



**US Army Corps
of Engineers®**

New England District

Maine Project Office

675 Western Avenue #3

Manchester, Maine 04351

PUBLIC NOTICE

Date: August 19, 2008

Comment Period Ends: September 19, 2008

File Number: NAE-2007-01694

In Reply Refer To: Rodney A. Howe

Or by e-mail: Rodney.A.Howe@usace.army.mil

-30 Day Notice-

The District Engineer has received a permit application from the applicant below to **conduct work in waters of the United States** as described below. The Corps is soliciting comments on both the project itself and the range of issues to be addressed in the environmental documentation.

APPLICANT: City of Lewiston, 27 Pine Street, Lewiston, ME 04240

ACTIVITY: Place permanent fill in 251,473 SF (5.8 acres) of wetland off Gendron Drive at Lewiston, Maine in conjunction with the development of Gendron Business Park Phase 2 as shown on the attached plans and described as follows:

Phase 1 (previously permitted) impacted 13,787 SF (0.32 acres) of wetland in conjunction with the development of a 7-lot commercial subdivision on a 46-acre parcel off Alfred Plourde Parkway. Phase 2 will consist of an additional 150 acre development to the north and east of phase 1. The Phase 2 property will be divided into 11-lots with associated infrastructure for development of office and distribution/warehouse facilities. The Phase 2 project is designed to meet the increased demand for commercial development space in Lewiston. Construction of Phase 2 will permanently fill 237,686 SF (5.45 acres) of wetland including 3 vernal pools. The combined Phase 1 & 2 cumulative direct impact to wetlands and waterways is 5.8 acres. The project development will also result in indirect impacts to the 150 acre wildlife habitat and remaining wetlands through fragmentation. The applicant is also considering a possible Phase 3 of the development encompassing additional property located to the north and east of the phase 2 development in the future, however that phase is not expected to occur for another 8-9 years.

The applicant proposes to mitigate the phase 1 & 2 projects direct impact to waterways and wetlands by providing a variety of compensation at 3 different sites as shown on the attached plans. On site the applicant proposes 48.48 acres of preservation surrounding a stream channel and associated wetlands that pass through the site and restoration to 0.40 acres of stream channel and associated wetlands by the removal of an existing access road crossing. At Garcelon Bog the applicant proposed preservation of 107 acres of City owned property, 1,023 liner feet of stream channel restoration, 0.07 acres of stream riparian area restoration and the construction of an interpretative walking trail within the bog. At No Name Pond the applicant proposes preservation of tax map 16, lot 4, a 35.08 acre City owned parcel containing vernal pools, restoration of 0.22 acres of upland adjacent to the vernal pools, construction of additional vernal pools and securing a conservation easement on approximately 21 acres of the abutting property to the south to provide a habitat link between lot 4 and the 100+ acre wading bird habitat located at the southern end of No Name Pond.

WATERWAY AND LOCATION OF THE PROPOSED WORK: This work is proposed in freshwater wetlands and waterways at Lewiston, Maine. The project site is located on the USGS LEWISTON, ME quadrangle sheet at latitude 44.0602036°N; and longitude 70.185668038°W.

AUTHORITY

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899
 Section 404 of the Clean Water Act
 Section 103 of the Marine Protection, Research and Sanctuaries Act).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

Where the activity involves the discharge of dredged or fill material into waters of the United States or the transportation of dredged material for the purpose of disposing it in ocean waters, the evaluation of the impact of the activity in the public interest will also include application of the guidelines promulgated by the Administrator, U.S Environmental Protection Agency, under authority of Section 404(b) of the Clean Water Act, and/or Section 103 of the Marine Protection Research and Sanctuaries Act of 1972 as amended.

SECTION 106 COORDINATION

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer(s)

Pursuant to the Endangered Species Act, the District Engineer is hereby requesting that the appropriate Federal

Agency provide comments regarding the presence of and potential impacts to listed species or its critical habitat.

The following authorizations have been applied for, or have been, or will be obtained:

- (X) Permit, License or Assent from State.
- (X) Permit from Local Wetland Agency or Conservation Commission.
- (X) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

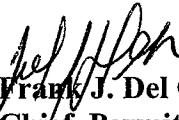
In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. **Comments should be submitted in writing by the above date.** If you have any questions, please contact Jay Clement at 207-623-8367 at our Manchester, Maine Project Office.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

For more information on the New England District Corps of Engineers programs, visit our website at <http://www.nae.usace.army.mil>.

THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.



Frank J. Del Giudice
Chief, Permits and Enforcement Branch
Regulatory Division

If you would prefer not to continue receiving Public Notices, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at bettina.m.chaisson@usace.army.mil. You may also check here () and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

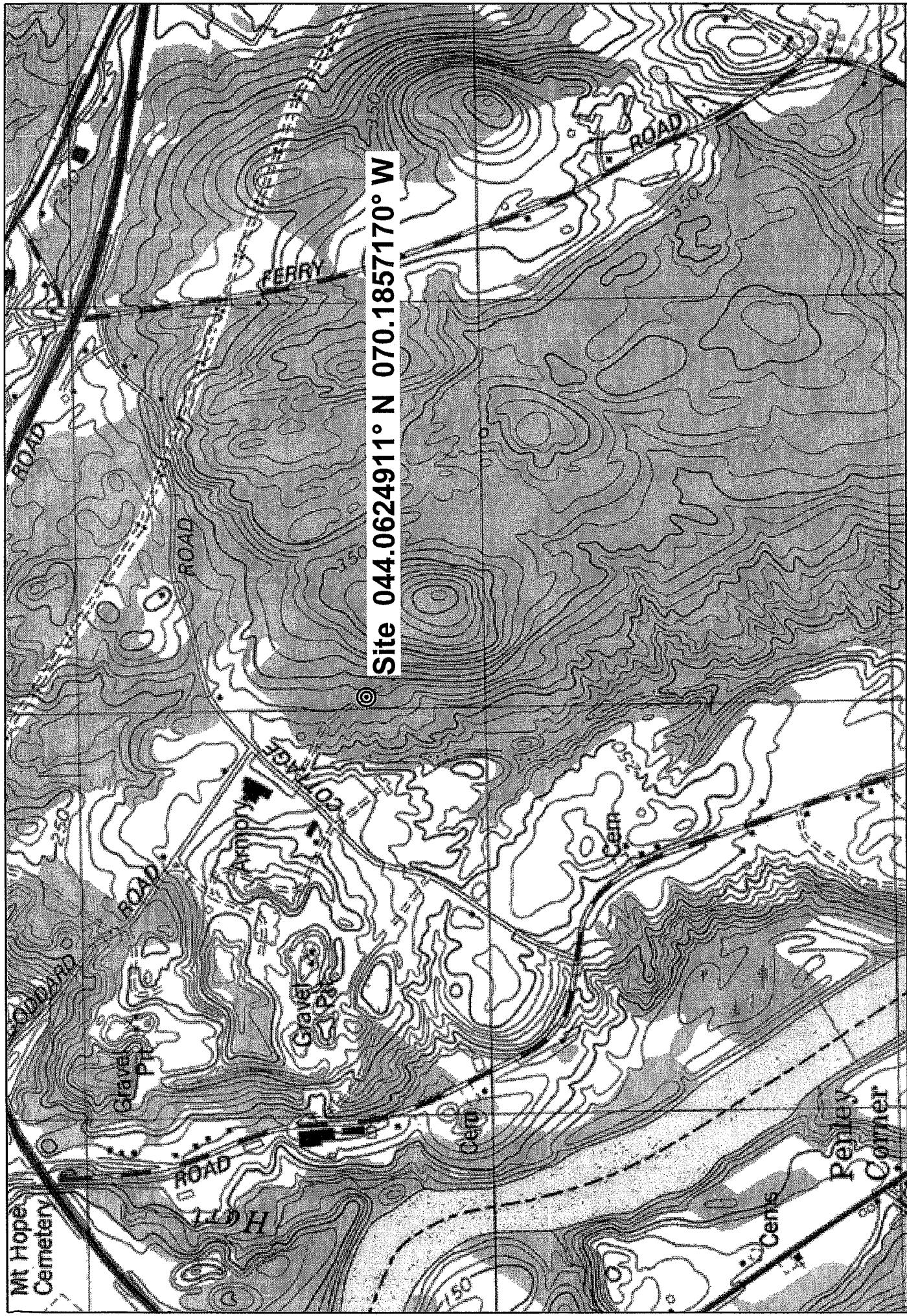
NAME: _____
ADDRESS: _____

PROPOSED WORK AND PURPOSE

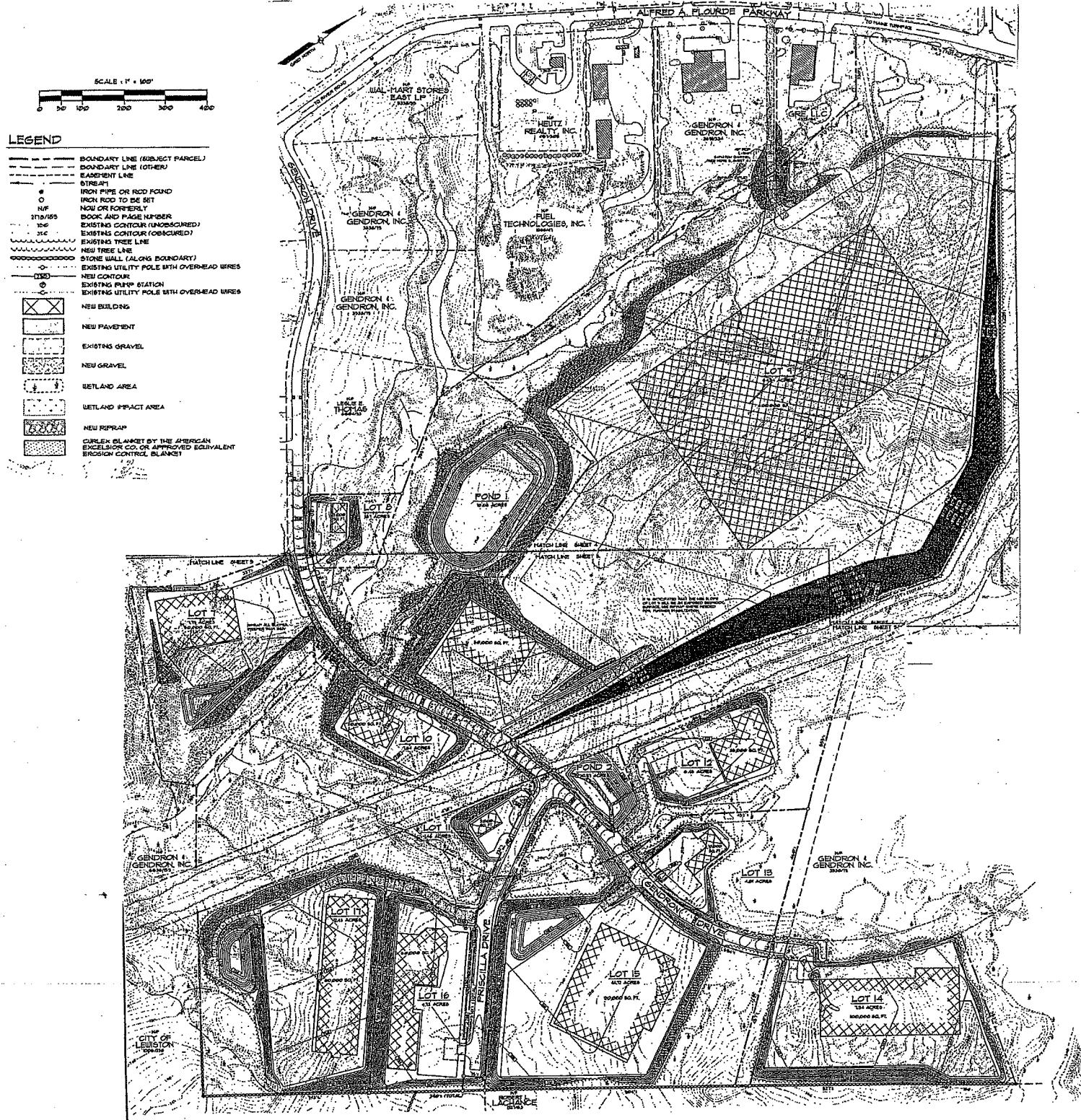
The work includes the discharge of permanent fill in freshwater wetlands at Lewiston, Maine in conjunction with the development of Gendron Business Park Phase 2.

The 150 acre development is designed to meet the increased demand for commercial office and distribution/warehouse space in Lewiston, Maine. Construction of Phase 2 will permanently fill 237,686 SF (5.45 acres) of wetland. The combined Phase 1 & 2 cumulative impact to wetlands and waterways is 5.8 acres.

The work and compensation is described on the enclosed plans entitled “City of Lewiston, Gendron Business Park Phase 2, and Gendron Drive, Lewiston, Maine”.



Name: LEWISTON
Date: 5/9/2007
Scale: 1 inch equals 1000 feet



BUILD OUT SCHEMATIC
GENDRON BUSINESS PARK PHASE 2
GENDRON DRIVE • LEWISTON, MAINE
ANDROSCOGGIN COUNTY

PREPARED FOR
CITY OF LEWISTON

PO BOX 479 • LEWISTON, MAINE 04241-0479

Sebaga Technic

ENGINEERING EXPERTISE YOU CAN BUILD ON
400 CENTER STREET • AUBURN, MAINE 04210
TEL: (207) 763-5656 FAX: (207) 763-5653

DATE: OCT 2001	DRAWN BY: RPD	SCALE: 1" = 100'
JOB NUMBER: 07083	CHECKED BY: CCB	CADED: 07083 02



REVISED: NOVEMBER 15, 2001 - ADD BUILDING TO LOT 9

NOTES

- NOTES**

 - 1) TOTAL NEWLY PAVED - 7500 SQUARE FEET.
 - 2) STABILIZED AND DENSIFIED WITH GROUTED GRAVEL OR LOAM.
 - 3) STABILIZED AND DENSIFIED WITH THE AMERICAN ENTHAL CO. COMPANY OR EQUIVALENT.
 - 4) GRAVEL IS TO BE USED AS A BASE FOR ALL GRADED AREAS.
 - 5) GRAVEL IS TO BE USED TO STABILIZE ALL EARTHWORKS GREATER THAN 12' IN LENGTH.
 - 6) DETAILS OF OTHER GRAVING SERVICES ON PLAN 1 PRACTICALLY SAME.
 - 7) EACH LOT SHALL HAVE A STABILIZED CONSTRUCTION ENTRANCE.
 - 8) GRAVING OPERATORS AND UTIL. PERMANENT STABILIZATION

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BUILD OUT SCHEMATIC GENDRON BUSINESS PARK PHASE 2

GENDRON DRIVE • LEWISTON, MAINE
ANDROSCOGGIN COUNTY

CITY OF LEWISTON

P.O. BOX 479 - LEWISTON MAINE 04240-0479

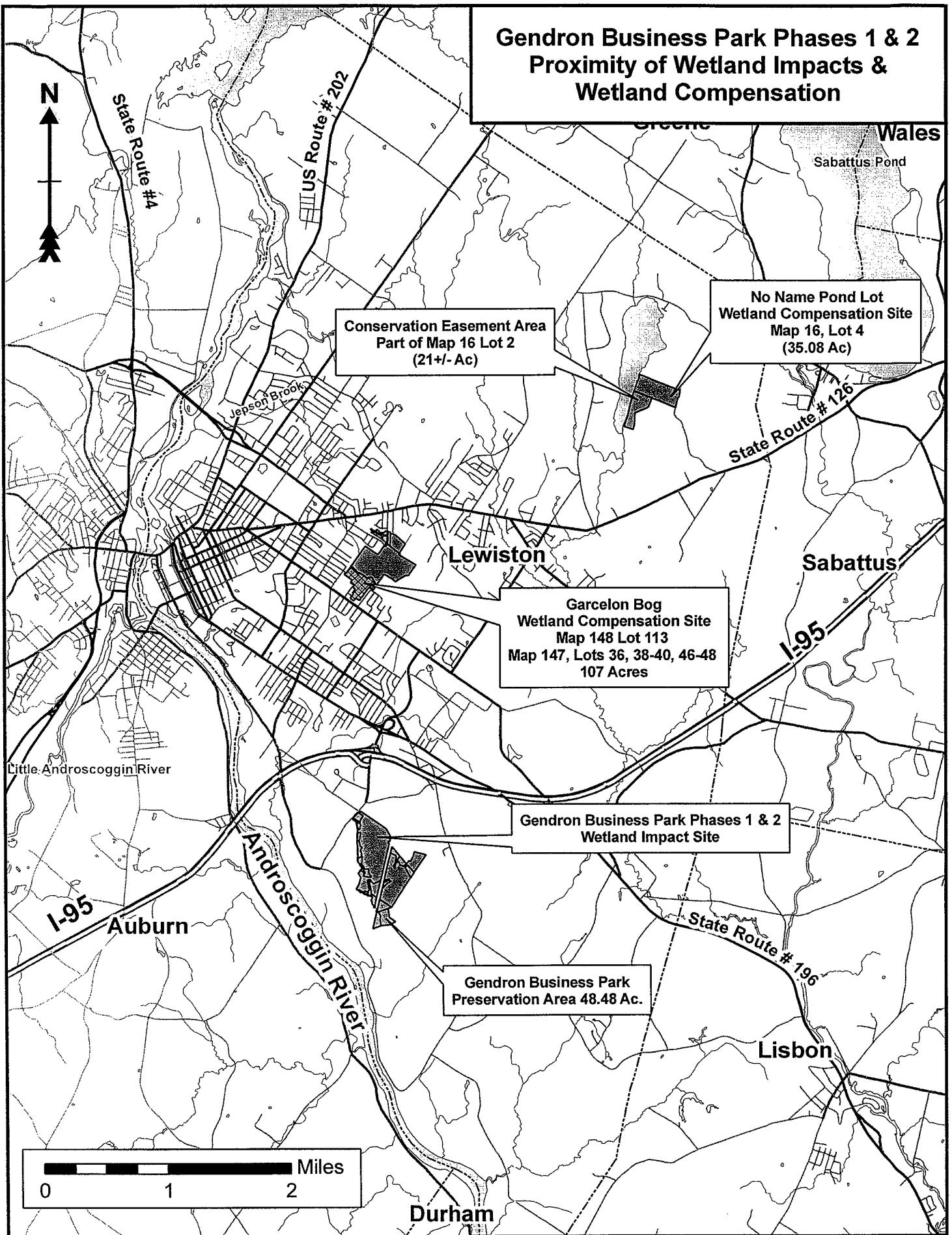
ପ୍ରକାଶକ ମନ୍ତ୍ରୀ

400 CENTER STREET - ALBANY, N.Y.

THE BOSTONIAN 107

CHECKED BY: CCS

Gendron Business Park Phases 1 & 2 Proximity of Wetland Impacts & Wetland Compensation



**Proposed
Conservation Easement Plan
Gendron Business Park Phase II**

City of Lewiston
Gendron Drive
Lewiston, Maine

Prepared by:

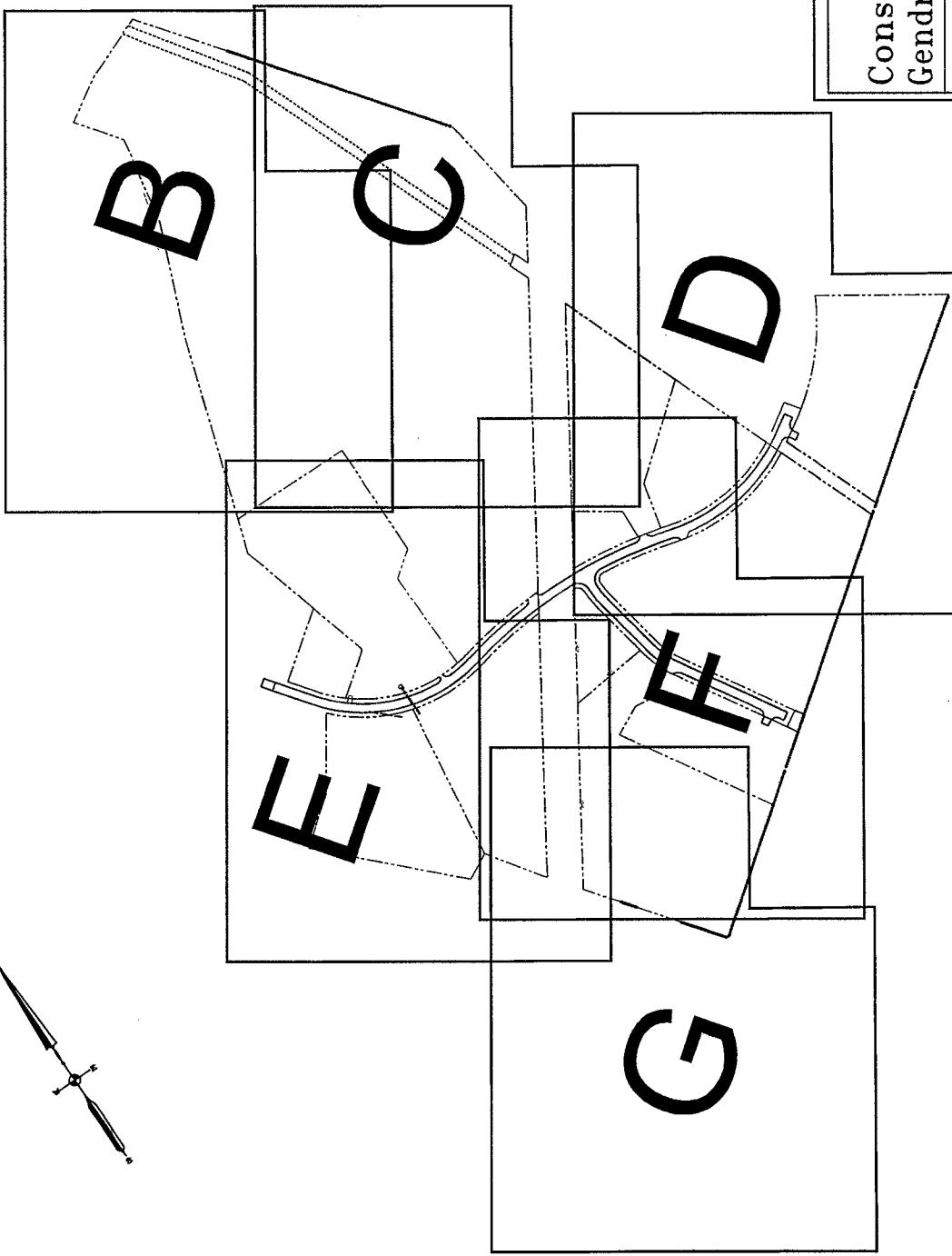
**JONES
ASSOCIATES INC.**
Foresters And Land Use Consultants

DATE: 8/6/08

PROJ. #: 6004LE

NOT TO SCALE

CE-0



**Proposed
Conservation Easement Plan
Gendron Business Park Phase II**

City of Lewiston
Gendron Drive
Lewiston, Maine

Prepared by:

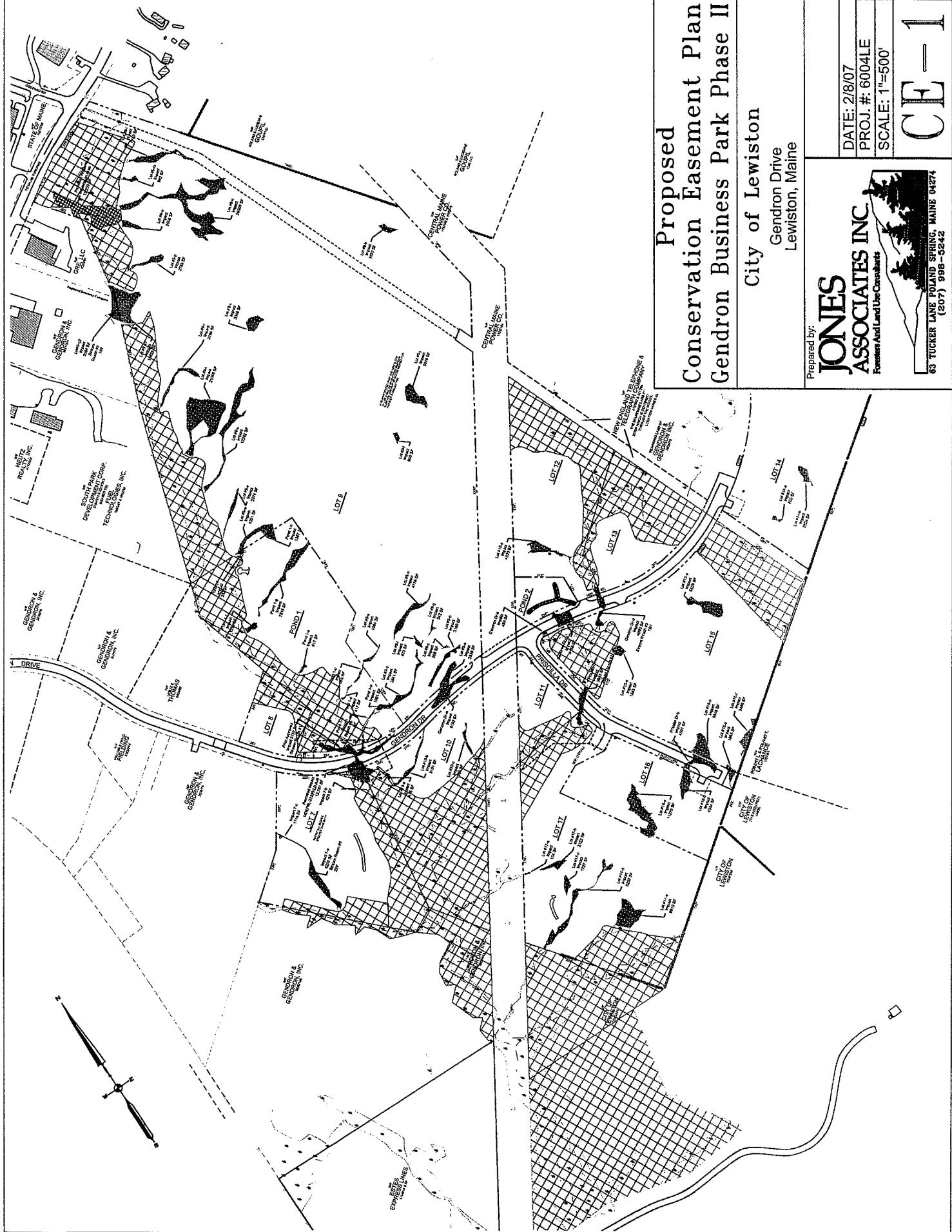
**JONES
ASSOCIATES INC.**

Foresters And Land Use Consultants

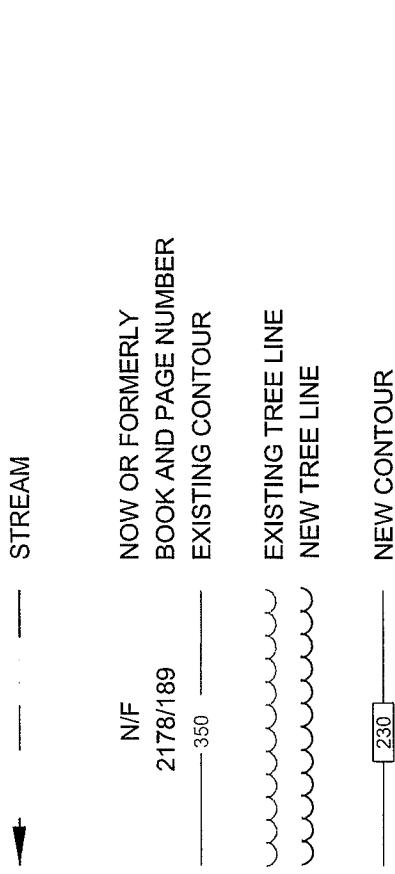
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PROJ. #: 6004LE
SCALE: 1"=500'

CE - 1

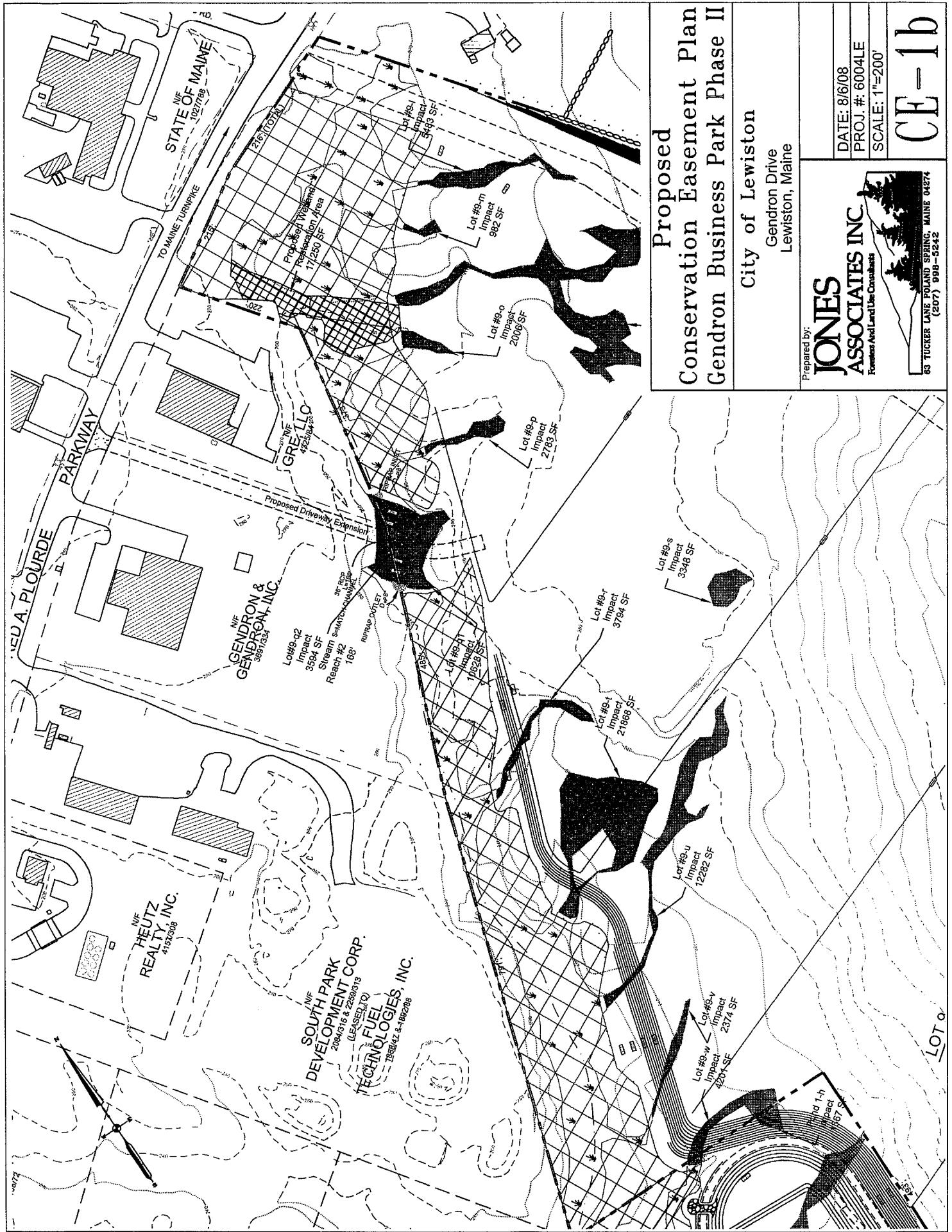
63 TUCKER LANE, POLAND SPRINGS, MAINE 04274
(207) 998-5242



LEGEND



Proposed Conservation Easement Plan Gendron Business Park Phase II	
City of Lewiston Gendron Drive Lewiston, Maine	
Prepared by: JONES ASSOCIATES INC. Forests And Land Use Consultants	DATE: 8/6/08 PROJ. #: 6004LE SCALE: 1"=200'
CE-1a 63 TUCKER LANE POOLAND SPRINGS, MAINE 04274 (207) 988-5342	



Proposed
Conservation Easement Plan
Gendron Business Park Phase II

City of Lewiston
Gendron Drive
Lewiston, Maine

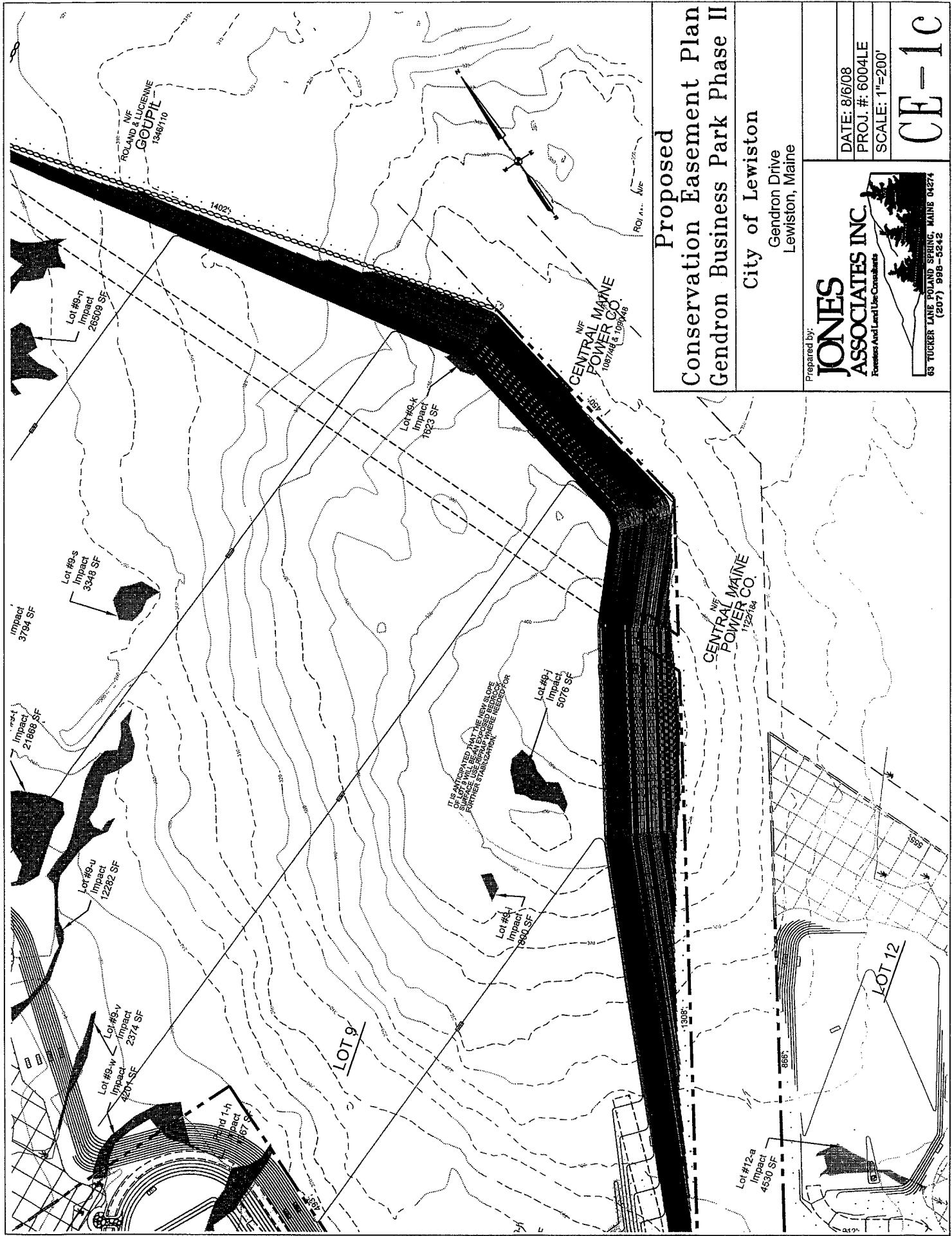
JONES
ASSOCIATES INC.

Forests And Land Use Consultants

DATE: 8/6/08
PROJ. #: 60041E
SCALE: 1"=200'

CE-1C

63 TUCKER LANE, ROLAND SPRINGS, MAINE 04274
(207) 548-5242



**Proposed
Conservation Easement Plan
Gendron Business Park Phase II**

City of Lewiston
Gendron Drive
Lewiston, Maine

**JONES
ASSOCIATES INC.**
Planners And Land Use Consultants

Prepared by:

DATE: 8/6/08

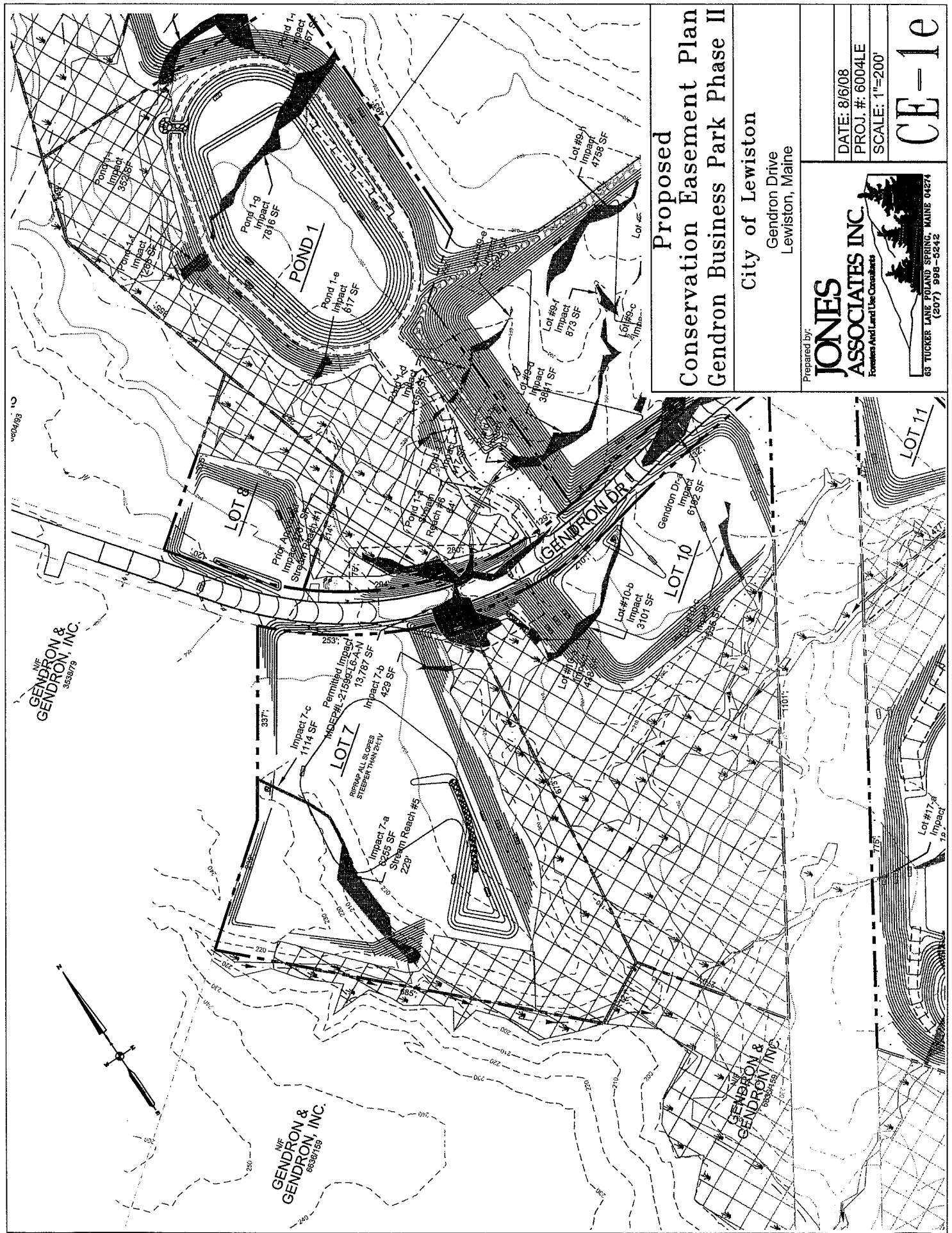
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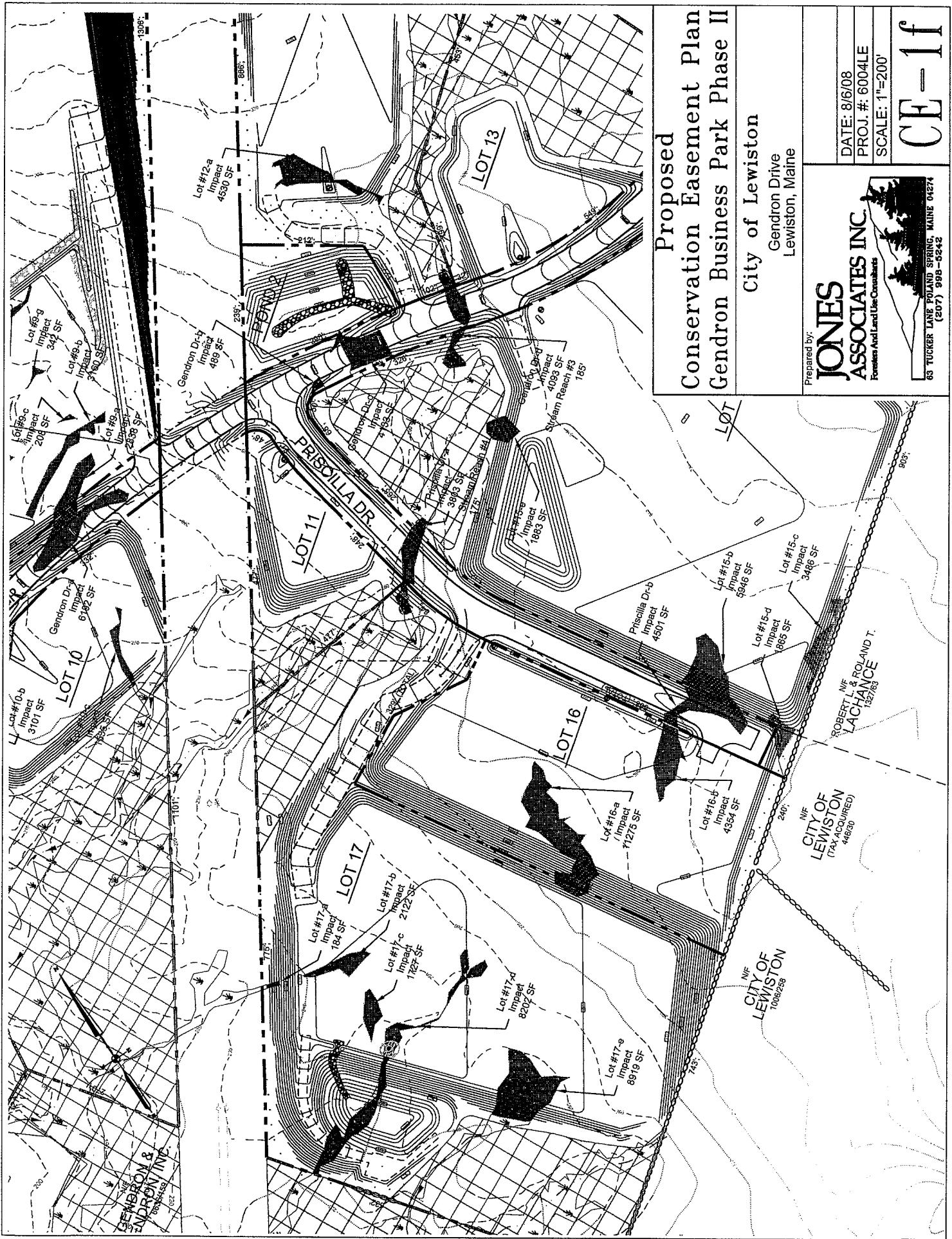
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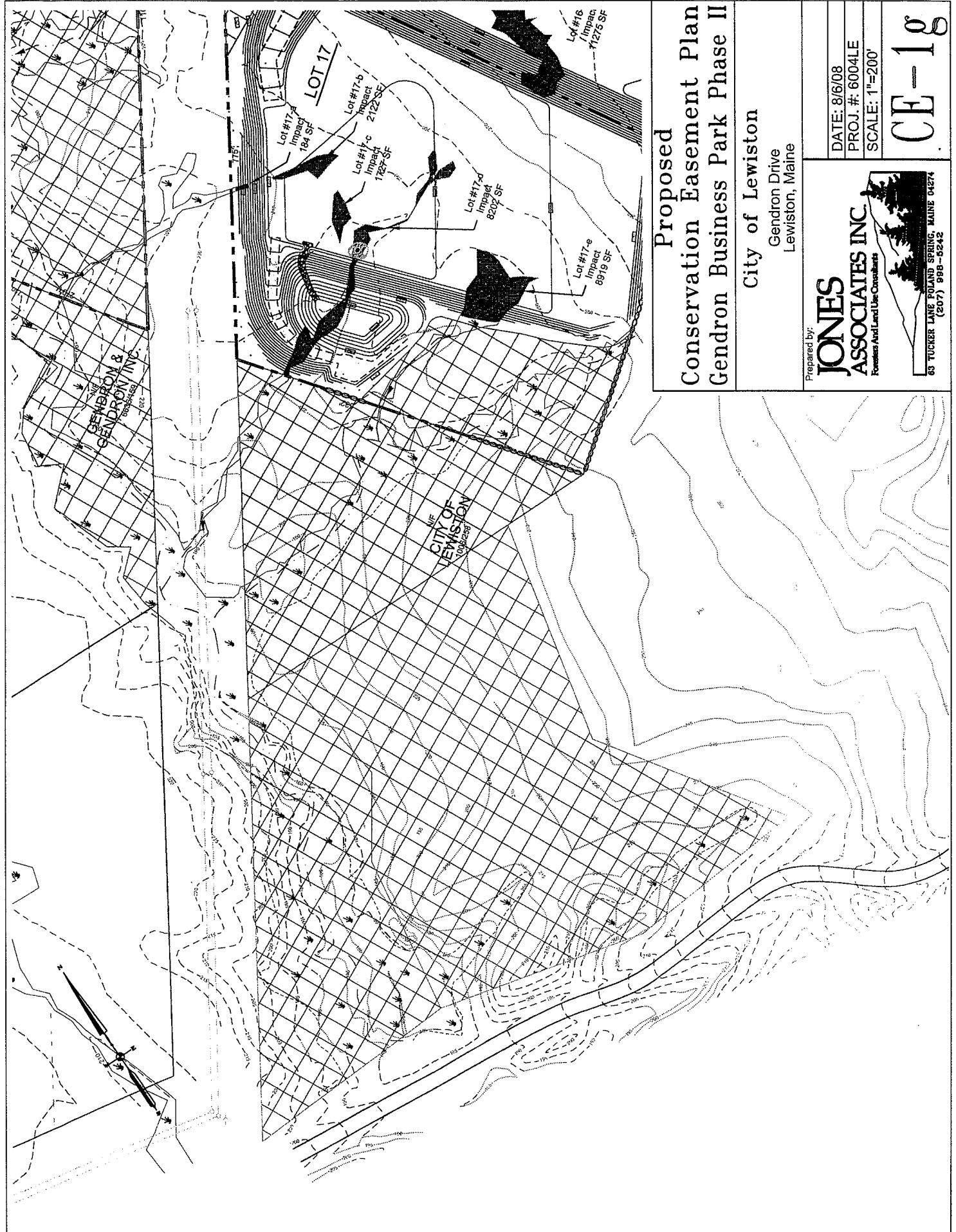
CE - 1d



63 TUCKER LANE, POLAND SPRINGS, MAINE 04274
(207) 988-5242







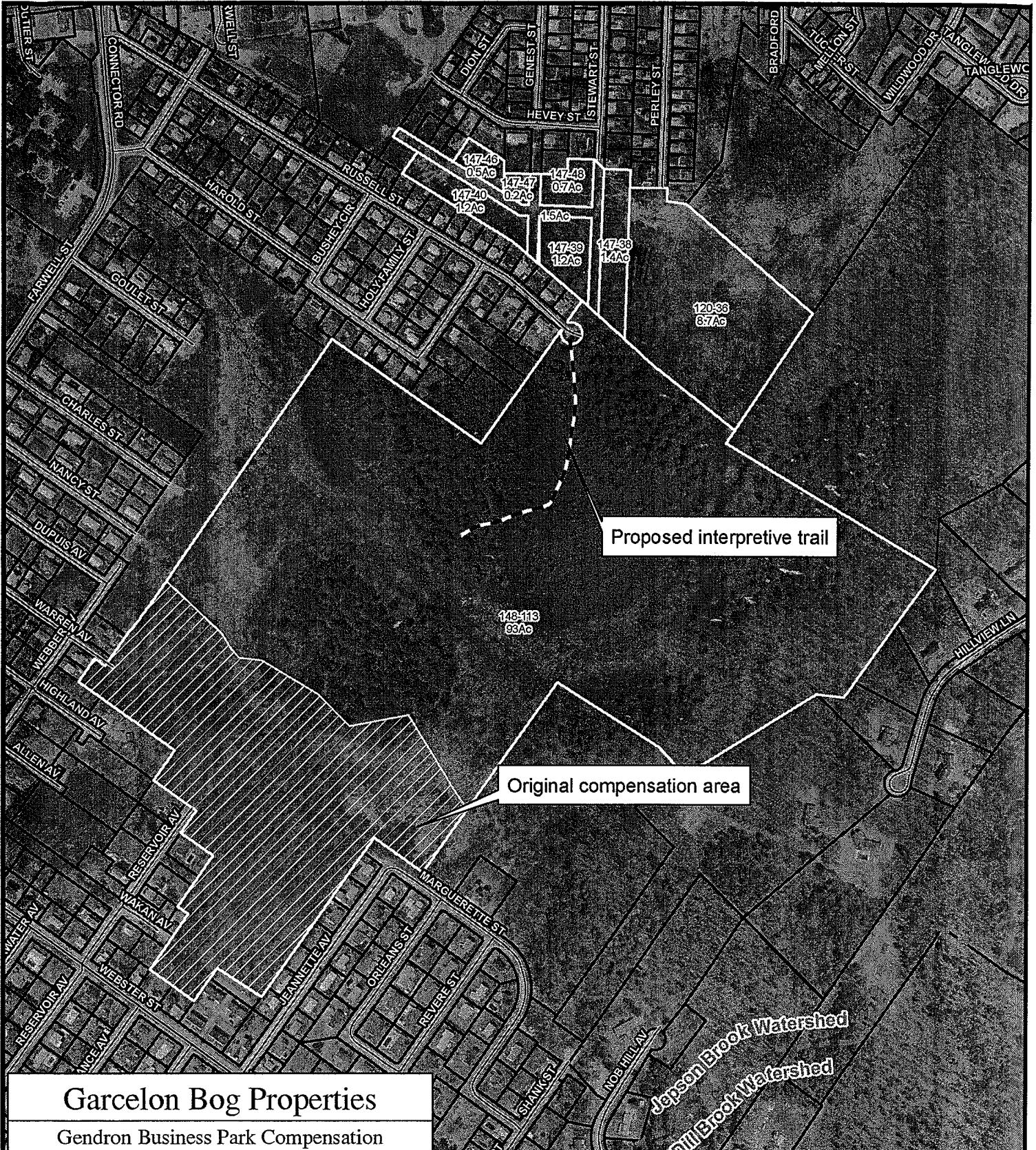
**Proposed
Conservation Easement Plan
Gendron Business Park Phase II**

City of Lewiston
Gendron Drive
Lewiston, Maine

Prepared by:

**JONES
ASSOCIATES INC.**
Foresters And Land Use Consultants

DATE: 8/6/08
PROJ #: 6004LE
SCALE: 1"=200'
CE - 1g
88 TUCKER LANE, FOYARD SPRING, MAINE 04274
(207) 998-5542



Garcelon Bog Properties

Gendron Business Park Compensation
Garcelon Bog Wetland Complex
Lewiston, Maine

Plan Prepared By:

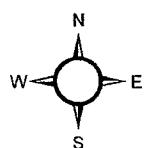


63 Tucker Lane Poland Spring, Maine 04274
(207) 998 - 5242

Date: 1/9/08

Proj. #: 6004LE

Scale: 1" = 500'



Gendron Business Park Phases 1 & 2

Wetland Compensation Site

Part of Map 148 Lot 113

N

Arched Foot Bridge

Stream Riparian Zone Restoration

Upland Trail Restoration

Wetland
Preservation

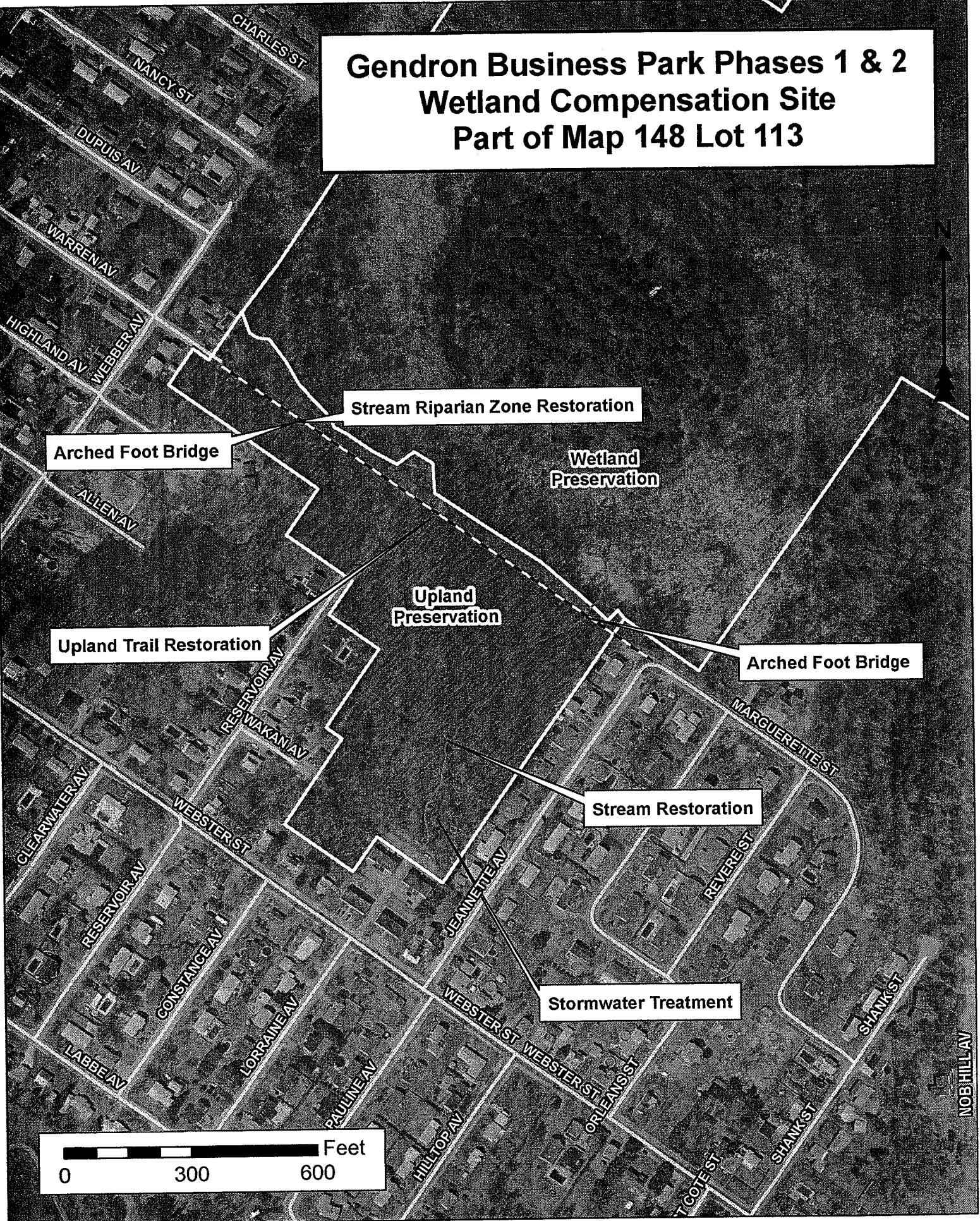
Upland
Preservation

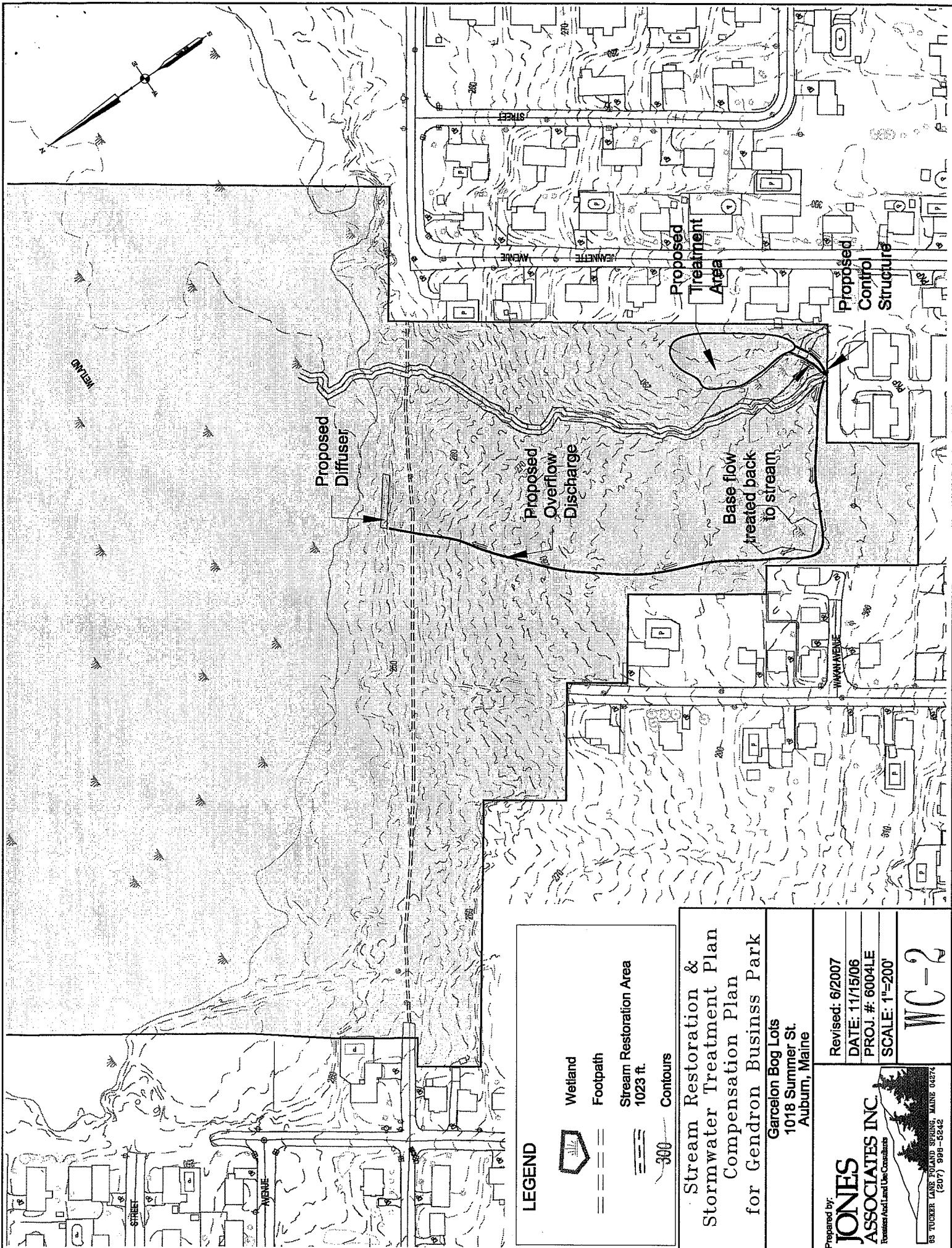
Arched Foot Bridge

Stream Restoration

Stormwater Treatment

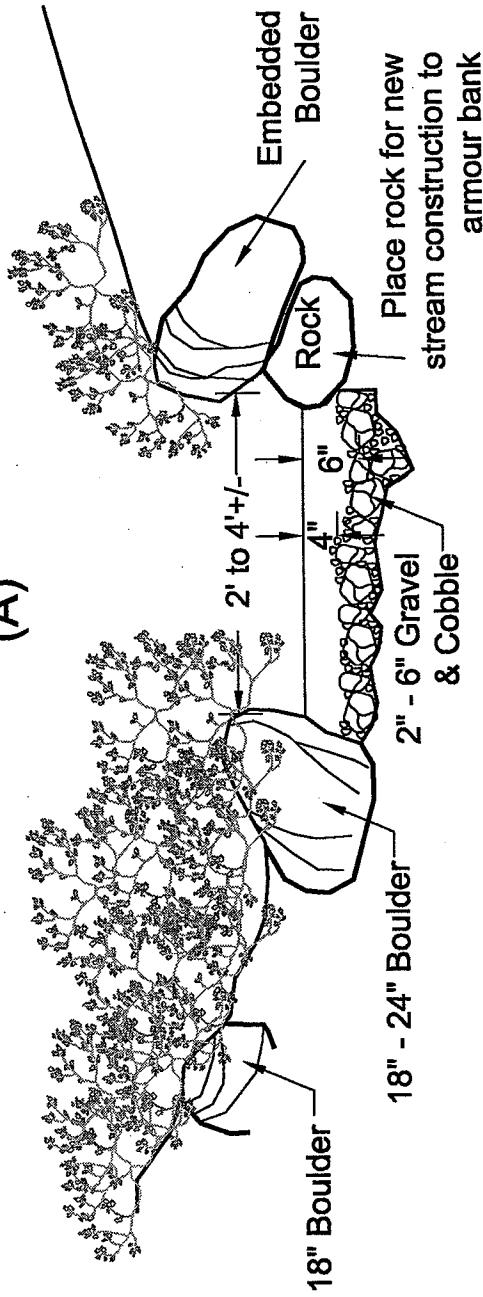
0 300 600 Feet





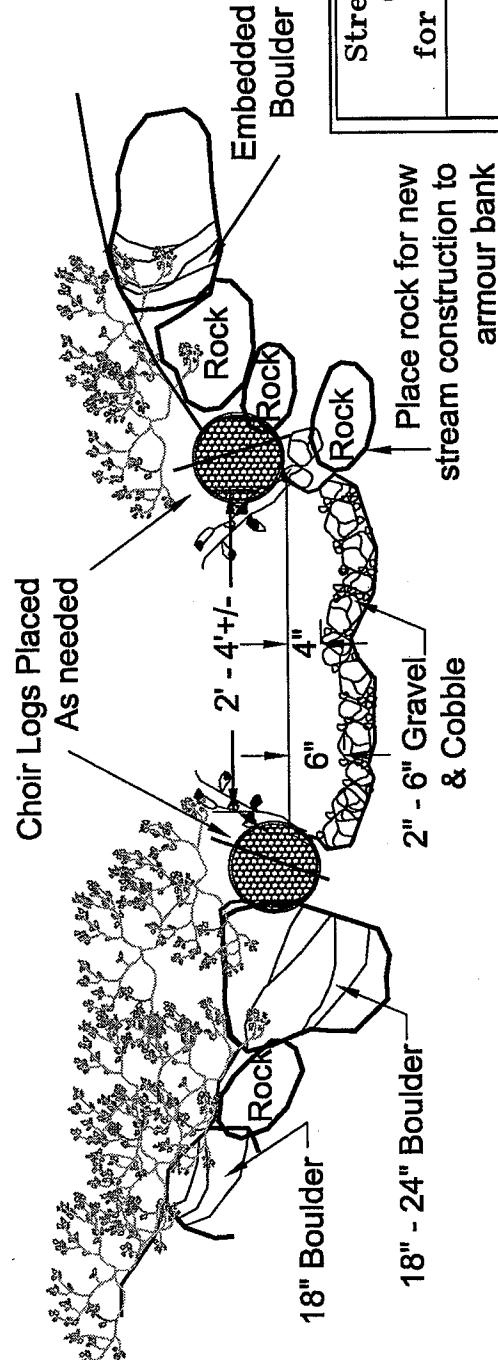
TYPICAL STREAM CROSS SECTION

(A)



TYPICAL STREAM CROSS SECTION

(B)



Stream Restoration Detail
Compensation Plan
for Gendron Business Park

Gardelon Bog Lots
1018 Summer St.
Auburn, Maine

Prepared by:

JONES
ASSOCIATES INC.
RE-ARM STREAMS

DATE: 11/13/06
PROJ. #: 6004LE

NOT TO SCALE

WC-3
35 TURNER LAKE ROAD, SUITE 100
(207) 868-5843

**Trail Restoration
Compensation Plan
for Gendron Business Park**

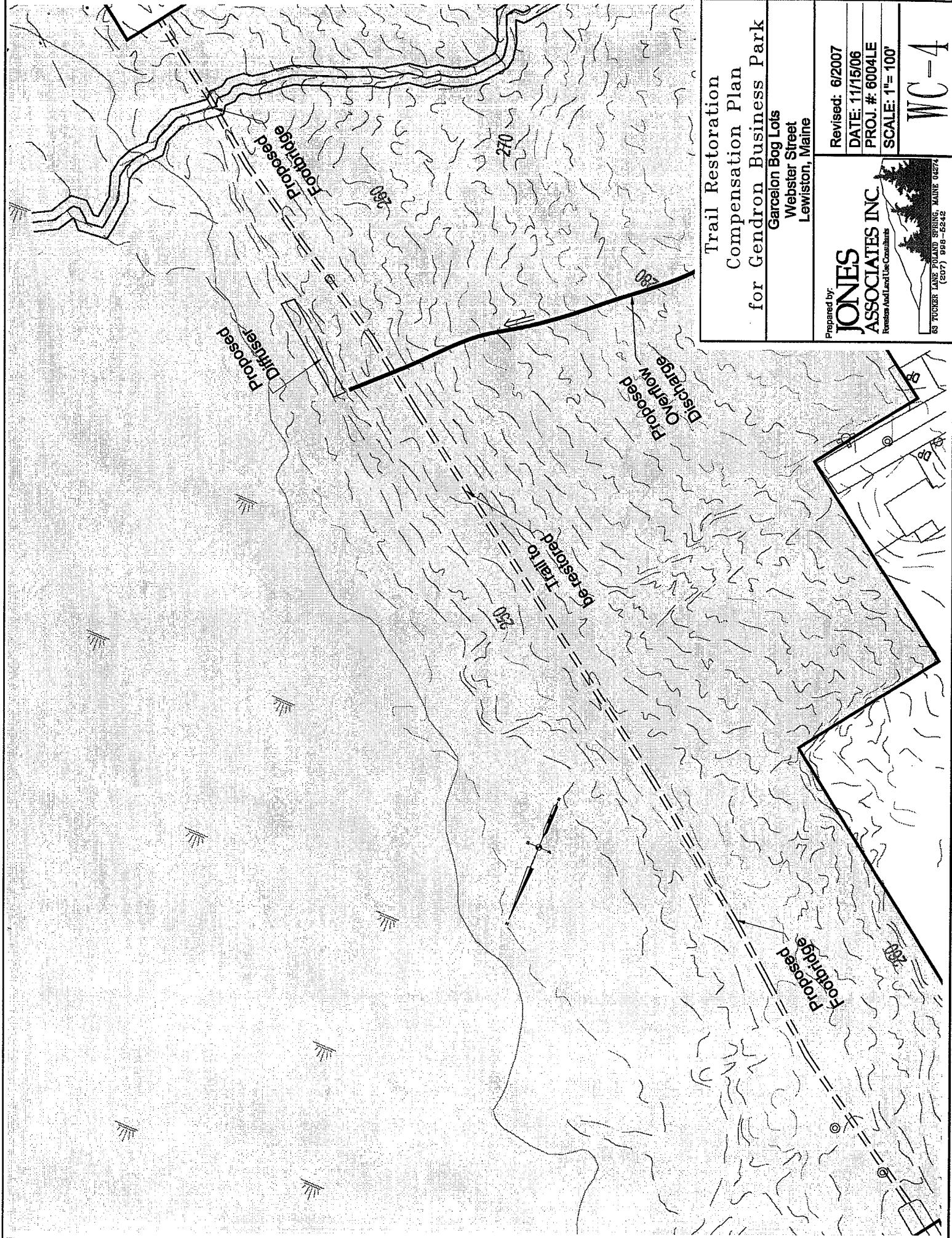
**Gardiner Bog Lots
Webster Street
Lewiston, Maine**

Prepared by:
**JONES
ASSOCIATES INC.**
Roads And Land Use Consultants

**Revised: 6/20/07
DATE: 11/15/06
PROJ. #: 6004LE
SCALE: 1" = 100'**

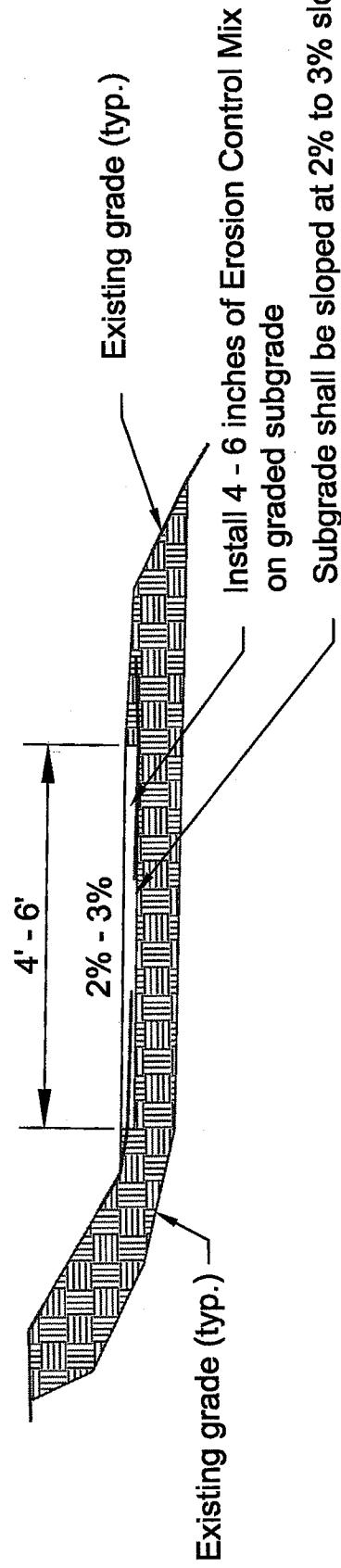
WC - 4


63 TUCKER LANE, POLAND SPRINGS, MAINE 04274
(207) 998-5242



Typical Repair Detail for Footpath Stabilization

Not to Scale



Notes:

1. Contractor shall prepare existing subgrade material by grading material within existing trail limits to match top slope of proposed erosion control mix.
2. Subgrade shall be prepared so that the terrain on the high side of the roadway is graded to match into the high side of erosion control mix.
3. Area to be stabilized consists of disturbed area.

Erosion Control Mix Specifications:

Superhumus & Erosion Control Mix are processed from a blend of washed and partially composted and decomposed bark, sand, stone and fine gravel. Erosion control mix (ECM) is a practical, heavy duty slope stabilizer that includes Superhumus as well as coarse bark and wood fragments (<6") and some stone (<2"). ECM retains soil particles and protects against excessive nutrient runoff.

Footpath Restoration Detail
Compensation Plan
for Gendron Business Park
Gardiner Bog Lots
Webster Street
Lewiston, Maine

Prepared by:

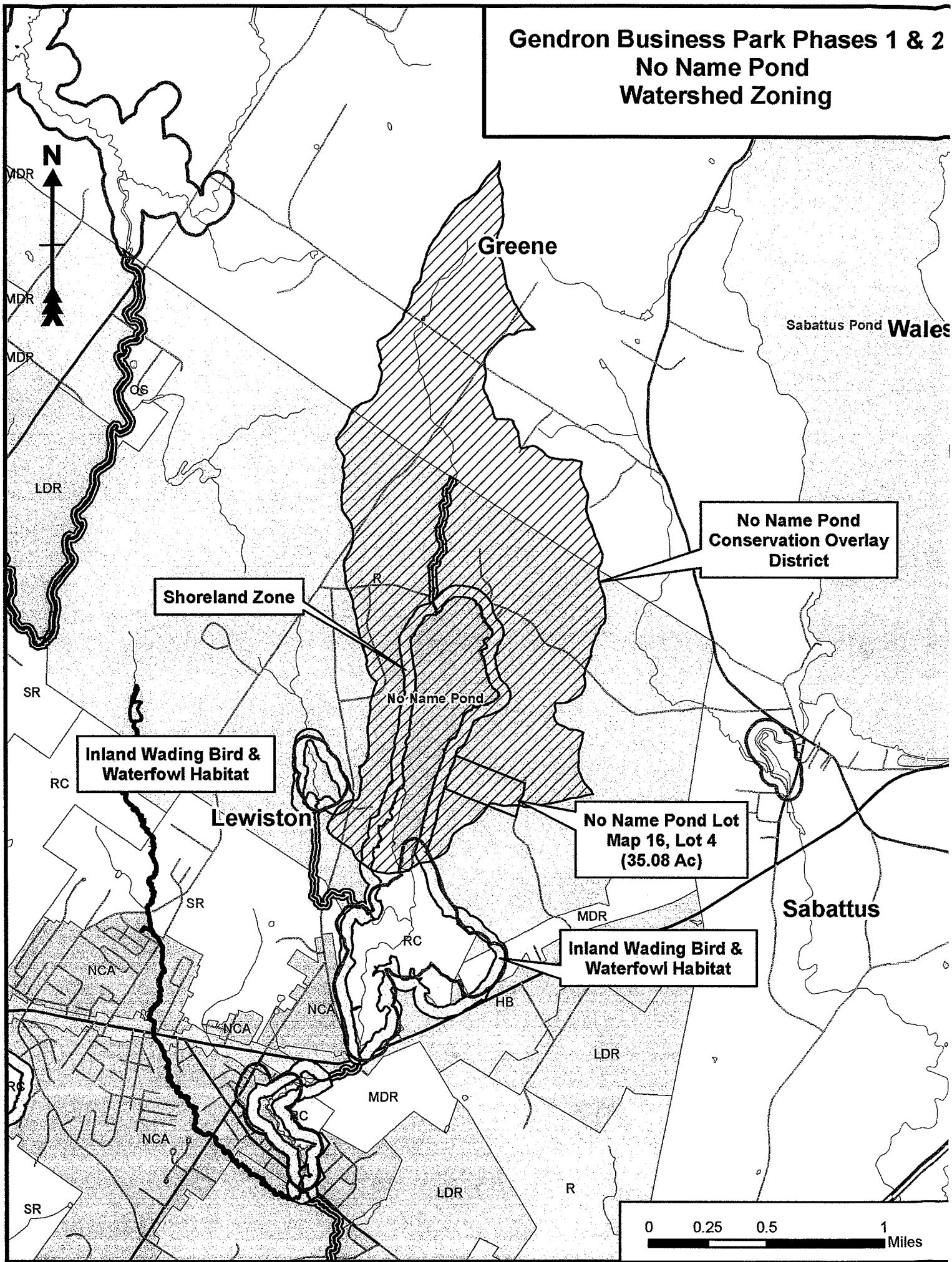
**JONES
ASSOCIATES INC.**

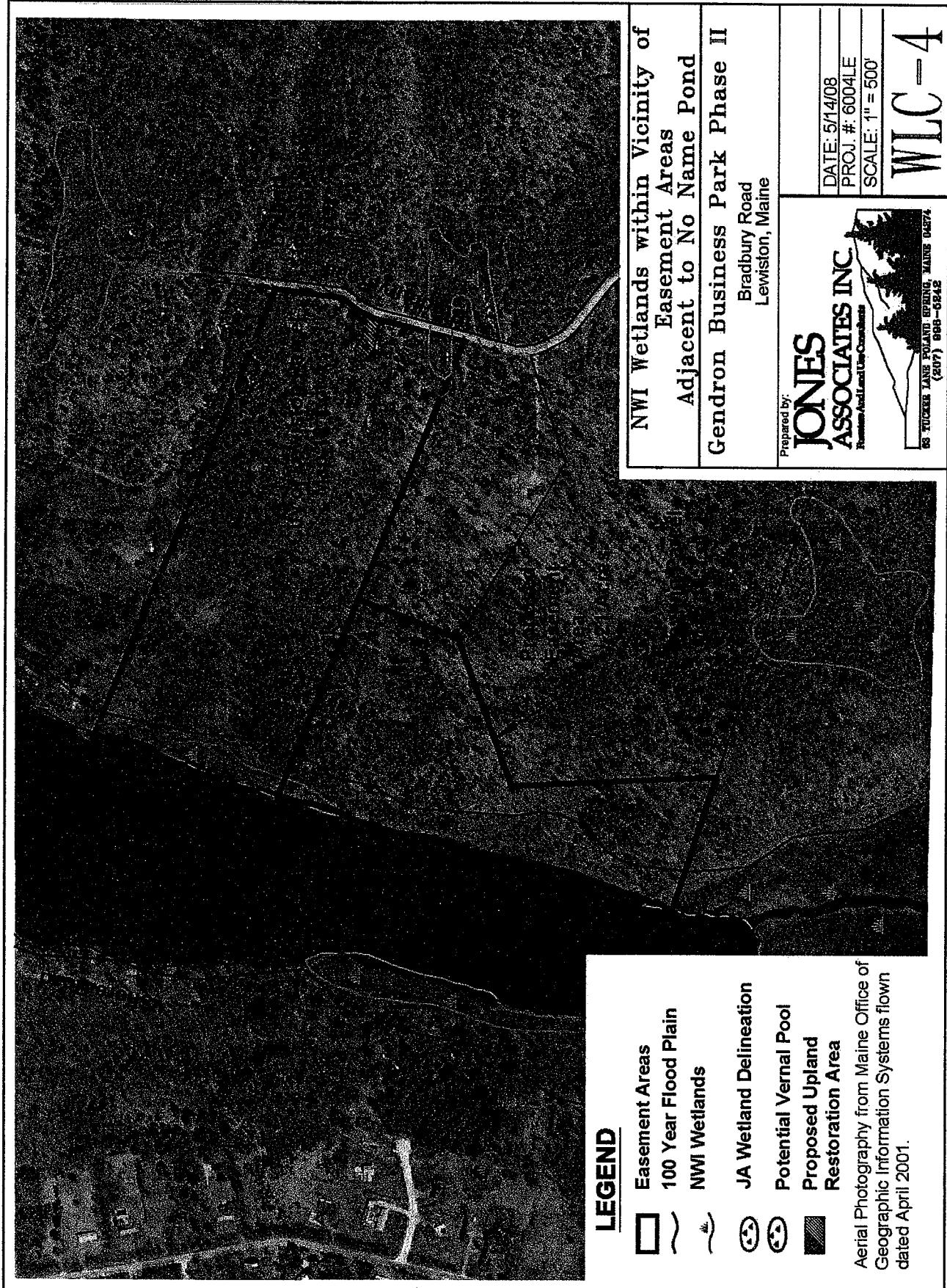
DATE: 11/15/06
PROJ. #: 6004LE
NOT TO SCALE

© TIGER LINE PLATINUM SERIES, VERS. 03/07
(207) 988-3848

WC-5

Gendron Business Park Phases 1 & 2
No Name Pond
Watershed Zoning

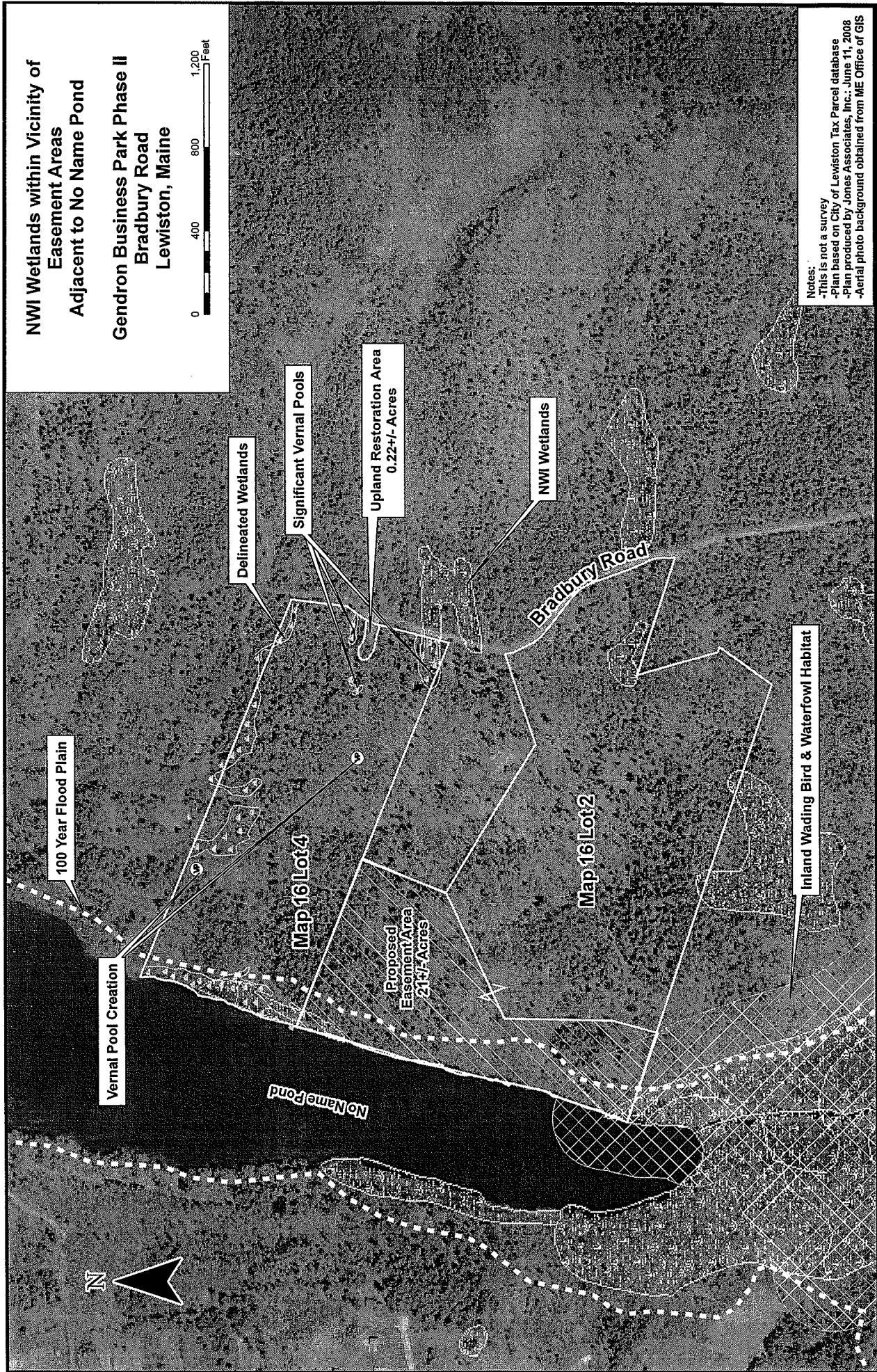




**NWI Wetlands within Vicinity of
Easement Areas
Adjacent to No Name Pond**

**Gendron Business Park Phase II
Bradbury Road
Lewiston, Maine**

0 400 800 1,200 Feet



Notes:

- This is not a survey plan.
- Plan based on City of Lewiston Tax Parcel database.
- Plan produced by Jones Associates, Inc.; June 11, 2008.
- Aerial photo background obtained from ME Office of GIS.