# Maine Department of Environmental Protection: Site Location of Development Minor Amendment Application

# Data Center
## at
## Riley Road, Jay, Maine

Prepared for: JGT2 Redevelopment, LLC

November 2026

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
PO BOX Q | 69 MAIN ST
LIVERMORE FALLS, MAINE 04254
WWW.MAIN-LANDDCI.COM
(207) 897-6752

## FORM D

## SUBMISSIONS CHECKLIST

If a provision is not applicable, put "NA"

**Section 1. Development description**

A. Narrative

_X_ 1. Objectives and details

_X_ 2. Existing facilities (with dates of construction)

B. Topographic map

_X_ 1. Location of development boundaries

_X_ 2. Quadrangle name

C. Construction plan

_X_ 1. Outline of construction sequence (major aspects)

_X_ 2. Dates

D. Drawings – In plan set at end of application.

_X_ 1. Development facilities

_X_ a. Location, function and ground area

_X_ b. Length/cross-sections for roads

_X_ 2. Site work (nature and extent)

_X_ 3. Existing facilities (location, function ground area and floor area)

4. Topography

_X_ a. Pre- and post-development (contours 2 ft or less)

_X_ b. Previous construction, facilities and lot lines

_X_ **Section 2. Title, right or interest** (copy of document)

**Section 3. Financial capacity**

_X_ A. Estimated costs

B. Financing

_N/A 1. Letter of commitment to fund

2. Self-financing

_N/A a. Annual report

_N/A b. Bank statement

3. Other

_X_ a. Cash equity commitment

_N/A b. Financial plan

_N/A c. Letter

_N/A 4. Affordable housing information

**Section 4. Technical ability** (description)

_X_ A. Prior experience (statement)

_X_ B. Personnel (documents)

**Section 5. Noise**

_X_ A. Developments producing a minor noise impact (statement)

_N/A 1. Residential developments

_N/A 2. Certain non-residential subdivisions

_N/A 3. Schools and hospitals

_N/A 4. Other developments

_N/A a. Type, source and location of noise

_N/A b. Uses, zoning and plans

_N/A c. Protected locations

_N/A_ d. Minor nature of impact
_N/A_ e. Demonstration
_X_ B. Developments producing a major noise impact
_X_ 1. Baseline
_X_ a. Uses, zoning and plans
_X_ b. Protected locations
_X_ c. Quiet area
_X_ 2. Noise generated by the development
_X_ a. Type, source and location of noise
_X_ b. Sound levels
_X_ c. Control measures
_X_ d. Comparison with regulatory limits
_X_ e. Comparison with local limits

_X_ S**ection 6. Visual quality and scenic character**(narrative, description, visual impact analysis)

_X_ **Section 7. Wildlife and fisheries** (narrative)

_X_ **Section 8. Historic sites** (narrative)

_X_ **Section 9. Unusual natural areas** (narrative)

**Section 10. Buffers**
_N/A_ A. Site plan and narrative

**Section 11. Soils**
_X_ A. Soil survey map and report
_X_ 1. Soil investigation narrative
_X_ 2. Soil survey map
_X_ B. Soil survey intensity level by development type
1. Class A (High Intensity) Soil Survey
2. Class B (High Intensity) Soil Survey
3. Class C (Medium High-Intensity) Soil Survey
4. Class D (Medium Intensity) Soil Survey
N/A_ C. Geotechnical Investigation
N/A_ D. Hydric soils mapping

**Section 12. Stormwater management**
_X_ A. Narrative
_X_ 1. Development location
_X_ 2. Surface water on or abutting the site
N/A_ 3. Downstream ponds and lakes
_X_ 4. General topography
_X_ 5. Flooding
N/A_ 6. Alterations to natural drainage ways
_X_ 7. Alterations to land cover
_X_ 8. Modeling assumptions
_X_ 9. Basic standard
N/A_ 10. Flooding standard
_X_ 11. General standard
_X_ 12. Parcel size
_X_ 13. Developed area
_X_ 14. Disturbed area
_X_ 15. Impervious area
_X_ B. Maps
_X_ 1. U.S.G.S. map with site boundaries

_X_ 2. S.C.S. soils map with site boundaries
_X_ C. Drainage Plans (a pre-development plan and a post-development plan)
_X_ 1. Contours
_X_ 2. Plan elements
N/A 3. Land cover types and boundaries
N/A 4. Soil group boundaries
N/A 5. Stormwater quantity subwatershed boundaries
N/A 6. Stormwater quality subwatershed boundaries
N/A 7. Watershed analysis points
N/A 8. Hydrologic flow lines (w/flow types and flow lengths labeled)
N/A 9. Runoff storage areas
_X_ 10. Roads and drives
_X_ 11. Buildings, parking lots, and other facilities
_X_ 12. Drainage system layout for storm drains, catch basins, and culverts
_X_ 13. Natural and man-made open drainage channels
_X_ 14. Wetlands
N/A 15. Flooded areas
_X_ 16. Benchmark
_X_ 17. Stormwater detention, retention, and infiltration facilities
_X_ 18. Stormwater treatment facilities
N/A 19. Drainage easements
_X_ 20. Identify reaches, ponds, and subwatersheds matching stormwater model
N/A 21. Buffers
N/A D. Runoff analysis (pre-development and post development)
N/A 1. Curve number computations
N/A 2. Time of concentration calculations
N/A 3. Travel time calculations
N/A 4. Peak discharge calculations
N/A 5. Reservoir routing calculations
_X_ E. Flooding Standard
_X_ 1. Variance submissions (if applicable)
N/A a. Submissions for discharge to the ocean, great pond, or major river
N/A i. Map
N/A ii. Drainage plan
N/A iii. Drainage system design
N/A iv. Outfall design
N/A v. Easements
N/A b. Insignificant increase
N/A i. Downstream impacts
_X_ c. Submissions for discharge to a public stormwater system
_X_ i. Letter of permission
_X_ ii. Proof of capacity
N/A iii. Outfall analysis and design (pictures)
_X_ 2. Sizing of storm drains and culverts
N/A 3. Stormwater ponds and basins
N/A a. Impoundment sizing calculations
N/A b. Inlet calculations
N/A c. Outlet calculations
N/A d. Emergency spillway calculations
N/A e. Subsurface investigation report
N/A f. Embankment specifications
N/A g. Embankment seepage controls
N/A h. Outlet seepage controls
N/A i. Detail sheet
N/A j. Basin cross sections
N/A k. Basin plan sheet

N/A 4. Infiltration systems
N/A a. Well locations map
N/A b. Sand and gravel aquifer map
N/A c. Subsurface investigation report with test pit or boring logs
N/A d. Permeability analysis
N/A e. Infiltration structure design
N/A f. Pollutant generation and transport analysis
N/A g. Monitoring and operations plan
N/A i. Locations of storage points of potential contaminants
N/A ii. Locations of observation wells and infiltration monitoring plan
N/A iii. Groundwater quality monitoring plan
N/A 5. Drainage easement declarations.
_X_ F. Stormwater quality treatment plan peak discharge calculations
_X_ 1. Basic stabilization plan
_X_ a. Ditches, swales, and other open channel stabilization
_X_ b. Culvert and storm-drain outfall stabilization
_X_ c. Earthen slope and embankment stabilization
_X_ d. Disturbed area stabilization
_X_ e. Gravel roads and drives stabilization
N/A 2. General Standard
N/A a. Calculations for sizing BMP
N/A b. Impervious area calculation
N/A c. Developed area calculation
N/A d. Summary spreadsheet of calculations
N/A 3. Phosphorus control plan
N/A a. Calculations for the site's allowable phosphorus export
N/A b. Calculations for determining the developed site's phosphorus export
N/A c. Calculations for determining any phosphorus compensation fees
N/A 4. Offset Credits
N/A a. Urban impaired stream
N/A Offset credit calculation
N/A b. Phosphorus credit determination
N/A i. Location map
N/A ii. Scaled plan
N/A iii. Title and right
N/A iv. Demolition plan
N/A v. Vegetation plan
N/A vi. Offset credit calculation
N/A vii. Calculation for the new allowable export
N/A 5. Runoff treatment measures
N/A a. structural measures
N/A i. Design drawings and specifications
N/A ii. Design calculations
N/A iii. Maintenance plan
N/A iv. TSS removal or phosphorus treatment factor determinations
N/A v. Stabilization plan
N/A b. Vegetated buffers
N/A i. Soil survey
N/A ii. Buffer plan
N/A iii. Turnout and level spreader designs
N/A iv. Deed restrictions
N/A 6. Control plan for thermal impacts to coldwater fisheries
N/A 7. Control plan for other pollutants
N/A 8. Engineering inspection of stormwater management facilities
N/A G. Maintenance of common facilities or property
N/A 1. Components of the maintenance plan

N/A A. Maintenance of facilities by owner or operator
N/A 1. Site owner or operator (name legally responsible party)
N/A 2. Contact person responsible for maintenance
N/A 3. Transfer mechanism
N/A 4. List of facilities to be maintained
N/A 5. List of inspection and maintenance tasks for each facility
N/A 6. Identifications of any deed covenants, easements, or restrictions
N/A 7. Sample maintenance log
N/A 8. Copies of any third-party maintenance contracts
N/A B. Maintenance of facilities by homeowner's association
N/A 1. Incorporation documents for the association
N/A 2. Membership criteria
N/A 3. Association officer responsible for maintenance
N/A 4. Establishment of fee assessment for maintenance work
N/A 5. Establishment of lien system
N/A 6. Reference to department order(s) in association charter
N/A 7. Transfer mechanism from developer to association
N/A 8. List of facilities to be maintained
N/A 9. Identification of any deed covenants, easements, or restrictions
N/A 10. Renewal of covenants and leases
N/A 11. List of inspection and maintenance tasks for each facility
N/A 12. Sample maintenance log
N/A 13. Copies of any third-party maintenance contracts
N/A C. Maintenance of facilities by municipality or municipal district
N/A 1. Identification of the municipal department or utility district
N/A 2. Contact person responsible for maintenance
N/A 3. Evidence of acceptance of maintenance responsibility
N/A 4. Transfer mechanism from developer
N/A 5. List of facilities to be maintained
N/A 6. List of inspection and maintenance tasks for each facility
N/A 7. Identifications of any deed covenants, easements, or restrictions
N/A 8. Sample maintenance log
_X_ 2. General inspection and maintenance requirements
_X_ a. Drainage easements
_X_ b. Ditches, culverts, and catch-basin systems
_X_ c. Roadways and parking surfaces
N/A d. Stormwater detention and retention facilities
N/A 1. Embankment inspection and maintenance
N/A 2. Outlet inspection and clean-out
N/A 3. Spillway maintenance
N/A 4. Sediment removal and disposal
N/A e. Stormwater infiltration facilities
N/A 1. Sediment protection plan
N/A 2. Infiltration rehabilitation plan
N/A 3. Sediment removal and disposal
N/A 4. Groundwater monitoring plan
N/A f. Proprietary treatment devices
N/A g. Buffers
N/A h. Other practices and measures

**Section 13. Urban Impaired Stream Submissions**

N/A 1. Off-site credits
N/A 2. Compensation fees (Urban Impaired Stream/Phosphorus)
N/A 3. Development impacts

**Section 14. Basic Standards**

_X_ A. Narrative
_X_ 1. Soil types
_X_ 2. Existing erosion problems
_X_ 3. Critical areas
_X_ 4. Protected natural resources
_X_ 5. Erosion control measures
_X_ 6. Site stabilization
_X_ B. Implementation schedule
_X_ C. Erosion and sediment control plan
_X_ 1. Pre-development and post-development contours
_X_ 2. Plan scale and elements
_X_ 3. Land cover types and boundaries
_N/A_ 4. Existing erosion problems
_X_ 5. Critical areas
_X_ 6. Protected natural resources
_X_ 7. Locations (general)
_X_ 8. Locations of controls
_X_ 9. Disturbed areas
_X_ 10. Stabilized construction entrance
_X_ D. Details and specifications (for both temporary and permanent measures)
_X_ E. Design calculations
_X_ F. Stabilization plan
_X_ 1. Temporary seeding
_X_ 2. Permanent seeding
_X_ 3. Sodding
_X_ 4. Temporary mulching
_X_ 5. Permanent mulching
_X_ G. Winter construction plan
_X_ 1. Dormant seeding
_X_ 2. Winter mulching
_X_ H. Third-party inspections
_N/A_ 1. Inspector's name, address, and telephone number
_N/A_ 2. Inspector's qualifications
_N/A_ 3. Inspection schedule
_N/A_ 4. Contractor contact
_N/A_ 5. Reporting protocol

**Section 15. Groundwater**

_X_ A. Narrative
_X_ 1. Location and maps
_X_ 2. Quantity
_X_ 3. Sources
_X_ 4. Measures to prevent degradation
_X_ B. Groundwater protection plan
N/A C. Monitoring plan
N/A 1. Monitoring points
N/A 2. Monitoring frequency
N/A 3. Background conditions
N/A 4. Monitoring parameters
N/A 5. Personnel qualifications
N/A 6. Proof of training
N/A 7. Equipment and methods
N/A 8. Quality assurance/quality control
N/A 9. Reporting requirements
N/A 10. Remedial action plan
N/A D. Monitoring well installation report

N/A 1. Well location map
N/A 2. Elevation data
N/A 3. Well installation data
N/A 4. Well construction details
N/A 5. Borehole logs
N/A 6. Summary of depth measurements
N/A 7. Characteristics of subsurface strata
N/A 8. Well installation contract
N/A 9. Schematic cross-sections
N/A 10. Monitoring point summary table
N/A 11. Protective casing
N/A 12. On-site well identification

**Section 16. Water supply**

_X_ A. Water supply method
N/A 1. Individual wells (evidence of sufficient/healthful supply)
N/A a. Support of findings by well drillers
N/A b. Support of findings by geologist
N/A 2. Common well(s) (reports)
N/A a. Hydrogeology report
N/A b. Engineering report
N/A c. Well installation report
N/A d. Long-term safe yield and zone of influence determination
N/A e. Public water supply
N/A i. Proposed well or wells
N/A ii. Existing well or wells
N/A iii. Water quality analysis
N/A 3. Well construction in shallow-to-bedrock areas
N/A 4. Additional information
_X_ 5. Off-site utility company or public agency
_X_ 6. Other sources
N/A B. Subsurface wastewater disposal systems (locations of systems and wells)
_X_ C. Total usage (statement re: total anticipated water usage)

**Section 17. Wastewater disposal**

N/A A. On-site subsurface wastewater disposal systems (investigation results)
N/A 1. Site plan
N/A 2. Soil conditions summary table
N/A 3. Logs of subsurface explorations
N/A 4. Additional test pits, borings or probes
N/A a. Soil conditions A
N/A b. Soils with Profiles 8 and 9 parent material
N/A c. Soil conditions D
N/A d. Disposal field length 60 feet or greater
N/A 5. 3-bedroom design
N/A 6. Larger disposal systems
N/A a. System design details
N/A b. Plan view
N/A c. Cross sections
N/A d. Test pit data
N/A e. Mounding analysis
N/A B. Nitrate-nitrogen impact assessment
N/A 1. When required
N/A a. Exempted
N/A i. Conventional systems meeting certain setbacks
N/A ii. Denitrification systems

N/A b. Special conditions and other exemptions
N/A 2. Assumptions
N/A a. Initial concentration
N/A b. Background concentration
N/A c. Contribution from development
N/A d. Mixing and dilution
N/A e. Severe-drought scenario
N/A f. Wastewater flow to subsurface wastewater disposal fields
N/A 3. Assessment report minimum requirements
N/A a. Narrative and calculations
N/A b. Site plan
N/A i. Well locations
N/A ii. 10 mg/l and 8 mg/l isocons
N/A iii. Groundwater contours and groundwater flow divides
N/A c. References
N/A 4. Denitrification systems
N/A a. Design plans and specifications
N/A b. Installation information
N/A c. Monitoring plan
N/A d. Maintenance
N/A e. Backup system
_X_ D. Municipal facility or utility company letter
N/A_ E. Storage or treatment lagoons

_X_ **Section 18. Solid waste** (list: type, quantity, method of collection and location)
_X_ A. Commercial solid waste facility (final disposal location)
_X_ B. Off-site disposal of construction/demolition debris (final disposal location)
N/A C. On-site disposal of woodwaste/land clearing debris
N/A 1. Applicability of rules (evidence re: applicability of rules)
N/A 2. Burning of wood wastes
N/A a. Delineation on site plan
N/A b. Plans for handling unburned woodwaste and woodash
N/A c. Evidence of capacity to accept waste (approved facility)
N/A d. Usage of materials
N/A e. Data on mixing ratios and application rates
N/A D. Special or Hazardous Waste

**Section 19. Flooding**
_X_ A. Explanation of flooding impact
_X_ B. Site plan showing 100-year flood elevation
_N/A_ C. Hydrology analysis
_X_ D. FEMA flood zone map with site boundaries

**Section 20. Blasting**
N/A A. Site Plan or map
N/A B. Report
1. Assessment
2. Blasting plan

**Section 21. Air emissions** (narrative and summary)
_X_ A. Point and non-point sources identified
_X_ B. Emission components (point sources)

**Section 22. Odors**
__X__ A. Identification of nature/source
_N/A___ B. Estimate of areas affected

_N/A___ C. Methods of control)

_N/A _ **Section 23. Water vapor** (narrative)

__N/A__ **Section 24. Sunlight** (statement and drawing, if required)

**Section 25. Notices**

_X_ A. Evidence that notice sent
_X_ B. List of abutters for purposes of notice

**Supplemental requirements for Wind Energy Developments only:**

**Section 26. Shadow flicker**

N/A A. A copy of the Windpro Analysis and associated narrative

**Section 27. Public Safety**

N/A A. Design safety certifications or other documents attesting to the safety of the wind turbine equipment.
N/A B. Evidence pertaining to overspeed controls
N/A C. Site plan documenting safety setbacks zones for each wind turbine
N/A D. Other documents as necessary to demonstrate safety considerations

**Section 28. Tangible Benefits**

N/A A. Narrative demonstration of tangible benefits

**Section 29. Decommissioning**

N/A A. Description of implementation trigger for decommissioning
N/A B. Description of extent of decommissioning
N/A C. Itemization of total cost to complete decommissioning
N/A D. Demonstration of financial assurance for completeness of decommissioning plan

**Section 30. Generating Facility-visual Quality and Scenic Character**

N/A A. (narrative, description, visual impact analysis)

## SECTION 1. DEVELOPMENT DESCRIPTION:

A. Narrative:

1. Objective and details:

JGT2 Redevelopment, LLC, under the leadership of C. Anthony (Tony) McDonald, is proposing redevelopment of a portion of the former Androscoggin paper mill on the Riley Road in Jay, Maine into a computing data center. The applicant intends to enter into an agreement with Sentinel Data Centers, LLC, a data center developer with extensive experience in design, construction and operation of data centers worldwide. Sentinel has developed data centers in 9 states including Massachusetts, New York, and Pennsylvania and now proposes a similar project in Jay, Maine.

In April of 2026, the Maine Data Center Advisory Council was established by Governor Mills to evaluate policies related to the development of data centers. Care has been taken by the Applicant to follow Council's draft recommendations published October 7, 2026, as closely as possible.

The Applicant's general intent will be to renovate and re-use existing structures which previously housed shipping and logistics for paper machines #4 – #5. A portion of these structures will house the data center computing equipment, which is comprised of low voltage power distribution equipment and IT server racks.

Servers will be cooled by a closed-loop water system which absorbs heat from fan coil units on the server and returns to an array of air-cooled chillers (standard commercial refrigeration / cooling equipment), which will be located on concrete footings at grade adjacent to the building.

Backup generators are provided for standby power to critical life-safety systems and networking equipment. It is antipicated that there will be two 3.25 MW generators which will be specified to EPA Tier 2 and may include Tier IV equivalent after treatment, should the impending air permit require. These generators are intended to be "Emergency Generators" as defined by DEP Chapter 169 rules governing stationary electric generators powered by internal combustion engines. An application for a DEP Chapter 115 air license has been submitted for installation and operation of these generators.

Since most of the project occurs on a previously developed site, no natural resource impacts are expected. A standard natural resources delineation has been completed on the proposed site and the report is included with Section 11 of this application.

2. Existing Facilities:

The Riley Mill is an existing mill complex on the Androscoggin River in Jay, Maine. The mill was constructed in the 1960's and 1970's and obtained a Maine DEP SLODA permit #26-1423-07090 on September 25, 1971. The SLODA permit was modified many times over the years, generally under the L-1423-24 permit number.

The existing mill site has many development features, including but not limited to:

- Parking lots,
- Large buildings that contained the paper-making machines,
- Smaller support buildings,
- Roads and rails,
- Log laydown areas,
- A wastewater treatment plant,
- A landfill,
- A heat recovery plant,
- An electricity generation plant and transmission lines,
- Equipment laydown yards,
- And significant appurtenant facilities infrastructure.

On April 15th, 2020, a digester for the mill exploded, damaging multiple structures, utilities, and other appurtenances. The mill did not repair the damage, instead purchasing pulp from other sources. The explosion area is within the area purchased by the applicant for redevelopment.

Today, the mill is shut down and not operational. The landfill and waste water treatment plant (WWTP) remain in operation, these assets have been conveyed to JAYCO, LLC with connection rights retained by JGT2 Redevelopment, LLC. A copy of the stormwater agreement between JGT2 Redevelopment, LLC and JAYCO, LLC is included with this application. A small staff remains on site to maintain the facility. A copy of the stormwater agreement.

As a preliminary regulatory effort, the following permits were found in the registry of deeds, but my not be limited to:

- 1971-09-25 DEP granted a SLODA for an expansion, Order #26-1423-07090
- 1972-08-02 DEP approved the WWTF
- 1981-05-07 DEP approved asbestos in the landfill.
- 1991-10-21 DEP approved L-1423-24-D-M for a 300,000 gal tank and paving.
- 1991-12-26 DEP approved L-1423-24-E-M for a medical building.
- 1992-06-02 DEP approved L-1423-24-F-M for site changes.
- 1992-07-31 DEP approved L-1423-24-G-M for grading and paving site areas and a new building.
- 1992-07-31 DEP approved L-1423-24-H-M for paving and a retaining wall
- 1992-12-16 DEP approved L-1423-24-C-A for after-the-fact expansions and

updates since 1974.

- 1993-09-01 DEP approved L-1423-24-J-M for new loading docks, ring debarker, conveyors, etc.
- 1993-11-19 DEP approved L-1423-24-K-M for fourteen site improvement projects

- 1994-11-10 DEP approved L-1423-24-L-A for new wood storage areas and paving areas.
- 1995-03-28 DEP approved L-1423-24-M-M for a tractor trailer storage area
- 1995-09-01 DEP approved L-1423-24-N-M for a calcium carbonate plant
- 1995-11-20 DEP approved L-1423-24-O-M for a new paper machine and associated expansions.
- 1995-12-07 DEP approved L-1423-24-P-M for a contractor staging and storage area and paving.
- 1996-04-10 DEP approved L-1423-24-Q-M for a trailer parking area, pump house, etc.
- 1997-01-09 DEP approved L-1423-23-S-M for a tower, MCC room, SVP add, etc.
- 1998-03-06 Dep approved L-1423-24-U-M for log laydown areas.
- 1998-03-06 DEP approved L-1423-24-V-A for storage buildings.
- 1998-03-06 DEP approved L-1423-24-T-A for the Cogen facility
- 1998-10-29 DEP approved L-1423-24-Z-M for a gas pipeline.
- 1998-10-26 DEP approved L-1423-24-Y-A for concrete log yard pads.
- 2000-04-20 DEP approved L-1423-24-AA-M for expanding the contractor area.
- 2000-06-25 DEP approved L-1423-24-AB-M for a storage building at the woodyard.
- 2001-01-25 DEP approved L-1423-24-AD-M for myriad small utility improvements.
- 2001-04-10 DEP issued condition compliance for L-1423-24-K-M and AE-C
- 2002-10-10 DEP approved L-1423-24-AF-M for a power substation and associated lines.
- 2004-01-16 DEP issued a buffer restriction, wooded and no disturbance.
- 2004-01-27 DEP issued a correction to above restriction, with sketch.
- 2004-01-12 DEP approved L-1423-24-AG-M for the seasonal wood storage areas.
- 2007-07-13 DEP approved L-1423-TE-AL-N/L-1423-L6-AM-N for natural resource impacts for ponds.
- 2007-12-13 DEP issued a covenant area to remain undeveloped.
- 2008-07-07 DEP approved L-1423-24-A-N for eliminating oil tank inspections.
- 2010-11-22 DEP approved L-1423-23-AO-B for a sludge storage area, gravel trailer storage area, flume grit road, and wood gate.
- 2023-12-08 Deed acknowledgement for cleanup and closure.
- 2023-12-08 Deed covenant for closure and Soil Restriction Area
- 2024-12-17 DEP approved L-01423-21-AT-T for partial transfer to Godfrey Forest Arizona, LLC (not completed)

- 2026-01-07 DEP approved L-01423-21-AR-A/L-01423-TE-AU-N for construction of Oriented Strand Board lumber mill by Godfrey Forest Arizona, LLC (not constructed)

B. Topographic Map:

A copy of a U.S.G.S. topographic map with the project boundary shown has been included as part of this Section.

C. Construction Plan:

The applicant proposes the following approximate schedule:

1. Submission: November, 2026
2. Permit approvals by end of December, 2026.
3. Demolition is current and ongoing, Applicant intends to be complete in late 2026.
4. Site work to start spring 2027
5. Equipment installation in early 2028
6. Commissioning in late 2028.

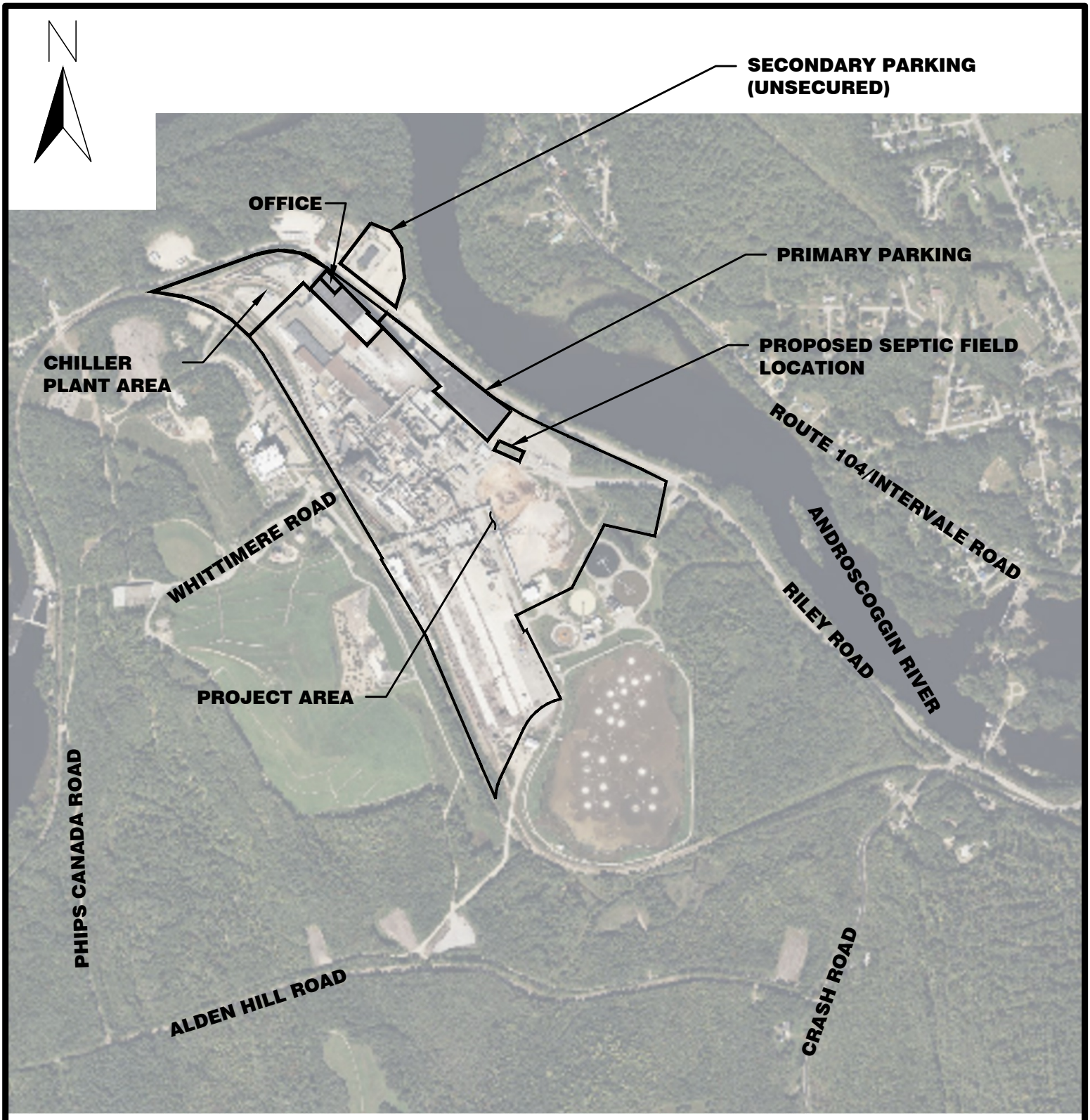
D. Drawings:

1. Development Facilities: The Plans for this project depict the locations and sizes of the proposed areas throughout the project site, as well as all the drainage features.

2. Site Work: The Plans for the sitework related to this project show through post development contours throughout the site.

3. Existing Facilities: A plan has been prepared showing existing conditions of the site.

4. Topography. Existing topography is shown in the project area with 2 foot contour intervals for brevity. Proposed topography is shown in the project areas with 1 foot contour intervals.




NOTES

1. TOWN OF JAY: TAX MAP 2, LOT 20.
2. AERIAL PHOTO DOWNLOADED FROM 2026 MICROSOFT CORPORATION EARTHSTAR GEOGRAPHICS.
3. 8-FOOT PRIVACY FENCE ALONG THE SECURED PERIMETER OF ALL AREAS BEING USED FOR DATA CENTER FUNCTIONS. ACCESS TO THE SITE WILL BE THROUGH A GATE AND CONTROLLED ENTRANCE/EXIT.

**NOT FOR CONSTRUCTION**

PROJECT:

# JAY DATA CENTER

RILEY ROAD, JAY, ME 04239

DRAWING:

## AERIAL PHOTO

SCALE: 1" = 1000'

| | |
|---|---|
| MLDC NO. | 23-285 |
| PROJ. MGR: | PNR |
| DRAWN BY: | ERL |
| CHECKED BY: | PNR |
| REVISION NO. | N/A |
| ISSUE DATE: | 2026-11-03 |
| ISSUED FOR: | REVIEW |

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

**SECTION 2. TITLE, RIGHT OR INTEREST:**

A copy of the JGT2 Redevelopment, LLC deed and a copy of the Site Location of Development License Transfer for JGT2 Redevelopment, LLC are included as part of this Section.

# RELEASE DEED

KNOW ALL BY THESE PRESENTS that **PIXELLE ANDROSCOGGIN LLC**, a Delaware limited liability company, with a mailing address of 228 S Main St, Spring Grove, PA 17362 ("Grantor"), for consideration paid, releases to **JGT2 REDEVELOPMENT LLC**, a Delaware limited liability company with a mailing address of 8368 Hammer Mission Parkway, Suite 3100, Mission, Kansas 66205 ("Grantee"), the real property in Jay, Franklin County, Maine, and more particularly described in EXHIBIT A attached hereto and made a part hereof (the "Property").

IN WITNESS WHEREOF, the said Pixelle Androscoggin LLC, a Delaware limited liability company, has caused this instrument to be signed in its company name under seal by Robert Benjamin Pember, its Vice President, Corp. Dev, this 14th day of December, 2023.

WITNESS:

PIXELLE ANDROSCOGGIN LLC, a Delaware limited liability company

By: _____
Name: Robert Benjamin Pember
Its: VP Corporate Development

STATE OF PENNSYLVANIA
COUNTY OF LANCASTER, ss.

On December 8, 2023, personally appeared the above-named Robert B Pember, as VP Corporate Development of Pixelle Androscoggin LLC, in his/her/their said capacity, and acknowledged the foregoing to be his/her/their free act and deed and the free act and deed of said Pixelle Androscoggin LLC.

Before me,

Karen A. Montgomery
Notary Public
Printed Name: Karen A. Montgomery

Commonwealth of Pennsylvania - Notary Seal
Karen A. Montgomery, Notary Public
Lancaster County
My commission expires March 4, 2027
Commission number 1197249
Member, Pennsylvania Association of Notaries

*Commonwealth of Pennsylvania - Notary Seal, Karen A. Montgomery, Notary Public, Lancaster County, My commission expires March 4, 2027, Commission Number 1197249

# EXHIBIT A

**Parcel 1**

A certain lot or parcel of land, with buildings thereon, situated on the Southerly and Westerly Side of the Androscoggin river, so-called, and the Northerly and Southwesterly side of Riley Road, so-called, in the town of Jay, county of Franklin, and state of Maine, being more Particularly bounded and described as follows, to wit:

Beginning at a point, on the northerly side of land now or formerly of Maine Central Railroad, so-called, at the northeasterly corner of land now or formerly of Eagle Creek Development Holdings, LLC (Book 3639, Page 298) and the southerly side of a 150 foot wide transmission line easement (Book 395, Page 241 – Parcel 1);

Thence, from the point of beginning, North 66° 19' 50" West, along said land now or formerly of Eagle Creek Development Holdings, LLC and said transmission line easement, a distance of 651 feet, more or less, to the Androscoggin river, so-called;

Thence, in a general northerly, easterly, and Southerly direction, along the said Androscoggin river, a distance of 13,018 feet, more or less, to a point at the terminus of the state of Maine portion of the Riley Road, so-called (Book 391, Page 506);

Thence, South 45° 37' 48" West, along the said terminus of the Riley Road, a distance of 29 feet, More or less, to a point;

Thence, North 42° 21' 33" West, along the Westerly side of the said Riley Road, a distance of 124.74 feet to a point;

Thence, in a general Northwesterly direction, along the said Easterly side of Riley Road and a Curve to the right, a distance of 403.82 feet to a point, said curve having a radius of 1834.86 feet;

Thence, North 36° 29' 30" West, along the said Easterly side of the Riley Road, a distance of 344.16 feet to a point;

Thence, in a general Northwesterly direction, along the said Easterly side of Riley Road and a curve to the left, a distance of 1075.43 feet to a point, said curve having a radius of 1984.86 feet;

Thence, North 65° 56' 38" West, along the said Easterly side of the Riley Road, a distance of 878.84 feet to a point;

Thence, in a general Northwesterly direction, along the said Easterly side of Riley Road and a curve to the right, a distance of 612.75 feet to a point, said curve having a radius of 2216.83 feet;

Thence, South 39° 53' 35" West, along the said Easterly side of the Riley Road, a distance of 25.00 feet to a point;

Thence, North 50° 06' 25" West, along the said Easterly side of the Riley Road, a distance of 213.10 feet to a point;

Thence, South 39° 53' 35" West, along the said Easterly side of the Riley Road, a distance of 3.08 feet to a point;

Thence, North 52° 54' 30" West, along the said Easterly side of the Riley Road, a distance of 1162.34 feet to a point;

Thence, in a general northwesterly direction, along the said easterly and northerly side of Riley Road and a curve to the left, a distance of 595.37 feet to a point, said curve having a radius of 598.75 feet;

Thence, South 70° 07' 10" West, along the said Northerly side of the Riley Road, a distance of 806.48 feet to a point;

Thence, South 84° 42' 47" West, along the said Northerly side of the Riley Road, a distance of 251.00 feet to a point;

Thence, South 61° 11' 06" West, along the said Northerly side of the Riley Road, a distance of 467.91 feet to a point at the intersection of said Riley Road and easterly side of Middle Street, so-called;

Thence, North 28° 48' 54" West, along the said easterly side of the Middle Street, a distance of 46.32 feet to a point at the southwesterly corner of land now or formerly of James Mancine (Book 1621, Page 187);

Thence, North 61° 11' 06" East, along said land now or formerly of Mancine, a distance of 65.50 feet to a point;

Thence, North 28° 48' 54" West, along said land now or formerly of Mancine, a distance of 152.32 feet to a point;

Thence, South 61° 11' 06" West, along said land now or formerly of Mancine, a distance of 65.50 feet to a point on the said easterly side of Middle Street;

Thence, North 28° 48' 54" West, along the said easterly side of the Middle Street, a distance of 149.78 feet to a point at the terminus of said Middle Street;

Thence, South 45° 21' 36" West, along the said terminus of the Middle Street, a distance of 51.33 feet to a point;

Thence, South 28° 48' 54" East, along the westerly side of said Middle Street, a distance of 335.31 feet to a point at the intersection of said Middle Street and the said northerly side of Riley Road;

Thence, South 61° 11' 06" West, along the said northerly side of Riley Road, a distance of 289.32 feet to a point at the southeasterly corner of land now or formerly of Eugene Tardiff (Book 4086, Page 146);

Thence, North 28° 48' 54" West, along the said land now or formerly of Tardiff, a distance of 99.89 feet to a point;

Thence, South 61° 11' 06" West, along the said land now or formerly of Tardiff, a distance of 49.88 feet to a point;

Thence, South 28° 48' 54" East, along the said land now or formerly of Tardiff, a distance of 99.89 feet to a point on the said northerly side of Riley Road;

Thence, South 61° 11' 06" West, along the said northerly side of Riley Road, a distance of 104.60 feet to a point at the terminus of said Riley Road;

Thence, South 25° 26' 38" East, along the said terminus of Riley Road, a distance of 48.84 feet to a point;

Thence, North 61° 11' 06" East, along the southerly side of said Riley Road, a distance of 50.00 feet to a point at the northwesterly corner of land now or formerly of Gertrude Dalton Living Trust (Book 3266, Page 78);

Thence, South 28° 48' 54" East, along said land now or formerly of Gertrude Dalton Living Trust, a distance of 108.88 feet to a point;

Thence, North 56° 13' 20" East, along said land now or formerly of Gertrude Dalton Living Trust, a distance of 75.28 feet to a point;

Thence, North 28° 48' 54" West, along said land now or formerly of Gertrude Dalton Living Trust, a distance of 102.37 feet to a point on the said southerly side of Riley Road;

Thence, North 61° 11' 06" East, along the said southerly side of Riley Road, a distance of 75.00 feet to a point at the northwesterly corner of land now or formerly of Richard Damon (Book 2699, Page 185);

Thence, South 28° 48' 54" East, along said land now or formerly of Damon, a distance of 95.85 feet to a point;

Thence, North 56° 13' 20" East, along said land now or formerly of Damon, a distance of 15.73 feet to a point on the said northerly side of land now or formerly of Maine Central Railroad;

Thence, in a general southwesterly direction, along the said northerly side of land now or formerly of Maine Central Railroad and a curve to the left, a distance of 91.95 feet to a point, said curve having a radius of 1,215.43 feet;

Thence, continuing, in a general southwesterly direction, along the said northerly side of land now or formerly of Maine Central Railroad and a curve to the left, a distance of 296.25 feet to the Point of Beginning, said curve having a radius of 1,004.43 feet;

The above-described parcel of land contains 91.5 acres, more or less. All bearings are referenced to Maine state grid, West zone, NAD 83. All Book and Pages refer to the Franklin County Registry of Deeds.

**Parcel 2**

A certain lot or parcel of land, with buildings thereon, situated on the southerly and westerly side of the Riley Road, so-called, and the northerly and easterly side of land now or formerly Maine Central Railroad, in the town of Jay, county of Franklin, and state of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point, on the northerly side of land now or formerly of Maine Central Railroad at the intersection of said railroad with the westerly side of Crash Road, so-called, and the Southerly side of the Riley Road, so-called;

Thence, from the point of beginning, South 33° 36' 30" West, along said northerly side of land now or formerly of Maine Central Railroad, a distance of 17.02 feet to a point;

Thence, in a general westerly direction, along said northerly side of land now or formerly of Maine Central Railroad and a curve to the left, a distance of 280.27 feet to a point, said curve having a radius of 1005.41 feet;

Thence, North 06° 10' 49" West, along said northerly side of land now or formerly of Maine Central Railroad, a distance of 20.00 feet to a point;

Thence, in a general southwesterly direction, along said northerly side of land now or formerly of Maine Central Railroad and a curve to the left, a distance of 299.27 feet to a point, said curve having a radius of 1025.41 feet;

Thence, South 67° 05' 52" West, along said northerly side of land now or formerly of Maine Central Railroad, a distance of 21.16 feet to a point;

Thence, North 22° 54' 08" West, along said northerly side of land now or formerly of Maine Central Railroad, a distance of 20.00 feet to a point;

Thence, South 67° 05' 52" West, along said northerly side of land now or formerly of Maine Central Railroad, a distance of 900.00 feet to a point;

Thence, South 22° 54' 08" East, along said northerly side of land now or formerly of Maine Central Railroad, a distance of 30.00 feet to a point;

Thence, South 67° 05' 52" West, along said northerly side of land now or formerly of Maine Central Railroad, a distance of 600.00 feet to a point;

Thence, South 22° 54' 08" East, along said northerly side of land now or formerly of Maine Central Railroad, a distance of 27.00 feet to a point;

Thence, South 67° 05' 52" West, along said northerly side of land now or formerly of Maine Central Railroad, a distance of 127.29 feet to a point;

Thence, in a general northwesterly direction, along said northerly side of land now or formerly of Maine Central Railroad and a curve to the right, a distance of 1448.81 feet to a point, said curve having a radius of 922.34 feet;

Thence, North 22° 54' 08" West, along the easterly side of land now or formerly of Maine Central Railroad, a distance of 991.34 feet to a point;

Thence, South 67° 05' 52" West, along said easterly side of land now or formerly of Maine Central Railroad, a distance of 13.00 feet to a point;

Thence, North 22° 54' 08" West, along said easterly side of land now or formerly of Maine Central Railroad, a distance of 160.02 feet to a point;

Thence, in a general northwesterly direction, along said easterly side of land now or formerly of Maine Central Railroad and a curve to the left, a distance of 124.50 feet to a point, said curve having a radius of 974.93 feet;

Thence, North 30° 13' 08" West, along said easterly side of land now or formerly of Maine Central Railroad, a distance of 705.77 feet to a point;

Thence, South 72° 54' 48" East, along said easterly side of land now or formerly of Maine Central Railroad, a distance of 19.17 feet to a point;

Thence, North 30° 13' 08" West, along said easterly side of land now or formerly of Maine Central Railroad, a distance of 1653.85 feet to a point;

Thence, in a general northwesterly direction, along said easterly side of land now or formerly of Maine Central Railroad and a curve to the left, a distance of 721.57 feet to a point, said curve having a radius of 991.19 feet;

Thence, North 05° 19' 13" East, along said easterly side of land now or formerly of Maine Central Railroad, a distance of 66.00 feet to a point;

Thence, in a general northwesterly direction, along said northerly side of land now or formerly of Maine Central Railroad and a curve to the left, a distance of 263.86 feet to a point, said curve having a radius of 3379.39 feet;

Thence, in a general southwesterly direction, along said northerly side of land now or formerly of Maine Central Railroad and a curve to the left, a distance of 427.47 feet to a point on the Southerly side of the Riley Road, said curve having a radius of 968.82 feet;

Thence, North 11° 11' 58" West, a distance of 3.64 feet to a point on the southerly side of Riley Road;

Thence, North 61° 11' 06" East, along the said southerly side of the Riley Road, a distance of 157.82 feet to a point;

Thence, North 84° 42' 47" East, along the said southerly side of the Riley Road, a distance of 247.03 feet to a point;

Thence, North 70° 07' 10" East, along the said southerly side of the Riley Road, a distance of 812.82 feet to a point;

Thence, in a general easterly direction, along the said southerly side of the Riley Road and a curve to the right, a distance of 546.15 feet, said curve having a radius of 549.25 feet;

Thence, South 52° 54' 30" East, along the easterly side of the Riley Road, a distance of 1159.92 feet to a point;

Thence, South 39° 53' 35" West, along the said easterly side of the Riley Road, a distance of 37.36 feet to a point;

Thence, South 50° 06' 25" East, along the said easterly side of the Riley Road, a distance of 213.10 feet to a point;

Thence, in a general southeasterly direction, along the said easterly side of the Riley Road and a curve to the left, a distance of 546.33 feet, said curve having a radius of 2331.83 feet;

Thence, South 26° 28' 09" West, along the said easterly side of the Riley Road, a distance of 35.00 feet to a point;

Thence, in a general southeasterly direction, along the said easterly side of the Riley Road and a curve to the left, a distance of 99.68 feet, said curve having a radius of 2366.83 feet;

Thence, South 65° 56' 38" East, along the said easterly side of the Riley Road, a distance of 878.84 feet to a point;

Thence, in a general southeasterly direction, along the said easterly side of the Riley Road and a curve to the right, a distance of 994.16 feet, said curve having a radius of 1834.86 feet;

Thence, South 36° 28' 55" East, along the said easterly side of the Riley Road, a distance of 348.31 feet to a point;

Thence, in a general southeasterly direction, along the said southerly side of the Riley Road and a curve to the left, a distance of 436.83 feet, said curve having a radius of 1984.86 feet;

Thence, South 63° 11' 47" East, along the said easterly side of the Riley Road, a distance of 118.66 feet to a point;

Thence, South 44° 41' 13" East, along the said easterly side of the Riley Road, a distance of 541.24 feet to a point;

Thence, South 44° 41' 13" East, along the said easterly side of the Riley Road, a distance of 260.97 feet to a point;

Thence, in a general southeasterly direction, along the said easterly side of Riley Road and a curve to the left, a distance of 180.00 feet to a point, said curve having a radius of 1687.02 feet;

Thence, South 39° 12' 03" West, along the said easterly side of Riley Road, a distance of 43.00 feet to a point;

Thence, in a general southeasterly direction, along the said easterly side of Riley Road and a curve to the left, a distance of 104.00 feet to a point, said curve having a radius of 1730.02 feet;

Thence, South 33° 36' 30" West, along the said easterly side of Riley Road, a distance of 14.99 feet to a point;

Thence, South 56° 23' 30" East, along the said easterly side of Riley Road, a distance of 29.61 feet to the point of beginning.

The above-described parcel of land contains 229.8 acres, more or less. All bearings are referenced to Maine state grid, West zone, NAD 83. All Book and Pages refer to the Franklin County Registry of Deeds.

**Parcel 3**

A certain lot or parcel of land, with buildings thereon, situated on the easterly side of Phipps Canada Road, so-called, on the northerly side of Alden Hill Road, so-called, and the westerly side of Crash Road, so-called, in the town of Jay, County of Franklin, and State of Maine, being more particularly bounded and described as follows, to wit:

Beginning at a point, at the intersection of the westerly side of Crash Road, so-called, and the northerly side of Alden Hill Road, so-called;

Thence, from the Point of Beginning, North 74° 35' 23" West, along said northerly side of the Alden Hill Road, a distance of 300.74 feet to a point;

Thence, North 79° 01' 23" West, along said northerly side of the Alden Hill Road, a distance of 626.42 feet to a point;

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
17 STATE HOUSE STATION AUGUSTA, MAINE 04333-0017

DEPARTMENT ORDER

**IN THE MATTER OF**

| | | |
|---|---|---|
| **JGT2 REDEVELOPMENT LLC** | ) | **LICENSE TRANSFER** |
| ACQUISITION OF | ) | SITE LOCATION OF DEVELOPMENT |
| PULP AND PAPER MILL | ) | WASTEWATER DISCHARGE |
| JAY, FRANKLIN COUNTY | ) | AIR EMISSIONS |
| L-001423-24-AP-T | ) | SOLID WASTE |
| W000623-5N-U-T | ) | |
| A-203-70-AE-T | ) | APPROVAL |
| A-718-70-G-T | ) | |
| S-006247-WR-AS-T | ) | |
| S-006247-WX-AT-T | ) | |
| S-006247-WX-AU-T | ) | |
| S-006247-WX-AV-T | ) | |
| S-006247-WX-AW-T | ) | |
| S-021161-WR-E-T | ) | |
| S-022072-WR-E-T | ) | |
| S-022190-WR-F-T | ) | |

Pursuant to the provisions of Maine's *Site Location of Development law* (Site Law), 38 M.R.S. §§ 481 to 489-E; *Waste Water Discharge laws*, 38 M.R.S. §§ 413 to 415; *Stormwater Management law*, 38 M.R.S. § 420-D; *Protection and Improvement of Air laws*, 38 M.R.S. §§ 581 to 610-D; the *Maine Hazardous Waste, Septage, and Solid Waste Management Act*, 38 M.R.S. §§ 1301 through 1319-Y; rules promulgated pursuant to these laws and the *Rule Concerning the Processing of Applications and Other Administrative Matters*, 06-096 C.M.R. ch. 2 (2018), the Maine Department of Environmental Protection (Department) has considered the application of JGT2 Redevelopment LLC (JGT2) with its supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

## 1. APPLICATION SUMMARY

**A. Application**. The Applicant, JGT2, submitted an application to the Department for the transfer of all active Site Location of Development, Wastewater Discharge, Air Emissions, and Solid Waste licenses, as defined in 06-096 C.M.R. ch. 2 § (1)(L), and all applications pending, held, or submitted by Pixelle Androscoggin, LLC (Pixelle) relating to the site of the existing pulp and paper mill located at 300 Riley Road, and the facilities thereon in Jay, Maine (the Property). The Property also includes certain parcels of land in Old Town and Canton, Maine. The Department accepted Applicant's license transfer application as complete for processing on October 19, 2023. A schedule of licenses and applications that are the subject of the application and this Department Order, is set forth in Appendix A of this Order. The intent of this Order is to transfer all active licenses and applications that apply to the Property. Any active Department license concerning the Property not specifically listed in this Order is incorporated herein.

**B. The Transaction.** On June 11, 2023, New Mill Capital Holdings and Infinity Asset Solutions (parent companies of JGT2) entered into a Letter of Intent with Pixelle, wherein the parties agreed upon the terms pursuant to which Applicant would acquire the Property and related assets. New Mill Capital Holdings and Infinity Asset Solutions structured the acquisition so that the wholly owned joint venture, JGT2, will take title to the Property and related assets at closing.

**C. Project History.** The Jay Mill began operations in 1965 as an integrated pulp and paper mill located adjacent to the Androscoggin River in Jay, Maine. The pulp and paper making operation was shut down in March 2023, and is being decommissioned.

Licensed air emissions originating at the Property when operating resulted primarily from the pulp and paper making process and a natural gas cogeneration facility on the property, which were licensed separately. The pulp and paper making operation has been shut down and is being decommissioned. JGT2 plans to restart the cogeneration facility.

The Property has an on-site wastewater treatment plant, with two primary clarifiers, aeration lagoons and two secondary clarifiers. Licensed wastewater discharges originating at the Jay Mill when operating resulted primarily from the pulp and paper making process. Since the shutdown of the pulp and paper making operations the treatment plant continues to be used to treat leachate from the on-site landfills, stormwater runoff, and sanitary wastewater.

The Property includes one active, operational landfill ("Expansion Landfill" - Maine DEP Permit #S-022072-WD-A-N, permitted for up to 25.6 acres – 21.3 acres of which is located over the one inactive landfill that has been partially closed (#S-006247-WD-N-R, 52 acres); and two closed landfills (Dry Dump - Maine DEP Closure Permit #S-021161-WN-A-N, 4 acres, and the Cornelio Landfill ~20 acres). JGT2 plans to use the active landfill for disposal of materials generated during the redevelopment of the Property, as approved by the Department.

**2. TRANSFER REQUIREMENTS.** The following information regarding JGT2 was submitted in support of the transfer application:

**A. Title, Right and Interest.** A redacted copy of a Letter of Intent, executed by Pixelle and JGT2 and dated June 11, 2023, was submitted in support of the pending application. That agreement documents JGT2's intent to purchase and Pixelle's intent to sell the Property and related assets. Transfer of Department licenses will become effective upon the closure of the transaction and receipt by the Department of documentation of the transfer of title to the Property to JGT2.

**B. Financial Capacity.** The applicant has submitted an estimate of expenses to maintain compliance with Department licenses. The applicant intends to fund compliance efforts, in part, with proceeds from the sale of electricity generated by the cogeneration plant.

The applicant has also submitted documentation of assets that will be held by JGT2 upon closing of the proposed transaction.

JGT2 has opted to use two mechanisms to demonstrate financial assurance as authorized under 38 M.R.S. § 1310-Y. Pursuant to 38 M.R.S. § 1310-Y (1-A) (B) using the assets as provided in documentation described above, JGT2 has demonstrated that upon closing the ratio of the applicant's total liabilities to net worth will be less than 1.5. In addition, pursuant to 38 M.R.S. § 1310-Y (1)(C) the applicant has also agreed to fund an escrow account with $5 million to cover, in part, expenses for the closure and post-closure monitoring and maintenance of the on-site landfills. This Escrow Agreement will reference and be signed by both JGT2 and the Department.

Drafts of these instruments were reviewed as part of the Department's application review and modified in response to that review. Final documents will be executed and issued when the transaction is closed. Transfer of Department licenses will become effective upon the closure of the transaction and receipt by the Department of the executed Escrow Agreement.

**C. Technical Capacity.** JGT2 is in the process of retaining key technical consultants and operational personnel to support the design, construction, operations, maintenance, closure, and post closure care of the facility. A list of technical personnel that are currently retained, and have been previously employed, by Pixelle is provided in Attachment F of the application. Pixelle currently employs six staff to maintain operations and oversee decommissioning activities at the facility. JGT2 notes that Langan can provide needed technical support in the event that key personnel are not readily retained until such time that local personnel can be employed. Langan is an international engineering and environmental consulting firm with over 1,600 employees that provides an integrated variety of consulting services in support of land development projects, corporate real estate portfolios, and the energy industry. The Department finds that JGT2 has provided adequate evidence of technical ability to design, construct, operate, maintain, close, and provide post-closure care of the facility in a manner consistent with state environmental regulations provided that, if JGT2 does not retain the consultants and operating personnel identified in the application, JGT2 will submit to the Department for review a revised list identifying any alternates, with their professional qualifications and corresponding roles, within 30 days of license transfer.

**D. Solid Waste Facility Disclosure.** JGT2 has provided a criminal and civil disclosure statement for the individual, Mr. Gregory Schain, who has managerial and executive authority for JGT2. JGT2 is a duly organized Delaware limited liability corporation company in good standing, with a date of incorporation of August 18, 2023. There are no related companies that hold more than a 5% equity interest in any company that collects, transports, treats, stores, or disposes of solid or hazardous wastes and do not have any criminal convictions or civil violations of environmental laws or rules administered by the State, other states, the United States, or another country in the last 5 years. Additionally, Mr. Schain has not entered into any administrative agreements or consent

decrees or had administrative orders directed at him for violations of environmental laws administered by the Department, the State, other states, the United States, or another country in the last 5 years. The Department finds that the JGT2 has filed complete disclosure statements in accordance with 06-096 C.M.R. ch. 400, § 12(A). Based on the disclosure statements submitted and the evaluation criteria contained in 06-096 C.M.R. ch. 400, § 12(B), the Department finds no basis for denying this Order.

**E.** Air Emissions and Wastewater Discharges. The Applicant certified that there would be no increase in air emissions or wastewater discharges beyond that provided for in the existing licenses, without prior written permission from the Department.

BASED ON THE ABOVE FINDINGS OF FACT, and subject to the Conditions listed below, the Department makes the following CONCLUSIONS:

1. **TITLE, RIGHT OR INTEREST.** While the Letter of Intent demonstrates sufficient intent by both parties to complete the transaction, upon closing of the transaction JGT2 must submit documentation demonstrating closing of the transaction such that title, right or interest is clear.

2. **FINANCIAL CAPACITY & INTENT.** The combination of liabilities to net worth ratio (using the assets that will belong to JGT2 upon closing), and the agreed-upon draft Escrow Agreement, demonstrate the financial capacity and intent to comply with the conditions of all Department licenses, and pending applications associated with the Property, including but not limited to those licenses and applications listed in Appendix A, and to satisfy all applicable statutory and regulatory criteria, provided that an executed copy of the Escrow Agreement is submitted to the Department upon closing.

3. **TECHNICAL CAPACITY & INTENT.** The key employees currently providing for environmental compliance at the property who are proposed to be retained by JGT2, and the environmental consultants that will be retained as needed, demonstrate the technical capacity and intent to comply with the conditions of all Department licenses and pending applications associated with the facilities described in this Order's findings, including but not limited to those licenses and applications listed in Appendix A, and to satisfy all applicable statutory and regulatory criteria. JGT2 has provided adequate evidence of technical ability to design, construct, operate, maintain, close, and provide post-closure care of the facility in a manner consistent with state environmental regulations provided that, if JGT2 does not successfully retain the consultants and operating personnel identified in the application JGT2 will submit to the Department for review a revised list identifying any alternates, with their professional qualifications and corresponding roles, within 30 days of license transfer. A lack of enforcement history with this applicant as documented in their civil and criminal disclosure further support this conclusion.

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| **JGT2 REDEVELOPMENT LLC** | 5 | **LICENSE TRANSFER** |
| ACQUISITION OF | ) | |
| PULP AND PAPER MILL | ) | APPROVAL |

THEREFORE, the Department APPROVES the application of JGT2 Redevelopment LLC, SUBJECT TO THE FOLLOWING CONDITIONS and all applicable standards and regulations:

1. **STANDARD CONDITIONS.** The Standard Conditions associated with all approvals that are the subject of this Order apply hereto.

2. **TITLE, RIGHT & INTEREST.** Upon closing of the transaction described in Finding of Fact 1(B) of this Order, JGT2 and Pixelle shall provide signed documentation demonstrating completion of the transaction and transfer of the Property to JGT2.

3. **SOLID WASTE FINANCIAL ASSURANCE.** Upon closing of the transaction described in Finding of Fact 1(B) of this Order, JGT2 shall provide the executed Escrow Agreement in the form as reviewed and approved by the Department in partial satisfaction of the financial assurance requirements described in Finding of Fact 2(B) and Conclusion 2 of this Order. In addition, if the sale of assets identified by JGT2 for purposes of the net worth calculation for financial assurance as described in Finding of Fact 2(B) of this Order causes the liabilities to net worth ratio to exceed 1.5 the Applicant shall submit an updated financial assurance proposal for approval by the Department.

4. **TECHNICAL CAPACITY.** If JGT2 does not successfully retain the consultants and operating personnel identified in the application, JGT2 shall submit to the Department for review a revised list identifying any alternates with their professional qualifications, and corresponding roles within 30 days of license transfer.

5. **EFFECTIVE DATE OF TRANSFER.** Transfer to JGT2 of all Department licenses and pending applications associated with the Property described in this Order, including but not limited to those listed in Appendix A, shall become effective when (a) JGT2 and Pixelle provide documentation to the Department that the transfer of ownership of the Property to JGT2 has been completed, and (b) JGT2 submits the executed Escrow Agreement to the Department.

6. **EFFECT ON EXISTING ORDERS.** Unless specifically superseding a provision, nothing in this Order shall be construed to affect the findings, conclusions and conditions contained in the Orders listed in Appendix A.

| | | |
|---|---|---|
| **JGT2 REDEVELOPMENT LLC** | 6 | **LICENSE TRANSFER** |
| ACQUISITION OF | ) | |
| PULP AND PAPER MILL | ) | APPROVAL |

**7. SEVERABILITY.** The invalidity or unenforceability of any provision, or part thereof, of this License shall not affect the remainder of the provision or any other provisions. This License shall be construed and enforced in all respects as if such invalid or unenforceable provision or part thereof had been omitted.

DONE AND DATED AT AUGUSTA, MAINE THIS __6th__ DAY OF DECEMBER, 2023.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

By: _____
Melanie Loyzim, Commissioner

PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES

Date of initial receipt of application September 27, 2023
Date application accepted for processing October 19, 2023
Date filed with the Board of Environmental Protection

**FILED**
December 6, 2023
**State of Maine**
**Board of Environmental Protection**

**JGT2 REDEVELOPMENT LLC** 7 **LICENSE TRANSFER**
ACQUISITION OF )
PULP AND PAPER MILL ) APPROVAL

## APPENDIX A:

| AIR QUALITY ORDERS | | |
|---|---|---|
| **NUMBER** | **DESCRIPTION** | **APPROVED** |
| **AIR EMISSIONS LICENSES:** | | |
| A-203-77-1-M | Significant Modification to change the sulfur content allowed for use by the Water Treatment Main Furnace and Small Furnace from 0.3% to 0.5%. | 11/1/2006 |
| A-203-77-2-M | Minor Revision to modify the air delivery system and liquor guns on the #1 Recovery Boiler. | 1/19/2007 |
| A-203-77-4-A | To replace boiler tubes, oil burner igniters, and flame sensor system on #1 Recovery Boiler. | 4/22/2008 |
| A-203-77-3-A | BART determination. | 10/31/2008 |
| A-203-77-5-A | Minor Modification for changes to the mechanical groundwood operation. | 1/6/2009 |
| A-203-77-6-A | Chapter 115 Minor Modification to change the sulfur content of the fuel utilized in the Flash Dryer & the #4 Paper Machine. | 7/15/2009 |
| A-203-77-8-A | New Source Review Chapter 115 Minor Modification to install turbulator bars and stationary siphons to supply steam for additional drying capacity on the No. 4 Paper Machine. | 11/24/2009 |
| A-203-77-9-A | New Source Review Chapter 115 Minor Modification to convert the A Digester Chip Bin from fresh steam to flash steam and clean condensate flash steam, to install a new A-side flash tank, and to add clean condensate flash steam to the B Digester Chip Bin. | 3/30/2010 |
| A-203-77-10-M | New Source Review Chapter 115 Minor Revision to modify the No. 1 Recovery Boiler ESP's ash collection system and the boiler's old economizer hopper to better control the chloride level in the black liquor being fired in the boiler. | 9/10/2010 |
| A-203-77-11-M | Replacement BART determination. | 11/2/2010 |
| A-203-77-12-A | New Source Review Chapter 115 Minor Modification to replace the existing burner in the B Lime Kiln with a new, more fuel efficient burner in preparation to add natural gas as an optional fuel. | 9/16/2011 |
| A-203-77-13-A | Major modification to add natural gas firing capabilities to the A & B Lime Kilns, the RTO, the No. 3 PM infrared dryers and the No. 4 PM combustion sources. | 1/19/2012 |
| A-203-77-14-A | Minor modification of their air license related to the replacement of a section of the front wall of the No.1 Recovery Boiler. | 3/12/2012 |
| A-203-77-16-M | Ch. 115 minor revision to an NSR license, to clarify digester chip bins applicability and vent reporting requirements consistent with 40 CFR Part 63, Subpart S. | 9/27/2012 |
| A-203-77-17-A | Minor modification to change PM emission limits (gr/dscf) for the A and B Lime Kilns to more accurately account for all operating scenarios in the order to consistently meet limits at all times. | 10/31/2012 |
| A-203-77-19-A | Paper Machine #2 headbox upgrade. | 2/8/2013 |
| A-203-77-18-A | Minor modification to add natural gas as a licensed auxiliary fuel in RB1, RB2 and the WFI. | 2/14/2013 |
| A-203-77-20-A | To conduct like-kind replacement of economizers on RB1 and removal of requirement to operate thermal imaging bed camera for RB1 | 1/16/2015 |
| A-203-77-21-A | Installation of new 1.05 MMBtu/hr space-heating furnace in the water treatment plant (to replace similar sized unit) | 2/20/2015 |
| A-203-70-G-R/A | Part 70 renewal | 5/20/2015 |
| A-203-70-V-A | To remove a conflicting requirement for paper machine VOC emissions documentation, to remove from the order of a requirement for water treatment plant furnaces which is specifically justified in the findings as not applicable | 7/1/2015 |

**JGT2 REDEVELOPMENT LLC** 8 **LICENSE TRANSFER**
ACQUISITION OF )
PULP AND PAPER MILL ) APPROVAL

| AIR QUALITY ORDERS | | |
|---|---|---|
| **NUMBER** | **DESCRIPTION** | **APPROVED** |
| A-203-70-W-A | To update stack testing requirements to reflect operating changes made to the mill (several units to idle indefinitely) | 6/30/2017 |
| A-203-77-22-A | NSR to modify No. 3 paper machine to allow production of diversified paper products and to replace screen tubes in recovery boiler 1 | 5/15/2018 |
| A-203-77-23-M | Upgrade of two refiner motors in no 4 paper machine stock prep area to support production of new specialty papers without having to reduce operating speed of the paper machine | 7/16/2018 |
| A-203-77-24-M | Minor Revision to include salt cake mix tank in license | 1/4/2019 |
| A-203-77-25-A | Various mechanical, piping, electrical and control system mods to the stock prep system and No. 5 Paper machine to optimize productivity of specialty paper grades | 4/11/2019 |
| A-203-77-26-A | Minor modification to paper machine number 4 to upgrade Duo-former vacuum transfer box and replace existing vacuum pump with larger vacuum pump | 8/1/2019 |
| A-203-70-AB-A | Significant modification to update stack testing and continuous emission monitoring requirements for idled operations | 12/18/2020 |
| A-203-77-27-A | Installation of a 1.5 MMBtu/hr propane-fired heater | 10/18/2021 |
| A-203-77-28-M | Removal of pulping equipment from license | 12/16/2021 |
| A-203-70-U-A | Requesting approval of an alternative standard for the RTO control requirements of Subpart S via Equiv.-by-permit. | On Hold |
| A-203-70-X-A | To incorporate NSR 22 into part 70 license | Pending |
| A-203-70-Y-A | To incorporate NSR 24 into part 70 license. | Pending |
| A-203-70-Z-R | Renewal | Pending |
| A-203-70-AA-A | To incorporate NSR #25 into Part 70 license. | Pending |
| A-203-70-AC-A | Incorporation of Subpart D requirements that Recovery Boiler #2 will become subject to with increased natural gas firing. | Pending |
| A-203-70-AD-A | Incorporation of NSR #27 into Title V license. | Pending |
| A-203-77-15-A | The proposed project will convert the A Digester process to Lo-Solids cooking technology and implement associated equipment upgrades to support an increase in pulp production. | On Hold |
| A-203-77-29-A | Modification to Recovery Boiler #2 to add additional natural gas burners. | On Hold |
| | | |
| A-718-70-A-S | Phase II Acid Rain Permit | 11/12/1998 |
| A-718-78-A-N | Chapter 156 CO2 Budget Trading Program, CO2 Budget Source license application. | 1/15/2009 |
| A-718-77-1-A | Minor modification to license oil firing in three cogen turbines simultaneously. | 5/13/2013 |
| A-718-77-2-A | To install a water injection system on their combustion turbine 01 to increase the electrical generating capacity during warmer months. | 3/2/2018 |
| A-718-70-F-R/A | Title V renewal app with a request for sig license mod to change the limiting interval between quarterly CEMS audits from a minimum of 60 days to a proposed minimum of 30 days. | 6/14/2021 |

**JGT2 REDEVELOPMENT LLC** 9 **LICENSE TRANSFER**
ACQUISITION OF )
PULP AND PAPER MILL ) APPROVAL

| WATER QUALITY ORDERS | | |
|---|---|---|
| **NUMBER** | **DESCRIPTION** | **APPROVED** |
| **WASTE DISCHARGE LICENSE:** | | |
| W000623-5N-P-R [ME 0001937] | Waste Water Discharge License | 12/4/2017 |
| W000623-5N-Q-M | Modification | 1/21/2020 |
| W000623-5N-R-M | Modification | 3/22/2023 |
| W000623-5N-T-R | Renewal | pending |
| W000623-5N-S-M | Modification | pending |
| MER05B790 | Stormwater | 3/7/2017 |
| MER50B790 | Stormwater Renewal | pending |

| LAND DEVELOPMENT ORDERS | | |
|---|---|---|
| **NUMBER** | **DESCRIPTION** | **APPROVED** |
| **SITE LOCATION OF DEVELOPMENT LICENSES:** | | |
| L-1423 | Approval of Mill Expansion | 10/23/74 |
| L-1423 | Amendments to Mill Expansion Approval | 12/4/74 |
| L-1423-24-C-A | Amendment: | 12/9/1992 |
| L-1423-24-D-M | Modification: Androscoggin Mill Oil Tank | 10/21/1991 |
| L-1423-24-E-M | Modification: | 12/20/1991 |
| L-1423-24-F-M | Modification: Centralized Repulper/Acid Sewer Line | 6/1/1992 |
| L-1423-24-G-M | Modification: Addition to P.M. #5 Calendar Stack/Pavement of #6 Oil & Black Liquor Storage Moats | 7/31/1992 |
| L-1423-24-H-M | Modification: Construction Paving/Chip Retaining Wall | 7/31/1992 |
| L-1423-24-I-M | Modification: Pavement Project | 6/28/1993 |
| L-1423-24-J-M | Modification: Woodyard Improvement Project | 8/13/1993 |
| L-1423-24-K-M | Modification: Mill Improvement Projects | 11/12/1993 |
| L-1423-24-L-A | Amendment: New Log Storage & Paving Areas | 10/27/1994 |
| L-1423-24-M-M | Modification: Tractor Trailer Parking | 3/15/1995 |
| L-1423-24-N-M | Modification: Calcium carbonate plant | 8/30/95 |
| L-1423-24-O-M | Modification: Mill Changes and Woodyard Expansion | 11/17/1995 |
| L-1423-24-P-M | Modification: Contractor Staging and Parking Area | 12/7/1995 |
| L-1423-24-Q-M | Modification: Woodyard Improvements | 4/9/1996 |
| L-1423-24-S-M | Modification: Changes to Woodyard/Mill | 1/8/1997 |
| L-1423-24-U-M | Modification: Woodyard Paving | 3/4/1998 |
| L-1423-24-V-A | Amendment: Warehouse & Storage Capacity Increases | 3/4/1998 |
| L-1423-24-W-T | Transfer | 5/14/1998 |
| L-1423-24-Y-A | Amendment: Changes to Woodyard/Mill | 10/22/1998 |
| L-1423-24-Z-M | Modification: Gas Pipeline to Powerplant | 10/28/1998 |
| L-1423-24-AA-M | Modification: Equipment Staging Area | 4/19/2000 |
| L-1423-24-AB-M | Modification: Ashcrete Building Construction | 7/24/2000 |

**JGT2 REDEVELOPMENT LLC** 10 **LICENSE TRANSFER**
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| LAND DEVELOPMENT ORDERS | | |
|---|---|---|
| **NUMBER** | **DESCRIPTION** | **APPROVED** |
| L-1423-24-AD-M | Modification: Sludge Reclaim, Trash Compaction, and Propane Vaporizer | 1/24/2001 |
| L-1423-24-AE-C | Condition Compliance, Condition 4 | 4/10/2001 |
| L-1423-24-AF-M | Modification: Riley Substation | 10/9/2002 |
| L-1423-24-AG-M | Modification: Seasonal Wood Storage | 1/8/2004 |
| L-1423-23-AO-B | Proposed site improvements and all construction activities since 2003 | 11/22/2010 |
| L-3554-26-A-A | Parking Lot, Jay Plaza | 5/8/1996 |
| L-15680-L6-A-N | Rip-rap in spill basin area | 9/2/88 |
| L-15680-L6-B-N | Rip-rap stream diversion | 9/14/88 |
| L-15680-L6-C-C | Condition Compliance | 11/3/88 |

| SOLID WASTE ORDERS | | |
|---|---|---|
| **NUMBER** | **DESCRIPTION** | **APPROVED** |
| **SOLID WASTE LICENSES:** | | |
| S-006247-WD-I-M | Acceptance Of Construction/Demolition Debris | 7/23/1992 |
| S-006247-WD-N-R | Special Waste Landfill Renewal | 9/21/1999 |
| S-006247-WD-W-M | Minor Revision To Special Waste Landfill | 5/19/1999 |
| S-006247-WD-AB-A | Resubmittal Landfill Wedge Amendment | 6/6/2000 |
| S-006247-WU-AP-N | On-Going Special Waste Disposal Coating Solids 500 Cubic Yards/Year | 3/21/2011 |
| S-006247-WU-AO-N | On-Going Special Waste Disposal From Regenerative Thermal Oxidizer | 3/17/2011 |
| S-006247-WU-AQ-N | On-Going Special Waste Disposal Bleach Plant Scrubber Saddles | 3/17/2011 |
| S-006247-WU-AL-N | On-Going Special Waste Disposal Rust & Scale from Natural Gas Plant | 5/5/2008 |
| S-021161-WN-A-N | Closing Plan-Dry Dump | 8/10/1993 |
| S-021161-WN-C-M | Dry Dump Closure Minor Revision | 8/26/2002 |
| S-022072-WD-A-N | East Side Landfill Expansion | 4/28/2003 |
| S-022190-WO-A-N | Landfill Closing Plan | 6/25/2004 |
| S-022190-WD-C-M | Stormwater Redirect From Stabilized Portions Of Closed Landfill | 8/3/2007 |

**SECTION 3. FINANCIAL CAPACITY:**

A. Estimated Costs:

The associated site work, including erosion and sedimentation control and stabilization will cost approximately $1,000,000. The remainder infrastructure and operational cost has not been finalized at this time as negotiation continues with future end user(s) of the facility. Per discussion with DEP staff at a pre-application meeting on October 22,2026, the Applicant is requesting conditional approval requiring final installation cost to be furnished as a condition compliance prior to installation.

B. Financing:

The applicant intends to prepare the site and perform the associated site work using cash financing. A balance sheet demonstrating adequate funding for these tasks is attached to this section. As discussed during a pre-application meeting with DEP staff on October 22, 2026, the applicant is requesting that their financial information be kept private.

C. Certificate of Good Standing:

A copy of JGT2 Redevelopment, LLC corporate standing is attached to this section.

MAINE
Department of the Secretary of State
Bureau of Corporations, Elections and Commissions

Corporate Name Search

# Information Summary

Subscriber activity report

**This record contains information from the CEC database and is accurate as of: Wed Nov 04 2026 13:54:02. Please print or save for your records.**

| Legal Name | Charter Number | Filing Type | Status |
|---|---|---|---|
| JGT2 REDEVELOPMENT LLC | 20240170FC | LIMITED LIABILITY COMPANY DOING BUSINESS IN MAINE | GOOD STANDING |

| Qualification Date | Expiration Date | Jurisdiction |
|---|---|---|
| 08/18/2023 | N/A | DELAWARE |

**Other Names** **(A=Assumed ; F=Former)**

NONE

**Principal Home Office Address**

| Physical | Mailing |
|---|---|
| 11712 MOORPARK ST STE 112B<br>STUDIO CITY, CA 91604 | 11712 MOORPARK ST STE 112B<br>STUDIO CITY, CA 91604 |

**Clerk/Registered Agent**

| Physical | Mailing |
|---|---|
| C T CORPORATION SYSTEM<br>3 CHASE AVENUE<br>AUGUSTA, ME 04330 | C T CORPORATION SYSTEM<br>3 CHASE AVENUE<br>AUGUSTA, ME 04330 |

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New Search

**Click on a link to obtain additional information.**

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**Obtain additional information:**

| | |
|---|---|
| Certificate of Existence (Good Standing) (more info) | Short Form without amendments ($30.00) |
| Certificate of Legal Existence (more info) | Short Form without amendments ($30.00) |

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© Department of the Secretary of State

## SECTION 4. TECHNICAL ABILITY:

A. Prior Experience:

APPLICANT:

The applicant is JGT2 Redevelopment, LLC under leadership of Mr. C. Anthony (Tony) McDonald. The applicant is a Joint Venture between New Mill Capital Holdings, Infinity Asset Solutions and Camjay, LLC. The applicant is owner of the former Androscoggin Paper Mill property which ceased production in 2021. Mr. McDonald has 40 years of experience as a real estate developer and broker of commercial and industrial properties. A copy of Mr. McDonald's resume is included with this application. Also included is an information packet providing details on the Joint Venture and its partners, including the principals of New Mill Capital Holdings.

Development of this project will be in partnership with Sentinel Data Centers, LLC, a developer of computing data centers founded in 2002. Sentinel installations total more than 3 million square feet and cover 9 states. Sentinel is a subsidiary of Rabina Properties, a New York based real estate investment firm. A resume for Mr. Josh Rabina, CEO of Rabina Properties and CEO and co-founder of Sentinel is included with this application.

The applicant has retained the services of a number of experienced and reputable consultants to assist in the development of this project:

- Sentinel Data Centers, LLC – Josh Rabina, CEO
    - Sentinel Data Centers, LLC is a developer of computing data centers founded in 2002. Sentinel installations total more than 3 million square feet and cover 9 states. Sentinel is a subsidiary of Rabina Properties, a New York based real estate investment firm.
- Pierce Atwood, LLP – Lisa A. Gilbreth, Partner, Chair, Environmental Practice Group
- Main-Land Development Consultants, Inc. – Richard W. Dunton, PE, President/CEO
- EHNS Partners, LLC – Celia Raymond, PE, Co-founder

PRIMARY LAND USE LEGAL/PERMITTING CONSULTANT:

The applicant has retained the services of PIERCE ATWOOD, LLP, with project leadership provided by Lisa A. Gilbreath, Esq. Based in Portland, Maine, Lisa is the chair of Pierce Atwood's Environmental Practice Group and a partner in the Energy Infrastructure Development, Acquisition & Financing Practice Group.

PRIMARY REGULATORY LAND-USE DESIGN CONSULTANT:

The applicant has retained the services of MAIN-LAND DEVELOPMENT CONSULTANTS, INC., a private consulting firm specializing in engineering, surveying, environmental analysis, and other related fields dealing with the understanding and development of land. MAIN-LAND has been providing site permitting consulting services since its inception in 1974.

Some projects completed through this process in recent times include: **Godfrey OSB Mill** (not built) at this current location, **The Peaks Subdivision**, in Newry; **Oxford Casino,** Route 26, Oxford; **Sugarloaf West-Side Development** in Carrabassett Valley; **New Balance Manufacturing Facility** in Skowhegan among many others.

PRIMARY ENVIRONMENTAL AND AIR QUALITY LICENSING CONSULTANT:

The applicant has retained the services of EHNS PARTNERS, LLC, based in Portland, Maine. Project leadership is provided by Celia Raymond, PE, a co-founder of the firm. Celia has advised the Applicant on environmental matters pertaining to this site since its acquisition in 2023.

PRIMARY DESIGNERS AND PROJECT MANAGERS

As noted above, the Applicant intends to partner with Sentinel Data Centers, LLC for site design, construction and project management. Design, construction and project management will be overseen by Mr. Nick Marzorati, Vice President of Engineering.

B. Personnel:

The following consultants have assisted in the development of this project to date:

<u>Main-Land Development Consultants:</u>

| | |
|---|---|
| Richard "Rick" Dunton, PE | -CEO, SVP of Engineering |
| Timothy J. Gallant, PLS | -SVP of Surveying and Mapping |
| Peter Roberts, PE | -Senior Project Engineer, Project Manager |

<u>EHNS Partners:</u>

| | |
|---|---|
| Celia Raymond, PE | -Co-Founder |

<u>Pierce Atwood:</u>

| | |
|---|---|
| Lisa Gilbreath, Esq. | -Partner |

# TONY MCDONALD, CCIM, SIOR

## Partner, Broker



Tony McDonald is a partner in The Boulos Company. He joined the company in 1987 and is involved in all facets of the sale and leasing of retail, industrial and office properties, as well as the sale of both subsidized and market rate housing projects. Tony was employed in various capacities and locations by the U.S. Navy from 1980 to 1986 before becoming active in real estate in 1986. He completed his undergraduate work in mechanical engineering at the University of Maine at Orono and continued his education with graduate school at the Massachusetts Institute of Technology (MIT) studying Ocean Engineering. He also holds an MBA with an emphasis in Finance from the University of Southern Maine.

Tony has been a Director of the Maine Real Estate & Development Association (MEREDA) and the Children's Museum of Maine. He has also been Chairman of the Board of Trustees of the Cumberland County Civic Center as well as a member of the Maine Commercial Association of Realtors. He has served on the Board of Directors of the Gulf of Maine Research Institute (GMRI) and as President of the Board of Directors for the Coastal Humane Society.

Tony holds the prestigious CCIM designation granted by the Commercial Investment Real Estate Institute. This designation is attained by fewer than 5% of the commercial real estate practitioners in the country. He also holds the SIOR designation which is conferred by the Society of Industrial and Office Realtors upon a network of the most qualified commercial real estate specialists in the country and he has served on the Board of Directors of the New England Chapter of SIOR.

## Professional Affiliations/Accreditations

- Maine Real Estate Broker License
- New Hampshire Real Estate Associate Broker License
- Maine Professional Engineer License
- Member of the Maine Commercial Association of Realtors
- Certified Commercial Investment Member (CCIM)
- Society of Industrial and Office Realtors (SIOR)
- Maine Commercial Realtor of the Year

## Education

- University of Maine at Orono - Bachelor of Science, Mechanical Engineering
- Massachusetts Institute of Technology (MIT) - Ocean Engineering
- University of Southern Maine - Master of Business Administration, Finance

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

# PROFESSIONAL RESUME



## RICHARD W. DUNTON, P.E.

*President/CEO*
*SVP of Environmental Sciences*
*SVP of Engineering*

## EDUCATION

2006 University of Maine – B.S. Civil Engineering
2002 Mountain Valley High School

## PROFESSIONAL

- Maine Licensed Professional Engineer #12485
- New Hampshire #14127
- Maine DEP Certified in Erosion and Sediment Control
- Certified Maine DOT Local Project Administrator
- Smart Stream Crossing Techniques Trained

## EMPLOYMENT HISTORY

2005 – Present MAIN-LAND Development Consultants, Inc.
*2025 – 2026: President/CEO, SVP of Environmental Sciences, SVP of Engineering*
*2024 – 2025: SVP/COO, Chief Engineer*
*2011 – 2024: Directing Engineer – Project Manager*
*2006 – 2011: Civil Engineer*

2003 – 2005 Maine Department of Transportation
*Engineering Aid (Summers)*

## PROJECT EXPERIENCE

- Locke Summit Estates – Bethel/Newry, Maine
- Rangeley North Subdivision – Rangeley, Maine
- FEMA Funded Stream Crossing Replacements – Jay, Maine
- Sugarloaf West Mountain Expansion – Carrabassett Valley, Maine
- Carry Road Reconstruction, (MDOT Municipal Partnership) – Oquossoc, Maine
- Loon Lake Road Reconstruction – Rangeley, Maine
- Bear Brook Crossing Replacement – Rumford, Maine
- Tessier Road Reconstruction – Livermore, Maine
- New Balance Factory Expansion – Skowhegan, Maine

## ORGANIZATIONS

- American Society of Civil Engineers
- JLLF Chamber of Commerce Executive Board Member
- Greater Franklin Development Council Board of Directors

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

# PROFESSIONAL RESUME



## TIMOTHY J. GALLANT, P.L.S.

*SVP of Surveying*
*Chief Surveyor*

## EDUCATION

2003 U.S. Army Corps Wetland Delineator Methods

2002 University of Maine – B.S. Forestry

1998 Mountain Valley High School

## PROFESSIONAL

- Maine Professional Land Surveyor #2434 (Licensed June 2009)
- USACE Wetland Delineator course at UNH

## EMPLOYMENT HISTORY

2008 – Present — MAIN-LAND Development Consultants, Inc.
*2024 – Present: SVP of Surveying, Chief Surveyor*
*2011 – 2024: Director of Surveying and Mapping, GIS Coordinator, Licensed Surveyor, GIS work, Wetlands Delineation and Applications*
*2008 – 2011: GIS Coordinator, Licensed Surveyor, Wetlands Delineation and Applications*

2002 – 2008 — Corner Post Land Surveying, Inc.
*Licensed Surveyor in Training under Dana Libby, PLS #1350*
*Project Manager and Crew Chief*

1998 – 2000 — Town of Rumford
*Seasonal Engineering Aid*

## PROJECT EXPERIENCE

- Mt. Abram Ski Resort – Greenwood, Maine
- Oxford Resort Casino – Oxford, Maine
- Temple Bridge Replacement – Temple, Maine
- Rangeley North Subdivision – Rangeley, Maine
- Numerous standard boundary surveys, site surveys, ALTA surveys, MLIs Elevation Certificates, and LOMA Applications
- Numerous miscellaneous smaller wetland delineation projects

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME



# Scott R. Dixon, P.E., C.G., L.S.E.

*Senior Chief Scientist, Manager and GeoEngineer*

## Education

1993 University of Missouri, Rolla – M.S. Geological Engineering

1992 University of Missouri, Rolla – B.S. Geological Engineering

1987 Bowdoin College, Brunswick, Maine – B.A. Geology/Biology

1983 Mt. Abram Regional High School – Salem, Maine

## Professional

- Maine Licensed Professional Engineer #9236
- Maine Certified Geologist #435
- Maine Licensed Site Evaluator #406

## Employment History

| | |
|---|---|
| 2011 – Present | MAIN-LAND Development Consultants, Inc. – Livermore Falls, Maine<br>*2024 – Present: Senior Chief Scientist, Manager and GeoEngineer*<br>*2011 – 2024 Senior Environmental Scientist and GeoEngineer* |
| 2004 – 2011 | R.W. Gillespie & Associates, Inc. –Saco, Maine<br>*Senior Geotechnical Engineer* |
| 1998 – 2004 | Summit Environmental Consultants, Inc. – Lewiston, Maine<br>*Staff Geotechnical Engineer* |
| 1997 - 1998 | Morrison-Jacques Whitford – Winslow, Maine<br>*Geotechnical Engineer* |
| 1994 – 1997 | H & A of New York – Rochester, New York<br>*Geotechnical Engineer* |
| 1987 – 1990 | Haley & Aldrich, Inc. – Portland, Maine<br>*Exploration Technician* |

## Project Experience

- Oxford Resort Casino – Oxford, Maine

  Site geotechnical and groundwater evaluations
- Gravel Pits – Andover, Anson, Bethel, Maine

  Site soil and groundwater evaluations, permitting

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

PROFESSIONAL RESUME



# Scott R. Dixon, P.E., C.G., L.S.E.

*Senior Chief Scientist, Manager and GeoEngineer*

## Project Experience (contd.)

- Rangeley Lakes Heritage Trust – various Phase 1 ESA's
- Hiram Site – Phase 1 and 2 ESA
- Marine Slope Stabilization – Camden, Maine
- Engineered Septic System Design – Fryeburg, Maine
- Waste Management and Characterization Project – Rumford, Maine
- Dam Site Characterization and Geotechnical Recommendations– Casco, Oxford (2), and Lovell, Maine sites

## Organizations

- American Society of Civil Engineers
- Association of Engineering Geologists
- Maine Association of Site Evaluators

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.

# PROFESSIONAL RESUME



## PETER ROBERTS, P.E.

## EDUCATION

2014 University of Maine – B.S Mechanical Engineering Technology

2009 High School Graduate – Home School

## PROFESSIONAL

- Maine Licensed Professional Engineer #15517

## EMPLOYMENT HISTORY

2026 – Present MAIN-LAND Development Consultants, Inc.
*Senior Project Engineer*

2019-2026 Sunday River Skiway Corp
*Chief Engineer*

2014-2019 Sunday River Skiway Corp
*Assistant Engineer*

## PROJECT EXPERIENCE

- Barker 6 chairlift installation – Newry, Maine
- Merrill Hill Development – Newry, Maine
- Jordan 8 chairlift installation – Newry & Riley TWP
- Glades Subdivision – Newry, Maine
- Alera Group Competition Lift – Newry, Maine
- Operation of Sunday River public water systems and WWTP

## ORGANIZATIONS

- American Society of Civil Engineers
- Androscoggin River Watershed Council - Treasurer

**Statement of Qualifications for EHNS Partners, LLC**

EHNS Partners, LLC (EHNS) is a distinguished environmental consulting firm comprised of a dynamic team of four seasoned professionals, bringing together a wealth of collective experience exceeding 100 years in the environmental consulting field. With a commitment to delivering exceptional service to clients, EHNS combines collective expertise to provide solutions tailored to meet the unique needs of each client in a cost effective manner.

EHNS Partners excels in navigating complex regulatory landscapes. Our team is well-versed in federal, state, and local environmental regulations, ensuring that our clients remain in compliance with all pertinent laws. We provide strategic guidance to streamline regulatory processes, mitigate risks, and optimize project outcomes. Provided herein are personal bios for each partner in our dynamic team.

**Celia Raymond, P.E. (ME,CT,MA)**

Celia is a professional engineer with a chemical engineering background. She has 14 years of environmental consulting experience specializing in air quality issues associated with the federal Clean Air Act (CAA) including Title V, New Source Review (NSR), and Prevention of Significant Deterioration (PSD) permitting, and NESHAP/NSPS regulations. Celia's air quality experience extends to multiple sectors including wood products, pulp and paper, food and beverage, printing presses, hospitals, colleges and universities, semiconductor manufacturing, surface coating facilities, landfills, anaerobic digesters, chemical manufacturing, waste incinerators, and power production facilities.

In addition to air quality, Celia has extensive experience with the EPA Toxic Substances Control Act (TSCA) and has provided compliance assistance to several chemical manufacturing, processing, and distribution companies including compliance auditing, procedure and policy development, Chemical Data Report filing assistance, EPA audit assistance, enforcement action defense, regulatory training, and various Premanufacture Notification applicability determinations, exemption determinations, and filings.

Celia also provides Renewable Energy Credit (REC) and Alternative Energy Credit (AEC) program support for facilities across New England including trading, reporting, and management services as well as Independent Verifier/Third Party Meter Reading. She has completed REC and AEC qualification applications in ME, MA, CT, RI, and PA for a variety of renewable energy sources including combined heat and power, anaerobic digesters, solar, and biomass plants.

In addition to her areas of expertise, Celia has a broad background of providing multimedia compliance services to industrial clients across a variety of sectors. Experience includes: hazardous and universal waste management, including program development, implementation, permitting, and reporting; oil storage compliance services including development of SPCC Plans and oil storage inspections; EPCRA hazardous material inventories (Tier II) and toxics release inventories (TRI or Form R); wastewater sampling and reporting; stormwater inspections; and environmental compliance and management system auditing.

**Thomas Stoughton, Ph.D.**

Tom is a micrometeorologist with 25+ years of environmental consulting experience specializing in Clean Air Act (CAA) compliance and environmental auditing. Tom's CAA work ranges from Title V permitting through attainment and non-attainment New Source Review (NSR) to dispersion modeling and NESHAP/NSPS

compliance. Most of Tom's current CAA work is for college and university clients, but over the years, he's supported clients in many other sectors such as: hospitals, pulp & paper, electricity production, food & beverage, oil & gas, and semi-conductor production.

Tom has also led over 50 environmental compliance audits and has participated in over 100 at facilities all over the continental United States, with the majority of these being east coast college and university campuses. In addition to these, Tom has led or performed audits at pulp & paper mills, oil & gas facilities, food & beverage facilities and electrical production stations. About half of all the audits were performed under EPA's Self-Audit Policy usually in conjunction with outside counsel.

**Steve Whipple, P.E. (ME)**

Steve has worked as an environmental engineer for over thirty years, starting at the State of Maine Department of Environmental Protection, Bureau of Air Quality. Since 1995 Steve has practiced as a consulting engineer for a variety of manufacturing, commercial, educational, health care, legal, and government agencies. Projects typically include permitting, regulatory compliance review, environmental impact mitigation, regulatory reporting, control technology analyses, air dispersion modeling analyses, green energy applicability and program implementation, and environmental operations and management.

**Adam Steinman, Eqw., CPEA**

Adam has over 30 years of experience advising colleges and universities, hospitals, manufacturing and industrial facilities, municipalities, and utilities on complex EH&S compliance issues. Adam is a BEAC Certified Professional Environmental Auditor (CPEA) and has audited and directed compliance audits at over 400 locations. He focuses on serving large, multi-facility clients in a number of sectors on a variety of environmental issues including: EHS compliance; EHS Management Systems development and auditing; corrective action/remediation; transaction related due diligence; complex permitting; testifying expert witness on hazardous waste, hazardous substance, TSCA and EHS compliance issues; helping startup medical research facilities develop EH&S, biosafety, and radiation safety programs and systems.



## PRINCIPALS

### Eric Weiler

Eric Weiler manages the tangible asset acquisition and equipment auction verticals of New Mill Capital, one of the largest privately-held equipment and real estate disposition firms in the world. Mr. Weiler has worked with numerous Fortune 500 companies and industry-leading manufacturers, buying and selling multi-million dollar equipment, real estate, and complete plant asset packages. His commitment to the food processing, packaging, personal care, pharmaceutical, and chemical industries has solidified New Mill Capital as the go-to source for complete plant purchases and equipment monetization programs.

Eric and the partners of New Mill Capital have purchased over 30,000,000 square feet of turnkey manufacturing facilities in addition to buying and selling over 500 million dollars of equipment assets. Notable transactions include the assets of Kraft, Nestle, Proctor & Gamble, General Mills, Unilever, Coca-Cola, Diageo, Revlon, Kellogg's, Dean Foods, Dairy Farmers of America, Smithfield, Flowers Foods, Saputo, Sara Lee, and many others.

With a knack for being a market value driver, Eric has built an impeccable reputation, delivering maximum return on equipment disposition programs and pain-free closing of principal equipment and real estate deals. Mr. Weiler also maintains the New Mill Capital Facility Turnover Services Program, providing complete plant remediation for tenants exiting manufacturing properties who are required to return real estate to lease agreement specifications.

Education: Michigan State University College of Packaging and The Missouri Auction School.

### Gregory Schain

Gregory Schain is a founding partner of New Mill Capital Holdings (NMCH), one of the largest buyers of closed turnkey manufacturing plants in the United States and a large provider of industrial asset auctions and repositioning.

Since founding New Mill in 2011, Greg has led acquisitions on over 30 million square feet of industrial properties in over 30 states and Canada. These properties run the gamut of industry types, ranging from food, pharmaceutical, and chemical to paper mills, printing plants, textile mills, and aluminum smelters. In

PRESS RELEASES



**Lost Coast Brewery Will Be Parted Out and Auctioned Off**
SEPTEMBER 22, 2026
Press release from New Mill Capital Eureka, CA – New Mill Capital, a North American asset disposition firm, has been ...



**Gordon Brothers & New Mill Capital Acquire Former Heartland Coca-Cola Production Facility in Lenexa, Kansas**
OCTOBER 22, 2025
LENEXA, KAN. — Gordon Brothers has acquired the former Heartland Coca-Cola production facility in Lenexa. Heartland Coca-Cola has expanded its ...




**Kunzler Plant To Wrap Up Operations This Weekend**
DECEMBER 9, 2024
LANCASTER, Pa. (WHTM) — Saturday is the last day of work for employees at a plant in Lancaster. The Kunzler ...



**Orlando's Ivanhoe Park Brewing Co. acquires shuttered Deadwords Brewing Company**
MAY 24, 2024
ORLANDO, Fla. — Ivanhoe Park Brewing Co. announced Tuesday that it had acquired Deadwords Brewing Company, which closed last month. ...



**Battle Creek Graphic Packaging demolition, land donation to aid in river naturalization**
APRIL 30, 2024
BATTLE CREEK, Mich. — Graphic Packaging's Battle Creek facility will soon be reduced to rubble. Tuesday, nonprofit Battle Creek Unlimited, or ...



**Graphic Packaging facility to be demolished, land donated in support of river naturalization**
APRIL 30, 2024
BATTLE CREEK — A vacant manufacturing facility on the banks of the Kalamazoo River will soon be torn down. New ...



**Former paper mill in Jay sold, now heads to auction and potential property development**
JANUARY 13, 2024
After a 59-year history that most recently included changes in ownership, a devastating explosion, layoffs and its ultimate shutdown, the ...



**Sold! Company buys Jay paper mill, power plant**
JANUARY 13, 2024
JAY, Maine — A company has purchased the Pixelle paper mill in Jay, as well as all mill equipment and ...



**New Mill Capital Holdings, Infinity Assets, Camjay LLC Purchase Maine Mill Assets of Pixelle Specialty Solutions**
JANUARY 12, 2024

recent years, the investment profile has expanded into other real estate product types, including residential development, net leased retail and industrial acquisitions, and special situation investing.

Greg holds a BA in Business Economics and Public Policy from UCLA and an MBA from the UCLA Anderson School of Management.

## Tom Murray

Tom Murray manages real estate property acquisitions and management, new business development, and fundraising for New Mill Capital.

Prior to joining New Mill Capital, Mr. Murray was a Vice President at Industrial Realty Group where he conducted due diligence and raised debt and equity for approximately 12 million square feet in acquisitions. While at IRG, Mr. Murray worked on over 30 separate acquisitions totaling $150 million across 15 states. He also sourced and closed over $250 million of refinancing transactions. Prior to IRG, Mr. Murray was a Senior Analyst at Potomac Realty Capital, a specialty real estate finance company based in Boston, where he underwrote and structured over $300 million in bridge loans, mezzanine loans and preferred equity investments on all commercial property types. Prior to Potomac, Mr. Murray was an Associate at AllianceBernstein LP.

Education: BA in Politics from Princeton University where he graduated cum laude and an MBA from the UCLA Anderson Graduate School of Management.

Joint Venture will look to repurpose the mill site for alternative uses, build energy project JAY, Maine, January 11, 2024– (BUSINESS ...



**Heritage Global Partners, New Mill Capital, Federal Equipment Company and Keith Machinery Corp Acquire Pharmaceutical Site from Alkem Laboratories**

JANUARY 1, 2024

Heritage Global Partners, New Mill Capital, Federal Equipment Company and Keith Machinery Corp Acquire Pharmaceutical Site from Alkem Laboratories 75,000 ...



**Golden Moon Distillery goes on sale**

DECEMBER 19, 2023

The owner of Colorado's Golden Moon Distillery, Stephen Gould, is seeking a buyer for part or all of his business. ...



**Whiskey Hollow Distillery Enters Sale Process**

AUGUST 15, 2023

New Mill Capital and Investment Recovery Services engaged to offer the Muenster, TX Distillery Muenster, TX – Whiskey Hollow Distillery ...



**Indiana City Brewing looking for buyer**

DECEMBER 8, 2022

INDIANAPOLIS – Indianapolis-based Indiana City Brewing Co. announced Friday it is seeking potential buyers for its brewery on the city's near east ...




**Gordon Brothers Partners to Acquire Mesa Vineyards' Assets for Online Public Auction**

JULY 14, 2022

Boston, July 13, 2022 (GLOBE NEWSWIRE) — Gordon Brothers, the global advisory, restructuring and investment firm, has partnered with New ...



**B52 Brewing Company in Conroe, TX to Hit the Market**

MAY 13, 2022

Conroe, TX May 9, 2022 – B52 Brewing Company has engaged New Mill Capital to seek potential buyers for its Conroe, ...

VIEW ALL ››



NEW MILL CAPITAL

New Mill Capital is a national asset disposition firm that purchases and sells excess equipment and real estate assets in a variety of manufacturing verticals.

CONTACT US

Office: 888-801-6032
Fax: 818-574-6596
info@newmillcapital.com

OFFICES

Grand Rapids | Los Angeles | New York | Kansas City | Chicago

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## EXPERTISE

**Over 30 Million Square Feet of Turnkey Manufacturing Plant Acquisitions.**

**Over One Billion Dollars of Equipment and Real Estate Assets Purchased and Sold.**

**One of the Largest Industrial Disposition Firms in North America.**

### About New Mill Capital

New Mill Capital is a North American asset disposition firm that purchases and sells excess production equipment and real estate assets in a variety of manufacturing verticals including food & beverage, pharmaceutical, personal care, laboratory, processing, packaging, plastics, metalworking, yellow iron, transportation and general manufacturing. Our equipment disposition services include equipment auction and liquidation, turnkey plant acquisitions & sales and valuation services. In addition to equipment services, turnkey plant sales and valuation services, the principals of NMC have acquired and repurposed over 30,000,000 SF of industrial manufacturing facilities throughout North America.

### New Mill Capital – Equipment Auction and Liquidation Experts

New Mill Capital has conducted complete site asset auctions, liquidations and provided turnkey acquisitions for the assets of Kraft-Heinz, Nestle, General Mills, Campbell's, Coca-Cola, AstraZeneca, Wockhardt, Hikma Pharmaceuticals, Nesher Pharmaceuticals, Kellogg's, Flowers Foods, Sunny Delight, Diageo, Unilever, Smithfield, Revlon, Bonne Bell, Olympus, Sabic Innovative Plastics, Duracell, Electrolux, Oakley, Kaiser Aluminum and many more. In addition to equipment auction efforts, NMC has acquired over 30,000,000 square feet of idle US manufacturing facilities, making it the largest buyer of turnkey plants in the disposition space. The principals of New Mill Capital are widely considered to be national experts at turning underutilized equipment, real estate and inventory into value for its principals and customers. If you have surplus equipment or an idle plant, contact New Mill Capital today.

### Recent Projects – Select Clients

EQUIPMENT AUCTIONS & LIQUIDATIONS



**Fully Automated Outdoor Sprinkman/Krones Cellar Package**
CLOSING NOVEMBER 4
Nashville, TN – Fully Automated Outdoor Cellar System Featuring: (8) Sprinkman/Krones 120 BBL Outdoor Cone...



**200,000 SF Potato Chip and Snack Food Production and Packaging Plant**
CLOSING NOVEMBER 11
Berlin, PA – All Equipment Assets From Receiving to Final Packaging and Support Featuring: Continuous...



**Canworks Major Production Brewery**
CLOSING NOVEMBER 17
Denver, CO – Canworks Major Production Brewery Equipment Features: Brewing & Cellar: DME 40 BBL...



**Dry Product Sachet and Pouch Packaging Plant**
CLOSING NOVEMBER 18
Paris, TX – High Speed Ropak Filling, Inserting and Indexing Sachet Filling Lines For Dry...




**2023 Microbrewery and Canning Line**
CLOSING NOVEMBER 19
Lincoln, NE – (2023) Cask ACS FleX2 Canning Line – 100 CPM, (2023) Switchback Cartoner...

VIEW ALL ››

TURNKEY PLANTS & REAL ESTATE



**65,000 SF Industrial Warehouse**
Lowell, MA – 65,000 SF Well Docked Industrial Manufacturing Facility or Warehouse on 5 Acres. Good Clear Height and Located ...



**28,000 SF Food Processing Plant with Spiral Freezer and Cooler**
Pizza and Flatbread Production Plant. 28,000 SF Built in 2014, Located 50 Miles from North Boston Metro Suburbs and 40 ...



**Heavy Industrial Manufacturing Facility**
1,011± Acres 910,825± Square Feet Heavy Industrial Buildings Most Building Spaces served By Heavy-Duty Overhead Cranes. 150 MW, 115 KW, ...

VIEW ALL ››


Coca-Cola
Nestlé
General Mills
KraftHeinz
Sara Lee
Kellogg's
Unilever
SENECA
Country Fresh
Dean Foods
DFA
Dairy Farmers of America
Campbell's
Brill
A CSM Bakery Solutions Company
SMUCKER'S
Franz
ROSKAM BAKING COMPANY
DIAGEO
P&G
SUNNY D
PET
THE DAIRY GOODNESS PEOPLE
DFA
Dairy Farmers of America
Dr. Oetker
Pilgrim's
ARYZTA
Passion for good food
Muffin Mam
WHERE QUALITY IS BAKED IN
EST. 1993
LABRIOLA
ARTISAN BREADS
Marzetti
1896
Saputo
Table Talk Pies
"America's Favorite Pie"
FlowersFoods
BAKERIES GROUP
SatisPie
BANTAM BAGELS
WHOLE FOODS MARKET
OCEANA
Snyder's Lance
Moon Pie
since 1917
LITEHOUSE
Heeren
EST. 1933
Today's Food
VERY GOOD BUTCHERS
PLANT BASED BUTCHERY
BRITISH COLUMBIA


KOCH FOODS
Campbell SNACKS
BUTTERBALL
SINCE 1932
Meadow Brook
FROZEN
FROZEN FOODS PARTNERS CO., LTD.
WORLD HARBORS
BROUGHTON
Ready Leaf
Smithfield
FRUTAROM
FOUNDED 1933
PELLICANO'S
JonnyPops
Bellisio FOODS
the beautiful foods company
FS
FIRST SOURCE
Quality • Consistency • Service
LWC BRANDS, INC.
Bob Evans
Brookshire's
Leclerc
SINCE 1905
Bolthouse FARMS
Rayberns
HAIN CELESTIAL
Farmer Brothers COMPANY
HONEY BEE BAKERS
Tastee Treats... For Fundraising
niagara
EST.1983
BOTTLING, LLC
DRINKWORKS
wildpack
BEVERAGE
CRYSTAL GEYSER
SINCE 1977
LIPARI
SINCE LF 1963
Julian's RECIPE
ALL NATURAL
trouw nutrition
Premium
Gossner FOODS
Dairy Products
MESA VINEYARDS
BRIDGEPORT BREWING
EPIC BREWING
TOMMYKNOCKER
MOUNTAIN TOWN CRAFT BEER
AQUA BREW
AB
BREWERY & BEER GARDEN
SAN MARCOS, TEXAS


carson's
BREWERY


Indiana City


IPSWICH ALE
BREWERY


RUBICON
BREWING COMPANY


SCOTTSDALE BEER COMPANY
ARIZONA, USA


Dogfish
Head


BOULDER
BEER CO


FULL
SPECTRUM
BREWING CO.


FLYING
MOUSE
BREWERY


BELTWAY
BREW CO.


Three Spirits
BREWERY


SAINT
BREWING
COMPANY
ARCHER


BALLAST POINT
DEDICATED TO THE CRAFT


UNCLE Billy's
BREWERY
AUSTIN, TX


B52
BREWING


PORTLAND
BREWING


HOLIDAILY
BREWING CO.


BullFalls
BREWERY


BREW DETROIT
MICHIGAN


POUR BROTHERS
B
BREWERY


N·O·D·A
BREWING COMPANY


GREAT LAKES
Wine & Spirits


RED HARE
BREWING COMPANY


ROAK
BREWING CO


HopCat


SKULL MECHANIX BREWING
AUSTIN, TX


BREWING COMPANY
3 STATE


18
-vodka-


2C
Family
BREWING
CO.


Two Wheel
BREWING CO.


BLUE PANTS
BREWERY


ALE ASYLUM


TELEGRAPH
BREWING COMPANY
Kent
Quality Foods
NB
NutraBlend Foods
BRUCEPAC
SINCE 1949
greencore
group
Domino's
PIAZZA TOMASSO
H&F Bread Co.
Fresh Every Day
Renaissance
Food Co
North America
MILLING COMPANY
LIMITED
AstraZeneca
BONNE BELL
PACIFICA
REVLON
hikma.
exicure
CHAMPION
PHOTOCHEMISTRY
Diversapack
UNITHER
PHARMACEUTICALS
GreenBiofuels
NESHER
PHARMACEUTICALS (USA) LLC
A Zydus Pharmaceuticals Company
CPL
CELLECTAR
BIOSCIENCES
KMX
Chemical
MARCUS
OIL AND CHEMICAL
janssen
Johnson&Johnson
DRS
TECHNOLOGIES
DURACELL
Electrolux
COZZOLI
MACHINE COMPANY
MANCHESTER
TANK
OAKLEY
Graphic
Packaging
INTERNATIONAL
OLYMPUS
THORCO
Tecumseh
MARMON
Backman
FOUNDRY & MACHINE
MACADAM
Powerwave
technologies
DHL
MANCHESTER
TANK
WACKER
NEUSON
Hunter




























## ABOUT US

New Mill Capital is a privately-held asset disposition and acquisition firm offering comprehensive monetization solutions for the industrial marketplace.

## CONTACT US

Office: 888-801-6032
Fax: 818-574-6956
info@newmillcapital.com

## LOCATIONS

Los Angeles | New York | Grand Rapids | Kansas City

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**SECTION 5. NOISE:**

A. Developments Producing a Minor Noise Impact:

Not applicable

B. Developments Potentially Producing a Major Noise Impact:

Existing Paper Mill:

Noise levels at the data center will be equal to or below the previously existing pulp and paper mill noise levels. Anecdotally, the paper mill produced significant noises, including intermittent noises that could be heard from several miles away. Noise output from the proposed data center is anticipated to be steady without sudden or intermittent increases in sound pressure.

A baseline noise study of the subject mill was conducted in 1991 by Acentech, Inc. for International Paper which is considered the normal operating noise level produced by facility as a fully functioning pulp and paper mill.

Measurement locations from the 1991 baseline noise study closest to the proposed data center development include:
Position 1: located about 100 ft west of Riley Rd., about 200 ft south of the railroad tracks, in the residential village of Riley.
Position 5: located in a residential area along Intervale Rd., across the river and east of the Mill.
Position 6: located next to a residence along Riley Rd. near the Mill.

Of these, Position 5 recorded the highest baseline sound levels in spite of being farther from the Mill than other positions, likely due to the absence of trees to screen sounds across the river. Baseline nighttime sounds level was 60 dBA, and baseline daytime sounds levels ranged from 61 dBA (weekends) to 63 dBA (weekdays).

Proposed Data Center:

The loudest continuous noise produced by exterior equipment on site will be chiller units at approximately 65.2 dBA when operating at full capacity, as noted on this chart for the equipment. Noise from the chiller units can be characterized as a "whirring" sound of fans and compressor motors.

| SOUND POWER OCTAVE BAND | Hz | 63 | 125 | 250 | 500 | 1000 | 2000 | 4000 | 8000 | Pressure | Power |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Sentinel PA - fans 60% | dB(A) | 61.1 | 74.3 | 84.1 | 89.4 | 94.6 | 92.8 | 89.3 | 81.5 | 65.2 | 98.6 |

For reference, this noise level is similar to the noise emitted from a rooftop HVAC air handler on a typical commercial building such as a grocery store.

This project proposes approximately 36 chillers on an approximately 220 ft. x 500 ft. yard area located northwest of the existing shipping area. Some compounding of sound pressure is expected from having this quantity of chillers located in one area. Noise level is estimated using a generally accepted assumption that multiple equivalent noise sources increase the sound intensity by 3dB per source. Due to the distance between units, we have estimated that approximately 8 chillers would contribute to the increase in sound intensity at any one point. Compounded noise at the edge of the chiller farm is estimated to be approximately 86 dB(A), assumed to be at a distance of 10 meters or approximately 33 ft. (not specified in manufacturer's cut sheet). The nearest property line is approximately 1,100 ft. northwest of the chiller farm, which also corresponds to the location of Measurement Position 6 described in the 1991 baseline noise study. Using the inverse square law for sound propagation, attenuated sound at this location at peak chiller operating capacity is estimated at approximately 56 dB(A). This sound pressure is within the range of noise measured at this location during the 1991 noise study. For reference, this noise level is similar to the noise emitted from a traditional window air conditioner. Also, these approximations do not account for any sound obstructions such as trees which exist between the mill and surrounding properties.

Generators:

Standby diesel generators will produce intermittent noise during routine startup procedures and in the rare event of occasional power outages. Manufacturer noise rating for units representative of those being proposed for this project is 85dB(A) at a distance of 10 feet. Using the assumption that each contributing source increases noise level by 3dB, a compounded sound pressure of three generators would be 87dB(A) at a distance of 10ft.

Using the inverse square law for sound propagation, attenuated sound at the nearest property line noted above is estimated at approximately 50 dB(A). This sound pressure is within the range of noise measured at this location during the 1991 noise study. As noted above, these approximations do not account for any sound obstructions such as trees which exist between the mill and surrounding properties.

Other Sources of Noise:

The chillers and generators will not be the loudest noise producers on this site. The loudest feature of the site is likely the railroad train whistle at 110 to 120 dBA. This noise existed prior to this proposed project. The train still travels through the community and this site on a daily basis. This is not a change.

During construction, trucks will produce a significant noise at an approximate range of 80 to 120 dBA. This noise level will be similar to the trains and trucks that previously came and went through and near this site on a daily basis, at all

hours.

The Town of Jay has no noise restrictions or quiet zones, near the mill site or otherwise.

Since this site was an industrial mill site and is proposed to be a data center with demonstrated lower sound levels than aforementioned, the Town of Jay has no noise restrictions, and the loudest chiller unit is expected to produce less than 75 dBA at the property line at any given time, noise levels will meet standards.

## SECTION 6. VISUAL QUALITY:

*Existing Development:*

This project is located on the southern/western banks of the Androscoggin River in the town of Jay.

The existing Androscoggin Paper mill has been located here since the 1960's. The site is industrial, with large buildings, tall chimney stacks, chip piles, overhead conveyors, and other appurtenances. Despite the large size of the facility, it is and has always been relatively screened from view by its isolated location and buffer of trees.

The landfill is barely visible from Main Street in Livermore Falls. The mill stacks, about 300 feet tall, have been visible from places in Jay and surrounding areas. See the photos attached to this section.

*Proposed Development:*

The development of the new data center proposes renovation and beneficial re-use of the main mill buildings which traditionally housed paper making equipment, packaging and shipping, warehouse storage, and logistics. Placement of the IT server equipment inside existing buildings will not change the visual character of the mill from its current state. Ancillary equipment such as cooling chillers and backup electrical power generators are anticipated to be significantly lower in profile than the previously existing equipment including chimney stacks. Proposed chiller units are approximately 12 feet tall and are generally galvanized and painted with low-gloss earth tone colors such as brown or gray. Electrical power generators of the size proposed for this development are generally skid-mounted and placed inside of a steel enclosure for protection. These are generally under 20 feet tall and will be painted neutral colors such as black, gray or beige. Typical photos of chillers and generators, representative of the equipment that may be specified for this project, are attached with this section.



Above: Typical Chiller Unit
Below: Typical Backup Generator



**VISUAL QUALITY PHOTOS**



View from Route 140, looking through trees to the mill. Trees typically line the riverbanks. Note the stacks. Data center will be in buildings on right side of photo.



View from Route 140, north of the site, at a small gap in the trees. Note the stacks visible peeking through the pine trees.



View from the intersection of Riley Road and Crash Road. The mill is not visible from this location.



View from Riley Road, in front of the existing mill. Proposed data center will be to the right of this photo.

## SECTION 7. WILDLIFE AND FISHERIES:

A request for project review was submitted to the Maine Department of Inland Fisheries and Wildlife on November 4th, 2026. Responses will be forwarded to DEP when they are received.

**SECTION 8. HISTORIC SITES:**

This site was reviewed by Maine Historic Preservation Commission in 2024 as part of a previous permit amendment. A copy of the response from MHPC is included with this section. As this application does not involve demolition of any buildings, no impact on historic sites is anticipated.

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS
P.O. BOX Q LIVERMORE FALLS, ME 04254
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

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April 16th, 2024

Maine Historic Preservation Commission
55 Capitol Street
State House Station 65
Augusta, ME 04333-0065

Subject: Project Review for Significant Archaeological or Historic Resources
Godfrey Forest OSB Mill, Jay, Maine

To Whom It May Concern,

Main-Land Development Consultants, Inc. is assisting Godfrey Forest Products, LLC. with its Maine Department of Environmental Protection Site Location of Development Act Major Amendment application.

The Godfrey Forest OSB Mill will be located on 67+/- acres at the south end of the existing Androscoggin Mill in Jay, Maine. This mill was formerly owned by International Paper, Verso Paper, and Pixelle. This mill experienced an explosion in 2020, resulting in reduced production and eventual closure. More recently, the mill was purchased by JGT2, LLC for holding and liquidation. Mr. Godfrey will purchase a portion of the property for his new OSB mill.

The project proposes the development of an approximately ten-acre OSB production mill facility. The Mill be located **entirely on the developed part of the mill site** and will use the existing log yard for log delivery and storage. Existing mill structures, including smaller appurtenant structures and the area damaged by the explosion, will be demolished. The larger existing structures will remain for reuse by JGT2. This project does not propose impacts to the land between Riley Road and the river or along the banks of the Androscoggin River.

For the State review process, it is required that the Applicant provide a letter from your office discussing what, if any potential impacts this development may present to any known ***Significant Archaeological or Historic Resources***.

Please review the attached material and respond in a letter to Main-Land, in your capacity as State Historic Preservation Officer, that will be presented in regulatory applications. If you have any questions or require further information, please do not hesitate to contact Main-Land.

Sincerely,
Main-Land Development Consultants, Inc.

Robert L. Berry III, P.E.
President, Senior Chief Engineer

Based on the information submitted, I have concluded that there will be no historic properties affected by the proposed undertaking, as defined by Section 105 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
State Historic Preservation Officer
Maine Historic Preservation Commission

5/6/24
Date

## SECTION 9. UNUSUAL NATURAL AREAS:

A request for project review was submitted to the Maine Natural Areas Program (IFW Ecology Group) on November 4th, 2026. Responses will be forwarded to DEP when they are received.

**SECTION 10. BUFFERS:**

Not Applicable. There are no proposed buffers on the project site.

## SECTION 11. SOILS:

A, B. Soil Survey and Report; Soil survey intensity level by development type:

According to application instruction guidelines for Section 11, the project site falls under Class D medium intensity soil survey. However, the site has been almost entirely developed and/or disturbed. As such, this application includes a medium intensity SCS soils map for reference.

The entire site is under a Declaration of Environmental Covenant, recorded in the Franklin County Registry of Deeds, Book 4602, Page 125. This covenant restricts soil disturbance on the parcel proposed for redevelopment, requiring a Soil Management Plan (SMP) to be submitted to Maine DEP at least 30 days prior to any new excavation. An Environmental Media Management Plan (combining both soil and groundwater management) has been prepared by the Applicant's environmental consultant, EHNS Partners, LLC. A copy of the EMMP is included with this section.

C. Geotechnical Investigation:

A preliminary Geotechnical Investigation has been completed for this site to confirm soil suitability for the intended use. Soil test pit logs from the preliminary Geotechnical Investigation prepared by a Main-Land Geotechnical Engineer are included with this section, as well as a Sketch depicting test pit locations.

The test pits generally encountered 1.5 to 2 feet of granular fill at ground surface overlying native soils. Native soils immediately underlying fill consisted of layered Alluvium sands and silts which were loose to medium dense in terms of relative density. The upper layer of Alluvium is underlain by medium dense to dense Ablation Glacial Till. The till is comprised of silty coarse to fine sand with subrounded gravel and cobbles. Groundwater seepage was encountered at 34" depth at TP-3.

In summary, the preliminary Geotechnical Investigation indicates that thin layers of granular fill and sand and silt alluvium overlie dense granular glacial till which occurs at depths of approximately 2.5 to greater than about 6 feet below existing grade. Based on these findings, native soils are generally suitable to provide foundation support for anticipated improvements.

D. Hydric Soils Mapping:

A Natural Resource survey has been performed by Main-Land on 9/22/26 within the anticipated project area. No protected natural resources were identified. Please refer to the attached Natural Resources report and plan attached with Section 11.

Soil Map—Franklin County Area and Part of Somerset County, Maine
(Jay Paper Mill Site )




Map Scale: 1:5,150 if printed on B landscape (17" x 11") sheet.

N

Meters
0 50 100 200 300

Feet
0 250 500 1000 1500

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 19N WGS84

## MAP LEGEND

**Area of Interest (AOI)**
- Area of Interest (AOI)

**Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

**Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

**Water Features**
- Streams and Canals

**Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

**Background**
- Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Franklin County Area and Part of Somerset County, Maine
Survey Area Data: Version 29, Sep 15, 2026

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 11, 2021—Oct 29, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# Map Unit Legend

| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|---|---|---|---|
| AdB | Adams loamy sand, 0 to 8 percent slopes | 0.9 | 0.4% |
| AdC | Adams loamy sand, 8 to 15 percent slopes | 5.4 | 2.3% |
| AdD | Adams loamy sand, 15 to 25 percent slopes | 4.5 | 1.9% |
| BrB | Brayton fine sandy loam, 0 to 8 percent slopes, very stony | 1.2 | 0.5% |
| Ca | Charles silt loam, 0 to 2 percent slopes, frequently flooded | 8.1 | 3.4% |
| CPC | Colonel-Peru association, 3 to 15 percent slopes, very stony | 13.4 | 5.6% |
| CuB | Croghan loamy fine sand, 0 to 8 percent slopes, wooded | 0.4 | 0.2% |
| HeC | Hermon sandy loam, 3 to 15 percent slopes, very stony | 25.7 | 10.7% |
| Lc | Lovewell-Cornish complex, occasionally flooded | 11.2 | 4.7% |
| Ps | Pits, sand and gravel | 6.0 | 2.5% |
| TuB | Tunbridge-Lyman complex, 3 to 8 percent slopes, rocky | 8.3 | 3.5% |
| Ud | Udorthents-Urban land complex | 127.7 | 53.3% |
| W | Water | 26.7 | 11.1% |
| **Totals for Area of Interest** | | **239.8** | **100.0%** |

# Franklin County Area and Part of Somerset County, Maine

## Ud—Udorthents-Urban land complex

### Map Unit Setting

*National map unit symbol:* 9kmw
*Elevation:* 330 to 1,820 feet
*Mean annual precipitation:* 46 to 49 inches
*Mean annual air temperature:* 43 to 45 degrees F
*Frost-free period:* 130 to 145 days
*Farmland classification:* Not prime farmland

### Map Unit Composition

*Udorthents and similar soils:* 60 percent
*Urban land:* 40 percent
*Estimates are based on observations, descriptions, and transects of the mapunit.*

### Description of Udorthents

#### Typical profile

*H1 - 0 to 65 inches:* very gravelly sandy loam

#### Properties and qualities

*Slope:* 0 to 8 percent
*Depth to restrictive feature:* More than 80 inches
*Drainage class:* Moderately well drained
*Capacity of the most limiting layer to transmit water (Ksat):* Moderately low to very high (0.06 to 99.90 in/hr)
*Depth to water table:* About 24 to 42 inches
*Frequency of flooding:* None
*Frequency of ponding:* None
*Available water supply, 0 to 60 inches:* Moderate (about 6.6 inches)

#### Interpretive groups

*Land capability classification (irrigated):* None specified
*Hydrologic Soil Group:* A
*Ecological site:* F144BY501ME - Loamy Slope (Northern Hardwoods)
*Hydric soil rating:* No

### Description of Urban Land

#### Typical profile

*H1 - 0 to 6 inches:* variable

#### Properties and qualities

*Slope:* 0 to 8 percent
*Drainage class:* Moderately well drained
*Depth to water table:* About 24 to 72 inches

*Available water supply, 0 to 60 inches:* Very low (about 0.0 inches)

**Interpretive groups**

*Land capability classification (irrigated):* None specified
*Land capability classification (nonirrigated):* 8s
*Hydric soil rating:* No

# Data Source Information

Soil Survey Area: Franklin County Area and Part of Somerset County, Maine
Survey Area Data: Version 29, Sep 15, 2026

# ENVIRONMENTAL MEDIA MANAGEMENT PLAN

## (EXCAVATION & CONSTRUCTION)

JGT2 Redevelopment LLC
300 Riley Road,
Jay, ME

October 2026

EHNS
PARTNERS
PO Box 843
Portland, ME 04104
Phone: 207-590-0739

EHNS PARTNERS

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## FIGURES


Figure 1: Site Location
Figure 2: Site Map

# 1. INTRODUCTION

EHNS Partners, LLC (EHNS) has prepared this Environmental Media Management Plan (EMMP) on behalf of the owner of the property referenced in the Environmental Covenant included as Appendix A (the Grantor) to guide and facilitate proper soil and groundwater management and disposal procedures during site excavation and construction activities at certain locations within the former Mill site on Riley Road in Jay, Franklin County, Maine at approximately 44°30'N, 70°14'W. The site is located near the Androscoggin River to the north northwest of the Town of Jay in rolling terrain. Figure 1 shows a topographic map of the Site.

The former Androscoggin Paper Mill Site and the extent of property where redevelopment activities and construction may occur is provided in Figure 2 (hereafter referred to as the "Site").

The primary objective of this plan is to ensure that environmental media disturbed during Site development are handled in compliance with applicable regulatory requirements and industry best practices. The plan outlines systematic procedures for the identification, characterization, handling, temporary storage, transportation, and disposal of soil and groundwater that may be impacted by contaminants or require special management. By implementing this EMMP, the project aims to minimize potential environmental risks, protect human health, and maintain regulatory compliance throughout Site development.

Further, this plan is intended to satisfy the Declaration of Environmental Covenants (DEC) signed on December 11, 2023, by Pixelle Androscoggin LLC and recorded in the Franklin County Registry of Deeds which requires all excavation of soils and extraction of groundwater to be conducted in accordance with an EMMP prepared by a qualified environmental professional and submitted to the Maine Department of Environmental Protection (Maine DEP) for review and approval no less than thirty (30) days prior to the commencement of any activity likely to disturb soil or groundwater.

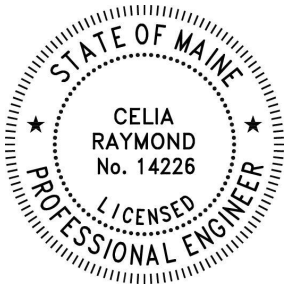
## 1.1 Certification

### 1.1.1 Engineer Certification

I hereby certify that I am familiar with the conditions at the referenced Site and the potential construction plans as of the date of this plan development. I have examined the facility design and prepared this plan in accordance with good engineering practice, including consideration of applicable industry standards.

Celia Raymond, P.E.
ME P.E. No. PE14226

10/27/2026




### 1.1.2 Site Owner Certification

I hereby certify that I am familiar with the conditions at the referenced Site and the environmental covenants that apply. I have reviewed this plan and am prepared to implement to for all environmental media disturbance projects undertaken at the Site.

Site Owner

## 1.2 Purpose of EMMP

The former property owners, Pixelle Androscoggin LLC, completed a Hazardous Waste Generator Closure in accordance with Chapter 851, Section 11 of the Maine Hazardous Waste Management Rules. Because no investigation or remediation of soil or groundwater was performed in support of the closure, the Maine Department of Environmental Protection (Maine DEP) requested that restrictions be placed on the future use of the property. The restrictions, pursuant to the DEC filed on December 11, 2023, include the prohibition of excavation in restricted areas (as specified in Appendix A) except when conducted in accordance with a soil management plan and the prohibition of the extraction, consumption, or utilization of groundwater unless conducted in accordance with a groundwater management plan. Both plans must be prepared by an environmental professional and submitted to Maine DEP for review and approval at least thirty days prior to commencement of any soil or groundwater disturbances. This EMMP has been developed to meet the requirements of the DEC for a soil management plan and a groundwater management plan and has been submitted for the Maine DEP's review and approval.

This EMMP was prepared for use during various excavation, construction, and redevelopment projects to be completed at the Site. This EMMP covers a wide range of activities and is intended to provide the necessary soil and groundwater management procedures for all projects involving groundwork to be completed at the Site. Anticipated projects include, but are not limited to, the installation of stormwater detention ponds in locations across the site to enable future land development, removal of former foundations and installation of new foundations for site improvements, site grading, installation of geotechnical borings or other monitoring points, test pits and trenches, and installation of subsurface utilities in support of site improvements. Oversight and management of construction activities will be the responsibility of the site owner, and the designated environmental engineer. The owner or designated environmental engineer will hire qualified subcontractors to perform excavation and groundwork. Potential construction areas are illustrated on the attached drawing (Figure 2).

Excavated materials, unless determined to be contaminated or otherwise unusable, will be reused on site. The Site Owner will make every effort to return as much soil as practical to the excavation areas and any unusable soil (objective is zero or minimal) will be disposed of off-site (including adjacent property not covered under this EMMP) as described in this plan.

Media management procedures described in this EMMP include site controls and measures to reduce exposure to soil, as well as to facilitate the proper handling, storage, characterization, transport, onsite reuse, and/or disposal, of excess soil that may be generated. This EMMP also addresses groundwater that, although unexpected, may incidentally be encountered during Site activities.

**This EMMP does not include procedures for construction or excavation in areas of solid waste management or known Polychlorinated Biphenyl (PCB) contamination above the remediation threshold of 1 mg/kg as regulated under 40 CFR 761, as depicted in Figure 2. These areas will not undergo construction activities that disturb environmental media.**

## 1.3 Site Use and History

The Site understanding was developed from the 2023 Phase I Environmental Site Assessment (ESA) prepared by Langan Engineering for the Pixelle Mill. The former Pixelle Mill site is composed of 44 contiguous parcels and is approximately 1,115 acres. The property is located south of the Androscoggin River, which borders the subject property to the north, east, and west. Vegetated land is present along the

river. The remainder of the property is developed with infrastructure associated with the former Pixelle pulp processing and paper manufacturing mill, wooded land, former and current residences, and agricultural land. The primary operational areas are fenced and accessed from Riley Road to the east of the subject property. Entrance to the primary operational areas is controlled at a manned security building. Immediately inside the perimeter enclosure, there is a one-story administrative building (offices and conference rooms); a one-story maintenance garage ("yard garage"); a paved employee parking lot; and a four-story building previously housing paper machines and other industrial process units.

A Maine DEP Chapter 851 Section 11 Hazardous Waste Generator Closure Report was issued for the Site in August of 2023, which detailed existing Site conditions in areas where known hazardous materials were handled or stored. Impacts to soil and concrete were noted in several areas of the Site, including PCB contamination in the soil above the remedial threshold specified in 40 CFR 761. Areas where known PCB contamination is present are not authorized for excavation or disturbance under this Plan.

### 1.4 Summary of Site Conditions

Based on the Recognized Environmental Conditions (RECs) included in the 2023 Phase I ESA, construction at the Site has the potential to expose subsurface soil that may contain petroleum or chemical materials originating from historical pulp and paper manufacturing site use. The site excavation and construction activities may generate soil that will require reuse on-Site or, if needed, proper disposal at the adjacent landfill or off-Site.

### 1.5 Excavation & Construction Schedule

This plan is intended to provide procedures and management standards for a wide range of construction activities at the Site. Currently the Site is slated to undergo various construction as part of Site-Wide redevelopment project, including demolition of existing infrastructure, development of new infrastructure and overall property maintenance. This Plan is intended to apply to all projects initiated after the submittal of this plan. In the event of a change in ownership, the new Grantor will be required to resubmit this Plan, with an updated notice of construction.

# 2. RESPONSIBILITIES AND NOTIFICATION

The responsibility for adopting and implementing the Environmental Management and Monitoring Plan (EMMP) lies with the Site Owner. The Site Owner is also accountable for ensuring strict adherence to the EMMP throughout the excavation and construction work. If deemed suitable, this responsibility can be contractually delegated to the site manager, the site work general contractor or site civil contractor, environmental engineer, other construction or maintenance personnel, or another designated responsible party (i.e. "assigned qualified party" per Sec. 4.3) if the delegated entity meets the following minimum qualifications for adherence to this EMMP:

- Knowledge of EMMP;
- Company in Good Standing with the State of Maine; and
- Experience with implementing Environmental Programs.

Specific EMMP requirements to be fulfilled by the Owner or designated responsible party (i.e., "assigned qualified party") include the following:

1. Maintaining recordkeeping of the soil excavation, groundwater extraction, monitoring, onsite management, onsite reuse, and off-Site disposal activities.
2. Documenting the results of investigations conducted at the Site and making this information available to designated employees and applicable contractors that will be conducting work in the area where the EMMP will be implemented. Results and associated information will be provided to Maine DEP, upon request.
3. Ensuring that work conducted that has the potential to disturb existing soil and/or generate excess soil is monitored and conducted in accordance with this EMMP.
4. Assisting the site civil and construction contractors or other performing parties with the recommended soil and groundwater management activities (described herein), and
5. Providing training and hazard communication to workers as needed, as described in Section 3.2 and 3.3.

The designated responsible party must notify the Environmental Professional (contact information below) prior to the start of work and in the event of unanticipated environmental conditions including obvious contamination, as described in Section 4.3. Prior notification to the Maine Department of Environmental Protection (Maine DEP) is unnecessary as long as all procedures outlined in this EMMP are adhered to. If unanticipated environmental conditions including obvious contamination is observed, the Maine DEP RCRA Project Manager must be notified.

**In the event of a change in Ownership, the new Site Owner must update and resubmit this Plan to acknowledge their understanding of the responsibilities and requirements set forth herein and provide an updated notification of construction.**

The following contact information is provided for use during the implementation of this EMMP:

**Site Owner**

JGT2 Redevelopment LLC
Contact – Tony McDonald
207-749-1000
PO Box 361
61 South Freeport, Maine 04078
Tonymcdonald123@gmail.com

**Environmental Professional**

Celia Raymond, P.E.
EHNS Partners LLC
PO Box 843, Portland, Maine 04104
207-590-0739
Celia@ehnspartners.com

**Maine DEP**

Maine Department of Environmental Protection
Division of Remediation
17 State House Station, Augusta, Maine 04333
207-485-3852

# 3. HEALTH & SAFETY RECOMMENDATIONS

This section is designed to offer general health and safety guidance and suggest the essential procedures related to health and safety for excavation and construction work at the Site. The information is specifically tailored to aid individuals who are not obligated to create their own health and safety plan (e.g., visitors) while participating in activities at the Site. It is important to emphasize that the details provided in this section are not suitable for personnel mandated to prepare a Health and Safety Plan (HASP) to meet any relevant Federal, State, local, or other health and/or safety regulations and sound construction practices.

## 3.1 Personal Protective Equipment

Modified Level D personal protective equipment (PPE), as described below in Table 3-1, is suggested for initial entry onto the Site and for site work activities. Work gloves are recommended when directly handling Site soil (e.g., during utility demolition and installation work), and additional PPE are recommended when handing grossly contaminated[1] media as described below.

**Table 3-1: Recommended PPE Summary**

| Activity | Recommended PPE |
|---|---|
| General construction and site work | Modified Level D:<br><br>Long-sleeved shirts and long pants<br>Composite or steel-toed boots with socks<br>Hard hats<br>Safety glasses<br>Reflective safety/traffic vest |
| Tasks where personnel will be directly handling soil | Modified Level D as described above with the addition of:<br><br>Work Gloves |
| Handling of grossly contaminated soil, water, and other media[1] | Modified Level D as described above with the addition of: (one or more as applicable for the specific work task)<br><br>Disposable nitrile or chemical resistant gloves<br>Tyvek® or equivalent coveralls<br>Disposable rubber boot covers<br>Rubber waders or boots |

No Level C work activities are anticipated; however, conditions should be continuously monitored by appropriately trained personnel to ensure that conditions requiring Level C or higher protection are not present.

## 3.2 Training Requirements

Based on the conditions described in Sections 1.2 and 1.3, no specialized training is required for personnel who are expected to be onsite during construction (i.e., construction personnel and brief visits by non-

[1] Indicators of gross contamination may include the presence of free petroleum product and/or persistent odors associated with petroleum, chlorinated solvents, or unknown materials within the work zone.

construction personnel). However, as a conservative measure, basic project-specific hazard training and/or risk communication is recommended for Site workers who may come into contact with soil or groundwater. Recommended practices are summarized below in Section 3.3. In addition, qualified personnel should continuously monitor Site conditions to identify potential unanticipated conditions that may warrant specialized training.

### 3.3 Hazard Communication

Injury or illness may occur when individuals are directly exposed to hazardous materials or inhale hazardous dusts, fumes, mists, vapors, or gases. It is advisable for workers to adhere to their respective Hazard Communication Program requirements. The following are examples of hazards and recommended best practices for mitigation:

- **Inhalation**: There is a potential for inhaling soil containing contaminants if excessive dust is not adequately controlled during work activities. It is essential to follow the dust control measures outlined in Section 4.2.1 throughout the course of work.
- **Ingestion**: Ingestion of soil or groundwater with contaminants may occur if proper personal hygiene practices are not observed. Workers should thoroughly wash their hands after completing tasks, before breaks, and before eating or drinking. Discouraging or prohibiting smoking, chewing gum or tobacco is recommended to prevent potential hand-to-mouth transfer of soil. Additionally, as specified in Section 3.1, personnel should wear work gloves when directly handling soil.
- **Eye Exposure:** Eye exposure to particles or dust containing contaminants may happen if workers do not wear safety glasses or if unwashed hands come into contact with the eyes.
- **Soil Tracking:** To prevent the tracking of soil containing contaminants from the Site to off-Site locations, workers should change into street clothes before leaving the Site or coming into contact with non-construction personnel.

# 4. SOIL AND GROUNDWATER MANAGEMENT

The soil disturbed and groundwater encountered at the Site during work activities must be appropriately handled in accordance with this EMMP. This document outlines proper procedures for soil management, including dust control measures and provisions for on-Site reuse. Generation of impacted groundwater should be avoided and/or minimized to the extent possible and those minimization techniques are included herein.

Although the environmental conditions at the Site may not necessitate active soil remediation, this EMMP can serve as a guide for the management of excavated soil that may need off-Site transportation for disposal, considering the design constraints of the work. Additionally, procedures for dewatering and groundwater management are provided for reference in case groundwater is encountered and requires dewatering to facilitate Site activities.

The general soil and groundwater management process for the project is as follows:

1. **Initiation of Work Activities**: Pre-construction considerations including permits, water supply, and site access control in Section 4.1.
2. **Site Civil Soil and Groundwater Management Controls**: Management practices to minimize the migration and transport of soil and generation of groundwater are described in Section 4.2. These include dust control measures, stockpile management, erosion control, and groundwater minimization efforts.
3. **Soil Excavation and Groundwater Monitoring**: Environmental conditions have been evaluated based on the current Site understanding. Olfactory and visual observations will be necessary throughout the project to identify potential unanticipated conditions as described in Section 4.3.
4. **Waste Characterization**: Excavated soil designated for off-Site disposal or unrestricted reuse shall be adequately characterized by laboratory analyses prior to off-Site transport or reuse as described in Section 4.4.2.
5. **Onsite Soil Reuse**: Soil that originated at the Site may be reused on-Site as backfill within the limits of the Site Boundary shown on **Figure 2**, provided that it is managed in accordance with Section 4.5.1.
6. **Offsite Disposal**: Results of the waste characterization will be used to determine how excess soil will be disposed of and to obtain receiving facility acceptance approval. Potential disposal options are described in Sections 4.5.2 and 4.5.3.
7. **Dewatering/Groundwater Management**: If groundwater is encountered during excavation activities and / or dewatering is necessary, groundwater shall be managed in accordance with Section 4.6.

## 4.1 Initiation of Work Activities

### 4.1.1 Potential Permits Required for Site Activities

Before commencing subsurface activities, DIG SAFE must be notified and obtain a DIG SAFE permit number. Furthermore, the responsibility lies with the owner and/or its representative(s) to secure all necessary permits (e.g., building, water, gas, sewer connection) and approvals from the relevant Federal, State, or local regulatory authorities required for the project-related activities. The Environmental Professional will be notified before commencing activities to facilitate proper planning and management of the affected area.

### 4.1.2 Site Access Control

Access to the site will be restricted to authorized personnel only to ensure safety, regulatory compliance, and protection of potentially impacted environmental media. All personnel and visitors must check in, wear appropriate personal protective equipment (PPE), and follow site-specific health and safety protocols. The Assigned Qualified Party will oversee access control and maintain records of Site entry and exit.

The Site is fully fenced but if further controls are necessary, temporary or permanent perimeter fencing, signage, or a combination of similar measures will be installed around the work area to prevent unauthorized entry.

### 4.1.3 Temporary Facilities/Utilities

The site civil and/or construction contractor will supply water for dust suppression and decontamination as required.

## 4.2 Construction Soil and Groundwater Management Controls

### 4.2.1 Dust Control

Dust creation and dispersion shall be minimized in any area of the Site that is disturbed or otherwise affected during earthwork activities. These areas may include but are not necessarily limited to active excavation and construction locations, vehicle routes, entrances and exits to the Site, and adjacent public roadways. Dust shall be controlled from activities including but not limited to excavation, soil loading, and vehicle traffic.

Dust suppression shall be conducted through regular sweeping and sprinkling of water, as necessary, and/or with an appropriate commercial grade dust suppressant. Any excess water generated during dust control activities shall be managed in accordance with Section 4.6.

### 4.2.2 Track Out Controls

Controls should be implemented to avoid the tracking of soils into the public roadways. Controls such a stabilizing construction entrance, regular roadway sweeping and tire wash area should be utilized to ensure the vehicles leaving the site are free of soils and dust that could be mobilized offsite. To ensure controls are effective, truck tires and equipment leaving the site shall be inspected prior to leaving the Site.

### 4.2.3 Stockpile Management

Stockpiles must be managed to minimize human contact and prevent soil migration from the Site throughout the project duration. To achieve these objectives, the following measures shall be implemented:

- Stockpiled soil shall be surrounded by physical barriers, such as temporary or permanent perimeter fencing and/or signage, to restrict unauthorized access. These barriers must be maintained to effectively prevent access for the project's duration. Perimeter fencing enclosing the entire work area at the Site is acceptable, provided other stockpile management procedures are followed.
- Dust suppression methods will be employed to prevent wind-driven soil particles from migrating during active work or loading. These methods may include periodic watering, application of suitable commercial dust suppressants, or covering with impermeable tarps, geotextile fabric, or similar materials.

- Erosion control measures will be implemented to prevent offsite runoff of stockpiled soil. Options include straw rolls/wattles, silt fences, plastic membranes, covering storm drain catch basins, or other effective means to prevent soil runoff during the stockpile's presence.
- Soil stockpiles from areas with known petroleum contamination or observed staining, free product, or other significant contamination upon initiation of work will be placed atop polyethylene sheeting or similar material. Preferably, such soil may be loaded into covered DOT-approved shipping containers.

These stockpile management requirements do not apply to imported materials intended for use during construction at the Site. However, standard best management practices must still be followed for imported materials.

### 4.2.4 Erosion Control

If necessary, measures will be implemented to prevent erosion and the migration of soil or sediment from the Site and associated soil stockpiles, particularly during excavation, grading, and construction activities. Erosion control is critical to minimizing the potential for offsite sediment transport and protecting local stormwater systems. Best management practices (BMPs) for erosion control may include, but are not limited to:

- Staked Hay Bales and Silt Fences: Installed downslope of disturbed areas and around soil stockpiles to filter runoff and trap sediment. These barriers will be regularly inspected and maintained to ensure their continued effectiveness.
- Plastic Membranes or Tarps: Used to cover exposed soils and stockpiles during periods of inactivity or prior to forecasted precipitation to prevent wind or water erosion.
- Storm Drain Protection: Catch basins in or near the Site will be covered with filter fabric or other protective devices to prevent sediment-laden runoff from entering the stormwater system.
- Stabilization of Disturbed Areas: Temporary or permanent vegetation, hydroseeding, mulch, or erosion control blankets may be applied to stabilize exposed soils following completion of work in specific areas.
- Runoff Diversion: Where appropriate, temporary grading, berms, or swales may be installed to divert clean stormwater away from disturbed zones and minimize contact with loose soil.

All erosion control measures will be installed prior to the onset of major soil disturbance and maintained throughout the duration of the project. The Assigned Qualified Party will be responsible for regular inspection of erosion control systems, especially after storm events, and will coordinate timely repairs or modifications as needed to ensure their continued performance.

Note that these requirements do not replace obligations to prepare sediment and erosion control plans in accordance with local construction permitting requirements.

### 4.2.5 Groundwater Minimization

Generation of impacted groundwater should be avoided and/or minimized whenever possible. To achieve this objective, the following measures shall be implemented:

- To the extent practicable, excavation shall be scheduled during periods of low seasonal groundwater levels to reduce the likelihood of groundwater intrusion into open excavations.
- Excavation depths shall be minimized to avoid intercepting the water table unless deeper excavation is required for construction or remedial purposes.
- Excavations should not be left open if inclement weather is anticipated. Temporary physical barriers such as trench boxes with watertight sheeting, slurry walls, or impermeable liners may be used to isolate excavation areas and limit groundwater inflow.
- Diversion sumps or channels should be used to divert stormwater from the work area. Surface grading around excavation zones shall be designed to prevent stormwater or surface runoff from entering excavation areas. The Environmental Professional shall oversee stormwater management in the excavation zones to ensure that no exacerbation of existing contamination occurs.
- Where feasible, soil solidification or stabilization methods may be used to reduce permeability and limit groundwater inflow into the excavation.
- Water should be allowed to drain back into the ground whenever possible.
- If staging of groundwater becomes necessary to avoid project delays or to properly control impacted media, the Environmental Professional shall be immediately notified.

### 4.3 Soil Excavation and Groundwater Monitoring

During environmental media disturbance activities at the Site, the assigned qualified party shall be present to monitor both subsurface soil and groundwater conditions. The assigned qualified party is an individual or entity responsible for ensuring that excavation, handling, characterization, and disposal of soil and groundwater are conducted in accordance with this EMMP, applicable federal, state, and local regulations, and industry best practices. This includes overseeing the management of dewatering operations, visually inspecting groundwater where encountered, and collecting samples as needed and under the direction of the Environmental Professional, for laboratory analysis to determine the presence of petroleum, volatile organic compounds (VOCs), or other regulated substances. The assigned qualified party will also coordinate with contractors, the designated Environmental Professional, regulatory agencies, and waste disposal facilities as needed and will maintain complete documentation of all environmental management activities performed during site work.

The assigned qualified party shall monitor subsurface soil and groundwater during excavation for visual, olfactory, or other indicators of contamination. Observations may include, but are not limited to:

- Observation of discoloration or staining of soil.
- The presence of the following:
    a. Sludge, ash, cinders, trash, or debris;
    b. Free petroleum product residues; or
    c. Chemical residues including bleaching agents, solvents, dyes, and additives.
- Olfactory evidence including, but not limited to, odors associated with petroleum, chemicals, chlorinated solvents, or unknown materials.

- Sheens, discoloration, or unusual odors in encountered groundwater.

If unexpected conditions, such as significant staining, odor, debris, the presence of free petroleum product, or visibly impacted groundwater are encountered during excavation and construction, all work shall be halted. The assigned qualified party is then required to promptly inform the Environmental Professional for assistance in planning subsequent excavation, monitoring, and documentation as necessary.

Relevant contact information for the Environmental Professional is presented in Section 2.

### 4.4 Soil and Groundwater Characterization

Anticipated conditions during site civil and construction activities are outlined in Sections 1.2 and 1.3. However, ongoing olfactory and visual observations documented throughout the project will supplement this information to detect potential unexpected conditions. Identification of petroleum residues can be accomplished through field screening, following the Maine DEP Standard Operating Procedure (SOP) TS004. This procedure incorporates the use of a field PID, oleophilic dye test, and/or water shake test for free product as applicable. If conditions differing from those anticipated at the start of construction activities arise during excavation (e.g., significant staining, odor, debris, or free petroleum product), the Environmental Professional will be immediately contacted and will conduct field screening.

Soil categories are detailed in Section 4.4.1, and waste characterization procedures for soil destined for off-Site disposal or potential reuse without restrictions are explained in Section 4.4.2. Groundwater characterization is summarized in Section 4.4.3.

#### 4.4.1 Soil Categories

The following soil groups are applicable for all construction work at the Site:

- **Group 1 Soil**. Group 1 soil is clean, naturally deposited, or uncontaminated soil as demonstrated by field screening or analytical testing results (i.e., contaminants of concern not detected above laboratory reporting limits and metals below background concentrations). Group 1 soil shall also have no visible or olfactory evidence of contamination (e.g., coal, ash, cinders, debris, and/or dark brown or black color). If field screening occurs, Group 1 soil shall exhibit no field PID results of greater than background, or indication of the presence of petroleum by other field applicable screening methods as described in Maine DEP SOP TS004.

  Group 1 soil may be reused at the Site as described in Section 4.5.1 or if necessary due to design limitations of the project, disposed offsite in accordance with Section 4.5.2.

- **Group 2 Soil**. Group 2 soil has detectable concentrations of contaminants of concern and/or metal concentrations above background; exhibits visible and/or olfactory evidence of contamination; and/or field screening readings greater than background on a PID or detected petroleum based on other field screening methods as described in Maine DEP SOP TS004. Visual evidence of contamination may include coal, ash, cinders, debris, and/or dark brown or black color. Group 2 soil may have a petroleum, chemical, or tar odor. Based on historical site use, soil throughout the Site has been characterized as Group 2 soil, unless it is appropriately tested as described in this section and meets all other requirements for Group 1 soil.

  All soil material will be field screened on site via visual or olfactory observation. If there is no visual or olfactory evidence of contamination as determined by the assigned qualified party,

further field screening will not be conducted. If visual or olfactory observation indicates potential evidence of contamination, environmental monitoring equipment (i.e. PID) will be utilized to conduct further screening. If there are indications of contamination, soil will be sampled for lab analysis to determine appropriate off-site disposal.

Group 2 soil may be reused at the Site in accordance with the requirements of Section 4.5.1. Group 2 soil that cannot be reused at the Site may be properly disposed of in accordance with Section 4.5.2.

- **Group 3 Soil**. If soil from the Site is found to fall into the category of a Hazardous Waste on the basis of toxicity characteristic leaching procedure (TCLP) or other laboratory testing, those materials are characterized as Group 3 soil. Group 3 soil may also include material that exceeds Maine DEP Commercial Worker Remedial Action Guidelines. Group 3 soil shall not be reused at the Site and, unless properly treated in accordance with all state and federal requirements to eliminate the hazardous characteristic, must be removed and properly disposed of as hazardous waste (Section 4.5.3). Group 3 soil is not anticipated at the Site.

### 4.4.2 Waste Characterization

The selected offsite disposal facility will specify the analytical requirements and sampling frequency for waste characterization. Material cannot be transported from the Site for disposal without undergoing proper characterization. Typically, the sampling frequency is set at one sample per 250 tons of material for the initial 1,000 tons, followed by one sample for every 500 tons thereafter. Waste characterization samples may be obtained in situ through test pitting or collected from existing stockpiles or containers, provided they offer an accurate and unbiased representation of the waste stream.

The following list outlines the usual waste characterization analytical sampling parameters. However, the list will be verified with the chosen disposal facility before analysis to ensure compliance with their specific acceptance criteria.

- Extractible Petroleum Hydrocarbons (EPH)
- total RCRA 8 metals (or TCLP RCRA 8 metals if required based on total concentrations)
- Volatile Organic Compounds (VOCs)
- Semivolatile Organic Compounds (SVOCs)
- Polychlorinated Biphenyls (PCBs)
- Pesticides and herbicides
- Corrosivity (pH)
- Reactivity (cyanide and sulfide)
- Flashpoint
- Paint filter test for free liquids (as appropriate for moist or wet soil)

Waste characterization sample results can also be used to evaluate the ability to reuse material onsite without restriction as described in Section 4.5.1.

### 4.4.3 Groundwater Characterization

During excavation and construction activities, if groundwater is encountered, it shall be characterized to determine whether it has been impacted by contamination and to inform appropriate handling and disposal procedures. The assigned qualified party will be responsible for overseeing groundwater observation, sampling, and documentation. Groundwater characterization shall include the following steps:

- Field Screening: Groundwater will be visually inspected for signs of contamination, such as sheens, discoloration, turbidity, or suspended solids. Odors indicative of petroleum, solvents, or other chemicals will also be noted.
- Sample Collection: If field screening indicates potential contamination, the Environmental Professional will be notified and will oversee the collection of representative groundwater samples. Samples will be placed in appropriate laboratory-supplied containers, labeled, preserved, and stored on ice until delivery to an accredited analytical laboratory.
- Analytical Parameters: Laboratory analyses may include, but are not limited to:
    - Total Petroleum Hydrocarbons (TPH-GRO, TPH-DRO, TPH-ORO)
    - Volatile Organic Compounds (VOCs)
    - Semi-Volatile Organic Compounds (SVOCs)
    - Metals (total and/or dissolved)
    - Other project-specific contaminants of concern, as required
- Data Evaluation: The Environmental Professional will compare the analytical results against applicable regulatory standards (e.g., local groundwater quality standards or cleanup criteria) to determine whether the groundwater requires treatment or must be managed as a regulated waste.
- Documentation and Reporting: All observations, sampling activities, and laboratory results will be documented in field logs and included in project reports. If groundwater is found to be impacted, the assigned qualified party will consult with the Environmental Professional and regulatory agencies to determine appropriate mitigation, treatment, or disposal options.

## 4.5 Soil Reuse and Disposal

All Site soil that is disturbed during the construction and excavation shall be handled and stored in a manner that minimizes human contact and prevents the uncontrolled migration of soil away from the Site. Available options to manage excess material that may be generated during the proposed work are detailed below.

### 4.5.1 Onsite Reuse

In line with anticipated conditions, soil disturbed or impacted during excavation work can be reused at the Site, given that precautions to reduce direct contact with existing soil are implemented by the conclusion of the activities. An example of features that would minimize direct contact include:

- Intact asphalt pavement, concrete, brick, pavers, or other impervious materials;

- A high visibility demarcation layer (e.g., orange snow fencing) overlain by 6 inches or greater of clean soil then at least 6 inches of loam or topsoil and landscaping;
- 24 inches or greater of clean fill (no underlaying demarcation layer required if 24 inches of clean materials are used); or
- Permanent buildings.

However, if appropriate waste characterization sampling determines that excess material proposed for reuse at the Site do not exceed Maine's DEP Commercial Worker Remedial Action Guidelines that are applicable at the time of reuse, excess soil may be reused onsite without restriction. Conditions required to reuse material at the Site without restriction as described above must be verified by the Environmental Professional prior to proceeding.

Imported materials from appropriate sources (e.g., loam and topsoil from landscaping companies or virgin sources) do not require characterization or approval prior to use below landscaping.

In the event that soil is categorized as Hazardous Waste based on TCLP or other laboratory testing, its onsite reuse is prohibited. Unless appropriately treated to eliminate hazardous characteristics in accordance with state and federal requirements, such soil must be removed and properly disposed of off-Site as hazardous waste (Section 4.5.3) or as otherwise agreed to in writing by the Department.

If unexpected conditions arise during the reuse of soil at the Site (e.g., significant staining, odor, debris, or free petroleum product), work must cease. Subsequently, Site personnel should notify the Environmental Professional for assistance in planning additional work, monitoring, and necessary documentation.

### 4.5.2 Off-Site Disposal of Non-Hazardous Waste

Soil from the Site that is designated for off-Site disposal at a Maine DEP-permitted receiving facility must be profiled and accepted at the selected facility prior to shipment. Proof of facility acceptance and approval, as well as the proposed shipment documentation, shall be retained for project documentation by the Owner or designated party and provided to the Environmental Professional for review prior to any off-Site transport of soil.

All soil that is transported off-Site must be shipped by a Maine DEP licensed Non-Hazardous Waste Transporter under a Maine DEP Nonhazardous Waste Transporter Manifest or a similar shipping document that identifies the source location and description of the material, volume and/or weight, shipment date, and receiving location. Following off-Site transportation, clear copies of delivery tickets, acceptance tickets, weight slips, Bill of Lading forms, and/or manifests shall be provided for project documentation.

Subject to current appropriate permitting, potential offsite disposal facilities include, but are not necessarily limited to:

- Waste Management Crossroads Landfill, Norridgewock, ME
- Casella Juniper Ridge Landfill, Old Town, ME
- Waste Management Turnkey Landfill, Rochester, NH

### 4.5.3 Off-Site Disposal of Hazardous Waste

Soil that meets any of the criteria for a characteristic hazardous waste as defined in 40 C.F.R. 261 (i.e., Group 3) is not anticipated at the Site. Onsite reuse of Group 3 soil is prohibited, and it is mandatory to dispose of it off-Site. However, if properly treated to eliminate hazardous characteristics in adherence to state and federal requirements, there is a potential option to dispose of Group 3 soil at a properly permitted non-hazardous receiving facility. If such treatment is not carried out, the material must be handled for disposal as hazardous waste. Prior to removing any hazardous waste from the Site, the Environmental Professional must ensure proper receiving facility profiling, acceptance, and approval.

Although unlikely, if soils meeting the criteria for a characteristic hazardous waste are intended to be treated on-Site to eliminate hazardous characteristics, the Maine DEP RCRA Project Manager will be notified of proposed methods for treating impacted soils.

### 4.5.4 Verification / Confirmatory Soil Sampling

Currently, there is no expectation of the need for verification and/or confirmatory sampling. However, if conditions deviate from the anticipated scenario (e.g., higher contamination levels observed during work activities or waste characterization sampling), additional sampling may be deemed necessary. The Environmental Professional will determine the decision to conduct verification/confirmatory sampling, outlining the rationale, methodology, and data quality objectives accordingly. In the event that gross contamination is identified, the Maine DEP RCRA Project Manager will be notified as soon as possible in order to provide guidance regarding further confirmation sampling.

## 4.6 Dewatering

Dewatering of wet soil may be necessary as part of excavation activities and the condition of groundwater shall be monitored for potential impacts. Impacted groundwater may exhibit a petroleum or solvent odor or the presence of a petroleum sheen. Groundwater may also be screened through the sampling of wetted soils using a PID.

If the presence of petroleum or other unexpected conditions are encountered, the dewatering activities shall stop. Site personnel shall then notify the Environmental Professional to assist in planning further dewatering management. The Maine DEP RCRA Project Manager will be notified if groundwater with the presence of petroleum or other unexpected conditions is encountered.

Upon consultation with the Environmental Professional impacted water may be collected and managed onsite in appropriate containers for on-site treatment or waste characterization and off-Site disposal. Waste characterization must be conducted in accordance with the selected disposal facility's acceptance requirements.

If dewatering is necessary and groundwater does not show characteristics of contamination or impact from petroleum products, it may be managed by:

1. Discharging to ground surface within the immediate work area, while utilizing best management practices for erosion and sedimentation controls to prevent offsite migration of materials.
2. Discharge to the onsite wastewater treatment system via pumping to the closest stormwater catch basin. Wastewater treatment plant operators should be notified prior to discharge.

Groundwater that is encountered during site civil and construction activities but is not removed from the excavation either by pumping or excavation of wet soil does not need to be managed as part of this EMMP.

## 4.7 Decontamination Procedures

As a standard practice, any tools and equipment in contact with Group 2 or Group 3 soil must undergo decontamination before being transported offsite. This requirement applies to all tools, heavy machinery, excavating equipment, and hauling equipment used during Site construction activities and the handling of Group 2 or Group 3 soil. Decontamination involves the removal of visible soil and dust. Due to the inhalation hazard, wet decontamination consisting of washing equipment with high-pressure water hoses, brushes, and/or steam will be utilized.

Additionally, tools and equipment in contact with groundwater at the Site must be decontaminated to remove free liquids, dirt, and silt before being taken off-Site. Any water generated during decontamination activities must be managed in accordance with Section 4.6.

## 4.8 Recordkeeping and Reporting

Records shall be kept of all Site civil, including excavation, underground utilities work, foundation construction, resurfacing, landscaping activities, and soil reuse. Recordkeeping requirements are the responsibility of the Owner, but in practice may be fulfilled by the contractor or other designated representative. The records must include but are not limited to the following:

1. A list of the contractors and any subcontractors conducting soil excavation, on-Site management and reuse, and off-Site transport and disposal work.
2. Copies of shipping records for all soil that is transported off-Site.
3. Copies of existing conditions and as-built site plans showing the areas of soil reuse for any reused, and the location and extent of any pavement, concrete, landscaping, demarcation layers, and permanent building foundations.
4. Copies of analytical results for samples collected for waste characterization (Section 4.4.2), confirmation sampling (Section 4.6.4), and/or groundwater discharge (Section 4.6).
5. Copies of plans showing locations where groundwater was reinfiltrated, if used, after dewatering.

If additional or unexpected contamination is discovered, soil characterization and/or verification soil sampling records will be retained, and copies provided to the Environmental Professional.

If changes in Site conditions warrant EMMP revisions, the Maine DEP will be notified by the Environmental Professional and a revised EMMP shall be prepared for approval by Maine DEP.

A final report for all respective projects requiring the use of this EMMP will be prepared and provided to the DEP RCRA Project Manager, upon request. If samples are collected for laboratory analysis to characterize contamination for off-Site disposal, the final report must contain the full laboratory reports.

# 5. REFERENCES

Declaration of Environmental Covenants signed on December 12, 2023, by the Pixelle Androscoggin LLC and recorded in the Franklin County Registry of Deeds.

Phase I Environmental Site Assessment Report & Limited Environmental Compliance Review – Prepared by Langan Engineering & Environmental Services, Inc. dated December 12, 2023

Hazardous Waste Generator Closure Report – Prepared by Woodard & Curran, dated August 10, 2023

## FIGURES/TABLES

**Figure 1: Site Location**

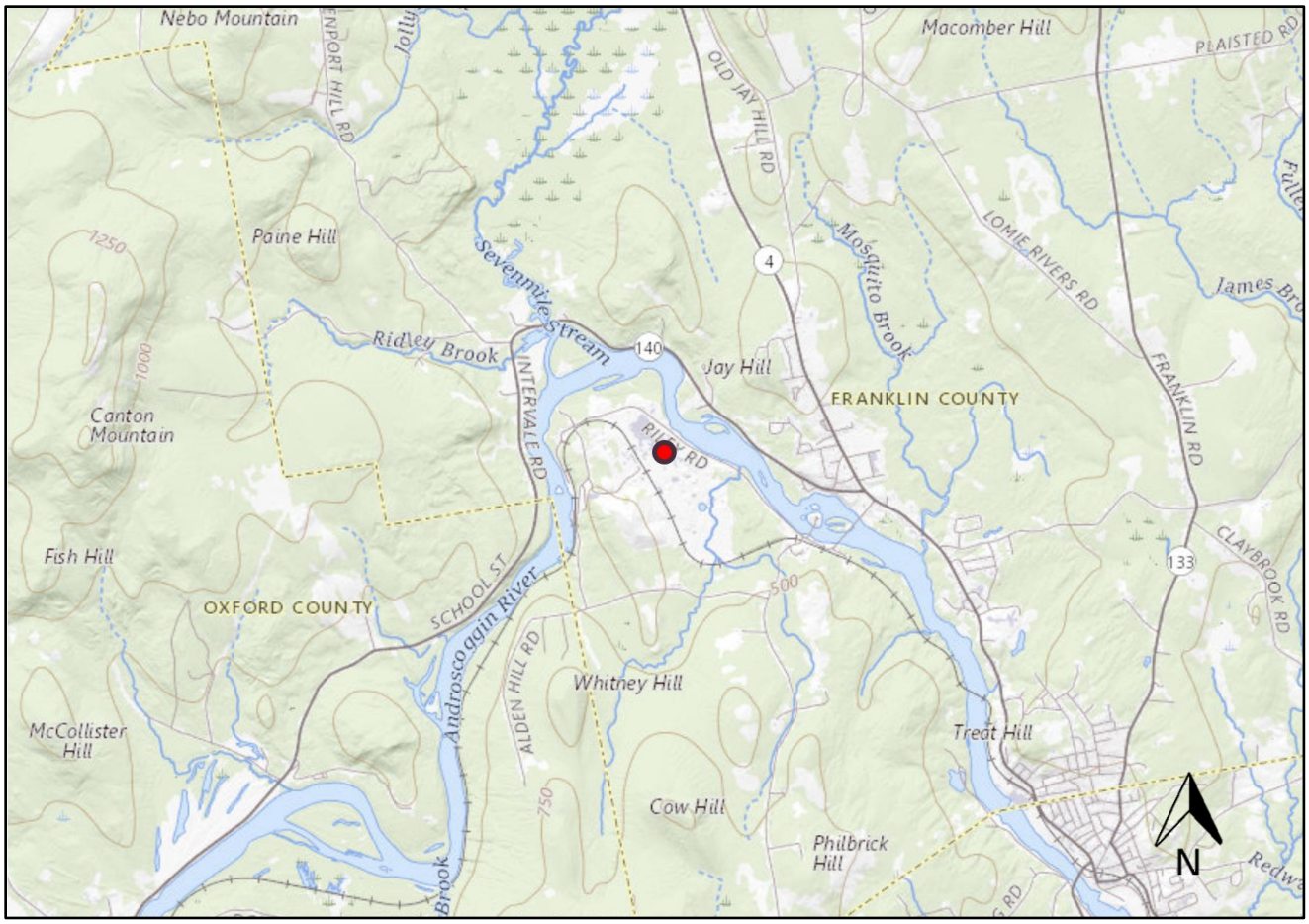


**Figure 2: Site Map**

# Figure 2: JGT2 EMMP Site Map




EHNS PARTNERS

Legend:

- Property NOT Included in EMMP (Separate Owner)
- Property Owned - Areas of Potential Construction
- Areas Excluded from EMMP

1:15,156

0 0.13 0.25 0.5 mi

0 0.2 0.4 0.8 km

Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

October 2026




PO Box 843
Portland, ME 04104
Phone: 207-590-0739

| PROJECT: Jay Data Center<br>LOCATION: Riley Rd., Jay, ME | LOG OF TEST PIT EXPLORATION<br>Main-Land Development Consultants, Inc. | EXPLORATION NO. TP-1<br>PAGE: 1 of 1 |
|---|---|---|

| | | | |
|---|---|---|---|
| PROJECT NO. | 23-285 | OPERATOR: | Mill Operations |
| LOGGED BY: | S. Dixon, P.E., C.G., L.S.E. | EQUIPMENT: | Rubber-tracked excavator |
| EXPLOR. START: | 10-28-26 | | |
| EXPLOR. COMP: | 10-28-26 | | |
| EXISTING GRADE: | Approx. El. 407' DEPTH: 4.5' | | |
| EXPL. LOCATION: | See Plan | GROUNDWATER OBS: | Not observed |

| DEPTH | SAMPLE NO. | RANGE | DESCRIPTION | LAB. |
|---|---|---|---|---|
| | | | Dark brown Loam - TOPSOIL - | |
| | | | 0.2' | |
| 1 | | | Gray-brown silty coarse to fine Sand, medium dense | |
| | | | - FILL - | |
| 2 | | | 1.7' | |
| | | | Gray-brown and light gray layered medium to fine Sand, little silt and clayey Silt, damp, loose to medium dense | |
| 3 | | | - FINE ALLUVIUM - | |
| | | | 3.5' | |
| 4 | | | Orange-brown and brown silty Sand, with sub-rounded gravel and cobbles, damp, medium dense to dense - ABLATION TILL - | |
| 5 | | | Bottom of Exploration at 4.5', Not Refusal | |
| | | | | |
| 6 | | | | |
| | | | | |
| 7 | | | | |
| | | | | |
| 8 | | | | |
| | | | | |
| 9 | | | | |
| | | | | |
| 10 | | | | |

REMARKS:

| PROJECT: Jay Data Center<br>LOCATION: Riley Rd., Jay, ME | LOG OF TEST PIT EXPLORATION<br>Main-Land Development Consultants, Inc. | EXPLORATION NO. TP-2<br>PAGE: 1 of 1 |
|---|---|---|

| | | | |
|---|---|---|---|
| PROJECT NO. | 23-285 | OPERATOR: | Mill Operations |
| LOGGED BY: | S. Dixon, P.E., C.G., L.S.E. | EQUIPMENT: | Rubber-tracked excavator |
| EXPLOR. START: | 10-28-26 | | |
| EXPLOR. COMP: | 10-28-26 | | |
| EXISTING GRADE: | Approx. El. 409' DEPTH: 4.5' | | |
| EXPL. LOCATION: | See Plan | GROUNDWATER OBS: | Not observed |

| DEPTH | SAMPLE NO. | RANGE | DESCRIPTION | LAB. |
|---|---|---|---|---|
| 1 | | | Brown gravelly coarse to fine Sand, little silt, medium dense<br><br>- FILL - | |
| 2 | | | 1.5'<br><br>Ligth brown medium to fine Sand, little silt, trace gravel, damp, low medium dense loose to medium dense<br><br>- ALLUVIUM - | |
| 3 | | | 2.7'<br><br>Orange-brown and gray-brown silty Sand, with sub-rounded gravel and cobbles, damp, dense<br><br>- ABLATION TILL - | |
| 5 | | | Bottom of Exploration at 4.5', Not Refusal | |

REMARKS:

| PROJECT: Jay Data Center<br>LOCATION: Riley Rd., Jay, ME | LOG OF TEST PIT EXPLORATION<br>Main-Land Development Consultants, Inc. | EXPLORATION NO. TP-3<br>PAGE: 1 of 1 |
|---|---|---|

| | | | |
|---|---|---|---|
| PROJECT NO. | 23-285 | OPERATOR: | Mill Operations |
| LOGGED BY: | S. Dixon, P.E., C.G., L.S.E. | EQUIPMENT: | Rubber-tracked excavator |
| EXPLOR. START: | 10-28-26 | | |
| EXPLOR. COMP: | 10-28-26 | | |
| EXISTING GRADE: | Approx. El. 410' DEPTH: 6' | | |
| EXPL. LOCATION: | See Plan | GROUNDWATER OBS: | Slow seepage and caving at 2.8' |

| DEPTH | SAMPLE NO. | RANGE | DESCRIPTION | LAB. |
|---|---|---|---|---|
| | | | Dark brown Loam - TOPSOIL - | |
| | | | 0.2'<br>Brown gravelly coarse to fine Sand, little silt, medium dense<br>- FILL - | |
| 1 | | | | |
| 2 | | | | |
| | | | 2.0'<br>Ligth brown layered medium to fine Sand, little silt, trace gravel, damp to wet, low medium dense<br>- ALLUVIUM - | |
| 3 | | | | |
| 4 | | | | |
| | | | 3.8'<br>Light gray Silt, little clay and fine sand, moist, low medium dense to loose<br>- FINE ALLUVIUM - | |
| 5 | | | | |
| 6 | | | | |
| | | | Bottom of Exploration at 6', Not Refusal | |
| 7 | | | | |
| 8 | | | | |
| 9 | | | | |
| 10 | | | | |

REMARKS:

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q LIVERMORE FALLS, ME 04254
367 US ROUTE 1, N. BUILDING, FALMOUTH, ME 04105
182A MOOSEHEAD TRAIL, NEWPORT, ME 04953
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

# Wetland, Streams, and Cursory Vernal Pool Delineation Report
# JGT2 Redevelopment LLC Property
# Jay, Maine
# 11/02/2026

## INTRODUCTION

A wetland, stream, and cursory vernal pool delineation was performed by Main-Land Development Consultants Inc., (Main-Land) to determine potential natural resource features on the project site. The project site consists of one lot located off Riley Road in Jay, Maine and is identified as Lot 20 on Town Tax Map 2. A smaller area of interest consisting of approximately 10-acres was observed for natural resource features.

The purpose of this report is to document identified wetlands and water resources that fall under the federal jurisdiction of the U.S. Army Corps of Engineers (USACE) and the Clean Water Act (CWA), in addition to the state jurisdiction of the Maine Department of Environmental Protection (Maine DEP) and the Natural Resources Protection Act (NRPA).

## METHODOLGY

### Preliminary Data

Prior to performing the field delineation, Main-Land evaluated preliminary data on the project site to help prepare for fieldwork. Data made available by the Maine Office of GIS was consulted, as well as from sources such as the National Wetlands Inventory (NWI) wetlands, USDA Natural Resource Conservation Soil Survey Maps, and digital aerial photography.

### Wetland and Stream Delineation

On September 22, 2026, wetland and stream delineations were performed within the project site. Wetlands were identified and delineated in accordance with the ***1987 Federal Manual for Identifying and Delineating Jurisdictional Wetlands*** and the ***2012 Regional Supplement to The Corps of Engineers Wetland Delineation Manual: Northcentral and Northeast Region.*** Hunter Dalton, Project Environmental Scientist of Main-Land, observed for hydric soils, hydrophytic vegetation, and hydrology indicators, the three requirements that must all be present for a wetland classification.

The stream delineation methodology follows the guidance provided by the Maine DEP Natural Resource Protection Act (NRPA) *Identification Guide for Rivers, Streams, and Brooks,* and the definition of a stream in Maine State Statute, as follows:

**River, stream or brook**. "River, stream or brook" means a channel between defined banks. A channel is created by the action of surface water and has 2 or more of the following characteristics.

A. It is depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute series topographic map or, if that is not available, a 15-minute series topographic map.

B. It contains or is known to contain flowing water continuously for a period of at least 6 months of the year in most years.

C. The channel bed is primarily composed of mineral material such as sand and gravel, parent material or bedrock that has been deposited or scoured by water.

D. The channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present, within the stream bed.

E. The channel contains aquatic vegetation and is essentially devoid of upland vegetation.

"River, stream or brook" does not correlate to a ditch or other drainage way constructed, or constructed and maintained, solely for the purpose of draining stormwater or a grassy swale.

Wetland and Stream features are classified using the *Classification of Wetlands and Deepwater Habitats of the United States,* Cowardin et al., 1979.

**Cursory Vernal Pool Survey**

A cursory vernal pool survey was completed using guides and standards established by the DEP and U.S. Army Corps of Engineers (USACE). Significant Vernal Pools are defined by the NRPA as "*naturally occurring, temporary or semi-permanent pools that provide habitat for a specific abundance of vernal pool amphibian species.*" Any potential vernal pools identified during this review would require a full survey (amphibian breeding area survey) completed in the Spring to determine significance.

To be defined as a significant vernal pool, characteristics must meet or exceed thresholds defined by the Maine Department of Environmental Protection.

| **Species** | Abundance of Criteria |
|---|---|
| Fairy Shrimp | Presence of any life |
| Blue Spotted Salamander | Presence of 10 or more egg masses |
| Spotted Salamander | Presence of 20 or more egg masses |
| Wood Frog | Presence of 40 or more egg masses |

**Wetlands of Special Significance (WOSS)**

Wetlands were evaluated under criteria of Wetlands of Special Significance (WOSS). WOSS are defined in NRPA Chapter 310: Wetlands and Waterbodies Protection Section 4. According to Maine's NRPA Chapter 310, WOSS include all coastal wetlands and great ponds, and freshwater wetlands that exhibit one or more of the following characteristics:

1. Critically imperiled or imperiled community. The freshwater wetland contains a natural community that is critically imperiled (S1) or imperiled (S2) as defined by the Natural Areas Program.

2. Significant wildlife habitat. The freshwater wetland contains significant wildlife habitat as defined by 38 M.R.S.A. § 480-B (10).

3. Location near coastal wetland. The freshwater wetland area is located within 250 feet of a coastal wetland.

4. Location near GPA great pond. The freshwater wetland area is located within 250 feet of the normal high water line, and within the same watershed, of any lake or pond classified as GPA under 38 M.R.S.A. § 465-A.

5. Aquatic vegetation, emergent marsh vegetation or open water. The freshwater wetland contains under normal circumstances at least 20,000 square feet of aquatic vegetation, emergent marsh vegetation or open water, unless the 20,000 or more square foot area is the result of an artificial pond or impoundment.

6. Wetlands subject to flooding. The freshwater wetland area is inundated with floodwater during a 100-year flood event based on flood insurance maps produced by the Federal Emergency Management Agency or other site-specific information.

7. Peatlands. The freshwater wetland is or contains peatlands, except that the Department may determine that a previously mined peatland, or portion thereof, is not a wetland of special significance.

8. River, stream or brook. The freshwater wetland area is located within 25 feet of a river, stream or brook.

## RESULTS

### Project Area Overview

The objective of this delineation was to determine the feasibility of proposed development on the project site area of interest. The project site area of interest is south of and can be accessed from Riley Road in Jay, Maine. The project site is heavily altered and developed, consisting of remnant infrastructures associated with a paper mill industrial complex.

See attached Site Plan E1.1, *Natural Resources Mapping* which depicts the general location of the project site area surveyed by Main-Land.

### Wetlands

No wetland complexes were identified on the project site area of interest. Some wetland vegetation was observed in man-made remnant ditching surrounding the industrial complex. These ditch features are no longer maintained and showed signs of poor drainage. These man-made ditch features surrounding the industrial complex and rail-road tracks are not wetland features. The source of hydrology in these man-made ditches is a result of surface runoff from the adjacent industrial complex. The runoff from these ditch

features discharges into a wetland complex beyond the property boundary via a culvert on the northern side of Riley Road.

**Streams**
No streams were identified on the project site area of interest. The man-made ditching surrounding the industrial complex discharges into a stream beyond the property boundary via a culvert on the northern side of Riley Road.

**Vernal Pools**
No potential vernal pools were identified on the project site area of interest.

**Wetlands of Special Significance (WOSS)**
No wetlands of special significance were observed on the project site area of interest.

**SUMMARY**
A wetland, stream, and cursory vernal pool delineation was completed for the project site on September 22, 2026. At the project site area of interest **no NRPA wetlands, no NRPA streams, no significant vernal pools, and no WOSS characteristics** were identified during the natural resource delineation. The project site consists of upland areas that have been previously altered or developed and are suitable for future redevelopment.



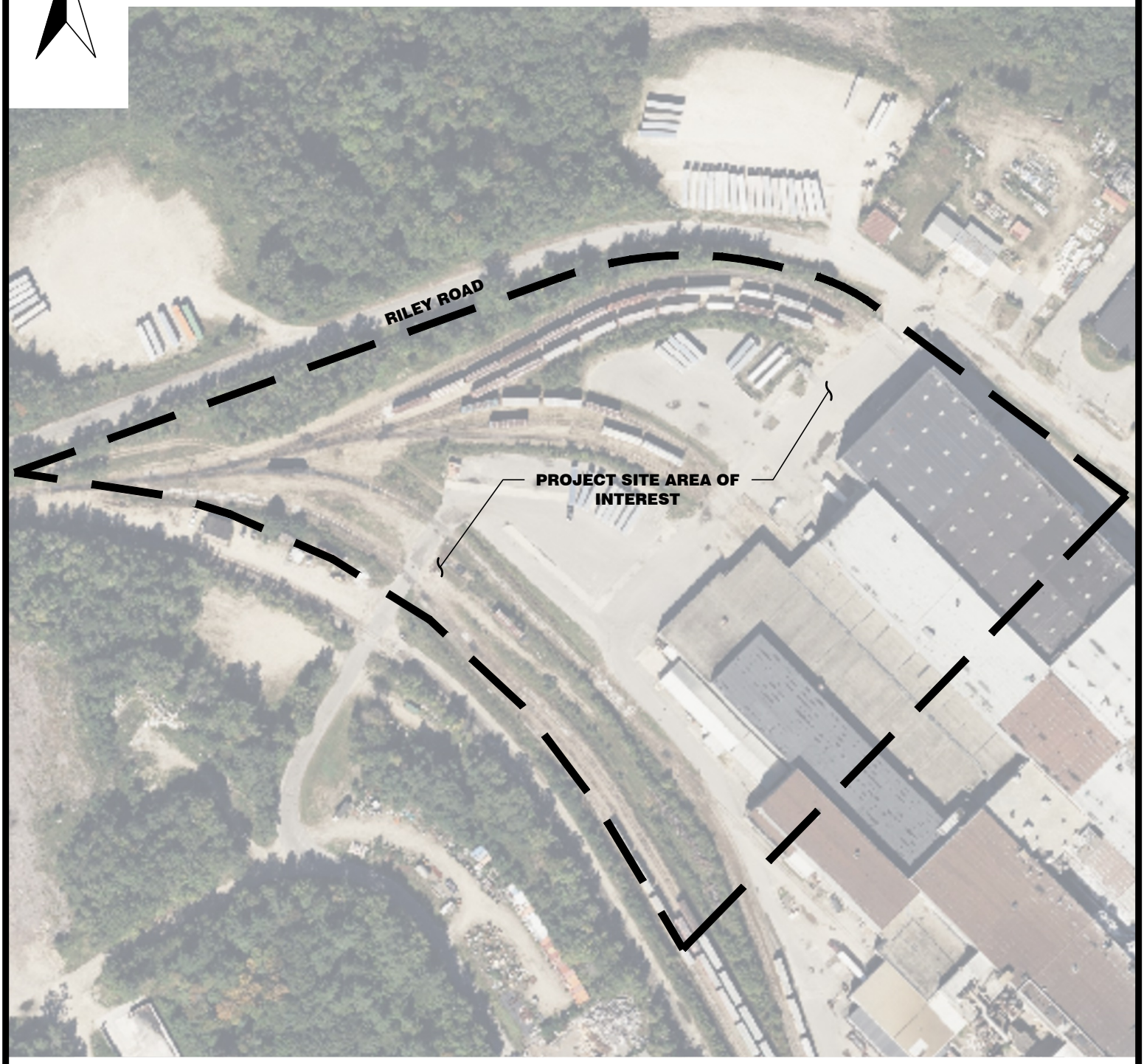
Hunter R. Dalton
Project Environmental Scientist



Photo 1. Existing mill building and paved area infrastructure.



Photo 2. Existing man-made ditching surrounding the adjacent developed upland industrial complex area.




NOTES

1. TOWN OF JAY: TAX MAP 2, LOT 20.
2. AERIAL PHOTO DOWNLOADED FROM 2026 MICROSOFT CORPORATION EARTHSTAR GEOGRAPHICS.
3. SEE CORRESPONDING REPORT TITLED "WETLAND, STREAMS, AND CURSORY VERNAL POOL DELINEATION REPORT" BY MAIN-LAND DEVELOPMENT CONSULTANT DATED 2026-11-02.

**NOT FOR CONSTRUCTION**

PROJECT:
# JAY DATA CENTER: FOCUSED AREA
RILEY ROAD, JAY, ME 04239

DRAWING: **SITE PLAN E1.1** SCALE: 1" = 200'

## NATURAL RESOURCES MAPPING

| | |
|---|---|
| MLDC NO. | 23-285 |
| PROJ. MGR: | PNR |
| DRAWN BY: | ERL |
| CHECKED BY: | SRD |
| REVISION NO. | N/A |
| ISSUE DATE: | 2026-11-04 |
| ISSUED FOR: | REVIEW |

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

## SECTION 12. STORMWATER

A. Narrative:

1. Development Location:

   The existing Androscoggin paper mill site is located on the south side of the Androscoggin River in the town of Jay, accessed by Riley Rd. The site is specifically defined as the existing mill buildings housing papermaking and shipping operations and the area immediately behind to the northwest, bound by Riley Road.

2. Surface Waters Abutting the Site:

   The site abuts the Androscoggin River, located approximately 475 ft from the nearest mill building proposed for redevelopment.

3. Downstream Ponds or Lakes:

   Not applicable. This project is not in the watershed of a pond or lake.

4. General Topography:

   The site is generally flat with moderate slopes. The proposed redevelopment area primarily consists of existing buildings and parking lots.

5. Flooding:

   The majority of surface runoff from the site is directed into the nearby Wastewater Treatment Plant (WWTP) which historically served the paper mill for treatment of sanitary sewer, effluents of the papermaking process, and stormwater. Treated wastewater is discharged into the Androscoggin River and regulated by a NPDES permit issued to the WWTP, now owned and operated by JAYCO, LLC. A small portion of runoff from the existing parking lots and rail yard flows in a northwesterly direction through a series of existing manmade ditches and storm drains, discharging to a forested wetland on the opposite side of Riley Road, and on to the Androscoggin River.

   Flooding impact of the proposed project is negligible, as most runoff from the redevelopment site will still be directed to the WWTP. Land cover characteristics for areas of the existing site which do not flow to the WWTP will have only minor changes between existing and proposed conditions.

6. Alterations to Natural Drainage Ways:

   Not Applicable. The site proposed for redevelopment has been previously highly

developed, therefore no new alterations to natural drainage ways are anticipated. Drainage of the existing site consists of manmade ditches, catch basins and stormdrains.

7. Alterations to Land Cover:

   Much of the site will be utilized in its existing condition of paved surfaces and impervious roofs. Areas proposed for redevelopment primarily consist of existing buildings, parking areas and rail yards. New land cover will be similar, consisting of concrete pads for mounting equipment surrounded by industrial yards of crushed stone.

8. Modeling Assumptions:

   Care has been taken to balance the flow of stormwater from the site, keeping post-development rate of discharge below existing conditions. In addition to this, the chiller pad area has been underlaid with a Sand Filter BMP to pre-treat as much stormwater runoff as possible.

9. Basic Standard:

   Please refer to Section 14 of this application which includes an Erosion Control Measures and Site Stabilization Plan to comply with the Basic Standard.

10. Flooding Standard:

    Not applicable. As noted above, most surface runoff from the redevelopment area will be conveyed to the WWTP. Great care has been taken to model runoff that is not directed to the WWTP and ensure post-development flow is reduced from existing conditions.

11. General Standard:

    As discussed with Maine DEP personnel at a pre-application meeting on October 22, 2026, most surface runoff from the redevelopment area will be conveyed to the WWTP. A copy of the WWTP discharge parameters are attached with this Section.

12. Parcel Size:

    This project is located on the Town of Jay Tax Map 2 Lot 20, approximately 107.75 acres.

13. Developed Area:

    Developed area will be limited to the footprint of the chiller farm and generators

as other equipment and appurtenances will be within the existing buildings.

14. Disturbed Area:

    Disturbed area will be limited to the footprint of the chiller farm and generators, minimal grading extents for such, installation of septic leachfield, installation of security fences, and temporary impacts from utility installations such as buried coolant lines.

15. Impervious Area:

    Changes to impervious area are limited to the addition of concrete pads for chillers and generators. These are proposed in existing gravel parking and rail areas and do not represent a change to stormwater run-off curve number or existing drainage patterns.

B. Maps

A USGS topo map with property boundaries is included with this application. An SCS soil map for the site is included with Section 11.

C. Drainage Plans

Drainage elements are shown on the existing conditions plan and site plan, as discussed with Maine DEP Personnel at a pre-application meeting on October 22, 2026, a full drainage plan has not been developed for this project.

D. Runoff Analysis

As discussed with Maine DEP personnel at a pre-application meeting on October 22, 2026, care has been taken to maintain the flow characteristics of the existing site and as such a full runoff analysis has not been submitted as part of this section.

E. Flooding Standard

1. Variance Submissions:

   Runoff from this project site will be routed to the WWTP which historically served the paper mill. The WWTP is operated by JAYCO, LLC, with connection rights reserved by JGT2, LLC. A copy of the agreement between JGT2 and JAYCO as well as a letter indicating the WWTP ability to serve the proposed development is included with this application.

2. Sizing of Storm Drains and Culverts:

   Existing storm drains on site have been known to function for many decades

without any known hydraulic capacity issues. Several culverts have reached the end of their service life and are in need of replacement. It is recommended that some of these be replaced with larger diameter culverts to reduce the likelihood of obstruction by debris.

3. Stormwater Ponds and Basins:

   Not applicable. No stormwater ponds or basins are being proposed for this project.

4. Infiltration Systems:

   Not applicable. No infiltration systems are being proposed for this project.

5. Drainage Easement Declarations:

   Not applicable. No drainage easements are being proposed for this project.

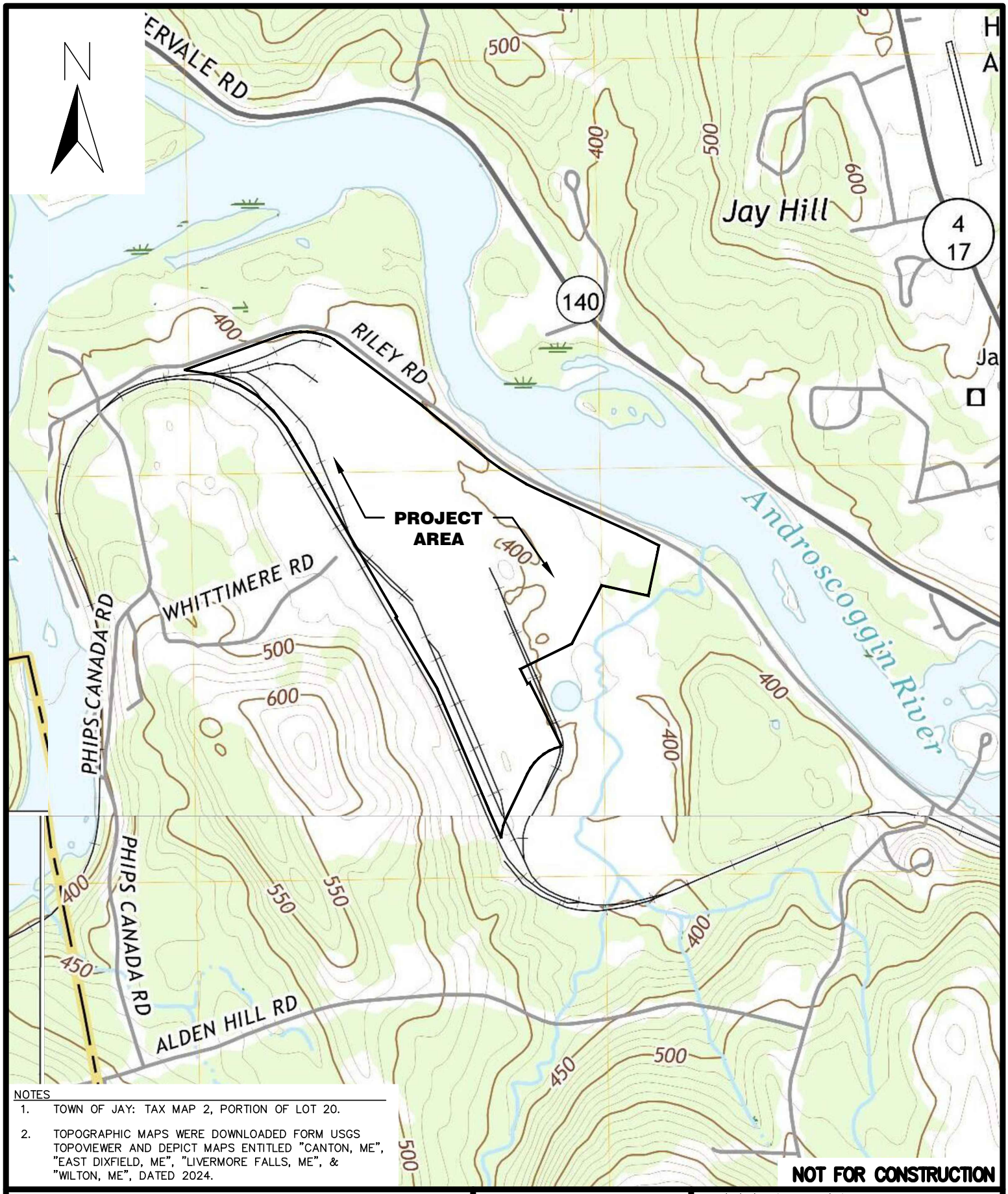
F. Stormwater Quality Treatment Peak Discharge Calculations

Not applicable. The majority of stormwater runoff from the proposed redevelopment area will be directed into the WWTP.

G. Maintenance of Common Facilities or Property

Not applicable. Maintenance of the WWTP is addressed in the agreement(s) between JGT2 Redevelopment, LLC and JAYCO, LLC.

General maintenance and inspection requirements for stormwater systems such as ditches, catch basins and culverts are included with this application. These systems will be operated and maintained by applicant/owner as is currently the case.




NOTES

1. TOWN OF JAY: TAX MAP 2, PORTION OF LOT 20.
2. TOPOGRAPHIC MAPS WERE DOWNLOADED FORM USGS TOPOVIEWER AND DEPICT MAPS ENTITLED "CANTON, ME", "EAST DIXFIELD, ME", "LIVERMORE FALLS, ME", & "WILTON, ME", DATED 2024.

**NOT FOR CONSTRUCTION**

PROJECT:

# JAY DATA CENTER: FOCUSED AREA

RILEY ROAD, JAY, ME 04239

DRAWING:

## USGS SITE MAP

SCALE: 1" = 1000'

| | |
|---|---|
| MLDC NO. | 23-285 |
| PROJ. MGR: | PNR |
| DRAWN BY: | ERL |
| CHECKED BY: | PNR |
| REVISION NO. | N/A |
| ISSUE DATE: | 2026-11-05 |
| ISSUED FOR: | REVIEW |

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

Receipt # 25575
Bk 4772 PG 169
Instr # 2025-7158
10/07/2025 12:44:40 PM
Pages 22
Susan A. Black, Register of Deeds
Franklin County

RECORDED BY:
First American Title Insurance Company
National Commercial Services
50 South 16th Street, Suite 2600
Philadelphia, Pennsylvania 19102
NCS-1260772

# STORMWATER AGREEMENT

THIS STORMWATER EASEMENT AGREEMENT (the "**Agreement**") is entered into as of the 30th day of September, 2025 (the "**Effective Date**"), by and between **JAYCO, LLC**, a Delaware limited liability company ("**Grantor**"), and **JGT2 REDEVELOPMENT LLC**, a Delaware limited liability company ("**Grantee**").

## RECITALS

A. Grantor is the fee owner of certain real property located in Jay, Maine, described in those deeds of near or even date herewith and recorded in the Franklin County Registry of Deeds in Book 4770, Page 69 and Book 4770, Page 73, as more particularly described in Exhibit A attached hereto (the "**Grantor Property**"). Grantor's Property is comprised of the "**Landfill Parcel**" (such parcel described as Parcel "C" in Exhibit A) and the "**Wastewater Parcels**" (such parcels are described as Parcels "A" and "B" in Exhibit A).

B. Grantee is the fee owner of certain real property located at 300 Riley Road in Jay, Maine, as described in that certain Release Deed from Pixelle Androscoggin LLC to JGT2 Redevelopment LLC recorded on December 18, 2023, in the Franklin County Registry of Deeds in Book 4603, Page 213, and as more particularly described in Exhibit B attached hereto (the "**Grantee Property**").

C. Subject to the terms hereof, Grantor desires to grant to Grantee and its permitted successors and assigns, agents, employees, consultants and contractors (collectively, the "**Grantee Parties**") a non-exclusive easement to discharge waste water, storm water, surface water, drainage and sanitary sewer collected on or emanating from the Grantee Property onto the Wastewater Parcels, but only to the extent that the discharges do not violate any licenses or permits governing the Wastewater Parcels (the "**Easement**").

NOW THEREFORE, in consideration of these mutual covenants and promises, the parties agree as follows:

1. Recitals. The above recitals are incorporated by reference into this Agreement.

2. Storm Water, Surface Water, Drainage and Sanitary Sewer Easement. Grantor hereby grants, conveys, extends and confers unto the Grantee Parties a non-exclusive easement to discharge, storm water, surface water, drainage and sanitary sewer collected on or emanating from the Grantee Property (collectively, the "**Grantee Discharges**", and each a "**Grantee Discharge**") onto the Wastewater Parcels via the existing sewer and water pipes (and the associated valves, meters, clean outs and other pipes, sewer structures, fixtures and appurtenances) connecting the Grantee Property to the Wastewater Parcels (collectively, the "**Facilities**"). The Easement is and shall be for the benefit of the Grantee Property and burden the Grantor Property. Notwithstanding the foregoing or anything else to the contrary in this Agreement, no Grantee Discharge shall violate any licenses, permits, regulations, ordinances or other governing laws or rules relating to the Wastewater Parcels (collectively, the "**Applicable Laws**"). To the extent any discharge by Grantee causes or constitutes a violation of the Applicable Laws or would cause a violation of the Applicable Laws if not remediated (a "**Violation Discharge**"), Grantee shall be solely responsible for any and all costs, fees and penalties to remedy and clean up such Violation Discharge, subject to all applicable laws, regulations and rules.

3. Prohibited Discharges. Grantee shall not discharge any material to Grantor facilities or property (including the Wastewater Parcels) that is not explicitly listed as a Grantee Discharge, which, for the avoidance of doubt, includes, without limitation, any waste streams associated with any industrial or

other production process, or any discharge arising from any expansion in operations by Grantee (or any successor to Grantee) after the Effective Date.

4. Maintenance of Facilities. Grantor shall be responsible for all permits, licenses, authorizations, and governmental and third-party approvals with respect to the Facilities and Wastewater Parcels. Grantor shall maintain, repair and replace the Facilities in good workmanlike manner, with commercially recognized materials and in accordance with all applicable laws, rules, ordinances, and regulations including without limitation that Grantor shall use commercially reasonable efforts to obtain all licenses, permits, authorizations, and governmental or third-party approvals for the maintenance, repair and replacement of the Facilities. Grantor shall use commercially reasonable efforts to ensure the Facilities shall have at least the capacity to accommodate waste water, storm water, surface water, drainage and sanitary sewer from the Grantee Property as it currently operates as of the Effective Date of this Agreement in accordance with all applicable laws, rules, ordinances, and regulations regarding stormwater management, including without limitation, obligations with respect to runoff reduction, water quality, channel protections and peak flows detention. Grantor, on behalf of itself and Grantor's contractors, agents, servants and employees of the owners of the Grantor Property, hereby acknowledges and agree that the use, operation, maintenance and repair of the Facilities shall be used, operated, maintained and repaired in a manner so as to minimize, to the extent reasonably possible, any interruption and interference to the Grantee's normal operation of the Grantee Property and the improvements thereon. Grantor shall not be responsible to maintain, repair or replace any sewer or water pipes (and the associated valves, meters, clean outs and other pipes, sewer structures, fixtures and appurtenances) located on the Grantee Property, except for the main sewer line connecting the Landfill Parcel and the Wastewater Parcels as shown and depicted on Exhibit C as "A" General Sewer Easement "H" attached hereto. Grantor and Grantee agree Grantor shall be deemed the "owner" of such sewer line and shall maintain the same as provide in Section 5 of that certain Easement Agreement dated September [____], 2025 between Grantor and Grantee. Grantor shall have no obligation to make improvements to the Facilities or any other property to accommodate a change in Grantee's operations or disposal needs that may occur after the Effective Date of this Agreement.

5. Payment. For the initial twelve (12) months immediately following the Effective Date of this Agreement, Grantee shall pay to Grantor, in equal monthly installments, the annual sum of $130,000.00. Each monthly installment (each, a "**Monthly Payment**") shall be due on the last business day of any month in which this Agreement is in effect. Following the initial twelve (12) month period, the fee payable from Grantee to Grantor for the Easement, for each successive 12-month period (such fee, the "**Extended Period Fee**"), shall be a commercially reasonable amount as mutually agreed between Grantor and Grantee, based on fair market value of similar rights (i.e., to discharge storm water, surface water, drainage and sanitary sewer), provided that if, despite their reasonable efforts, Grantee and Grantor cannot agree on the Extended Period Fee prior to any successive 12-month period, then Grantor and Grantee shall each have the option to terminate this Agreement upon 90-days' written notice, with the then-existing fee to apply during such period.

6. Termination. Grantor and Grantee may, upon not less than two (2) years written notice to the other, terminate this Agreement. Grantor may also terminate this Agreement on 30-days' written notice to Grantee for (i) Grantee's failure to make a Monthly Payment when due under Section 5 within 30 days following written notice from Grantor to Grantee of such failure to make payment, (ii) non-payment of any documented costs incurred or paid by Grantor related to a Violation Discharge (which shall include internal expenses incurred or paid by Grantor) within 60 days following written notice from Grantor to Grantee of such payment or incurrence; or (iii) for repeated Violation Discharges or Prohibited Discharges by Grantee (which shall mean either (x) three or more combined Violation Discharges or Prohibited Discharges within any 12 month period or (y) multiple Violation Discharges or Prohibited Discharges that, in aggregate, jeopardize any permit or license of Grantor as determined by Grantor in its reasonable business judgment). For the avoidance of doubt, the Easements described in Section 2 of this Agreement shall also expire upon

Termination of this Agreement. Upon termination as set forth herein, Grantee shall, upon written request, promptly execute and deliver a confirmatory release in recordable form. If Grantee shall fail to execute the confirmatory release, Grantor shall have the right to record an affidavit, attesting under oath, to the termination of this Agreement and attendant easement and upon recordation thereof this Agreement shall be terminated and released without need of any further documentation or release by Grantee thereof.

7. Standard of Care. Any activities conducted by the Grantor pursuant to this Agreement or on the Grantor Property will be done in a workmanlike and non-negligent manner and in accordance with all requirements of any applicable federal, state or local laws and regulations or any other standards that may apply to the performance of such activities.

8. Default. If any party fails to perform any of its duties under this Agreement and such failure continues for a period of 30 days after receipt of written notice from a non-defaulting party, such non-defaulting party may exercise any and all remedies available at law and in equity, including, without limitation, the right to seek damages, specific performance, or injunctive relief. The parties' rights specifically set forth hereunder are cumulative with and in addition to, and not exclusive of, any other remedies available to parties at law or in equity for any breach or default of their respective obligations hereunder.

9. Grantee Sale and Subdivision Rights.

(a) If Grantee sells all or substantially all of the Grantee Property during the term of this Agreement, Grantee agrees to require such purchaser (or purchasers) to contractually agree to (i) be bound by all of the terms, conditions, and obligations of this Agreement to the same extent as Grantee, and (ii) require any subsequent purchaser to contractually agree to be bound by all of the terms, conditions, and obligations of this Agreement to the same extent as purchaser and Grantee.

(b) If Grantee subdivides or otherwise splits up parcels within the Grantee Property such that Grantee conveys less than substantially all of the Grantee Property to one or more third parties, then Grantee, Grantor, and such third party (or parties) shall exercise commercially reasonable efforts to negotiate a new stormwater disposal agreement on reasonable economic terms. If no new stormwater disposal agreement can be agreed to, then Grantor shall have the option to terminate this Agreement and cease accepting discharge upon 24-months' written notice to Grantee, and during such 24-month period Grantee shall be responsible for paying to the Grantor 200% of all payments otherwise required under this Agreement and all liabilities arising from any Violation Discharges or Prohibited Discharges, including by any transferee of Grantee. Notwithstanding anything to the contrary in this Section 9(b), Grantee shall not convey any subdivided or other parcel within the Grantee Property unless such transferee agrees to be contractually bound by, at minimum, the discharge restrictions in Sections 2 and 3 of this Agreement.

(c) Notices. All notices, claims, demands and other communications hereunder shall be in writing and shall be deemed to have been given: (a) when delivered by hand (with written confirmation of receipt); (b) when received by the addressee if sent by a nationally recognized overnight courier (receipt requested); (c) on the date sent by email of a PDF document (provided, that no "error" message or other similar notification of non-delivery is generated) if sent during normal business hours of the recipient, and on the next business day if sent after normal business hours of the recipient; or (d) on the third day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid. Such communications must be sent to the respective parties at the following addresses:



BK: 4772 PG: 171

(a) If to Grantee: JGT2 Redevelopment, LLC
Attn: Tony McDonald
300 Riley Road
Jay, ME 04239

with a copy to: Polsinelli PC
Attn: Nicholas Klumb
7676 Forsyth Boulevard, Suite 800
St. Louis, MO 63105

(b) If to Grantor: Jayco, LLC
20 Godfrey Drive, Suite 300
Orono, ME 04473
Attn: Michael Carroll

with a copy to: Jayco, LLC
131 83rd Street
Brooklyn, NY 11209
Attention: Kevin Hogan

with a copy to: Bernstein, Shur, Sawyer & Nelson, P.A
100 Middle Street
Portland, ME 04101
Attn: Adam Prescott

(d) Benefit; Future Owners. The Easement hereby granted, the restrictions hereby imposed, and the agreements herein contained shall be easements, restrictions and covenants running with the land and shall inure to the benefit of, and be binding upon, the parties hereto and their respective heirs, successors and permitted assigns, including but without limitation, all subsequent owners of the Grantor Property and Grantee Property. Grantee shall file this Agreement with the Franklin County Registry of Deeds. Grantee will pay all costs for such recording. Notwithstanding the foregoing, nothing herein shall require Grantor to accept future Grantee Discharges materially in excess of the levels and amounts discharged based on the current use and operation of the Grantee Property as of the Effective Date. If Grantor or Grantee, or their respective heirs, successors and permitted assigns reasonably determine future Grantee Discharges materially exceed the current levels and amounts, Grantor and Grantee shall, in good faith, attempt to amend this Agreement to account for such situation on terms and conditions that are commercially reasonable. Grantee's heirs, successors and permitted assigns shall comply with all of the terms and conditions hereof, including but not limited to Section 2.

(e) No Admission of Liability. No provision of this Agreement or action taken under or by reason of this Agreement shall operate as an admission by any of the parties of any violation of law, regulation or breach of duty at any time. Except in an action to enforce this Agreement, no provision of this Agreement shall operate as an admission of any fact alleged herein.

(f) Captions. Paragraph titles and captions contained in this Agreement are inserted only as a matter of convenience and as reference and in no way define, limit, extend or describe the scope of this Agreement or the intent of any provisions of this Agreement.

(g) Entire Agreement. This Agreement, including any exhibits that are specifically incorporated by reference into this Agreement, is intended by the parties to, and does, constitute the entire

agreement between and among the parties with respect to the matters contemplated by this Agreement. This Agreement may be amended, modified or extended in whole or in part at any time and from time to time upon mutual written consent of the parties.

(h) No Rights in Public. Nothing contained in this Agreement shall be deemed to be a gift or dedication of any portion of the Grantor Property, or of any improvements thereon, to the general public for any public use or purpose whatsoever; it being the intention of the parties hereto that this Agreement is for the exclusive benefit of Grantor and Grantee and their respective legal representatives, successors and assigns; and nothing in this Agreement, express or implied, shall confer upon any person other than the Grantor and Grantee, and their respective legal representatives, successors and assigns any rights or remedies under or by reason of any provision herein.

(i) Mechanics' Liens. In the exercise of the rights or duties set forth herein, Grantor must not permit or suffer any mechanics' lien claims to be filed or otherwise asserted against the Grantee Property (or any portion of the Grantee Property) and shall promptly discharge the same in case of the filing of any claims for liens or proceedings for the enforcement thereof and shall indemnify, defend and hold harmless Grantee from and against any such liens or proceedings.

(j) Interpretation and Disputes.

(a) This Agreement shall be governed by and interpreted in accordance with the laws of the State of Maine, without regard to its principles of conflicts of laws. The parties agree that any dispute regarding this Agreement shall be brought before the courts of competent jurisdiction over Jay, Maine.

(b) THE PARTIES HEREBY WAIVE ANY RIGHT TO TRIAL BY JURY OF ANY ACTION OR PROCEEDING BASED UPON, ARISING OUT OF, OR IN ANY WAY RELATING TO THIS AGREEMENT.

(c) In the event of litigation between the parties in connection with this Agreement, the prevailing party shall be entitled to collect its reasonable attorneys' and experts' fees and reasonable costs related to the litigation from the other party.

(k) Counterparts. This Agreement may be executed simultaneously in one or more counterparts, with the same effect as if the signatories executing the several counterparts had executed one counterpart; provided, however, that the several executed counterparts shall together have been signed by all the parties hereto. All such counterparts shall together constitute one and the same instrument.

[Signature Page Follows]



BK: 4772 PG: 173

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representatives as of Effective Date.

**GRANTEE:**

**JGT2 REDEVELOPMENT LLC,**
a Delaware limited liability company:

**By:** _____
Tony McDonald, Authorized Officer

**STATE OF** MAINE :
: **SS:**
**COUNTY OF** CUMBERLAND :

On this, the 9th day of Sept., 2025, before me, a Notary Public, the undersigned officer, personally appeared Tony McDonald, Authorized Officer of JGT2 REDEVELOPMENT LLC, a Delaware limited liability company, known to me (or satisfactorily proven) to be the individual who executed the foregoing instrument, and duly acknowledged to me that he/she executed such instrument for the purposes therein.

**IN WITNESS WHEREOF,** I have hereunto set my hand and official seal.

_____
**Notary Public**

GINA MARGO
Notary Public - Maine
My Commission Expires
May 21, 2031



BK: 4772 PG: 174

**GRANTOR:**

**JAYCO, LLC,**
a Delaware limited liability company

**By:** _____

**Title:** Manager

**STATE OF** New York :
: **SS:**
**COUNTY OF** Kings :

On this, the 26 day of September, 2025, before me, a Notary Public, the undersigned officer, personally appeared Kevin Hayen, Manager *[TITLE]* of **JAYCO, LLC**, a Delaware limited liability company, known to me (or satisfactorily proven) to be the individual who executed the foregoing instrument, and duly acknowledged to me that he/she executed such instrument for the purposes therein.

**IN WITNESS WHEREOF,** I have hereunto set my hand and official seal.

Steven Hernandez
**Notary Public**

**Steven Hernandez**
**Notary Public, State of NY**
**No. 01HE0039383**
**Qualified in Queens County**
**Expires 7/14/2029**

**SPECIAL CONDITIONS**

**A. EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS**

**OUTFALL #001A & #001B(1)** – Secondary treated wastewaters (while bleaching and pulp production activities are suspended)

| Effluent Characteristics | Discharge Limitations | | | | | | Minimum Monitoring Requirements | |
|---|---|---|---|---|---|---|---|---|
| | Monthly Average | Weekly Average(2) | Daily Maximum | Monthly Average | Weekly Average | Daily Maximum | Measurement Frequency | Sample Type |
| Flow *[50050]* | Report MGD *[03]* | --- | 26 MGD *[03]* | --- | --- | --- | Continuous *[99/99]* | Recorder *[RC]* |
| $BOD_5$ (*June 1-September 30*) | 4,400 lbs./day | 6,400 lbs./day | 8,000 lbs./day | --- | --- | --- | 3/Week | Composite |
| (*October 1-May 31*) *[00310]* | 6,800 lbs./day *[26]* | 11,100 lbs./day *[26]* | 13,120 lbs./day *[26]* | --- | --- | --- | 3/Week *[04/07]* | Composite *[24]* |
| TSS (*June 1 - September 30*) | 9,440 lbs./day | --- | 17,600 lbs./day | --- | --- | --- | 4/Week *[04/07]* | Composite *[24]* |
| | 9,440 lbs./day(3) | --- | --- | --- | --- | --- | 1/Day *[01/01]* | Calculate *[CA]* |
| (*October 1- May 31*) | 9,400 lbs./day | --- | 17,600 lbs./day | --- | --- | --- | 4/Week *[04/07]* | Composite *[24]* |
| *[00530]* | 9,400 lbs./day(4) *[26]* | --- | --- *[26]* | --- | --- | --- | 1/Year *[01/YR]* | Calculate *[CA]* |
| Oxygen Injection *[34048]* (*June 1 – September 30*) | --- | --- | 24,279 lbs./day(5a) 34,490 lbs./day(5b) | --- | --- | --- | 1/Day *[01/01]* | Record *[RC]* |
| Total Phosphorus *[34048]* (*June 1 – September 30*) | 130 lbs./day *[26]* | --- | Report lbs./day *[26]* | Report mg/L(6) *[19]* | --- | Report mg/L(6) *[19]* | 3/Week *[03/07]* | Composite *[24]* |
| Ortho-phosphorus *[70507]* (*June 1 – September 30*) | 28 lbs./day *[26]* | --- | Report lbs./day *[26]* | Report mg/L(6) *[19]* | --- | Report mg/L(6) *[19]* | 2/Week *[02/07]* | Composite *[24]* |
| Temperature *[00011]* (*June 1 - September 30*) | --- | --- | --- | --- | --- | 100°F *[15]* | 1/Day*[01/01]* | Measure *[MS]* |
| (*October 1- May 31*) | --- | --- | --- | --- | --- | Report °F *[15]* | 1/Week*[01/07]* | Measure *[MS]* |
| River Temperature Increase *[03772]* (*June 1 - September 30*) | --- --- | --- --- | --- --- | --- --- | 0.5°F(7a) *[15]* | --- | 1/Day *[01/01]* | Calculate *[CA]* |
| River Temperature Increase *[03772]* (*June 1 - September 30*) | --- --- | --- --- | --- --- | --- --- | --- --- | 0.5°F(7b) *[15]* | 1/Day *[01/01]* | Calculate *[CA]* |
| Adsorbable Organic Halogen(8) (AOX) *[03594]* | --- | --- | --- | --- | --- | --- | Suspended | --- |

**SPECIAL CONDITIONS**

**A. EFFLUENT LIMITATIONS AND MONITORING REQUIREMENTS (cont'd)**

**OUTFALL #001A & #001B[(1)]** – Secondary treated wastewaters (while bleaching and pulp production activities are suspended)

| **Effluent Characteristics** | **Discharge Limitations** | | | | | | **Minimum Monitoring Requirements** | |
|---|---|---|---|---|---|---|---|---|
| | **Monthly Average** | **Weekly Average[(2)]** | **Daily Maximum** | **Monthly Average** | **Weekly Average** | **Daily Maximum** | **Measurement Frequency** | **Sample Type** |
| Chemical Oxygen Demand (COD)[(9a)] *[81017]* | --- | --- | --- | --- | --- | --- | Suspended | --- |
| Chemical Oxygen Demand (COD)[(9b)] *[81017]* | Report lbs./day *[26]* | --- | Report lbs./day *[26]* | --- | --- | --- | 4/Week *[04/07]* | Composite *[24]* |
| pH (Std. Unit)[(10)] *[00400]* | --- | --- | --- | --- | 5.0 – 9.0 SU *[12]* | --- | 1/Day *[01/01]* | Grab *[2GR]* |
| Color[(11)] *[51201]* | --- | --- | --- | --- | --- | --- | Suspended | --- |
| Mercury (Total)[(12)] *[71900]* | --- | --- | --- | 15.8 ng/L *[3M]* | --- | 23.7 ng/L *[3M]* | 1/Year *[1/YR]* | Grab *[GR]* |

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**POST-CONSTRUCTION STORMWATER INSPECTION & MAINTENANCE PLAN**

**JAY DATA CENTER**

**JAY, MAINE**

## Narrative

The following outlines the proposed BMP's and their required inspection, maintenance, and reporting.

Inspections and maintenance will be the responsibility of the applicant and future owners. Written reports of inspections and maintenance work will be kept to show the work has been completed as proposed. These reports will be kept by the owner, along with other relevant DEP documentation.

**Contacts:**

Design Engineer: Richard Dunton, P.E.
Main-Land Development Consultants, INC
P.O. Box Q, 69 Main Street
Livermore Falls, Maine 04254

Applicant: JGT2 Redevelopment, LLC
300 Riley Road
Jay, ME 04239

Post Construction Stormwater Inspector:

_____
_____
_____

Contractors:

_____
_____
_____

## Inspection

The applicant, JGT2 Redevelopment, LLC, is responsible for complying with the Maine DEP Site Location of Development Permit. The Applicant will be responsible for inspection and maintenance during construction and post-construction. The development is also subject to a "Five-year Recertification for Long-Term Maintenance of Stormwater Management Systems".

## Purpose

The purpose of this Plan is to ensure proper function of the infrastructure constructed as part of this project. The infrastructure will include the stormwater control devices including but not limited to: roads; embankments; drainage ditches; and culverts. The tasks detailed in this Plan are the responsibility of the applicant.

## Definitions

Significant Period of Rain: 1" or more of rain in a 24-hour period.

## Inspection Scope

All areas of the site shall be inspected based on the criteria discussed for each site item or stormwater control measure as found later in the plan. See the Site Plan identifying locations of measures requiring inspection.

## Inspection Frequency

Complete site inspections at the frequency listed in the following Inspection Summary.

## Inspection Qualifications

For Post-Development Inspections, the qualified post-construction stormwater inspector with knowledge of erosion and stormwater control, including the standards and conditions of the project permit shall be retained by the Applicant.

## Inspection/Maintenance Responsibility

It shall be the responsibility of the Applicant to retain the services of a Post-Construction Stormwater Inspector and provide for the repair and maintenance noted by inspections, if any. When maintenance is required by inspection, the Applicant shall perform the required maintenance and/or repairs in a timely fashion and notify the Inspector when the maintenance is complete. The Applicant shall maintain detailed records for the inspections and maintenance performed.

## Documentation

Post Construction inspection forms and documentation of corrective actions shall be maintained for at least (5) years.

## Inspection and Maintenance Plan

The site will be inspected and maintained according to the following schedule and procedures.

INSPECTION SUMMARY
Jay Data Center

| Inspections of | Schedule |
|---|---|
| - **Roads and Parking Areas** | Annual |
| - **Embankments** | Annual |
| - **Drainage Ditches** | Annual |
| - **Culverts and Storm Drains** | Annual |
| - **Underdrained Sand Filters** | Semi-Annual |

## Roads and Parking Areas:

Inspection:

The roads and parking areas will be inspected at least annually to ensure proper function and to ensure structural integrity. This inspection will take place in or around September of each year. Road and parking lot inspections will be simple visual inspections, looking at the road and parking surfaces and shoulders for cracking, potholes, and other deterioration of the asphalt surface.

Maintenance:

Road maintenance will include annual sweeping of winter sand, this should be performed in April or May of each year. Road maintenance will also include crack sealing of surface pavement when necessary.

## Embankments:

Inspection:

Embankments and steep slopes will be inspected at least annually to look for erosion rill and proper vegetation growth. This inspection will take place in September.

Maintenance:

Embankment maintenance includes: mowing where grass is preferred to woody vegetation; repair of erosion where applicable; and reseeding and mulching where bare soil is encountered.

## Drainage Ditches:

Inspection:

Inspect drainage ditches annually to look for erosion, obstruction, debris, or damage to erosion armoring, such as rip-rap.

Maintenance:

The drainage ditches shall be re-shaped and re-stabilized if found to be eroding. Accumulated sediment should also be removed from the flow line of the ditch, if it exists.

Rip-Rapped channels with damage shall be repaired by resetting stones into place to provide a uniform stone thickness. Replace smaller stones with larger stones in areas that experience recurring damage.

## Culverts and Storm Drains:

### Inspection:

The stormwater control devices such as culverts and catch basins will be inspected on an annual basis in or around September of each year. The inspection will include a review of the structural integrity of each device and a review of the downstream discharge areas of all pipes and channels.

Culvert and storm drain inspections should include a review of the condition of the inlets and outlets of each culvert, the integrity of the pipe, and the stability of the upstream and downstream areas around each culvert.

### Maintenance:

The inlets and outlets of the culverts and storm drains should be cleaned on a regular basis to ensure that sediment does not discharge downstream or does not clog the pipe. If necessary, sediment should be removed from within the culvert. Accumulation of sediment in catch basin sumps should be removed with a vacuum truck when sediment comes within 2" of culvert invert.

## Underdrained Sand Filters:

### Construction Inspections:

All underdrained sand filters shall be inspected by a professional engineer prior to placement of each layer and prior to backfill of underdrain pipes.

### Long Term Inspections:

The underdrained sand filters will be inspected on an annual basis in or around September of each year. The inspection will include a review of the crushed stone surface to identify any evidence of puddling or ponding and interview of facility personnel to confirm whether puddling or ponding has occurred. The inspection will also include identifying each underdrain outlet and ensuring that they are unobstructed and clearly marked.

## RE-CERTIFICATION

Within three months of the 5-year anniversary of the permit date of issuance, and every 5-year anniversary, thereafter, submit a certification to the Maine DEP that contains:

- A statement that the site has been inspected for erosion problems and such problem areas have been appropriately repaired and permanently stabilized.
- A statement that all aspects of the stormwater management system have been inspected for damage, wear, and malfunction, and appropriate steps have been taken to repair or replace the system.
- A statement that the erosion control plan and the stormwater management plan are being implemented as written, approved, and amended (if applicable) by Maine DEP.

INSPECTION AND MAINTENANCE LOG
Jay Data Center
Post Construction Stormwater
Inspection & Maintenance Log

Date of Inspection: _____
Inspected by: _____

Purpose of Inspection: Monthly, Yearly, Significant Rainfall (circle one)

**Roads & Parking**

Description of Conditions:

_____
_____
_____
_____

Maintenance & Date of Repairs:

_____
_____
_____
_____

Follow Up Needed:

_____
_____
_____
_____

**Embankments**

Description of Conditions:

Maintenance & Date of Repairs:

Sediment Inspection & Removal:

Date & Contractor for Sump Cleaning:

Follow Up Needed/Additional Comments:

**Drainage Ditches**

Description of Conditions:

Maintenance & Date of Repairs:

Follow Up Needed/Additional Comments:

**Culverts, Catch Basins, and Storm Drains**

Description of Conditions:

Maintenance & Date of Repairs:

Sediment Inspection & Removal:

Date & Contractor for Sump Cleaning:

Follow Up Needed/Additional Comments:

**Underdrained Sand Filters**

Description of Conditions:

Maintenance & Date of Repairs:

Crushed Stone Surface Inspection:

Underdrain Discharge Inspection:

Follow Up Needed/Additional Comments:

# HOUSEKEEPING PLAN

## JAY DATA CENTER, JAY, MAINE

## NOVEMBER 2026

The purpose of this Plan is to ensure construction activities protect against and do not create or result in materials that could become a source of pollutant. These standards apply to spill prevention, groundwater protection, sediment and dust, debris and other materials, excavation de-watering, authorized non-stormwater discharges and unauthorized non-stormwater discharges.

**Spill Prevention:**
An SPCC plan is unnecessary. No fuel or hazardous waste will be stored on site.

**Groundwater Protection:**
No stormwater infiltration areas are proposed at the project site. Additionally, the site is not located over a Sand and Gravel Aquifer.

**Fugitive Sediment and Dust:**
A stabilized construction exit will be maintained for the duration of construction in order to minimize the tracking of mud and sediment off site.

**Debris and Other Materials:**
Construction debris will be collected in dumpsters on site and disposed of. No construction debris, trash or other waste will remain on site.

**Excavation De-Watering:**
No de-watering is anticipated.

**Authorized Non-Stormwater Discharges:**
Anticipated authorized non-stormwater discharges include waterline and fire hydrant flushing.

**Unauthorized Non-Stormwater Discharges:**
No unauthorized non-stormwater discharges are anticipated.

## SECTION 13. URBAN IMPAIRED STREAM SUBMISSIONS:

Not applicable. This project is not in the watershed of an urban impaired stream.

## SECTION 14. BASIC STANDARDS SUBMISSIONS:

A. Narrative:

Generally, the project site has a moderate to low potential for erosion given the flat slopes over the site. The following narrative describes in detail the measures to be utilized to reduce the potential for erosion both during construction, and after construction is complete.

1. Soil Types: The soils on the project site are predominantly tills and silts. These soils have some potential for erosion given the sands and fine soil particles mixed with the larger soil particles and rocks within the till.

2. Existing Erosion Problems: A previous amendment noted an existing on-site culvert that had eroded into a channel upstream of the WWTF receiving pond. This culvert and the associated erosion problems have been fixed.

3. Critical Areas: The critical areas will be work that temporarily drains towards the Androscoggin River during site construction. Erosion could quickly reach the nearby river. Such areas are anticipated to be limited.

4. Protected Natural Resources: A natural resource survey of project area has been performed by Main-Land. No protected natural resources were found within these areas. Previous natural resources surveys on the broader parcel have identified limited areas of forested wetlands north of the project site, across Riley Road.

5. Erosion Control Measures and Site Stabilization Plan:

**1. INTRODUCTION:**

This Plan has been developed to ensure that construction activities on this project site utilize sound erosion and sedimentation control measures. These measures will prevent or reduce the potential for the deposition of sediments downstream of site. The methods of control consist of preventive measures and remedial measures. Preventive measures are aimed at keeping the soils in their present location through mulching and through the re-establishment of vegetation. Remedial measures deal with the trapping and/or filtering of sediment laden stormwater run-off. Both types of measures will be utilized on this project.

The Erosion and Sedimentation Control Plan is best broken down into Temporary Measures, Winter Stabilization, and Permanent Measures.

**2. TEMPORARY EROSION CONTROL:**

Temporary control measures may consist of sediment filter berms and/or silt fencing; temporary mulching; stone check dams, topsoil stockpiling, and winter stabilization.

A. Sediment Filter Berms:

Sediment Filter Berms of Erosion Control Mix are the preferred filtering device but silt fence may be utilized in lieu. The berms shall be placed down slope of all earth moving activities, where water from

these disturbed areas will run off. These berms will be placed along an even contour, be at least 24 inches tall, and 3 feet wide at the base. Turn the ends of the berm up-grade to avoid runoff flowing around the berm. In areas of high erosion potential, the berm will be backed by hay bales or silt fencing, as shown on the detail on the Site Details Plan.

B. Silt Fencing:

Silt fencing may be used in place of, or together with, the sediment filter barriers. The silt fencing will also be anchored at least four inches into the ground and placed along an even contour. Turn the ends of the fence up-grade to avoid runoff flowing around the fence. During frozen conditions, furnish and install Sediment Filter Berms in lieu of silt fencing or hay bales if frozen soil prevents the proper installation of silt fences and hay bales.

C. Stone Check dams:

Stone check dams shall be placed in the center of ditches immediately following excavation to provide a means of trapping sediments. (If the ditch has been immediately armored with rip-rap, check dams are not necessary.) The dams shall consist of small stone placed across the ditch, with a depression at the top of the dam to allow water over the top of the dam, should it become clogged with sediment. See the specifications on the Site Details Plan for construction details of this measure.

D. Temporary Mulch:

Temporary mulch shall be placed on all disturbed areas where seeding, construction or stabilization activities will not take place for over 7 consecutive days. Temporary mulch will also be placed on areas within 75 feet of a natural resource (wetland, stream, waterbody, etc.) where seeding will not take place within 48 hours of the initial disturbance, and on all bare soils outside the road base within prior to any predicted significant rain event. A significant rain event is considered to be at least ½ inch of rain or more. Temporary mulch may be hay and shall be applied at a rate of two bales per 1,000 square feet. Soil must not be visible upon completion of application, regardless of rate of application.

E. Topsoil Stockpiles:

Topsoil, removed as part of the construction, will be stockpiled on site for use in areas to be re-vegetated. The location of topsoil stockpiles must not be within 75 feet of a defined natural resource (wetland, stream, etc.), or within 75 feet of a swale or ditch.

Stockpiles shall be mulched with hay at two bales per 1,000 square feet. The area down slope from any stockpile areas will be protected by a sediment filter berm or silt fence placed directly below or down gradient from the stockpile. If the stockpile must be left for more than 30 days, the pile will be seeded with rye grass at a rate of two pounds per 1,000 square feet and mulched in accordance with this paragraph.

F. Catch Basins.

Catch basin inlets must be protected with a sediment trap until contributing areas are fully stabilized with pavement or grass. Temporary sediment traps shall be Dandy Bags or approved equal. Geotextile cut to fit under the catch basin grate shall not be acceptable.

G. Maintenance of Temporary Measures:

All temporary measures described above shall be inspected weekly and before/after every significant storm event (1/2 inch of rain or greater) throughout the construction of the project. Repairs or replacements of temporary measures will be made as necessary. Once the site is stable, all temporary devices such as hay bale barriers and silt fencing will be removed.

**3. WINTER STABILIZATION:**

The winter construction period is from November 1 through April 15. If the construction site is not stabilized with a combination of pavement, a road gravel base, 75 % mature vegetation cover or riprap by November 1 then the site needs to be protected with winter stabilization.

Winter excavation and earthwork shall be completed such that no more than 1 acre of the site is denuded at any one time. Limit the exposed area to those areas in which work is expected to be undertaken during the following 15 days. Exposed area shall not be so large that it cannot be mulched in one day prior to any snow event.

Areas shall be considered to be denuded until the subbase gravel is installed in roadway areas or the areas of future loam and seed have been loamed and mulched. Hay and straw mulch rate shall be a minimum of 200 lbs./1,000 s.f. (3 tons/acre) and shall be properly anchored.

The contractor must install any added measures which may be necessary to control erosion/sedimentation from the site dependent upon the actual site and weather conditions.

Continuation of earthwork operations on additional areas shall not begin until the exposed soil surface on the area being worked has been stabilized, in order to minimize areas without erosion control protection.

1. Soil Stockpiles

Stockpiles of soil or subsoil will be mulched for over winter protection with hay or straw at twice the normal rate or at 200 lbs/1,000 s.f. (3 tons per acre) or with a four-inch layer of Erosion Control Mix. This will be done within 24 hours of stocking and re-established prior to any rainfall or snowfall. Any new soil stockpile will not be placed (even covered with hay or straw) within 100 feet of any natural resources.

2. Natural Resource Protection

Any areas within 100 feet from any natural resources, if not stabilized with a minimum of 75 % mature vegetation catch, shall be mulched by December 1 and anchored with plastic netting or protected with erosion control mats.

During winter construction, a double line of sediment barriers (i.e. silt fence backed with hay bales or erosion control mix) will be placed between any natural resource and the disturbed area. Silt fencing may not be placed on frozen ground.

3. Mulching

Areas shall be considered denuded until loamed, seeded and mulched. Hay and straw mulch shall be applied at a rate of 200 lb. per 1.000 square feet or 3 tons/acre (twice the normal accepted rate) and shall be properly anchored. Mulch shall not be spread on top of snow. The snow will be removed down to a one-inch depth or less prior to application. An area shall be considered stabilized when exposed surfaces have been either mulched with straw or hay at a rate of 200 lb. per 1,000 square feet and adequately anchored, such that the ground surface is not visible though the mulch.

Between the dates of November 1 and April 15, all mulch shall be anchored by either peg line, mulch netting, or wood cellulose fiber. The ground surface shall not be visible though the mulch. After November 1$^{st}$, mulch and anchoring of all bare soil shall occur at the end of each final grading work day.

4. Mulching on Slopes and Ditches

Slopes shall not be left exposed for more than 7 days unless fully mulched and anchored. Slopes within 75 feet of a natural resource shall not be left exposed for more than 48 hours. Mulching shall be applied at a rate of 300 lbs/1,000 sq ft on all slopes greater than 8%. Erosion Control mesh shall be used to anchor mulch in all drainage ways and ditches, for slopes exposed to direct winds, and for all other

slopes greater that 8 %. Erosion control blanket and check dams (or permanent Rip-Rap) shall be used in lieu of mulch in all drainage ways with slopes of 8 % or more. A six inch layer of erosion control mix can be used to substitute erosion control blankets on all slopes except ditches.

5. Seeding

Between the dates of October 15 and April 1st, loam or seed will not be required. During periods of above freezing temperatures, finished areas shall be fine graded and either protected with mulch or temporarily seeded (see table below) and mulched until such time as the final treatment can be applied. If after November 1st the exposed area has been final graded and loamed, then the area may be dormant seeded at a rate of 3 times higher than specified for permanent seed and then mulched.

TEMPORARY SEED MIX

| TYPE | % BY WEIGHT | % PURITY | % GERMINATION |
|---|---|---|---|
| Domestic Rye Grass | 60 | 69.75 | 90 |
| Perennial Rye Grass | 20 | 28.00 | 85 |
| Aroostook Rye Grass | 20 | 28.00 | 85 |

Dormant seeding may be placed prior to the placement of mulch and fabric netting anchored with staples.

If dormant seeding is used for the site, all disturbed areas shall receive 4" of loam and seed at an application rate of 5lbs/1000 s.f. All areas seeded during the winter will be inspected in the spring for adequate catch. Areas not sufficiently vegetated (less than 75 % catch) shall be revegetated by replacing loam, seed and mulch. If dormant seeding is not used, all disturbed areas shall be revegetated in the spring.

6. Inspection and Monitoring

Maintenance measures shall be applied as needed during the entire construction season. After each rainfall, snowstorm or period of thawing and runoff, the site contractor shall perform a visual inspection of all installed erosion control measures and perform repairs as needed to insure their continuous function. In the spring, following the temporary/final seeding and mulching, the contractor shall inspect and repair any damages and/ or un-established spots. Established vegetative cover means a minimum of 90% of areas vegetated with vigorous growth.

7. Standard for the timely stabilization of ditches and channels

All stone-lined ditches and channels shall be constructed and stabilized by November 1. All grass-lined ditches and channels shall be constructed and stabilized by September 1. Failure to stabilize a ditch or channel to be grass-lined by September 1, will require one of the following actions to stabilize the ditch for late fall and winter.

Install a sod lining in the ditch – Sod lining shall be installed in ditches by October 1. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, watering the sod to promote root growth into the disturbed soil, and anchoring the sod with jute or plastic mesh to prevent the sod strips from sloughing during flow conditions.

Install a stone lining in the ditch –Ditches shall be lined with stone riprap by November 1, as presented below. If necessary, the applicant will regrade the ditch prior to placing the stone lining so to prevent the stone lining from reducing the ditch's cross-sectional area.

8. Standard for the timely stabilization of disturbed slopes

Construct and stabilize stone-covered slopes by November 1. The applicant will Seed and mulch all slopes to be vegetated by September 1. Slopes will be considered any area having a grade greater than 15% (6H:1V). If the applicant fails to stabilize any slope to be vegetated by September 1, then the applicant will take one of the following actions to stabilize the slope for late fall and winter.

Stabilize the soil with temporary vegetation and erosion control mats -- Seed the disturbed slope with winter rye at a seeding rate of 3 pounds per 1000 square feet and apply erosion control mats over the mulched slope October 1. The applicant will monitor growth of the rye over the next 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed slope by November 1, cover the slope with a layer of wood waste compost or with stone riprap as described below.

Stabilize the slope with sod -- Stabilize the disturbed slope with properly installed sod by October 1. Proper installation includes pinning the sod onto the slope with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil. Sod stabilization shall not be used late-season to stabilize slopes having a grade greater than 33% (3H:1V).

Stabilize the slope with wood waste compost (erosion control mix) --Place a six-inch layer of wood waste compost on the slope by November 1. Prior to placing the wood waste compost, remove any snow accumulation on the disturbed slope. Wood waste compost will not be used to stabilize slopes having grades greater than 50% (2H:1V) or having groundwater seeps on the slope face.

Stabilize the slope with stone riprap -- Place a layer of stone riprap on the slope by November 1, similar to the Stone Lined Ditch the permanent erosion control section.

9. Standard for the timely stabilization of disturbed soils

Seed and mulch all disturbed soils on areas having a slope less than 15% by September 1. Failure to stabilize these soils by this date will require one of the following actions to stabilize the soil for late fall and winter.

Stabilize the soil with temporary vegetation -- Seed the disturbed soil with winter rye at a seeding rate of 3 pounds per 1000 square feet, lightly mulch the seeded soil with hay or straw at 75 pounds per 1000 square feet, and anchor the mulch with plastic netting by October 1. Growth of the rye will require monitoring over the following 30 days. If the rye fails to grow at least three inches or cover at least 75% of the disturbed soil before November 1, then mulch the area for over-winter protection as described below.

Stabilize the soil with sod -- Stabilize the disturbed soil with properly installed sod by October 1. Proper installation includes pinning the sod onto the soil with wire pins, rolling the sod to guarantee contact between the sod and underlying soil, and watering the sod to promote root growth into the disturbed soil.

Stabilize the soil with mulch -- Mulch the disturbed soil by spreading hay or straw at a rate of at least 150 pounds per 1000 square feet on the area so that no soil is visible through the mulch by November 1. Prior to applying the mulch, remove any snow accumulation on the disturbed area. Immediately after applying the mulch, anchor the mulch with plastic netting to prevent wind from moving the mulch off the disturbed soil.

**4. PERMANENT EROSION CONTROL:**

Permanent measures will consist of the placement of stormdrains; culvert inlet/outlet stabilization; the construction of grass/stone lined ditches; and the re-vegetation of all areas not otherwise permanently surfaced with specified materials such as pavement and riprap.

A. Culverts and storm drains:

All culverts have been sized to handle the peak flows generated by a 25-year, 24-hour rainstorm. The locations and sizes of the culverts and storm drains are shown on the Site Plans.

The inlets and outlets of the culverts will be armored with riprap to prevent scouring. This armoring will consist of placing stone possessing a D50 of 6 inches to a depth of 18 inches to the following dimensions: width equal to twice the diameter of the culvert; length equal to three times the diameter of the culvert, unless noted otherwise.

B. Ditches:

Ditches on the project have been designed based on expected flow rates and velocities for the 25-year, 24-hour storm event and the slope of the ditch. Where water velocities are expected to exceed 3.5 feet per second, the ditch has been designed to be stone lined. Ditches with water velocities of less than 3.5 feet per second have been designed to be grass lined.

Stone Lined Ditches:

Stone lined ditches will first be lined with a non-woven filter fabric, and then lined with riprap possessing a D50 of approximately 6 inches in diameter. This means that approximately half the stones by weight will be smaller than 6 inches and half will be larger. The minimum stone size should be 1 inch with the largest stone being 9 inches in diameter. The depth of stone in the ditch should average 15 inches.

The final shape of the ditch will consist of the following dimensions: a bottom width of two feet; side slopes possessing a 3:1 horizontal to vertical; and a total depth of 2 feet.

In lieu of stone rip-rap, the ditch may be lined with a permanent erosion control blanket, such as North American Green P300 or approved equal.

Grass Lined Ditches:

Grass lined ditches will possess the same final dimensions as the stone lined ditches. The flow area of the ditch will be armored by placing a biodegradable matting or netting (such as American Excelsior Curlex Blanket or equal) in the bottom of the ditch. Placement of this material must take place after seeding. Install according to the manufacturers' recommendations.

Seeding and mulching of grass lined ditches will follow the specifications stated below for re-vegetation.

C. Re-vegetation Measures:

All areas to be permanently re-vegetated with grass will first be covered with loam and then fertilized.

Loam will be placed on all areas to be re-vegetated. Loam will be placed to a minimum depth of 6 inches. Loam will be the stockpiled topsoil, if possible.

Test the loam samples for nutrients at a proficient testing laboratory (The University of Maine provides this service). Request that the testing laboratory provide a recommended fertilizer mix. The areas with loam will then be fertilized with the recommended application rate. Lime will also be applied at a rate of 50 pounds per 1,000 square feet. Both the lime and the fertilizer will be mixed thoroughly with the soil.

All areas to be re-vegetated with permanent grass are to be seeded with the seed mix shown on the table below. This mixture will be applied at a rate of 2 pounds per 1,000 square feet.

| | | |
|---|---|---|
| General Lawn Areas | Chewing Fescue "Dignity" | 35% |
| | Pennlawn Creeping Red Fescue | 35% |
| | Perennial Rye "Tourstar" (Nutrite) | 30% |

Mulch will then be spread on all seeded areas at a rate of two bales per 1,000 square feet. Regardless of application rate the soil shall not be visible through the mulch. Seed and mulch will be placed within five days of final grading of topsoil. Seeded areas will be inspected after 30 days to determine the success of the seeding. If the ground cover is less than 75%, the area will be reseeded.

D. Critical Areas:

Slopes in excess of 15% will require the placement of a biodegradable netting or matting over the mulch and seed (if the netting has no mulch in it). If stabilization is to take place after October 1, slopes over 8% will be treated with the matting.

E. Maintenance of Permanent Measures:

All measures will be inspected weekly and before and after every significant storm event during construction, and then at least once annually to insure proper function. Any damaged areas will be repaired or replaced as necessary. Any ditches or culverts not functioning as designed will be redesigned and reconstructed according to specifications prepared by a Professional Engineer.

In any event, seeding should take place either between May 1 and June 15, or August 15 and September 1.

## B. Implementation Schedule:

As stated above, prior to earth moving activities, sediment filter berms, hay bale barriers, filter berms, and/or silt fencing shall be placed down gradient of these areas to be disturbed. Stone lined ditches shall have the stone placed within seven days of final grading of the ditch. Culvert/stormdrain inlets and outlets shall also be lined with stone within seven days of installation.

Areas to be revegetated will be loamed, seeded and mulched within 7 days of final grading. If this is not possible, then temporary mulch will be placed until permanent seeding can be accomplished. The construction plan estimates a completion date of 2027. Temporary erosion controls will be removed at that time, once full stabilization of upgradient areas is achieved.

## C. Erosion and Sedimentation Control Plan:

The Erosion Control measures to be utilized in this project are detailed on the site details sheet attached to this section. Also, the details sheet shows the installation of the measures described in this Section. A copy of these Plans are included as part of the application. Lastly, a copy of this narrative has been placed on a full-sized drawing sheet for review by the site contractor and for inclusion in the Construction Drawings package.

1. Contours:

   The Erosion Control Plan shows existing contours at a 2-foot interval and proposed contours at a 1-foot interval.

2. Plan Elements:

   The typical details sheets contain all of the required elements from this Section.

3. Land Cover Types:

   The site plans show the proposed cover types and their boundaries.

4. Existing Erosion Problems:

   Not Applicable. Previously existing erosion problems on the site have been repaired.

5. Critical Areas:

   The areas described above as critical areas are all shown on the site plan.

6. Protected Natural Resources:

   The wetlands are all shown on the plans, none in the project area.

7. General Locations:

   All of the site elements to be developed for this project are shown on the site plans and detail sheets.

8. Location of Controls:

   The locations of sediment filter barriers, ditches, and other elements of the erosion and sedimentation control plan are shown schematically on the details sheet.

9. Disturbed Areas:

   Limits of disturbance are shown on the site plan.

10. Stabilized Construction Entrance:

    Location of stabilized construction entrances are shown on the site plan, and specifications are shown on the details sheet.

D. Details and Specifications:

As stated above, the site details sheet has been developed to show designs and specifications for constructing and/or installing the erosion control measures outlined in this Section.

E. Calculations:

Calculations used to size erosion control structures or measures have been included as part of this Section, or in the Stormwater Control Section of this application.

F. Stabilization Plan:

Please see Sections A, B and C above. Stabilization measures for various areas of the project site are shown on the site plan.

G. Winter Construction Plan:

Please see Section A.5.3. above for winter stabilization plan.

H. Third-Party Inspections:

Due to the previously developed nature of the project site, the Applicant requests that requirement for Third-Party Inspections be waived.

## SECTION 15. GROUNDWATER

A. Narrative:

Data center operations will not include storage of large quantities of potential groundwater contaminants. The IT network racks (computing equipment) and low voltage electrical distribution equipment contain solid state electronics that do not pose a risk of groundwater contamination.

Chiller equipment contains common refrigerants similar to any commercial refrigeration equipment, such as R513a. These refrigerants are not classified as hazardous materials, and exist as a gas at atmospheric pressure. They are categorized under ASHRAE Standard 34 as A1 refrigerants, meaning they are non-flammable and of low toxicity. They also have zero ozone depletion potential (ODP) and comply with all current federal environmental regulations. These refrigerants are used extensively in residential air conditioning systems, schools, hospitals, office buildings, and other commercial facilities throughout municipalities. They are materially different in hazard profile from substances used in certain industrial refrigeration applications (such as ammonia systems in large cold storage warehouses), which are toxic and subject to significantly more stringent hazard planning requirements. The refrigerant in the proposed chillers is self-contained and sealed and only licensed technicians can work on the systems.

The closed-loop cooling system will be filled with diluted propylene glycol heat transfer fluid to prevent freezing during winter months. The quantity of fluid in the system is estimated at 300,000 gallons. Propylene glycol is rapidly biodegradable and is not known to be a significant groundwater contaminant.

Emergency electric generators are anticipated to contain enough diesel fuel to qualify for SPCC rule. An SPCC plan, specific to the final equipment selection and approved by a registered Professional Engineer, will be submitted to DEP prior to installation of this equipment.

The site will be graded in such a way that surface runoff is directed into the Wastewater Treatment Plant (WWTP), providing an additional means of protection against groundwater contamination.

B. Groundwater Protection Plan:

An Environmental Media Management Plan (inclusive of both soil and groundwater) has been prepared by the Applicant's environmental consultant, EHNS Partners, LLC. A copy of the EMMP is included with Section 11 of this application.

C. Monitoring Plan:

Due to the nature of the project, its location outside of mapped sand and gravel aquifers, and its separation from public water supplies, the Applicant suggests that a groundwater monitoring plan is not necessary.

D. Monitoring Well Installation Report:

Not applicable, no monitoring wells are being proposed as part of this project.

**SECTION 16. WATER SUPPLY:**

A. Water Supply Method:

1. Individual Wells: N/A

2. Common Well(s): N/A

3. Well construction in shallow-to-bedrock areas: N/A

4. Additional information: N/A

5. Off-Site Utility Company or Public Agency: Water supply will be provided by the Jay Village Water District (JVWD), which has a line that delivers domestic potable water to the site for the existing paper mill. Water from the JVWD will be utilized for normal domestic water uses relating to office space. Per discussion with DEP staff at a pre-application meeting on October 22, 2026, the demand for domestic potable water is being reduced from its historic demand. As such, an Ability-to-Serve (ATS) letter from JVWD has not been required for this section.

   Process water for the closed-loop cooling system generally imposes a one-time draw, pulled from the Jay Village Water District, at a rate acceptable to the district. The amount of this initial draw is anticipated to be 250,000 to 300,000 gallons.

   During normal operations, the closed loop cooling system is not anticipated to draw a significant amount of makeup water. Periodic system recharge will be coordinated with JVWD.

   If at any time the demand for process water for initial draw or recharge is anticipated to exceed the ability of JVWD, the Applicant proposes contracting with a licensed water hauler to import trucked water.

6. Other Sources: Fire Suppression water will be pumped from the Androscoggin River. An intake from the river and pumping and distribution system already exists on site and will be used by the data center for enclosed space.

B. Subsurface Wastewater Disposal: N/A

C. Total Usage:

   During normal operations, the proposed facility will be staffed with approximately 50 employees. According to Table 4C design flows published in the State of Maine Subsurface Wastewater Disposal Rules, a design flow should be calculated assuming 12 gallons per day per employee, resulting in a total design flow of approximately 600 gallons per day.

**SECTION 17. WASTEWATER DISPOSAL:**

A. On-Site Disposal Systems: A subsurface wastewater disposal (septic) system will be installed to receive domestic wastewater from the proposed facility. This system will utilize the existing sanitary sewer collection system which served the former paper mill. The proposed development will generate approximately 600 gallons per day of domestic wastewater from employee water usage. A full septic design has been completed by Main-Land and a copy is attached with this section.

B. Nitrate-nitrogen impact assessment: Not Applicable, the Applicant owns abutting property.

C. Municipal Facility: Wastewater from the previous use (paper mill) was treated via an on-site wastewater treatment facility. This facility is being operated by JAYCO, LLC with connection rights retained by JGT2 as noted elsewhere in this application. At this time, the Applicant intends to route sanitary sewer from the proposed facility to a septic system instead of the WWTF.

D. Wastewater Discharge Information: Not Applicable.

E. Storage or Treatment Lagoons: Not Applicable, no new lagoon systems are being proposed as part of this project.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM PERMIT APPLICATION

Maine CDC: Drinking Water Program
Attn: SSWW Unit
286 Water Street, 3rd floor
Augusta, ME 04330

## Property Address

Address (# & Street): 300 Riley Road
City/Town/ Plantation: Jay, Maine
Municipal Tax Map #: 2 Lot #: 20

## Property Owner or Applicant Information

Owner Name (Last, First): JGT2 Redevelopment LLC
Applicant Name: JGT2 Redevelopment LLC

## Owner or Applicant Mailing Address

Street: 1969 Shawnee Mission Parkway
City: Mission Woods State: KS Zip: 66205
Phone: 207-749-1000
Email: tmcdnald@boulos.com

## Owner/ Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Department and/or Local Plumbing Inspector(s) to deny a permit.

X
Property Owner/ Applicant Signature Date

## Installer Information

Name Phone
Email

## Issuing Municipality or Territory

Permit # Date Issued

X
Local Plumbing Inspector Signature LPI #

A subsurface wastewater disposal system may not be installed until a permit is issued by the Local Plumbing Inspector. The permit authorizes the installation of the disposal system in accordance with 10-144-CMR Chapter 241.

**CAUTION: INSPECTION REQUIRED**

"I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules Application."

X
Local Plumbing Inspector Signature Date

X
Local Plumbing Inspector Signature Date

Fee Calculations (For Town/ LPI Use Only)

- Revision
- Doubled Fee
- Variance
- Seas. Conv.

| | |
|---|---|
| Total Fee | $ |
| Town Share | $ |
| State 25% | $ |
| DEP WQS | $ |

The Town retains all doubled fees
The State receives 25% for First-time variances requiring State approval only
Seas. Conv. must be a stand-alone permit

## Type of Application

- 1. First Time System
- ■ 2. Replacement System
  - Type Replaced: Wastewater Treatment Plant
  - Year Installed: 1970's
- 3. Expansion
  - <25% (Minor) Expansion
  - ≥25% (Major) Expansion
- 4. Experimental System
- 5. Seasonal Conversion Permit

## Variance Requirements

- ■ 1. No Rule Variance
- 2. First Time System
  - LPI Only
  - State Required
- 3. Replacement System
  - LPI Only
  - State Required
- 4. Minimum Lot Size
- 5. Seasonal Conversion

## Treatment Tank(s)

- ■ 1. Concrete ■ Regular Low Profile H-20
- 2. Plastic
- 3. External Grease Interceptor Capacity gals
- 4. Other Specify

Tank Capacity: 10,000 gals Total # of New Tanks: 1

Notes: Existing treatment tank, to remain

Riser(s) required in accordance with 10-144-CMR Chapter 241 (7)(F)(2)(a)

## Disposal System Components

- 1. Complete Non-Engineered System (Field /Tank /Pump)
  - Specify Total Number of New Tanks
- 2. Primitive/ Limited System (Greywater + Alternative Toilet)
  - Specify Type
- 3. Alternative Toilet
  - Specify Type
- 4. Non-Engineered Treatment Tank(s) (750 gals or over*)
  - Specify Total # of New Tanks:
- 5. Holding Tank
- ■ 6. Non-Engineered Disposal Field
- 7. Complete Engineered System (Field/ 2 Tanks/ Pump)
  - New: # Disposal Fields # Tanks # Pumps
- 8. Engineered Tank(s) Only — Specify # of New Tanks
- 9. Engineered Field(s) Only
- 10. Miscellaneous Components — Specify
- 11. Pre-Treatment Tank (Tank fees apply)**
- 12. Pre-Treatment Component (Misc. Component fees apply)**

*Includes Grease Interceptors, Pump Tanks, etc. **Details on Pg. 2

## Site Evaluator Statement

I certify that I have completed a site evaluation on this property and state that the data reported are accurate and that the proposed system is in compliance with the State of Maine Subsurface Wastewater Disposal Rules (10-144A CMR 241).

Site Evaluator Name (Print): Scott R. Dixon Phone: 207-897-6752 SE #: 406

Signature: Scott R. Dixon Date: 11/3/26 Email: Scott@main-landdci.com

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Maine DHHS/CDC – Division of Environmental and Community Health
(207) 287-2070 | Fax (207) 287-4172 | subsurface.wastewater@maine.gov

Owner: JGT2 Redevelopment LLC

Address: 300 Riley Road

## Property Size

21 ☐ sq. ft. ■ acres

## Shoreland Zoning

☐ Yes ■ No

Current Use: ☐ Seasonal ☐ Undeveloped ☐ Year-Round ■ Commercial

## Latitude & Longitude (D.M.S.)

| | | | |
|---|---|---|---|
| Latitude | 44 | 30 | 23.36 |
| Longitude | 70 | 14 | 06.76 |

GPS margin of error:

## Type of Water Supply

☐ 1. Drilled Well ☐ 2. Dug/ Point Well ☐ 3. Private ■ 4. Public ☐ 5. Other

## Effluent/ Ejector Pump

Required: ■ Yes ☐ No ☐ Maybe

Dose (Engineered Systems): gals

## Garbage Disposal Unit

☐ Yes ■ No ☐ Maybe *If Yes...*

☐ Multi-compartment Tank

☐ Tanks in Series # of Tanks:

☐ Increase Tank Capacity

☐ Filter on Tank Outlet

## Pre-/ Advanced Treatment Systems

Make:

Model:

☐ Maintenance contract (HHE-300A) required

Make:

Model:

☐ Maintenance contract (HHE-300A) required

## Disposal System to Serve

☐ 1. Single Family Dwelling Unit
# of bedrooms:

☐ 2. Multiple Family Dwelling Units
# of bedrooms:

☐ 3. Accessory Dwelling Unit(s)
# of bedrooms:

■ 4. Other

Commercial Facility with employees

## Disposal Field Type & Size

☐ 1. Stone Bed

☐ 2. Stone Trench

■ 3. Proprietary Device
☐ Cluster Array ☐ Linear
☐ Regular ■ Load (H20-Rated)

■ 4. Other

28 side-feed concrete chambers
Cluster layout (28'x32')

Size 1,344 ■ sq. ft. ☐ lin. ft.

## Design Flow

600 Gallons per Day

Based on (select one)

☐ 1. Table 5A (Dwelling Units)

■ 2. Table 5C (Other Facilities)

*Show Calculations for "Other Facilities"*

50 employees X 12 gpd each = 600 gpd

☐ 3. Section 5(G) – Meter Readings

ATTACH WATER METER DATA

## Soil Data & Design Class

4B / 

Profile Condition

At Observation Hole # TP-

Limiting Factor Depth >72"

Limiting Factor Elevation <EL. 392'

Highest Elevation within Disposal Field

## Additional Notes

| Site Evaluator Signature or Initials | SE # | Date |
|---|---|---|
| [signature] | 406 | 11/3/26 |

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION
Maine DHHS/CDC – Division of Environmental and Community Health
(207) 287-2070 | Fax (207) 287-4172 | subsurface.wastewater@maine.gov

Owner: JGT2 Redevelopment LLC

Address: 300 Riley Road

Scale 1" = 100 ft.

SITE PLAN

SITE LOCATION

SEE ATTACHED SITE PLAN C2.2

SOIL PROFILE DESCRIPTION AND CLASSIFICATION

(Location of Observation Holes Shown Above)

Observation Hole # | Test Pit | Boring | Organic Horizon Thickness | Ground Surface Elevation | Depth to Exploration or Refusal

| | Textures | Consistence | Color | Redox Features |
|---|---|---|---|---|
| 0 | | | | |
| 6 | | | | |
| 12 | | | | |
| 18 | | | | |
| 24 | | | | |
| 30 | | | | |
| 36 | | | | |
| 42 | | | | |
| 48 | | | | |

SEE ATTACHED TEST PIT LOGS

| Soil Classification | | Slope | Limiting Factor | |
|---|---|---|---|---|
| | | % | " | Ground water<br>Restrictive Layer<br>Bedrock<br>Pit Depth |
| Profile | Condition | | | |

Observation Hole # | Test Pit | Boring | Organic Horizon Thickness | Ground Surface Elevation | Depth to Exploration or Refusal

| | Textures | Consistence | Color | Redox Features |
|---|---|---|---|---|
| 0 | | | | |
| 6 | | | | |
| 12 | | | | |
| 18 | | | | |
| 24 | | | | |
| 30 | | | | |
| 36 | | | | |
| 42 | | | | |
| 48 | | | | |

| Soil Classification | | Slope | Limiting Factor | |
|---|---|---|---|---|
| | | % | " | Ground water<br>Restrictive Layer<br>Bedrock<br>Pit Depth |
| Profile | Condition | | | |

Site Evaluator Signature or Initials | SE # 406 | Date 11/3/24

FORM F Rev. 07/11a

# SOIL PROFILE / CLASSIFICATION INFORMATION

**DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES**

Project Name: New Mill-Riley | Applicant Name: Data Center | Project Location (municipality): Jay, Maine

## TP-1

Exploration Symbol # TP-1 ☑ Test Pit ☐ Boring ☐ Probe

2 " Organic horizon thickness Ground surface elev. 398.0'

48 " Depth of exploration or to refusal

| Depth below mineral soil surface (inches) | Texture | Consistency | Color | Redox Features |
|---|---|---|---|---|
| 0–10 | Sandy Loam | Friable | Brown | None observed to 48" |
| 10–20 | Loamy Sand, with gravel (Fill, like 4) | Loose to Medium Firm | Mixed Brown and Light orange-brown | |
| 20–60 | | | | |

Soil Details by S.E. ▸▸ / S.S. ▸▸

| Soil Classification | Slope | Limiting Factor | |
|---|---|---|---|
| 4B (Best Fit) (Profile / Condition) | 0-3 (Percent) | >48" (Depth) | ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock |

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric | Hydrologic Soil Group:

## TP-2

Exploration Symbol # TP-2 ☑ Test Pit ☐ Boring ☐ Probe

2 " Organic horizon thickness Ground surface elev. 397.5'

72" " Depth of exploration or to refusal

| Depth below mineral soil surface (inches) | Texture | Consistency | Color | Redox Features |
|---|---|---|---|---|
| 0–15 | Loam | Friable | Brown | None |
| 15–30 | Loamy Sand with gravel cobbles (Fill, like 4) | Loose to Medium Firm | Light brown mixed with orange-brown | |
| 30–45 | | | Brown gray | |
| 45–60 | Loamy M-F Sand, with gravel | Friable to Medium Firm | Dk-brown | |
| 60–75 | | | Light brown | |

Soil Details by S.E. ▸▸ / S.S. ▸▸

| Soil Classification | Slope | Limiting Factor | |
|---|---|---|---|
| 4B (Profile / Condition) | 0-3 (Percent) | >72" (Depth) | ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock |

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric | Hydrologic Soil Group:

## TP-3

Exploration Symbol # TP-3 ☑ Test Pit ☐ Boring ☐ Probe

2 " Organic horizon thickness Ground surface elev. 398.0'

42 " Depth of exploration or to refusal

| Depth below mineral soil surface (inches) | Texture | Consistency | Color | Redox Features |
|---|---|---|---|---|
| 0–10 | Sandy Loam | Friable | Brown | None to 42" |
| 10–20 | Sand, with gravel, trace loam (Fill, like 4) | Loose to Medium Firm | Mixed Brown and Light brown | |
| 20–60 | | | | |

Soil Details by S.E. ▸▸ / S.S. ▸▸

| Soil Classification | Slope | Limiting Factor | |
|---|---|---|---|
| 4B (Best Fit) (Profile / Condition) | 0-3 (Percent) | >42" (Depth) | ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock |

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric | Hydrologic Soil Group:

## TP-4

Exploration Symbol # TP-4 ☑ Test Pit ☐ Boring ☐ Probe

2 " Organic horizon thickness Ground surface elev. 397.5'

42 " Depth of exploration or to refusal

| Depth below mineral soil surface (inches) | Texture | Consistency | Color | Redox Features |
|---|---|---|---|---|
| 0–10 | Sandy Loam | Friable | Brown | None to 42" |
| 10–20 | Sandy Loam, with gravel (Fill, like 4) | Loose to Medium Firm | Mixed Brown and Light brown | |
| 20–60 | | | | |

Soil Details by S.E. ▸▸ / S.S. ▸▸

| Soil Classification | Slope | Limiting Factor | |
|---|---|---|---|
| 4B (Best Fit) (Profile / Condition) | 0-3 (Percent) | >42" (Depth) | ☐ Groundwater ☐ Restrictive Layer ☐ Bedrock |

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric | Hydrologic Soil Group:

## INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Scott R. Dixon | Date: 11/2/20

Name Printed: Scott R. Dixon | Cert/Lic/Reg. #: SE 406

Title: ☑ Licensed Site Evaluator ☐ Certified Soil Scientist ☑ Certified Geologist ☑ Professional Engineer

STATE OF MAINE — SCOTT R. DIXON — LSE 406 — SITE EVALUATOR — affix professional seal

FORM F Rev. 07/11a

# SOIL PROFILE / CLASSIFICATION INFORMATION

**DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES**

| Project Name: | Applicant Name: | Project Location (municipality): |
|---|---|---|
| New Mill-Riley | Data Center | Jay, Maine |

## Exploration Symbol # TP-5 ☑ Test Pit ☐ Boring ☐ Probe

0 " Organic horizon thickness  Ground surface elev. 396.5'

36 " Depth of exploration or to refusal

Depth below mineral soil surface (inches)

| | Texture | Consistency | Color | Redox Features |
|---|---|---|---|---|
| 0–10 | Sandy Loam, with gravel (Fill, like) | Loose to Medium Firm (refusal in layer of gravel) | Mixed Brown, Orange-brown, and dark brown | None to 36" |

Soil Details by S.E. ▸▸ / S.S. ▸▸

| Soil Classification (Profile / Condition) | Slope (Percent) | Limiting Factor (Depth) | Groundwater | Restrictive Layer | Bedrock |
|---|---|---|---|---|---|
| 4B (Best Fit) | 1-4 | >36" | ☐ | ☐ | ☐ |

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric  Hydrologic Soil Group

## Exploration Symbol # _____ ☐ Test Pit ☐ Boring ☐ Probe

_____ " Organic horizon thickness  Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)

| | Texture | Consistency | Color | Redox Features |
|---|---|---|---|---|
| 0–60 | | | | |

Soil Details by S.E. ▸▸ / S.S. ▸▸

| Soil Classification (Profile / Condition) | Slope (Percent) | Limiting Factor (Depth) | Groundwater | Restrictive Layer | Bedrock |
|---|---|---|---|---|---|
| | | " | ☐ | ☐ | ☐ |

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric  Hydrologic Soil Group

## Exploration Symbol # _____ ☐ Test Pit ☐ Boring ☐ Probe

_____ " Organic horizon thickness  Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)

| | Texture | Consistency | Color | Redox Features |
|---|---|---|---|---|
| 0–60 | | | | |

Soil Details by S.E. ▸▸ / S.S. ▸▸

| Soil Classification (Profile / Condition) | Slope (Percent) | Limiting Factor (Depth) | Groundwater | Restrictive Layer | Bedrock |
|---|---|---|---|---|---|
| | | " | ☐ | ☐ | ☐ |

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric  Hydrologic Soil Group

## Exploration Symbol # _____ ☐ Test Pit ☐ Boring ☐ Probe

_____ " Organic horizon thickness  Ground surface elev. _____

_____ " Depth of exploration or to refusal

Depth below mineral soil surface (inches)

| | Texture | Consistency | Color | Redox Features |
|---|---|---|---|---|
| 0–60 | | | | |

Soil Details by S.E. ▸▸ / S.S. ▸▸

| Soil Classification (Profile / Condition) | Slope (Percent) | Limiting Factor (Depth) | Groundwater | Restrictive Layer | Bedrock |
|---|---|---|---|---|---|
| | | " | ☐ | ☐ | ☐ |

Soil Series/Phase Name: ☐ Hydric ☐ Non-hydric  Hydrologic Soil Group

## INVESTIGATOR INFORMATION AND SIGNATURE

| Signature | Date |
|---|---|
| Scott R. Dixon | 11/2/26 |
| Name Printed: Scott R. Dixon | Cert/Lic/Reg. # SE 406 |

Title: ☑ Licensed Site Evaluator ☐ Certified Soil Scientist ☑ Certified Geologist ☑ Professional Engineer

STATE OF MAINE
SCOTT R. DIXON
LSE 406
SITE EVALUATOR
not professional seal

FORM E Rev. 07/11

## SOIL CONDITIONS SUMMARY TABLE

**SUMMARY LOG OF SUBSURFACE EXPLORATIONS AT PROJECT SITES**

Project Name: NewMill - Riley Facility | Applicant Name: Data Center | Project Location (municipality): Jay, Maine

| Lot No. | Exploration Symbol (TP 1, B 2, etc.) | ✘ if at SSWD Field | Description of subsurface materials by: • Soil profile/condition (if by S.E.), • Soil series name (if by C.S.S.), or by • Geologic unit (if by C.G.) | Depths to (inches): Redoximorphic Features | Bedrock | Hydraulically Restrictive Layer | Limit of Exploration | Ground Surface Slope (%) | Ground Surface Elevation |
|---|---|---|---|---|---|---|---|---|---|
| -- | TP-1 | ☑ | 4B | Not observed | Not obs. | Not obs. | 48" | 0-2 | 398.0' |
| -- | TP-2 | ☑ | 4B | " | " | " | 72" | " | 397.5' |
| -- | TP-3 | ☑ | 4B | " | " | " | 48" | " | 398.0' |
| -- | TP-4 | ☑ | 4B | " | " | " | 48" | " | 397.5' |
| -- | TP-5 | ☑ | 4B | " | " | " | 48" | " | 396.5' |
| | | ☐ | | | | | | | |
| | | ☐ | | | | | | | |
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### INVESTIGATOR INFORMATION AND SIGNATURE

Signature: Scott R. Dixon | Date: 11/2/26

Name Printed: Scott R. Dixon | Cert/Lic/Reg. #: SE 406

Qualification: ☑ Licensed Site Evaluator ☐ Certified Soil Scientist ☑ Certified Geologist ☑ Other: P.E.

STATE OF MAINE
SCOTT R. DIXON
LSE 406
Certified Professional
SITE EVALUATOR

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

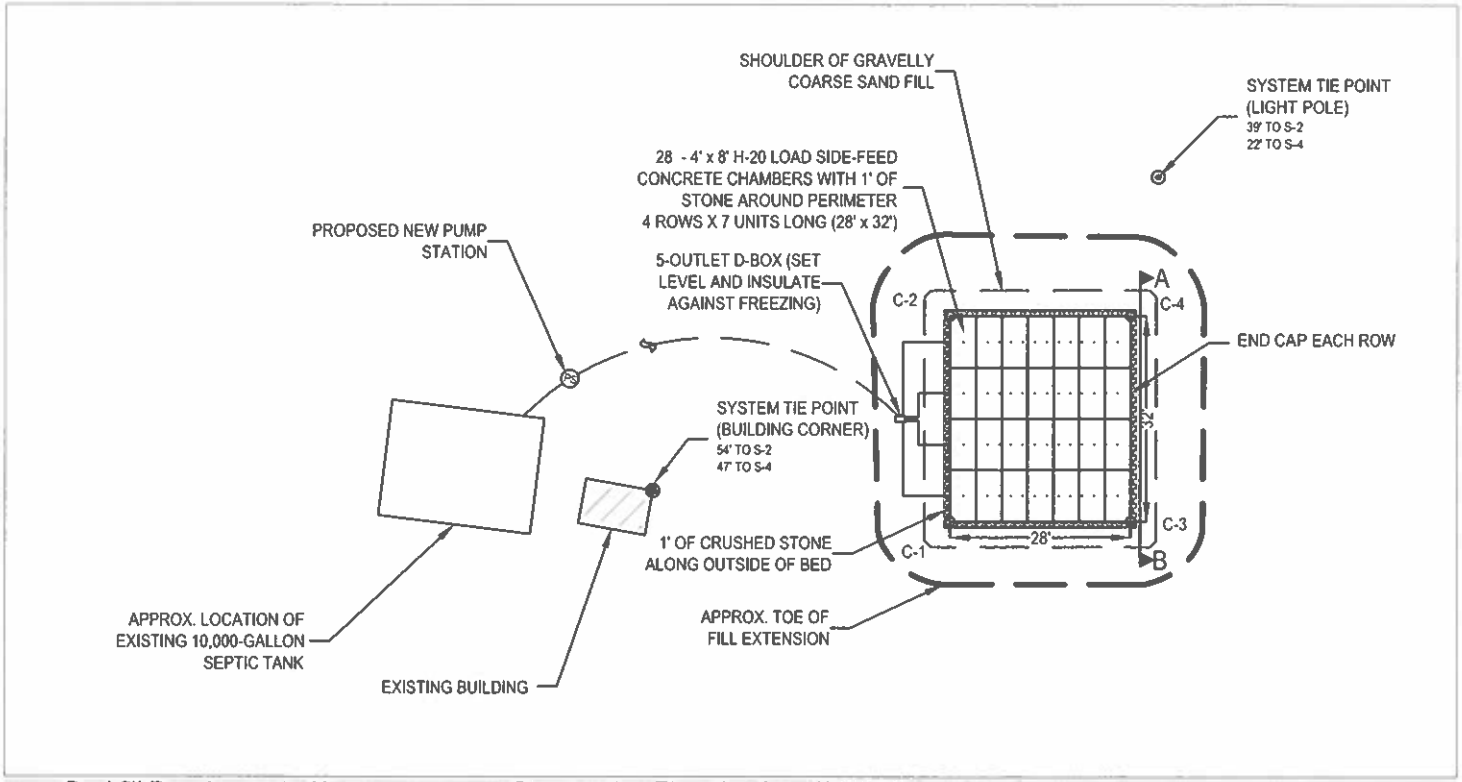
Maine DHHS/CDC – Division of Environmental and Community Health
(207) 287-2070 | Fax (207) 287-4172 | subsurface.wastewater@maine.gov

Owner: JGT2 Redevelopment LLC

Address: 300 Riley Road

Scale 1" = 30 ft.

## SUBSURFACE WASTEWATER DISPOSAL PLAN




| Backfill Requirements Above Existing Grade | | Construction Elevation from Elevation Reference Point | | Elevation Reference Point | |
|---|---|---|---|---|---|
| Depth of Backfill (upslope) | 12"± | Finished Grade Elevation | 397.5'± | Location & Description | |
| Depth of Backfill (downslope) | 12"± | Top of Distribution Pipe or Proprietary Device | 396.8'± | Site ground surface elevation datum | |
| Depth at Cross-Section (shown in attachment) | | Bottom of Disposal Field | 395.75'± | Reference Elevation is: | NAVD88 |

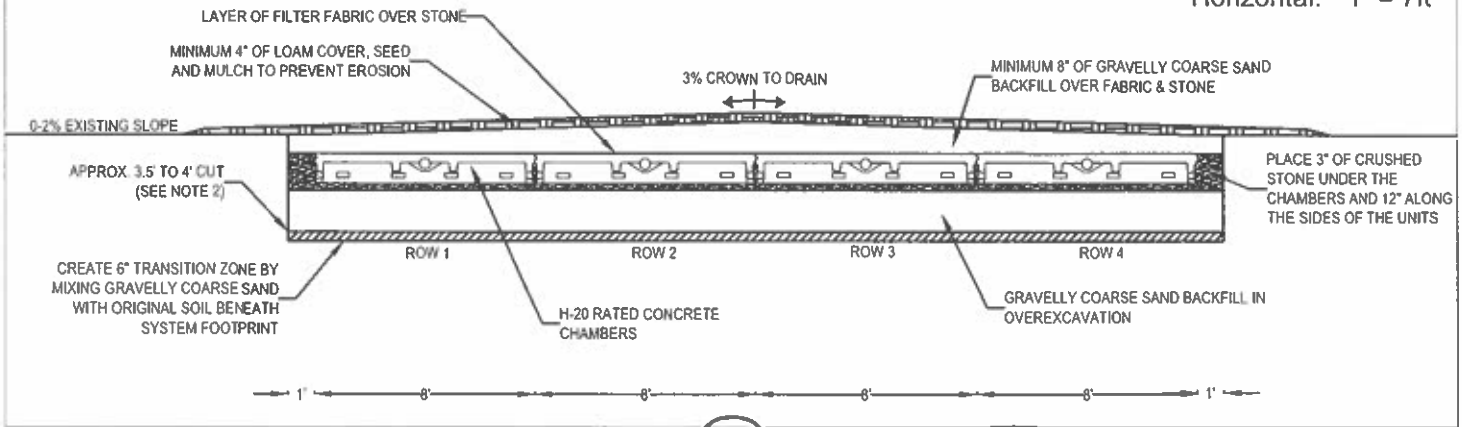
ANY QUESTIONS IN CONSTRUCTION OF SEPTIC SYSTEM CONTACT:
SCOTT DIXON

NOTES:
1. BACKFILL MEANS GRAVELLY COARSE SAND
2. CONTRACTOR MUST OVEREXCAVATE EXISTING FILL DOWN TO TOP OF NATIVE SOIL NEAR 3.5' TO 4' DEPTH, AND CREATE 6' TRANSITION ZONE. THEN PLACE BACKFILL BACK UP TO BOTTOM OF CRUSHED STONE ELEVATION

ELEVATIONS: ERP= SITE DATUM

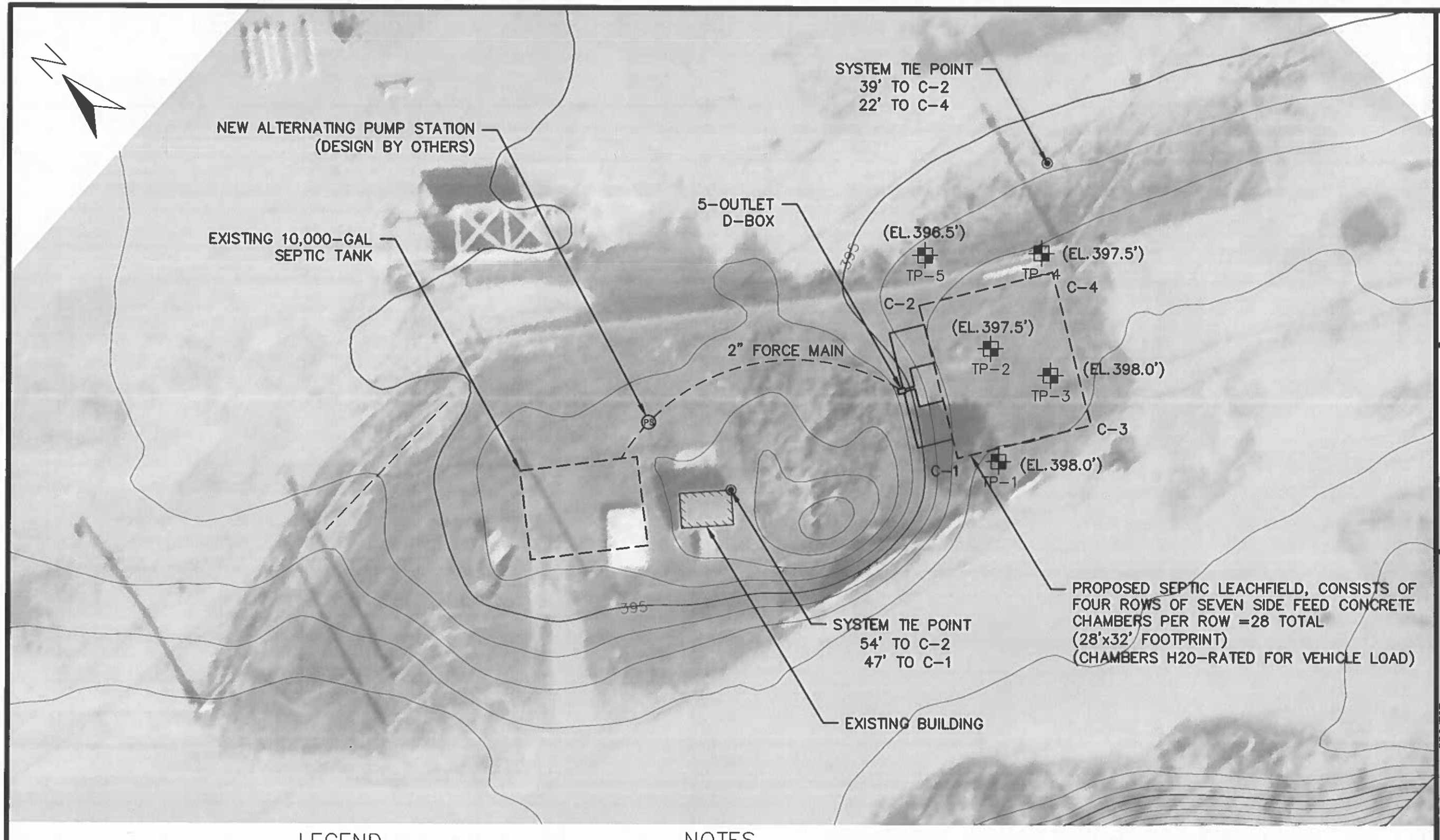
| | ALL ROWS |
|---|---|
| FINISH GRADE | 397.5'± |
| TOP OF UNITS | 396.8'± |
| BOTTOM OF UNITS | 395.75'± |
| BOTTOM OF STONE | 395.5'± |

Scales:
Vertical: 1" = 7ft
Horizontal: 1" = 7ft




Scott D | 406 | 11/3/26

Site Evaluator Signature or Initials | SE# | Date




20 0 10 20

( IN FEET )

1 INCH = 20 FT

## LEGEND

490 — MAJOR CONTOUR LINE

MINOR CONTOUR LINE

TP-1 SOIL TEST PIT

## NOTES

1. TEST PITS DONE BY MAIN-LAND ON 2026-10-08 AND 2026-10-26.
2. CONTOURS SHOWN ARE BASED ON STATE OF MAINE LIDAR DATA AND WERE DOWNLOADED FROM HTTP://COAST.NOAA.GOV WITH A CONTOUR INTERVAL OF 1-FOOT. THE VERTICAL DATUM IS NAVD88 AND BASED ON GPS OBSERVATIONS NEAR THE SURVEYED PARCEL.
3. AERIAL IMAGERY DOWNLOADED FROM 2026 MICROSOFT BING.

MAIN-LAND DEVELOPMENT CONSULTANTS, INC.
69 MAIN ST. LIVERMORE FALLS, MAINE
367 US ROUTE 1 FALMOUTH, MAINE
182 MOOSEHEAD TRAIL, NEWPORT, MAINE
PH: (207) 897-6752 FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

MLDC NO. 23-285
PROJ. MGR: PNR
DRAWN BY: ERL
CHECKED BY: SRD
REVISION NO. N/A
SURVEY DATE: N/A
ISSUE DATE: 2026-11-03
ISSUED FOR: REVIEW

**NOT FOR CONSTRUCTION**

PROJECT
**WASTEWATER TREATMENT FACILITY**
**STORMWATER**
300 RILEY ROAD, JAY, MAINE 04239

MADE FOR
**NEW MILL CAPITOL HOLDINGS, LLC**
1968 SHAWNEE MISSION PARKWAY, MISSION WOODS, KS 66205

DRAWING NO. C2.2

1 OF 1

1PLN-ENVIRONMENTAL.dwg - PLOTTED ON 11/3/2026 3:12 PM BY EMILY LUCAS

## SECTION 18. SOLID WASTE:

This project is anticipated to generate construction debris during the construction process and operational waste once the facility is functional. Demolition of non-functional mill infrastructure has been and will continue to occur in accordance with the current permit.

A. Commercial Solid Waste Facility:

Operational solid waste from this facility will be minimal, generally consisting of office waste. Solid waste will be stored on site in dumpsters, then collected and hauled to the Norridgewock Crossroads Landfill by Waste Management (WM). The facility is anticipated to generate less than 700 lb or 8 CY per week of solid waste. An Ability-to-Serve letter from WM is included with this section.

B. Off-Site Disposal of Construction Debris:

Debris from construction will be collected and stored on-site in dumpsters, then hauled to the on-site landfill owned and operated by JAYCO, LLC. An Ability-to-Serve letter from JAYCO is included with this section

C. On-Site Disposal of Woodwaste or Land Clearing Debris:

Woodwaste from the site, if any, will be delivered to the adjacent landfill facility.

D. Special or Hazardous Waste:

This project does not entail the generation of special or hazardous wastes during construction or operation.

**Waste Management**
Crossroads Landfill

**Crossroads Landfill**
P.O. Box 629
357 Mercer Road
Norridgewock, ME 04957
207.634.2714
207.634.4519 Fax

October 27, 2026

JGT2 Redevelopment, LLC
Anthony McDonald
300 Riley Road
Jay, Maine 04239

Subject: Jay Paper Mill

Anthony:

Please be advised that Waste Management's Crossroads Landfill located in Norridgewock, Maine has approximately 850,000 cubic yards remaining in out Phase 14A/B landfill, MDEP License #S-010735-WD-YB-N. Phase 14 has an additional 6,000,000 cubic yards of permitted space not yet constructed.

This capacity will accommodate the estimated 700 pounds of MSW weekly from the former Jay Paper Mill.

If I can be of further assistance, please do not hesitate to contact me at 207-634-2714.

Sincerely,

Jeff McGown
District Manager

To: JGT2

Re: Ability to Accept C&D Waste — JGT2

To Whom It May Concern:
This letter confirms that Jay CDD Site / Jay OpCo LLC, located at 300 Riley Road , Jay, ME 04239, is authorized and has the operational capacity to accept Construction Demolition and Debris from JGT2's facility at 300 Riley Rd, Jay, ME 04239.The material may be accepted subject to the facility's normal screening, scheduling, transportation, payment, and compliance requirements. The proposed delivery method is delivered to the working face via the generator's choice of hauler. Hauler must follow all safety and compliance signage and direction from site staff.
We will accept only materials allowed by our license with MEDEP its approvals and applicable state and federal requirements. This letter is not an agreement to accept prohibited, hazardous, contaminated, or otherwise nonconforming materials.
For questions or to arrange deliveries, please contact:

Mike Mahaffey
mmahaffey@anchorwaste.com
207-516-2523

Sincerely,

Mike Mahaffey Jay OpCo LLC

**SECTION 19. FLOODING:**

Not applicable, no areas of the proposed project site are in the FEMA 100-year base flood area.

**SECTION 20. BLASTING:**

No blasting is proposed as part of the construction of this project. However, if required if required by DEP, the applicant will submit a Blasting Plan if unforeseen circumstances require blasting as part of the installation of the project infrastructure.

## SECTION 21. AIR EMISSIONS:

The only new source of air emissions from the proposed project would be exhaust from the new emergency electric generators. Two generators capable of generating 3.25 MW each are proposed for emergency generation for the project. The applicant has applied for an Air Emissions license with the Department.

**SECTION 22. ODORS:**

Not applicable, no new sources of odors are proposed that would be detectable at the property line.

**SECTION 23. WATER VAPOR:**

Not applicable, the proposed project will not introduce any new sources of water vapor emissions.

**SECTION 24. SUNLIGHT:**

Not applicable, the proposed facility will not be taller than existing paper mill facilities. No structures will block access to direct sunlight for structures utilizing solar energy.

**SECTION 25. NOTICES:**

Enclosed is a list of abutters and the Forms B & C notification forms sent to the abutters and to the Sun Journal for publication. A map showing abutting parcels is also included with this application.

MAIN-LAND
DEVELOPMENT
CONSULTANTS, INC.

ENGINEERS, SURVEYORS, SCIENTISTS

P.O. BOX Q_LIVERMORE FALLS, ME 04254
367 US ROUTE 1, N. BUILDING, FALMOUTH, ME 04105
182A MOOSEHEAD TRAIL, NEWPORT, ME 04953
TEL: (207) 897-6752/FAX: (207) 897-5404
WWW.MAIN-LANDDCI.COM

Dear Abutter,

Please take notice that:

JGT2 Redevelopment, LLC
300 Riley Rd.
Jay, ME 04239

Point of Contact: Main-Land Development Consultants, Inc.
Phone Number: (207) 897-6752
Email Address: mainldc@main-landdci.com

is intending to file the following permit applications with Maine Department of Environmental Protection (DEP) on or about November 4th, 2026: a Site Location of Development Act Minor Amendment permit application pursuant to the provisions of 38 M.R.S.A. §§ 481 thru 490 and a New Minor Source Air Emission License application pursuant to the provisions of 38 M.R.S., Section 590.

The application is for redevelopment of a portion of the former Androscoggin paper mill located at 300 Riley Rd. in Jay, Maine into a data center. The Site Location of Development permit would include re-use of existing paper mill buildings to hold computing equipment, redevelopment of existing parking lot and rail yard areas to contain HVAC equipment, and construction of a new subsurface wastewater system for sanitary sewer. The Air License permit would include installation of (2) 3250 kW diesel standby generators for emergency power.

According to Department regulations, interested parties must be publicly notified, written comments invited, and if justified, an opportunity for public hearing given. A request for a public hearing (for either application) or a request that the Board of Environmental Protection assume jurisdiction over the Site Location of Development application must be received by the Department in writing, no later than 20 days after the application is found by the Department to be complete and is accepted for processing. A public hearing may or may not be held at the discretion of the Commissioner or Board of Environmental Protection. Public comment on the application will be accepted throughout the processing of the application.

Written public comments may be submitted at any time during the course of the application's processing. For more information on how to submit public comment electronically with the DEP, please go to the DEP's website: https://www.maine.gov/dep/publications/is-public.html. Written public comments may also be sent to the regional office in Augusta where the application is filed for public inspection:

Maine DEP, Central Maine Regional Office, 17 State House Station, Augusta, Maine 04333
Site Location of Development Project Manager: Jessica Damon
Air License Project Manager: Jane Gilbert

The application will be filed for public inspection on DEP's website at: https://www.maine.gov/dep/mels/hub.html. A copy of the application may also be seen at the municipal offices in Jay, Maine.

Sincerely,

Main-Land Development Consultants, Inc.

Peter Roberts, P.E.
Senior Project Engineer, Project Manager

PUBLIC NOTICE:
NOTICE OF INTENT TO FILE

Please take notice that:

JGT2 Redevelopment, LLC
300 Riley Rd.
Jay, ME 04239

Point of Contact: Main-Land Development Consultants, Inc.
Phone Number: (207) 897-6752
Email Address: mainldc@main-landdci.com

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| First | Last Name | First | Last | Address | City | State | Zip Code | Tax Map | Lot Numb |
|---|---|---|---|---|---|---|---|---|---|
| RICHARD | DAMON | | | PO BOX 503 | LIVERMORE | ME | 04253 | 27 | 1 |
| CSX TRANSPORTATION | | | | 500 WATER STREET J-910 | JACKSONVILLE | FL | 32202 | 2 | 21 |
| JAMES | MANCINE | | | 5 MIDDLE ST | JAY | ME | 04239 | 27 | 24 |
| CSX TRANSPORTATION | | | | 500 WATER STREET J-910 | JACKSONVILLE | FL | 32202 | 2 | 21 |
| THEODORE & DONNA | LIBBY | | | 227 KENNEBUNK POND ROAD | LYMAN | ME | 04002 | 6A | 34 |
| J&J RENTAL SOLUTIONS LLC | | | | 24 APPLEGATE LANE | WILTON | ME | 04294 | 6A | 36 |
| NATIONAL RETAIL SYSTEMS, INC | | | | 222 INTERVALE ROAD | JAY | ME | 04239 | 6 | 2 |
| FRANK | BURNHAM | | | 84 SMITH ROAD | CARTHAGE | ME | 04224 | 6 | 1 |
| TOWN OF JAY | | | | 340 MAIN STREET | JAY | ME | 04239 | 6 | 2-B |
| DONNA | SMITH | | | PO BOX 23 | JAY | ME | 04239 | 6 | 126 |
| CHARLES | REICHERT | | | PO BOX 313 | JAY | ME | 04239 | 6 | 3 |
| CHARLES | REICHERT, MAINE TAX DEFERRAL PROGRAM | | | PO BOX 313 | JAY | ME | 04239 | 6 | 4 |
| TOWN OF JAY | | | | 340 MAIN STREET | JAY | ME | 04239 | 6 | 2-A |
| MERRILL PROPERTIES, LLC | | | | PO BOX 120 | JAY | ME | 04239 | 24 | 5 |
| EAGLE CREEK DEV. HOLDINGS, LLC | | C/O MIKE | BOLLINGER | PO BOX 167 | NESHKORO | WI | 54960 | 3 | 21 |
| WAYNE | WHITTEMORE | | | 465 FAYETTE ROAD | LIVERMORE FALLS | ME | 04254 | 27 | 5 |
| LINDA ET AL | JACQUES | REX R ET AL | DALTON | 45 RILEY ROAD | JAY | ME | 04239 | 27 | 2 |
| EUGENE | TARDIF | | | 31 LAVOIE ST | JAY | ME | 04239 | 27 | 18 |
| EAGLE CREET DEV. HOLDINGS, LLC | | C/O MIKE | BOLLINGER | PO BOX 167 | NESHKORO | WI | 54960 | 2 | 13-A |
| CMP ANDROSCOGGIN LLC | | | | PO BOX 20 | JAY | ME | 04239 | R5 | 18 |
| CMP ANDROSCOGGIN LLC | | | | PO BOX 20 | JAY | ME | 04239 | R5 | 19 |
| THOMAS | BURGESS | | | 49 NORTH END ROAD | GEORGETOWN | ME | 04548 | R5 | 20 |
| CMP ANDROSCOGGIN LLC | | | | PO BOX 20 | JAY | ME | 04239 | R5 | 11 |
| ANDROSCOGGIN LAND TRUST, INC | | | | PO BOX 3145 | AUBURN | ME | 04212 | 1 | 14 |
| DARREN | POLLIS | | | PO BOX 5211 | NO JAY | ME | 04262 | 2 | 30 |
| DAVID & ELKE | JOSEPHSON | | | 25 RICHARDSON PLACE | JAY | ME | 04239 | 1 | 33 |
| DAVID & ELKE | JOSEPHSON | | | 25 RICHARDSON PLACE | JAY | ME | 04239 | 1 | 32A |
| SHIRLEY | LESUER | | | PO BOX 176 | JAY | ME | 04239 | 3 | 1 |
| WANDA | MCDONALD, TRUSTEE | | | 99 CRASH ROAD | JAY | ME | 04239 | 3 | 9 |
| EDWQARD | MELCHER | KIM | COLLINS | 21 CRASH ROAD | JAY | ME | 04239 | 3 | 12 |
| DUABE & ELIZABETH | CONANT | | | 55 CANTON POINT ROAD | CANTON | ME | 04221 | 5 | 4 |
| JAMES & STEVEN | CRANE | | | 2312 EXETER ROAD | EXETER | ME | 04435 | 5 | 5 |
| DEAN | LANGTON | | | PO BOX 733 | WILTON | ME | 04294 | 5 | 75 |
| JEFFREY | BARKER | | | PO BOX 244 | JAY | ME | 04239 | 5 | 97 |
| DONNA & BRIAN | PERRY | | | 455 INTERVALE ROAD | JAY | ME | 04239 | 5 | 76 |
| WILLIAM G & WILLIAM S | HODGKINS LIFE ESTATE | | | 69 PARKVIEW AVENUE | LIVERMORE FALLS | ME | 04254 | 5 | 6 |
| HARVEY | CALDEN | | | PO BOX 89 | JAY | ME | 04239 | 5 | 81 |
| WILLIAM G | BOWIE | | | 351 INTERVALE ROAD | JAY | ME | 04239 | 5 | 82 |
| WARREN | BROWN | | | 116 INTEVALE ROAD | JAY | ME | 04239 | 22 | 23 |
| ELMON | DYAR JR | | | PO BOX 1119 | VILLAGE MILLS | TX | 77663 | 22 | 21 |
| TAMMY | POULIN | | | 100 INTERVALE ROAD | JAY | ME | 04239 | 22 | 20 |
| EAGLE CREEK DEVV. HOLDINGS, LLC | | C/O MIKE | BOLLINGER | PO BOX 167 | NESHKORO | WI | 54960 | 22 | 10 |
| EAGLE CREEK DEVV. HOLDINGS, LLC | | C/O MIKE | BOLLINGER | PO BOX 167 | NESHKORO | WI | 54960 | 23 | 1 |
| EAGLE CREEK DEVV. HOLDINGS, LLC | | C/O MIKE | BOLLINGER | PO BOX 167 | NESHKORO | WI | 54960 | 3 | 22 |
| EAGLE CREEK DEVV. HOLDINGS, LLC | | C/O MIKE | BOLLINGER | PO BOX 167 | NESHKORO | WI | 54960 | 3 | 23 |
| ANDROSCOGGIN LAND TRUST, INC | | | | PO BOX 3145 | AUBURN | ME | 04212 | 2 | 1 |
| EAGLE CREEK DEVV. HOLDINGS, LLC | | C/O MIKE | BOLLINGER | PO BOX 167 | NESHKORO | WI | 54960 | R9 | 22 |
| ANDROSCOGGIN LAND TRUST, INC | | | | PO BOX 3145 | AUBURN | ME | 04212 | R9 | 21 |
| ANDROSCOGGIN LAND TRUST, INC | | | | PO BOX 3145 | AUBURN | ME | 04212 | R9 | 19.01 |
| MAINE CENTRAL RAILROAD | C/O CSX TRANSPORTATION | | | 500 WATER STREET J-910 | JACKSONVILLE | FL | 32202 | R5 | 16 |
| GENEROSO & CHERYL | UHUAD | | | PO BOX 141 | JAY | ME | 04239 | 3 | 11 |
| WANDA | MCDONALD, TRUSTEE | | | 99 CRASH ROAD | JAY | ME | 04239 | 3 | 81 |
| MARGARET | BLODGETT | | | 80 CRASH ROAD #1 | JAY | ME | 04239 | 3 | 8 |