those that involve the sales of motor vehicles and/or that generate significant truck traffic. The district will allow for both existing and new residential use at a density of up to 16 units per acre.

Allowed Uses – The Commercial Development District generally follows the boundaries of the General Business and General Business II (Minot Avenue) Zoning Districts, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed in the General Business Development District:

- Low and High Residential Density Uses
- Retail uses including large-scale uses (>100,000 square feet)
- Personal and business services

- Business and professional offices
- Medical facilities and clinics
- Restaurants
- Hotel, motels, inns, and bed & breakfast establishments
- Low and High-Density Residential Uses
- Community services and government uses
- Research, light manufacturing, assembly, and wholesale uses
- Truck terminals and distribution uses
- Contractors and similar activities
- Motor vehicle and equipment sales
- Motor vehicle service and repair
- Recreational and entertainment uses and facilities

Development Standards – The City’s development standards for the Commercial Development District should provide property owners and developers flexibility in the use and development of the property. The standards should include provisions to manage the amount and location of vehicular access to the site, minimize stormwater runoff and other potential environmental impacts, require a landscaped buffer along the boundary between the lot and the street, and provide for the buffering of adjacent residential districts.

- b. Washington Street Area**; 716 acres from General Business to Commercial Form Based Code Gateway Development District. Approximately 9.63 acres were not included in the FLU mapping. But approved in the order by the council for the approval of the specific lot PID 199-052. (See attached b.)

COMMERCIAL FORM-BASED CODE GATEWAY DEVELOPMENT DISTRICT (WASHINGTON STREET) (CFBCGD-W)

Objective – To allow for mixed use development while protecting and providing transitions to the abutting residential neighborhoods. Within this area attractive road fronts should be established that enhance a complete street city gateway and provide the essence of a welcoming, vibrant community, with neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The zone is appropriate in areas where a more compact urban development pattern exists or where a neighborhood-compatible commercial district is established which exhibits a pedestrian scale and character. The CFBCGD-W should enhance development and design standards to allow this area to evolve into an attractive gateway into the city. Specifically, a portion of this designation pushes a transformation of Washington Street South/Routes 4 and 100 to a two-lane high-speed connector while Washington Street North Routes 4 and 100 becomes a local connector with future Form Based Code Commercial Development. Residential uses should be allowed at a density of up to 16 units per acre provided they are accessory to commercial uses.

Allowed Uses – The Commercial Form-Based Code Gateway Development District – W generally follows the boundaries of the existing General Business areas along Washington Street, in effect at the time of the 2021 Comprehensive Plan update. The Commercial Form-Based Code Gateway Development District – W should allow for medium-scale, multi dwelling development with up to three stories (plus attic space), with multiple

commercial uses allowed that mirror existing form based code within the city to include, but not be limited to general offices, government uses, lab and research facilities, low impact industrial, studios, parks and open spaces, veterinary services, medical and dental clinics, general retail, restaurants, schools, churches, convenience stores with gas stations, specialty shops, auto service stations, care facilities, lodging, clinics and hotels.

Development Standards – New development, redevelopment and substantial expansions should be subject to an enhanced set of development and design standards to assure that this area evolves as an attractive gateway. These standards should maintain appropriate setbacks for new development, encouraging shallow or no front setbacks, screen parking areas from Washington Street and provide incentives for the use of shared driveways and curb-cuts. Provisions for on street parking should be encouraged. All uses in this district should be located, sited, and landscaped in such a manner as to preserve open space, control vehicle access and traffic and provide adequate buffering and natural screening from Washington Street. This designation is intended for areas near, in, along neighborhood corridors and for transit-supportive densities.

- c. **Court Street/City Core of Urban Residential Area**; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas. (See attached c.)

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (TND)

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 10 feet. Side and rear setbacks should be 5-15 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.

- d. **Subsurface Wastewater Disposal in the Lake Auburn Watershed;** Maintain a requirement for a minimum depth of 36 inches above the limiting factor/constraining layer (groundwater or bedrock), while allowing the use of State-approved alternative septic system and leach field designs that meet statewide standards.
-

City Budgetary Impacts: Up to \$5,000 in approved Comprehensive Plan Implementation funds for State Geologist/Soil Scientist/Site Evaluator and mapping consultation. The changes will result in new investment and create new taxable value.

Staff Recommended Action: Direct staff to draft amendments consistent with the adopted Comprehensive Plan for consideration by the Planning Board and direct the Planning Board to review proposed amendments, hold Public Hearings on each and forward a recommendation back to the City Council.

Previous Meetings and History: December 6th Council adoption.

City Manager Comments:

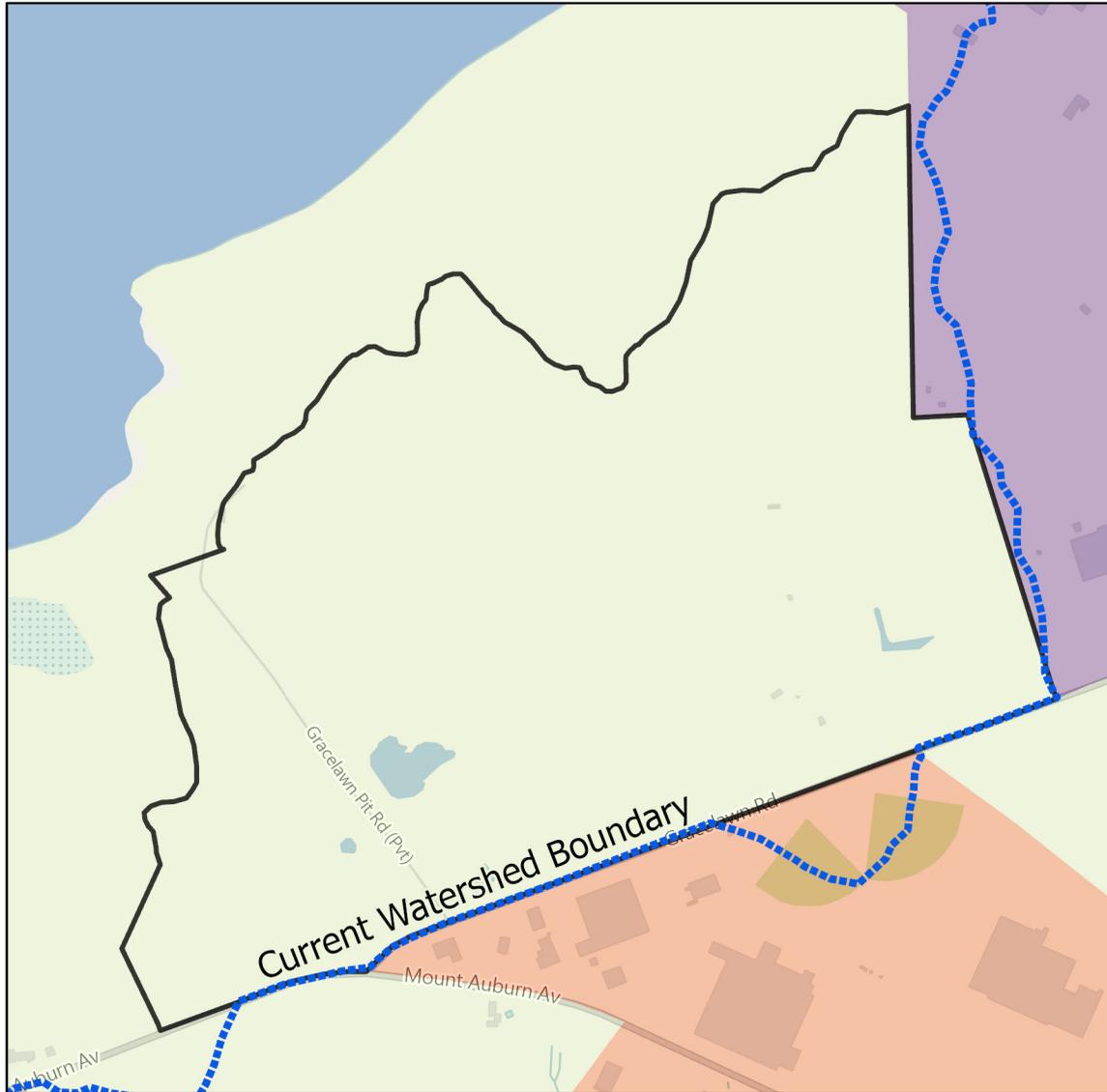


I concur with the recommendation. Signature:

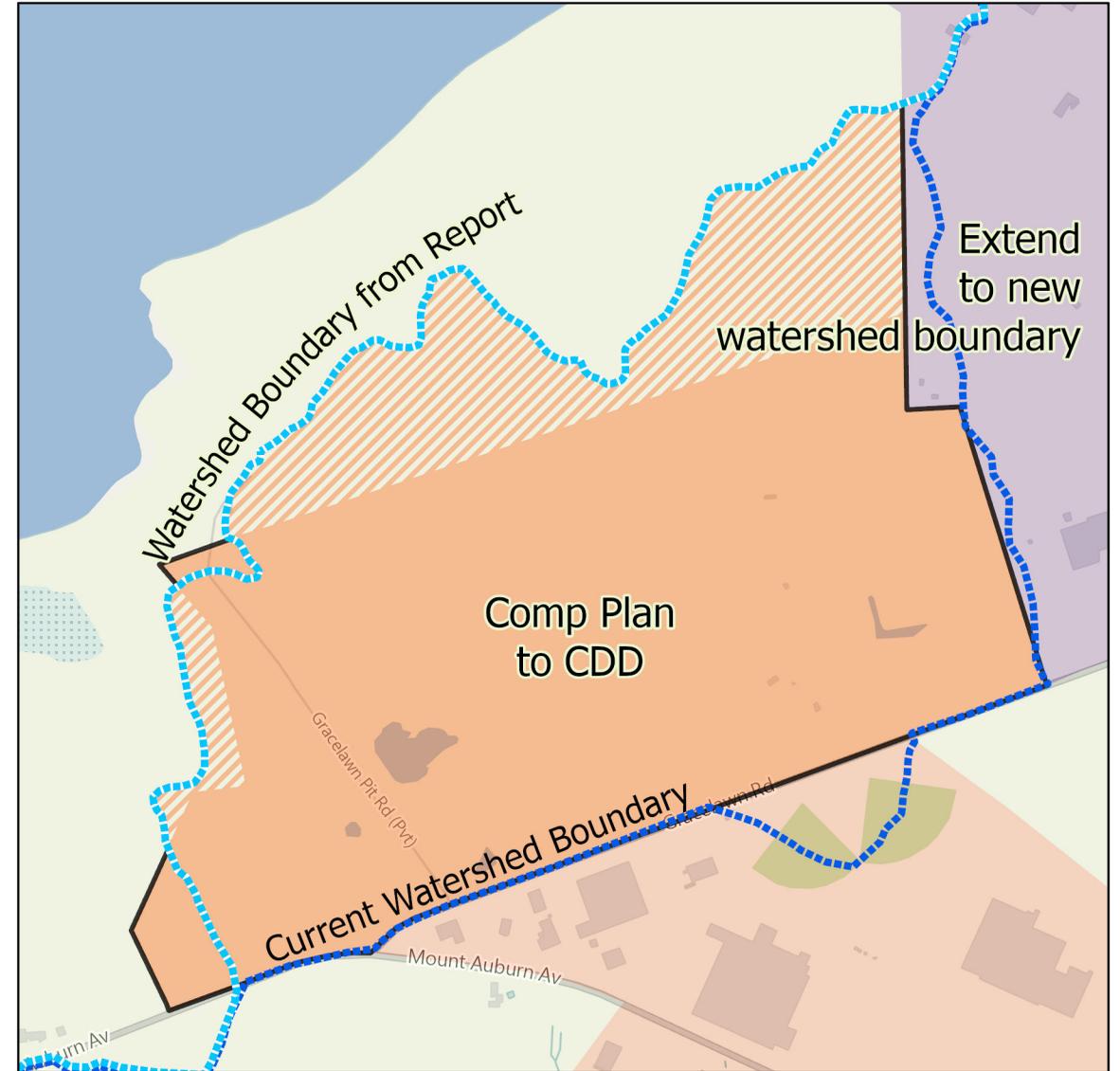
Attachments: Comp Plan Update - Future Land Use Chapter Excerpts, Lake Auburn Study Excerpts, full report here:

https://www.auburnmaine.gov/CMSContent/City_Manager/LakeAuburn_FinalReport%20UPDATED.pdf

Gracelawn: Exhibit A



Current Zoning



Proposed Change

| | |
|--|---|
| <ul style="list-style-type: none">  Current Watershed Boundary  Watershed Boundary from Report Recommended Zoning Updates  Comp Plan to CDD  Extend to new watershed boundary  Change Area | <p>Current Zoning</p> <ul style="list-style-type: none">  AG - Agriculture and Resource Protection  GB - General Business  RR - Rural Residential  SR - Suburban Residential |
|--|---|



3 Analysis of Environmental Impacts

This section analyzes the environmental impact of various development and water quality scenarios for the Lake Auburn watershed. The analysis uses a well-documented watershed model paired with in-lake empirical formulas to predict water quality outcomes under each future scenario. This section also reviews recreational threats and opportunities, current forestry practices, and LAWPC's land conservation strategy.



Photo Credit: Sun Journal

Water Quality Modeling

Boundary Change

Based on hydrogeologic studies (E.C. Jordan Co., 1990; Woodard & Curran, 1995; Summit Environmental Consultants, Inc., 2007) of the sand and gravel operations and former City of Auburn landfill along Gracelawn Road, a portion of the existing watershed area was determined to flow away from Lake Auburn in a southerly and easterly direction (Figure 3-1). Groundwater flow studies around the sand and gravel operations showed groundwater flowing south to an unnamed brook in a ravine just south of Mt. Auburn Avenue that flows to the Androscoggin River. Previous analyses of groundwater monitoring well data around the landfill showed low and diminishing levels of leachate indicators on the lakeside compared to increasing levels on the south side away from the lake. The combined properties with sand and gravel operations owned by CLH & Sons, Inc. and Get Er Done, LLC cover 115 acres in the southern portion of the Lake Auburn watershed and are bounded to the north by Lake Auburn and a LAWPC-owned parcel, to the east by a Central Maine Community College-owned parcel, to the south by Gracelawn Road, and to the west by a LAWPC-owned parcel. Based on review of the groundwater contours and 2-ft surface contours, the proposed watershed boundary reduces the watershed area by 148 acres,

possibly reducing the original CEI, Inc. (2010) total phosphorus load to Lake Auburn by about 44 kg/yr.

Baseline Model Run

The baseline or “existing conditions” model run was performed using the revised version of the ArcView Generalized Watershed Loading Function (AVGWLF): MapWindow Version 4.6.602 and MapShed Version 1.5.1, available online through the Stroud Water Research Center’s Wiki-Watershed. Following MapShed documentation, model files were prepared for input and processing to generate watershed nutrient loading estimates by sub-basin. These sub-basin nutrient loading estimates were run through a simplified version of the Lake Loading Response Model (LLRM) (AECOM, 2009) to account for sub-basin water and nutrient load attenuation, other water and/or nutrient sources such as atmospheric deposition, internal loading, and septic systems, and in-lake factors such as pan evaporation and annual withdrawal for drinking water. The net water and nutrient loads, along with calculated lake characteristics, were used in several well-known empirical formulas to estimate the in-lake total phosphorus concentration of Lake Auburn.

A summary of inputs and assumptions is provided below. Refer to supplemental model documentation for more detail (available through the City of Auburn).

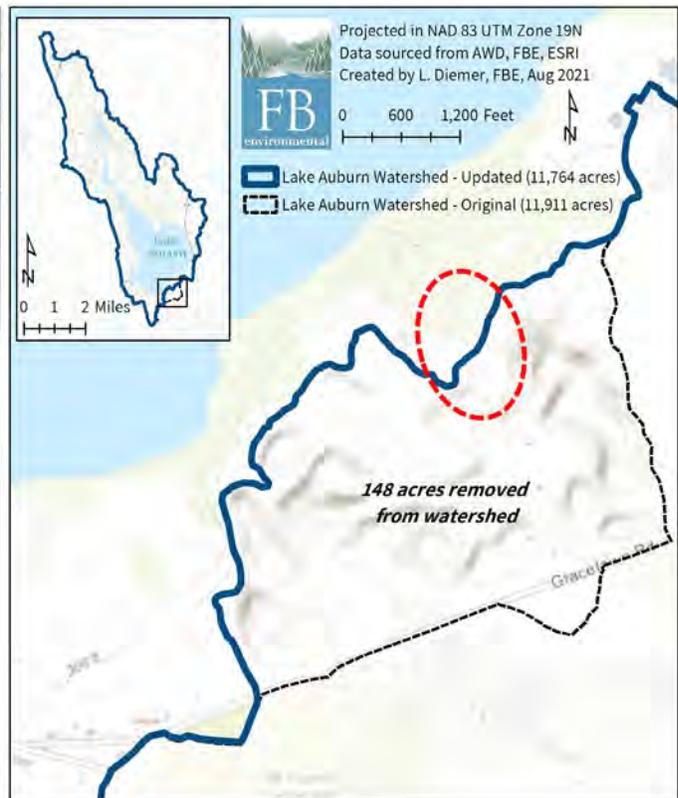
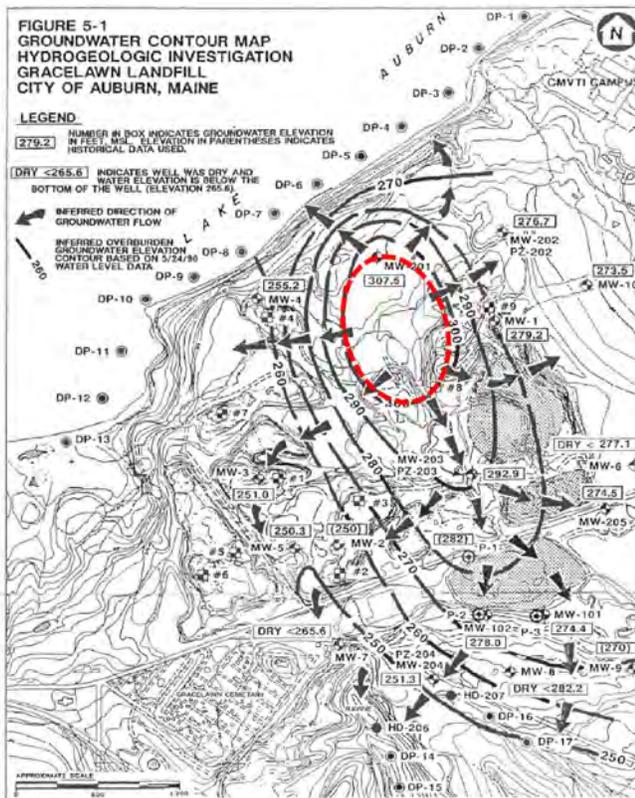
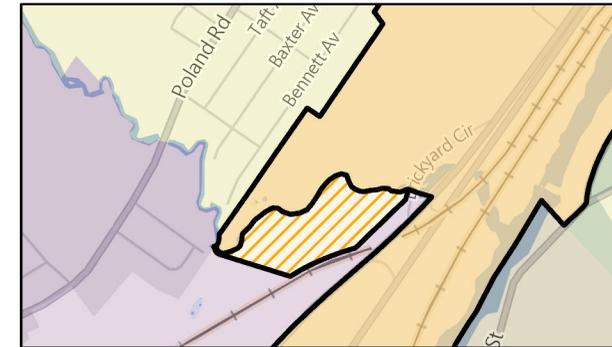
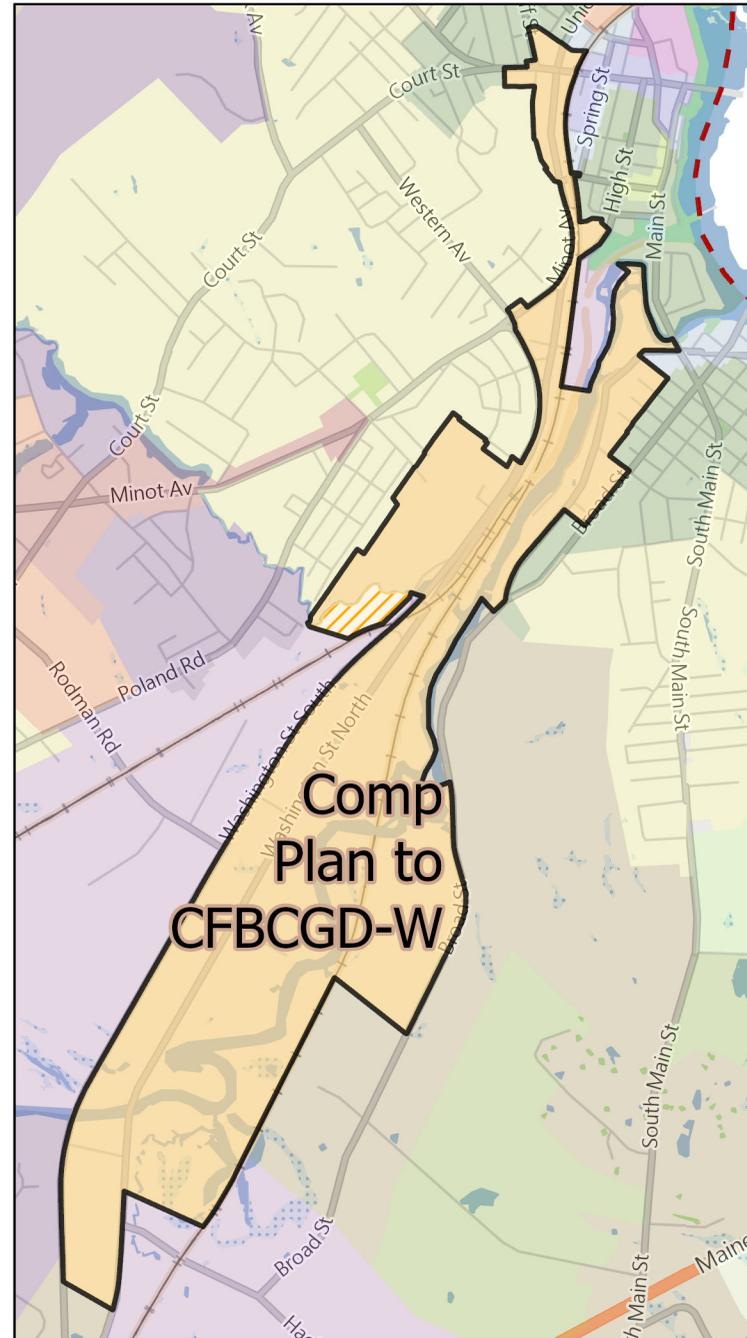
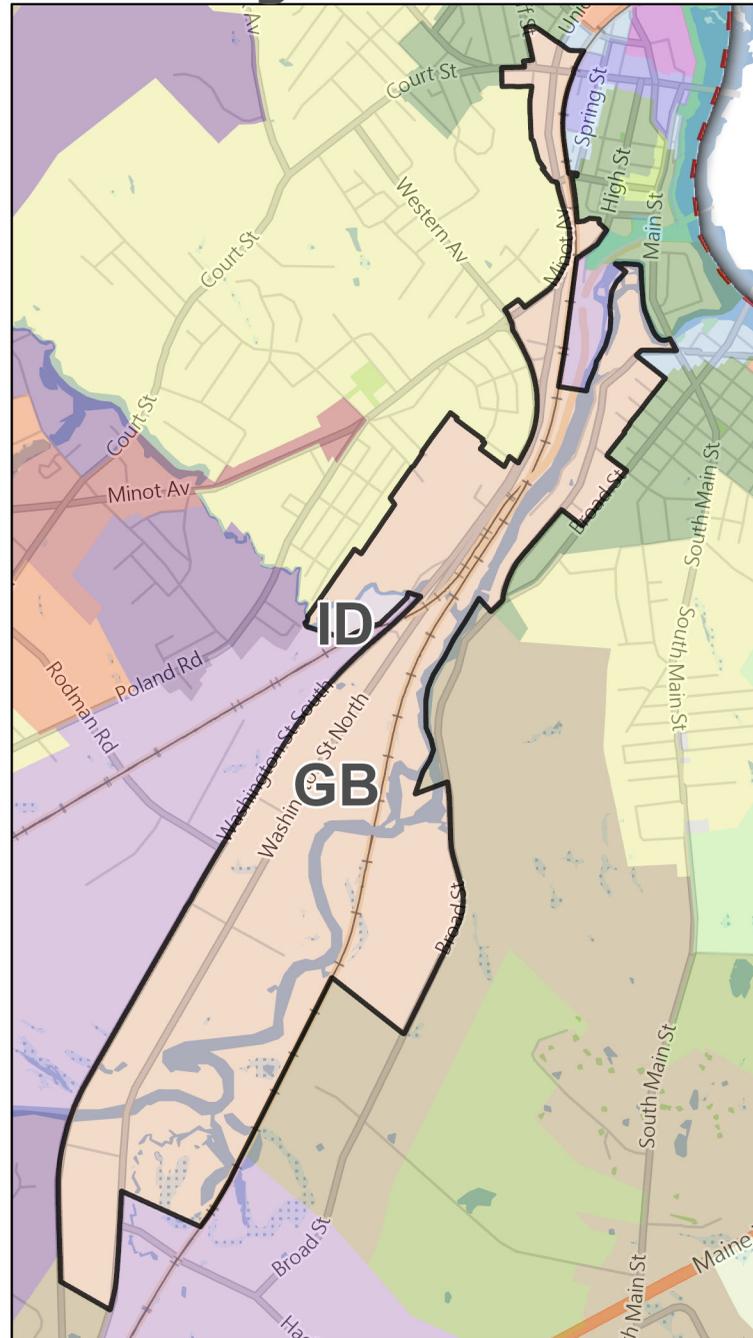


Figure 3-1. Map of groundwater contours developed by E.C. Jordan Co. (1990) (left) compared to map of updated watershed boundary (right). The dotted red circle is provided for ease of reference between the two maps.

Washington Street: Exhibit B



Add Parcel
199-052

Recommended Zoning Updates

- Comp Plan to CFBCGD-W
- Add Parcel 199-052

Current Zoning

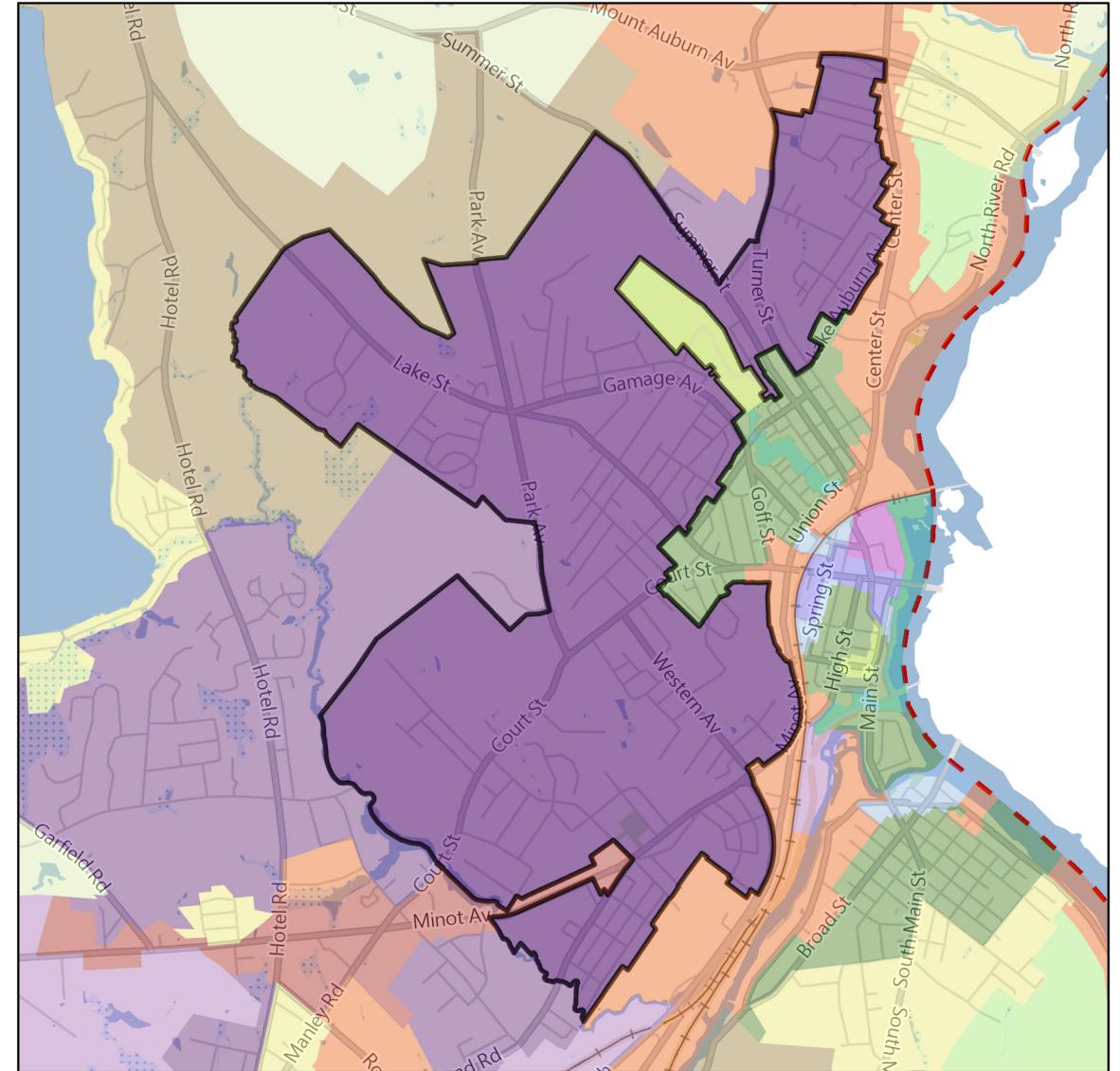
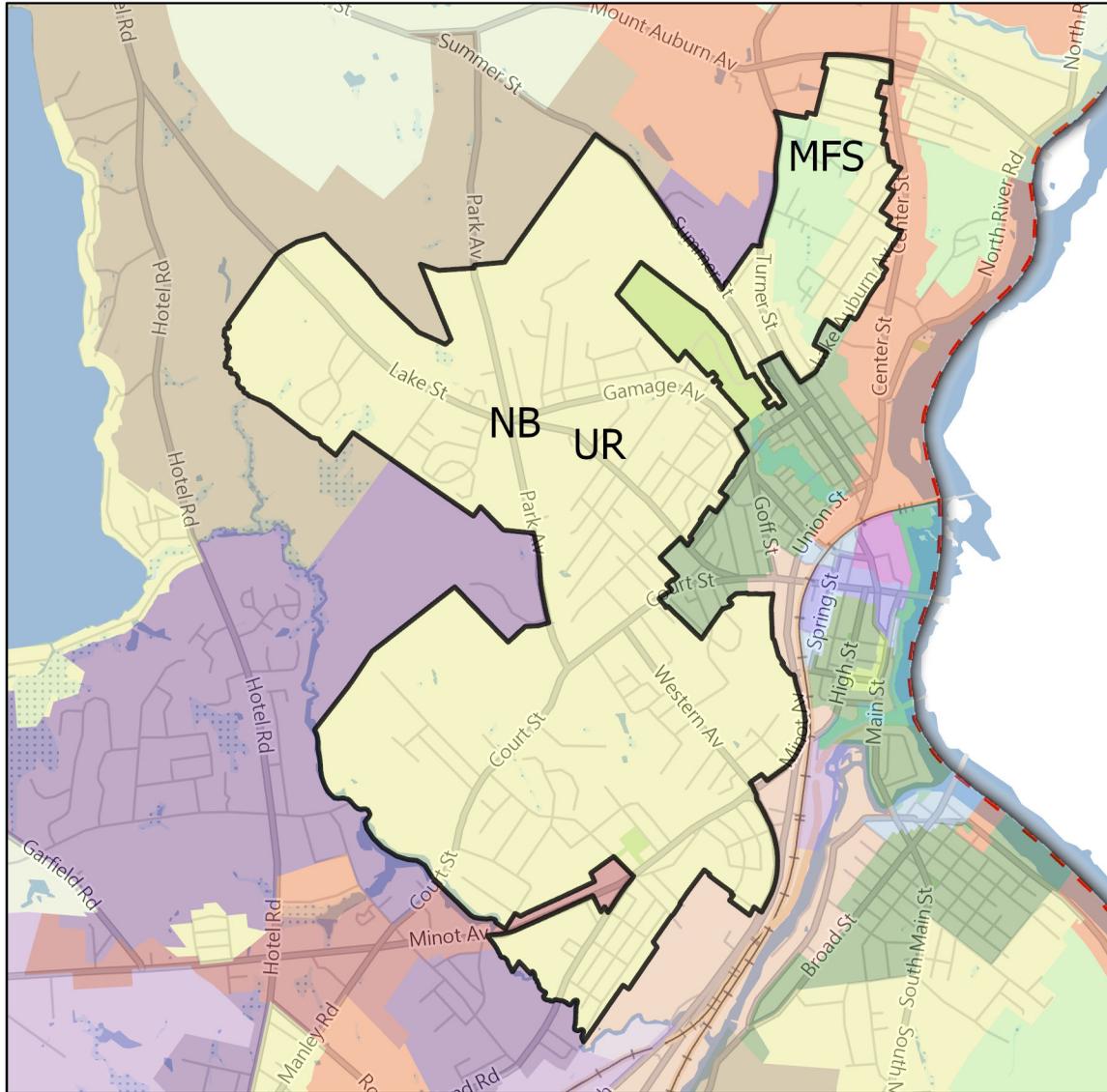
- AG - Agriculture and Resource Protection
- GB - General Business
- GB II - General Business II
- ID - Industrial
- LDCR - Low Density Country Residential
- MFS - Multi-Family Suburban
- NB - Neighborhood Business
- RR - Rural Residential
- SR - Suburban Residential
- UR - Urban Residential
- T-4.1 - Traditional Mainstreet Neighborhood
- T-4.2 - Traditional Downtown Neighborhood
- T-5.1 - Downtown Traditional Center
- T-5.2 - Downtown City Center
- T-6 - Great Falls Metropolitan
- C/OS - Conservation / Open Space

Current Zoning

Proposed Change



Court Street: Exhibit C



Current Zoning

Proposed Change

| Recommended Zoning Updates | Current Zoning | |
|----------------------------|--|---|
| Comp Plan to TNDD | AG - Agriculture and Resource Protection | SR - Suburban Residential |
| <all other values> | GB - General Business | UR - Urban Residential |
| | GB II - General Business II | T-4.1 - Traditional Mainstreet Neighborhood |
| | ID - Industrial | T-4.2 - Traditional Downtown Neighborhood |
| | MFS - Multi-Family Suburban | T-5.1 - Downtown Traditional Center |
| | RR - Rural Residential | T-5.2 - Downtown City Center |
| | | T-6 - Great Falls Metropolitan |
| | | C/OS - Conservation / Open Space |



5 Findings, Synthesis, & Holistic Recommendations

This section draws out key conclusions from the report's preceding Sections 2, 3, and 4 which contain our analyses of the regulatory, environmental, and economic impacts of Lake Auburn as a public drinking water supply. Synthesis and further discussion, along with consideration of examples from comparable water supplies, are also provided for several key conclusions that recur throughout the preceding sections. Lastly, this section puts forth holistic recommendations for the City of Auburn, as well as the broader community of stakeholders, with the aim of promoting water supply protection efforts and initiatives that preserve or improve the balance among regulatory, environmental, and economic impacts.



Key Findings

Section 2, Analysis of Regulatory Impacts

We found that the regulatory framework for the protection of Lake Auburn as a water supply can be revised to be more clearly defined, better aligned with the best available science and State and regional norms, and more fairly applied across different land uses and activities. Specific recommendations are described in depth in Section 2, and direct ordinance language revisions are provided in a separate document to the City. A summary of our recommended revisions is outlined below:

- Revise the septic system requirements of the Lake Auburn Watershed Overlay District Ordinance to incorporate the Maine Subsurface Wastewater Disposal Rules, including provisions that allow for mounded leach fields and other State-approved alternative designs where there is not a native, in-situ, 36-inch vertical separation between the bottom of the organic horizon and the bedrock, water table, or other restrictive layer. Refer to Appendix 1.
- Revise the Phosphorus Control Ordinance to clarify that the limit of a project area does not apply to a given land use but to a demarcated limit of disturbance, such that all disturbance within that area is required to meet the erosion and sedimentation controls and other phosphorus controls under a plan required by the Phosphorus Control Ordinance.
- Require timber harvest and agricultural activities to meet the same requirements as other land uses under the Phosphorus Control Ordinance. Currently, timber management and harvesting must be conducted in accordance with a forest management plan prepared and supervised by a registered forester, while agriculture must be conducted in accordance with a soil and water conservation plan approved by the ACSWCD, making these uses effectively exempt from City oversight. Removing the exemption and requiring timber and agriculture to meet the same erosion control standards under the Phosphorus Control Ordinance would ensure that water quality protection is a central feature of any timber harvesting or agricultural activities in the Lake Auburn watershed.
- Develop a clear set of standards for farm management that will be consistently applied to farms in the watershed for the purpose of controlling erosion and limiting the delivery of excess phosphorus from the farm practices to Lake Auburn. One approach is to set a concrete limit on the amount of agricultural activities that are phosphorus-intensive (e.g., commercial raising of livestock, fertilized row crops, manure

spreading). It is important to note that water quality is predicted to be much worse across all future scenarios if agricultural land use does not decline as predicted.

- Adjust the agricultural buffer strip requirement in the Lake Auburn Watershed Overlay District Ordinance to improve its effectiveness. Recommended adjustments include widening the buffer to 75 or 100 feet, requiring the buffer to be vegetated, and requiring the buffer to be located downgradient of all agricultural activities, perpendicular to the direction of overland flow, in all areas of the watershed (as opposed to requiring buffers only for agricultural activities that are adjacent to surface water).
- Update the Lake Auburn Watershed Overlay District Ordinance to reflect the revised watershed boundary, reducing the existing watershed boundary by 148 acres in the Gracelawn Road area.
- Incorporate low impact development requirements for single family residential development on the 1- and 3-acre lots allowed in the Lake Auburn watershed by way of referencing the Maine Stormwater Management Design Manual, Volume 2. The use of low impact development can help to limit the impacts of stormwater runoff and associated erosion and pollutants from sites. The standards as they apply to a water supply watershed are presented below:
 - » Disturbance on an individual lot must be less than 15,000 square feet (including building, driveway, walkways, lawn area, construction access, and grading).
 - » A minimum natural vegetated buffer must be maintained downgradient of all developed areas on the lot. This buffer shall be 50 feet wide if naturally forested or 75 feet wide if maintained as a natural meadow.
 - » No more than 7,500 square feet of impervious cover is located on the property.
 - » A minimum of 40 percent of the lot area must be maintained as an undisturbed natural area. If the existing land has been disturbed by prior activities, a natural vegetated buffer and/or undisturbed natural area may be proposed through restoration and revegetation.

Section 3, Analysis of Environmental Impacts

We found that Lake Auburn water quality in the last decade had reached a tipping point, whereby nuisance algae blooms were becoming more frequent and were threatening the filtration waiver. The partial alum treatment conducted in 2019 significantly reduced the

in-column total phosphorus concentration and locked in a portion of the sediment-bound phosphorus, effectively resetting the system and giving the water districts additional time to ramp up watershed protection and nutrient reduction efforts. We also found that projecting current status quo conditions into the future (i.e., the “Business As Usual” scenario) resulted in Lake Auburn once again reaching a tipping point by 2100, even with the assumption that the in-column total phosphorus concentration and sediment-bound phosphorus would be repeatedly reset by an alum treatment every 10 years (see discussion in Section 2 about this assumption for further context). Modeled predictions for the other future scenarios where the regulatory framework is adjusted to allow more development in the Auburn portion of the watershed results in greater water quality degradation and a higher risk of blooms, ultimately triggering the need for a filtration plant in the “Maximum Development Allowing Building on LAWPC Lands” scenario. The use of low impact development techniques has a small positive effect on water quality in these future scenarios but does not ameliorate the high risk of frequent algae blooms. Taken together, the future scenarios show that Auburn alone does not have the land use control tools to stave off water quality decline in Lake Auburn; sustained collaboration with the upper watershed municipalities is essential to achieve the needed phosphorus load reductions over the remainder of the 21st century.

Section 4, Analysis of Economic Impacts

We found that expanding development in the Lake Auburn watershed provided minimal overall net economic benefit when accounting for the benefits and costs of all affected stakeholders, including the City of Lewiston who would otherwise carry the additional costs of watershed protection and water treatment through the existing cost sharing agreement in order for the City of Auburn to benefit from increased property tax revenues. In other words, the increased net benefits to the City of Auburn would be mostly or entirely offset by increased net costs to AWD and LWD customers, resulting in negligible net economic benefit to the communities served by Lake Auburn. This reallocation of benefits and costs among all affected stakeholders for the future scenarios highlights important questions of equity and fairness, which were raised during the process of producing this report and conversing with key community representatives. We emphasize that the costs associated with addressing declining water quality are costs to all water users and

that the risk of incurred costs that are higher than our conservative estimates is very real.

Synthesis & Discussion

In summary, our analyses determined that Lake Auburn is nearing its assimilative capacity for nutrient load (even with the partial alum treatment) and cannot handle much more additional nutrient load without diminishing water quality and its associated benefits. We found no net environmental, economic, or social benefit supporting expansion of development in the Lake Auburn watershed. Instead, we recommend that low impact development strategies are incorporated into existing zoning standards and required for all future development and redevelopment projects in the Auburn portion of the watershed. We also recommend that the other four headwater towns of Turner, Minot, Hebron, and Buckfield also incorporate low impact development requirements on future development projects. Lake Auburn cannot maintain excellent water quality in the future without the full participation of

We found no net environmental, economic, or social benefit supporting expansion of development in the Lake Auburn watershed.

the other watershed towns. More development cannot be allowed in the Auburn portion of the watershed even with low impact development requirements implemented in Auburn. Even if reduced development through conservation or other means is achieved in the headwater towns, any additional development in Auburn has an outsized negative impact since its drainage area goes directly to the lake. It is also important to understand that a filtration plant does not allow for greater development of the watershed because the filtration plant only treats extracted drinking water for the consumer and does not treat in-lake water quality for recreation and for meeting State criteria for designated uses.

Below, we present further discussion on three important topics: regulation of septic systems, environmental risk and uncertainty, and comparable water utilities.

Regulation of septic systems: The regulatory and environmental analyses examined multiple issues surrounding septic systems and their contributions of phosphorus to Lake Auburn. At first glance, there may appear to be a contradiction between 1) the recommended ordinance revision from the regulatory analysis (Section 2) that the septic design standard should be revised in such a way that will allow previously non-buildable sites to become buildable and 2) the conclusion from the environmental analysis (Section 3) that Lake Auburn will arrive at a tipping point of declining water quality by 2100 even in the absence of any pro-development changes (i.e.,

the “Business As Usual” scenario). Indeed, our buildout analysis determined that more than 100 additional new homes could be built in the watershed if the septic system siting requirement for 36 inches of suitable in-situ soil were revised.

To address this apparent contradiction, we argue that the septic design standard should be judged not only by its adherence to the best available science but by its simplicity, straightforwardness, and fairness. The key questions are: does the existing septic design standard accomplish its stated purpose of regulating septic systems effectively for water quality protection, or is its water quality benefit primarily in its de facto restriction of buildable areas in the watershed? Are there improvements that could be made to achieve the stated goal? With our recommended revision, we aim to have the septic design standard achieve its stated purpose of effectively regulating both new septic system construction and replacement/reconstruction of existing septic systems as they age out, so that septic systems with alternative technologies and innovative phosphorus controls can be phased in. Restrictions on developable land are better left to base and resource protection zoning than to septic design standards.

The project team also noted in conversations with multiple Lake Auburn stakeholders a concern about an unintended consequence of the requirement in the current ordinance for 36 inches of suitable in-situ soil to site a septic system. The concern is that this requirement for deep, native soils has led to the preferential siting of some septic systems on deep formations of sand and gravel aquifer, which provide some of the only suitable sites in the watershed with the requisite depth to bedrock, water table, or other restrictive layer. While our team did not conduct any field assessments, witness this condition firsthand, or review any documentation of this condition, we agree with the premise that these sand and gravel formations should not be considered suitable sites for septic systems, at least without the importation of suitable reactive soils for nutrient and pathogen processing that the recommended ordinance revisions would allow. Adopting the Maine State standards while preserving the minimum 36-inch vertical separation would alleviate the potential for this unintended consequence.

Environmental risk and uncertainty: The risk of deteriorating water quality threatening Lake Auburn’s ability to remain a high quality public drinking water supply is a throughline of this entire study. In its simplest terms, risk is the probability of a negative outcome, though the severity of the negative outcome in question is usually included when evaluating that risk. A high risk of a minor inconvenience (e.g., the risk of getting caught in traffic if leaving downtown Boston by car at 5:00 PM on a business day) requires minimal forethought, while a low risk of major damage (e.g., the risk of a flood destroying private

or public infrastructure from a hurricane or Nor’easter) requires extensive planning and preparation. Uncertainty is the degree to which the risk cannot be quantified, due to a number of factors, such as insufficient data about existing conditions, insufficient predictive models for the future, and inherent randomness in nature. It is difficult but possible to predict with reasonably low uncertainty the risk of an outcome that has occurred before (e.g., an algae bloom in Lake Auburn). It gets much more difficult to predict the risk of a particular outcome (e.g., a filtration waiver violation in Lake Auburn) if that outcome has never occurred before, because the data and predictive models have not been tested against that outcome in the real world. In this situation, the uncertainty surrounding such an outcome remains relatively high even with excellent data and predictive models.

This study examined Lake Auburn’s risk of negative water quality outcomes now and in the future under various scenarios, though with considerable uncertainty due to a number of confounding or unknown factors. However, we can say with certainty that all additional development raises the risk of water quality degradation, whether due to phosphorus loading, pathogens from subsurface wastewater disposal, emerging contaminants such as pharmaceuticals and personal care products, etc. Even if the increased risk resulting from any individual parcel-scale decision is small, the aggregate impact of thousands of individual decisions over the coming decades is what matters.

From a risk management perspective, the entire spectrum of outcomes should at least be understood, including the least probable, most negative outcome (i.e., the worst-case scenario). The worst-case scenario would be that Lake Auburn’s water quality would deteriorate past the point of useful public drinking water supply. Phosphorus enrichment to the point of having uncontrolled algae blooms every year, with cyanobacteria and associated cyanotoxins, would be the most likely condition of such a worst-case scenario. If this unlikely but highly undesirable scenario were to occur, Auburn and Lewiston would be forced to consider other alternatives that previously would not have been seriously deliberated, such as drawing upon the Androscoggin River for drinking water. The cost of this worst-case scenario was not evaluated in our economic analysis because our environmental models do not predict conditions to deteriorate to that degree under the chosen scenarios. But in managing environmental risk, this unlikely but highly undesirable outcome should be included in the overall picture of Lake Auburn’s possible future.

Comparable water utilities: Comparison of Lake Auburn and LAWPC/AWD/LWD with other water sources and utilities is illustrative of their strengths, weaknesses, and projected future needs (Table 5-1). Lake Auburn’s key

Table 5-1. Lake Auburn and comparable water supply lakes and ponds in Maine.

| Waterbody | Water Utility | Waterbody Surface Area (acres) | Watershed Area (acres) | Communities Served | Watershed Communities | Filtration Waiver? |
|-------------|-------------------------|--------------------------------|------------------------|--|---|--------------------|
| Lake Auburn | Auburn Water District | 2,277 | 9,651 | Auburn, Lewiston, Poland | Auburn, Turner, Minot, Hebron, Buckfield | Yes |
| China Lake | Kennebec Water District | 3,939 | 16,704 | Waterville, Winslow, Fairfield, Benton, Vassalboro, Maine Water Company - Oakland | Vassalboro, China, Albion | No |
| Sebago Lake | Portland Water District | 29,992 | 234,000 | Portland, South Portland, Westbrook, Falmouth, Cumberland, Cape Elizabeth, Gorham, Windham, Scarborough, Raymond | 24 municipalities (Androscoggin, Cumberland, Oxford counties) | Yes |
| Floods Pond | Bangor Water | 635 | 4,600 | Bangor, Eddington, Hampden, Hermon, Orrington, Clifton, Veazie, Hampden Water District | Otis, Clifton | Yes |

comparables are China Lake, which supplies the Kennebec Water District (KWD) serving Waterville and surrounding communities; Sebago Lake, supplying the Portland Water District (PWD); and Floods Pond, used by Bangor Water, an independent water utility, to serve Bangor and surrounding communities.

China Lake is nearly double the size of Lake Auburn, with a 3,939-acre lake surface and a nearly 17,000-acre watershed, but the lake divides into two basins nearly equal in size, the west basin and the east basin. The KWD has a water supply in-take located in the west basin, where the shoreline is mostly under KWD control and managed as water supply protection land. The east basin is nearly all under private ownership and has much more shoreline development. The China Lake Outlet Stream, the only outlet of the entire lake, is in the west basin at the dam in Vassalboro. Considered by itself, the west basin is very similar to Lake Auburn in terms of shoreline and watershed management - mostly forested, under public water utility control, with universal restrictions on swimming and bodily contact but with limited recreational fishing allowed. Like Lake Auburn, China Lake serves one community within the lake watershed (Vassalboro) and several communities outside its watershed (Waterville, Winslow, Fairfield, Benton, and the Maine Water Company in Oakland), while the upper watershed towns of China and Albion do not use KWD water.

The key difference between China Lake and Lake Auburn is that China Lake has experienced algae blooms nearly every summer since the 1980s. Blooms were more severe through the 1980s and 1990s, and since the early 2000s, there have been some trends of improvement, including coldwater fish species survival. Since 1993, KWD has filtered the drinking water supply using a granular activated carbon filtration system capable of producing up to 12 MGD, though current demand stands at 3 MGD. The plant was constructed in the early 1990s for a cost of roughly

\$25 million. According to KWD Superintendent Roger Crouse, P.E., if water quality were to decline significantly from its current stable state, such as increased algae blooms and turbidity, KWD would have to change their operations to handle the lower quality in-take water (R. Crouse, pers. comm). The carbon filters would need to be backwashed more frequently, and the additional backwash water would need to be accommodated somehow in the existing lagoons or else the lagoons would need to be expanded at significant cost. The alum dose used to pretreat the water before filtration would also need to be raised. The key takeaway is that decreased in-take water quality at a filtration plant taxes the system, raises the volume of the waste stream, and adds significant cost and complexity to the treatment process, meaning that water supply managers cannot forgo water quality protection efforts simply because a filtration system is in place.

Sebago Lake is the public drinking water supply source used by the PWD to supply Portland, South Portland, Westbrook, and surrounding Greater Portland communities - roughly one sixth of Maine’s population. The lake is roughly 10 times the size of Lake Auburn, with a surface area of nearly 30,000 acres and a watershed area of 235,000 acres. Sebago is the deepest lake in New England at 316 feet at its deepest point. Like Lake Auburn, Sebago Lake qualifies for a filtration waiver owing to a history of excellent water quality. The existing disinfection plant has a production capacity of 54 MGD and currently experiences a demand of 22 MGD. With such a large water supply lake, the capacity of the plant will be exceeded long before any concern of safe yield from the lake arises.

Land use in the Sebago Lake watershed is largely composed of private forestlands. The PWD owns 2,500 acres (or about 1% of the watershed), with 800 acres of mostly shoreland designated as ‘No Trespassing’ and 1,700 acres of land designated as free for public access for many forms of recreation. Another 28,000 acres are owned or

managed by land trusts. The water supply in-take is at the far southern extent of the lake in the Lower Bay. A 3,000-foot 'No Trespassing' zone surrounds the in-take, and no bodily contact is allowed within two miles of the in-take. Boating, fishing, snowmobiling, and ice fishing are allowed within the 2-mile limit but not within the 3,000-foot limit. Overall, the restricted area is very similar in size and structure to that of Lake Auburn (with the exception that the on-ice activities are not allowed on Lake Auburn). Taking Sebago Lake as a whole, however, the major difference with Lake Auburn is that Sebago's Lower Bay comprises a small fraction of the overall lake, the rest of which has no special swimming or boating restrictions for water supply.

Sebago Lake and its watershed are located many miles away from the service areas of the PWD. This geographical separation means that the communities served by PWD have no ability to enact land use controls on the lakeshore or in the watershed, unlike the situation in Lake Auburn where the City of Auburn can use its zoning ordinances to enact protections for the shorefront and watershed. It is likely that this lack of control over Sebago Lake's upper watershed has spurred the PWD to focus on cooperation with land trusts and private forestland owners to conserve tracts of land. As an example, PWD Environmental Services Manager Paul Hunt told the project team that the PWD is part of a partnership, Sebago Clean Waters, that seeks to raise the total amount of land conserved (and managed at least partly for water supply protection) from the current 12% of the watershed to 25% in the next 15 years (P. Hunt, pers. comm).

Floods Pond in Otis, Maine has been the public water supply source for Bangor Water, the independent water district that serves Bangor and surrounding communities since 1959. At 635 acres of surface area, surrounded by a 4,600-acre watershed in Otis and neighboring Clifton, Floods Pond is less than half the size of Lake Auburn. Maximum depth is similar at 133 feet. Like Lake Auburn, Floods Pond also qualifies for a filtration waiver owing to its historically excellent water quality.

Land use in the Floods Pond watershed is largely controlled by Bangor Water, which owns or holds landowner agreements to manage 4,500 acres or more than 99% of the watershed land area. There is no public access to

Floods Pond, which is home to a native population of Arctic char (*Salvelinus alpinus*), a coldwater fish species closely related to both salmon and lake trout that has been used by the Maine Department of Inland Fisheries and Wildlife to establish coldwater fish populations in other Maine lakes. Fishing, boating, and swimming are prohibited, as are hiking, wildlife viewing, and hunting in posted areas that include the entire shoreline.

The geography of Floods Pond as a water supply resembles China Lake more than Lake Auburn. The vast majority of Bangor Water customers are in downstream communities (Bangor, Eddington, Hampden, Hermon, and Orrington), while the protected shoreline and watershed areas are in upstream communities that do not use the water.

(A small portion of Clifton is served by Bangor Water.) Bangor Water controls nearly all the Floods Pond watershed in Otis and Clifton, 4,500 acres total and more than LAWPC controls in the Lake Auburn watershed. Recreational activities are also much more restricted at Floods Pond than at Lake Auburn. Floods Pond provides a useful comparison point at the more restrictive end of the spectrum that puts the lost tax revenues and recreational opportunities at Lake Auburn in perspective.

To summarize, these comparisons with other water supply lakes demonstrate that the protections surrounding Lake Auburn do not exceed those of China Lake, Sebago Lake, or Floods Pond. The restrictions on recreational opportunities at Lake Auburn are similar to those at other drinking water supplies, including filtered and unfiltered water sources. Similarly, land use restrictions within the Lake Auburn

watershed are far from the most prohibitive among the examples discussed, with only 20% of the watershed held or managed as water supply land compared to 99% of the Floods Pond watershed. In all the examples considered, the authorities in charge of water supply protection emphasize the need to maintain shoreline control as much as possible, to conserve key water supply lands, and to tightly regulate recreation, regardless of current water quality.

In all the examples considered, the authorities in charge of water supply protection emphasize the need to maintain shoreline control as much as possible, to conserve key water supply lands, and to tightly regulate recreation, regardless of current water quality.

Holistic Recommendations

1. We recommend that the City of Auburn not seek to ease the current resource protection zoning or

consider rezoning portions of the watershed for increased density (e.g., village node-style development). Increased density and new opportunities for residential development are better suited to other areas of Auburn outside of the Lake Auburn watershed, preferably areas already served by sanitary sewer (for the benefit of nearby water resources such as the Androscoggin River). This recommendation is based on two key findings of this study that are fully elaborated in Section 3:

- Lake Auburn and its watershed are already at or near the key environmental thresholds of 10 parts per billion annual average total phosphorus and 75% forested watershed land cover; and
 - The future scenario models showed that easing restrictions on further development in the Lake Auburn watershed would set the lake on a path toward deteriorating water quality, regardless of the beneficial effects of requiring low impact development techniques and without obvious management strategies to combat further declines in water quality.
2. We recommend that the Planning Board and City Council take up our recommended ordinance revisions and, if acceptable in their current form, adopt them. If not acceptable in their current form, the recommended revisions should be reworked and made more practicable but not watered down or fundamentally changed in their intent or effect. These recommended changes represent a move toward simpler, more transparent, more evenly applied regulations that are based on the best available science. These recommended revisions are fully elaborated in Section 2 and in a separate document to the City.
 3. We recommend that the City of Auburn share the findings of Section 4, Analysis of Economic Impacts, with all partners and stakeholders so that the accounting of aggregate economic impacts of the existing conditions and various future scenarios are used as the basis for an open, transparent, and thoughtful public discussion of the fairness, equity, and sustainability of the current cost sharing and benefit allocations, as well as practical ways forward. This recommendation is based on the key finding that any net benefits to the City or Auburn residents and taxpayers from expanded residential development in the Lake Auburn watershed would be counterbalanced by additional costs to Lewiston and its residents and taxpayers, in the form of increased costs associated with mitigating declining water quality and decreased benefits from recreation. These findings are fully elaborated by Section 4 of this report. As a next step in this planning process, we recommend that a scenario be modeled and run through a benefit cost analysis that meets the target water quality goal for Lake Auburn, which was not possible in the future scenarios modeled in this study when considering Auburn-only changes to regulations and management approaches. Developing a scenario that meets the water quality goal may require several iterations. The scenario should likely expand the existing Lake Auburn Watershed Overlay District to the upper watershed towns, require implementation of low impact development techniques on new development watershed-wide, and account for septic design standard changes.
 4. We recommend that the City of Auburn, City of Lewiston LWD, AWD, and LAWPC fully support collaborative work with local governments, land trusts, private landowners, and other potential partners in the upper Lake Auburn watershed (Turner, Minot, Hebron, and Buckfield) to control development and limit phosphorus loading. Historically, LAWPC has been an active player in fostering collaborative action between the local governments, with representation from the upper watershed towns. This recommendation is based on the key finding from this study that Auburn alone cannot accomplish sufficient phosphorus load reductions to prevent deteriorating water quality in Lake Auburn, but will require active participation from the upper watershed towns. This finding is fully elaborated in Section 3.
 5. We recommend completing a comprehensive review and gap analysis of current water quality monitoring efforts carried out by both AWD and Bates College in the Lake Auburn watershed. Identify gaps based on weaknesses and assumptions for the model. From the review and gap analysis, devise a robust long-term water quality monitoring plan and annual cost estimate for Lake Auburn. We also recommend that 1) the AWD hire a full-time, dedicated data management technician for improved management, access, and analysis of collected water quality data; 2) the AWD and LWD continue collaboration with Bates College on student-assisted monitoring; and 3) LAWPC consider creating a technical science advisory board to establish or maintain key local, State, and regional partnerships that can help to provide regular review and guidance on water quality issues.
 6. Given its high probability of causing a filtration waiver violation, a swimming area will likely not be feasible for Lake Auburn at any time unless State and federal authorities sign off. If a swimming area were to be re-instituted at Lake Auburn, we provide many actions that would need to take place to ensure that the area does not contribute to water quality degradation. Refer to Swimming in Section 3.

7. Allowance of only small watercraft restricted to areas away from the in-take should continue, and improved stabilization techniques at vehicle and pedestrian access points along the lake shoreline should be implemented, along with clear and effective barriers to foot and vehicle access.
8. We recommend that the LAWPC coordinate with local youth conservation groups or AmeriCorps to perform annual maintenance of trails and install best practices that limit erosion of trails, especially those sections nearest the lake. In addition, surveying how much horse manure may be found on the trails to inform a reconsideration of horseback riding near the lake is recommended, as manure can be a significant nutrient source in sufficient quantities. Finally, it is recommended that the City acquire permanent recreational trail easements to LAWPC properties with trails for guaranteed public access in the future.
9. We recommend developing a comprehensive natural resource management plan for LAWPC lands

that focuses firstly on drinking water protection and secondly on wildlife habitat protection if in the interest of public water supply protection, with multiple management options offered. We also recommend developing natural resource inventories for all LAWPC lands to map critical streams (perennial and intermittent), wetlands, vernal pools, cover types, rare, threatened, and endangered species present, etc. to include in individual natural resource management plans that set management objectives and methods to achieve water resource and wildlife habitat protection for each LAWPC parcel. If timber harvesting continues in the Lake Auburn watershed on LAWPC or private lands, then we recommend a series of actions to minimize forestry impacts to water quality. Refer to Forest Management in Section 3.

10. We recommend that LAWPC work with local conservation groups and land trusts to purchase land in the watershed outside of Auburn. We also recommend that LAWPC consider putting all their properties into permanent conservation. These properties are currently protected under the LAWPC by-laws but provide no higher-level legal protection from future development if said by-laws were to be revoked.

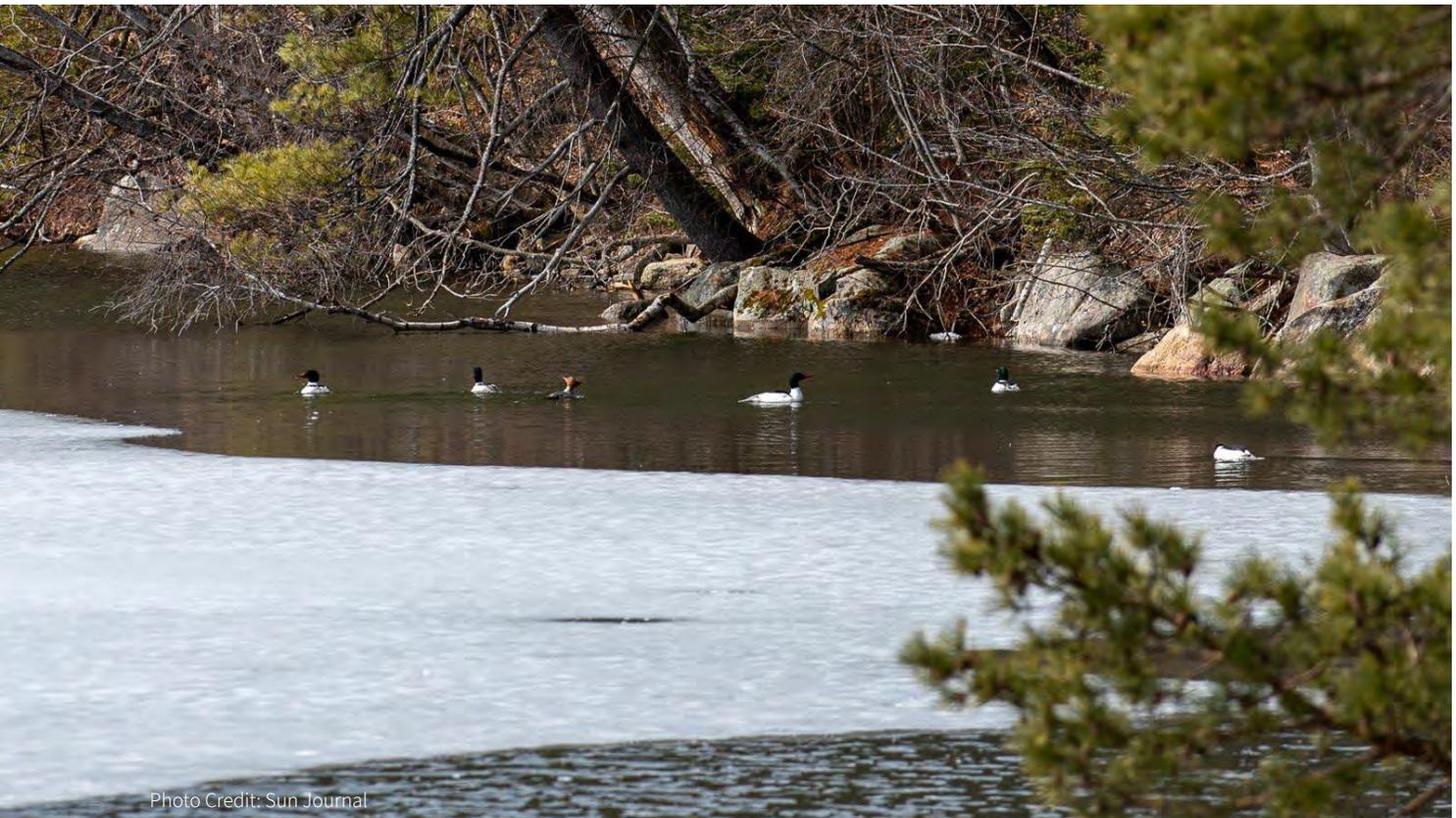


Photo Credit: Sun Journal

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Appendix 2

Current Septic Design Standard

Auburn Zoning Ordinance Section 60-952(f)(1): Subsurface absorption areas shall not be permitted on sites on which the highest seasonal groundwater table, bedrock or other impervious layer is less than 36 inches below the bottom of the organic horizon. Not less than 24 inches of suitable soil shall be present below the bottom of the subsurface absorption area. The bottom of such subsurface absorption area shall not be less than 12 inches below the bottom of the organic horizon measured from the lowest point on the subsurface absorption area.

The Implication: Local standards within the Lake Auburn Watershed Overlay District limit development on a significant portion of the watershed by effectively prohibiting the use of innovative and alternative septic system and leach field designs to meet the ‘depth to constraining layer’ requirement. These innovative and alternative designs are otherwise allowed by the State and can achieve comparable or better nutrient removal than a traditional system and leach field.

Recommended Septic Design Standard

The Recommendation: Maintain a requirement for a minimum depth of 36 inches above the constraining layer (groundwater or bedrock), while allowing the use of State-approved alternative septic system and leach field designs that meet statewide standards.

This can be achieved by referencing the Maine Subsurface Wastewater Treatment Rules (10-144 CMR 241), with the exception that the required depth to the constraining layer would be at least 36 inches (specified by updating Table 4-F, Minimum Permitting Requirements and Minimum Design Requirements). Because the State rules already provide for the use of such alternative designs such as mounded leach fields and drip distribution systems, as well as other proprietary systems, these would be allowed in the Lake Auburn watershed as well.

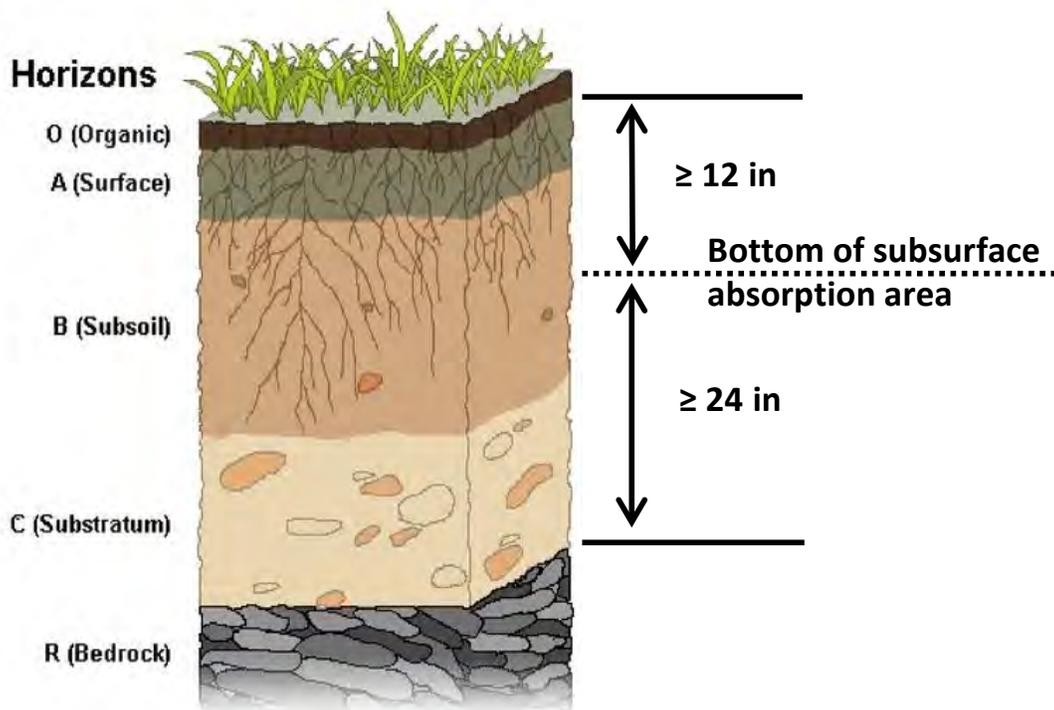
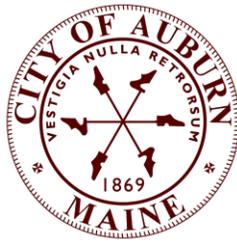


Image Credit: File:SOIL PROFILE.png by Hridith Sudev Nambiar at English Wikipedia.



City Council Order

IN CITY COUNCIL

ORDERED, that the City Council direct staff to draft amendments consistent with the adopted Comprehensive Plan for consideration by the Planning Board and direct the Planning Board to review proposed amendments, hold Public Hearings on each and forward a recommendation back to the City Council on the following four amendments:

- a. **Gracelawn area**; 148 acres from Agriculture and Resource Protection to Commercial Development District (CDD). Approximately, 37 acres are not shown as CDD in approved FLU mapping, but the council did approve utilizing the Auburn Lake Watershed Study. In that study they suggested moving the watershed boundary out and a result from that, we are suggesting moving the proposed CDD boundary out to match the new watershed boundary another 37 +/- acres as intended.
- b. **Washington Street Area**; 716 acres from General Business to Commercial Formed Based Code Gateway Development District. Approximately 9.63 acres were not included in the FLU mapping. But approved in the order by the council for the approval of the specific lot PID 199-052.
- c. **Court Street/City Core of Urban Residential Area**; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas.
- d. **Subsurface Wastewater Disposal in the Lake Auburn Watershed**; Maintain a requirement for a minimum depth of 36 inches above the limiting factor/constraining layer (groundwater or bedrock), while allowing the use of State-approved alternative septic system and leach field designs that meet statewide standards.

March 17, 2022

Members of the City Council, Mayor, and City staff,

At the March 15 meeting of the Conservation Working Group, the Honorable Neria Douglass, former State Senator and Auburn City Councilor, raised concerns regarding rezoning and potential development of the Gracelawn site. She cited a long history of dumping toxic waste in the area, dating at least back to the 1930s and 1940s, when local shoe shops and tanneries burned industrial wastes there. Douglass sat on the City Council from 1994-1998, when City management decided against pursuing Environmental Protection Agency (EPA) superfund monies in favor of other measures. She provided a number of documents accessed through the Maine Department of Environmental Protection (DEP) website for our consideration, including an EPA commissioned report from August 1994 with a map and description of waste disposal sites. That report is included with this letter.

Given the hazardous nature of the materials included at the site, the Conservation Working Group believes that the issue is important enough to warrant caution and consultation with the Maine DEP as the City considers rezoning the area. A number of questions arose that we feel are worthy of further discussion by the Council, Planning Board, and City staff:

- How well known/understood are the locations of the various waste disposal sites, particularly the older industrial waste dump sites on the north side of Gracelawn that were not properly sealed with clay (see site description on pp. 11-13 of the 1994 report)? How well are these areas currently demarcated?
- Have the areas with hazardous waste been impacted by excavation and other operations at the Gendron gravel pit?
- If the area is to be filled in and graded in conjunction with new development, could the hazardous materials buried at the Gracelawn site shift in any way that could negatively impact Lake Auburn or the Androscoggin River, or have other unintended environmental consequences?
- What buffers or other protections currently exist to ensure that toxic wastes at the Gracelawn site remain undisturbed? What measures need to be in place for future uses that are being considered as part of rezoning proposals?

The Conservation Working Group only recently learned of these concerns associated with the Gracelawn site. We feel strongly that the City must remain vigilant in preventing any negative environmental impacts, particularly in light of the current issues created by PFAS contamination in locations around Maine. Doing our due diligence on the issues outlined above will reassure the Auburn public and any future land users.

Sincerely,

Sam Boss, Chair
Conservation Working Group



REM01505 LBL QQ

CDM FEDERAL PROGRAMS CORPORATION
a subsidiary of Camp Dresser & McKee Inc.

August 26, 1994

Ms. Sharon Hayes
Work Assignment Manager
U.S. Environmental Protection Agency
JFK Federal Building
(HSS-CAN7)
Boston, MA 02203

Chad.Dacus
3/31/2021, 12:25 PM
Quality Review
Approve Public
Remediation Site No: REM01505
Address1: GRACELAWN ROAD
Town/City1: AUBURN
Site Name1: AUBURN INTERIM LANDFILL
REM Program1: UNCONTROLLED SITES
Doc Type: 00 General Correspondence
Doc Date: 8/26/1994

SUBJECT: EPA Contract No.: 68-W9-0045
Work Assignment No.: 23-1JZZ
Trip Report
Gracelawn Waste Disposal Area
Auburn, Maine
TDD No.: 9309-21-ACX
CERCLIS No.: MED981204951

DOCUMENT NO.: 7710-023-TR-BLNN

Dear Ms. Hayes:

The document referenced above is being submitted as partial fulfillment of this work assignment.
If you have any comments or questions regarding this submittal, please contact me at (617) 742-2659.

Very truly yours,

CDM FEDERAL PROGRAMS CORPORATION

for Tara Abbott Taft
ARCS I Work Assignment Manager

Approved

Myron S. Rosenberg, Ph.D., P.E.
ARCS I Program Manager

TAT/jac

Attachment

cc: Nancy Smith, EPA Maine Site Assessment Manager
Deborah Hanley, Maine Department of Environmental Protection
Julia Nault, CDM ARCS I Deputy Program Manager (letter only)
Jason Coxall, CDM Site Manager
Document Control File

ARCS I
Site Inspection Prioritization
Trip Report
for
Onsite Reconnaissance and Sampling Activities
Gracelawn Waste Disposal Area
Auburn, Maine

Prepared for
U.S. ENVIRONMENTAL PROTECTION AGENCY, REGION I
Waste Management Division
Boston, MA

Work Assignment No.: 23-1JZZ
EPA Region: I
TDD No.: 9309-21-ACX
CERCLIS No.: MED981204951
EPA Contract No.: 68-W9-0045
Document No.: 7710-023-TR-BLNN
Prepared By: CDM Federal Programs Corporation
CDM ARCS I Work Assignment Manager: Tara Abbott Taft
Telephone No.: (617) 742-2659
EPA Work Assignment Manager: Sharon Hayes
Telephone No.: (617) 573-5709
Date Prepared: August 26, 1994

CDM Federal Programs Corporation (CDM) conducted an onsite reconnaissance on June 28, 1994, and sampling activities on August 17, 1994, at the Gracelawn Waste Disposal Area in Auburn, Maine (see Figure 1: Site Sketch with Sampling Locations and Table 1: Sample Summary). The onsite reconnaissance was conducted to meet with appropriate site personnel and to locate potential sampling locations. CDM's field team, consisting of Jason Coxall (site manager) and Cindy Robert (site safety officer), met with Steve Ranney (city engineer for Auburn).

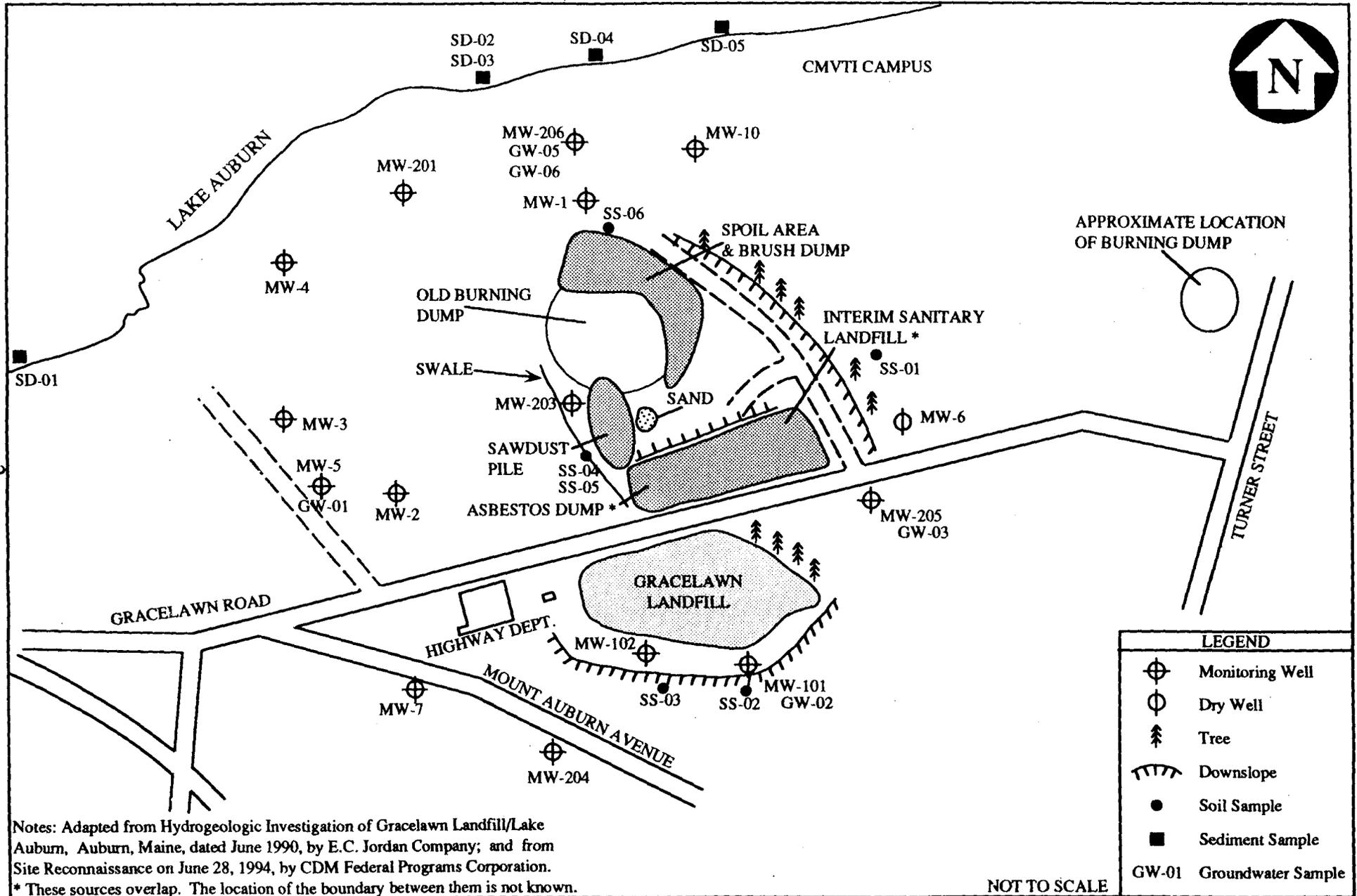
Activities conducted during the reconnaissance included: 1) checking current conditions of the property, 2) locating potential sampling locations, and 3) meeting with Mr. Ranney to complete the background information search. The field team took photographs to document current site conditions.

On August 17, 1994, CDM conducted surface soil, sediment, and groundwater sampling at the site. CDM's field team present for sampling activities were Jason Coxall (site manager), Lisa Drake (site safety officer), Brendan MacDonald (field team leader), and Cindy Robert (sampler and decontamination person). Mr. Ranney was also present for some of the sampling activities.

A total of twenty samples were collected, including six surface soil samples, five sediment samples, five groundwater samples, a trip blank, and three aqueous field quality control (QC) samples. Six performance evaluation samples (PE samples) were sent with the field samples to the laboratories performing the selected analyses. PE samples are used as a tool to evaluate laboratory analysis. Known concentrations of target compounds are prepared as a sample by a third party. The laboratory's result is then reviewed by EPA and included in the data validation process.

Samples were collected in accordance with the Task Work Plan (dated August 1994) with the following exceptions: The background sample SS-01 was collected from a wooded area to the east of the Interim Landfill (see Figure 1) because the original location was situated on private land. GW-04 (MW-10) was not collected; the well was located in a remote area and collection of this groundwater sample in the dark was not possible. Sampling activities concluded at 2200.

The site safety officer was responsible for monitoring the concentration of volatile organic compounds (VOCs) in the ambient air while the field team conducted the reconnaissance and sampling activities. The instrument used to monitor concentrations of VOCs was an Organic Vapor Monitor 580B (with a 11.7 eV lamp). During the reconnaissance, the OVM was calibrated in the parking lot of Auburn City Hall at 1010. During the sampling event, the OVM was calibrated at the decontamination area located to the north of the sawdust pile at 0805. All OVM readings onsite were 0.0 ppm during the reconnaissance and the sampling activities.



**SITE SKETCH WITH SAMPLE LOCATIONS
 GRACELAWN WASTE DISPOSAL AREA
 AUBURN, ME**

CDM FEDERAL PROGRAMS CORPORATION
 a subsidiary of Camp Dresser & McKee Inc.

Figure 1

TABLE 1

**Sample Summary: Gracelawn Waste Disposal Area
Samples collected by CDM on August 17, 1994**

| Sample Location No. | CDM Sample #/ Traffic Report # | Time (hrs) | Remarks | Sample Source |
|---------------------|-----------------------------------|------------|--------------------------|--------------------------------------|
| SS-01 | MAFG95(I), AHS90(O) | 1800 | Grab; background sample | Surface soil in adjacent wooded area |
| SS-02 | MAFG96(I), AHS91(O) | 1650 | Grab | Base of Gracelawn Landfill |
| SS-03 | MAFG97(I), AHS92(O) | 1700 | Grab | Base of Gracelawn Landfill |
| SS-04 | MAFG98(I), AHS93(O) | 1745 | Grab | Drainage swale |
| SS-05 | MAFG99(I), AHS94(O) | 1745 | Grab; duplicate of SS-04 | Drainage swale |
| SS-06 | MAFH00(I), AHS95(O) | 1840 | Grab | Along edge of brush dump |
| SD-01 | MAFG89(I), AHS84(O) | 1430 | Grab; background sample | Lake Auburn |
| SD-02 | MAFG90(I), AHS85(O) | 1240 | Grab | Lake Auburn |
| SD-03 | MAFG91(I), AHS86(O) | 1240 | Grab; duplicate of SD-02 | Lake Auburn |
| SD-04 | MAFG92(I), AHS87(O) | 1150 | Grab | Lake Auburn |
| SD-05 | MAFG93(I), AHS88(O) | 1115 | Grab | Lake Auburn |
| GW-01 | MAFH02(I), AHS98(O) | 1830 | Grab; background sample | MW-05 |
| GW-02 | MAFH03(I), AHS99(O) | 2030 | Grab | MW-101 |
| GW-03 | MAFH04(I), AHT00(O) | 2130 | Grab | MW-205 |
| GW-05 | MAFH06(I), AHT02(O) | 1210 | Grab | MW-206 |
| GW-06 | MAFH07(I), AHT03(O) | 1210 | Grab; duplicate of GW-05 | MW-206 |
| 0022238 | AHT86(O) | 0800 | VOA | PE sample |

**TABLE 1
(Continued)**

| Sample Location No. | CDM Sample #/ Traffic Report # | Time (hrs) | Remarks | Sample Source |
|---------------------|-----------------------------------|------------|-----------------|---|
| 0021416 | AHT87(O) | 0800 | BNA | PE sample |
| 0016352 | AHT88(O) | 0800 | P/PCB | PE sample |
| TT0480 | MAGG18(I) | 0800 | Metals--soil | PE sample |
| 0004052 | MAGG19(I) | 0800 | Metals--aqueous | PE sample |
| 0026021 | MAGG20(I) | 0800 | Cyanide | PE sample |
| TB-01 | AHS97(O) | 0845 | Grab | Trip blank |
| EB-SS | MAFH01(I), AHS96(O) | 0930 | Grab | Surface soil sampling equipment rinsate |
| EB-SD | MAFG94(I), AHS89(O) | 0910 | Grab | Sediment sampling equipment rinsate |
| EB-GW | MAFH08(I), AHT04(O) | 1010 | Grab | Groundwater sampling equipment rinsate |

BNA = base/neutral/acid extractable analysis

I = Inorganic (RAS metals and cyanide analyses)

O = Organic (RAS volatile organic, semivolatile organic, and P/PCB analyses)

P/PCB = Pesticides/polychlorinated biphenyls

VOA = volatile organic analysis

RECEIVED
DEPARTMENT OF
ENVIRONMENTAL
PROTECTION

AUG 29 8 48 AM '94

ADMINISTRATIVE
SERVICES



Rec 8/17/94
Comments by Eric Jones
Maine DCP
8/17/94
Date of proposal
Sampling

CDM FEDERAL PROGRAMS CORPORATION

a subsidiary of Camp Dresser & McKee Inc.

August 8, 1994

Ms. Sharon Hayes
Work Assignment Manager
U.S. Environmental Protection Agency
JFK Federal Building
(HSS-CAN7)
Boston, MA 02203-2211

SUBJECT: EPA Contract No.: 68-W9-0045
Work Assignment No.: 23-1JZZ
Task Work Plan
Gracelawn Waste Disposal Area
Auburn, Maine
TDD No.: 9309-21-ACX
CERCLIS No.: MED981204951

DOCUMENT NO.: 7710-023-SR-BKVS

Dear Ms. Hayes:

Enclosed are two copies of the Task Work Plan for Gracelawn Waste Disposal Area located in Auburn, Maine. A tentative sampling date of August 17, 1994 has been scheduled.

If you have any comment or questions regarding this submittal, please contact me at (617) 742-2659.

Very truly yours,

CDM FEDERAL PROGRAMS CORPORATION


Tara Abbott Taft
ARCS I Work Assignment Manager

Approved:


Myron S. Rosenberg, Ph.D., P.E.
ARCS I Program Manager

TAT/bg
Attachment

cc: Nancy Smith, EPA Maine Site Assessment Manager
Deborah Hanley, Maine Department of Environmental Protection
Julia Nault, CDM ARCS I Deputy Program Manager (letter only)
Jason Coxall, CDM Site Manager
Document Control File

WORK ASSIGNMENT NO. 23-1JZZ
EPA CONTRACT NO. 68-W9-0045
DOC. CONTROL NO. 7710-023-SR-BKVS

TASK WORK PLAN

For

ONSITE RECONNAISSANCE AND SAMPLING

At

GRACELAWN WASTE DISPOSAL AREA
AUBURN, MAINE

CERCLIS NO. MED981204951

SUBMITTED BY

CDM FEDERAL PROGRAMS CORPORATION
160 NORTH WASHINGTON STREET
BOSTON, MA 02114

August 1994

(CDM ARCS I Work Assignment Manager)


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Nancy Smith

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1.0 TASK SUMMARY

Under the authority of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) and the Superfund Amendment and Reauthorization Act of 1986 (SARA), the U.S. Environmental Protection Agency (EPA), Region I Waste Management Division has contracted CDM Federal Programs Corporation (CDM) to conduct a Site Inspection Prioritization (SIP) of the Gracelawn Waste Disposal Area in Auburn, Androscoggin County, Maine. The SIP will investigate the threat to human health and the environment posed by the site. The scope of this investigation will include collecting surface soil samples to confirm/determine types and concentrations of hazardous substances onsite and collecting groundwater and sediment samples to investigate migration of hazardous substances from the site.

Date of Onsite Reconnaissance: 6-28-94
Date of Sampling: 8-17-94
EPA Contact: Nancy Smith
Phone No.: 617-523-9697

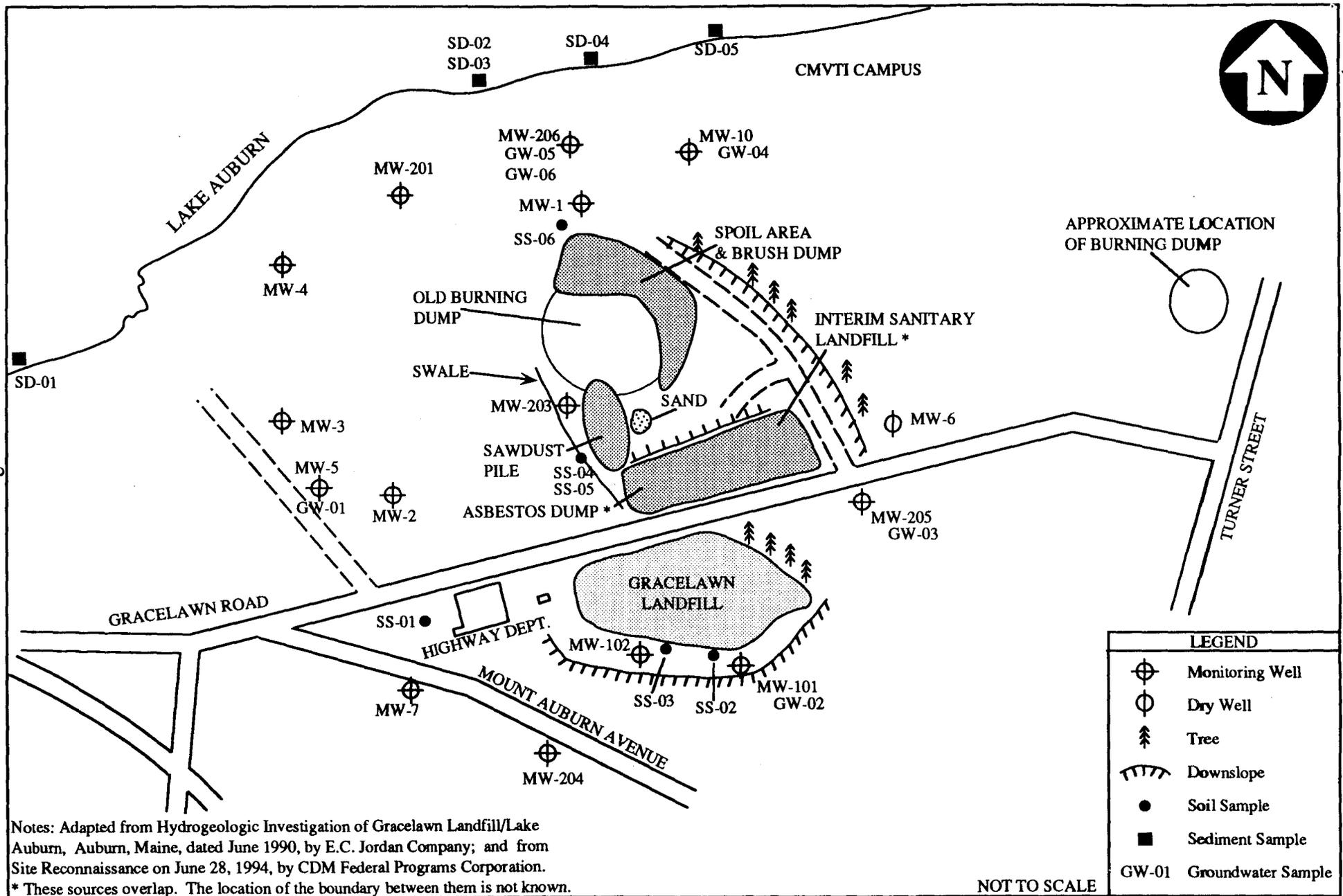
State Contact: Deborah Hanley
State Agency: Maine DEP
Phone No.: 207-287-2651

Location and Phone Number of Nearest Phone: CDM Mobile Phone

1.1 SITE DESCRIPTION AND PROBLEM

The Gracelawn Waste Disposal Area is located on Gracelawn Road in Auburn, Maine. The geographic coordinates are 40° 07' 36" north latitude and 70° 14' 58" west longitude. The property has accepted solid, liquid, and sludge wastes since the 1930s. The entire property is estimated to be about 300 acres. Within the property, there are seven distinct waste areas (see Figure 1). These will be discussed in detail below.

1. Gracelawn Landfill - Starting in 1964, municipal and light industrial wastes (including liquids) were disposed of in this unlined area. The 12-acre landfill was closed in 1977, when a clay cap was added. This cap is composed of at least 2 feet of clay and 6 inches of topsoil. There are four deep vents, approximately 60 feet deep, surrounding the landfill -- three along the west boundary and one along the east boundary. Throughout the landfill are approximately 40 to 50 flush-mounted shallow gravel vents. Some of these vents have since been clogged with fine-grained soil. Located on top of the capped landfill is Lakeview Park, which consists of two baseball fields, playground equipment, and picnic tables.
2. Spoil Area and Brush Dump - Started in 1964, this area accepted brush, stumps, metal and other bulk materials. This 7-acre area is still active. Demolition debris, particularly wood waste, makes up much of the pile. Some of this material had to be excavated and placed in another pile at the north end of the brush dump when a large fire occurred.



Notes: Adapted from Hydrogeologic Investigation of Gracelawn Landfill/Lake Auburn, Auburn, Maine, dated June 1990, by E.C. Jordan Company; and from Site Reconnaissance on June 28, 1994, by CDM Federal Programs Corporation.
 * These sources overlap. The location of the boundary between them is not known.

| LEGEND | |
|--------|--------------------|
| | Monitoring Well |
| | Dry Well |
| | Tree |
| | Downslope |
| | Soil Sample |
| | Sediment Sample |
| | Groundwater Sample |

**SITE SKETCH WITH SAMPLE LOCATIONS
 GRACELAWN WASTE DISPOSAL AREA
 AUBURN, ME**

3. Interim Sanitary Landfill and Auburn Landfill - This area does have a clay liner, but it is permeable. Operations started in 1977 and ended in 1981. This landfill is approximately 6 acres; it has a clay cap which is about 1.5 to 3 feet thick. High grasses cover the area.
4. Asbestos Disposal Site - This area was used from 1981 until 1985. A clay cap was added upon closure. Part of the area was located on top of an intermediate cap of the Interim Sanitary Landfill. The area was capped in 1985, but the cap was less than the required thickness of 2 feet. The 3-acre plot was privately operated (on land owned by the city) by Buerhaus Insulation, which accepted asbestos from the northeastern U.S. until its closure in 1985. This land is now covered with high grasses.
5. Sawdust Pile - Sawdust from the manufacture of countertops is deposited here. Pionite ← Pioneer ?
Plastics started dumping the sawdust in 1980 or 1981 and continued until about August 1992. The uncovered pile extends about 2 acres.
6. Old Burning Dump - This dump was utilized from the mid-1940s until 1964. The dump received municipal waste and possibly industrial waste from shoe factories and other industries. The dump is about 3.5 acres in size, and it is not capped. No surficial evidence of the dump exist. Other sources such as the sawdust pile and the brush dump may overlap the former burn area.
7. Burning Dump - This area was used from the late 1930s until the mid-1940s. The dump received municipal waste and possibly industrial waste from shoe factories and other industries. The boundaries of this burning area can no longer be seen, as high grasses and trees have reclaimed the land. (There is no indication that the dump was capped prior to closure.)

Also on the property are empty underground storage tanks, a railroad car, metal and concrete drainage pipes, an asphalt pile which is over 20 feet high, and a sand pile which is used by the highway department to improve road conditions in the winter. All of these are located north of the Asbestos Dump.

The property is located on land where sand and gravel mining operations took place. It is surrounded by wooded areas with a field to the south. Local land uses include mining, cemeteries, and residential. Central Maine Vocational Technical Institute borders the property. Locally, the property is situated on a topographic high, roughly 350 feet above mean sea level. The bottom of the pits were approximately 280 to 300 feet above mean sea level.

The city of Auburn is the sole owner of the Gracelawn Waste Disposal Area, and has owned it since it was first established. The city does not have any hazardous waste related permits. Alleged disposal practices included dumping wastes, including 55 gallon drums, into unlined pits left behind by past mining operations, and burning piles of waste. The approximate volume of solid, sludge, and liquid wastes is 2,220,000 cubic yards. The Site Inspection Report by NUS

Corporation stated that an estimated 375 tons of chromium sludge and 50,000 tons of asbestos were dumped on the property. The quantity of industrial solvents disposed of is unknown.

Directions to site: Interstate 93 to Interstate 95. I-95 becomes the Maine Turnpike. Follow the Turnpike (also I-495) to Auburn Exit. Take exit and follow Route 4 North to Veterans Memorial Bridge. Take left onto Mount Auburn Avenue. Follow to Gracelawn Road, then take right. Property will be on left and on right after highway garage (which is on the right).

1.2 PREVIOUS WORK AT SITE

Activities pertaining to Gracelawn Waste Disposal Area include:

On January 3, 1986, E.C. Jordan Company completed a Preliminary Hydrogeologic Investigation. Part of the investigation consisted of collecting groundwater samples (from monitoring wells) and surface water samples (from Lake Auburn). The following monitoring wells were sampled and analyzed for volatile organic compounds (VOCs): MW-1, MW-2, MW-4, MW-9, MW-101, and MW-102. Samples from MW-2, MW-9, and MW-101 did not contain any VOCs for which the samples were analyzed. The other well samples did contain VOCs. MW-101 and MW-102 were installed in 1985; the installation dates of the other wells mentioned is unknown at this time. Of the VOCs the samples were analyzed for (the names of the VOCs for which the samples were analyzed are unknown at this time), none were detected.

On May 7, 1986, NUS Corporation completed a Preliminary Assessment. This investigation summarized a brief history and description of the property. Because of the potential threat of contamination of a drinking water intake on Lake Auburn (serving about 70,000 people), NUS recommended further work at the property.

On April 10, 1987, NUS Corporation completed a Site Inspection. The report listed groundwater samples along with concentrations of acetone and metals detected. At this time, however, there is insufficient information as to the date(s) and locations of these samples.

In June of 1990, E.C. Jordan Company completed a Hydrogeologic Investigation of Gracelawn Landfill/Lake Auburn for the city of Auburn. The general purpose of this report was to determine groundwater movement and quality in the area.

On March 9, 1994, Woodard & Curran Environmental Services sampled monitoring wells in the area of Gracelawn Waste Disposal Area as part of an ongoing quarterly sampling program. The samples of four wells were analyzed using EPA Method No. 601/602 for VOCs. A sample from MW-205 was found to contain 1,1-dichloroethane and ethylbenzene. VOCs were not detected in MW-10, MW-206, and MW-204.

1.3 TRIP OBJECTIVE

The objectives of the SIP are to collect analytical data to identify hazardous substances at the site, to investigate whether hazardous substances have been released to the environment and if these substances have impacted human health and the environment.

This Task Work Plan proposes groundwater, soil, and sediment sampling to identify areas of contamination on the site and in surrounding areas. A Contract Laboratory Program (CLP) laboratory will perform the analysis for the full Target Compound List/Target Analyte List (TCL/TAL) using the CLP Routine Analytical Services (RAS).

1.4 PERSONNEL

The following CDM personnel will constitute the sampling team for the Gracelawn Waste Disposal Area site:

| <u>NAME</u> | <u>ROLE</u> |
|----------------------|--------------------------------|
| 1. Jason Coxall | Site Manager |
| 2. To Be Determined | Sampler 1, Site Safety Officer |
| 3. Brendan MacDonald | Sampler 2, Field Team Leader |
| 4. To Be Determined | Sampler 3, Decontamination |

2.0 TECHNICAL APPROACH

2.1 LOGISTICS AND TEAM ORGANIZATION

2.1.1 SITE RECONNAISSANCE

Jason Coxall, Site Manager, and Cindy Robert, Site Safety Officer, conducted an onsite reconnaissance on June 28, 1994. A site-specific checklist for the reconnaissance was developed and is included as Appendix A.

2.1.2 SAMPLING

The Site Manager, Site Safety Officer/Sampler 2, Sampler 3, and Sampler 4 will perform sampling (see Figure 1: Site Sketch With Sampling Locations). The order and type of sampling activities are described below:

1. The field team will enter the site and establish an onsite command post and decontamination area, upwind of all source areas, if possible.
2. The Site Safety Officer will perform a field calibration check of monitoring instruments and will monitor the ambient air with these instruments throughout sampling activities.
3. Samplers will collect samples while the Site Manager documents activities in the logbook and assists with the decontamination of the sampling equipment between sampling locations (if necessary).
4. Surface soil samples will be collected in order of suspected increasing contamination (least contaminated to most contaminated). A background surface soil sample (SS-01) will be collected first, west of the Highway Department Garage.
5. Five additional surface soil samples (SS-02 through SS-06) including one duplicate (SS-05, duplicate of SS-04) will be collected from various locations throughout the property (see Figure 1). *I'm not sure if this is the best location for background sample?*
6. Four sediment samples (SD-02 through SD-05) including a duplicate (SD-03, duplicate of SD-02) will be collected from the southeastern extent of Lake Auburn due north of the property. A background sample (SD-01) will be taken from the southwestern edge of the lake. See Figure 1 for these sample locations. *only one Background sample?*
7. Five groundwater samples (GW-01 through GW-05) will be collected, one from each of the following wells: MW-05, MW-101, MW-205, MW-10, and MW-206. MW-5 will be used as a background sample.

8. The field team will decontaminate sampling equipment according to SOP 4-5: Field Equipment Decontamination at Nonradioactive Sites.
9. The field team will decontaminate personal protective equipment prior to leaving the property.

2.2 PROCEDURES

All activities will be conducted in accordance with the Site Safety Plan and appropriate Standard Operating Procedures (SOPs) prepared specifically for this Task Work Plan. SOPs are listed in Appendix B.

2.2.1 SOIL

Six surface soil samples (SS-01 through SS-06) including one duplicate (SS-05, duplicate of SS-04) will be collected from the property (see Table 1). A background surface soil sample (SS-01) will be collected first, west of the Highway Department Garage. Five additional surface soil samples will be collected from various locations throughout the property (see Figure 1). At each of these locations, a grab sample will be collected from the 0 to 6-inch interval with a stainless steel trowel. The samples will be analyzed for the full TCL and TAL via RAS to evaluate whether contamination is present. These analyses have been chosen in order to better understand what wastes can be expected in the source areas. Surface soil sampling guidelines are presented in SOP 1-3: Surface Soil Sampling. Locations may be moved based on field observations. The depth of each sample and location will be determined in the field and noted in the field logbook.

2.2.2 SEDIMENT

Four sediment samples (SD-02 through SD-05) including a duplicate (SD-03, duplicate of SD-02) will be collected from the southeastern extent of Lake Auburn due north of the property (see Table 1). A background sample (SD-01) will be taken from the southwestern edge of the lake. See Figure 1 for these sample locations. These samples will be collected using a hand auger and a trowel, and they will be collected to document migration of contaminants entering Lake Auburn from the Gracelawn property. Contaminants could threaten a drinking water intake located on the eastern shore of the lake. This intake services approximately 66,000 people in the Auburn and Lewiston areas. Sediment sampling guidelines are presented in SOP 1-1: Surface Water and Sediment/Sludge Sampling. The full TCL and TAL via RAS will be requested. Sediment samples must contain greater than 30 percent total solids to meet detection requirements. The depth of each sample will be determined in the field and noted in the field logbook. Locations may be moved based on field observations.

only one BGF sample - 10 metal centers?

What are the sediment samples?

pg 4 states 70,000!

2.2.3 GROUNDWATER

Groundwater samples will be collected to determine whether hazardous substances have been released to the environment and could potentially impact human health. Groundwater flow in the northern portion of the property is to the northeast, east, southeast, and south. In the southern portion, groundwater flow is semi-radially to the south. Depth to groundwater in this area is sometimes as shallow as six feet.

Five groundwater samples (GW-01 through GW-05) will be taken, one from each of the following wells: MW-5, MW-101, MW-205, MW-10, and MW-206. MW-5 will be used as a background sample because it is believed to be located away from the general groundwater flow directions beneath the property, and for this reason it is believed to most likely represent background conditions. The other wells have been chosen for sampling because based on previous hydrogeologic studies, they will most likely receive contaminated groundwater migrating from the source areas. VOCs, semivolatile organic compounds (SVOCs), and inorganics are all expected to be detected in these samples. All samples will be collected using a 2-inch stainless steel bailer according to SOP 1-5: Groundwater Sampling Using Bailers. Groundwater samples have been taken in the past, but these samples have only been analyzed for selected VOCs and metals. Therefore, groundwater samples will be analyzed for the full TCL and TAL via RAS.

No residential targets.

2.2.5 QUALITY ASSURANCE

All work on this project, including sample collection, preservation, preparation of quality control (QC) equipment blanks and duplicates, and chain-of-custody procedures used during sampling activities will be in accordance with the ARCS I Quality Assurance (QA) Program Plan, Revision 4, January 1993 (QAPP) and CDM's Standard Operating Procedures (SOPs).

Field and analytical QA/QC for this sampling event will be accomplished by a combination of equipment blanks and duplicates. QC samples are used to estimate the precision and accuracy of analytical results and to examine sources of error introduced by field and laboratory practices. QC samples will be used to validate the analytical results. Field QC samples (trip blanks, field equipment blanks, and duplicates) are assigned new sample numbers. Laboratory QC samples (e.g., matrix spike/matrix spike duplicates (MS/MSD)) are assigned the same number as the field sample, and the containers and all copies of paperwork are labeled "Laboratory QC." The number of QC samples that CDM will collect is based on the following criteria: one field equipment blank (EB) (per sample equipment type) per 10 samples collected, one duplicate per 10 samples to be analyzed for the appropriate parameters, one trip blank (TB) per cooler (containing VOC samples) to be analyzed for VOCs only, and one MS/MSD at a rate of one per 20 field samples. For aqueous organic analysis, triple the volume will be required for MS/MSD; for aqueous inorganic analysis only double the volume will be required. Additional sample volume is not required for sediment and soil samples.

Performance evaluation (PE) samples will be obtained from EPA and submitted with field samples to be analyzed via RAS. PE sample types must be appropriate to the analytical methods to be used for the investigative samples. For samples to be analyzed for the full TCL and TAL, six PE samples (for volatiles, semivolatiles, pesticides/polychlorinated biphenyls, two metals (1 aqueous, 1 soil), and cyanide) will accompany the field samples.

2.3 DECONTAMINATION

General decontamination procedures are presented in the Site Safety Plan and in Section 5.3 of SOP 4-5: Field Equipment Decontamination Procedures at Nonradioactive Sites. Sampling equipment will be dedicated to each sampling station. All sampling equipment will be decontaminated at the conclusion of sampling activities using the following procedures:

1. Decon field personnel will don clean surgical gloves.
2. Sampling equipment will be disassembled and component parts will be placed on polyethylene sheeting.
3. Component parts will be cleaned with a warm detergent solution (e.g., alconox) using a brush to clean inside and outside surfaces).
4. All surfaces will be rinsed with potable water.
5. All surfaces will be rinsed with deionized water.
6. All surfaces will be rinsed with methanol.
7. All surfaces will be rinsed with deionized water.
8. All components will be allowed to air dry.
9. Equipment will be reassembled and wrapped in plastic wrap or aluminum foil, shiny side out.
10. All field personnel will decontaminate according to the Site Safety Plan.
11. Decon fluids will not be allowed to infiltrate into the ground onsite; the State of Maine does not allow this practice. Proper disposal of the fluids will be determined prior to the sampling event.

2.4 DOCUMENTATION

Photographs will be taken to document site conditions during sampling (SOP 4-2: Photographic Documentation of Field Activities). Field observations will be recorded in the logbook including descriptions of the sampling locations and any deviations from the Task Work Plan (SOP 4-1: Logbook Content and Control). Chain-of-custody will be maintained until samples are relinquished to a courier or to the laboratory assigned to perform the analysis (SOP 1-2: Sample Custody and SOP 2-5: Packaging and Shipping of Environmental Samples).

2.5 SAFETY CONSIDERATIONS

An HNU and/or an organic vapor monitor (OVM) will be used to screen ambient air for organic vapors. Operating and calibration procedures are documented in the Equipment Procedure (EP) 2.0: OVM Datalogger, Model 580B, EP 3.0: HNU Photoionization Analyzer, and SOP 5-1: Control of Measurement and Test Equipment.

Contaminants of concern are listed below including the highest concentrations (they were all detected in the groundwater):

| | |
|------------------------------|------------|
| acetone | 1300 ppb |
| arsenic | 26 ppb |
| iron | 91,000 ppb |
| magnesium | 31,000 ppb |
| manganese | 8,600 ppb |
| nickel | 32 ppb |
| potassium | 15,000 ppb |
| benzene | 7.3 ppb |
| bromomethane/chloroethane | 6.8 ppb |
| 2-butanone | 690 ppb ← |
| chloroethane | 10 ppb |
| chloroform | 11 ppb |
| chloromethane/vinyl chloride | 12 ppb |
| 1,1-dichloroethane | 110 ppb ← |
| 1,2-dichloroethane | 130 ppb ← |
| trans-1,2-dichloroethene | 13 ppb ← |
| 1,2-dichloropropane | 1.6 ppb |
| ethylbenzene | 8 ppb |
| methylene chloride | 11 ppb |
| tetrachloroethene | 0.52 ppb |
| 4-methyl-2-pentanone | 40 ppb ← |
| toluene | 11 ppb |
| 1,1,1-trichloroethane | 7.6 ppb |
| trichloroethene | 2.1 ppb |
| trichlorofluoromethane | 13 ppb ← |

vinyl chloride
xylenes

39 ppb ←
12 ppb

The Site Safety Plan requires all sampling tasks to be conducted in Level D. If the OVM/Hnu detects readings above 5 ppm, the sampling team will upgrade to Level C.

DigSafe was contacted on 7-20-94. Because power tools were not going to be used, there will not be a need to contact DigSafe prior to sampling.

2.6 SAMPLE RATIONALE

Rationale for collecting samples at the Gracelawn Waste Disposal Area are listed in Table 1. See Table 2 for identification of the type and number of bottles, type of analysis, and preservation of each sample.

TABLE 1
SAMPLE RATIONALE

| SAMPLE LOCATION | DESCRIPTION/RATIONALE |
|------------------|--|
| MATRIX: Soil | |
| SS-01 | Surface soil grab collected. The exact location will be determined in the field; the sample will be collected in an area which most likely represents undisturbed natural conditions; background sample. |
| SS-02 | Surface soil grab collected south of Gracelawn Landfill. The exact location will be determined in the field; potential source of contaminants attributable to Gracelawn Landfill. |
| SS-03 | Surface soil grab collected south of Gracelawn Landfill. The exact location will be determined in the field; potential source of contaminants attributable to Gracelawn Landfill. |
| SS-04 | Surface soil grab collected in swale directly west of asbestos dump and sawdust pile. The exact location will be determined in the field; potential source of contaminants attributable to the Gracelawn property. |
| SS-05 | Duplicate of SS-04 for Quality Control |
| SS-06 | Surface soil grab collected north of brush dump. The exact location will be determined in the field; potential source of contaminants attributable to the Gracelawn property. |
| MATRIX: Sediment | |
| SD-01 | Sediment grab collected at southwestern corner of Lake Auburn; background sample. |
| SD-02 | Sediment grab collected at southeastern edge of Lake Auburn due north of the Gracelawn property; potential observed release to surface water. |
| SD-03 | Duplicate of SD-02 for Quality Control. |
| SD-04 | Sediment grab collected at southeastern edge of Lake Auburn due north of the Gracelawn property; potential observed release to surface water. |

TABLE 1 (Continued)

| SAMPLE LOCATION | DESCRIPTION/RATIONALE |
|------------------------|---|
| SD-05 | Sediment grab collected at southeastern edge of Lake Auburn due north of the Gracelawn property; potential observed release to surface water. |
| MATRIX: Groundwater | |
| GW-01 | Groundwater sample from MW-5; because groundwater flow is not believed to flow to the west, this sample will be used as background. |
| GW-02 | Groundwater sample from MW-101; to document an observed release to the groundwater. |
| GW-03 | Groundwater sample from MW-205; to document an observed release to the groundwater. |
| GW-04 | Groundwater sample from MW-10; to document an observed release to the groundwater. |
| GW-05 | Groundwater sample from MW-206; to document an observed release to the groundwater. |
| GW-06 | Duplicate of GW-05 for Quality Control. |
| MATRIX: Aqueous | |
| TB-01 | Trip blank for QC |
| TB-02 | Trip blank for QC |
| EB-SS | Equipment blank; for QC of decontamination procedures of soil sampling equipment. |
| EB-SD | Equipment blank; for QC of decontamination procedures of sediment sampling equipment. |
| EB-GW | Equipment blank; for QC of decontamination procedures of groundwater sampling equipment. |

TABLE 2

BOTTLES, ANALYSIS, PRESERVATION OF SAMPLES

| SAMPLE LOCATION | #/TYPE BOTTLES | ANALYSIS | PRESERVATION |
|-----------------|---|---|--|
| SS-01 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SS-02 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SS-03 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SS-04 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SS-05 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SS-06 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SD-01 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SD-02 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SD-03 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SD-04 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |
| SD-05 | 2 40-ml glass vials 1 8-oz wide-mouth jar 1 8-oz wide-mouth jar | volatiles extractables inorganics | cool, 4° C cool, 4° C cool, 4° C |

TABLE 2 (Continued)

| SAMPLE LOCATION | #/TYPE BOTTLES | ANALYSIS | PRESERVATION |
|-----------------|--|--|--|
| GW-01 | 2 40-ml glass vials 2 80-oz amber glass 1-L HD polyethylene bottle 1-L HD polyethylene bottle | volatiles extractables total metals cyanide | HCl to pH <2, cool, 4° C cool, 4° C HNO ₃ to pH <2, cool, 4° C NaOH to pH > 12, cool, 4° C |
| GW-02 | 2 40-ml glass vials 2 80-oz amber glass 1-L HD polyethylene bottle 1-L HD polyethylene bottle | volatiles extractables total metals cyanide | HCl to pH <2, cool, 4° C cool, 4° C HNO ₃ to pH <2, cool, 4° C NaOH to pH > 12, cool, 4° C |
| GW-03 | 2 40-ml glass vials 2 80-oz amber glass 1-L HD polyethylene bottle 1-L HD polyethylene bottle | volatiles extractables total metals cyanide | HCl to pH <2, cool, 4° C cool, 4° C HNO ₃ to pH <2, cool, 4° C NaOH to pH > 12, cool, 4° C |
| GW-04 | 2 40-ml glass vials 2 80-oz amber glass 1-L HD polyethylene bottle 1-L HD polyethylene bottle | volatiles extractables total metals cyanide | HCl to pH <2, cool, 4° C cool, 4° C HNO ₃ to pH <2, cool, 4° C NaOH to pH > 12, cool, 4° C |
| GW-05 | 2 40-ml glass vials 2 80-oz amber glass 1-L HD polyethylene bottle 1-L HD polyethylene bottle | volatiles extractables total metals cyanide | HCl to pH <2, cool, 4° C cool, 4° C HNO ₃ to pH <2, cool, 4° C NaOH to pH > 12, cool, 4° C |
| GW-06 | 2 40-ml glass vials 2 80-oz amber glass 1-L HD polyethylene bottle 1-L HD polyethylene bottle | volatiles extractables total metals cyanide | HCl to pH <2, cool, 4° C cool, 4° C HNO ₃ to pH <2, cool, 4° C NaOH to pH > 12, cool, 4° C |
| TB-01 | 2 40-ml glass vials | volatiles | HCl to pH <2, cool, 4° C |
| TB-02 | 2 40-ml glass vials | volatiles | HCl to pH <2, cool, 4° C |
| EB-SS | 2 40-ml glass vials 2 80-oz amber glass 1-L HD polyethylene bottle 1-L HD polyethylene bottle | volatiles extractables total metals cyanide | HCl to pH <2, cool, 4° C cool, 4° C HNO ₃ to pH <2, cool, 4° C NaOH to pH > 12, cool, 4° C |

TABLE 2 (Continued)

| SAMPLE LOCATION | #/TYPE BOTTLES | ANALYSIS | PRESERVATION |
|-----------------|--|--|--|
| EB-SD | 2 40-ml glass vials 2 80-oz amber glass 1-L HD polyethylene bottle 1-L HD polyethylene bottle | volatiles extractables total metals cyanide | HCl to pH <2, cool, 4° C cool, 4° C HNO ₃ to pH <2, cool, 4° C NaOH to pH > 12, cool, 4° C |
| EB-GW | 2 40-ml glass vials 2 80-oz amber glass 1-L HD polyethylene bottle 1-L HD polyethylene bottle | volatiles extractables total metals cyanide | HCl to pH <2, cool, 4° C cool, 4° C HNO ₃ to pH <2, cool, 4° C NaOH to pH > 12, cool, 4° C |

NOTES:

HD = High Density
L = Liter
ml = milliliter

oz = ounce
HCL = Hydrochloric Acid
HNO₃ = Nitric Acid
NaOH = Sodium Hydroxide

APPENDIX A
ONSITE RECONNAISSANCE CHECKLIST

ONSITE RECONNAISSANCE CHECKLIST

Following is a list of activities to be performed and areas to be investigated during the onsite reconnaissance of the _____ site. All information obtained during the recon will be recorded in the site dedicated logbook.

Meeting with facility owner/operator:

- Site history
- # of workers/residents onsite _____
- Source of drinking water onsite
- Permits: RCRA, NPDES, others
- Description of past and current operations:
 - waste types generated
 - waste quantities generated
 - waste source area described
 - waste source containment
 - use of contaminants of concern
- Building descriptions:
 - utilities
 - floor construction
 - floor drains

Site Walk:

- Draw site sketch/plan:
 - fences
 - means of egress
 - topography
 - USTs/ASTs
 - Individual Sewage Disposal Systems
 - utilities/transformers
 - catch basins, storm drains, ditches
 - parking areas (paved/unpaved?)
 - rights-of-way/easements

ONSITE RECONNAISSANCE CHECKLIST (continued)

- Identify water features:
 - wells
 - springs/seeps
 - wet areas onsite
 - wetlands
 - evidence of flooding/surface erosion
 - direction of runoff and runoff
 - water bodies
 - PPE(s)

- Identify geologic features:
 - topography and slope
 - rock outcrops
 - soil characteristics

- Identify potentially hazardous features:
 - drums, barrels, containers, tanks
 - containment (describe)
 - waste materials
 - odors
 - leachate
 - stained soil
 - discolored surface water
 - pits/ponds/lagoons

- Identify vegetation features and condition
 - type/maturity/density
 - stressed vegetation

- Identify evidence of recreational activities
 - camp fire/party remains
 - bike trails
 - water body use (fishing/swimming/boating)

Perimeter survey:

- Observe and measure distance to:
 - wetlands
 - PPE(s)
 - nearest residence/daycare/school

APPENDIX B
STANDARD OPERATING PROCEDURES LIST

STANDARD OPERATING PROCEDURES

The following Standard Operating Procedures (SOPs) will be distributed to field personnel by the field team leader prior to the field planning meeting. SOPs will be available during field activities.

| PROCEDURE #* | REVISION # | TITLE OF PROCEDURE |
|--------------|------------|---|
| EP 2.0 | 0 | OVM/Datalogger, Model 580B |
| EP 3.0 | 0 | HNU Photoionization Analyzer |
| SOP 1-1 | 1 | Surface Water and Sediment/Sludge Sampling |
| SOP 1-2 | 0 | Sample Custody |
| SOP 1-3 | 1 | Surface Soil Sampling |
| SOP 1-5 | 0 | Groundwater Sampling Using Bailers |
| SOP 2-5 | 0 | Packaging and Shipping of Environmental Samples |
| SOP 4-1 | 1 | Field Logbook Content and Control |
| SOP 4-2 | 1 | Photographic Documentation of Field Activities. |
| SOP 4-5 | 0 | Field Equipment Decontamination at Nonradioactive Sites |
| SOP 5-1 | 1 | Control of Measurement and Test Equipment |

*SOP = Standard Operating Procedure, EP = Equipment Procedure

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ADMINISTRATIVE
SERVICES



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

REGION I

J.F. KENNEDY FEDERAL BUILDING, BOSTON, MASSACHUSETTS 02203-2211

URGENT LEGAL MATTER -- PROMPT REPLY NECESSARY

May 20, 1994

Mr. Steve Ranney
City of Auburn
45 Spring Street
Auburn, ME 04210

Re: **REQUEST FOR ACCESS TO PROPERTY**
Gracelawn Waste Disposal Area
Auburn, ME
MED981204951

Dear Mr. Ranney:

The United States Environmental Protection Agency (EPA) respectfully requests permission for EPA, its agents, contractors, and other authorized representatives to have access to the Gracelawn Waste Disposal Area located on Gracelawn Road in Auburn, Maine.

EPA requests access to your property to conduct or oversee a CERCLA site evaluation. Entry to your property to conduct this activity is authorized by Section 104(e) of the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA"), 42 U.S.C. § 9604(e). This authorization provided by CERCLA includes access to private property in order to determine the need for response actions, to perform response actions, and to enforce CERCLA. Entry by EPA is also authorized under Section 3007 of the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6297. Under that section EPA may enter property where hazardous wastes are or have been disposed of, transported from, generated, stored, or treated in order to enforce the provisions of RCRA.

CERCLA site evaluation activities may include information-gathering to determine whether hazardous substances, pollutants, and contaminants may be, or may have been released to the environment. In addition, EPA and its representatives may drive vehicles onto the site, collect samples, take photographs, and dispose of small amounts of decontamination fluid on the property. EPA or its representatives will offer the owner or company representative(s) replicates of the samples collected if requested. Prior to leaving the property, the EPA representatives will supply the owner or company representative(s) with a receipt for samples collected on the property.

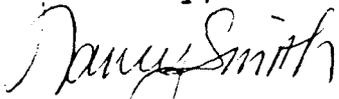


Request for Access
Mr. Steve Ranney
Page 2

Please signify your consent to access by signing this document in the space provided below, and return it to me at the above address (adding my mail code: HSS). The access agreement must be signed by all owners of the property. If EPA does not receive a reply within **ten (10) business days** of your receipt of this letter, it will become necessary for EPA to employ other means to obtain access. Such means may include issuing an administrative order or bringing an action in federal court to secure EPA's right to access.

Your cooperation in assisting with completion of CERCLA site evaluation activities is appreciated. If you have any questions, I may be contacted at (617) 573-9697. All communications from your legal counsel should be directed to Ms. Marcia Lamel of the EPA Region I Office of Regional Counsel at (617) 565-3435.

Sincerely,



Nancy Smith
Site Assessment Manager
Superfund Support Section
Waste Management Division

cc: Mr. Jason Coxall, CDM FPC
Ms. Deborah Hanley, ME DEP

CONSENT FOR ACCESS TO PROPERTY

I (We), the Owner(s) of the Gracelawn Waste Disposal Area located on Gracelawn Road in Auburn, ME, shall permit EPA's officers, employees, agents, contractors, subcontractors, consultants, and other authorized representatives, to enter and have continued access to this property for the purpose of conducting a CERCLA site evaluation.

I (we) realize that these actions are undertaken under EPA's response and enforcement authorities under the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended ("CERCLA"), 42 U.S.C. § 9604(e) and under Section 3007 of the Resource Conservation and Recovery Act ("RCRA"), 42 U.S.C. § 6297.

I (We) give this written permission voluntarily with knowledge of my (our) right to refuse, and without threats or promises of any kind.

Signature of Property Owner/Operator
or Authorized Representative(s)

Date

NAME: _____
ADDRESS: _____

CONSENT OF ADDITIONAL OWNER(S)

Signature of Property Owner/Operator
or Authorized Representative(s)

Date

NAME: _____
ADDRESS: _____

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U.S. DEPARTMENT OF
ENVIRONMENTAL PROTECTION

COPY

*From
4/26/89
Letter to
Auburn*

HYDROGEOLOGICAL INVESTIGATION
GRACELAWN LANDFILL
CITY OF AUBURN, MAINE

TERMS AND CONDITIONS

The services provided under this Task Order Memorandum E will be governed by the terms and conditions of the Task Order Agreement dated March 9, 1987, between the City of Auburn (City) and E.C. Jordan Co. (JORDAN).

PROJECT SUMMARY

The CITY operated a municipal solid waste disposal facility (Gracelawn Landfill) from 1964 to 1977. The landfill is located on Gracelawn Avenue adjacent to the CITY garage. In response to the CITY'S request, JORDAN proposes a hydrogeological investigation that will involve (1) piezometer and monitoring well installations, (2) water quality sampling and laboratory analysis (3) hydrogeological evaluation and (4) reporting in the Fall of 1989.

The program described below will evaluate potential groundwater contaminant migration away from the Gracelawn Landfill and assess whether contaminated groundwater is discharging to Lake Auburn, the CITY'S drinking water supply. The program provides for (1) installation of three new monitoring wells north of the landfill, (2) replacement of two existing monitoring wells south of the landfill (these will be destroyed by commercial development), (3) installation of up to 13 hand-driven piezometers along part of the south shore of Lake Auburn, (4) installation of two hand-driven monitoring wells and four hand-driven piezometers in the two streams located south and southwest of the landfill, (5) sampling and analyses of the groundwater in ten monitoring wells, and (6) reporting the results of the investigation. This program will supplement and incorporate the results of the existing semi-annual sampling and analytical program that JORDAN is conducting for the CITY.



FILE COPY
UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

held 7/30/90

REGION I

J.F. KENNEDY FEDERAL BUILDING, BOSTON, MASSACHUSETTS 02203-2211

July 26, 1990

Eric Jones
Maine Dept. of Environmental Protection
State House Station # 17
Augusta, ME 04333

Dear ~~Ms. Jones:~~ *Eric*

Enclosed please find EPA's marked-up copy of CERCLIS for Maine. Hopefully this will help answer some of your questions. However, if you can not understand why something was or was not changed in CERCLIS, please do not hesitate to call me and I will try to help you. I have also enclosed all the information I could find on the site in Belgrade. This site is not a CERCLIS site.

The two sites in Auburn (DOT and Millers) were recommended for SSIs based on NUS/FIT PAs completed in 1988. The Gracelawn Waste Disposal Area SI completed by NUS/FIT on 4/10/87 and entered into CERCLIS on 5/9/88 recommended that an LSI be conducted. We have no information in the file concerning a low HRS score. The Buckfield site information form gave a recommendation for a NERAP after the PA, but gave a recommendation for an LSI after the SSI. Because this did not make sense I changed the recommendation after the PA to a medium priority SSI (since one had already been done). I could not find a CERCLIS file on the Island View Street Site in Saco and I do not remember entering the site into CERCLIS. I will look into this further.

If you have any questions, or if you need any further explanation, please call me at (617) 573-5709.

Sincerely,

Sharon M. Hayes
Superfund Support Section

cc: Carl DeLoi, Chief
File



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AUGUSTA, MAINE 04333

Copy

STAFF ORDER
IN THE MATTER OF

CITY OF AUBURN)
Auburn, Maine, Androscoggin County)
CLOSING PLAN)
#07-3731-01010)
SOLID WASTE ORDER
FINDINGS OF FACT AND ORDER

After reviewing the project file which includes the application with its supportive data, agency review comments, staff summary and other related materials on file with regard to the above noted project, under provisions of Title 38, M.R.S.A., Sec. 483, the Department finds the following facts:

1. The project involves the closing of the Auburn Interim Landfill located on the north-west side of Gracelawn Road in Auburn at 44° 07' 32" N Latitude, 70° 14' 20" W Longitude. The facility is to be closed in accordance with Department of Environmental Protection Regulation 400.10 A-K.
2. The Interim Landfill has been in operation since July 27, 1977. The landfill was used for the disposal of Auburn's, New Gloucester and Minot's municipal refuse from July 27, 1977 to March, 1981. Ash was disposed of at the site from March, 1981 to July 1981.
3. On March 3, 1981, the Board of Environmental Protection ordered the interim landfill closed by July 30, 1981.
4. Access restriction has been provided.
5. A ground water monitoring program has been implemented. The monitoring shows that the ground water under the landfill may flow in the general direction of Lake Auburn necessitating a continuation of the monitoring program.
6. A site closing plan was submitted to this Department on August 21st, 1981. The plan provides for diversion of surface water.
7. All ash and refuse will be compacted, covered with 2 feet of final cover and seeded.
8. The earth material to be used for final cover contains approximately 50% fines.
9. Methane vents will be provided.

THEREFORE, the Department APPROVES the closing plan for the Auburn Interim Landfill located on the Gracelawn Road in Auburn with the following conditions:

1. The Standard Conditions of Approval, a copy attached.
2. The entire disposal area is to be compacted, covered with 2 feet of earth with 45-55% fines, limed, fertilized, and seeded by June 1st, 1982.
3. The 10 monitoring wells shall be sampled and the water elevation recorded semi-annually, and the results submitted to the Department.

4. The Department shall be notified upon the completion of all grading and placement of final cover.
5. The methane gas vents shall be installed higher than 1 inch above the finished grade so no fines will migrate into the crushed rock.
6. Corrections shall be made as necessary or as directed by the Department.

DONE AND DATED AT AUGUSTA, MAINE, THIS 29TH DAY OF DECEMBER, 1981.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: 
HENRY E. WARREN, COMMISSIONER

PLEASE NOTE ATTACHED SHEET FOR APPEAL PROCEDURES....

FILE REVIEW

Grace lawn Landfill 03
Auburn

| DATE | NAME | ORGANIZATION |
|-----------|------------------|---|
| 6/23/89 | Anne Tischwein | Woodward & Curran |
| 5/15/89 | Pat Clark | ALH |
| 7/9/91 | John Adams | Westinghouse Environmental & Geotechnical Services, Inc. |
| 7/26/91 | STEVE KELLEY | HALEY + ANDRICH |
| 10/29/91 | Richard Heath | GZA GeoEnvironmental |
| 10/14/92 | DAVID WISNIEWSKI | BATES COLLEGE |
| 2/22/2001 | Sue Drake | GZA GeoEnv. |
| 6/2/2003 | Cynthia Thayer | R.W. Gillespie & Associates, Inc. |

#07-3731 - Land Bureau file #
Mark Hyland. (Talk to)

Auburn - Grace Lawn Rd Landfill

1977 - Aub. N. Glouc. + Minot - refuse (proposed 1 to 2 yrs)
3/81 to 7/81 - Ash disposal site (to be covered when dumped)
ordered closed by 7/30/81

Actual closing 4/81

6/80 - operating manual - disposal of asbestos ^(over old) landfill

7/12/85 - closed to asbestos ((7/17/85) asbestos
is not properly covered (~5.6 acres))

Closing Plan - Department approves - meets requirements

- seed + cover w/in 30 days of closing

- precaution not to disturb or expose asbestos.

- methane vents - when landfill closed

10 monitoring wells - check semi-annually (mar. + sept)

7/77 - samples show Fe, Mn, As, Cr, Pb

10/81 - well #5 - closest to lake - Fe - 2.26 ppm,
Pb 0.12 ppm, chromium .006 ppm, cadmium
.004 ppm - Leachate migration

Ground water flow toward Lake Auburn (1/2 mile
away) - most likely →

No check for vinyl chlorides in past. Land
Bureau has metal checks from 1981 but not
later years (monitoring wells)

No information (follow-up) after 9/85 about
the dump being covered + seeded.

*Pioneer plastics Dumped ~~asbestos~~ plastics?
- Vinyl chloride - adhesive for plastics, used refrigeration co

Danville Landfill - dumping Ash

Susan
Sawyerski EPA - tested area - what were results?
the test need to be validated - they're behind
They will send info as soon as can.

8/85 - New monitoring wells installed

12/85 - check out Vinyl chloride complaint - Kathy
Hinds heard about from newspaper - wants
checked out.

.. ASKed mark Hyland - City is testing
well samples.

1/86 - City hired E.C. Jordan to do a Remedial
Action Plan. meeting on Feb 6. @ 1:00 between
Jordan, Auburn + mark (DEP) - Land Bureau
interested because of dump close out. (Decide
that I should also attend meeting to get
back ground info. - to determine O+H mat's
role.

Danville Landfill - dumping Ash
EPA - tested area - what were results?
the test need to be validated - they're behind
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Jordan, Auburn + mark (DEP) - Land Bureau
interested because of dump close out. (Decide
that I should also attend meeting to get
back ground info. - to determine C+H mat'l's
role.

CHRONOLOGY

- 8-85 - New monitoring wells installed
9-85 - mw - 1, 2, 9, 101, and 102 - sampled
11-85 - mw - 4, + 102 - sampled
12-85 - mw - 4 - sampled + 5 samples taken
of lake Auburn.
E.C. Jordan had wells installed + sampled them.

12/85 - Becky - checked out Vinyl Chloride complaint (Kathy Hinds read about in News Paper and wants it checked out). Asked Mark Hyland - City has hired E.C. Jordan to test the Well Samples.

1/86 - City hired E.C. Jordan to submit a Preliminary Hydrogeologic Investigation program. Meeting set up for Feb. 6 @ 1:00 pm. between Land Bureau + City officials to discuss Jordan's proposal. + give advice. (Decide that Becky should attend meeting to get background info (determine C+H materials role).

2/6 meeting - Mark Hyland + Florence Hoar - Land Bureau, Becky - C+H Bureau, + Chip Morrison - City Manager, Steve Ranney - City Engineer, + Bob Belz - Public works - City of Auburn, Auburn officials were interested in DEP'S advice pertaining to Jordans proposal. Land Bureau did not get a copy of Jordans plan until start of meeting.



STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS: State House Station 17, Augusta, 04333

JOHN R. McKERNAN, JR.
GOVERNOR

DEAN C. MARRIOTT
COMMISSIONER

MEMORANDUM

TO: Auburn Gracelawn Landfill File
FROM: *R.L.H.* Rebecca L. Hewett, BOHMC
DATE: August 3, 1987
RE: July 29, 1987 meeting held at E.C. Jordan, Inc.

** *** ** *** ** *** ** *** ** *** ** *** ** *** ** *** ** *** ** *** ** *** ** *** **

On July 29, 1987 at 3:00 pm, I arrived at E.C. Jordan, Inc. (ECJ) in Portland and met with Susan Svirsky (EPA), David Webster (EPA), Dale Mosher (ECJ) - retained by the City of Auburn, and Auburn City officials Paula Valente (City Manager), Steve Ranney (City Engineer), Norm Lamie (Water District), and Bob Belz (Public Works Director). Susan Svirsky and David Webster explained the EPA's pre-remedial and remedial actions at hazardous substance sites to the Auburn City Officials.

The EPA is presently working on the final draft of the Site Investigation (SI) report and is awaiting the review of the Hazardous Ranking System (HRS) package. The Gracelawn Landfill's HRS package score will determine if the site is listed on the National Priority List (NPL) this fall. The probable actions (i.e., Remedial Investigation/Feasibility Study [RI/FS], Potential Responsible Party [PRP] search, etc.) if a site is listed on the NPL were discussed with the Auburn City Officials.

The City of Auburn is investigating the feasibility of initiating a study of the Gracelawn Landfill site and its potential impact on Lake Auburn (the City's drinking water supply). The City's general feeling at the close of the meeting was to hold off on the study until it is determined if the site is placed on the NPL this fall.

bhauburn

Grace Lawn Landfill in Auburn - meeting at ECT.
7/29/87

| <u>NAME</u> | <u>AFFILIATION</u> | <u>PHONE</u> |
|-------------------|-----------------------|----------------|
| David Webster | U.S. EPA | 617-565-3632 |
| Steven Tranne | City of Auburn | 207-786-2421 |
| Rebecca Hewett | ME DEP | 207-289-2651 |
| NORM LAMIE | AUBURN WATER DISTRICT | 207-784-6469 |
| Jocelyn Valente | City of Auburn | 207-786-2426 |
| ISOBEL BELZ | CITY OF AUBURN | 207-782-0391 |
| Dale C. Mosher | ER. Jordan | 207-775-5401 |
| Susan C. Svirskey | USEPA Region I | (617)-565-3661 |

Auburn - Grace lawn Landfill
Meeting at C.C. Jordan

7/29/87 @ 3:00pm

Dave Webster } EPA
Susan Svirsky }

Norm Lammie - City Auburn - Water Dist.

Paula Valente - City Auburn - City Manager

Bob Belz - City Auburn

Steve Ranney - City Auburn

Rebecca Hewett - Me DEP.

Dale Mosher - ECT - hired by Town of Auburn

NPL sites

- Proposed
- Listed

Auburn Gracelawn site - should be decided - NPL
or not this Fall 1987.

PRP's - Town, GE, Pioneer Plastics (info on)

IF October on Proposed NPL - trigger PRP
search, RI/FS, etc.
↑ general take ~ 2 years to
complete.

Auburn to seek answers on Gracelawn Road dump site

By Joel Davison
Sun staff writer

AUBURN — City officials will meet Wednesday with a representative of the federal Environmental Protection Agency over the status of the Gracelawn Road landfill site, City Manager Paula R. Valente said Monday.

The EPA has been studying the background of the long-term municipal dumping site to determine if it poses enough of a health hazard to qualify for federal clean-up dollars under the Superfund law.

But it could be years before the site

is eligible for the money, depending on how high it is ranked, so Valente said the city is looking into what could be done locally between now and then.

"We decided to initiate the meeting to get some sense of where the EPA might be going" with the site, Valente said. "We want to get a more-precise idea of the timing."

Besides Valente, others who will be meeting Wednesday afternoon in Portland with EPA scientist Susan Svirsky include city Civil Engineer Steve Ranney, Water District Supt. Normand R. Lamie, Public Works Di-

rector Robert Belz, and Dale C. Mosher of E.C. Jordan Co. of Portland. E.C. Jordan is already under contract with the city to monitor ground water through wells at the landfill.

What the city wants to know, Valente said, is if it puts in additional monitoring wells at the site between now and the time the Superfund money is available, would it fit into the EPA's plan under Superfund?

When Superfund money is used to clean up a site, the federal government then tries to recover the expense from those who dumped there.

In this case, Valente said that means the city as well as other companies who took their waste to the site while it was open.

Lamie is attending the meeting because the landfill is located near Lake Auburn, which serves as the major drinking-water supply of Lewiston-Auburn.

A Boston consulting firm is currently conducting a study of the lake and its watershed to see what pollutants are entering the water and from what sources.

"We've been sharing with city officials all the information we have that

comes across on the watershed study," Lamie said. "And we're looking to receive the same type of information" on the Gracelawn site.

Lamie said the final draft of the watershed study is expected in mid-August.

"We want to find out whether it's in the best interest to initiate any more testing or not at this point," said Valente.

While Svirsky could not be reached for comment Monday afternoon, she told The Sun in April that the site could be ranked as early as October.

The landfill was closed in 1975, but an E.C. Jordan report issued in January said it as "been identified as having received substantial quantities of industrial liquid wastes."

A study conducted by E.C. Jordan Co. in 1985 and 1986 showed that monitoring wells on the periphery of the landfill were detecting traces of some chemicals known to be carcinogens.

At that time, the company recommended the drilling of nine additional monitoring wells, but the city held off pending the Superfund determination by the EPA.

Auburn Water District to test Lake Auburn spring

By Joel Davison
Sun staff writer

Auburn Water District Trustee Dana E. Bunker was appointed Tuesday to determine if a contaminated spring that feeds into Lake Auburn should be closed off.

The spring, located off Spring Road about 50 feet from the western shore of the lake, was first found to be contaminated "about three years ago," according to Water Superintendent Earle A. Tarr Jr., "but a decision was made by the (trustees) board at that time to keep it going. The biggest reason was that it's always been there and a lot of people use it."

Tarr said the spring is on district land "so we're responsible for it." But he said the district's attorney wrote a disclaimer for placement at the site which warns people of the danger of drinking the water. "In other words, people use it at their own risk," he said.

The spring has been a popular place for North Auburn residents to get their water for years.

"What contaminates it?" asked Bunker.

"We don't know," Tarr replied. "We never bothered to find out."

When asked about the contamination, Assistant Superintendent Bob Palmer said recently that this year's contamination was discovered through routine testing Oct. 22. He said the test turned up escherichia coli, a bacteria found in warm-blooded animals which indicates that there "could be other bacteria present."

Palmer said possible sources of the contamination could be runoff over animal feces on the ground near where the water runs into the spring, or a dead animal, such as a mouse, that could be in the water.

Palmer said the "trickle that comes out of the spring is about as big as a pencil" and that contamination is more likely when the water flow is small.

He suggested that people either refrain from drinking the water until the district removes the warning signs, or that the water be boiled at least 20 minutes before drinking. The district, he said, will continue to test the water twice weekly until the contamination is gone.

In making the motion to appoint a committee, Bunker said, "I think it's a serious enough concern to take a good hard look at it and either do something or do nothing."

The spring has been a popular spot for residents for well over 100 years. A small hotel operated on the spring site until it was enlarged in 1889 to an ornate, five-story wooden structure operated by the Lake Auburn Mineral Spring Co.

The hotel business was enhanced by the high-quality spring water, which was used for ginger ale, sasaparilla and other soda drinks, as well as drinking water for many residents.

But the hotel soon folded and was consumed by fire in 1893, after which time the Water District acquired the land and put a cement cap on the spring to insure its usability and to preserve it for posterity.

The board was also notified that the state Public Utilities Commission turned down a request for an 18-percent, late-payment charge for overdue bills. The district, however, then refiled to the PUC for a 12-percent charge which was approved.

While the late-payment charge was approved to use as of Nov. 6, it is scheduled to go into effect the first of the year.

Watershed study cost estimate is tabled

By Joel Davison
Sun staff writer

A complete study of the Lake Auburn Watershed area would probably cost between \$37,500 and \$45,000, Auburn Water District Trustees were told Tuesday.

The study estimate was forwarded to the district by Camp, Dresser & McKee, the Boston consulting firm which recently did a preliminary watershed study in which a full study was recommended. Trustees requested at their last meeting that a proposal be submitted, but they tabled the matter Tuesday until board members could study it further. It will be discussed at the trustee's regular December meeting.

The full study, according to the proposal, would entail three parts: a ground water and geological study at \$18,000; a watershed study at \$15,000; and lab analysis, which was estimated costing between \$4,000 and \$12,000. If the study involves going further upstream into tributaries than anticipated, the costs would be higher.

The study would be designed to answer several questions, among them:

- What is the existing lake water quality in terms of bacteriology and water chemistry?

- What are the sources of pollutants entering the lake?

- How will full development under existing zoning effect the lake quality in the long term?

- Is the existing zoning adequate to protect the water quality of the lake?

- Can the occasional algae problems be controlled or reduced? and

- What are the sources of ground water entering the lake and are they within the watershed?

The ground-water and geological study would involve surveying watershed soil types, origins and permeabilities; reviewing well logs and pre-circulation test in the area; use special measures to assess the total ground-water input; analyze linear features of watershed through aerial photography; use instruments to determine ground-water inflow characteristics along the shoreline; estimate inflows from different surface layers, such as till, outwash deposits and bedrock; overlay locations of industry, storage and other land uses with areas of highest recharge to determine potential problem areas; and develop recommendations for protecting water quality or further study.

The watershed study would involve in-lake sampling at various depths for 13 parameters on a seasonal basis to determine existing water quality; survey shoreline-sediment depth to determine long-term silt loadings from various tributaries; sample and analyze sediment at delta areas of tributaries to determine long-term quality of incoming flow; sample tributaries for chemical bacterial parameters to determine incoming water quality from different areas of watershed; survey tributaries to identify possible sources of pollutants; and compare existing land-use mapping of watershed to maximum allowable density under existing zoning.

The proposal also calls for developing recommendations for possible changes in the zoning map and/or ordinance, for controlling or reducing algae problems, and for long-term monitoring of water quality by district staff.

Auburn asbestos landfill closing comes back before City Council

By Joel Davison

Sun staff writer 67-986 LS

The ongoing issue of who should pay to close a portion of the Gracelawn Road landfill should again be before the City Council for discussion next Monday following a meeting last week between city officials and the state Department of Environmental Protection.

While the city contends that Richard C. Buerhaus, who operated an asbestos landfill on part of the site between 1980 and 1985, is responsible for closing the entire landfill, Buerhaus and the DEP maintain at this point that the city never held to its agreement to close an interim landfill on the site before Buerhaus began depositing asbestos.

Buerhaus has already begun closing another part of the landfill, where most of the asbestos was dumped, although he is still responsible for adding topsoil, mulching and seeding the site by June 15.

"We talked over the problem, but there was really nothing new," Auburn City Manager Charles A. Morrison said of Tuesday's meeting in Augusta that he attended along with councilors Harry W. Woodard Jr. of Ward 1, Frances Abbott of Ward 2, Franklin H. Goss of Ward 3 and Alvin E. Gilbert of Ward 4. Representing the DEP were Clifton Eliason of the Land Quality Control Bureau and

Mark Hyland of enforcement.

Morrison said the "options" are to either push the issue before the Board of Environmental Protection (BEP) for its consideration and action, or "have the councilors talk about it and accept the responsibility they say is ours."

Eliason said Monday that his understanding is that the council "would be sitting down and discussing what their next course of action would be and that they would be back in contact with me this week or next."

When Buerhaus originally submitted his plan for closing, Eliason said "it appeared that Buerhaus had responsibility for the entire site because his initial approval (by Auburn) for the site did not limit him to one portion of the site and his plan showed the whole site."

But Eliason said as he and Hyland began to look into the matter more closely, they found that Auburn had been ordered by the BEP to close the interim disposal site as of July 30, 1981, which was to include compacting the entire interim-landfill area with two feet of clay.

Eliason said Buerhaus's operation should not have penetrated the interim-site cover if it had been properly closed and that Buerhaus's order from the DEP specified that Buerhaus "would be responsible for closing the areas where he put asbestos."

Morrison said, "I see the DEP's

point of view, but I don't agree with it. Why would we let Auburn Landfill Company (the name under which Buerhaus ran the asbestos dump) have the landfill if we had to close the whole thing first? The major thing that the city got out of (the arrangement with) Auburn Landfill Company was that they were going to close the site."

The city has tried to negotiate the closing with Buerhaus, but when talks broke down, the council in early May suggested that Buerhaus be asked to consider arbitration to settle the matter.

Morrison said that he has still had "no direct response" from Buerhaus on the arbitration question.

Buerhaus has asked the DEP to amend his closing plan in order to shift the responsibility of the interim-site area back to the city, and if the city of Auburn doesn't go along with it, the issue may go before the BEP for formal action.

"Nothing has been indelibly cast," said Eliason. "There's no final recommendation yet; we're waiting to see what the city submits" as a response to Tuesday's session.

Woodard said, "I think the meeting with the DEP went well and that the council will decide what will be done at our next meeting. I hope we get it settled soon because it's been dragging on long enough."

Museum popular despite air scare

Capital Bureau

KJ 6-9-86

AUGUSTA — The Maine State Museum is pointed toward a record year attracting visitors, despite a publicized asbestos scare in April.

The head count for the first five months of 1986 is 51,000 visitors, Director Paul Rivard told the State Museum Commission Monday.

That is more than half way to annual attendance estimates for past years, with seven months left

to count in 1986.

Rivard said later that the 100,000-a-year estimates are based on visual head counts taken by lobby personnel, with a 10-15 percent adjustment upward for people counters may miss. But the 51,000 represents only the actual count.

The success has been dented by continuing impressions that the museum is affected by discovery of hazardous airborne asbestos elsewhere in the Cultural Building, he

said. The museum has been open since a two-day April shutdown, when tests showed the only problem with loose asbestos was in the state library, due to water leakage there. The library is still closed, but Rivard says confusion remains among people he meets.

"In spite of that visitation is higher than normal," he said.

One attraction is the museum's largest current exhibit, "Maine in Maine," which opened last October after years of preparation.

Hazardous waste conference set TR 6/9

SEBASCO — In conjunction with the annual meeting of the Garden Club Federation of Maine, an all day New England regional conference on hazardous waste awareness will be held June 16 at Sebasco Lodge. Meetings are scheduled from 9:30 to 11:30 a.m. and 1:15 to 5:00 p.m. The conference is open to participants from all New England states are invited to attend the conference which is being underwritten by the Shell Oil Company.

Some of the topics to be discussed are: 1. Who

should be responsible for managing the hazardous waste problem; 2. The best method of hazardous waste disposal; 3. How small businesses dispose of waste; 4. Landfill problems; 5. Who generates the most hazardous waste.

National Garden Club President, Mrs. John N. Ferher, will be joining the New England Region for the entire convention as well as Mrs. Granville Smith, the New England Regional Director.

Auburn Council agrees to pay for closing landfill

3
6/17/86

By Mike Boehmer
Sun staff writer

The Auburn City Council Monday ended a nearly year of haggling when it reluctantly decided to pay for closing part of the Gracelawn Road landfill.

Following the recommendation of City Manager Charles A. Morrison, councilors voted 4-0 to follow a Department of Environmental Protection plan calling for the city to fill in the landfill's eastern portions. Ward 4 Councilor Alvin E. Gilbert was not present.

Morrison said the area will be closed "on a materials basis," with the city supplying most equipment. He declined to publicly release a cost estimate, saying that could hurt the city when it seeks prices for clay and other materials.

At the request of Councilor Frances Abbott, Morrison is to provide costs to council when work is finished.

The council had argued that Richard C. Buerhaus of Auburn Landfill Co. was responsible for closing the entire dump. The firm operated an asbestos landfill on part of the site between 1980 and 1985.

But Buerhaus and the DEP maintained the city hadn't lived up to an agreement to close an interim landfill on the site before his company began dumping asbestos. That made the city liable for closing the site, they said.

Mayor John J. Cleveland, a council member when the original agreement was reached with Buerhaus, said: "It was my recollection and understanding that responsibility (for closing the dump) rested with the company."

Cleveland said he thinks "it is extraordinarily unfortunate that a company that resides in Auburn . . . could not come to a better understanding with its political body than what it has, considering the opportunity to be cooperative that the city extended to the individual and company when the project started."

"I think it reflects extraordinarily poorly on Mr. Buerhaus and certainly doesn't enhance his reputation with me . . .," Cleveland added. Reached at his home late Monday, Buerhaus had no comment.

Morrison told councilors Buerhaus has begun closing another part of the landfill where most of the asbestos was dumped.

The city and Buerhaus attempted to negotiate the closing. When talks broke off during the spring, the city had considered arbitration.

Morrison, though, said Monday the DEP's insistence that the city take responsibility for covering part of the landfill persuaded him to make the recommendation. A letter will be sent to the DEP, saying that the city's work should be completed by the end of August.

"As we expressed to you, we firmly believe that Auburn Landfill Co. bears the responsibility for closing the entire site," the letter states. "However, we understand the concerns you raised regarding closure of the easterly side of the site."

In other action, the council:

- Approved contracts with unions for the city highway department and deputy fire chiefs. Both two-years, retroactive to April 1. give 4 percent raises each of the years.

- Deferred expanding a city groundwater monitoring program in the Gracelawn area. Morrison said a preliminary Environmental Protection Agency study has resulted in a report that recommends further testing under the federal Superfund program. Such a test would dwarf the city's program, he said.

- Authorized issuance of \$1 million in revenue bonds for Thomas Moser Cabinetmakers Inc. to acquire land and equip a new manufacturing facility in the Auburn-Lewiston Airport.

- Set in motion the process to issue \$500,000 in revenue bonds for Edward and Monika Spooner of Frank Jordan Sheet Metal Inc. The money would allow the company to lease a 20,000-square-foot facility at the Central Maine Corporate Park on Mellow Road.

- Adjudged the old Lake Grove House at 1240 Turner St. a nuisance and authorized its removal. Dana Turner, one of several owners of the building, had told council he plans to renovate the building. But councilors said they have seen little progress toward improving the structure. If work is done on the building, council could rescind its action next month, Morrison said.

- Set a workshop session with the Planning Board for 6 p.m. next Monday to review amendments to the zoning ordinance.

- Decided to take no action on discontinuing the Old Waterman Road. Since the road has been abandoned for more than 40 years, the public already had no right to travel over it, according to an opinion issued by city attorney G. Curtis Webber.

From page 29
"If you're going to have to take a guess, take a guess in favor of the lake."

The quality of the lake formed the central issue for the board as it began exploring the various subdivision and conditional use criteria that must be met for project approval.

"I think in many ways this is the most difficult case the board has had to deal with," Codes Enforcement Officer Thomas Gordon said. "It's not going to be an easy process for us to decide who do we trust or who do we believe."

The board presented Gordon and town attorney Lee Bragg with a series of questions ranging from the current quality of the lake to the feasibility of performance bonds.

Based on the questions and board comments, Gordon will draw up "findings of fact," considerations on which the board will base, in part, its decision in the case.

Auburn concerned by effect of shore uses on Lake Auburn's water quality

By Joel Davison
Sun staff writer

LDS 7/4/86

While disappointed at the turnout at last week's informational meeting on a water-quality study now under way of the Lake Auburn Watershed, the superintendent of the Auburn Water and Sewerage District said Thursday that the session opened his eyes to some shoreland uses that could have drastic implications.

"We were trying to get input from people who have lived on the lake for years and years," said Norman R. Lamie, who took over the superintendent's job in May following the retirement of Earle A. Tarr Jr.

At the meeting, which was attended by 25 citizens, Lamie said he listened to "a lot of complaints of trash being left on the lake's shore, of people washing cars on Lake Shore Drive (which borders much of the lake) and even people changing their oil."

City civil engineer Steve Ranney, who attended the meeting, said Thursday that, "one gallon of oil can contaminate a million gallons of drinking, or potable, water."

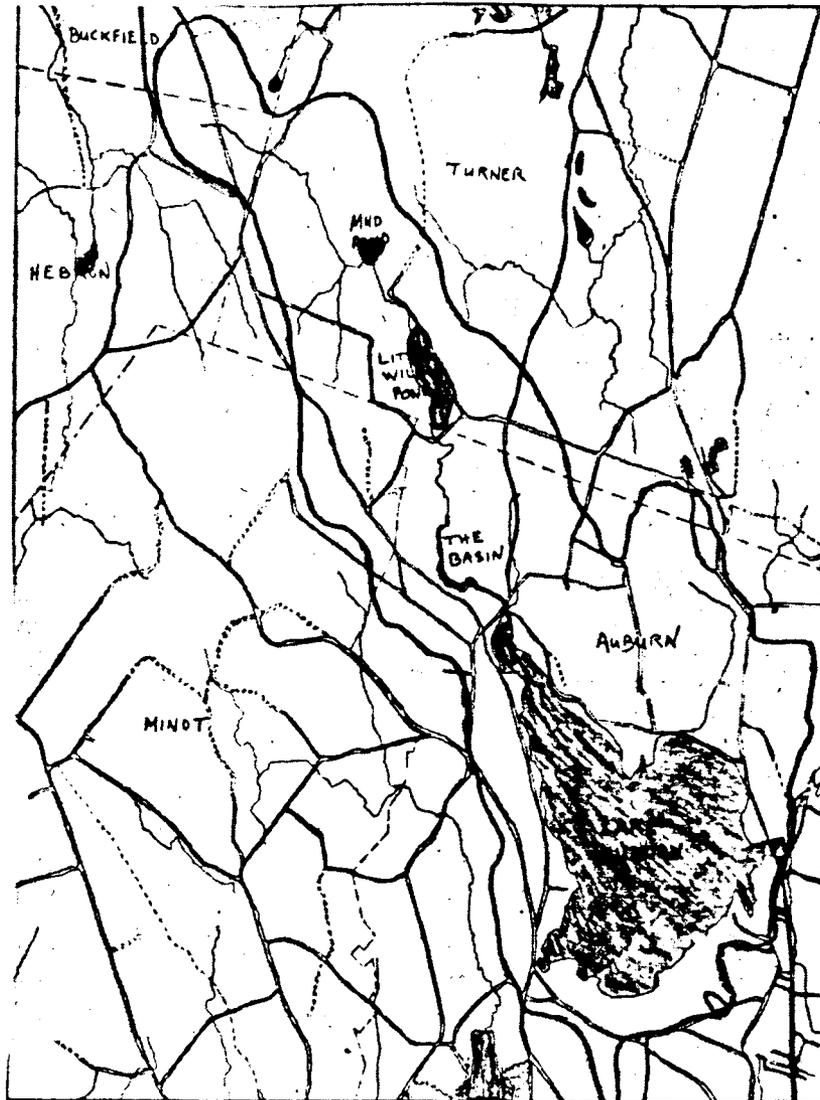
"Maybe we need an educational effort and go into the schools to tell people what people do around the lake and what effect that might have," Lamie said.

Ranney agreed with Lamie that an educational campaign aimed at the schools is probably needed soon to show people what uses must be forbidden around the lake if the pristine water that serves more than 50,000 residents in Auburn and Lewiston is to remain pure.

Lamie said one suggestion was to put up a chain-link fence to protect the water, which he called "something to think about, but not very desirable."

Ann E. Fenderson, a Lake Shore Drive resident who attended the meeting, said Thursday that she doesn't think "people are aware of what's going into the lake from the common things they do every day; (for instance) any soap or detergent is bad for the lake. Some were concerned about people who go in and fish from different points and leave different things behind.

"I think people are willing to help," she said. "I don't believe people do it on purpose. I'm glad (the district) is



Heavy line shows Lake Auburn watershed

concerned. I don't use the water myself because I have an artesian well, but I'm concerned for the safety of the water. It sounds like it will be quite a complete study."

The Water District office sent out 500 leaflets explaining the purpose of the meeting to residents around the lake, as well as to members of planning boards, and councilors and boards of selectmen in Auburn as well as in the four surrounding towns — Turner, Minot, Hebron and Buckfield — that lie within the watershed.

Several Auburn officials attended,

including City Manager Charles A. Morrison, Ward 4 Councilor Alvin E. Gilbert, Planning Board Chairman Paul A. Choate and Health Officer Brenda Rivet, as well as Lewiston Water Superintendent Norman J. Cyr; but Lamie was disappointed that there was no response from the other towns.

Lamie said the watershed study being conducted by the Boston consulting firm of Camp, Dresser & McKee began the second week of June with a double set of samples being taken at various inlets and supply points

CONT.

AD the lake following an isolation
cess.

Lamie was pleased that some lake-shore residents have volunteered to have their wells sampled because he said it would save time and effort in drilling new test wells. He encourages more well owners to contact either him or Assistant Superintendent Bob Palmer at the Water District office at 784-6469.

In August, the district itself will take a second set of samples for the consultants and have them analyzed at A & L Laboratory in Auburn. Lamie said at least four more rounds of samples will be taken in the four-season study.

The purpose of the study is to determine if there are any sources of pollutants entering the lake that can be controlled, and to develop a long-term monitoring program to protect the lake. The study has two basic components: surface water and ground water.

The surface-water part will include sampling of the lake and its tributaries, and studying the land uses in the watershed to predict future water quality. The ground-water study will attempt to determine the direction of ground-water flow near the lake and whether there is ground water flowing to the lake from areas unprotected by existing zoning regulations.

At the meeting, Camp Dresser Project Manager Eileen Pannetier and another representative of the firm gave a 30-minute overview of the study, after which the public was encouraged to ask questions.

"Those who were there thought it was a good idea to get feedback and they asked a lot of interesting questions," said Ranney. "There was good participation from those who were there and I think the questions and comments were well taken."

Ranney suggested that a media campaign accompany the effort in the schools. "The local TV stations could have a little spot each week, saying, 'This is Lake Auburn, your water supply and there are things being done that threaten it. The alternative is building a multi-million-dollar treatment plant.'"

Lamie said the district plans to hold more informational meetings in the future to update the public on the study.

The Sun

Editorials

7/7/84

The MSEA contract

Negotiations between the state government and the Maine State Employees Association with its 10,000 members is likely to continue for a comparatively long time.

Discussions should be lengthy if the MSEA continues to demand 8 percent wage increases. The state cannot afford the additional \$40 million that would result from what the union is proposing. Such a sum automatically would produce a budget deficit of several million that is not permissible under the state constitution.

The 8 percent figure does not accord with what has been happening to the cost of living. Inflation is running between 3 and 4 percent. So the combined cost to the state of the next wage contract with the MSEA should be considerably below 8 percent.

The fact Gov. Joseph E. Brennan is running for Congress this year has occasioned some picketers at the State House Tuesday to carry signs stating: "No contract in July, no vote in November." This particular approach amounts to political blackmail. The MSEA has no business attempting what amounts to a blatant effort to get the Governor to push for a contract simply in order to obtain election votes.

We in no way believe Brennan will submit to this kind of unfair pressure. While we have not agreed with him over the years on some issues, his record in office has been one of integrity. It will be well for top MSEA officials to advise the rank and file to cease a kind of arm-twisting that is totally unjustified.

Auburn Grace Lawn + Asbestos

Municipal workers will close landfill

By Joel Davison

Sun staff writer LS 7-12-86

Auburn officials have decided to use in-house manpower and equipment to close the eastern portion of the Gracelawn Road landfill that city councilors last month finally agreed was the city's responsibility to seal up.

"We won't be contracting the job out," said Assistant City Manager Paula Valente on Friday, "and, hopefully, it will be closed by the end of August or around the first of September in accordance with (state Department of Environmental Protection) regulations."

She said the decision was made largely due to financial considerations and time constraints.

While Valente said the state did not set a deadline for the final closure, she said, "It obviously has to be done and the decision was that it is better for us to do it in-house. It should be more cost-effective to do it ourselves" and it means the city won't have to depend on outside contractors, who already have commitments this summer, to get the work done expeditiously. "There's no time to spare," she said.

However, she said closing the landfill will mean that "some of the typical activities that get done day to day

during the summer months by the Public Works crew will have to be put on the back burner because this is a priority."

Valente said Public Works Director Robert Belz and Highway Department Superintendent Kenneth Marshall will be overseeing the project, which will involve bringing in clay, grading, mulching and seeding, and the installation of vents to allow the escape of methane gas from the landfill.

"It's going to take at least five to six people working on it every day," said Valente. "And hauling the clay in is going to take at least a month." She indicated that the project had already begun.

Councilors agreed to close the landfill's eastern portion on June 16 at the recommendation of City Manager Charles A. Morrison. Morrison, however, noted at the meeting that his recommendation came only after the DEP had insisted that it was the city's responsibility, since the city once operated an interim landfill on the site and the DEP said that dump had never been properly sealed.

The city had maintained all along that the closing of the entire landfill was instead the responsibility of Richard C. Buerhaus, who operated an asbestos landfill under the name of Auburn Landfill Co. on another portion of the site between 1980 and 1985.

tion, and the adequacy of Maine's 15-year-old set of environmental laws.

"I've reached the point in business where the time demands are so great that I knew if I were to continue, I couldn't give the board the time it deserved," Zaitlin said. He owns a large scrap metal business in Biddeford.

Gov. Joseph E. Brennan picked Zaitlin to be chairman in 1984, after the Legislature reorganized the board, removing the Commissioner of Environmental Protection and decreeing that the chairman should be appointed from the board's regular membership.

Zaitlin reflected on issues the board had dealt with during his seven years' service, and how Maine's problems have changed.

"In the past, it really did seem to be sufficient to look at development projects without any thought of cumulative impact," he said. "Now it's different — the pressure to deal with cumulative impact issues will heighten in the next few years."

He said he was impressed with the "complexity" of some issues, particularly the air-quality impact of waste-to-energy plants and how Maine should deal with traces of dioxin in industrial and municipal sludges. Recently Zaitlin has championed "risk assessment" — the idea of measuring the actual health risk posed by a particular pollutant before embarking on expensive control strategies or absolute prohibitions.

Typically, a risk assessment expresses the threat of a particular pollutant in terms of the number of cancer cases it might be expected to cause over time.

Zaitlin said he thought the board's recent inclination to delegate routine matters to the DEP staff had "on the whole, worked well." But he pointed out the concern on the part of board members and the DEP staff over the large number of appeals coming before the board. Some of the appeals, he said, raise legitimate legal concerns.

A citizens's board like the BEP, Zaitlin said, offers

"the greatest amount of environmental protection or openness," despite its cumbersome nature and the risk involved.

Like the state Legislature, he said, the quality of its decisions that emerge from the board depends on the quality of the people there.

"The board is only as good as the appointments that are made to it," he said, adding that he thought the current group was extremely good.

The Bangor Dam was one of the most difficult issues Zaitlin had to deal with during his term, he said. After a protracted process, the board turned down a developer's proposal on grounds that it didn't guarantee there would be no "diminishment" of the Penobscot River's prime Atlantic salmon fishery. The dam proposal brought the board face-to-face with Maine's hydro licensing law that allows no diminishment on certain prime river stretches, including the Penobscot at Bangor.

Head of Maine Board of Environmental Protection resigns

BDN By David Platt
Senior Writer

7-12-86

Sam Zaitlin, chairman of the state Board of Environmental Protection for the past two years, has announced his resignation from the board to return to private business.

Zaitlin served on the board for seven years, during which the 10-member group wrestled with issues ranging from subdivisions and hydropower projects to incinerators and dioxin contamination. The BEP regulates larger industrial, commercial and residential developments throughout Maine.

"My big regret," he said Friday, "is that I won't get to deal with some big issues now pending." His list of unfinished business included the question of dioxin in sludges, the condominium development of Great Diamond Island off Portland, the allocation of resources within the state Department of Environmental Protec-

R.I. deadline extended for Mass. trash decision

Associated Press

PROVIDENCE, R.I. — A deadline for reaching an agreement on the dumping of Massachusetts trash at the state landfill has been extended because of conflicting laws on the controversial issue, officials said.

The director of the agency that runs the Johnston landfill had set a Friday deadline but agreed to extend it to Dec. 15 because of the legal questions.

The haulers and Thomas E. Wright, chairman of the state Solid Waste Management Corp., said he quickest solution to the dispute would be for the Superior Court to declare unconstitutional 1970 law prohibiting the dumping of out-of-state waste at the landfill.

That law conflicts with a 1980 statute allowing the waste agency to permit haulers to dump trash on outside Rhode Island at the Johnston landfill.

Three owners of two major rubbish companies and three of their drivers were arrested last Tuesday for violating the 1970 law. They responded by asking the court to void the statute.

The haulers said Friday that if they signed an agreement to dump Massachusetts waste at the landfill they might be subjecting themselves to criminal charges.

"We would be admitting that we are doing something that state police are now arresting people for," said Alan J. Goldman, an attorney for the trash haulers.

Wright said the agreement will allow the dumping of small amounts of Massachusetts trash collected in communities within

'We would be admitting that we are doing something that state police are now arresting people for.'

— Attorney Alan Goldman

10 miles of the Rhode Island border, provided an equal amount of Rhode Island garbage is dumped in Massachusetts.

The cross-state dumping arrangement would be phased out over several years, Wright said.

The agency and the haulers were on the verge of signing the agreement, but the arrests prompted the haulers to refuse to sign until the constitutional issues are resolved.

Goldman said the arrests were staged for the media, but the director of the state Department of Environmental Management denied the accusation.

The owners of Macera Disposal Co. and American Disposal Co. and the drivers were charged with illegally bringing into Rhode Island trash from the Boston area. Two of the drivers also were charged with fraudulently signing affidavits stating all of their load was from Rhode Island.

All have pleaded innocent and are due back in court Dec. 9.

The outright ban on dumping out-of-state trash at the landfill will continue until the new agreement is signed, Wright said.

EPA approves \$300,000 for Meddybemps cleanup

Chemicals, ammunition dumped

BDN 11/22/86

MEDDYBEMPS (AP) — The federal government has allocated \$300,000 in Superfund money for an emergency cleanup of a site in this eastern Maine town where hazardous chemicals and ammunition from military bases were dumped.

The funds, requested by the state Department of Environmental Protection, will be used to dispose of containers and other materials not already removed by the DEP at the former Eastern Surplus Co. site, said Michael R. Deland, the regional administrator of the Environmental Protection Agency in Boston.

Deland said the money also will be used to analyze the contents of the containers and contaminated soil, and for the excavation and disposal of the soil at an approved disposal site.

"EPA's actions and work undertaken by the state will avert significant contamination to the environment from drums and lab pack containers, which have continued to deteriorate and would certainly not remain intact through another winter," Deland said.

Old ammunition, 140 transformers, 675 55-gallon drums and 1,500 gas cylinders were among the materials dumped at the site during the past 15 years. Many of the drums were leaking and tests revealed the presence of sulfuric acid, toluene and waste oils containing PCBs, Deland said.

"Most of the material at the site is military surplus," and apparently came from bases in Maine as well as other states, Cynthia Bertocci, an environmental specialist with the DEP, said Friday.

The DEP has already fenced in the site and removed about 500 of the drums and all of the transformers and ammunition, she said.

The Meddybemps site is not officially on the Superfund list, but is expected to be included eventually, Bertocci said, adding that the \$300,000 was granted on an emergency basis.

Currently, Maine has five Superfund sites — in Gray, Washburn, Winthrop, Augusta and Saco — and the Brunswick Naval Air Station has equivalent status in a separate military cleanup program. A site in South Hope also has been proposed for Superfund status, she added.

Dump eyed for Superfund

AUBURN — Federal Environmental Protection Agency officials said yesterday that NUS Corp. of Bedford, Mass., will begin reviewing data next week to determine if a former city landfill qualifies for Superfund money earmarked to cleanup hazardous wastes.

A contract has been reactivated, said EPA scientist Susan Svirsky. And because a preliminary assessment of the Grace-lawn Road site made this spring, EPA officials believe additional study is needed, said David Webster, director of Maine sites

involved in the Superfund program. The Grace-lawn Road site, which has been used as a municipal landfill and asbestos dump, is located 3,000 feet south of Lake Auburn, Lewiston and Auburn's drinking supply. A major concern, officials say, is the potential impact of an undetermined amount of industrial liquid waste dumped at the landfill until 1975.

E.C. Jordan Co. of Portland has been retained to test ground water in that area on a regular basis.



eds could require \$5m treatment plant for Lake Auburn

By Joel Davison *L.S.*
Sun staff writer 10-15-86

New federal regulations will could force the construction of a multi-million-dollar plant to treat drinking water from Lake Auburn within five years, the superintendent of the Auburn Water District said Tuesday.

The Maine Water Utilities Association has estimated that such a plant, which Superintendent Normand R. Lamie said he hopes will cost no more than \$5 million, may cause water rates to double.

While the district trustees heard a consultant's report that said an ongoing study of the lake and watershed shows the water quality to be nine or ten on a scale of ten, Lamie said it appears the federal government is still going to require "some form of treatment; I just hope it's a joint treatment system" with Lewiston.

In June, President Reagan signed a set of amendments to the Safe Drinking Water Act which means every public water supply in the country must meet certain regulations for which the criteria will be set in the next few years.

While Lamie said the four-season water study being conducted by Camp, Dresser & McKee of Boston should help sidestep the need for a full treatment plant that was estimated a year ago at cost of about \$15 million, he said, "It looks like we'll probably be required to have a minimum level of water treatment which may include filtration."

While the surface-water supply which serves about 75 percent of the Twin Cities' population is currently disinfected with chlorine, Lamie said the new regulations may require dual disinfecting to safeguard against a waterborne parasite called *Giardia lamblia*.

The symptoms of *Giardia*, which is linked to more waterborne disease outbreaks in the United States than any other identified agent, include diarrhea, fatigue, abdominal cramps, and possibly other gastrointestinal symptoms that may persist for days up to several months.

The parasite is carried in the intestine of warm-blooded animals from dogs to deer, with beavers being the prime suspects. When the board first discussed the implications of *Giardia*, it prompted former water superintendent Earle A. Tarr Jr. to say, "If you get it, you wish you were dead."

Lamie said the treatment plant

While the district trustees heard a consultant's report that said an ongoing study of the lake and watershed shows the water quality to be nine or ten on a scale of ten, Superintendent Normand Lamie said it appears the federal government is still going to require "some form of treatment; I just hope it's a joint treatment system" with Lewiston.

ulations on the turbidity of the water; the level of suspended particles.

"I think we will be impacted by turbidity," said Lamie. "It hasn't been regulated up to now. The (water) study is an important factor, but it won't give us a clean bill of health."

The criteria for requiring treatment of public surface-water supplies are expected to be complete by 1991, but Lamie said it may take longer. "I think you're looking at that as the earliest date."

Assistant Superintendent Bob Palmer said a committee from the Maine Water Utilities Association is now working with the state on its regulations. If those regulations are at least as stringent as the federal Environmental Protection Agency's, the state will be the enforcer of the requirements.

The new regulations will also include scores of contaminants that must be regulated certain standards, such as parts per billion or trillion.

Lamie said there doesn't appear to be any funding help in sight for building treatment plants, but that if sources are developed the water study should help Lewiston-Auburn be near the front of the line.

"I feel somewhere there's got to be some sort of funding available," since money was there to help clean up the rivers, Lamie said. "But there is no funding now available and there's no funding being discussed, although there may be in the future (in which case) I hope Lewiston-Auburn will be in the forefront and will be ready for

Contractor to probe old Auburn landfill

For possible Superfund aid

By Joel Davison
Sun staff writer

11-22-86

A federal government contractor is expected to begin reviewing data next week that should help determine whether a former city landfill area off Gracelawn Road in Auburn will be placed on the national Superfund list of hazardous sites.

NUS Corp., of Bedford, Mass., will be conducting the background work on existing data and probably do its own sampling sometime in December, a spokesperson for the federal Environmental Protection Agency said Friday.

"We just started the new Superfund contract back up and (Gracelawn Road) is scheduled to be one of the first site investigations," said EPA scientist Susan Svirsky.

The EPA conducted a preliminary assessment of the site this spring and, according to David Webster, director of the Maine sites under the Superfund program, "the conclusion was that it warranted additional study and the next step is a site investigation."

During a preliminary assessment, all available information on a site is collected and reviewed to evaluate the source and nature of any hazardous substances present and determine if a responsible party can be identified.

The Gracelawn area is the site of former municipal landfills as well as a former asbestos dump, and is of special concern because an undetermined amount of industrial liquid wastes were dumped at the landfill up until 1975. The landfill sits only 3,000 feet south of Lake Auburn, which provides public drinking water to both Auburn and Lewiston.

Svirsky said project manager Robert J. Ross of NUS will be coming to Auburn next week to begin going over data accumulated through regular quarterly monitoring of the ground water in the area by E.C. Jordan Co. of Portland, as well as data from additional tests run at the city's direction.

City engineer Steve Ranney said Friday that when the city found out that the Gracelawn site was being considered for the Superfund list, it ordered more tests from E.C. Jordan and decided against entering into a costly additional testing program because it didn't want to duplicate efforts by the EPA.

"I've heard estimates that the EPA may spend \$800,000" in testing the soil, water and air at the site, Ranney

"We just started the new Superfund contract back up and (Gracelawn Road) is scheduled to be one of the first site investigations."

— Susan Svirsky of EPA

planning to be up here the first part of December to go through our files."

Ranney said the EPA will also be using any appropriate information generated through an ongoing four-season study of the Lake Auburn and its watershed Camp, Dresser & McKee consultants from Boston.

Through E.C. Jordan, the city "did a hazardous-substances list round of sampling of five or six wells and also at the intake at Lake Auburn a month or so ago," noted Ranney, who said E.C. Jordan had informed him that the final results "should be out around Christmas. The preliminary (determination) is that they didn't show much."

Results were also made public in January from a preliminary hydrogeologic investigation conducted of the landfill area by E.C. Jordan. According to the study, a bedrock ridge exists along the south shore of Lake Auburn although the extent of the ridge is unknown. Ground water apparently flows to the north, west and south from the disposal sites.

The study recommended that a more-thorough hydrogeologic investigation be conducted to better understand "potential pathways for chemical migration," and that the ground water be analyzed further to identify any potential contaminants and their potential impact on the lake.

Svirsky said the area will get a "standard site inspection," which includes varying degrees of on-site investigations to further determine the extent of the problem and help set priorities, with emphasis placed on the contamination pathways that could affect human health.

The site is then ranked and if it ranks high enough it is placed on the Superfund list.

Svirsky said the boundaries of the site that will be examined has not been determined yet, which means the investigation could be focused on only the lake-side of the road, or both sides.

"In the agency's mind, (Gracelawn) is a site which has still not been placed on the national Superfund list."

Sewer line to be ready by early December

By Bruce Hertz
NEWS Somerset Bureau

SKOWHEGAN — The new sewer line on North Avenue should be completed the first week of December, but all of the work in the contract will not be finished by the Dec. 13 deadline.

Representatives of the H.E. Sargent Co. of Stillwater met with the officials of the Skowhegan Community Development Office and the Skowhegan Road Commissioner Thursday.

Randy Gray, Skowhegan Community Development director, said the contract calls for a \$250-a-day as-

essment for runovers. It will be up to the Skowhegan Board of Selectmen to decide on the shutdown date and whether to assess late charges, he said.

The project, which was partially funded by a Community Development Block Grant, started July 15. It was supposed to be completed in 150 calendar days. In the early days of the sewer project, some unplanned-for and unexpected major ledge formations caused delays and hard digging.

The thrust of the project was to install a pipe to provide a runoff for rain water. The bulk of the municipal sewerage would continue to flow through old brick conduits. In the early stages of the digging, the original pipe was crushed, necessitating an alteration in the pipeline. These alterations caused further delays.

Gray said the pipeline will be inspected and checked the second week of December. He expected that winter melting and spring runoff will be caught in the new pipeline. Residents on North Avenue should experience drier cellars from now on, Gray said.

Ray Brown, Skowhegan Road Commissioner, said if the contractor could pave the intersections and driveways, his crews would be able to plow snow on the street during the winter.

In its final push to Chandler Street, the contractor will be using a double crew, according to Tim Folster, area supervisor for H.E. Sargent. George's Market, near the terminus of the new line, has its busiest week of the year next week. The owner asked the contractor and the Community Development office to limit the work to one crew so there would be less disruption.

High PBC levels found at GM dump

h.g. 8-12-86
HOGANSBURG, N.Y. (AP)

A shrew found near a General Motors Corp. landfill contained PCBs levels as high as "I've seen anywhere in the state," according to a state wildlife pathologist who called for the closing of the dump.

Ward Stone, a wildlife pathologist with the state Department of Environmental Conservation, said the GM's Massena Central Foundry landfill is polluting the St. Lawrence River and the St. Regis Mohawk Reservation, which it abuts on the border of St. Lawrence and Franklin counties.

Stone and tribal leaders demanded on Monday that GM cease operation of the eight-acre dump.

"It is evident that PCBs and other chemicals are leaving the GM site," said tribal chief Rosemary Bonaparte. "We are becoming increasingly concerned for the health of the Mohawk people."

"The river is the heart of Akwesasne," Stone added. "Mohawks utilize the river as a source of protein," he said, adding that "much of what the people are eating is unsuitable for human consumption."

According to Stone, the sample of the shrew contained over 11,000 parts per million of PCBs, or polychlorinated biphenyls.

The federal government has ruled a chicken with more than 3 parts per million of PCBs, which has been linked to cancer in laboratory experiments, is unfit for

human consumption.

General Motors, which announced last week that it was eliminating all but 100 of 1,329 jobs at the Central Foundry operation, maintained Monday that it is only using the landfill to dispose of spent foundry sand.

"I was out there last Thursday," said GM spokesman David Lippert. "All that's going into that landfill is sand — about one truckload a day."

"GM is still operating the landfill," countered James Ransom, tribal council environmental health consultant. Ransom said a request had been made to the federal Environmental Protection Agency to discontinue use of the landfill and cap it immediately as an interim measure.

Utilizing a color slide presentation, Stone said Monday that "fresh material" is being dumped at the site. He showed slides of pipes and oily substances going into the site.

"Within a seven-day period, the dump grew by 15 feet," Stone said.

Henry Lickers, director of the Canadian St. Regis Environmental Division, stressed the problem "doesn't only affect Mohawk people. Fish and game clubs should also be concerned with the levels of contaminants," he said.

The GM landfill site was named to the EPA Superfund list in 1983 as a hazardous waste facility. GM and EPA are proceeding to investigate the landfill as part of the Superfund program.

Landfill-samples data arrives for evaluation

h.g. 8-12-86
AUBURN — A package of information on dioxin-containing ash samples taken from the Danville landfill site arrived at the Centers for Disease Control in Atlanta late this morning, where it will be evaluated for public health risks.

Cathy Stout, secretary at CDC's Agency for Toxic Substances Disease Registry and the person who logs in any packages from the U.S. Environmental Protection Agency, said late this morning that the package will be assigned to a branch of the Health Assessment Division "sometime within the next day."

Stout said that once the package is assigned, the Health Assessment branch will then contact the federal EPA to discuss its reasons for sending the package and to set a priority date for the evaluation.

Maine People's Alliance President Cathy Hinds said this morning that she spoke with the head of the health assessment

branch of the ATSDR in Atlanta and was told he had no idea what was in the package but that "it was not a particularly large packet" and that "it shouldn't take as long as some evaluations."

A scientist for the federal EPA yesterday has confirmed that two types of dioxin have been found in ash samples taken from the Danville landfill. The samples were taken as a follow-up to a site investigation conducted by the EPA last year.

The EPA agreed to the site investigation after people living near the landfill, and the Maine People's Alliance, expressed concern that the site could be a source for heavy metals that could contaminate the ground water and wells.

When asked how long it would take to determine if any health risks existed, Stout said, "It just depends on what they're requesting and what priority they give it."

Auburn council to hear report on landfill

AUBURN — Relatively high levels of water hardness and chloride content have been detected in a monitoring well at the ash landfill in Danville, according to a report from E.C. Jordan Co. to be reviewed by city councilors Monday.

The Portland engineering firm, which works under a contract with the city, monitors the wells quarterly at the landfill, which accepts bottom ash from the city's energy-recovery facility.

Paul C. Smith, an environmental technician with E.C. Jordan, sent the laboratory analysis of surface water, ground water and leachate samples collected at the site on March 24, although he said the data summary report further explaining the results is not yet available.

Smith said the analysis results "show that most locations remained well within their historical levels."

He noted, however, that one well was at the upper limit of acceptability for both water hardness and chloride content, but added that the findings "have no impact on water quality at present levels."

The council, which meets at 7:30 p.m. in the City Building, will also be asked to:

- Approve the sale of two lots in the industrial park of the Auburn-Le-wiston Municipal Airport to Damon Insulation Co. and Morrissey Asbestos Abatement Co.

- Give initial approval to a comprehensive zoning map of the city that has been revised by the Planning

Board to resolve inconsistencies resulting from a 1985 lawsuit against the city.

- Approve the issuance of a note for \$84,000 to finance a water-main extension on outer Minot Avenue.

- Give initial approval to a zoning-map amendment reclassifying land on the west side of Riverside Drive, between Jordan School Road and the Durham line, from Agriculture and Resource Protection to Rural Residence to allow petitioners Robert and Helen Foss to build a farm.

- Approve a resolve authorizing the city clerk to issue victualer licenses to non-profit organizations at no cost if so requested.

- Approve the issuance of tax-anticipation notes up to \$3 million.

- Authorize the Department of Community Development and Planning to apply to the Maine State Housing Authority for \$164,650 in federal Department of Housing and Urban Development funds to be used in the city's rental rehabilitation program.

- Review a nine-signature petition requesting that "F" Street at Taylor Pond be renamed Everett Road.

- Approve an order declaring a burned-out building at 71 Pleasant St. a nuisance that must be removed.

- Review a request from eight city residents asking that Melvin Street, an unaccepted street off Poland Road, be tarred to alleviate a problem they say they have with erosion.

- A public hearing for a liquor license requested by Bagels and Things Inc., 213 Center St.

Dirty air here?

Dirty air in Gardiner, Maine? How could it be?

We apparently can thank our more industrialized neighbors to the south and west for the relatively high levels of smog that Gardiner and the rest of southern Maine experience. While federal environmental officials were warning this week that Gardiner will not meet federal clean air standards at the end of the year, the state was wondering what to do about a problem that begins out of state. It is strongly reminiscent of the acid rain pollution which also bombards the Northeast — for which the federal government under Ronald Reagan has been no help.

Gardiner is the ozone measuring point for the entire region, which means all of the Kennebec Valley is affected. Whatever the source, unhealthy ozone levels are just as present in Maine, on some days, as in industrialized New Jersey or Pennsylvania.

Even if the air pollution is not of our own making, there may be some nasty side effects. Federal officials warn that highway projects may be blocked. Construction that could add to air pollution may be stopped.

There are some plans now under study that could further reduce smog problems in the state. But the real answer is in vigorous enforcement of federal air quality rules across the board, so dirty air originating elsewhere doesn't get here at all.

DeCoster Egg Farm ordered to dispose of dead chickens

AUGUSTA (UPI) — Attorney General James Tierney says he will bring suit against a local egg farm unless the farm properly disposes of the carcasses of as many as 200,000 dead chickens.

Tierney wrote to Austin J. DeCoster, owner of DeCoster Egg Farm, on Thursday, two days after the decaying carcasses were found at several illegal dump sites on the DeCoster property in Turner. Tierney demanded that the carcasses be removed by June 2.

"If the material is not removed

before Tuesday, June 2, we intend to seek injunctive relief in Androscoggin County Superior Court immediately thereafter," Tierney said.

The chickens were killed earlier this year when fire swept a large chicken barn at the egg farm. The chicken carcasses and burned chicken cages were found at four unapproved dump sites on the DeCoster property.

Officials said the sites also contained quantities of pesticides, along with junked cars and trucks and other refuse.

Auburn trash to be removed from watershed

By Joel Davison
Sun staff writer

AUBURN — The owner of land in the Lake Auburn watershed where several large piles of trash were found this week said he will soon begin hauling the debris away.

But both city officials and Sam White, owner of the land used by H.E. Callahan Construction Co., Turner Road, said much of the material may be allowed to remain at the site if state environmental officials approve.

The company "had operated a disposal site there for construction debris," said Public Works Director Robert Belz, "but about two years ago, for the most part, they had ceased using that site."

But Belz said more dumpings occurred there apparently last fall. "Some of it's private waste, and it didn't come from Callahan. But they recognize that it's their property.

"As far as I'm concerned, though, not all that material has to be removed because a lot of it is common excavation," Belz said.

White agreed, saying he and Belz "had reviewed the site and the conditions. There are some white goods (appliances), tires and furniture-type items that we both concurred should be removed, and they will be. But it's very apparent that the bulk of it is wood, bricks and excavation material."

Belz said the excavation material could remain and be secured with a clay cap, although the decision won't be final until agreed upon by enforcement personnel in the state Department of Environmental Protection's land-quality bureau.

"We don't want to settle on one level of abatement and then (the state) have another," Belz said.

He said White "has been very cooperative. He didn't realize it was an illegal activity."

Belz also noted that he's sure the household garbage dumped there in plastic bags is not from the construction company because an inspection showed that it contained mail bearing one woman's name. But she cannot be held liable due to a lack of proof that she actually dumped it.

"There are two reasons while I believe" Callahan was not responsible,

said Belz, noting that the road where the site is located "goes through to Maple Hill Road and until a little while ago you could drive through."

"The other reason is that frequently an employee will go up there and leave the gate open so there was no continuous supervision of the site during the day," he said. "Now they will see that the gate is closed."

Acting City Manager Paula R. Valente said the one responsible for dumping the trash "is an issue, but a more important issue is cleaning it up."

The illegal dumping off Turner Road was spotted by Donald J. Bernard, who owns land in the area. He reported it to city officials and The Sun.

Continued from Prev. Page

Planning Board member Nancy Rohrer said that the engineer hired by Camplin had said Sentry Hill Road is too narrow and steep for two-way traffic, but that the town would be opposed to making that road one-way. She also noted that the road lacks adequate shoulders, has poor "sight distance," and lacks proper drainage and snow storage areas.

Attorney Dale told the board he would prefer to be turned down altogether, rather than have the project back before the Planning Board. "Just vote us down and we'll take the next step," he said.

•The board refused to hear an appeal from James Pidgeon of York, half-owner of property on North Village Road near Clay Hill Road. He was notified by town officials that his house violated zoning ordinances in July, 1986, and filed an appeal in December, which was reportedly not received by the board. The board ruled that the appeal was not made in time.

•The board denied an appeal of an interpretation of the York Beach zoning ordinance sought by Craig Schiefer. He sought approval for a duplex now classified as a single-family home.

•The board also granted a variance to Cathy Marden Anderson for a single-family home on a dirt road off Shore Road.

More trash discovered in Lake Auburn watershed

By Joel Davison
Sun staff writer

LDS 5/24

AUBURN — Several more piles of trash have been discovered in the Lake Auburn watershed about 1,500 feet from another illegal dump site that was found late last week, The Sun learned Wednesday.

"I went up there with (Public Works Director) Bob Belz just before noontime and there's garbage and debris on the southwesterly side of the other location," said Water District Supt. Normand R. Lamie, who said the heap measures approximately 100-by-20 feet.

Donald J. Bernard, who notified officials of the first dump after it was spotted by a jogger, said Wednesday that he located the new illegal dump while on a walk behind his land.

Bernard said he called Belz and took Belz and Lamie to the site, which is located behind a locked gate off Turner Road. Bernard said they got past the gate after he obtained a key from H.E. Callahan Construction Co.

Acting City Manager Paula Valente confirmed that, "We know it is located on land owned by H.E. Callahan, that has been determined, and we're trying to reach them to discuss it."

There was no indication who had dumped the trash on the property. City and state regulations ban dumping within a watershed. Lake Auburn provides drinking water for the Twin Cities.

A reporter's call to the construction company was not returned Wednesday afternoon, and The Sun was unable to reach Belz Wednesday afternoon.

Lamie said the state Department of Environmental Protection "is being contacted and (the company) will be requested to clean it up."

He added that the illegal trash site involves "a number of truck loads of debris in an embankment area on the other side of a gravel pit" where the first trash piles were found.

Joan Jones, an environmental services specialist with the DEP's land quality bureau, said, "Generally, what we do in these cases is speak to whoever is responsible and have them clean up the site. The first step is informal enforcement to see if we can get it cleaned up in a reasonable time."

If voluntary compliance is not forthcoming, Jones said, the process usually moves to a consent agreement where the DEP states in writing what must be done and a fine is assessed. If the trash is still not removed, Jones said, the matter is passed on to the attorney general.

"There's a sequence of events that we generally go through before we take them to court," she said.

Lamie said the debris includes building demolition, old tires, some 55-gallon drums with undetermined

contents, plastic bags, "business trash" and even a mailbox. He estimated the trash is 1,000 feet from Townsend Brook, which feeds the north end of Lake Auburn.

The superintendent said stricter regulations for proper disposal may mean more and more illegal dumps will be found.

"There are a lot of nooks and crannies, and with the pressure being put on municipal landfills and the fees associated with disposal of trash and building demolition I'd say we'll see an increase of (such dumps) going into areas they should not," Lamie said.

Valente echoed Lamie, saying, "It's definitely a problem, particularly in a city the size of Auburn with the land area we've got. Effective monitoring and enforcement in this area is next to impossible."

But Lamie said he hopes publicity on the trash heaps "will put people on notice that we're looking for it."

"We'll be assisting the city in whatever efforts we can," Lamie said.

The first pile of debris was comprised of building demolition material and was located on land owned by Gendron Gendron general contractors of Lewiston. The company removed the trash the day after The Sun ran a story and photograph on the issue, but owner Del Gendron said he had no knowledge of how the trash got there.



Illegal Auburn trash dump hauled away

1055/19
AUBURN — Several truck loads of building demolition material dumped illegally in the Lake Auburn watershed were cleaned up Monday morning by the Lewiston contractor who owns the land, but the city's public works director said he is still trying to determine the dumper's identity.

Del Gendron, owner of Gendron & Gendron general contractors, Lewiston, said Monday he not know who was responsible for the dumping.

Gendron "was into the office at the highway garage early this morning and spoke with the superintendent about taking the material to the city's building demolition area," said Public Works Director Robert Belz on Monday.

"I went out there and the place was clean," he said.

Belz said he then went to the demolition dump to examine the debris and

said it looked like a residential building and that such demolition "is most likely done commercially. I feel whoever is responsible is a contractor.

"I'm going to kind of spot check a few locations to try and determine where it came from," Belz said. He said it looked like 18 to 20 truck loads of debris that was probably dumped at the location last fall.

Gendron told The Journal that he suspected he might be the victim of the dumping after seeing a story and photograph in The Sun on Saturday.

While Gendron said he put up a gate about a year ago to protect the area, which is the site of sand and gravel pits owned by Gendron and H.E. Sargent paving contractors of New Gloucester, Belz said he believed either a gate or cable has confined the area for two to three years.

Land owner clears up illegal debris from pit

By Linda Galway
Journal reporter

1055/18
AUBURN — Demolition debris illegally dumped at a gravel and sand pit near Lake Auburn has been cleared away by the owner of the land, who suspected he might have been the victim after reading a newspaper article about the stashed trash.

Del Gendron, owner of Gendron & Gendron general contractors, who promptly put up "No Trespassing and No Dumping" signs, said this morning he decided to "clear it up," adding "those responsible will have to pay for the clean-up." The

piles of rubble were found Friday by a jogger.

Gendron got his crews working by 8 o'clock this morning after checking in with Public Works Director Robert Belz. Gendron said he installed a gate barring access to the pits about a year ago and believes the dumping occurred some time before that.

"We own over 500 acres of land in Lewiston, Auburn, Lisbon and Sabattus, and wherever possible we have a gate up to stop people from dumping on our land," he explained, adding there's no way he

and his men can police the area at all times.

The incident is not an isolated one for him, he said. "Since Lewiston and Auburn started charging to dump (this type of material) and the hours are not (as convenient), people just dump on other people's land."

As the owner, Gendron is responsible for the clean up, said David Hewitt, an agent with the State Department of Environmental Protection's land quality bureau.

"The main thing is to make sure it's cleaned up," he said, adding, "we do take enforcement action against those who know the laws and (intentionally defy them)."

Gendron said he's been keeping an eye on the acreage he owns and plans to investigate the situation.

"Once we find out who does this, that person will be prosecuted. I will bring charges, and they'll have to pay for the ones we cannot catch."



AND THE KITCHEN SINK — Donald J. Bernard surveys the piles of illegally dumped rubble that were discovered this week near his property off Turner Road. Russ Dillingham/*Sun staff.*

Trash dumped illegally near Lake Auburn

By Joel Davison
Sun staff writer LDS 5/16

AUBURN — Several truck loads of demolition material have been illegally dumped on a hill overlooking a brook that directly feeds Lake Auburn, *The Sun* learned Friday.

A jogger reportedly found the waste heaps near some gravel pits off Turner Road and alerted Donald J. Bernard, owner of nearby Skindiver's Paradise. Bernard contacted *The Sun* after investigating the claim himself. City officials say the dumping violates state and city regulations.

"It's been there awhile because the wood is all weathered the same way," said Bernard. "It was either dumped early this spring or late last fall."

The material appears to be the remains of a house with bright blue siding, and the debris includes chunks of concrete, rusted sewer pipes, electrical wiring, insulation, a rusted radiator and even what's left of the kitchen sink.

The debris is located on a high hill above Townsend Brook. The brook feeds into the north end of Lake Auburn, which supplies drinking water to most of Lewiston-Auburn.

The *Sun* was unable Friday to determine the owner of the land.

Bernard contacted Public Works Director Robert Belz who said Friday

he had not yet been to the site but would be checking on the claim next week. Bernard said he also contacted an enforcement agent in the state Department of Environmental Protection's land quality bureau. The *Sun* could not reach the DEP agent late Friday afternoon.

"It's not that we get city water, but we may some day," said Bernard, who is a former state senator and representative as well as a former city mayoral candidate. "I was always concerned about the environment and that was one of the platforms I rode herd on. That kind of thing should not be allowed to happen in Auburn."

Belz confirmed that such dumping is against both local and state regulations. "That whole area drains into the lake," he said.

"There are a number of laws that could apply to this," said Belz. "One of them is filling without a permit —

other municipal enforcement could come under the Health Department.

"But the state law for disposing of waste in an unregulated area would probably get the most action the quickest," Belz said.

The city has a special dump on the Gracelawn Road for disposing of brush and demolition material, and Belz said city ordinances disallow dumping it elsewhere.

But Belz said past discussions with City Solicitor G. Curtis Webber have shown that it is hard to enforce the local ordinance unless someone actually saw the dumping occur. He said state law is less restrictive and would mean going after the property owner.

He said the DEP would probably first ask for the owner to clean up the debris voluntarily. "If they wait, then there are fines," according to Belz. "I'll check into it Monday."

Acting City Manager Paula R. Valente and Water District Supt. Norman R. Lamie both said Friday that they had not heard about the dumping.

"It's obviously something I would want to talk to (Belz) about," said Valente.

Lamie said he was "absolutely concerned. I certainly will be joining efforts with city officials to look into the matter."

Landfills almost closed

By Michael Lopez
Journal reporter

LJ 6/6
AUBURN — The city is nearly finished closing a Gracelawn Road landfill where waste was dumped for four years while the steam plant was not yet burning garbage.

At the same time, an asbestos removal contractor is almost through closing an adjacent landfill, nearly two years after a fight with the city about his share of the responsibility for shutting it down.

Both the city and the contractor have the "crucial aspects of the closing" done, said Clifton Eliason, an environmental services specialist at the state Department of Environmental Protection.

The city began dumping waste there in 1977, and stopped using the site in 1981.

Auburn also dumped ash there during the first three months the steam plant was in operation. A Danville site now serves as the city's ash landfill.

The city administration also allowed Richard Buerhaus, an asbestos removal contractor, free use of the landfill as long as he paid closing costs.

Buerhaus and the city eventually battled about the terms of that agreement. City councilors believed Buerhaus reneged on a deal they said required him to assume the entire cost of the closing.

That dispute delayed closure, Eliason said.

Now, both Buerhaus and the city have put a final clay cap on the six-acre dump, which Eliason said will reduce runoff from soaked waste and prevent asbestos from entering the atmosphere.

The DEP's "overriding concern" is that both the contractor and the city spread top soil and plant grass seed to ward off the erosion that already has

started, Eliason said.

Because the landfill was left uncovered for so long, leachate, or underground runoff from the garbage, will occur for some time.

Gas vents, which are plastic tubes installed underground, act as outlets for any methane gas deposits that could cause an explosion. "There didn't seem to be any danger at all of asbestos exposure," Eliason said.

The city should have the site seeded before the end of the month, said Public Works Director Robert Belz.

"There's very little left to be done," said Belz, who scheduled a completion date of June 15 for closing the dump. Highway workers are cutting brush, spreading loam and grading the landscape, he said.

The project has cost Auburn about \$75,000, including costs for labor and equipment.

The city and the state are holding ongoing talks about the possibility of adding monitoring wells — one of the conditions when municipalities open a landfill, Belz said.

The wells, used to check groundwater for potential contamination, could be added to monitor any of the sites in the Gracelawn Road area. A dump for tree stumps and brush, and another closed municipal landfill, are located on Gracelawn Road.

"At this point, it is assumed we need additional wells," Belz said. The city has put off that project until the federal government determines whether the old landfill is eligible for Superfund cleanup money.

Several wells could cost between \$50,000 and \$60,000, Belz said.

DeCoster cleanup under way

RS 6/8
TURNER (AP) — As the cleanup of more than 100,000 chicken carcasses and fire debris continued at the DeCoster Egg Farm, Maine environmental officials planned to inspect the site for suspected illegal dumps.

Department of Environmental Protection officials who toured the western Maine farm recently said they found drums of oil and chemicals among other refuse in what they consider four possible illegal dumps.

DEP Commissioner Dean Marriott said a general inspection of the Turner farm is planned for this week.

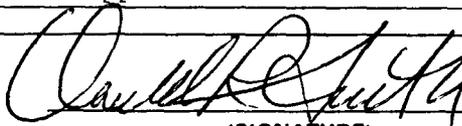
The Maine Attorney General's office obtained a court order Tuesday giving owner Austin DeCoster 10 days to clean up piles of thousands of dead chickens and other fire debris. Neighbors had complained that the piles were crawling with vermin and posed a threat to public health.

DeCoster said Friday as the cleanup began that overall he is "pretty proud of the housekeeping on my farm. With over 2 million laying hens, it looks pretty good."

"But there are a few problems, like the junkyard. I'm ashamed of that," he added.

Compacting the fire debris, which includes old cages and manure along with the chickens killed in fires last March, is expected to take about four days, DeCoster said. He said efforts to find a landfill to accept the debris have been unsuccessful so far, with refusals from dumps in both Maine and New Hampshire.

DeCoster said he is now checking Massachusetts dumps, and is planning on storing the compacted waste temporarily in a garage where it can be sealed off and sprayed regularly for flies.

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| 1.A. COST CENTER: Region I | FIT ZONE I CONTRACT CONTRACT NO. 68-01-7346 TECHNICAL DIRECTIVE DOCUMENT (TDD) | | 2. NO.: F1-8611-17 |
| 1.B. ACCOUNT NO.: \$375ME11SI | | | 2.A.: <input checked="" type="checkbox"/> NEW ASSIGNMENT <input type="checkbox"/> AMENDMENT |
| 3.A. PRIORITY: <input checked="" type="checkbox"/> HIGH <input type="checkbox"/> MEDIUM <input type="checkbox"/> LOW | 4.A. ESTIMATE OF TECHNICAL HOURS: <p style="text-align: center;">400</p> | 5.A. SSID NO.: <p style="text-align: center;">XXX</p> | 6. DESIRED REPORT FORM <input type="checkbox"/> FORMAL REPORT <input type="checkbox"/> FORMAL BRIEFING <input checked="" type="checkbox"/> LETTER REPORT <input type="checkbox"/> OTHER (SPECIFY): |
| 3.B. KEY EPA CONTACT: NAME: Susan Svirsky PHONE: 565-3661 | 4.B. ESTIMATE OF SUBCONTRACT COST: <p style="text-align: center;">400</p> | 5.B. EPA SITE NAME: Gracelawn Landfill | 7.A. START DATE: 11/03/86 7.B. ESTIMATED COMPLETION DATE: 5-30-87 |
| 8. TYPE OF ACTIVITY: <input type="checkbox"/> PA <input checked="" type="checkbox"/> SI <input type="checkbox"/> ESI <input type="checkbox"/> HRS SUPPORT <input type="checkbox"/> QA SUPPORT <input type="checkbox"/> SPECIAL STUDIES <input type="checkbox"/> ENFORCEMENT SUPPORT <input type="checkbox"/> TRAINING <input type="checkbox"/> EQUIPMENT MAINTENANCE <input type="checkbox"/> GENERAL TECHNICAL ASSISTANCE <input type="checkbox"/> PROGRAM MANAGEMENT | | | |
| 9. GENERAL TASK DESCRIPTION: <p style="text-align: center;">Perform a Site Inspection of the Gracelawn Landfill in Auburn, ME.</p> | | | |
| 10. SPECIFIC ELEMENTS: 1. Conduct background research 2. Prepare a Task Work Plan to be reviewed in-house and by the EPA RSPO. 3. Conduct sampling if necessary 4. Analyze samples in-house for metals, PCBs, and/or volatile organic compounds. 5. Prepare a letter report, EPA form 2070-13, and draft HRS Scoring package. | | 11. INTERIM DEADLINES: | |
| <input type="checkbox"/> ADDITIONAL SCOPE ATTACHED | | | |
| 12. COMMENTS: <p style="text-align: center;">Overtime Approved</p> | | | |
| 13. AUTHORIZING: <input checked="" type="checkbox"/> RPO <input type="checkbox"/> DPO <input type="checkbox"/> PO | |  (SIGNATURE) | 14. DATE: 11/03/86 |
| 15. RECEIVED BY: <input checked="" type="checkbox"/> ACCEPTED <input type="checkbox"/> ACCEPTED WITH EXCEPTIONS (ATTACH) <input type="checkbox"/> REJECTED | |  (CONTRACTOR FITOM SIGNATURE) | 16. DATE: 11/04/86 |

TO: Grace Lawn - Auburn

OFFICE MEMO

PROJECT NO.: _____ STAFF: R Hewett DATE: 3/12 + 13/87

SUBJECT: _____

WITH: Sherri Kasten - NUS

DESCRIPTION

3/12/87
at 2:00 - busy

3/13/87

- asbestos documents from Land Bureau ~ 3 inches thick - letters not always specify volume deposited at asbestos landfill area \therefore take a lot of time to figure out + total to volume.

- Clif Eliason - Land Bureau - is to copy the map of the asbestos landfill + I in turn will send a copy to Sherri - can estimate the volume by total area.

* - SI + HRS should be out in ~ 3 weeks - going thru in-house review, any correction or clarification will be made, then sent out to public + DEP.

SKETCHES

Sherri Kasten
NUS
19 Crosby Drive
Bedford, MA
01730

- Sherri already has a copy of the Leo LaRoche letter dated 3/2/78.

TO: Auburn - Grace lawn Landfill

OFFICE MEMO

PROJECT NO.: _____ STAFF: R. Hewett DATE: 2/25/87

SUBJECT: _____

WITH: Sherri Kasten Nus - (617) 275-2970

DESCRIPTION

- not much luck in obtaining volume of waste disposed of at the site. I checked with BOHMC - L+E units + with Mike Mullen, Mark Hyland, + Cliff Eliason of the Land Bureau.
- Sending a copy of a 3/2/78 letter to Leo LaRoche from Richard Tosch of DEP.
- Also, will speak to Cliff E. + get figures on the amount of asbestos in the dump. + send the info to her. too
- Spoke to Cliff + he will be looking the volume info on asbestos up + getting it to me. - 2/25/87

SKETCHES

TO: Grace Lawn Landfill - Auburn

OFFICE MEMO

PROJECT NO.: _____ STAFF: R. Hewett DATE: 2/20/87

SUBJECT: _____

WITH: Sherry Kasten NUS in MA. (617) 275-2970

DESCRIPTION

- Interested in type and volume of disposal of Haz. waste at Grace Lawn landfill. She is working on documentation to the HRS.

- Companies of interest - from a news article are:

- ① Pioneer Plastics
- ② G-E (chromium sludge)
- ③ Jones + Vining (chlorinated solvents)

- I will find out what info I can and get back to her. ASAP.

SKETCHES

On 6/2/86 - (Belz, Ranney,
+ Morrison - Auburn City
officials) stated that
this letter is referring
to the old land fill
that was capped, next
to the ~~pad~~ city garage
on Grace lawn Ave. Ball
fields are presently
located over the old
land fill.



STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS: State House Station 17, Augusta, 04333

MEMORANDUM

JOSEPH E. BRENNAN
GOVERNOR

KENNETH C. YOUNG, JR.
COMMISSIONER

TO: Auburn Landfill File
FROM: Rebecca L. Hewett, BOHMC
DATE: June 3, 1986
RE: June 2, 1986 meeting held at E.C. Jordan, Inc.

On June 2, 1986 at about 10:00 AM, I arrived at E.C.Jordan, Inc. (ECJ) in Portland and met Susan Svirsky (EPA), Dale Mosher (ECJ) - retained by the City of Auburn, and Auburn city officials - Charles Morrison (City Manager), Steve Ranney (City Engineer), and Bob Belz (Public Works Director). Susan asked for a copy (of which I gave her) of the 1978 letter to Leo LaRoche concerning hundreds of 55 gallon drums located at the old landfill site. Susan gave the letter to Morrison to read and specify which area the letter is referring to. Morrison stated that the area in question is the old landfill on Gracelawn Ave. next to the municipal garage which has been clay capped and is the present location of a playground and ball fields (see attachment A).

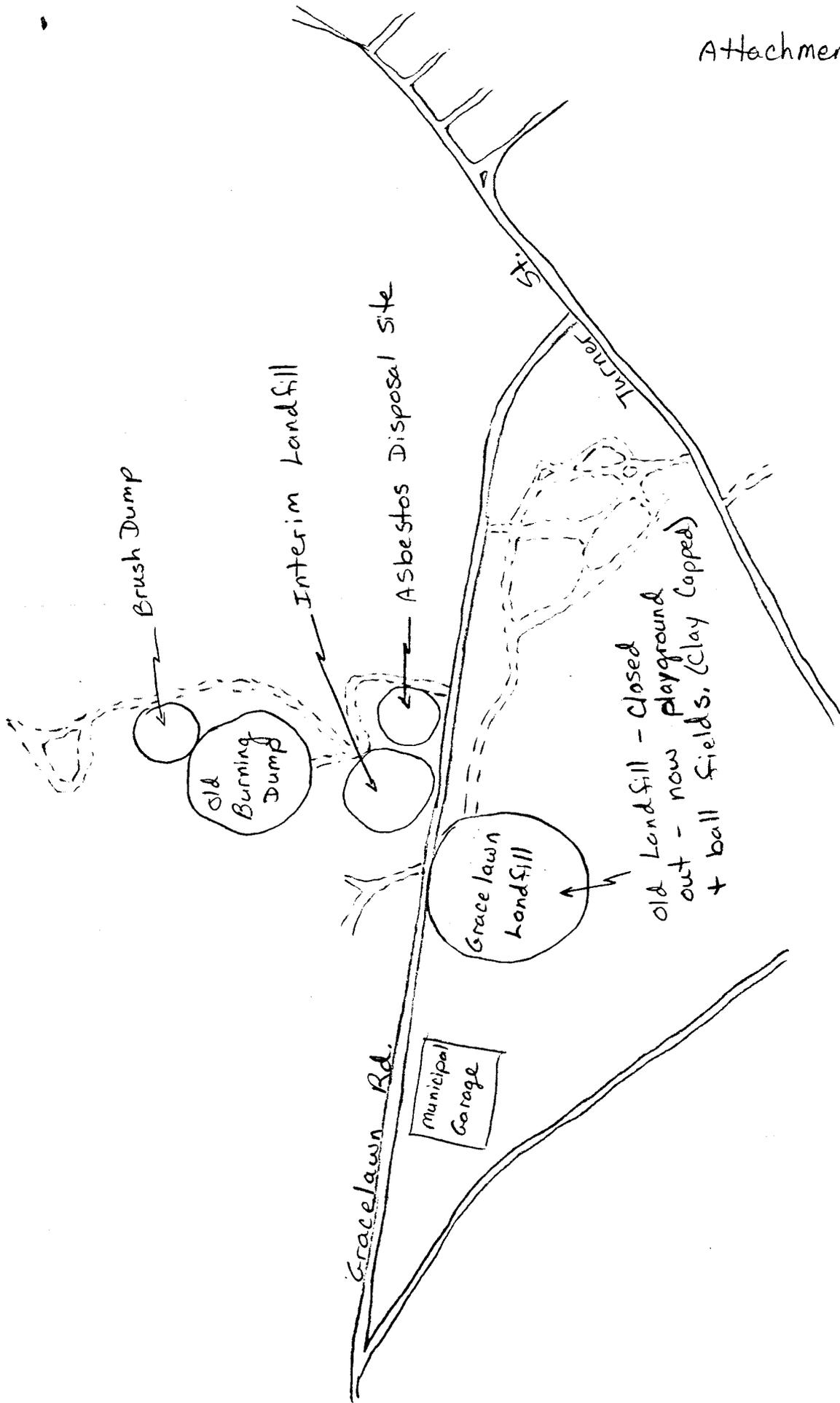
NUS Corporation is planning to conduct a Site Inspection (SI) at the Gracelawn Landfill site. The SI will consist of a thorough round of sampling and a compiling of all information available on the site. The City of Auburn was planning to conduct a study of the site area but has been advised and has decided not to, since NUS is planning to conduct their own thorough and complete study. The site also needs to be ranked using the Hazardous Ranking System (HRS). The City of Auburn has reservations about and would prefer that the Gracelawn Landfill site not be placed on the National Priority List (NPL). One reason being, the sites proximity to the municipal water supply - Lake Auburn - is approximately 1/2 mile away as the crow flies. Morrison plans to speak to the Auburn Water District about using the Priority Pollutant List (PPL) as a comprehensive list of compounds to use when testing the municipal water supply for the water quality until the NUS study is complete.

The Auburn Ash Landfill was briefly discussed. The dioxin sample results (samples collected April 8, 1986) are in but need to be VALIDATED. Therefore, it will probably be another month before the results are made public. Susan will discuss the possible hazards of the dioxin levels of the validated test results with the Center of Disease Control (CDC) and communicate the findings to the City of Auburn and the DEP.

Lastly, Susan brought up the possible existence of another site in Auburn, near Wendy's (a fast food joint) on Center Street in Auburn. The site is the location of an open burning dump used in the 1920's and filled in during the 1930's. There presently exists a trench which appears to contain leachate (reddish tinted water). NUS - EPA personnel noticed the area while eating at Wendy's one afternoon. The city officials stated that the area is still settling and that during construction, Wendy's had settling problems with the foundation.

Auburn Landfill

Attachment A.



Map copied from a map in a EC Jordan report 10/85.
6/3/86 - R.L.H.

TO: Auburn - Grace lawn

OFFICE MEMO

PROJECT NO.: _____ STAFF: R Hewett DATE: 2/6/87

SUBJECT: _____

WITH: Lee Bishop (Attorney in Mass - for land-
own in Auburn)

DESCRIPTION

- Interested in studies performed by CDM + ECJ. on Grace lawn Landfill in Auburn. Got info from Lewiston Daily Sun Article.
- Has spoken to EPA - Susan Svirsky - Robert Ross of NUS is gone!
- I gave him Auburn City Engineer - Steve Ranney - office address and telephone #.
- will call again if runs into problems.

SKETCHES

Who runs Land fill?

- Owner

- operator.

Any Private wells in area or is every one on public water?
not is made's drainage area.

What + ~~exactly~~ where is Pioneer Plastics dumping? why allowed

Any monitoring ^(wells) between individual areas of disposal
No

Who uses landfill? whose waste is disposed there?
stopped → Muncipe Landfill (waste), Presently only
stump dump used, + Pioneer Plastic.

What is ^{allowed} dumped there?

Municipal Waste is now incinerated + hauled to
Danville.

Years of operation? -

Meeting at EC Jordan, Inc.

6/2/86

w/ Dale Mosher - ECJ.

Susan Svirsky - EPA

City of Auburn Reps.

- Chip Morrison, ^{Steve} Ranney, + ^{Bob} Belz.

Rebecca Hewett - DEP.

1978 Letter - the old landfill is where the present playground & ball parks are located. - where drums are to have been buried - also probably more stuff buried - used since the 1940's.

NUS is to do the Site Inspection - SI

What do we do next.

- SI

- Sampling round - not sink new wells

- Take confirmatory samples & get Jordan's info

The Landfill took everything - Municipal waste.

(Ash Landfill - latest sampling (4/8/86) - higher levels of dioxin found than the last time - but ~~the~~ results have not been Validated

Susan will check w/ Center of Disease Control (CDC) Rep. to interpret result haz.)

Also look the Grace lawn site w/ HRS

Wendy's on Center St. - possible new site
open burning dump - Lagoon used in
the 1920's; filled in in the 1930's
An existing trench appears to contain
leachate (Reddish tint to water).

Wendy's on Center St. - possible new site
open burning dump - Lagoon used in
the 1920's; filled in in the 1930's
An existing trench appears to contain
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STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS: STATE HOUSE, AUGUSTA 04333

Henry E. Warren
COMMISSIONER
289 2811

March 2, 1978

ADMINISTRATIVE SERVICES:
289 2691

BUREAUS:

AIR QUALITY CONTROL
289 2437

LAND QUALITY CONTROL
289 2111

WATER QUALITY CONTROL
289 2591
OIL POLLUTION CONTROL
289 2591

REGIONAL OFFICES:

31 CENTRAL STREET
BANGOR 04401
947 6746

415 CONGRESS STREET
PORTLAND 04101
775 6587

634 MAIN STREET
PRESQUE ISLE 04769
764 3737

OIL POLLUTION CONTROL
40 COMMERCIAL STREET
PORTLAND
773 6491

OIL SPILL REPORTS ONLY
(TOLL FREE) 1 800 482 0777

CITIZENS' ENVIRONMENTAL
ASSISTANCE SERVICE
289 2691
(TOLL FREE) 1 800 452 1942

Leo LaRochelle
Auburn Public Works Director
Auburn, Maine 04210

Dear Mr. LaRochelle:

A routine inspection of the Auburn landfills has indicated that there presently are hundreds of 55 gallon drums dumped at the old landfill site. These drums for the most part appear to be deposited there by Pioneer Plastics of Auburn. I have enclosed a list of some of the chemicals identified as having been contained in these drums. At least some of the drums have been filled to some extent, as a resinous material has been spread over a portion of the landfill site. This material is most probably Bakelite Phenolic Resin.

Proper disposal of these materials should follow a procedure whereby the materials contained in these drums are encapsulated in the 55 gallon drums. The drums should be sealed adequately, and these drums should be placed in an isolated section of the landfill. Precautions should be taken to prevent spillage before landfilling.

As you know, these materials are not allowed to be landfilled at the existing interim site. This Department understands that the old landfill will be closed out and seeded this spring. This will create a situation where Auburn industries ~~will have to~~ dispose of their hazardous materials in some suitable fashion other than using the City's facilities. I trust that you have brought this fact to the attention of Auburn Industries.

Either each industry must develop its own landfill site in accordance with Department approval, or a approved regional site will have to be developed to accomodate these Industries, or suitable materials handling firms will have to be contracted to handle these wastes.

Please contact those industries which you feel will be affected by the limitations imposed on the Auburn landfills.

A meeting, perhaps can be established, with representatives of affected industries, the City of Auburn, and Division Staff to discuss disposal alternatives. Feel free to call me at 289-2111.

Sincerely,

Richard Tosch, Assistant Engineer
Division of Solid Waste Management

RT/lm

Materials Identified
at the Auburn Landfill
(old site)

Bakelite Phenolic plastic BLSA 3012
Mfg: Union Carbide
Warning: Skin irritation; fatal if swallowed; flammable; store below 0°F

Aroclene 295-E. 50 596-420
Mfg: Ashland Chemical
Warning: Harmful if absorbed through skin

Triethylenetetramine
Mfg: Dow Chemical
Warning: Severe burns - corrosive - sensitizer

Diethylaminoethanol - 129
Mfg: Penwalt
Warning: severe burns - corrosive - harmful when swallowed
absorbed through skin

Vinyltoluene
Mfg: Dow Chemical
Warning: flammable - eye irritant

2/6/86

Charles
meeting at Auburn City Hall Building

Chip Morrison - City Manager
Steve Ranney - City Engineer
Bob Belz - Public Works Director } Auburn City officials

Mark Hyland } DEP
Florence Hoar } Land Bureau

Rebecca Hewett - DEP + H Bureau

- ~ 1978 Gracelawn Landfill was closed out (opened in 1964) it is now a Play ground over clay cap.
- Municiple Garage (west) left of above Landfill.
- Asbestos disposal Site - needs to be closed out. - supposedly was to have a clay cap before Asbestos was to be dumped over the Interim sanitary Landfill.
- + Auburn Landfill, Landfill was to be closed out with a clay cap + then used as asbestos dump. Started to stock pile clay but the hauling of asbestos began before city finished clay cap. ∴ never completely capped.
- Pioneer Plastics (for ~ 5 years) has been stock piling Pionite Dust (dumping)
- Old Burning dump - Present Sand/Salt stock pile pit. (1943? to 1964) - has never been properly closed out.
- Mark thinks that would be best to close out whole area.

Barhouse
add to
closing -
He + City
Prob. Both
Responsible
for not
closed out.

Lake Auburn Elevation is ~ 260'

- City owns municipal garage, Gracelawn Landfill, and Interim Water District. Water District owns land next to Lake Auburn. Celby-Turner Estates owns some land adjacent to City owned land. - Mark Hyland has land owner info.
- City owns + operated municipal landfills except asbeste which is operated by a private person.
- Garage was built ~ 1972 - Contaminants from garage area - not a likely source - Crank case oil + degreasers are contained + hauled away. Minimum possibility of Spills. Has 2 Fuel tanks - Diesel + 1 regular.
- Gravel Pit operators have been known to drain Crank case right in the gravel pit
- Every one in drainage area is on municipal water. the Berry Farm west of the Landfill has a well across the road near the church. According to the Groundwater model he is on the other side of the Ground water divide that seems to run along Mt. Auburn Rd + drains both water fields into the gully behind Mt. Auburn Cemetery.

| | | | |
|----------|--|--------------------|---------|
| mw - 4 | 11/85 | chloromethane | 50 ug/l |
| | | methyl chloride | 16 ug/l |
| mw - 102 | 11/85 | 1,1-Dichloroethane | 49 ug/l |
| mw - 6 | - Dry - has been - seems to be a high point. | | |

2/5/86

Spoke to Mark H. about tomorrow's meeting in Auburn concerning the Gracelawn Landfill.

- Gracelawn Landfill
- Asbestos Disposal site
- Interim Sanitary Landfill + Auburn Landfill
- Old Burning Dump
- Spoil area + Brush dump

Danville is now the location of the ash dump.

I am riding down with Florence + Mike (from Dave's office in the Land Bureau).

Drew from
memory. ~~Mark~~
Mark Hyland
drew originally
2/5/86

Municipal Landfill

Grace lawn Rd

Asbestos Dump

Salt Stock
Piles

Pioneer
Plastics

Stump
Dump

Lake
Auburn

Aho
FYI



STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS: State House Station 17, Augusta, 04333

JOSEPH E. BRENNAN
GOVERNOR

HENRY E. WARREN
COMMISSIONER

MEMORANDUM

TO: Cindy Bertocci, ESS III, Licensing & Enforcement

FROM: David ^{D.B.} Boulter, Director, Licensing & Enforcement

DATE: November 25, 1985

RE: Complaints ^{raised} ~~issued~~ by Cathy Hinds

✓ According to Ms. Hinds, Mrs. Ray Dumont (Tel. 247-5705) has noticed exposed drums of waste at Richards pits on the Old Alfred Road in Waterboro. I believe Gordon checked this out last year, but found no drums. Please have one of your staff investigate again after calling Mrs. Dumont. Apparently, the drums were re-exposed.

Linda Paul (Tel. 839-4112) is concerned that her well water may be contaminated by the Silvex, Inc. facility (formerly Maine Metal Finishing Co.) in Gorham. Please coordinate with Rich Baker and have someone investigate to determine whether sampling is appropriate. Relay results of investigation to Ms. Paul.

Finally, last week the K.J. reported the presence of hazardous substances (vinyl chlorides?) in an old landfill in Auburn (Grace Lawn landfill, I believe). Please chase this down to see if anyone in DEP is involved with the site and whether this Bureau ought to be.

Thank you, Cindy.

rumford community hospital

420 FRANKLIN STREET/RUMFORD, MAINE 04276/PHONE: 207 - 364-4581

May 21, 1984

*file Auburn
landfill*

The Honorable George J. Mitchell
145 Russell Senate Office Building
Washington, D.C. 20510

PERSONAL

Dear Senator Mitchell:

Last week, it was brought to my attention that the City of Auburn has contracted with the Down Eastern Insulation Company to permit them to dump asbestos in the former City Dump of Auburn. (This site was abandoned to prevent further (or threatened) pollution from this dump into Lake Auburn (water reservoir for Auburn Water District)).

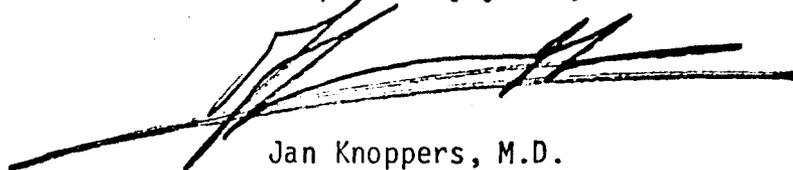
According to my information, the asbestos comes from various sites in New England, where it has been taken out of existing buildings. Apparently, it is all packed in plastic bags and I understand that every day one or more trucks dump their load in this sandpit. The truck drivers are also the bulldozer operators who cover the material with sand and gravel immediately after "dumping".

Recently, an Auburn police officer stopped a truck within Auburn City limits, because it was leaking a "red liquid". Upon inspection, it turned out to be one of the asbestos transports for which the truck was licensed, etc. It is my understanding that the truckload was not inspected at that time.

I am writing to you to express my concern about the possibility of illegal dumping of toxic waste simultaneously with the asbestos (using the asbestos as a cover-up).

I am anxious to hear from you whether this information justifies your investigation and, if so, how you plan to proceed.

Respectfully yours,



Jan Knoppers, M.D.

JK:ak





STATE OF MAINE

Department of Environmental Protection

MAIN OFFICE: RAY BUILDING, HOSPITAL STREET, AUGUSTA
MAIL ADDRESS: State House Station 17, Augusta, 04333

JOSEPH E. BRENNAN
GOVERNOR

HENRY E. WARREN
COMMISSIONER

MEMORANDUM

TO: Auburn Landfill File
FROM: *R.J.H.*
Rebecca Hewett
DATE: January 28, 1986
RE: Status of Auburn (Gracelawn) Landfill

On December 18, 1986, I spoke with Mark Hyland (Land Bureau) about the presence of vinyl chlorides in monitoring wells near the landfill. The town of Auburn has started testing for volatile organics and is concerned about the 39 ppb level of vinyl chlorides present in monitoring well 102 (installed August 1985). Analysis did not detect any volatile organics in monitoring wells 2, 9, or 101, but did detect 1, 1, 1 -Trichloroethane in MW-1.

I spoke again to Mark on January 28, 1986. Auburn has hired E.C. Jordan, Inc. to develop a Remedial Action Plan (the Land Bureau has to approve any proposed plan). A meeting is set up for February 6, 1986 at 1:00 p.m. between Auburn, E.C. Jordan, and Mark. Also, it has been decided that I should attend the meeting as a passive participant to get more background information to better assess the problem. I made a copy of the latest groundwater test results for our files. The town of Auburn is also interested in financial assistance concerning the contamination clean-up.

STATE OF MAINE

CP # 2
1979

Inter-Departmental Memorandum Date December 5, 1979

To Marc Guerin

Dept. of Environmental Protection

From Steve Reichel **SR**

Dept. of Environmental Protection

Subject Installation of Monitoring Wells at the Auburn Landfill

On November 30, 1979 two sub-surface ground water monitoring wells were installed at the Auburn Landfill; in an effort to check the possible leachate plume from the Hazardous Materials Spill on October 26, 1979. These two monitoring wells were to be marked with high visibility paint so plowing during the winter months would not disturb them.

In talking to the landfill attendant he explained that due to the landfills topography all drainage at the landfill slopes to our monitoring well; so we should get a real mixed "bag of tricks".

As to who will be taking the samples (if their still there in the spring), and paying for the analysis I am really not sure. Let me know if you want me to keep an eye on them and take periodic samples.

Auburn to seek answers on Gracelawn Road dump site

By Joel Davison
Sun staff writer

AUBURN — City officials will meet Wednesday with a representative of the federal Environmental Protection Agency over the status of the Gracelawn Road landfill site, City Manager Paula R. Valente said Monday.

The EPA has been studying the background of the long-term municipal dumping site to determine if it poses enough of a health hazard to qualify for federal clean-up dollars under the Superfund law.

But it could be years before the site

is eligible for the money, depending on how high it ranked, so Valente said the city is looking into what could be done locally between now and then.

"We decided to initiate the meeting to get some sense of where the EPA might be going" with the site, Valente said. "We want to get a more-precise idea of the timing."

Besides Valente, others who will be meeting Wednesday afternoon in Portland with EPA scientist Susan Svirsky include city Civil Engineer Steve Ranney, Water District Supt. Normand R. Lamie, Public Works Di-

rector Robert Belz, and Dale C. Mosher of E.C. Jordan Co. of Portland. E.C. Jordan is already under contract with the city to monitor ground water through wells at the landfill.

What the city wants to know, Valente said, is if it puts in additional monitoring wells at the site between now and the time the Superfund money is available, would it fit into the EPA's plan under Superfund?

When Superfund money is used to clean up a site, the federal government then tries to recover the expense from those who dumped there.

In this case, Valente said that means the city as well as other companies who took their waste to the site while it was open.

Lamie is attending the meeting because the landfill is located near Lake Auburn, which serves as the major drinking-water supply of Lewiston-Auburn.

A Boston consulting firm is currently conducting a study of the lake and its watershed to see what pollutants are entering the water and from what sources.

"We've been sharing with city officials all the information we have that

comes across on the watershed study," Lamie said. "And we're looking to receive the same type of information" on the Gracelawn site.

Lamie said the final draft of the watershed study is expected in mid-August.

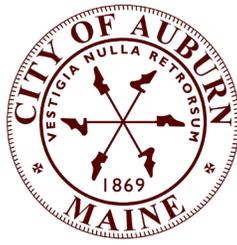
"We want to find out whether it's in the best interest to initiate any more testing or not at this point," said Valente.

While Svirsky could not be reached for comment Monday afternoon, she told The Sun in April that the site could be ranked as early as October.

The landfill was closed in 1975, but an E.C. Jordan report issued in January said it as "been identified as having received substantial quantities of industrial liquid wastes."

A study conducted by E.C. Jordan Co. in 1985 and 1986 showed that monitoring wells on the periphery of the landfill were detecting traces of some chemicals known to be carcinogens.

At that time, the company recommended the drilling of nine additional monitoring wells, but the city held off pending the Superfund determination by the EPA.



City Council Ordinance

IN CITY COUNCIL

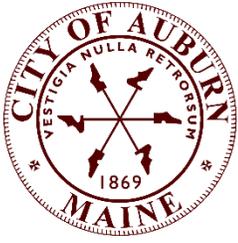
Amending the Zoning Map and Adjusting Article XII, Division 4, Sec. 60-951 Lake Auburn Watershed Overlay District Map

Be it ordained, that the City Council approve the amendment to the Zoning Map of 148 acres of Agriculture and Resource Protection (AG) to General Business (Parcel ID 289-001 and 289-002) of the Zoning Map and adjust the Article XII, Division 4, Sec. 60-951 Lake Auburn Watershed Overlay District map as proposed in the 2021 FB Environmental Report known as Lake Auburn- A Regulatory, Environmental, and Economic Analysis of Water Supply Protection.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Ordinance: 09-03072022

Author: Eric J. Cousens, Director Planning & Permitting

Subject: Washington Street Gateway Area: 240 +/- acres from General Business to Formed Based Code Downtown Traditional Center; T-5.1. and approximately 9.63 acres of Industrial Land to Downtown Traditional Center; T-5.1 for the inclusion of the specific lot PID 199-052.

Information: See attached Staff Report for details. Staff suggests that the Council discuss the proposals and hold a Public Hearing. The Planning Board forwarded a positive recommendation to the Council supporting the proposed changes at the February 8, 2022 Meeting, The recommendation included that the proposed boundary be adjusted from General Business to Downtown Traditional Center; T-5.1. The total amendment includes 240 +/- acres shown on the map (exhibit B in attached staff report) based on the following findings:

1. The 2021 Comprehensive Plan recommends expanding the Formed Base Code zoning in this area to include the area proposed on the map. This can be accomplished without creating a new district by using the existing T-5.1.
2. The area has available infrastructure in place. (Sewer, water, power, high speed internet, gas & roads).
3. The proposal can be implemented without detriment to city resources.
4. The 2010 and now 2020 Comprehensive Plan recommends this area as the gateway to the City of Auburn with a proposed revitalization of a welcoming, pedestrian friendly, business friendly and mixed-use area.

City Budgetary Impacts: None Currently, potential increased investment and tax revenues over time.

Staff Recommended Action: Passage of second reading.

Previous Meetings and History: December 6, 2021 Comprehensive Plan adoption and January 3, 2022 workshop. Public hearing and passage of first reading at the 3/7/2022 Council meeting.

City Manager Comments:

I concur with the recommendation. Signature:

Attachments: Staff Report and Planning Board recommendation.



City of Auburn, Maine

Planning Board

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

To: Auburn Mayor and City Council

From: Auburn Planning Board

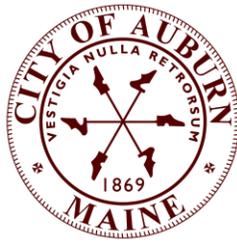
Re: Findings and Reasons for the recommendation to the Council on a Proposed Amendment to the Washington Street Gateway Area: 240 +/- acres from General Business to Formed Based Code Downtown Traditional Center; T-5.1. and approximately 9.63 acres of Industrial Land to Downtown Traditional Center; T-5.1 for the inclusion of the specific lot PID 199-052.

Date: February 8, 2022 Planning Board Meeting Recommendation to City Council

The Planning board discussed the proposal and held a Public Hearing on February 8, 2022. The Planning Board voted unanimously to forward a positive recommendation to the Council supporting the proposed changes, That the proposed boundary be adjusted from General Business to Downtown Traditional Center; T-5.1. The total amendment includes 240 +/- acres shown on the attached map (exhibit B) based on the following findings.

FINDINGS AND REASONS:

1. The 2021 Comprehensive Plan recommend expanding the Formed Base Code zoning in this area to include the area proposed on the map. This can be accomplished without creating a new district by using the existing T-5.1.
2. The area has available infrastructure in place. (Sewer, water, power, high speed internet, gas & roads).
3. The proposal can be implemented without detriment to city resources.
4. The 2021 Comprehensive Plan recommends this area as the gateway to the City of Auburn with a proposed revitalization of a welcoming, pedestrian friendly, business friendly and mixed-use area.



City Council Ordinance

IN CITY COUNCIL

Amending the Zoning Map (Washington Street/Minot Avenue area) from Industrial to Formed Based Code Downtown Traditional Center T-5.1.

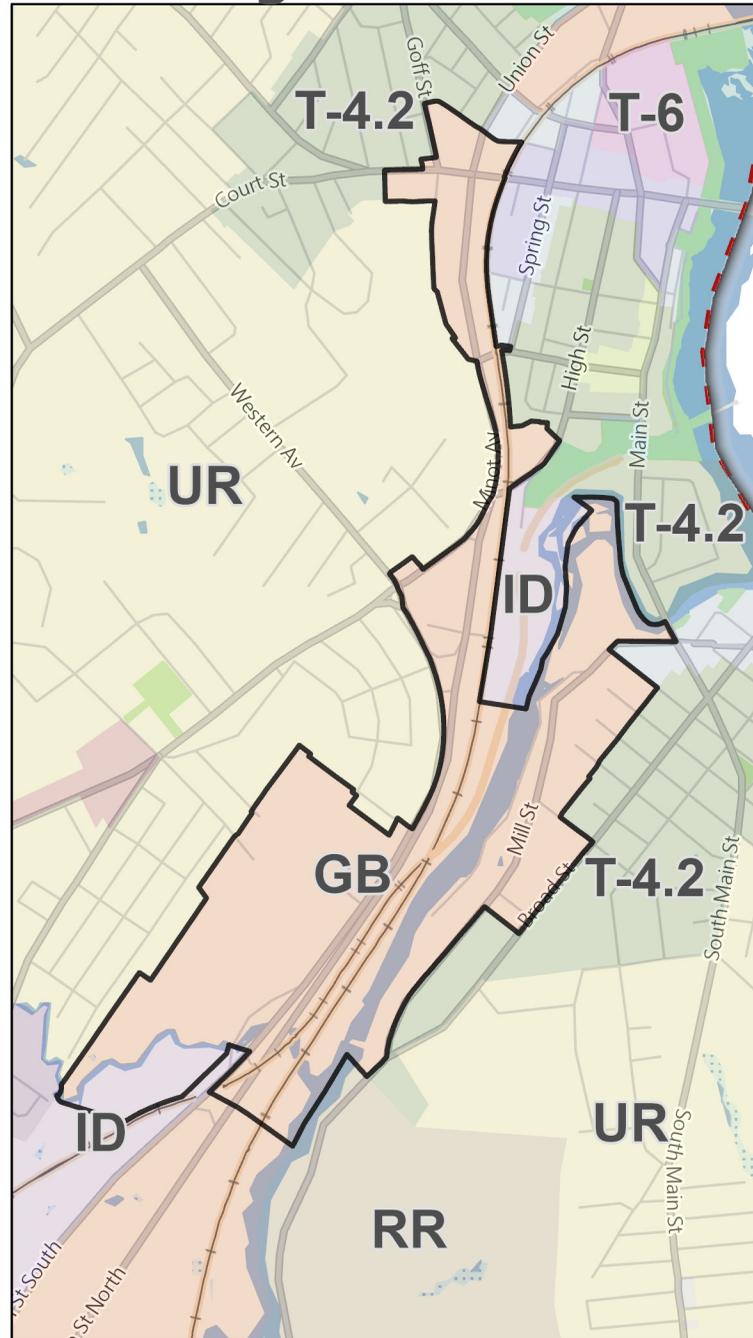
Be it ordained, that the Auburn City Council approve an amendment to the Zoning Map to include the areas along Washington Street and Minot Avenue totaling approximately 240 +/- acres to be changed from General Business to Formed Based Code Downtown Traditional Center T-5.1. and including approximately 9.63 acres (PID 199-052) from Industrial to Formed Based Code Downtown Traditional Center T-5.1 as shown on the attached Exhibit B Map.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager

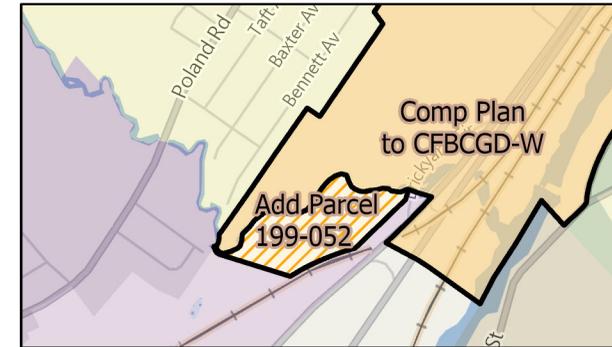
Washington Street: Exhibit B



Current Zoning



Proposed Change



Add Parcel
199-052

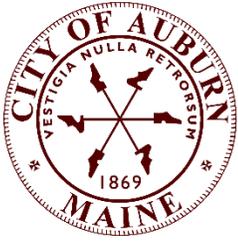
Recommended Zoning Updates

- Comp Plan to CFBCGD-W
- Add Parcel 199-052

Current Zoning

- GB - General Business
- GB II - General Business II
- ID - Industrial
- NB - Neighborhood Business
- RR - Rural Residential
- SR - Suburban Residential
- UR - Urban Residential
- T-4.1 - Traditional Mainstreet Neighborhood
- T-4.2 - Traditional Downtown Neighborhood
- T-5.1 - Downtown Traditional Center
- T-5.2 - Downtown City Center
- T-6 - Great Falls Metropolitan
- C/OS - Conservation / Open Space





**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Ordinance: 10-03072022

Author: Eric Cousens, Director Planning & Permitting

Subject: Update to Phosphorus Ordinance Sec. 60-1070 Submission Requirements

Information: This change addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version.

All projects subject to review under the provisions of this division shall submit a phosphorus control plan and maintenance provisions meeting the standards set forth in design criteria of the Maine Department of Environmental Protection, Maine Stormwater Management Design Manual, Phosphorus Control Manual Volume II, March 2016. Link Below:

<https://www.maine.gov/dep/land/stormwater/stormwaterbmpps/vol2/volume%20II%20March%202016.pdf>

These changes allow for implementation and design of low impact development (LID) techniques that allow for more flexibility and greater water quality protection in the two watersheds.

City Budgetary Impacts: None Currently

Staff Recommended Action: Vote to approve the second reading.

Previous Meetings and History: Public hearing and passage of first reading at the 3/7/2022 Council meeting.

City Manager Comments:

I concur with the recommendation. Signature:

Attachments: Ordinance.



City of Auburn, Maine

Planning Board

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

To: Auburn Mayor and City Council

From: Auburn Planning Board

Re: Findings and Reasons for the recommendation to the Council on a Proposed Amendment to Update Phosphorus Ordinance Sec. 60-1070 Submission Requirements

Date: February 8, 2022 Planning Board Meeting

The Planning Board forwarded a positive recommendation to the Council on this proposal at the February 8, 2022 Planning Board meeting.

The Board recommended that the Council amend Chapter 60, Article XII, Division 2, Section 60-1070 of the Auburn Code of Ordinance to update to require that all projects subject to review under the provisions of this division shall submit a phosphorus control plan and maintenance provisions meeting the standards set forth in the design criteria of the Maine Department of Environmental Protection, Maine Stormwater Management Design Manual, Phosphorus Control Manual Volume II, March 2016 as shown in the attached text.



City of Auburn, Maine

Office of Planning & Permitting

Eric Cousens, Director

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

To: Auburn Planning Board

From: John Blais, Deputy Director

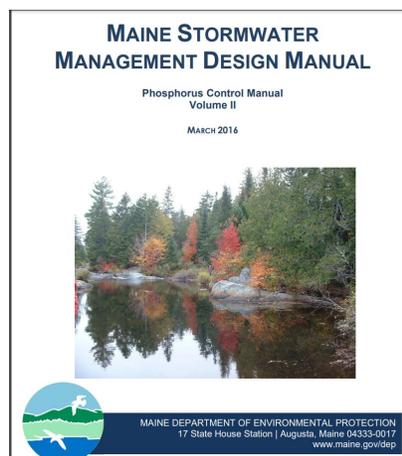
Re: Public Hearing proposed Update to DIVISION 2. PHOSPHORUS CONTROL, Section 60-1070 – Submission Requirements

Date: February 8th, 2022

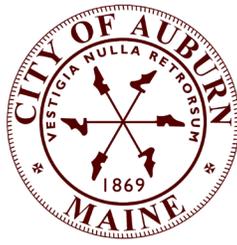
PROPOSAL: This update addresses utilization of the most current design standards set forth by Maine Department of Environmental Protection to treat phosphorus export for a project or projects over 575 square feet of ground floor area within the Taylor Pond and Lake Auburn watershed. The technical guide for design standards of Phosphorus Control Best Management Practices will be updated from the May 1990 to the March 2016 version.

Proposed Text: All projects subject to review under the provisions of this division shall submit a phosphorus control plan and maintenance provisions meeting the standards set forth in design criteria of the Maine Department of Environmental Protection, Maine Stormwater Management Design Manual, Phosphorus Control Manual Volume II, March 2016.

These changes allow for implementation and design of low impact development (LID) techniques that allow for more flexibility and greater water quality protection in the two watersheds.



- I. **PLANNING BOARD ACTION/STAFF SUGGESTIONS:** Staff suggests a planning board discuss the proposals and hold a Public Hearing on February 8, 2022. Staff then recommends that the Board forward a positive recommendation to the Council supporting the proposed changes.
- II. *Suggested Motion:* I make a motion to recommendation to City Council to amend Chapter 60, Article XII, Division 2, Section 60-1070 of the Auburn Code of Ordinance to update, all projects subject to review under the provisions of this division shall submit a phosphorus control plan and maintenance provisions meeting the standards set forth in the design criteria of the Maine Department of Environmental Protection, Maine Stormwater Management Design Manual, Phosphorus Control Manual Volume II, March 2016.



City Council Ordinance

IN CITY COUNCIL

Amending Chapter 60, Article XII, Division 2, Section 60-1070

Be it ordained, that the Auburn City Council amend Chapter 60, Article XII, Division 2, Section 60-1070 of the Auburn Code of Ordinance to update to require that all projects subject to review under the provisions of this division shall submit a phosphorus control plan and maintenance provisions meeting the standards set forth in the design criteria of the Maine Department of Environmental Protection, Maine Stormwater Management Design Manual, Phosphorus Control Manual Volume II, March 2016 as shown in the attached text.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

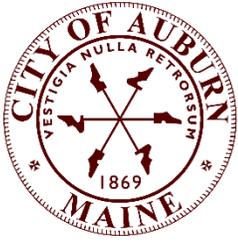
Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager

Sec. 60-1070. Submission requirements.

All projects subject to review under the provisions of this division shall submit a phosphorus control plan and maintenance provisions meeting the standards set forth in ~~the manual Phosphorus Control and Lake Watersheds A Technical Guide to Evaluating New Development design criteria of the Maine Department of Environmental Protection, Maine Stormwater Management Design Manual, Phosphorus Control Manual Volume II, March 2016. (Maine DEP et al., September 1989, with the Simple Review Method revised in May 1990).~~

- (1) *Plan submission.* Plans shall be submitted and processed in accordance with article XVI of this chapter. In addition to the requirements for submission under this article, the following instructions shall be provided:
 - a. A long-term maintenance plan for all phosphorus control measures including provisions for inspection and repair, designation of responsible parties, contractual obligations and proposed deed restrictions.
 - b. Hydrologic soil class of all areas to be cleared or where clearing will be permitted, with the area indicated in square feet of each lot using the appropriate method as described in the phosphorus control manual.
 - c. All calculations and worksheets in the format of those contained in the phosphorus control manual and detailed construction specifications and diagrams for all control measures.
 - d. A comprehensive erosion and sedimentation control plan, designed in accordance with the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, March 1991, and all building and environmental protection requirements of this Code.
- (2) *Review method.*
 - a. All projects shall use the standard review method and shall conform to the Phosphorus Allocation standard set forth in this division including the following: Expansions of four lot subdivisions which were previously approved using the simple review method.
 - b. Projects meeting the following criteria may employ the simple review method:
 1. Minor subdivisions with four or fewer lots provided that these developments contain less than 200 feet of new or upgraded roads and/or all driveways serving residential uses are less than 150 feet in length.
 2. Activity which includes less than 200 feet of new or upgraded road construction.
- (3) *Commercial and industrial development and expansions.* Commercial and industrial development and expansions of commercial and industrial developments and the expansion of multifamily dwelling units, which involve less than 15,000 square feet of disturbed area. All other subdivisions including expansions of previously approved four-lot subdivisions which were reviewed using the simple review method and all other projects shall utilize the standard review method.

(Ord. of 9-21-2009, § 5.7G; Ord. No. 11-03012021, § 81, 3-15-2021)



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Order: 34-03072022

Author: Jill M. Eastman, Finance Director

Subject: School Revolving Renovation Fund Loan, Public Hearing and Second Reading

Information: The Auburn School Department applied for a Revolving Renovation Fund Loan and has been approved by the State. Please see attached sheets that describe the projects being funded.

City Budgetary Impacts: This is a 10 year loan, interest free and 67.05% of the principal is forgiven, therefore the School is only required to repay 32.95% or a total of \$427,852 over a 10 year period at \$42,785.20 per year.

Staff Recommended Action: Hold the public hearing and approve the second and final reading.

Previous Meetings and History: Passage of first reading on 3/7/2022.

City Manager Comments:

I concur with the recommendation. Signature:

Attachments:

State approval letter and project description. (4 pages)



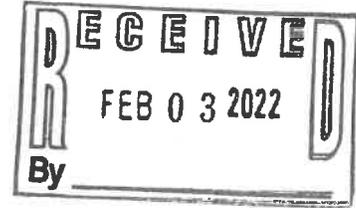
STATE OF MAINE
DEPARTMENT OF EDUCATION
23 STATE HOUSE STATION
AUGUSTA, ME 04333-0023

Makin

JANET T. MILLS
GOVERNOR

PENDER MAKIN
COMMISSIONER

January 31, 2022



Cornelia Brown
Superintendent of Schools
Auburn School Department
60 Court St 4th Floor
Auburn, ME 04210

RE: Eligibility Certificates – SRRF Projects #1460, #1537, and #1538

Dear Superintendent Brown:

I am pleased to inform you that your School Revolving Renovation Fund applications for Projects #1460, #1537, and #1538 have been approved for funding for the amounts listed on the attached eligibility certificates.

The loan process for your projects must be initiated within 30 days. Please contact Toni Reed, Program Loan Officer, Maine Municipal Bond Bank at 622-9386 for assistance.

Awardees must comply with all applicable statutory and rule requirements for public improvement projects. Please see the attached post award guidance. You may contact Valerie Chiang, School Construction Coordinator, at 462-0132 for technical assistance.

Please note that failure to comply with SRRF program requirements and all applicable statutes and rules may result in revocation of your SRRF eligibility certificates and cancellation of your SRRF awards.

I wish you good luck as you complete your projects. If you have any questions regarding the School Revolving Renovation Fund, please contact Ann Pinnette at 215-3809 or ann.pinnette@maine.gov.

Sincerely,

Pender Makin

Pender Makin
Commissioner

Enclosures: SRRF Eligibility Certificates
SRRF Post Award Information

cc: Toni Reed, Maine Municipal Bond Bank



**School Revolving Renovation Fund
Eligibility Certificate**

| | | |
|--------------------------------|---|----------------------------|
| School Administrative Unit | Auburn School Department | |
| Facility | Regional Education Treatment Center/SOS | |
| Priority | 1 | |
| Project # | 1537 | |
| Scope of Work | ADA Elevator/bathrooms | |
| Amount Funded | \$1,000,000 | |
| Maximum Loan Amount | \$1,000,000 | |
| Portion of Loan to be Forgiven | \$670,500 | 67.05% |
| Portion of Loan to be Repaid | \$329,500 | 32.95% |
| Length of Loan | 10 years | (loan more than \$500,000) |

This Eligibility Certificate for the above listed School Revolving Renovation Fund project is hereby approved. Work authorized under this certificate must be materially completed and all loan proceeds must be expended by September 30, 2023.

January 31, 2022
Date

Pender Makin
Pender Makin
Commissioner



**School Revolving Renovation Fund
Eligibility Certificate**

| | |
|--------------------------------|---|
| School Administrative Unit | Auburn School Department |
| Facility | Auburn Middle School |
| Priority | 2 |
| Project # | 1460 |
| Scope of Work | Windows |
| Amount Funded | \$83,430 |
| Maximum Loan Amount | \$83,430 |
| Portion of Loan to be Forgiven | \$55,940 67.05% |
| Portion of Loan to be Repaid | \$27,490 32.95% |
| Length of Loan | 10 years (loans \$500,000 or less combined with companion loans to total over \$500,000) |

This Eligibility Certificate for the above listed School Revolving Renovation Fund project is hereby approved. Work authorized under this certificate must be materially completed and all loan proceeds must be expended by September 30, 2023.

January 31, 2022
Date

Pender Makin
Commissioner



**School Revolving Renovation Fund
Eligibility Certificate**

| | |
|--------------------------------|---|
| School Administrative Unit | Auburn School Department |
| Facility | Walton Elementary School |
| Priority | 2 |
| Project # | 1538 |
| Scope of Work | Windows and Doors |
| Amount Funded | \$215,058 |
| Maximum Loan Amount | \$215,058 |
| Portion of Loan to be Forgiven | \$144,196 67.05% |
| Portion of Loan to be Repaid | \$70,862 32.95% |
| Length of Loan | 10 (loans \$500,000 or less combined with companion loans to total over \$500,000) |

This Eligibility Certificate for the above listed School Revolving Renovation Fund project is hereby approved. Work authorized under this certificate must be materially completed and all loan proceeds must be expended by September 30, 2023.

January 31, 2022
Date

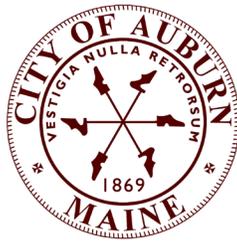
Pender Makin
Pender Makin
Commissioner

**CITY OF AUBURN
NOTICE OF PUBLIC HEARING**

The Auburn City Council will hold a public hearing on March 21, 2022, at 7:00 p.m. in the Council Chambers, Auburn Hall, 60 Court Street on an order authorizing a borrowing of up to \$1,298,488 and issuance of the City's general obligation bonds therefor. The loan will be funded through the State School Revolving Renovation Fund and will be used to finance certain renovations and improvements to the Regional Education Treatment Center/SOS, Auburn Middle School and Walton Elementary School.

The order will be available for inspection at the City Clerk's office during regular business hours.

Susan Clements-Dallaire, City Clerk



City Council Order

IN CITY COUNCIL

ORDER, AUTHORIZING LOANS OF UP TO \$1,298,488 THROUGH THE STATE SCHOOL REVOLVING RENOVATION FUND

WHEREAS, the City desires to obtain one or more loans through the Maine Municipal Bond Bank’s (the “Bond Bank”) School Revolving Renovation Fund (“SRRF”) under the Maine School Facilities Finance Program to finance renovations and improvements to the Regional Education Treatment Center/SOS, Auburn Middle School and Walton Elementary School; and

WHEREAS, the City expects to enter into one or more loan agreements with the Bond Bank in an aggregate amount not to exceed \$1,298,488, provided, however, that the City anticipates that 67.05% of said loan or loans (estimated to be \$870,636) will be forgiven and that the City will be obligated to repay the 32.95% balance of said loan or loans (estimated to be \$463,386);

NOW, THEREFORE, BE IT ORDERED BY THE AUBURN CITY COUNCIL, pursuant to Section 5772 of Title 30-A of the Maine Revised Statutes, as amended, the Auburn City Charter and all amendments thereof, and all other authority thereto enabling, and following a public hearing duly called and held as required by Article 8, Section 8.13 of the City Charter:

THAT the Finance Director / City Treasurer are hereby authorized to borrow an amount not to exceed \$1,298,488, of which 67.05% (estimated to be \$870,636) is expected to be forgiven and 32.95% (estimated to be \$463,386) is expected to be repaid under the terms of the SRRF program (the “SRRF Loans”), and to evidence the amount of such SRRF Loans to be repaid under the SRRF program through the issuance of the City’s general obligation bonds (anticipated to be an amount not to exceed \$463,386), the proceeds of which are hereby appropriated to fund the costs of the following school renovations and improvements (including costs of issuance, capitalized interest, and any other costs related or ancillary thereto) (referred to as the “Projects”):

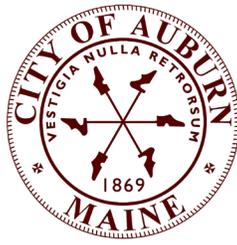
| Amount | Description |
|---------------|--|
| \$1,000,000 | Regional Education Treatment Center/SOS – ADA Compliance - Elevator/Bathrooms Renovations and Improvements |
| \$83,430 | Auburn Middle School – Window Replacement and Improvements |
| \$215,058 | Franklin School – Window and Door Replacement and Improvements |

THAT the bonds shall be issued as authorized hereunder and shall be signed by the Finance Director / City Treasurer, attested by the City Clerk under the seal of the City.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



City Council Order

THAT the bonds may be issued at one time or from time to time, either singly or in series, and the authority and discretion to fix method of sale, issue date, maturities, denominations, interest rate, place of payment, form and other details of said bonds and notes, and to take all other actions and to sign and deliver all other documents, certificates and agreements in order to provide for the sale thereof is hereby delegated to the Finance Director / City Treasurer.

THAT the bonds authorized hereunder may be made subject to call for redemption, either with or without premium, on such terms as may be determined by the Finance Director / City Treasurer.

THAT the Finance Director / City Treasurer is authorized to negotiate, execute, and deliver, in the name of and on behalf of the Town such loan agreements, contracts, and other agreements, documents and certificates as may be necessary or appropriate as determined and approved by the Finance Director / City Treasurer in connection with the financing of the Projects (the "Financing Documents"), which Financing Documents shall be in such form and contain such terms and conditions, not inconsistent herewith, including the usual and customary terms as is required by the Bond Bank under its SRRF program, as may be approved by the Finance Director / City Treasurer such approval to be conclusively evidenced by her execution thereof.

THAT the Finance Director / City Treasurer and Clerk be, and hereby are authorized and empowered in the name of the City and on its behalf to do or cause to be done all such other acts and things as may be necessary or desirable in order to complete the SRRF Loan and to effect the issuance, sale and delivery of the bonds hereinabove authorized.

THAT a tax levy is hereby provided for each fiscal year that the bonds authorized hereunder remain outstanding to meet the annual installments of principal and interest as may accrue in each respective year.

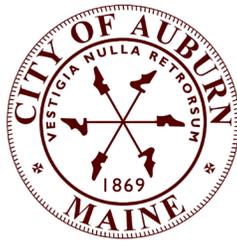
THAT if the Finance Director / City Treasurer or Clerk are for any reason unavailable to complete the SRRF Loan and to approve and execute the bonds or any of the Financing Documents, the person or persons then acting in any such capacity, whether as an assistant, a deputy, or otherwise, is authorized to act for such official with the same force and effect as if such official had herself performed such act.

THAT if any of the officers or officials of the City who have signed or sealed the bonds shall cease to be such officers or officials before the bonds so signed and sealed shall have been actually authenticated or delivered by the City, such bonds nevertheless may be authenticated, issued, and delivered with the same force and effect as though the person or persons who signed or sealed such bonds had not ceased to be such officer or official; and also any such bonds may be signed and sealed on behalf of the City by those persons who, at the actual date of the execution of such bonds, shall be the proper officers and officials of the City, although at the nominal date of such bonds any such person shall not have been such officer or official.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



ORDER 34-03072022

City Council Order

THAT the authority to issue the bonds authorized hereunder shall automatically expire 2 years from the date this Order is approved.

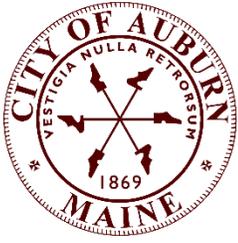
A public notice providing a general summary of the proposed borrowing was published the same on March 5, 2022, in the Lewiston Sun-Journal, a daily newspaper published in Androscoggin County.

A public hearing was held on March 21, 2022.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



**City of Auburn
City Council Information Sheet**

Council Public Hearing or Meeting Date: March 21, 2022

Ordinance: 11-03212022

Author: Eric J. Cousens, Director of Planning and Permitting

Subject: Court Street/City Core of Urban Residential Area; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas; T-4.2

Information: The comprehensive plan update adopted on December 6, 2021 identified zoning map and text amendments needed to implement the goals of the plan updates. The area under discussion was recommended as follows: *Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 15 feet max. Side and rear setbacks should be 5-10 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot with up to 70% lot coverage. Minimum building height 1 story with maximum of 3 stories (excluding an attic story).*

The Planning Board reviewed this proposal and provided a positive recommendation (attached) at the March 8, 2022 meeting. The staff report from that meeting is also attached.

Staff Recommended Action: Staff suggests council discuss the proposal, consider the Planning Board Recommendation and public feedback from the process and make any desired adjustments as part of the first reading tonight. Second reading and a public hearing is scheduled for March 28, 2022.

Previous Meetings and History: January 3rd Council Discussion Initiation, February 8th and March 8, 2022 Planning Board.

City Manager Comments:

I concur with the recommendation.

Signature:

Attachments: Comp Plan Update - Future Land Use Chapter Excerpts, Planning Board Recommendation.

Chapter 2 - Future Land Use Plan

The Future Land Use Plan shows graphically how the City's land use policies apply to the land area of the community, and where and how growth and development should and should not be accommodated over the next decade. The Future Land Use Plan is not a zoning map. It is intended to show, in a general sense, the desired pattern of future land use and development. The intention is that this Future Land Use Plan will guide near-term revisions to the City's zoning ordinance and maps to assure that the City's land use regulations are consistent with the policies set forth in this *Comprehensive Plan*. In addition, by designating transitional districts, the Future Land Use Plan is designed to guide future zoning changes when the circumstances become appropriate.

This Future Land Use Plan reaffirms the basic objective of land use planning, that development in Auburn should grow out from the historic cores (downtown, Danville, New Auburn, West Auburn and East Auburn) and from older established neighborhoods. This policy was originally set forth in the City's first comprehensive plan over a half century ago and has continued to guide the City's land use planning ever since. We continue to believe that growth out from the downtown core and older established neighborhoods provides the most efficient utilization of city services. This plan does not favor "leapfrog" development in the outlying sections of the City. This pattern is often referred to as "suburban sprawl," and is not considered desirable for Auburn. The effect of continuing this long-standing principle is to guide most new development into the area south of Lake Auburn and Taylor Pond and around potential passenger rail and turnpike exits (**See Section G: Transportation Policies**). Figure 2.1 identifies these areas as the City's Growth Area and Limited Growth Area; they are depicted in the brown and tan colors. **(Please note: Map update is pending and the referenced figures will need to be revised for the final publication).**

The boundaries shown on the Future Land Use Plan are general. They are intended to reflect the general pattern of desired future land use. The allowed uses and development standards set out for each land use designation are intended to serve as guidelines as the zoning ordinance is reviewed and revised. The lists of uses and the discussion of potential development standards are not intended to be all-inclusive. Rather, they are intended to outline the basic character and types of development desired in each land use area to guide the revision of the City's zoning ordinance and other land use regulations. In the preparation of the revised zoning provisions, some of the designations may be combined or rearranged to create a workable number of zoning districts

Organization of the Future Land Use Plan

The Future Land Use Plan is organized around the concept of growth and rural (or limited growth) areas set forth in the state's Growth Management Law. The state defines a "growth area" as an area that is designated in the city's comprehensive plan as suitable for orderly residential, commercial, or industrial development, and into which most development projected over ten years is directed. The state defines a "rural area" as an area that is designated in the comprehensive plan as deserving of some level of regulatory protection from unrestricted development for purposes such as supporting agriculture, forestry, mining, open space, habitat protection, or scenic lands, and from which most development projected over ten years is diverted. The state also recognizes the concept of "transitional areas," or areas that are suitable to accommodate a share of projected development, but at lower levels than a growth area, and without the level of protection accorded to rural areas.

The terminology of the state law – growth, rural, and transitional – can lead to confusion. The three terms are used to indicate the desired/anticipated level or share of future growth and development that will occur in the three areas -- but the terms do not indicate that in common usage. For example, an undeveloped floodplain within the built-up area might be identified as a non-growth area but labeling it as “rural” can be misleading. Similarly calling an established residential neighborhood a “transitional” area or a “growth” area can also be misleading if the objective is to maintain the neighborhood “as is”.

Future Land Use Categories

For the purpose of the Future Land Use Plan, three basic growth categories are used based upon the standards set out by the state and the desired level of future development in the City ([see Figure 2.1](#) following page):

- 1. GROWTH AREAS** — Areas where the City wants growth and development to occur. The anticipation is that most residential and non-redevelopment over the next ten years will occur in these growth areas.
- 2. LIMITED GROWTH AREAS** — Areas that have limited development potential or that have vacant or under-utilized land where the City desires a limited amount of growth and development over the next ten years.
- 3. NON-GROWTH AREAS** — Areas that are either unsuitable for development or in which the City desires to see little growth and development over the next ten years.

Future Land Use Types

The three categories of growth, limited growth, and non-growth specify where the City wants to accommodate growth and development and where it wants to discourage or prohibit it. The Comprehensive Plan is intended to be a guide upon which zoning ordinances are based and is not intended to serve as a regulatory document. A comprehensive rezoning should be completed after adoption of the Comprehensive Plan to match the suggestions in this plan with flexibility for future changes.

Type A: Development Areas – Areas with a significant amount of vacant or underutilized land that are capable of supporting new residential or nonresidential development in accordance with the City’s land use objectives. New development within these areas is generally encouraged.

Type B: Transition/Reuse/Redevelopment Areas — Developed areas where the City’s policy is to encourage the type of use and/or pattern of development to change over time. New development, redevelopment, or the reuse of existing land and buildings that moves the area toward the desired future use is encouraged. Some transition areas designated in the Future Land Use Plan identify the desired future use of the area, but the City’s zoning may not be changed until a future point in time when development is appropriate – in a sense these are

“planned future transition areas”. The City’s use of the term transition area differs from the way this term is used by the state in the Growth Management Law.

Type C: Protection/Reserve Areas – Largely undeveloped areas that should remain undeveloped for at least the next ten years. These areas include land with significant development constraints that should not be developed, as well as land that is not appropriate for development at this time, but that may be designated for development in the future.

Figure 2.2 on the following page shows the types of land use areas organized by the three growth categories.

Residential Densities

The Future Land Use Plan sets out the recommended pattern and intensity of development in various areas of the City. The Future Land Use Plan establishes the desired maximum intensity or density of residential development in the various land use designations.

The following table sets out the various categories of density used in the Future Land Use Plan. The maximum allowed density is expressed in the number of housing units per acre based on the gross development density. (An acre is 43,560 square feet – the playing surface of a football field is about 1.3 acres). For each density category, a maximum suggested density is provided to allow some flexibility in the establishment of the revised zoning regulations. This is not to imply that the revised zoning should strive to meet the maximum density.

| Residential Density Categories | |
|--------------------------------|---|
| Category | Maximum Density |
| Traditional Neighborhood | 16 units per acre |
| Suburban | 8 units per acre |
| Residential | 2 units per acre |
| Rural | 1 unit per 3 acres + additional dwelling unit |

Future Land Use Designations

The following sections outline the various land use designations used in the Future Land Use Plan. The designations are organized by growth category and by the type of area. The description of each designation includes a series of land use districts that define the general pattern of development. Each district includes an **objective** for the general pattern and type of development that is desired together with the general types of uses (**allowed uses**) that are appropriate in the designation and an outline of the **development standards** including the density/intensity of development. The location of these various land use districts are shown on the accompanying Future Land Use Plan Map (see Figure 2.3 on the following page).

In addition to the Future Land Use Map, four detail maps (Figures 2.4, 2.5, 2.6 , and 2.7) show the future land use designations for specific portions of the community, including Downtown, New Auburn, Minot Avenue, and Center Street.

FUTURE LAND USE PLAN VISION STATEMENT:

As a model of carefully managed growth, Auburn seeks to **grow outward from the historic cores within our city** and be known for its **strong, vibrant neighborhoods**. The city is committed to making careful, effective, and **efficient use of land and corresponding services, while strengthening the character of our neighborhoods**, ensuring that resources exist to maintain and enhance the quality of life for current and future residents. Auburn’s continued commitment to **strong community connections**, embracing opportunity, and mindful growth should be **balanced with natural resource conservation** and woven into the city’s unique identity.

1. GROWTH AREAS –

Type A: Development Areas

Designation: Residential

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (TND)

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3 and 2.7). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update (see appendix _). The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 10 feet. Side and rear setbacks should

be 5-15 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.

SUBURBAN DEVELOPMENT DISTRICT (SD)

Objective – Allow for the development of a limited range of residential and community uses at a density of up to 6-8 units per acre in areas that are served or can be served by public/community sewerage and/or public/community water (see Figure 2.3). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Suburban Development District generally follows the boundaries of the Multifamily Suburban and Suburban Residential Zoning Districts, in effect at the time of the 2021 Comprehensive Plan update (see appendix _). The following general types of uses should be allowed within the Suburban Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Recreational Uses of Land
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

Development Standards – Residential uses should be allowed at a density of up to 8 units per acre with no minimum road frontage required, shared driveways are encouraged. In general, the minimum front setback should be 10 feet. Side and rear setbacks should be 5-20 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.

Designation: Nonresidential and Mixed Use

FORM-BASED CODE DEVELOPMENT DISTRICT (FBCD)

Objective – Stabilize and promote continued investment in the City's high-density neighborhoods which include a mix of housing types including multi-unit buildings to assure that they remain safe, attractive areas in which residents want to live (see Figures 2.3 and 2.4). To this end, the district should allow property owners to upgrade their properties, and for infill development and redevelopment/reuse to occur, as long as it is compatible with the character of the neighborhood.

Allowed Use – The Form-Based Code Development District generally follows the boundaries of the Form-Based Code (Transects 4.1, 4.2, 5.1, 5.2 and 6), in effect at the time of the 2021 Comprehensive Plan update (see appendix _). The following general types of uses should be allowed within the Form-Based Code Development District:

- Low and High Density Residential Dwelling Units
- Home Occupations
- Civic Uses
- Office/Service Type Uses
- Retail Type Uses

Development Standards – The reuse/reconfiguration of existing buildings for residential purposes should be allowed without consideration of density/lot size requirements, provided that

the building will be renovated, be compatible with the neighborhood, and will meet the City's requirements for residential units, including green space and providing the amount of parking appropriate for the proposed use. The other development standards should be established to reflect the existing pattern of development in these neighborhoods. Any parking requirements imposed should allow for flexibility in meeting the need for parking including the use of municipal parking, shared parking, and similar arrangements.

COMMERCIAL DEVELOPMENT DISTRICT (GBD)

Objective – Allow for the development of a wide range of uses including those that involve the sales of motor vehicles and/or that generate significant truck traffic (see Figures 2.3 and 2.5) the District should allow for both existing and new residential use at a density of up to 16 units per acre.

Allowed Uses – The Commercial Development District generally follows the boundaries of the General Business and General Business II (Minot Avenue) Zoning Districts, in effect at the time of the 2021 Comprehensive Plan update (see appendix _). The following general types of uses should be allowed in the General Business Development District:

- Low and High Residential Density Uses
- Retail uses including large-scale uses (>100,000 square feet)
- Personal and business services
- Business and professional offices
- Medical facilities and clinics
- Restaurants
- Hotel, motels, inns, and bed & breakfast establishments
- Low and High-Density Residential Uses
- Community services and government uses
- Research, light manufacturing, assembly, and wholesale uses
- Truck terminals and distribution uses
- Contractors and similar activities
- Motor vehicle and equipment sales
- Motor vehicle service and repair
- Recreational and entertainment uses and facilities

Development Standards – The City's development standards for the Commercial Development District should provide property owners and developers flexibility in the use and development of the property. The standards should include provisions to manage the amount and location of vehicular access to the site, minimize stormwater runoff and other potential environmental impacts, require a landscaped buffer along the boundary between the lot and the street, and provide for the buffering of adjacent residential districts.

INDUSTRIAL DEVELOPMENT DISTRICT (ID)

Objective – Accommodate the development and expansion of a wide range of nonresidential industrial-type uses to create employment opportunities and commerce (see Figure 2.3). The land within the district should be viewed as a limited resource that should be carefully managed so that it is not used for activities that can occur in other areas of the City.

Allowed Uses – The Industrial Development District generally follows the boundaries of the Industrial District, in effect at the time of the 2021 Comprehensive Plan update (see appendix _). The following general types of uses should be allowed in the Industrial Development District:

- Industrial uses including manufacturing, assembly, and research and development facilities
- Distribution and storage uses including wholesale sales, warehousing, and truck terminals/distribution facilities
- Transportation facilities including the airport and related uses and transportation terminals and multi-modal facilities
- Office uses
- Building material and lumber yards
- Vehicle and equipment repair facilities
- Hotels and motels
- Community services and governmental uses
- Agricultural uses

Residential uses should not be allowed in this district. Retail and service uses should be limited to activities that primarily support the other uses within the district such as service stations, convenience stores, and restaurants. Other retail and service activities should not be allowed in this district.

Development Standards – The development standards within the Industrial Development District should:

- Establish performance standards to assure that uses are good neighbors and do not create adverse impacts on surrounding properties or the community at-large
- Establish buffers where the district abuts residential districts to minimize the impacts on those residential properties
- Establish site design and landscaping standards to assure that development functions well and is visually attractive when viewed from public streets or other public areas

COMMERCIAL FORM-BASED CODE GATEWAY DEVELOPMENT DISTRICT (WASHINGTON STREET) (CFBCGD-W)

Objective –

To allow for mixed use development while protecting and providing transitions to the abutting residential neighborhoods. Within this area attractive road fronts should be established that enhance a complete street city gateway and provide the essence of a welcoming, vibrant community, with neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The zone is appropriate in areas where a more compact urban development pattern exists or where a neighborhood-compatible commercial district is established which exhibits a pedestrian scale and character. The CFBCGD-W should enhance development and design standards to allow this area to evolve into an attractive gateway into the City. Specifically, a portion of this designation pushes a transformation of Washington Street South/Routes 4 and 100 to a two-lane high-speed connector while Washington Street North Routes 4 and 100 becomes a local connector with future Form Based Code Commercial Development. Residential uses should be allowed at a density of up to 16 units per acre provided they are accessory to commercial uses.

Allowed Uses – The Commercial Form-Based Code Gateway Development District – W generally follows the boundaries of the existing General Business areas along Washington Street, in effect at the time of the 2021 Comprehensive Plan update ([see appendix ___](#)). The Commercial Form-Based Code Gateway Development District – W should allow for medium-scale, multi

dwelling development with up to three stories (plus attic space), with multiple commercial uses allowed that mirror existing form based code within the city to include, but not be limited to general offices, government uses, lab and research facilities, low impact industrial, studios, parks and open spaces, veterinary services, medical and dental clinics, general retail, restaurants, schools, churches, convenience stores with gas stations, specialty shops, auto service stations, care facilities, lodging, clinics and hotels.

Development Standards – New development, redevelopment and substantial expansions should be subject to an enhanced set of development and design standards to assure that this area evolves as an attractive gateway. These standards should maintain appropriate setbacks for new development, encouraging shallow or no front setbacks, screen parking areas from Washington Street and provide incentives for the use of shared driveways and curb-cuts. Provisions for on street parking should be encouraged. All uses in this district should be located, sited and landscaped in such a manner as to preserve open space, control vehicle access and traffic and provide adequate buffering and natural screening from Washington Street. This designation is intended for areas near, in, along neighborhood corridors and for transit-supportive densities.

COMMERCIAL FORM-BASED CODE GATEWAY DEVELOPMENT DISTRICT (UNION/CENTER/TURNER) (CFBCGD-UCT)

Objective –

To allow for mixed use development while protecting and providing transitions to the abutting residential neighborhoods. Within this area attractive road fronts should be established that enhance a complete street city gateway and provide the essence of a welcoming, vibrant community, with neighborhood and community retail, business and service establishments that are oriented to and built close to the street. The zone is appropriate in areas where a more compact urban development pattern exists or where a neighborhood-compatible commercial district is established which exhibits a pedestrian scale and character. The CFBCGD-UCT should enhance development and design standards to allow this area to evolve into an attractive gateway into the City. Specifically, a portion of this designation pushes a transformation of the Union/Center/Turner Street neighborhood from a commercial zoning district to a future Form-Based Code Commercial Development District, matching the adjacent Form-Based Code designations. Residential uses should be allowed at a density of up to 16 units per acre provided they are accessory to commercial uses.

Allowed Uses – The Commercial Form-Based Code Gateway Development District – UCT generally follows the boundaries of the existing General Business areas along the Union/Center/Turner Street corridor, in effect at the time of the 2021 Comprehensive Plan update (see appendix). The Commercial Form-Based Code Gateway Development District – UCT should allow for medium-scale, multi dwelling development with up to four stories (plus attic space), with multiple commercial uses allowed that mirror existing form based code within the city to include, but not be limited to general offices, government uses, lab and research facilities, low impact industrial, studios, parks and open spaces, veterinary services, medical and dental clinics, general retail, restaurants, schools, churches, convenience stores with gas stations, specialty shops, auto service stations, care facilities, lodging, clinics and hotels.

Development Standards – New development, redevelopment and substantial expansions should be subject to an enhanced set of development and design standards to assure that this area evolves as an attractive gateway. These standards should maintain appropriate setbacks for

new development, encouraging shallow or no front setbacks, screen parking areas from the street and provide incentives for the use of shared driveways and curb-cuts. Provisions for on street parking should be encouraged. All uses in this district should be located, sited and landscaped in such a manner as to preserve open space, control vehicle access and traffic and provide adequate buffering and natural screening from Union/Center/Turner Streets. This designation is intended for areas near, in, along neighborhood corridors and for transit-supportive densities.

VILLAGE OVERLAY AREAS (VOA)

Objective – In residential Future Land Use Districts, small commercial operations should be allowed provided they do not exceed the average lot size of the neighborhood (or more than two times the average size of the home). As part of the comprehensive rezoning, the City should identify village overlay areas where these small commercial operations are most appropriate, such as corner lots. Considerations for appropriate areas should include: frontage on a major arterial as defined in the Comprehensive Plan, access to any required parking be located on the arterial frontage, buffering of any parking areas from lot lines and signage limitations.

PLANNED UNIT DEVELOPMENTS (PUD)

Objective – As part of the comprehensive rezoning process, the City should continue to provide for a greater variety and choice of design for urban and suburban living, to gain efficiencies, to coordinate design development efforts, to consider and make available open space, to utilize new technologies for land development and to offer a flexible alternative to conventional land control regulations by allowing for Planned Unit Developments for residential, commercial and industrial projects. The type and amount of development permitted should continue to be based on the Planning Board’s evaluation of the development proposal and the purposes set forth in the 2021 Auburn Code of Ordinances. The City should continue with the four types of Planned Unit Developments: Residential, Recreation/Residential, Commercial and Industrial and apply them to the newly proposed Future Land Use Designations after a comprehensive rezoning has taken place.

2. LIMITED GROWTH AREAS –

Type A: Development Areas

Designation: Residential

RESIDENTIAL DEVELOPMENT DISTRICT (LDD)

Objective – Allow for the development of residential and community uses at a density of up to 2 units per acre in areas on the fringe of the built-up area where public services can be reasonably provided, but where public sewerage is not available and is not likely to be available in the foreseeable future (see Figure 2.3). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads. Shared driveways should be encouraged by providing a 20% reduction in lot size and road frontage.

Allowed Uses – The Residential Development District generally follows the boundaries of the Rural Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update (see appendix). The following general types of uses should be allowed within the Low-Density Development District:

- Low Density Residential Dwellings
- Home occupations
- Community services and government uses

- Agriculture
- Small retail shops less than 3,000 square feet or 1.5 times the average size of the home within Village Overlay Neighborhoods.

Development Standards – Residential uses should be allowed at a density of up to 2 units per acre. Lot frontage requirements on existing collector and other through roads should be around 100 feet but should be reduced for lots that share driveways. In general, the minimum front setback should be 20 feet. Side and rear setbacks should be 15-30 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.

RURAL DEVELOPMENT DISTRICT (RD)

Objective – Allow for the development of residential uses (primarily detached single family homes) at a density of up to 1 unit per 3 acres with one additional dwelling unit permitted for each home in areas where public/community sewerage and water are not available and not likely to be available in the foreseeable future. New development should be designed to minimize the number of vehicular access points to existing collector and other through roads. Shared driveways should be encouraged by providing for a 50-foot driveway frontage bonus. Setbacks within lots should be maintained.

Allowed Uses – The Rural Development district generally follows the boundaries of the Low-Density Country Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update (see appendix [_](#)). The following general types of uses should be allowed within the Rural Development District:

- Low Density Residential Dwellings
- Home occupations
- Community services and government uses
- Agriculture
- Small retail shops less than 3,000 square feet or 1.5 times the average size of the home within Village Overlay Neighborhoods.

Development Standards – The residential density in the Rural District should be one unit per 3 acres. Lot frontage requirements should be around 200 feet but should be reduced for lots that share driveways. In general, the minimum front setback should be 25 feet. Side and rear setbacks should be 15-25 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.

3. NON-GROWTH AREAS –

Type C: Protection/Reserve Areas

Designation: Conservation/Open Space

CONSERVATION/OPEN SPACE DISTRICT (COS)

Objective – Formally recognize those parcels that are used for cemeteries, water quality protection or are protected for conservation or open space purposes (see Figure 2.3). The land included within this district will change over time as additional land is conserved. The intent of this designation is to establish a policy that these types of properties/uses should be recognized as important resources and that any significant change in use should be considered a policy decision.

Allowed Uses – The allowed uses within the Conservation/Open Space District should be limited to low intensity recreational facilities and natural resource uses including forestry and food production.

Development Standards – The development standards should provide flexibility for the appropriate use of the land, while protecting its natural resource and ecological values.

AGRICULTURE DISTRICT (AG)

Objective – Preserve and enhance the agricultural heritage of Auburn and protect the City's natural resources and scenic open space while maintaining the economic value of the land (see Figure 2.3). The district is characterized by a rural, very low-density development pattern that limits sprawl and minimizes the City's service costs. The district maintains the current rural development pattern allowing for a broad range of agriculture and natural resource-related uses, while restricting residential development. Recreational development is encouraged both as a means of protecting open space, and as a means to provide reasonable public access to outdoor destinations such as Lake Auburn and the Androscoggin River. The Agriculture District is intended to serve as a land reserve, protecting valued community open space and rural landscapes, while maintaining the potential for appropriate future development.

Allowed Uses – The Agriculture District should continue to include the uses allowed in the existing AG/RP zoning district. In addition, a broader range of rural uses should be allowed. Agriculturally related businesses including retail and service activities and natural resource industries should be permitted. The reuse of existing agricultural buildings should be allowed for low intensity non-agriculture related uses.

Residential uses should continue to be limited to accessory residential development as part of a commercial agriculture or natural resource use, not just traditional farms. The criteria for determining when an accessory residential use is permitted should be based on updated standards that consider the economic realities of today's commercial agricultural activities, including outside sources of income and part-time and small-scale commercial operations. Residential development may also be part of a commercial recreational use as part of a planned development in which the recreational open space is permanently preserved.

Development Standards – All new development, redevelopment, and expanded uses in the Agriculture District should be required to meet “best management practices” for stormwater management and environmental protection to ensure adequate protection of natural resources. All development activities in the Agricultural District should be subject to low impact development (LID) standards such as limiting impervious surfaces, minimizing lot disturbances, creating natural buffers, and capturing and treating runoff through filtration measures.

The City should continue to encourage a very low density development pattern as a means of protecting natural resources and preserving the rural character. The basic residential density standard for the current AG/RP zoning district should be maintained. The standards for the development of accessory residential units should provide greater flexibility in the siting of those units. In an effort to place accessory residential development in areas where it will have the least impact on natural resource and/or the agricultural value of the land, the standards should allow for a waiver or elimination of road frontage requirements and access from a private driveway.

Residential development that is proposed as part of a master planned commercial recreational development should be limited to the same density standard (one unit per 10 acres) as other accessory residential uses, unless necessary for economic reasons to increase the density as a

project incentive. A recreational master plan should be required outlining the scope, scale, and location of residential units and ensuring a cluster development pattern in which the majority of the land is retained as recreation/open space. A conservation easement, or other legally binding preservation measure, should be required to permanently conserve the recreation/open space areas.

As part of the 2021 Comprehensive Plan update, it is understood that agriculture and forestry **may not** be profitable in some areas of the City and the existing Agriculture and Resource Protection Zoning, in some cases, eliminates the economic use of private land. The City should create a mechanism in which private landowners can petition the City for a change of use based on the individual circumstances of their lot(s).

The City also recognizes differences between Agriculture and Resource Protection, and as such it is recommended that the districts be treated separately within the zoning ordinance (Agricultural District and Conservation/Open Space District). This committee acknowledges that in practice there is overlap between Agriculture and Resource Protection, and that the conversation about how to distinguish the two should include a broad group of voices including residents, relevant City Committees (Conservation Commission, Agriculture Committee, etc) and experts who can support the City in meeting its goal to untangle these activities.



City of Auburn, Maine

Planning Board

60 Court Street | Auburn, Maine 04210

www.auburnmaine.gov | 207.333.6601

To: Auburn Mayor and City Council

From: Auburn Planning Board

Re: Findings and Reasons for the recommendation to the Council on a Court Street/City Core of Urban Residential Area; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas; T-4.2

Date: March 8, 2022 Planning Board Meeting

The Planning Board forwarded a positive recommendation to the Council on this proposal at the March 8, 2022 Planning Board meeting.

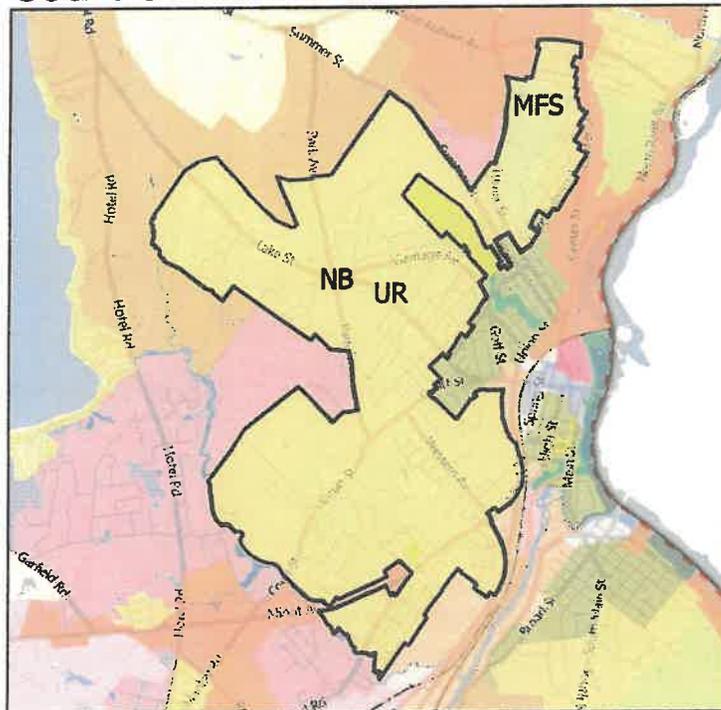
The Board passed a motion to recommend to City Council to amend the proposed boundary be adjusted from Urban Residential and Multi-Family Suburban to Traditional Neighborhood Development District; T-4.2 the total amendment includes 1,687.41 acres shown on the map as Exhibit C. 2.) Define building front setbacks in all formed base code as accessways and parking areas. 3.) Utilize public parking in all formed based code. The Motion passed 4 in favor, 3 against, based on the following findings.

FINDINGS AND REASONS:

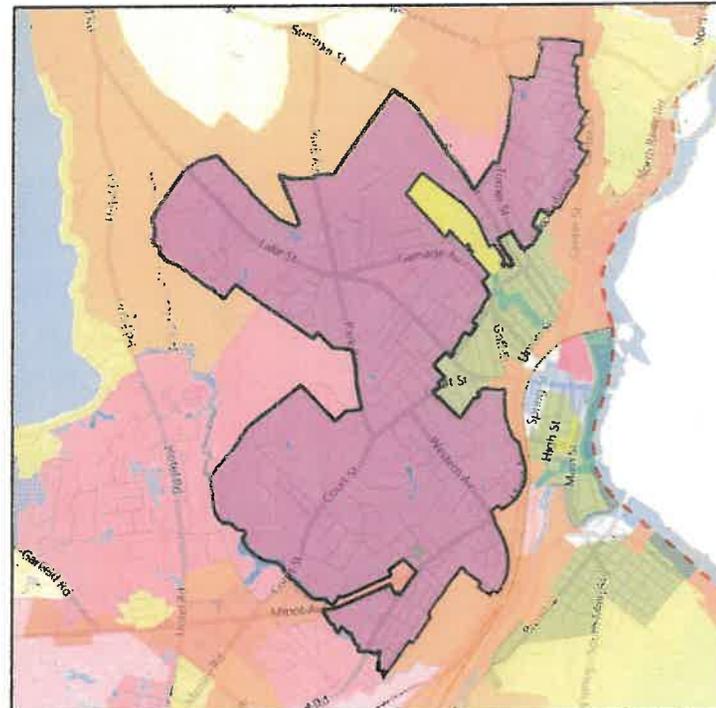
1. The 2010 and now 2020 Comprehensive Plan recommend expanding the Formed Base zoning in this area to include the area proposed on the map. This can be accomplished without creating a new district by using the existing T-4.2.
2. The area is considered the core of the city and the 2010 and now 2021 support higher density with available infrastructure in place. (sewer, water, power, high speed internet, gas & roads)
3. The proposal can be implemented without detriment to city resources.

Proposed Urban Residential to Traditional Neighborhood Development District Area:T-4.2 (1,687.41 Acres)

Court Street: Exhibit C



Current Zoning



Proposed Change

| Recommended Zoning Updates | | Current Zoning | |
|---|-------------------|---|-------------------------------------|
|  | Comp Plan to TND |  AG | Agriculture and Resource Protection |
|  | call other values |  GB | General Business |
| | |  GB II | General Business II |
| | |  ID | Industrial |
| | |  MFS | Multi-Family Suburban |
| | |  RR | Rural Residential |
| | |  SR | Suburban Residential |
| | |  UR | Urban Residential |
| | |  T-4.1 | Traditional Mainstreet Neighborhood |
| | |  T-4.2 | Traditional Downtown Neighborhood |
| | |  T-S.1 | Downtown Traditional Center |
| | |  T-S.2 | Downtown City Center |
| | |  T-6 | Great Falls Metropolitan |
| | |  C/OS | Conservation / Open Space |



TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (COURT STREET) (TND) T-4.2

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).



Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 10 feet. Side and rear setbacks should be 5-15 feet or 25% of the average depth of the lot to establish dimensional standards that relate to the size and width of the lot.

Sec. 60.549. Traditional Downtown Neighborhood T-4.2.

Illustrative View of T-4.2 (Spring Street)

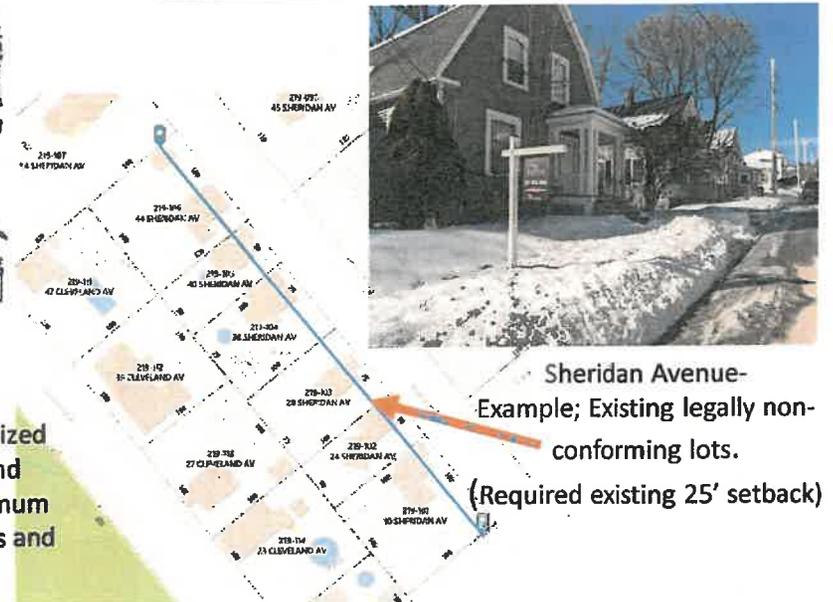


Intent and Purpose:

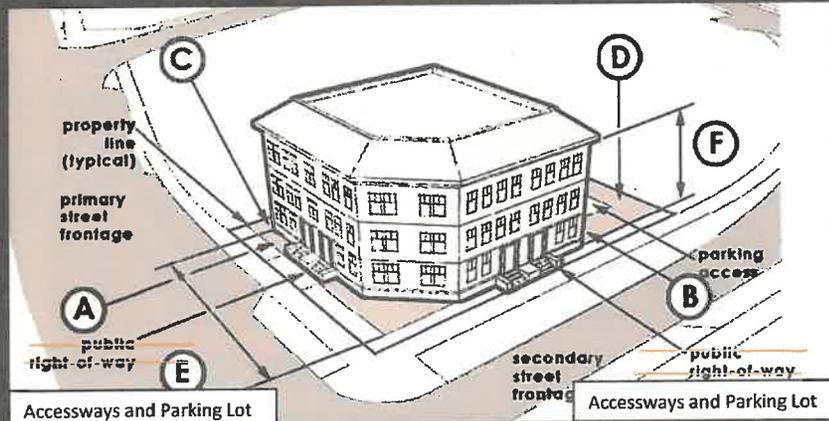
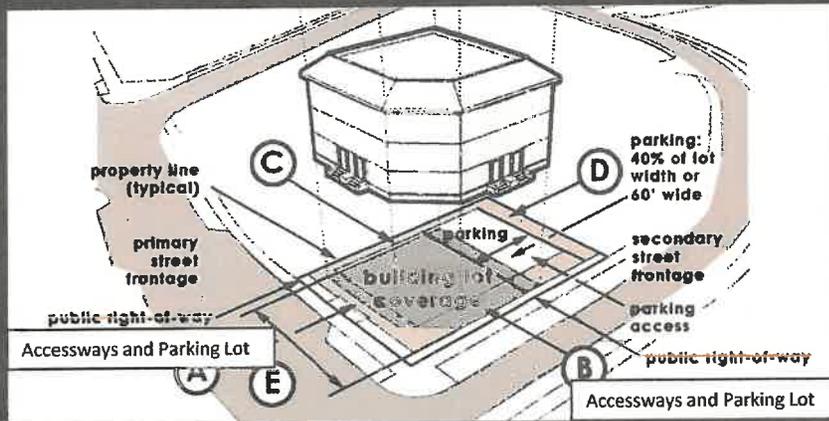
Traditional Downtown Neighborhood (T-4.2)

The Traditional Downtown Neighborhood district is characterized by a small to medium sized buildings with smaller front yards and stoops in a more compact urban environment and includes and traditional neighborhood sized storefronts. The smaller minimum and maximum building setbacks form a moderately dense street-wall pattern, diverse architectural styles and pedestrian friendly streets and sidewalks.

- Allows for Infill Development.
- Encourage Revitalization.
- Promote Housing Affordability.
- Help Small Businesses.
- Promote Walkability.
- Creates a Sense of Place-Charmed New England Towns and Cities.
- Addresses many legally non-conforming lots (70% or more-**Stop Regulating the Wrong Things**)



Examples of Traditional Downtown Neighborhood T-4.2



PRINCIPAL BUILDING PLACEMENT:

| | | |
|--|--|-----|
| Front Setback, Principal: | 5 ft. Min./, 15 ft. Max. | (A) |
| (Corner Lot) Front Setback, Secondary: | 5 ft. Min., 15 ft. Max. | (B) |
| Side Setback: | 5 ft. Min. | (C) |
| Rear Setback: | 10 ft. Min. | (D) |
| Building Lot Coverage: | 70% Max. | |
| Useable Open Space: | 10% Min. | |
| Frontage Build-Out: | 60% Min (along Front Setback, Primary) | |
| Lot Width: | 24 ft. Min, 120 ft. Max. | |

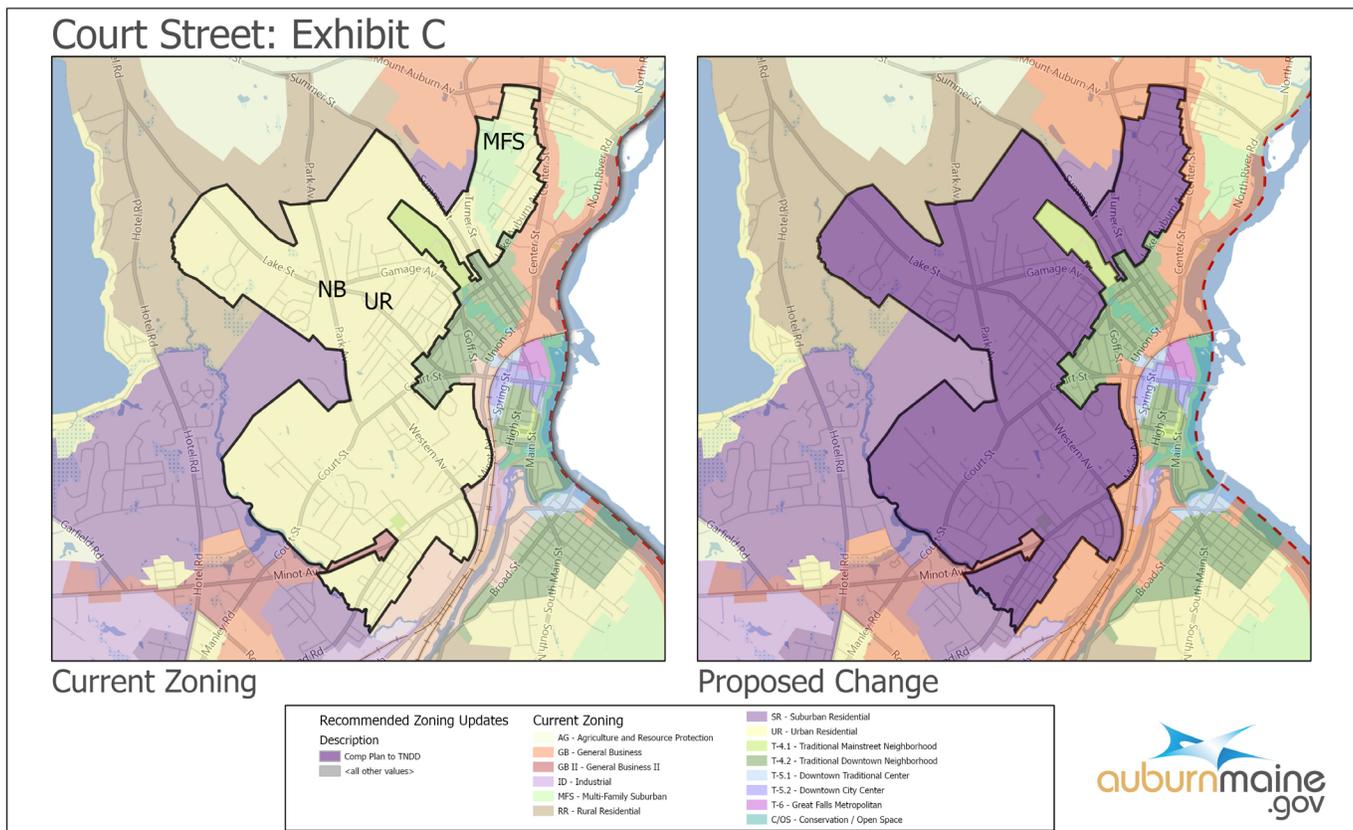
PRINCIPAL BUILDING CONFIGURATION:

| | | |
|--------------------------|---------------------------|-----------------------------|
| Building Width: | 14 ft. Min., 110 ft. Max. | (E) |
| Building Height Minimum: | 1 Story Min. | (F) |
| Building Height Maximum: | 3 Story Max. | (F) (excluding attic story) |

To: Auburn Planning Board
 From: John Blais, Deputy Director
 Re: Public Hearing Court Street/Urban Core Area Zoning Considerations from 2021 Updated Comprehensive Plan for Zoning Map Amendment.

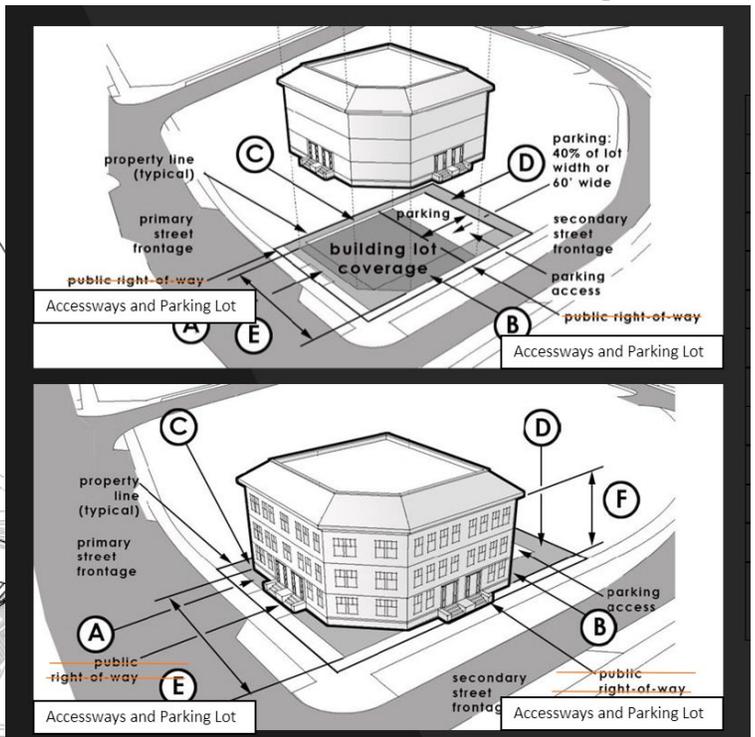
Date: March 8th, 2022

PROPOSAL #1: Court Street/City Core of Urban Residential Area; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas; T-4.2 (See below Exhibit C.)



PROPOSAL #2: Front Setback as Accessways and Parking Lots; Multifamily units development opportunities should be considered as its own neighborhood setting allowing setbacks not just from public

ways, but also private ways, private parking and private sidewalks. See illustration below for example.



PROPOSAL #3 Utilize Public Parking in all Formed Based Code; Sec. 60-554, Notes (2) *Parking requirements in T-4.1, T-4.2, T-5.1, T-5.2 and T-6 may be provided by the municipality or private parking resources within 1,000 feet of the principal building, subject to planning board approval.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICT (TND)

Objective – Allow for the development of a wide range of residential and community uses at a density of up to 16 units per acre in areas that are served or can be served by public/community sewerage and public/community water (see Figures 2.3, 2.4 and 2.6). New development should be designed to minimize the number of vehicular access points to existing collector or other through roads.

Allowed Uses – The Traditional Neighborhood Development District generally follows the boundaries of the Urban Residential Zoning District, in effect at the time of the 2021 Comprehensive Plan update. The following general types of uses should be allowed within the Traditional Neighborhood Development District:

- Low and High-Density Residential Dwellings
- Home Occupations
- Plant/Crop-Based Agriculture
- Community Services and Government Uses
- Small Offices and Mixed-Use Buildings
- Small commercial operations that do not exceed the average lot size of the neighborhood (or more than two times the average size of the home).

Development Standards – Residential uses should be allowed at a density of up to 16 units per acre with no minimum road frontage required, shared driveways are encouraged. The areas within the Traditional Neighborhood designation are served by public/community sewer and water. In general, the minimum front setback should be 15 feet max. Side and rear setbacks should be 5-10 feet or 25% of the average depth of the lot

to establish dimensional standards that relate to the size and width of the lot with up to 70% lot coverage. Minimum building height 1 story with maximum of 3 stories (excluding an attic story).

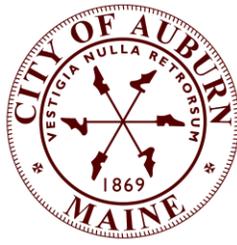
I. PLANNING BOARD ACTION/STAFF SUGGESTIONS: Staff suggests a planning board discuss the proposals and continue a Public Hearing on March 8, 2022. Staff then recommends that the Board forward a positive recommendation to the Council supporting the proposed changes, 1.) To amend the proposed boundary be adjusted from Urban Residential to Traditional Neighborhood Development District; T-4.2 the total amendment includes 1,687.41 acres shown on the map as Exhibit C. 2.) Define building front setbacks in all formed base code as accessways and parking areas. 3.) Utilize public parking in all formed based code.

II. based on the following findings.

SUGGESTED FINDINGS AND REASONS:

1. The 2010 and now 2020 Comprehensive Plan recommend expanding the Formed Base zoning in this area to include the area proposed on the map. This can be accomplished without creating a new district by using the existing T-4.2.
2. The area is considered the core of the city and the 2010 and now 2021 support higher density with available infrastructure in place. (Sewer, water, power, high speed internet, gas & roads)
3. The proposal can be implemented without detriment to city resources.

III. *Suggested Motion:* 1.) I make a motion to recommendation to City Council to amend the proposed boundary be adjusted from Urban Residential and Multi-Family Suburban to Traditional Neighborhood Development District; T-4.2 the total amendment includes 1,687.41 acres shown on the map as Exhibit C. 2.) Define building front setbacks in all formed base code as accessways and parking areas. 3.) Utilize public parking in all formed based code.



City Council Ordinance

IN CITY COUNCIL

Amending the zoning district Court Street/City Core of Urban Residential Area; 1,687.41 acres of Urban Residential to Traditional Neighborhood Development District Areas (T-4.2).

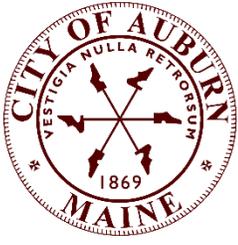
Be it ordained, that the City Council hereby amends the boundary to be adjusted from Urban Residential and Multi-Family Suburban to Traditional Neighborhood Development District; T-4.2 the total amendment includes 1,687.41 acres shown on the map as Exhibit C and Utilize Public Parking in all Formed Based Code; Sec. 60-554, Notes (2)

*Parking requirements in T-4.1, T-4.2, T-5.1, T-5.2 and T-6 may be provided by the municipality or private parking resources within 1,000 feet of the principal building, subject to planning board approval. Sec 548.2-552.2 allow Accessways (A)

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Ordinance: 12-03212022

Author: Sue Clements-Dallaire, City Clerk

Subject: Proposed ordinance amendment, Sec. 2-255 Appointment term (of the Assessor).

Information: Title 30-A §2552 states the following:

§2552. Designation of officials

1. Assessors and assistant assessors. The following provisions apply to assessors and their assistants.

A. Assessors and their assistants shall be chosen annually on the 2nd Monday of March to serve for one year and until others are chosen and qualified in their places, unless the city charter provides otherwise.

B. In addition to the assistant assessors chosen under a city charter, the municipal officers may authorize the assessors to appoint any necessary assistants to serve during the municipal year in which they are appointed

C. Notwithstanding the provisions of any city charter to the contrary, the city council, by ordinance, may provide for a single assessor whose powers and duties are the same as for towns, and who is appointed for a term not exceeding 5 years.

Section 2-255 of our Code of Ordinances states:

Sec. 2-255. - Appointment; term.

The tax assessor shall be appointed by the city council on the recommendation of the city manager. The tax assessor shall be appointed for a two-year term.

Staff is proposing an amendment changing the term from two years to up to five years to better align with State law.

City Budgetary Impacts: N/A

Staff Recommended Action: Recommend passage.

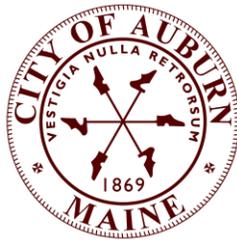
Previous Meetings and History: Bi-annual appointment.

City Manager Comments:

I concur with the recommendation.

Signature:

Attachments:



City Council Ordinance

IN CITY COUNCIL

Amendment to the Code of Ordinances, Chapter 2 Administration, Division 7, Tax Assessor, Section 2-255. Appointment; term

Be it ordained, that the Auburn City Council hereby amends Chapter 2 Administration, Division 7, Tax Assessor, Section 2-255. Appointment; term, of the Code of Ordinances as follows:

Sec. 2-255. Appointment; term.

The tax assessor shall be appointed by the city council on the recommendation of the city manager. The tax assessor shall be appointed for a ~~two-year~~ term **not to exceed five years**.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



**City of Auburn
City Council Information Sheet**

Council Workshop or Meeting Date: March 21, 2022

Order: 45-03212022

Author: Phil Crowell, City Manager

Subject: Non-profit organization ARPA fund requests

Information: During the last two years of the Covid-19 pandemic, many non-profit organizations lost revenue as they were unable to do any fundraising. This revenue loss prevented them from providing much needed services to members of our community. The City of Auburn has received requests from non-profits asking for assistance to stabilize their non-profit budgets.

During the March 7, 2022 City Council meeting, councilors discussed providing an allocation of ARPA (American Rescue Plan Act) funds to non-profit organizations who offer outdoor recreational activities. Written requests will be reviewed on a first-come/first-serve basis and funds will be allocated until the funds have been disbursed.

This allocation is an allowable expenditure under ARPA's final rule – *Negative Economic Impacts – Aid to Non-profit Organizations – 2.10*.

City Budgetary Impacts: None

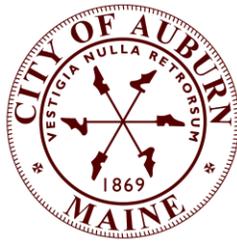
Staff Recommended Action: Vote to allocate \$50,000. in ARPA (American Rescue Plan Act) funds to provide assistance to non-profit organizations who offer outdoor recreational activities and have been negatively impacted by the Covid-19 pandemic.

Previous Meetings and History: March 7, 2022

City Manager Comments:

I concur with the recommendation. Signature:

Attachments:



ORDER 45-03212022

City Council Order

IN CITY COUNCIL

ORDERED, that the Auburn City Council allocate \$50,000. of ARPA (American Rescue Plan Act) funds to provide assistance to non-profit organizations who offer outdoor recreational activities and have been negatively impacted by the Covid-19 pandemic.

Richard Whiting, Ward One
Joseph Morin, Ward Four
Belinda A. Gerry, At Large

Ryan Hawes, Ward Two
Leroy G. Walker, Ward Five
Jason J. Levesque, Mayor

Stephen G. Milks, Ward Three
Dana Staples, At Large
Phillip L. Crowell, Jr., City Manager



City of Auburn, Maine

Finance Department

www.auburnmaine.gov | 60 Court Street

Auburn, Maine 04210

207.333.6601

TO: Phillip Crowell, City Manager

FROM: Jill Eastman, Finance Director

REF: February 2022 Financial Report

DATE: March 21, 2022

The following is a discussion regarding the significant variances found in the City's February financial report. Please note that although the monthly financial report contains amounts reported by the School Department, this discussion is limited to the City's financial results and does not attempt to explain any variances for the School Department.

The City has completed its eighth month of the current fiscal year. As a guideline for tracking purposes, revenues and expenditures should amount to approximately 66.7% of the annual budget. However, not all costs and revenues are distributed evenly throughout the year; individual line items can vary based upon cyclical activity.

Revenues

Revenues collected through February 28th, including the school department were \$63,381,546 or 66.41%, of the budget. The municipal revenues including property taxes were \$42,679,602, or 65.51% of the budget which is more than the same period last year by 2.09%. The accounts listed below are noteworthy.

- A. The current year tax revenue is at 63.47% compared to last year at 61.46% the second payment is due March 15th. We are currently \$1,241,358 higher than last year at this time.
- B. Excise tax for the month of February is at 66.68%. This is a \$166,051 decrease over FY 21.
- C. State Revenue Sharing at the end of February is 114.56% or \$3,608,621.



City of Auburn, Maine

Finance Department

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Auburn, Maine 04210

207.333.6601

Expenditures

City expenditures through February 2022 were \$33,920,305 or 72.01%, of the budget. This is an increase of \$1,002,868 for the same period last year. Noteworthy variances are:

- A. Fiscal Services are higher than last year due to the increase in Debt Service payments for FY 22.
- B. Public Safety and Public Works are higher than at this time last year.

Investments

This section contains an investment schedule as of February 28th. Currently the City's funds are earning an average interest rate of 0.24%.

Respectfully submitted,

A handwritten signature in black ink that reads "Jill M. Eastman".

Jill M. Eastman
Finance Director

CITY OF AUBURN, MAINE
BALANCE SHEET - CITY GENERAL FUND AND WORKERS COMP FUND
AS of February 2020, January 2022, and June 2021

| ASSETS | February 28 2022 | January 31 2022 | Increase (Decrease) | AUDITED JUNE 30 2021 |
|--|-----------------------------|----------------------------|--------------------------------|-------------------------------------|
| CASH | \$ 27,277,212 | \$ 22,235,704 | \$ 5,041,508 | \$ 25,988,510 |
| RECEIVABLES | | | - | |
| ACCOUNTS RECEIVABLES | 1,158,887 | 1,196,474 | (37,587) | 1,928,565 |
| TAXES RECEIVABLE-CURRENT | 18,324,643 | 21,795,718 | (3,471,075) | 55,238 |
| DELINQUENT TAXES | 404,498 | 401,870 | 2,628 | 809,349 |
| TAX LIENS | 597,787 | 747,604 | (149,817) | 636,696 |
| NET DUE TO/FROM OTHER FUNDS | (3,050,393) | 927,093 | (3,977,486) | - |
| TOTAL ASSETS | \$ 44,712,633 | \$ 47,304,463 | \$ (2,591,830) | \$ 29,418,358 |
| LIABILITIES & FUND BALANCES | | | | |
| ACCOUNTS PAYABLE | \$ (2,356) | \$ (1,897) | \$ (459) | \$ (1,037,281) |
| PAYROLL LIABILITIES | 1,136,681 | 1,933,735 | (797,054) | (846,341) |
| ACCRUED PAYROLL | (91) | (91) | (0) | (3,963,795) |
| STATE FEES PAYABLE | (28,431) | (34,982) | 6,551 | - |
| ESCROWED AMOUNTS | (141,199) | (29,183) | (112,016) | |
| DEFERRED REVENUE | (19,152,194) | (22,770,564) | 3,618,370 | (1,551,069) |
| DUE TO OTHER FUNDS | - | - | - | (3,877,470) |
| TOTAL LIABILITIES | \$ (18,187,590) | \$ (20,902,982) | \$ 2,715,392 | \$ (11,275,956) |
| FUND BALANCE - UNASSIGNED/ASSIGNED | \$ (23,526,227) | \$ (23,603,845) | \$ 77,618 | \$ (15,143,586) |
| FUND BALANCE - RESTRICTED | (2,309,553) | (1,364,114) | | (2,309,553) |
| FUND BALANCE - NON SPENDABLE | (689,263) | (1,433,522) | 744,259.00 | (689,263) |
| TOTAL FUND BALANCE | \$ (26,525,043) | \$ (26,401,481) | \$ (123,562) | \$ (18,142,402) |
| TOTAL LIABILITIES AND FUND BALANCE | \$ (44,712,633) | \$ (47,304,463) | \$ 2,591,830 | \$ (29,418,358) |

CITY OF AUBURN, MAINE
REVENUES - GENERAL FUND COMPARATIVE
THROUGH February 28, 2022 VS February 28, 2021

| REVENUE SOURCE | FY 2022 BUDGET | ACTUAL REVENUES THRU FEB 2022 | % OF BUDGET | FY 2021 BUDGET | ACTUAL REVENUES THRU FEB 2021 | % OF BUDGET | VARIANCE |
|---|----------------------|-------------------------------------|----------------|----------------------|-------------------------------------|----------------|---------------------|
| TAXES | | | | | | | |
| PROPERTY TAX REVENUE- | \$ 50,042,450 | \$ 31,760,458 | 63.47% | \$ 49,655,498 | \$ 30,519,100 | 61.46% | \$ 1,241,358 |
| PRIOR YEAR TAX REVENUE | \$ - | \$ 488,125 | | \$ - | \$ 551,259 | | \$ (63,134) |
| HOMESTEAD EXEMPTION REIMBURSEMENT | \$ 1,650,000 | \$ 1,290,048 | 78.18% | \$ 1,420,000 | \$ 1,405,540 | 98.98% | \$ (115,492) |
| EXCISE | \$ 4,425,000 | \$ 2,950,728 | 66.68% | \$ 4,112,861 | \$ 3,116,779 | 75.78% | \$ (166,051) |
| PENALTIES & INTEREST | \$ 120,000 | \$ 72,736 | 60.61% | \$ 150,000 | \$ 72,312 | 48.21% | \$ 424 |
| TOTAL TAXES | \$ 56,237,450 | \$ 36,562,094 | 65.01% | \$ 55,338,359 | \$ 35,664,990 | 64.45% | \$ 897,104 |
| LICENSES AND PERMITS | | | | | | | |
| BUSINESS | \$ 166,000 | \$ 201,327 | 121.28% | \$ 166,000 | \$ 171,431 | 103.27% | \$ 29,896 |
| NON-BUSINESS | \$ 300,200 | \$ 298,970 | 99.59% | \$ 392,400 | \$ 251,317 | 64.05% | \$ 47,653 |
| TOTAL LICENSES | \$ 466,200 | \$ 500,297 | 107.31% | \$ 558,400 | \$ 422,748 | 75.71% | \$ 77,549 |
| INTERGOVERNMENTAL ASSISTANCE | | | | | | | |
| STATE-LOCAL ROAD ASSISTANCE | \$ 390,000 | \$ 421,592 | 108.10% | \$ 400,000 | \$ 390,976 | 97.74% | \$ 30,616 |
| STATE REVENUE SHARING | \$ 3,150,000 | \$ 3,608,621 | 114.56% | \$ 2,708,312 | \$ 2,486,482 | 91.81% | \$ 1,122,139 |
| WELFARE REIMBURSEMENT | \$ 90,656 | \$ 34,414 | 37.96% | \$ 90,656 | \$ 26,447 | 29.17% | \$ 7,967 |
| OTHER STATE AID | \$ 32,000 | \$ 15,763 | 49.26% | \$ 32,000 | \$ 13,573 | 42.42% | \$ 2,190 |
| CITY OF LEWISTON | \$ 228,384 | \$ - | 0.00% | \$ 228,384 | \$ 29,877 | 13.08% | \$ (29,877) |
| TOTAL INTERGOVERNMENTAL ASSISTANCE | \$ 3,891,040 | \$ 4,080,390 | 104.87% | \$ 3,459,352 | \$ 2,947,355 | 85.20% | \$ 1,133,035 |
| CHARGE FOR SERVICES | | | | | | | |
| GENERAL GOVERNMENT | \$ 184,400 | \$ 114,391 | 62.03% | \$ 198,440 | \$ 95,969 | 48.36% | \$ 18,422 |
| PUBLIC SAFETY | \$ 176,600 | \$ 106,610 | 60.37% | \$ 181,600 | \$ 109,536 | 60.32% | \$ (2,926) |
| EMS TRANSPORT | \$ 1,250,000 | \$ 993,181 | 79.45% | \$ 1,200,000 | \$ 750,828 | 62.57% | \$ 242,353 |
| TOTAL CHARGE FOR SERVICES | \$ 1,611,000 | \$ 1,214,182 | 75.37% | \$ 1,580,040 | \$ 956,333 | 60.53% | \$ 257,849 |
| FINES | | | | | | | |
| PARKING TICKETS & MISC FINES | \$ 41,500 | \$ 29,456 | 70.98% | \$ 55,000 | \$ 19,075 | 34.68% | \$ 10,381 |
| MISCELLANEOUS | | | | | | | |
| INVESTMENT INCOME | \$ 40,000 | \$ 16,580 | 41.45% | \$ 80,000 | \$ 35,071 | 43.84% | \$ (18,491) |
| RENTS | \$ 125,000 | \$ 9,996 | 8.00% | \$ 35,000 | \$ 31,440 | 89.83% | \$ (21,444) |
| UNCLASSIFIED | \$ 20,000 | \$ 26,831 | 134.15% | \$ 10,000 | \$ 139,622 | 1396.22% | \$ (112,791) |
| COMMERCIAL SOLID WASTE FEES | \$ - | \$ 37,779 | | \$ - | \$ 37,765 | | \$ 14 |
| SALE OF PROPERTY | \$ 120,000 | \$ 33,402 | 27.84% | \$ 25,000 | \$ 81,020 | 324.08% | \$ (47,618) |
| RECREATION PROGRAMS/ARENA | | | | | | | \$ - |
| MMWAC HOST FEES | \$ 234,000 | \$ 154,741 | 66.13% | \$ 230,000 | \$ 135,093 | 58.74% | \$ 19,648 |
| TRANSFER IN: TIF | \$ 1,140,000 | \$ - | 0.00% | \$ 1,117,818 | \$ - | 0.00% | \$ - |
| TRANSFER IN: Other Funds | \$ 473,925 | \$ - | 0.00% | \$ 578,925 | \$ - | 0.00% | \$ - |
| ENERGY EFFICIENCY | | | | | | | \$ - |
| CDBG | \$ 252,799 | \$ - | 0.00% | \$ 214,430 | \$ - | 0.00% | \$ - |
| UTILITY REIMBURSEMENT | \$ 20,000 | \$ 13,854 | 69.27% | \$ 20,000 | \$ 12,434 | 62.17% | \$ 1,420 |
| CITY FUND BALANCE CONTRIBUTION | \$ 475,000 | \$ - | 0.00% | \$ 527,500 | \$ - | 0.00% | \$ - |
| TOTAL MISCELLANEOUS | \$ 2,900,724 | \$ 293,183 | 10.11% | \$ 2,838,673 | \$ 472,445 | 16.64% | \$ (179,262) |
| TOTAL GENERAL FUND REVENUES | \$ 65,147,914 | \$ 42,679,602 | 65.51% | \$ 63,829,824 | \$ 40,482,946 | 63.42% | \$ 2,196,656 |
| SCHOOL REVENUES | | | | | | | |
| EDUCATION SUBSIDY | \$ 28,900,061 | \$ 20,176,134 | 69.81% | \$ 26,217,074 | \$ 15,618,568 | 59.57% | \$ 4,557,566 |
| EDUCATION | \$ 518,821 | \$ 505,316 | 97.40% | \$ 717,415 | \$ 302,063 | 42.10% | \$ 203,253 |
| SCHOOL FUND BALANCE CONTRIBUTION | \$ 879,404 | \$ 20,494 | 2.33% | \$ 970,862 | \$ - | 0.00% | \$ 20,494 |
| TOTAL SCHOOL | \$ 30,298,286 | \$ 20,701,944 | 68.33% | \$ 27,905,351 | \$ 15,920,631 | 57.05% | \$ 4,781,313 |
| GRAND TOTAL REVENUES | \$ 95,446,200 | \$ 63,381,546 | 66.41% | \$ 91,735,175 | \$ 56,403,577 | 61.49% | \$ 6,977,969 |

CITY OF AUBURN, MAINE
EXPENDITURES - GENERAL FUND COMPARATIVE
THROUGH February 28, 2022 VS February 28, 2021

| DEPARTMENT | FY 2022 BUDGET | EXP THRU FEB 2022 | % OF BUDGET | FY 2021 BUDGET | EXP THRU FEB 2021 | % OF BUDGET | VARIANCE |
|--|----------------------|----------------------|----------------|----------------------|----------------------|----------------|-----------------------|
| ADMINISTRATION | | | | | | | |
| MAYOR AND COUNCIL | \$ 104,850 | \$ 104,334 | 99.51% | \$ 99,000 | \$ 61,185 | 61.80% | \$ 43,149 |
| CITY MANAGER | \$ 447,401 | \$ 364,293 | 81.42% | \$ 776,095 | \$ 433,687 | 55.88% | \$ (69,394) |
| COMMUNICATIONS & TECHNOLOGY | \$ 911,637 | \$ 691,631 | 75.87% | \$ 609,260 | \$ 538,019 | 88.31% | \$ 153,612 |
| CITY CLERK | \$ 237,474 | \$ 151,921 | 63.97% | \$ 216,946 | \$ 155,520 | 71.69% | \$ (3,599) |
| FINANCIAL SERVICES | \$ 810,303 | \$ 498,991 | 61.58% | \$ 751,849 | \$ 481,955 | 64.10% | \$ 17,036 |
| HUMAN RESOURCES | \$ 220,250 | \$ 133,832 | 60.76% | \$ 157,057 | \$ 97,464 | 62.06% | \$ 36,368 |
| TOTAL ADMINISTRATION | \$ 2,731,915 | \$ 1,945,002 | 71.20% | \$ 2,610,207 | \$ 1,767,830 | 67.73% | \$ 177,172 |
| COMMUNITY SERVICES | | | | | | | |
| PLANNING & PERMITTING | \$ 900,583 | \$ 524,676 | 58.26% | \$ 1,339,047 | \$ 636,631 | 47.54% | \$ (111,955) |
| ECONOMIC DEVELOPMENT | \$ 108,469 | \$ 71,852 | 66.24% | | | | \$ 71,852 |
| BUSINESS & COMMUNITY DEVELOPMENT | \$ 512,260 | \$ 181,386 | 35.41% | | | | \$ 181,386 |
| HEALTH & SOCIAL SERVICES | \$ 119,875 | \$ 67,114 | 55.99% | \$ 199,282 | \$ 86,477 | 43.39% | \$ (19,363) |
| RECREATION & SPORTS TOURISM | \$ 584,056 | \$ 380,525 | 65.15% | \$ 520,474 | \$ 395,776 | 76.04% | \$ (15,251) |
| PUBLIC LIBRARY | \$ 1,052,163 | \$ 701,442 | 66.67% | \$ 1,031,533 | \$ 698,440 | 67.71% | \$ 3,002 |
| TOTAL COMMUNITY SERVICES | \$ 3,277,406 | \$ 1,926,995 | 58.80% | \$ 3,090,336 | \$ 1,817,324 | 58.81% | \$ 109,671 |
| FISCAL SERVICES | | | | | | | |
| DEBT SERVICE | \$ 7,734,169 | \$ 6,955,516 | 89.93% | \$ 7,577,735 | \$ 6,859,092 | 90.52% | \$ 96,424 |
| FACILITIES | \$ 677,872 | \$ 464,005 | 68.45% | \$ 667,494 | \$ 460,030 | 68.92% | \$ 3,975 |
| WORKERS COMPENSATION | \$ 642,400 | \$ 642,400 | 100.00% | \$ 641,910 | \$ 641,910 | 100.00% | \$ 490 |
| WAGES & BENEFITS | \$ 7,334,932 | \$ 4,295,731 | 58.57% | \$ 6,840,635 | \$ 4,251,347 | 62.15% | \$ 44,384 |
| EMERGENCY RESERVE (10108062-670000) | \$ 461,230 | \$ - | 0.00% | \$ 461,230 | \$ (2,500) | -0.54% | \$ 2,500 |
| TOTAL FISCAL SERVICES | \$ 16,850,603 | \$ 12,357,652 | 73.34% | \$ 16,189,004 | \$ 12,209,879 | 75.42% | \$ 147,773 |
| PUBLIC SAFETY | | | | | | | |
| FIRE & EMS DEPARTMENT | \$ 5,446,588 | \$ 3,778,791 | 69.38% | \$ 5,302,131 | \$ 3,585,464 | 67.62% | \$ 193,327 |
| POLICE DEPARTMENT | \$ 4,343,924 | \$ 2,950,007 | 67.91% | \$ 4,332,339 | \$ 2,771,684 | 63.98% | \$ 178,323 |
| TOTAL PUBLIC SAFETY | \$ 9,790,512 | \$ 6,728,798 | 68.73% | \$ 9,634,470 | \$ 6,357,148 | 65.98% | \$ 371,650 |
| PUBLIC WORKS | | | | | | | |
| PUBLIC WORKS DEPARTMENT | \$ 5,077,370 | \$ 3,269,260 | 64.39% | \$ 4,979,329 | \$ 3,029,594 | 60.84% | \$ 239,666 |
| SOLID WASTE DISPOSAL* | \$ 1,089,950 | \$ 573,498 | 52.62% | \$ 1,051,318 | \$ 607,549 | 57.79% | \$ (34,051) |
| WATER AND SEWER | \$ 792,716 | \$ 585,902 | 73.91% | \$ 792,716 | \$ 585,902 | 73.91% | \$ - |
| TOTAL PUBLIC WORKS | \$ 6,960,036 | \$ 4,428,660 | 63.63% | \$ 6,823,363 | \$ 4,223,045 | 61.89% | \$ 205,615 |
| INTERGOVERNMENTAL PROGRAMS | | | | | | | |
| AUBURN-LEWISTON AIRPORT | \$ 177,000 | \$ 173,644 | 98.10% | \$ 170,000 | \$ 167,110 | 98.30% | \$ 6,534 |
| E911 COMMUNICATION CENTER | \$ 1,161,479 | \$ 871,109 | 75.00% | \$ 1,134,304 | \$ 889,540 | 78.42% | \$ (18,431) |
| LATC-PUBLIC TRANSIT | \$ 225,000 | \$ - | 0.00% | \$ 331,138 | \$ - | 0.00% | \$ - |
| ARTS & CULTURE AUBURN | \$ 10,000 | \$ 10,000 | 100.00% | \$ 10,000 | \$ 10,000 | 100.00% | \$ - |
| TAX SHARING | \$ 260,000 | \$ - | 0.00% | \$ 260,000 | \$ - | 0.00% | \$ - |
| TOTAL INTERGOVERNMENTAL | \$ 1,833,479 | \$ 1,054,753 | 57.53% | \$ 1,905,442 | \$ 1,066,650 | 55.98% | \$ (11,897) |
| COUNTY TAX | | | | | | | |
| TIF (10108058-580000) | \$ 2,611,080 | \$ 2,611,080 | 100.00% | \$ 2,629,938 | \$ 2,629,938 | 100.00% | \$ (18,858) |
| OVERLAY | \$ 3,049,803 | \$ 2,867,365 | 94.02% | \$ 3,049,803 | \$ 2,845,623 | 93.31% | \$ 21,742 |
| | \$ - | \$ - | | \$ - | \$ - | | \$ - |
| TOTAL CITY DEPARTMENTS | \$ 47,104,834 | \$ 33,920,305 | 72.01% | \$ 45,932,563 | \$ 32,917,437 | 71.66% | \$ 1,002,868 |
| EDUCATION DEPARTMENT | | | | | | | |
| | \$ 48,341,366 | \$ 21,378,858 | 44.22% | \$ 45,802,612 | \$ 24,021,658 | 52.45% | \$ (2,642,800) |
| TOTAL GENERAL FUND EXPENDITURES | \$ 95,446,200 | \$ 55,299,163 | 57.94% | \$ 91,735,175 | \$ 56,939,095 | 62.07% | \$ (1,639,932) |

**CITY OF AUBURN, MAINE
INVESTMENT SCHEDULE
AS OF February 28, 2022**

| INVESTMENT | | FUND | BALANCE February 28, 2022 | BALANCE January 31, 2022 | INTEREST RATE |
|--------------------|------|----------------------------|------------------------------|-----------------------------|------------------|
| ANDROSCOGGIN BANK | 449 | CAPITAL PROJECTS | \$ 6,348,734.83 | \$ 6,344,838.15 | 0.25% |
| ANDROSCOGGIN BANK | 502 | SR-TIF | \$ 1,051,732.92 | \$ 1,051,084.98 | 0.25% |
| ANDROSCOGGIN BANK | 836 | GENERAL FUND | \$ 11,928,290.31 | \$ 9,487,185.88 | 0.25% |
| ANDROSCOGGIN BANK | 801 | WORKERS COMP | \$ 52,540.66 | \$ 52,508.32 | 0.25% |
| ANDROSCOGGIN BANK | 684 | EMS CAPITAL RESERVE | \$ 339,710.13 | \$ 339,500.87 | 0.25% |
| ANDROSCOGGIN BANK | 414 | INGERSOLL TURF FACILITY | \$ 226,826.55 | \$ 226,686.84 | 0.25% |
| ANDROSCOGGIN BANK | 0888 | ELHS FUNDRAISING | \$ 62,663.73 | \$ 62,625.14 | 0.25% |
| ANDROSCOGGIN BANK | | ELHS CONSTRUCTION | \$ 159,382.64 | \$ 142,357.48 | 0.25% |
| ANDROSCOGGIN BANK | 0627 | ST LOUIS BELLS FUNDRAISING | \$ 15,373.32 | \$ 15,363.86 | 0.25% |
| NOMURA | | ELHS Bond Proceeds | \$ 36,870,477.00 | \$ 48,303,196.00 | 0.15% |
| GRAND TOTAL | | | \$ 57,055,732.09 | \$ 66,025,347.52 | 0.24% |

EMS BILLING
SUMMARY OF ACTIVITY
July 1, 2021 - June 30, 2022
Report as of February 28, 2022

| | Beginning | February 2022 | | | | | Ending |
|-------------------------|---------------------|---------------|-----------------|---------|-----------------|----------------|----------------------|
| | Balance 2/1/2022 | New Charges | Payments | Refunds | Adjustments | Write-Offs | Balance 2/28/2022 |
| Bluecross | \$ 10,197.86 | \$ 8,815.60 | \$ (5,671.15) | | \$ 2,211.17 | | \$ 15,553.48 |
| Intercept | \$ 100.00 | \$ - | \$ - | | \$ (100.00) | | \$ - |
| Medicare | \$ 151,270.00 | \$ 132,523.40 | \$ (50,924.55) | | \$ (111,109.49) | \$ (23,494.61) | \$ 98,264.75 |
| Medicaid | \$ 56,697.90 | \$ 72,265.40 | \$ (49,879.64) | | \$ (31,018.00) | | \$ 48,065.66 |
| Other/Commercial | \$ 92,783.91 | \$ 20,858.60 | \$ (21,165.85) | | \$ (15,579.50) | | \$ 76,897.16 |
| Patient | \$ 124,732.15 | \$ 10,717.40 | \$ (13,147.69) | | \$ (2,071.22) | \$ (3,341.64) | \$ 116,889.00 |
| Worker's Comp | \$ - | | | | | | \$ - |
| TOTAL | \$ 435,781.82 | \$ 245,180.40 | \$ (140,788.88) | \$ - | \$ (157,667.04) | \$ (26,836.25) | \$ 355,670.05 |

EMS BILLING
BREAKDOWN -TOTAL CHARGES
July 1, 2021 - June 30, 2022
Report as of February 28, 2022

| | July 2021 | August 2021 | Sept 2021 | Oct 2021 | Nov 2021 | Dec 2021 | Jan 2022 | Feb 2022 | Totals | % of Total |
|-------------------------|---------------|----------------|---------------|---------------|---------------|---------------|---------------|---------------|-----------------|---------------|
| Bluecross | \$ 6,623.27 | \$ 9,833.80 | \$ 13,473.60 | \$ 5,116.80 | \$ 12,429.20 | \$ 13,425.20 | \$ 5,044.60 | \$ 8,815.60 | \$ 74,762.07 | 3.24% |
| Intercept | | | \$ 400.00 | \$ 400.00 | \$ 100.00 | \$ 100.00 | \$ - | | \$ 1,000.00 | 0.04% |
| Medicare | \$ 194,354.65 | \$ 158,483.00 | \$ 204,199.40 | \$ 161,026.60 | \$ 208,080.60 | \$ 152,210.38 | \$ 140,776.20 | \$ 132,523.40 | \$ 1,351,654.23 | 58.60% |
| Medicaid | \$ 68,121.50 | \$ 50,785.00 | \$ 90,618.80 | \$ 59,852.00 | \$ 67,343.00 | \$ 44,175.40 | \$ 54,005.60 | \$ 72,265.40 | \$ 507,166.70 | 21.99% |
| Other/Commercial | \$ 25,704.69 | \$ 27,604.40 | \$ 44,861.20 | \$ 40,310.40 | \$ 47,752.60 | \$ 33,461.40 | \$ 16,369.00 | \$ 20,858.60 | \$ 256,922.29 | 11.14% |
| Patient | \$ 20,928.65 | \$ 18,060.40 | \$ 11,284.20 | \$ 12,239.40 | \$ 14,619.20 | \$ 8,974.40 | \$ 11,443.60 | \$ 10,717.40 | \$ 108,267.25 | 4.69% |
| Worker's Comp | \$ 915.20 | | \$ 2,475.00 | \$ 908.00 | | | \$ 2,509.80 | | \$ 6,808.00 | 0.30% |
| TOTAL | \$ 316,647.96 | \$ 264,766.60 | \$ 367,312.20 | \$ 279,853.20 | \$ 350,324.60 | \$ 252,346.78 | \$ 230,148.80 | \$ 245,180.40 | \$ 2,306,580.54 | 100.00% |

EMS BILLING
BREAKDOWN -TOTAL COUNT
July 1, 2021 - June 30, 2022
Report as of February 28, 2022

| | July 2021 | August 2021 | Sept 2021 | Oct 2021 | Nov 2021 | Dec 2021 | Jan 2022 | Feb 2022 | Totals | % of Total |
|-------------------------|--------------|----------------|--------------|-------------|-------------|-------------|-------------|-------------|--------|---------------|
| Bluecross | 10 | 10 | 13 | 5 | 12 | 13 | 5 | 9 | 77 | 2.92% |
| Intercept | 0 | | 4 | 4 | 1 | 1 | 0 | 0 | 10 | 0.38% |
| Medicare | 244 | 172 | 227 | 174 | 226 | 186 | 168 | 156 | 1553 | 58.87% |
| Medicaid | 82 | 54 | 100 | 64 | 80 | 48 | 60 | 81 | 569 | 21.57% |
| Other/Commercial | 34 | 32 | 48 | 44 | 51 | 35 | 20 | 22 | 286 | 10.84% |
| Patient | 45 | 19 | 12 | 13 | 15 | 10 | 11 | 11 | 136 | 5.16% |
| Worker's Comp | 1 | 0 | 2 | 1 | 0 | 0 | 3 | 0 | 7 | 0.27% |
| TOTAL | 416 | 287 | 406 | 305 | 385 | 293 | 267 | 279 | 2638 | 100.00% |

**EMS BILLING
AGING REPORT
July 1, 2021 to June 30, 2022
Report as of February 28, 2022**

| | Current | | 31-60 | | 61-90 | | 91-120 | | 121+ days | | Totals | |
|-------------------------|----------------|-----|--------------|-----|--------------|-----|---------------|-----|------------------|-----|---------------|---------|
| Bluecross | \$ 10,151.36 | 65% | \$ - | 0% | \$ - | 0% | \$ - | 0% | \$ 5,402.12 | 35% | \$ 15,553.48 | 4.37% |
| Intercept | \$ - | | \$ - | | | | | | | | \$ - | 0.00% |
| Medicare | \$ 58,686.49 | 60% | \$ 12,759.80 | 13% | \$ 5,826.87 | 6% | \$ 3,401.60 | 3% | \$ 17,589.99 | 18% | \$ 98,264.75 | 27.63% |
| Medicaid | \$ 29,643.31 | 62% | \$ 7,756.48 | 16% | \$ 7,385.87 | 15% | \$ 733.50 | 2% | \$ 2,546.50 | 5% | \$ 48,065.66 | 13.51% |
| Other/Commercial | \$ 41,841.56 | 54% | \$ 12,139.37 | 16% | \$ 3,565.09 | 5% | \$ 5,035.17 | 7% | \$ 14,315.97 | 19% | \$ 76,897.16 | 21.62% |
| Patient | \$ 36,174.22 | 31% | \$ 24,373.90 | 21% | \$ 21,206.22 | 18% | \$ 19,325.39 | 17% | \$ 15,809.27 | 14% | \$ 116,889.00 | 32.86% |
| Worker's Comp | \$ - | | | | | | | | | | \$ - | 0.00% |
| TOTAL | \$ 176,496.94 | | \$ 57,029.55 | | \$ 37,984.05 | | \$ 28,495.66 | | \$ 55,663.85 | | \$ 355,670.05 | |
| | 50% | | 16% | | 11% | | 8% | | 16% | | 100% | 100.00% |

CITY OF AUBURN
SPECIAL REVENUE FUNDS REVENUE AND EXPENDITURES
As of February 28, 2022

| | 1902 Riverwatch | 1910 Community Service | 1914 Oak Hill Cemeteries | 1915 Fire Training Building | 1917 Wellness Grant | 1928 Vending | 1929 Fire Prevention | 1930 211 Fairview | 1931 Donations | 2003 Byrne JAG | 2005 MDOT | 2008 Homeland Security | 2010 State Drug Money | 2011 PD Capital Reserve | 2013 OUI Grant | 2014 Speed Grant |
|-------------------------------|------------------------------------|-------------------------------------|-------------------------------------|--|-----------------------------------|-----------------------------------|----------------------------------|--------------------------------------|---------------------------------|--------------------------------------|-----------------------------------|---|-------------------------------|-------------------------------|------------------------------|--|
| Fund Balance 7/1/21 | \$ 599,205.19 | \$ 6,536.96 | \$ 34,366.35 | \$ 1,221.68 | \$ 5,131.38 | \$ - | \$ 4,796.03 | \$ (566,303.71) | \$ 293.40 | \$ 2,808.57 | \$ 131,750.21 | \$ (112,745.48) | \$ 6,975.14 | \$ 12,596.25 | \$ 4,318.98 | \$ 2,820.93 |
| Revenues FY22 | \$ 44,908.78 | \$ 264.00 | \$ 493.66 | | \$ 1,942.39 | \$ 245.00 | | | | \$ 15,676.00 | \$ 157,242.00 | \$ 109,031.40 | \$ 2,859.80 | \$ 7,402.50 | \$ 2,416.38 | \$ 11,935.16 |
| Expenditures FY22 | \$ 143,018.00 | \$ 39.98 | | | \$ 2,428.74 | \$ 772.01 | | \$ 124.21 | | \$ 15,676.00 | \$ 277,563.74 | \$ 154,644.87 | \$ 3,746.94 | \$ - | \$ 2,379.07 | \$ 10,964.23 |
| Fund Balance 2/28/2022 | \$ 501,095.97 | \$ 6,760.98 | \$ 34,860.01 | \$ 1,221.68 | \$ 4,645.03 | \$ (527.01) | \$ 4,796.03 | \$ (566,303.71) | \$ 169.19 | \$ 2,808.57 | \$ 11,428.47 | \$ (158,358.95) | \$ 6,088.00 | \$ 19,998.75 | \$ 4,356.29 | \$ 3,791.86 |
| | 2016 Pedestrian Safety Grant | 2019 Law Enforcement Training | 2020 CDBG | 2025 Community Cords | 2030 Parking | 2034 EDUL Underage Drink | 2037 Bulletproof Vests | 2040 Great Falls TV | 2041 Blanche Stevens | 2043 DOJ Covid 19 Preventative | 2044 Federal Drug Money | 2047 American Firefighter Grant | 2050 Project Lifesaver | 2051 Project Canopy | 2053 St Louis Bells | 2054 EMS Transport Capital Reserve |
| Fund Balance 7/1/21 | \$ - | \$ (8,505.29) | \$ 1,702,961.69 | \$ 30,570.32 | \$ 12,839.34 | \$ (40.00) | \$ 2,729.15 | \$ 20,536.23 | \$ 26,247.04 | \$ - | \$ 93,024.44 | \$ - | \$ 189.35 | \$ (9,522.60) | \$ 28,489.54 | \$ 225,094.82 |
| Revenues FY22 | \$ 1,142.33 | \$ 300.00 | \$ 254,724.04 | \$ 1,121.75 | \$ 63,324.00 | | \$ 8,358.37 | | | \$ 9,886.13 | \$ 8,254.01 | | | \$ 8,000.00 | \$ 27.16 | \$ 181,850.86 |
| Expenditures FY22 | \$ 1,997.09 | | \$ 457,956.21 | \$ 305.00 | \$ 66,683.63 | \$ (2,600.00) | \$ 1,689.97 | \$ 2,501.72 | | \$ 9,886.13 | \$ 23,779.22 | \$ 1,695.00 | | \$ 7,996.88 | \$ 7,173.19 | \$ 237,246.04 |
| Fund Balance 2/28/2022 | \$ (854.76) | \$ (8,205.29) | \$ 1,499,729.52 | \$ 31,387.07 | \$ 9,479.71 | \$ 2,560.00 | \$ 9,397.55 | \$ 20,536.23 | \$ 23,745.32 | \$ - | \$ 77,499.23 | \$ (1,695.00) | \$ 189.35 | \$ (9,519.48) | \$ 21,343.51 | \$ 169,699.64 |
| | 2055 Work4ME- PAL | 2059 Distracted Driving | 2064 MDOT Sopers Mill Culvert | 2065 State Bi- Centennial Parade | 2067 Hometown Heros Banners | 2068 Northern Borders Grant | 2070 Leadercast | 2077 CTCI Grant | 2080 Futsal Court Project | 2201 EDI Grant | 2300 ARPA Grant | 2400 NRPA Youth Mentoring | 2500 Parks & Recreation | | | |
| Fund Balance 7/1/21 | \$ 6,215.80 | \$ - | \$ - | \$ (1,610.17) | \$ 209.00 | \$ 201,371.71 | \$ (3,500.00) | \$ 36,555.99 | \$ (11,526.70) | \$ (1,484,407.18) | \$ 6,772,899.50 | \$ - | \$ 252,323.69 | | | |
| Revenues FY22 | | \$ 1,447.98 | | | | | | \$ (3,111.14) | \$ 47,000.00 | | \$ 2,958.81 | | \$ 204,948.65 | | | |
| Expenditures FY22 | \$ 1,304.77 | \$ 3,279.97 | \$ - | \$ (1,610.17) | | \$ 23,325.00 | | \$ 17,055.95 | \$ 21,646.39 | | \$ 443,474.80 | \$ 3,802.50 | \$ 350,603.20 | | | |
| Fund Balance 2/28/2022 | \$ 4,911.03 | \$ (1,831.99) | \$ - | \$ - | \$ 209.00 | \$ 178,046.71 | \$ (3,500.00) | \$ 16,388.90 | \$ 13,826.91 | \$ (1,484,407.18) | \$ 6,332,383.51 | \$ (3,802.50) | \$ 106,669.14 | | | |
| | 2600 Tambrands II TIF 6 | 2600 Mall TIF 9 | 2600 Downtown TIF 10 | 2600 Auburn Industrial TIF 12 | 2600 Auburn Plaza TIF 13 | 2600 Auburn Plaza II TIF 14 | 2600 Webster School TIF 16 | 2600 Hartt Transport TIF 19 | 2600 62 Spring St TIF 20 | 2600 Minot Ave TIF 21 | 2600 48 Hampshire St TIF 22 | 2600 Memory Care Facility TIF 23 | 2600 Millbran TIF 24 | 2600 Futurguard TIF 25 | Total Special Revenues | |
| Fund Balance 7/1/21 | \$ (41,023.43) | \$ 348,613.20 | \$ (269,889.73) | \$ (454,099.79) | \$ 281,097.17 | \$ (752,490.87) | \$ (0.02) | \$ (2,663.69) | \$ 1,120.90 | \$ 24,998.06 | \$ 41,968.63 | \$ 97,738.81 | \$ 11,128.45 | \$ (83,459.35) | \$ 7,229,955.89 | |
| Revenues FY22 | \$ 199,956.89 | \$ 457,660.81 | \$ 853,881.02 | \$ 164,715.30 | \$ 329,051.86 | \$ 443,099.40 | \$ 30,524.85 | \$ 32,643.98 | \$ 59,152.21 | \$ 50,486.49 | \$ 84,184.64 | \$ 118,621.92 | \$ 36,906.23 | \$ 6,479.04 | \$ 4,012,014.66 | |
| Expenditures FY22 | | | \$ 321,865.12 | \$ 217,459.00 | \$ 77,327.19 | \$ 510,286.89 | \$ 15,262.43 | | \$ 42,197.72 | | \$ 21,046.16 | \$ 141,180.08 | \$ 25,046.84 | \$ 24,946.75 | \$ 3,687,168.46 | |
| Fund Balance 2/28/2022 | \$ 158,933.46 | \$ 806,274.01 | \$ 262,126.17 | \$ (506,843.49) | \$ 532,821.84 | \$ (819,678.36) | \$ 15,262.40 | \$ 29,980.29 | \$ 18,075.39 | \$ 75,484.55 | \$ 105,107.11 | \$ 75,180.65 | \$ 22,987.84 | \$ (101,927.06) | \$ 7,554,802.09 | |

City of Auburn, Maine

"Maine's City of Opportunity"

Financial Services

To: Phillip Crowell, City Manager
From: Jill Eastman, Finance Director
Re: Financial Reports for February 2022



Attached you will find a Statement of Net Assets and a Statement of Activities and budget to actual reports for Ingersoll Turf Facility for revenue and expenditures as of February 28, 2022.

INGERSOLL TURF FACILITY

Statement of Net Assets:

The Statement of Net Assets lists current assets, noncurrent assets, liabilities and net assets as of February 28, 2022.

Current Assets:

As of the end of February 2022 the total current assets of Ingersoll Turf Facility were \$226,783. This consisted of cash and cash equivalents an increase from January of \$48.

Noncurrent Assets:

Ingersoll's noncurrent assets are the building and equipment that was purchased, less depreciation. The total value of the noncurrent assets as of February 28, 2022, were \$89,514.

Liabilities:

Ingersoll had no accounts payable as of February 28, 2022.

Statement of Activities:

The statement of activities shows the current operating revenue collected for the fiscal year and the operating expenses as well as any nonoperating revenue and expenses.

The operating revenues for Ingersoll Turf Facility through February 2022 are \$124,344. This revenue comes from the sponsorships, programs, rental income and batting cages.

The operating expenses for Ingersoll Turf Facility through February 2022 were \$100,005. These expenses include personnel costs, supplies, utilities, repairs, capital purchases and maintenance.

As of February 2022, Ingersoll has an operating gain of \$24,339 compared to \$22,828 in January an increase in the gain of \$1,511.

As of February 28, 2022, Ingersoll has an increase in net assets of \$22,828.

The budget to actual reports for revenue and expenditures, show that the revenue for FY22 compared to FY 21.

Statement of Net Assets
Ingersoll Turf Facility
February 28, 2022
Business-type Activities - Enterprise Fund

| | February 28, 2022 | January 31, 2022 | Increase/ (Decrease) |
|--------------------------------|----------------------|---------------------|-------------------------|
| ASSETS | | | |
| Current assets: | | | |
| Cash and cash equivalents | \$ 226,783 | \$ 226,735 | \$ 48 |
| Interfund receivables/payables | | \$ - | - |
| Accounts receivable | - | - | - |
| Total current assets | 226,783 | 226,735 | 48 |
| Noncurrent assets: | | | |
| Capital assets: | | | |
| Buildings | 672,279 | 672,279 | - |
| Equipment | 119,673 | 119,673 | - |
| Land improvements | 18,584 | 18,584 | - |
| Less accumulated depreciation | (721,022) | (721,022) | - |
| Total noncurrent assets | 89,514 | 89,514 | - |
| Total assets | 316,297 | 316,249 | 48 |
| LIABILITIES | | | |
| Accounts payable | \$ - | \$ - | - |
| Interfund payable | \$ 25,120 | \$ 26,583 | (1,463) |
| Total liabilities | 25,120 | 26,583 | (1,463) |
| NET ASSETS | | | |
| Invested in capital assets | \$ 89,514 | \$ 89,514 | \$ - |
| Unrestricted | \$ 201,663 | \$ 200,152 | \$ 1,511 |
| Total net assets | \$ 291,177 | \$ 289,666 | \$ 1,511 |

CITY OF AUBURN, MAINE
Statement of Revenues, Expenses and Changes in Net Assets
Ingersoll Turf Facility
Business-type Activities - Enterprise Funds
Statement of Activities
February 28, 2022

| | Ingersoll Turf Facility |
|--|--|
| Operating revenues: | |
| Charges for services | \$ 124,344 |
| Operating expenses: | |
| Personnel | 64,766 |
| Supplies | 12,115 |
| Utilities | 13,935 |
| Repairs and maintenance | 3,633 |
| Rent | - |
| Depreciation | - |
| Capital expenses | 5,556 |
| Other expenses | - |
| Total operating expenses | 100,005 |
| Operating gain (loss) | 24,339 |
| Nonoperating revenue (expense): | |
| Interest income | - |
| Interest expense (debt service) | - |
| Total nonoperating expense | - |
| Gain (Loss) before transfer | 24,339 |
| Transfers out | - |
| Change in net assets | 24,339 |
| Total net assets, July 1 | 266,838 |
| Total net assets, February 28, 2022 | \$ 291,177 |

CITY OF AUBURN, MAINE
REVENUES - INGERSOLL TURF FACILITY
Through February 28, 2022 compared to February 28, 2021

| REVENUE SOURCE | FY 2022 BUDGET | ACTUAL REVENUES THRU FEB 2022 | % OF BUDGET | FY 2021 BUDGET | ACTUAL REVENUES THRU FEB 2021 | % OF BUDGET |
|----------------------------------|-------------------|-------------------------------------|----------------|-------------------|-------------------------------------|----------------|
| CHARGE FOR SERVICES | | | | | | |
| Sponsorship | \$ 25,000 | \$ 6,275 | 25.10% | \$ 25,000 | \$ 8,825 | 35.30% |
| Batting Cages | \$ 16,000 | \$ 13,121 | 82.01% | \$ 13,000 | \$ 9,280 | 71.38% |
| Programs | \$ 94,000 | \$ 39,024 | 41.51% | \$ 90,000 | \$ 2,337 | 2.60% |
| Rental Income | \$ 138,000 | \$ 65,523 | 47.48% | \$ 102,000 | \$ 31,177 | 30.57% |
| TOTAL CHARGE FOR SERVICES | \$ 273,000 | \$ 123,943 | 45.40% | \$ 230,000 | \$ 51,619 | 22.44% |
| INTEREST ON INVESTMENTS | \$ - | \$ 401 | | \$ - | \$ 891 | |
| GRAND TOTAL REVENUES | \$ 273,000 | \$ 124,344 | 45.55% | \$ 230,000 | \$ 52,510 | 22.83% |

CITY OF AUBURN, MAINE
EXPENDITURES - INGERSOLL TURF FACILITY
Through February 28, 2022 compared to February 28, 2021

| DESCRIPTION | ACTUAL | | | ACTUAL | | | Difference |
|---------------------------------|-------------------|-------------------------------|----------------|-------------------|-------------------------------|----------------|------------------|
| | FY 2022 BUDGET | EXPENDITURES THRU FEB 2022 | % OF BUDGET | FY 2021 BUDGET | EXPENDITURES THRU FEB 2021 | % OF BUDGET | |
| Salaries & Benefits | \$ 133,041 | \$ 64,766 | 48.68% | \$ 187,546 | \$ 75,847 | 40.44% | \$ (11,081) |
| Purchased Services | \$ 15,750 | \$ 3,633 | 23.07% | \$ 14,450 | \$ 2,225 | 15.40% | \$ 1,408 |
| Programs | \$ 16,300 | \$ - | 0.00% | \$ 18,500 | \$ - | 0.00% | \$ - |
| Supplies | \$ 2,500 | \$ 12,115 | 484.60% | \$ 4,000 | \$ 718 | 17.95% | \$ 11,397 |
| Utilities | \$ 24,150 | \$ 13,935 | 57.70% | \$ 25,650 | \$ 7,192 | 28.04% | \$ 6,743 |
| Insurance Premiums | \$ - | \$ - | | \$ - | \$ - | | |
| Capital Outlay | \$ - | \$ 5,556 | | \$ - | \$ - | | \$ 5,556 |
| | \$ 191,741 | \$ 100,005 | 52.16% | \$ 250,146 | \$ 85,982 | 34.37% | \$ 14,023 |
| GRAND TOTAL EXPENDITURES | \$ 191,741 | \$ 100,005 | 52.16% | \$ 250,146 | \$ 85,982 | 34.37% | \$ 14,023 |



City of Auburn, Maine

Finance Department

www.auburnmaine.gov | 60 Court Street

Auburn, Maine 04210

207.333.6601

To: Phillip Crowell, City Manager
From: Jill Eastman, Finance Director
Re: Arena Financial Reports for February 28, 2022

Attached you will find a Statement of Net Assets and a Statement of Activities and budget to actual reports for Norway Savings Bank Arena for revenue and expenditures as of February 28, 2022.

NORWAY SAVINGS BANK ARENA

Statement of Net Assets:

The Statement of Net Assets lists current assets, noncurrent assets, liabilities, and net assets and shows a comparison to the previous month, in this case, January 31, 2022.

Current Assets:

As of the end of February 2022 the total current assets of Norway Savings Bank Arena were (\$1,062,081). These consisted of cash and cash equivalents of \$275,258, accounts receivable of \$190,627, and an interfund payable of \$1,527,966.

Noncurrent Assets:

Norway's noncurrent assets are equipment that was purchased, less depreciation (depreciation is posted at year end). The total value of the noncurrent assets as of February 28, 2022 was \$195,258.

Liabilities:

Norway Arena had no accounts payable as of February 28, 2022.

Statement of Activities:

The statement of activities shows the current operating revenue collected for the fiscal year and the operating expenses as well as any nonoperating revenue and expenses.

The operating revenues for Norway Arena through February 2022 are \$761,967. This revenue comes from the concessions, sign advertisements, pro shop lease, youth programming, shinny hockey, public skating, and ice rentals.

The operating expenses for Norway Arena through February 2022 were \$392,941. These expenses include personnel costs, supplies, utilities, repairs, rent, capital purchases and maintenance.

At the end of February 2022, there was an operating gain of \$369,026.

As of February 28, 2022, Norway Arena has an increase in net assets of 369,026.

The budget to actual reports for revenue and expenditures, with comparison to the same period last year show that revenue for FY22 is \$426,999 more than in FY21 and expenditures in FY22 are \$19,881 more than last year in February.

CITY OF AUBURN, MAINE
Statement of Net Assets
Norway Savings Bank Arena
February 28, 2022
Business-type Activities - Enterprise Fund

| | February 28, 2022 | January 31, 2021 | Increase/ (Decrease) |
|-------------------------------|----------------------|---------------------|-------------------------|
| ASSETS | | | |
| Current assets: | | | |
| Cash and cash equivalents | \$ 275,258 | \$ 269,729 | \$ 5,529 |
| Interfund receivables | \$ (1,527,966) | \$ (1,590,558) | \$ 62,592 |
| Prepaid Rent | | | \$ - |
| Accounts receivable | 190,627 | 157,621 | \$ 33,006 |
| Total current assets | (1,062,081) | (1,163,208) | 101,127 |
| Noncurrent assets: | | | |
| Capital assets: | | | |
| Buildings | 58,223 | 58,223 | - |
| Equipment | 514,999 | 514,999 | - |
| Land improvements | - | - | - |
| Less accumulated depreciation | (377,964) | (377,964) | - |
| Total noncurrent assets | 195,258 | 195,258 | - |
| Total assets | (866,823) | (967,950) | 101,127 |
| LIABILITIES | | | |
| Accounts payable | \$ - | \$ - | - |
| Net OPEB liability | \$ 43,811 | \$ 43,811 | - |
| Net pension liability | 42,634 | 42,634 | - |
| Total liabilities | 86,445 | 86,445 | - |
| NET ASSETS | | | |
| Invested in capital assets | \$ 195,258 | \$ 195,258 | - |
| Unrestricted | \$ (1,148,526) | \$ (1,249,653) | \$ 101,127 |
| Total net assets | \$ (953,268) | \$ (1,054,395) | \$ 101,127 |

CITY OF AUBURN, MAINE
Statement of Revenues, Expenses and Changes in Net Assets
Norway Savings Bank Arena
Business-type Activities - Enterprise Funds
Statement of Activities
February 28, 2022

| | Norway Savings Arena |
|--|-------------------------------------|
| Operating revenues: | |
| Charges for services | \$ 761,967 |
| Operating expenses: | |
| Personnel | 142,248 |
| Supplies | 46,040 |
| Utilities | 150,876 |
| Repairs and maintenance | 22,837 |
| Insurance Premium | 30,940 |
| Depreciation | |
| Capital expenses | |
| Other expenses | |
| Total operating expenses | 392,941 |
| Operating gain (loss) | 369,026 |
| Nonoperating revenue (expense): | |
| Interest income | - |
| Interest expense (debt service) | - |
| Total nonoperating expense | - |
| Gain (Loss) before transfer | 369,026 |
| Transfers out | - |
| Change in net assets | 369,026 |
| Total net assets, July 1 | (1,322,294) |
| Total net assets, February 28, 2022 | \$ (953,268) |

CITY OF AUBURN, MAINE
REVENUES - NORWAY SAVINGS BANK ARENA
Through February 28, 2022 compared to February 28, 2021

| REVENUE SOURCE | FY 2022 BUDGET | ACTUAL REVENUES THRU FEB 2022 | % OF BUDGET | FY 2021 BUDGET | ACTUAL REVENUES THRU FEB 2021 | % OF BUDGET | VARIANCE |
|----------------------------------|---------------------|-------------------------------------|----------------|---------------------|-------------------------------------|----------------|-------------------|
| CHARGE FOR SERVICES | | | | | | | |
| Concussions | \$ 16,500 | \$ 12,500 | 75.76% | \$ 16,500 | | 0.00% | \$ 12,500 |
| Skate Rentals | \$ 6,000 | \$ 425 | 7.08% | \$ 7,500 | | 0.00% | \$ 425 |
| Pepsi Vending Machines | \$ 2,000 | \$ 779 | 38.95% | \$ 3,000 | | 0.00% | \$ 779 |
| Games Vending Machines | \$ 3,000 | \$ 1,093 | 36.43% | \$ 3,000 | | 0.00% | \$ 1,093 |
| Vending Food | \$ 2,000 | \$ 148 | 7.40% | \$ 3,000 | \$ 5 | 0.17% | \$ 143 |
| Sponsorships | \$ 185,000 | \$ 154,951 | 83.76% | \$ 230,000 | \$ 89,950 | 39.11% | \$ 65,001 |
| Pro Shop | \$ 7,000 | \$ 4,622 | 66.03% | \$ 7,000 | \$ 4,503 | 64.33% | \$ 119 |
| Programs | \$ 20,000 | | 0.00% | \$ 20,000 | \$ - | 0.00% | \$ - |
| Rental Income | \$ 683,500 | \$ 554,504 | 81.13% | \$ 727,850 | \$ 226,550 | 31.13% | \$ 327,954 |
| Camps/Clinics | \$ 50,000 | \$ 24,860 | 49.72% | \$ 50,000 | \$ 13,960 | 27.92% | \$ 10,900 |
| Tournaments | \$ 50,000 | \$ 8,085 | 16.17% | \$ 55,000 | | 0.00% | \$ 8,085 |
| TOTAL CHARGE FOR SERVICES | \$ 1,025,000 | \$ 761,967 | 74.34% | \$ 1,122,850 | \$ 334,968 | 29.83% | \$ 426,999 |

CITY OF AUBURN, MAINE
EXPENDITURES - NORWAY SAVINGS BANK ARENA
Through February 28, 2022 compared to February 28, 2021

| DESCRIPTION | ACTUAL | | | ACTUAL | | | VARIANCE |
|---------------------------------|-------------------|-------------------------------|----------------|-------------------|-------------------------------|----------------|------------------|
| | FY 2022 BUDGET | EXPENDITURES THRU FEB 2022 | % OF BUDGET | FY 2021 BUDGET | EXPENDITURES THRU FEB 2021 | % OF BUDGET | |
| Salaries & Benefits | \$ 339,437 | \$ 142,248 | 41.91% | \$ 328,913 | \$ 142,781 | 43.41% | \$ (533) |
| Purchased Services | \$ 123,928 | \$ 53,777 | 43.39% | \$ 120,000 | \$ 71,578 | 59.65% | \$ (17,801) |
| Supplies | \$ 79,000 | \$ 46,040 | 58.28% | \$ 83,000 | \$ 41,689 | 50.23% | \$ 4,351 |
| Utilities | \$ 250,350 | \$ 150,876 | 60.27% | \$ 244,650 | \$ 117,012 | 47.83% | \$ 33,864 |
| Capital Outlay | \$ 42,500 | \$ - | 0.00% | \$ 50,000 | \$ - | 0.00% | \$ - |
| Rent | \$ - | \$ - | | \$ - | \$ - | | \$ - |
| | \$ 835,215 | \$ 392,941 | 47.05% | \$ 826,563 | \$ 373,060 | 45.13% | \$ 19,881 |
| GRAND TOTAL EXPENDITURES | \$ 835,215 | \$ 392,941 | 47.05% | \$ 826,563 | \$ 373,060 | 45.13% | \$ 19,881 |