

# Lake Auburn Watershed Protection Commission

[www.lakeauburnwater.org](http://www.lakeauburnwater.org)

Wednesday, January 10, 2024 at **3:00pm – 5:00pm** AVCOG, 125 Manley Road, Auburn,  
Maine

## **SPECIAL MEETING AGENDA**

1. Public Comment
2. New Business
  - a. Executive Session regarding negotiations of potential land transactions in accordance with 1 M.R.S.A. 405 (6) (C)
  - b. Proposed additional work at Gracelawn Pit- Erica/Mike/Kevin
  - c. Recommendation to AWD to include upper watershed towns in Auburn ordinances- Dan Bilodeau
  - d. 2024 budget discussion- Tracy/Mike/Erica
  - e. Legal advisor for Key Bank loss of funds- Mike and Tracy
3. Other Business
4. Adjournment

### FUTURE REGULAR MEETING SCHEDULE:

February 14

April 10

June 12

September 11

November 13

December 4 (as needed)

## Gracelawn Pit Summary

1. On 11/8/23, board approved executing additional work at the Gracelawn Pit if agreement is made with Gendron to pay for the work
2. Staff attended site walk with pit owner, consultants, and City staff on 11/14/23
3. CDM Smith's cost for this site visit will be paid by LAWPC and reimbursed by JIG Aggregates (payment agreement attached)
4. The purpose of the walk was for all parties to communicate existing plans/knowledge/reports, view the site in-person, ask questions as they arose, and plan for next steps (site walk proposal and minutes attached)
5. Next steps proposed by CDM Smith include updating their hydrogeologic model and refining recommendations for field investigations (proposal attached)



Stoneybrook  
Land Use, Inc.

4846 Sun City Center Blvd., #300  
Sun City Center, FL 33573-6281  
(207) 513-6123

November 13, 2023

Erica Kidd  
Watershed Manager  
Auburn Water District/ Lewiston Water Division  
P.O. Box 414  
Auburn, ME 04212

RE: CDM Smith Proposal  
Amendment #3 - Gracelawn Road Gravel Pit Site Visit

Dear Ms. Kidd:

On behalf of JIG Aggregates, LLC, we agree to reimburse the Lake Auburn Watershed Protection Commission for all costs associated with the November 3, 2023 CDM Smith proposal to do an on-site at the Gracelawn Road gravel pit (attached) for a price not to exceed \$8,700.00.

Respectfully yours,

STONEBROOK LAND USE, INC.

Michael F. Gotto

cc: John Gendron  
Mike Broadbent  
Kevin Gagne



75 State Street, Suite 701  
Boston, Massachusetts 02109  
tel: 617 452-6000

November 3, 2023

Erica Kidd  
Watershed Manager  
Auburn Water District/Lewiston Water Division  
P.O. Box 414  
Auburn, ME 04212

Subject: Lake Auburn Watershed Plan Update  
Amendment 3 – Gracelawn Road Gravel Pit Site Visit  
Lake Auburn Watershed Protection Commission

Dear Ms. Kidd:

CDM Smith Inc. (CDM Smith) is pleased to provide this proposal to the Lake Auburn Watershed Protection Commission (LAWPC) District to conduct a site visit to the Gracelawn Road gravel pit with LAWPC and a representative of the site owner/developer. The owner is interested in possibly completing investigations outlined by CDM Smith to further refine the watershed delineation in the area of the gravel pit. The purpose of this site visit is to review information available from the site owner, discuss the evaluation previously completed by CDM Smith, and determine possible next steps related to the investigations. The scope and budget are presented as an amendment to our original Task 5 – Meetings and Project Management in the contract dated May 10, 2022.

## Scope of Work

### Task 5 – Meetings and Project Management

#### Gracelawn Road Gravel Pit Site Visit

In this task, three attendees from CDM Smith will prepare for and attend the site visit at the Gracelawn Road gravel pit and meet with LAWPC and the owner afterwards. After the site visit, draft and final meeting minutes will be prepared and circulated to the group. The scope includes travel to/from the meeting, meeting time, and additional project management time associated with the change.

The scope does not include follow up actions related to further investigations or correspondence.

## Schedule and Budget

The scope of this amendment will extend Task 5 end date to November 30, 2023.





Erica Kidd  
November 3, 2023  
Page 2

CDM Smith is proposing to execute the scope described above for a lump sum as follows:

- **Gracelawn Road Gravel Pit Site Visit: \$8,700**

We trust that this proposal outlines services consistent with the action plan agreed upon in previous discussions. We are available to speak with you to answer any questions or clarify this proposal as may be needed. Please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in blue ink that reads "Anne Malenfant".

Anne Malenfant, P.E., PMP  
Project Manager  
CDM Smith Inc.

cc: Tarun Gill, CDM Smith





# Site Visit/Meeting Minutes

## Gracelawn Gravel Pit Site Visit

<b>Date:</b>	November 14, 2023
<b>Time:</b>	10:00AM-1:00PM
<b>Location/Call in Details:</b>	Gracelawn Gravel Pit, Auburn, Maine
<b>Prepared by:</b>	Anne Malenfant, Laurie Locke, Nick Castonguay
<b>Project Name:</b>	Lake Auburn Watershed Delineation
<b>Project Number:</b>	273816
<b>Attendees:</b>	<i>CDM Smith:</i> Anne Malenfant (Project Manager), Laurie Locke (Project Engineer), Nick Castonguay (Project Geologist) <i>Lewiston/Auburn:</i> Erica Kidd (Watershed Manager), Kevin Gagne (Lewiston Water & Sewer Superintendent), Mike Broadbent (Auburn Water and Sewer Superintendent), Eric Cousens (Auburn Planning Director) <i>Gendron Aggregates:</i> John Gendron (Gendron Aggregates President/CEO), Mike Gotto (Stoneybrook Land Use, Inc. President/COO), Scott Dixon (Main-Land Senior Geoengineer/Site Evaluator), Rick Dunton (Main-Land Director of Engineering)
<b>Meeting Objective:</b>	The purpose of the site visit was to tour the Gracelawn Gravel Pit site and surrounding area to discuss the results of past studies (including CDM Smith’s peer review and modeling) and review potential additional hydrogeological investigations needed to further modify the Lake Auburn watershed boundary related to Gendron’s development of the site.

## Meeting Summary:

The site visit covered the Gendron-owned gravel pit and adjacent areas, including Auburn Operations Center, Central Maine Community College-owned land, Lake Auburn Watershed Protection Commission (LAWPC)-owned land, the Berry Farm, and CLH-owned gravel pit.

## Detailed Notes:

- Stoneybrook/Main-Land have continued to conduct groundwater gauging and water quality sampling of the available gravel pit monitoring wells – most recent September 2023.
- In the past, LAWPC has coordinated with the gravel pit owners for Lake Auburn frontage, but ended around 2009.
- Gendron bought the site in 2020. 68 of the 108 acres are grandfathered into the groundwater level.
- To the east of the gravel pit is the Auburn Operations Center, and further east is a capped ash landfill. The land in this area is all fill and not native. Haley-Ward conducts landfill water quality and gas monitoring of the old brush burn/debris dump to the east of the gravel pit and the

capped landfill located to the southeast of the gravel pit. Primary wells include MW-301 located north of the old brush burn/debris dump, MW-205 located to the south of the brush burn/debris dump and MW-101 located south of the Gracelawn LF.

- Walked the access road (350-foot elevation high point) between the gravel pits – Gendron to the west and former pit the east that was filled with excavation spoils from the nearby Walmart (now Kohls) construction.
  - The area to the east is part of the “Area of Uncertainty” but is also largely owned by CMCC. Stoneybrook had reached out to CMCC to determine their interest in additional investigations to modify the watershed boundary – not interested. CMCC is interested in removing the strip of land so it drains towards the pit – changing the surficial flow to match where the groundwater flows away from the lake. **Gendron only wants additional investigations done related to the land they own and will be developing.**
- Historically (Norm Lamie) the land was regraded to have the surficial topography drain away from the lake and towards the pit.
- Hunter Pit (CLH) – installed berm in 2007 to keep from draining towards lake and allow for full excavation. CLH’s mining agreement is up for renewal.
- Gendron and LAWPC are working on a land swap, the land Gendron would obtain would then be excavated towards the pit.
- Stoneybrook/Main-Land have surveyed the whole property, including the monitoring wells. The datum is tied to the landfill wells to keep everything on the same datum. CDM Smith has a PDF of the updated survey, Stoneybrook/Main-Land can provide digital files.
- Stoneybrook/Main-Land have completed shallow borings in the Gendron-owned land just east of the Berry Farm, as this is the first area to be developed. Can provide the boring logs.
- Culvert near the Berry Farm drains water from the cemetery across Mt. Auburn Ave and flows into low-lying area where it infiltrations. The area ponds temporarily during wet weather but generally drains quickly.
- AWD had groundwater study done with Weston & Sampson in 2015 related to a possible radial well – more wells located north of the Berry Farm. The water quality was high in iron and manganese. Mike Broadbent has a copy of the report. Well labeled “MW-707” on site maps and in recent water level monitoring was part of this study.

Assigned to	Action Item	Due Date
Mike Broadbent, AWD	Weston & Sampson 2015 report on groundwater study for radial collector wells.	November 22, 2023
Mike Gotto, Stoneybrook	<ul style="list-style-type: none"> <li>■ Site survey/LiDAR digital files</li> <li>■ Monitoring wells quarterly gauging and water quality sampling data since April 2023</li> <li>■ Haley Ward landfill groundwater gauging and water quality data 2023</li> <li>■ Boring logs from land adjacent to the Berry Farm</li> </ul>	November 22, 2023

Assigned to	Action Item	Due Date
	<ul style="list-style-type: none"> <li>▪ Plans – topography of finished development, Mike’s compiled data plans (with watershed boundaries, monitoring wells, borings, etc)</li> </ul>	
CDM Smith	Scope and budget to incorporate new data provided by AWD and Stoneybrook.	November 30, 2023





75 State Street, Suite 701  
Boston, Massachusetts 02109  
tel: 617 452-6000

December 12, 2023

Erica Kidd  
Watershed Manager  
Auburn Water District/Lewiston Water Division  
P.O. Box 414  
Auburn, ME 04212

Subject: Lake Auburn Watershed Plan Update  
Amendment 4 – Gracelawn Model Update and Recommended Hydrogeological  
Investigations  
Lake Auburn Watershed Protection Commission

Dear Ms. Kidd:

CDM Smith Inc. (CDM Smith) is pleased to provide this proposal to the Lake Auburn Watershed Protection Commission (LAWPC) to update the three-dimensional visualization and analysis (3DVA) model and identify the hydrogeological investigation scope for further watershed boundary refinement, based on additional data identified from the November 14, 2023 site visit to the Gracelawn Road gravel pit with LAWPC, Auburn Water District (AWD), Lewiston Water Department (LWD), the City of Auburn and representatives of the site owner/developer. The scope and budget are presented as Task 8 to our original contract dated May 10, 2022.

## Scope of Work

### **Task 8 – 3DVA Model Update and Recommended Hydrogeological Investigations**

#### **Task 8.1 – 3DVA Model Update**

From the site visit, the following additional data was identified:

- *Lake Auburn Groundwater Investigation* (Weston and Sampson, 2015) – PDF format
  - Seven electrical resistivity surveys (13,054 ft)
  - Two tracks of subbottom profile surveys (14 kilometers)
  - Six new borings (three offshore and three onshore)
  - Water quality sampling (assumed to not be in electronic format)



- Geotechnical data collected near the Berry Farm (Summit, 2022) – PDF format
  - Ten borings
  - Sixteen test pits
- 2022 topographic survey – CAD format
- Quarterly groundwater level measurements since April 2023 - Excel format

This task will include adding the data listed above to the 3DVA model and updating the interpretation of ground surface elevation, depth to bedrock, and groundwater levels. The scope and budget assumes the format of the data as stated above. If some of the data is able to be found in electronic format, it will reduce the effort by 3 hours each report, or up to 6 hours total.

### **Task 8.2 – Recommendations for Hydrogeology Investigations**

From the site visit, the limit of the study area is understood for the site owner and development purposes. The recommended hydrogeology investigations will be identified only related to refining the watershed boundary on the Gracelawn owner's site. This task will identify the recommended scope of hydrogeology investigations and provide a budget to complete. Part of the task will be coordinating with the site owner and developer for possible teaming options for price efficiency.

- Possible Hydrogeologic Field Investigations:
  - Monitoring wells by professional drilling subcontractor with oversight by CDM Smith, three possible types:
    - *Shallow water table well*
    - *Deep overburden wells*
    - *Bedrock wells*
  - Fracture trace analysis and outcrop mapping by professional geophysical subcontractor.
  - Slug testing at newly installed monitoring wells, falling and rising head tests at each well location.
  - Groundwater gauging including newly installed wells and existing wells.
  - Aerial mapping survey and preparation of an As-Built topographic CAD drawing by professional survey subcontractor. The field survey will also include a well location and elevation survey of the newly installed monitoring wells.



Erica Kidd  
December 12, 2023  
Page 3

### **Task 8.3 – Technical Memorandum and Project Management**

The deliverable for the project will be a technical memorandum summarizing the 3DVA model update, updated observations, and the recommended hydrogeological investigations scope and budget.

This task also included project management and project meetings. Includes one presentation to LAWPC in person (assumes 2 attendees).

### **Schedule and Budget**

CDM Smith will provide the draft technical memorandum from Task 8 to LAWPC by January 31, 2024 and final within 2 weeks of LAWPC's comments.

CDM Smith is proposing to execute Task 8.1 to Task 8.3 for a lump sum cost of \$13,780.00.

We trust that this proposal outlines services consistent with the action plan agreed upon in previous discussions. We are available to speak with you to answer any questions or clarify this proposal as may be needed. Please do not hesitate to contact us with any questions.

Sincerely,

A handwritten signature in blue ink that reads 'Anne Malenfant'.

Anne Malenfant, P.E., PMP  
Project Manager  
CDM Smith Inc.

cc: Tarun Gill, CDM Smith



**Lake Auburn Watershed Commission  
Adopted Budget  
For the Fiscal Year 2024**

	Estimated								
	2019	2020	2021	2022	2022	2023	2023	2024	Percentage
	Actual	Actual	Actual	Actual	Budget	Budget	Actual	Budget	Change
<b>Expenditures:</b>									
Auburn Water District	5,398.28	6,755.35	5,191.00	5,945.74	6,000.00	6,000.00	6,000.00	12,000.00	100.00%
Lewiston Water Division	6,710.25	4,281.50	8,991.17	23,636.17	6,000.00	6,000.00	6,000.00	12,000.00	100.00%
Executive Administration	1,432.72	62.49	-	511.54	750.00	550.00	550.00	6,000.00	990.91%
Forestry	8,189.63	4,895.00	10,064.59	7,125.19	4,500.00	3,500.00	3,500.00	8,400.00	140.00%
Outside Services	3,325.00	3,325.00	3,435.00	1,850.00	3,325.00	3,325.00	3,325.00	6,000.00	80.45%
Sanitary Facilities	3,339.10	3,680.00	2,680.00	2,745.00	3,760.00	3,760.00	3,760.00	3,760.00	0.00%
Source Protection Management	(6,244.30)	111,806.99	41,198.99	29,418.40	63,250.00	63,150.00	63,150.00	63,000.00	-0.24%
Repairs to Property & Equipment	3,726.79	2,454.77	3,252.94	4,077.26	6,000.00	3,800.00	3,800.00	3,800.00	0.00%
Public Education General	1,566.48	17.00	2,371.28	-	1,775.00	1,775.00	1,775.00	1,775.00	0.00%
Public Ed. - Labor	19,358.22	11,975.44	11,902.33	24,284.33	27,620.00	30,515.00	30,515.00	67,600.00	121.53%
Public Ed. - Supplies	2,385.14	838.98	2,035.79	899.38	800.00	1,400.00	1,400.00	1,400.00	0.00%
Public Ed. - Events	1,036.96	-	189.49	570.81	2,000.00	2,000.00	2,000.00	2,000.00	0.00%
Public Ed. - Outside Services	(11.05)	838.69	-	1,184.00	500.00	2,400.00	2,400.00	4,900.00	104.17%
Public Ed. - Public Relations	2,475.58	1,079.49	498.52	1,852.88	1,500.00	2,800.00	2,800.00	2,800.00	0.00%
Public Ed. - Misc.	1,600.71	661.93	1,183.83	392.68	1,500.00	250.00	250.00	700.00	180.00%
Liability & D&O Insurance	11,605.00	11,446.08	12,075.47	10,958.05	11,650.00	12,000.00	11,700.00	10,990.00	-8.42%
Legal	7,938.00	127.50	6,454.50	9,427.50	4,000.00	10,500.00	10,500.00	8,000.00	-23.81%
Audit/Financial Services	6,291.25	6,441.26	6,595.26	7,191.25	6,695.00	7,395.00	6,295.62	6,791.00	-8.17%
Property Taxes	4,616.50	4,710.32	4,515.20	3,994.73	4,625.00	4,165.00	4,229.87	4,290.00	3.00%
Operational Supplies	460.34	2,201.62	1,999.73	755.39	1,000.00	1,000.00	1,000.00	1,000.00	0.00%
Miscellaneous	757.95	864.76	435.49	1,460.36	950.00	850.00	850.00	900.00	5.88%
<b>Total Operating Expenditures</b>	<b>85,958.55</b>	<b>178,464.17</b>	<b>125,070.58</b>	<b>138,280.66</b>	<b>158,200.00</b>	<b>167,135.00</b>	<b>165,800.49</b>	<b>228,106.00</b>	<b>36.48%</b>
<b>Capital Expenditures:</b>									
Forestry Management Plan					-	20,000.00	20,000.00	-	-100.00%
Management of Water - approved 3/29/23							47,100.00		
Pontoon Boat & Accessories - Funded over 2					-	25,000.00	25,000.00	-	-100.00%
								115,000.00	
<b>Total Capital Expenditures</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>25,000.00</b>	<b>45,000.00</b>	<b>92,100.00</b>	<b>115,000.00</b>	<b>155.56%</b>
<b>Total Expenditures</b>	<b>85,958.55</b>	<b>178,464.17</b>	<b>125,070.58</b>	<b>138,280.66</b>	<b>183,200.00</b>	<b>212,135.00</b>	<b>257,900.49</b>	<b>343,106.00</b>	<b>61.74%</b>
<b>Revenues:</b>									
Contributions -AWD	48,550.00	40,000.00	52,500.00	58,249.96	58,250.00	60,000.00	60,000.00	80,000.00	33.33%
Contributions - LWD	48,550.00	40,000.00	52,500.00	58,250.00	58,250.00	60,000.00	60,000.00	80,000.00	33.33%
Fund Balance Carryforward		94,807.97	-	-	50,665.00	88,100.00	88,100.00	180,406.00	104.77%
Gain on Sale of Assets	-	-	4,576.64	386.70	-	-	-	-	
Sale of Timber/Assets	53,647.30	-	93,763.92	29,309.55	14,000.00	2,000.00	2,625.00	2,000.00	0.00%
Intergovernmental	2,000.00	2,000.00	2,200.00	2,250.00	2,000.00	2,000.00	42,500.00	-	-100.00%
Interest	2,853.42	1,656.20	344.82	789.81	35.00	35.00	600.00	700.00	1900.00%
<b>Total Revenues</b>	<b>152,747.30</b>	<b>178,464.17</b>	<b>205,885.38</b>	<b>149,236.02</b>	<b>183,200.00</b>	<b>212,135.00</b>	<b>253,825.00</b>	<b>343,106.00</b>	<b>61.74%</b>
<b>Surplus</b>	<b>66,788.75</b>	<b>-</b>	<b>80,814.80</b>	<b>10,955.36</b>	<b>-</b>	<b>-</b>	<b>(4,075.49)</b>	<b>-</b>	
<b>Total contributions from each entity:</b>									
Operations	48,550.00	40,000.00	52,500.00	58,250.00	58,250.00	60,000.00	60,000.00	80,000.00	
Source Water Protection Sinking Fund	20,000.00	25,000.00	22,500.00	20,000.00	20,000.00	25,000.00	25,000.00	25,000.00	
	<b>68,550.00</b>	<b>65,000.00</b>	<b>75,000.00</b>	<b>78,250.00</b>	<b>78,250.00</b>	<b>85,000.00</b>	<b>85,000.00</b>	<b>105,000.00</b>	<b>23.5%</b>
Water Withdrawal Revenue	1,528.21	7,282.68	4,421.45		387.00				
Accumulate Accumulative Balance	2,901.81	10,184.49	14,605.94		14,992.94				

**Lake Auburn Watershed Commission Adopted Budget - Detail For the Fiscal Year 2024**

Budget Line Item	Amount Requested	Explanation for the 2024 Request
Auburn Water District	12,000	Routine maintenance, groundwork, trash pickup, erosion & drainage work, and maintenance and maintenance
Lewiston Water Division	12,000	Routine maintenance, groundwork, trash pickup, erosion & drainage work, and maintenance and maintenance
Executive Administration	6,000	Clerk's time for meetings, minutes, project contracts, policies, background research, and legal communications with the attorney
Forestry	8,400	Forestry management contractual services including property line marking and blazing, invasive species inventory and management, timber harvesting, etc. Forester review of timber harvest plans received by the City of Auburn occurring in the watershed.
Outside Services	6,000	Androscoggin Land Trust conservation easement monitoring and reviews of septic systems
Sanitary Facilities	3,760	GA Downing facilities \$470/month x 8
Source Protection Management	63,000	Boat inspections \$3,500 (matching grant); septic evaluations \$2,000; identified projects \$57,500
Repairs to Property & Equipment	3,800	Repairs to property & equipment \$1,800; signs \$500; and boat maintenance \$1,500
Public Education	1,775	Contributions to partnership organizations; LSM \$1,500 & Little Wilson Pond testing \$275
Public Ed. - Labor	67,600	Education and Outreach Coordinator's salary (\$25 x 40 hours) and benefits. Includes lake patrol for \$18,000 that was previously under source protection.
Public Ed. - Supplies	1,400	Supplies and materials to support the Community Outreach Program.
Public Ed. - Events	2,000	Public education events for the community
Public Ed. - Outside Services	4,900	Contractual labor for technology and website (\$200/month for Great Pond Design website management), website overhaul (2,500)
Public Ed. - Public Relations	2,800	Public education mailings, Constant Contact account, pamphlets, posters, etc. \$1,500 for watershed calendar.
Public Ed. - Miscellaneous	700	Misc. program costs, mileage, dues, training, etc.
Liability & D & O Insurance	10,990	Hanover \$10,445 x estimated 3% = 10,759 and Mount Vernon \$529 x estimated 3% = 545
Legal	8,000	Routine legal consultations about ordinances, contracts, etc.
Audit/Financial Services	6,791	Annual Audit \$5,445 and annual bookkeeping fee \$1,346
Property Taxes	4,290	Town of Minot \$2,200; City of Auburn \$690; and Town of Turner \$1,400
Operational Supplies	1,000	Buoys \$700 and boat safety equipment \$300
Miscellaneous	900	Central Maine Power for the boat launch \$260; routine offices supplies, reports, and postage \$500
<b>TOTAL REQUEST</b>	<b>228,106</b>	
<b>Capital Request</b>	<b>Amount Requested</b>	<b>Explanation for the 2024 Request for Capital</b>
Blanchard Pond Stream Restoration Project	115,000	Conceptual level cost for budgeting the construction of the Blanchard Pond Stream restoration in 2024 is \$115k. This number includes the conceptual level Opinion of Probable Construction Cost and assumes Tighe & Bond will provide two weeks of part time field observation and final permit documentation. Actual cost will depend on contractor pricing.

**Lake Auburn Watershed Commission Contribution History by Entity**  
**10-year Trend & 5-year Projection**

Year	Operating Contribution	Sinking Fund Contribution	Total Contribution
2014	87,500	125,000	212,500
2015	87,385	70,000	157,385
2016	78,125	60,000	138,125
2017	77,000	30,000	107,000
2018	75,000	25,000	100,000
2019	48,550	20,000	68,550
2020	40,000	25,000	65,000
2021	52,500	22,500	75,000
2022	58,250	20,000	78,250
2023	60,000	25,000	85,000
2024*	61,800	25,000	86,800
2025*	63,654	25,000	88,654
2026*	65,564	25,000	90,564
2027*	67,531	25,000	92,531
2028*	69,556	25,000	94,556

\* Estimated operations assume a 3% annual increase