



STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
93 STATE HOUSE STATION  
AUGUSTA, MAINE  
04333-0093

PAUL R. LePAGE  
GOVERNOR

WALTER E. WHITCOMB  
COMMISSIONER

October 6, 2014

James Coffin  
E. S. Coffin Engineering-Surveying  
432 Cony Road  
Augusta, ME 04330

Re: Rare and exemplary botanical features in proximity to: Augustres LLC., four-story hotel,  
Augusta, Maine

Dear Mr. Coffin:

I have searched the Natural Areas Program's Biological and Conservation Data System files in response to your request received October 3, 2014 for information on the presence of rare or unique botanical features documented from the vicinity of the project site in Augusta, Maine. Rare and unique botanical features include the habitat of rare, threatened, or endangered plant species and unique or exemplary natural communities. Our review involves examining maps, manual and computerized records, other sources of information such as scientific articles or published references, and the personal knowledge of staff or cooperating experts.

Our official response covers only botanical features. For authoritative information and official response for zoological features you must make a similar request to the Maine Department of Inland Fisheries and Wildlife, 284 State Street, Augusta, Maine 04333.

According to the information currently in our Biological and Conservation Data System files, there are no rare botanical features documented specifically within the project area. This lack of data may indicate minimal survey efforts rather than confirm the absence of rare botanical features. You may want to have the site inventoried by a qualified field biologist to ensure that no undocumented rare features are inadvertently harmed.

If a field survey of the project area is conducted, please refer to the enclosed supplemental information regarding rare and exemplary botanical features documented to occur in the vicinity of the project site. The list may include information on features that have been known to occur historically in the area as well as recently field-verified information. While historic records have not been documented in several years, they may persist in the area if suitable habitat exists. The enclosed list identifies features with potential to occur in the area, and it should be considered if you choose to conduct field surveys.

This finding is available and appropriate for preparation and review of environmental assessments, but it is not a substitute for on-site surveys. Comprehensive field surveys do not exist for all natural areas in Maine, and in the absence of a specific field investigation, the Maine Natural Areas Program cannot provide a definitive statement on the presence or absence of unusual natural features at this site.

Letter to Jim Coffin, E.S. Coffin  
Comments RE: Augustres Hotel, Augusta  
October 6, 2014  
Page 2 of 2

The Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We would appreciate the contribution of any information obtained should you decide to do field work. The Natural Areas Program welcomes coordination with individuals or organizations proposing environmental alteration, or conducting environmental assessments. If, however, data provided by the Natural Areas Program are to be published in any form, the Program should be informed at the outset and credited as the source.

The Natural Areas Program has instituted a fee structure of \$75.00 an hour to recover the actual cost of processing your request for information. You will receive an invoice for \$150.00 for two hours of our services.

Thank you for using the Natural Areas Program in the environmental review process. Please do not hesitate to contact me if you have further questions about the Natural Areas Program or about rare or unique botanical features on this site.

Sincerely,



Don Cameron  
Ecologist  
Maine Natural Areas Program  
207-287-8041  
[don.s.cameron@maine.gov](mailto:don.s.cameron@maine.gov)

# Rare & Exemplary Botanical Features within 4 miles of

## Project: Augustres LLC. four-story hotel, Augusta, Maine

Scientific Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
<i>Allium canadense</i>	SC	S2	G5	2002	18	Forested wetland
<i>Bidens eatonii</i>	SC	S2	G2G3	2013-10-04	29	Tidal wetland (non-forested, wetland)
<i>Bidens hyperborea</i>	SC	S3	G4	2013-10-04	30	Tidal wetland (non-forested, wetland)
<i>Cyperus squarrosus</i>	SC	S2	G5	2012-09-28	11	Non-tidal rivershore (non-forested, seasonally wet)
<i>Cypripedium reginae</i>	T	S3	G4	1874-07-04	36	Forested wetland
<i>Eriocaulon parkeri</i>	SC	S3	G3	2013-10-04	16	Tidal wetland (non-forested, wetland)
Freshwater tidal marsh	<null >	S2	G4?	2013-09-10	16	Tidal wetland (non-forested, wetland)
<i>Galearis spectabilis</i>	E	S1	G5	1941	15	Hardwood to mixed forest (forest, upland)
<i>Lonicera dioica</i>	E	S2	G5	1975-pre	1	Dry barrens (partly forested, upland)
<i>Malaxis monophyllos</i>	E	S1	G5	1878-06	15	Forested wetland
<i>Panax quinquefolius</i>	E	S3	G3G4	1907-07-28	18	Hardwood to mixed forest (forest, upland)
<i>Phegopteris hexagonoptera</i>	SC	S2	G5	1897-08-30	9	Hardwood to mixed forest (forest, upland)

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## Project: Augustres LLC. four-story hotel, Augusta, Maine

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Scientific Name	State Status	State Rank	Global Rank	Date Last Observed	Occurrence Number	Habitat
<i>Phegopteris hexagonoptera</i>	SC	S2	G5	1895-08-17	12	Hardwood to mixed forest (forest, upland)
<i>Sagittaria filiformis</i>	SC	S2	G4G5	1999-08-21	3	<null>
<i>Sagittaria rigida</i>	T	S2	G5	2011-09-27	11	Tidal wetland (non-forested, wetland)
<i>Sagittaria rigida</i>	T	S2	G5	2002-08-03	12	Tidal wetland (non-forested, wetland)
<i>Salix interior</i>	E	S1	G5	2012-09-28	4	Non-tidal rivershore (non-forested, seasonally wet)
<i>Sorghastrum nutans</i>	E	S1	G5	1933-07-12	9	Non-tidal rivershore (non-forested, seasonally wet)
<i>Zosterella dubia</i>	SC	S3	G5	1999-08-21	8	Open water (non-forested, wetland)

## STATE RARITY RANKS

- S1** Critically imperiled in Maine because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extirpation from the State of Maine.
- S2** Imperiled in Maine because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- S3** Rare in Maine (20-100 occurrences).
- S4** Apparently secure in Maine.
- S5** Demonstrably secure in Maine.
- SU** Under consideration for assigning rarity status; more information needed on threats or distribution.
- SNR** Not yet ranked.
- SNA** Rank not applicable.
- S#?** Current occurrence data suggests assigned rank, but lack of survey effort along with amount of potential habitat create uncertainty (e.g. S3?).

**Note:** **State Rarity Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines State Rarity Ranks for animals.

## GLOBAL RARITY RANKS

- G1** Critically imperiled globally because of extreme rarity (five or fewer occurrences or very few remaining individuals or acres) or because some aspect of its biology makes it especially vulnerable to extinction.
- G2** Globally imperiled because of rarity (6-20 occurrences or few remaining individuals or acres) or because of other factors making it vulnerable to further decline.
- G3** Globally rare (20-100 occurrences).
- G4** Apparently secure globally.
- G5** Demonstrably secure globally.
- GNR** Not yet ranked.

**Note:** **Global Ranks** are determined by NatureServe.

## STATE LEGAL STATUS

**Note:** State legal status is according to 5 M.R.S.A. § 13076-13079, which mandates the Department of Conservation to produce and biennially update the official list of Maine's **Endangered and Threatened** plants. The list is derived by a technical advisory committee of botanists who use data in the Natural Areas Program's database to recommend status changes to the Department of Conservation.

- E** ENDANGERED; Rare and in danger of being lost from the state in the foreseeable future; or federally listed as Endangered.
- T** THREATENED; Rare and, with further decline, could become endangered; or federally listed as Threatened.

## NON-LEGAL STATUS

- SC** SPECIAL CONCERN; Rare in Maine, based on available information, but not sufficiently rare to be considered Threatened or Endangered.
- PE** Potentially Extirpated; Species has not been documented in Maine in past 20 years or loss of last known occurrence has been documented.

## ELEMENT OCCURRENCE RANKS - EO RANKS

Element Occurrence ranks are used to describe the quality of a rare plant population or natural community based on three factors:

- **Size**: Size of community or population relative to other known examples in Maine. Community or population's viability, capability to maintain itself.
- **Condition**: For communities, condition includes presence of representative species, maturity of species, and evidence of human-caused disturbance. For plants, factors include species vigor and evidence of human-caused disturbance.
- **Landscape context**: Land uses and/or condition of natural communities surrounding the observed area. Ability of the observed community or population to be protected from effects of adjacent land uses.

These three factors are combined into an overall ranking of the feature of **A**, **B**, **C**, or **D**, where **A** indicates an **excellent** example of the community or population and **D** indicates a **poor** example of the community or population. A rank of **E** indicates that the community or population is **extant** but there is not enough data to assign a quality rank. The Maine Natural Areas Program tracks all occurrences of rare (S1-S3) plants and natural communities as well as A and B ranked common (S4-S5) natural communities.

**Note:** **Element Occurrence Ranks** are determined by the Maine Natural Areas Program for rare plants and rare and exemplary natural communities and ecosystems. The Maine Department of Inland Fisheries and Wildlife determines Element Occurrence ranks for animals.

Visit our website for more information on rare, threatened, and endangered species!  
<http://www.maine.gov/dacf/mnap>

October 15, 2014

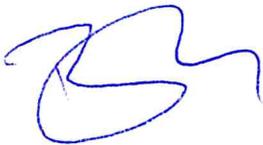
Mr. James Coffin, P. E.  
Vice President  
E.F. Coffin Engineering and Surveying, Inc.  
P.O. Box 4687  
432 Cony Road  
Augusta, ME 04330

RE: Development of Homewood Suites Inn Hotel in Augusta, Maine

Dear Mr. Coffin,

The purpose of this letter is to inform you that George Schott maintains a commercial relationship at Camden National Bank and has always handled his accounts as agreed. Mr. Schott has the capacity to borrow the funding necessary (estimated at \$12,000,000) to build a Homewood Suites in Augusta, Maine. Please note that this is not a commitment letter as it creates no binding obligation for the bank. Please let me know if you require anything further.

Sincerely,



Derek Hayes  
Vice President  
Commercial Regional Manager





**CITY OF  
AUGUSTA  
FIRE DEPARTMENT**

369 Water Street, Augusta, ME 04330 ♦ (207) 626-2421 ♦ (207) 626-2424 Fax

October 16, 2014

James E. Coffin, P.E.  
E.E. Coffin Engineering & Surveying, Inc.  
PO Box 4687 432 Cony Road  
Augusta, Maine 04330

Dear Jim,

I have reviewed your preliminary design for the Hilton Homewood Suites,  
Western Avenue, Augusta, Maine; it has been approved with the following conditions.

- Accepted as is.
- 4" Stortz F.D. connection required.
- Please consult concerning location of F.D. connection.
- Location of hydrants (to be located as requested)
- Requires Fire Marshals Approval

✓ **The east side of the building will have a foot path access as described.**

Sincerely,

A handwritten signature in cursive script, appearing to read "Roger J. Audette".

Roger J. Audette, Fire Chief  
Augusta Fire Department

RJA/klp

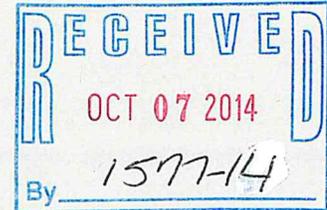
432 Cony Road  
P.O. Box 4687  
Augusta, ME 04330



(207) 623-9475  
Fax (207) 623-0016  
1-800-244-9475

October 5, 2014

Earle G. Shettleworth, Jr.  
Maine Historic Preservation Commission  
55 Capitol Street  
State House Station 65  
Augusta, Maine 04333



Subject: Augustres LLC.  
377 Western Avenue  
Augusta, Maine

Dear Mr. Shettleworth:

Augustres LLC., herein called the applicant, has purchased five parcels of land identified as lots 13, 17B, 20, 21 & 21A on tax map 83 in the City of Augusta tax maps. The parcels are located on the north side of Western Avenue. The applicant is proposing to erect a four-story hotel (25,580 sf footprint) with 137 parking spaces. A Site Location Map (SLM) has been provided for your use.

Please identify any properties in the area of historic, architectural, or archaeological significance that this project may impact and if you should have any questions, please do not hesitate to contact me.

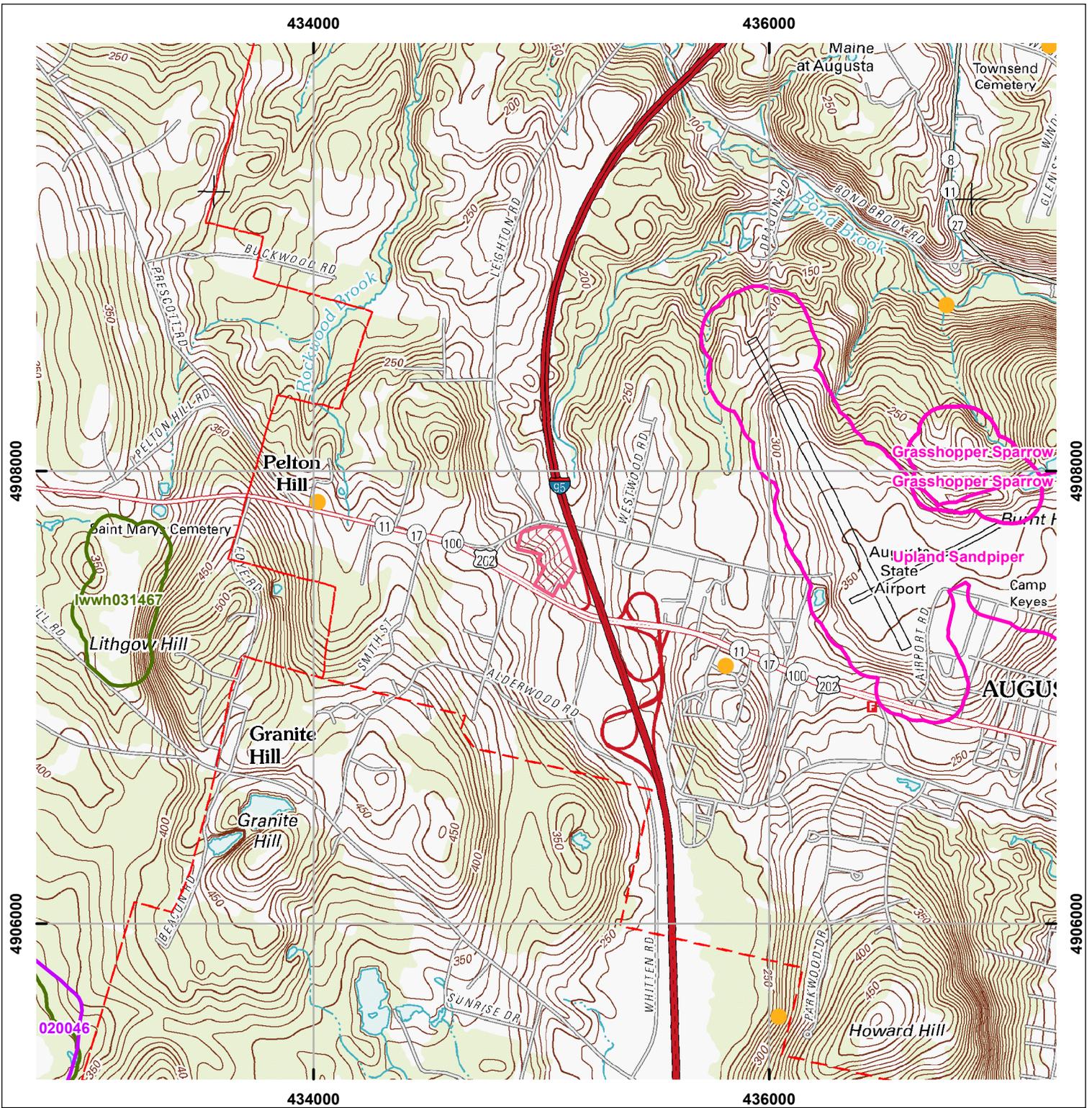
Sincerely,

James E. Coffin, PE

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 106 of the National Historic Preservation Act. Consequently, pursuant to 36 CFR 800.4(d)(1), no further Section 106 consultation is required unless additional resources are discovered during project implementation pursuant to 36 CFR 800.13.

Kirk F. Mohney,  
Deputy State Historic Preservation Officer  
Maine Historic Preservation Commission

10/27/14  
Date



## Environmental Review of Fish and Wildlife Observations and Priority Habitats

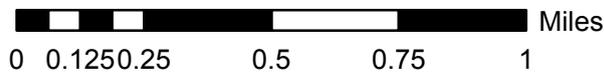
Project Name:

Augusta, Augustares LLC

(Version 1)



Maine Department of  
Inland Fisheries and Wildlife



Projection: UTM, NAD83, Zone 19N

Date: 10/7/2014





PAUL R. LEPAGE  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF  
INLAND FISHERIES & WILDLIFE  
284 STATE STREET  
41 STATE HOUSE STATION  
AUGUSTA ME 04333-0041

CHANDLER E. WOODCOCK  
COMMISSIONER

October 21, 2014

James Coffin  
E.S. Coffin Engineering & Surveying, Inc.  
432 Cony Road, PO Box 4687  
Augusta, ME 04330

**RE: Information Request - Augustares LLC, hotel project, Augusta**

Dear James:

Per your request received October 06, 2014, we have reviewed current Maine Department of Inland Fisheries and Wildlife (MDIFW) information for known locations of Endangered, Threatened, and Special Concern species; designated Essential and Significant Wildlife Habitats; and fisheries habitat concerns within the vicinity of the *Augustares LLC., hotel project* in Augusta.

Our information indicates no locations of Endangered, Threatened, or Special Concern species within the project area. Additionally, our Department has not mapped any Essential or Significant Wildlife Habitats or fisheries habitats that would be directly affected by your project.

***Significant Wildlife Habitat***

At this time, Significant Wildlife Habitat, which includes Waterfowl and Wading Bird Habitat, Deer Wintering Areas, Seabird Nesting Islands, Shorebird Areas and Significant Vernal Pools, has not been mapped within the project area. A comprehensive statewide inventory for Significant Vernal Pools, however, has not been completed. Surveys for vernal pools in the project boundary will need to be conducted prior to final project design to determine whether there are Significant Vernal Pools present. Once surveys are completed, our Department will need to verify vernal pool data sheets prior to final determination of significance.

This consultation review has been conducted specifically for known MDIFW jurisdictional features and should not be interpreted as a comprehensive review for the presence of other regulated features that may occur in this area. Prior to the start of any future site disturbance we recommend additional consultation with the municipality, and other state resource agencies including the Maine Natural Areas Program and Maine Department of Environmental Protection in order to avoid unintended protected resource disturbance.

Letter to James Coffin  
Comments RE: Augusta, Augustares LLC  
October 06, 2014

Please feel free to contact my office if you have any questions regarding this information, or if I can be of any further assistance.

Best regards,

A handwritten signature in blue ink, appearing to read "John Perry". The signature is fluid and cursive, with the first name "John" being more prominent than the last name "Perry".

John Perry  
Environmental Review Coordinator



ROBERT C. GREGOIRE  
Police Chief

AUGUSTA POLICE DEPARTMENT

33 Union Street  
Augusta, Maine  
04330



JARED J. MILLS  
Deputy Chief

October 6, 2014

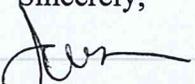
James E. Coffin, P.E.  
Vice President  
E.S. Coffin Engineering & Surveying, Inc.  
P.O. Box 4687, 432 Cony Road  
Augusta, Maine 04330

Dear Mr. Coffin:

I have reviewed the proposal for the erection of a four-story hotel with 137 parking spaces on lots 13, 17B, 20, 21 & 21A.

The Augusta Police Department has no concerns or issues with the proposal.

Sincerely,

  
Deputy Chief Jared Mills  
Augusta Police Department



*City of Augusta, Maine  
Department of Public Works*

October 3, 2014

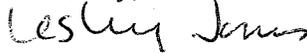
James Coffin, P. E.  
E. S. Coffin Engineering & Surveying, Inc.  
P.O. Box 4687  
432 Cony Road  
Augusta, ME 04330

RE: Augustres LLC.  
377 Western Avenue  
Augusta, Maine  
Tax Map 83 Lots 13, 17B, 20, 21 & 21A

Dear Jim,

This is in response to your request for information for solid waste disposal capacity for the proposed four story hotel to be located on Western Avenue in Augusta, Maine.

The City of Augusta owns and operates the Hatch Hill Solid Waste Facility located on South Belfast Avenue. This is a regional facility that serves Augusta and eight surrounding communities. Approximately 28,000 tons of material are received and either landfilled or recycled annually. In 2001 the City started placing waste in Expansion III, which has an estimated remaining life of 15 years based on current waste volumes. Sufficient capacity is available in Expansion III to accommodate the waste that will be generated from this new hotel. If you have any questions or need more information, please feel free to contact me at 626-2435.

Sincerely,  
  
Lesley Jones, P. E.  
Director of Public Works

Physical Address:  
Augusta Public Works  
55 North Street, Augusta, ME 04330

Mailing Address:  
Augusta Public Works  
16 Cony Street, Augusta, ME 04330-5298

Tel (207) 626-2435 Fax (207) 626-2437 TDD (207) 626-2370