

Coburn Gore Land Port of Entry Expansion and Modernization Project

Draft Environmental Assessment
Public Meeting
June 12, 2025



U.S. General Services Administration



Welcome and Housekeeping

Recording and Accessibility

- Audio of this presentation is being recorded by a stenographer to provide closed captioning.
- The Draft Environmental Assessment (EA) is available here: <http://gsa.gov/CoburnGore>

Comment Submission

- Instructions on how to submit comments will be provided at the end of the presentation.

Tonight's Speakers

- Li Wang, GSA
- Tina Sekula, JMT



Meeting Purpose and Agenda

Purpose: Receive public input on the findings of the Draft EA and anticipated impacts of the proposed alternatives.

- National Environmental Policy Act (NEPA) Overview
- Project Background
- Purpose and Need
- Project Alternatives
- Summary of Effects and Mitigation Measures
- Overall Project Schedule
- Public Comment Session
- Other Ways to Comment



NEPA requires federal agencies to:

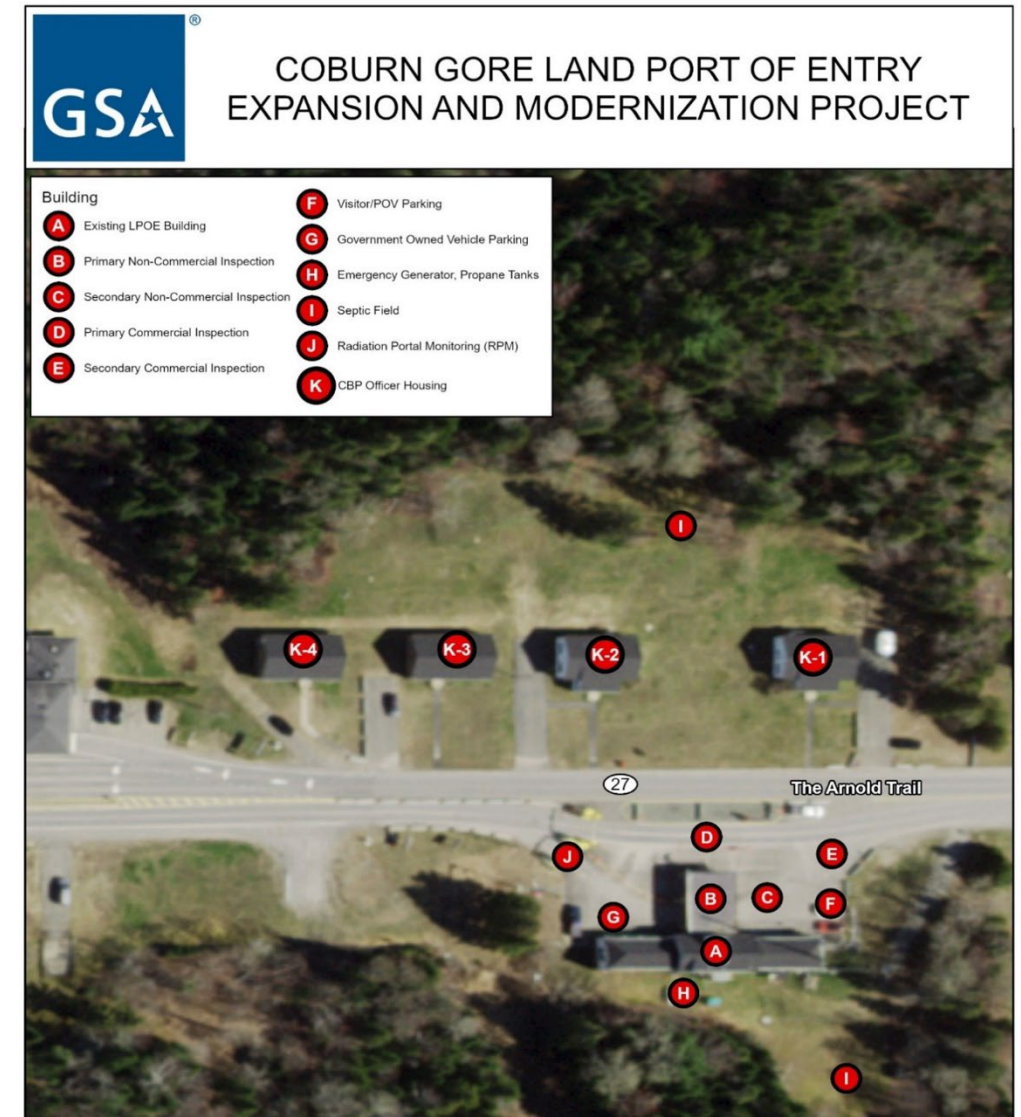
- Consider and document the effects of their proposed projects on the natural and human environment.
- Involve the public in the decision-making process.

GSA has prepared a Draft EA per NEPA requirements to assess potential effects from the proposed expansion and modernization of the Coburn Gore Land Port of Entry (LPOE).

Public Review:

- The Public Comment Period (May 22 to June 23, 2025) is an opportunity for you to review and provide input on the Draft EA.
 - The Draft EA is available online: <http://gsa.gov/CoburnGore>.
 - A hard copy is available for review at the front desk of the Stratton Public Library.
- GSA will consider comments received during the Public Comment Period in the development of the Final EA.

- Located at The Arnold Trail (State Route 27) at the U.S.-Canada Border.
- Facilitates inspections for privately-owned vehicles (POVs), permitted commercial vehicles (e.g. bicycles), non-motorized traffic, and pedestrians.
- Constructed in 1931
- Federal tenant: U.S. Customs and Border Protection (CBP)
- Hours of Operation: 7 days a week; 24 hours a day

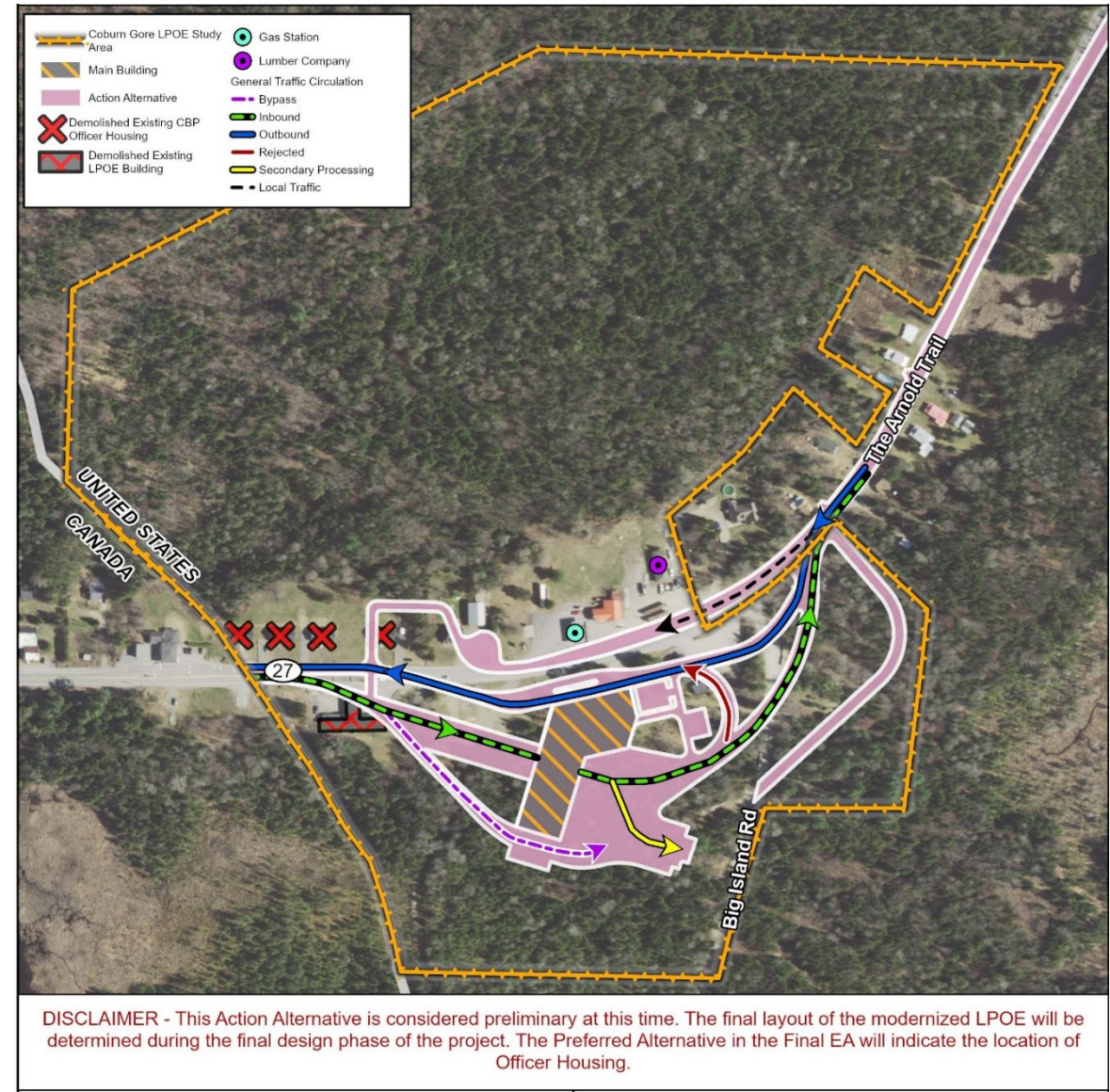


Purpose: The purpose of the Project is to expand and modernize the Existing LPOE to improve the operational efficiency, safety, and security of CBP personnel and travelers crossing between Coburn Gore, ME, and Woburn, Quebec, Canada. GSA is supporting CBP missions by bringing the LPOE operations in line with CBP's current land port design standards and operational requirements.

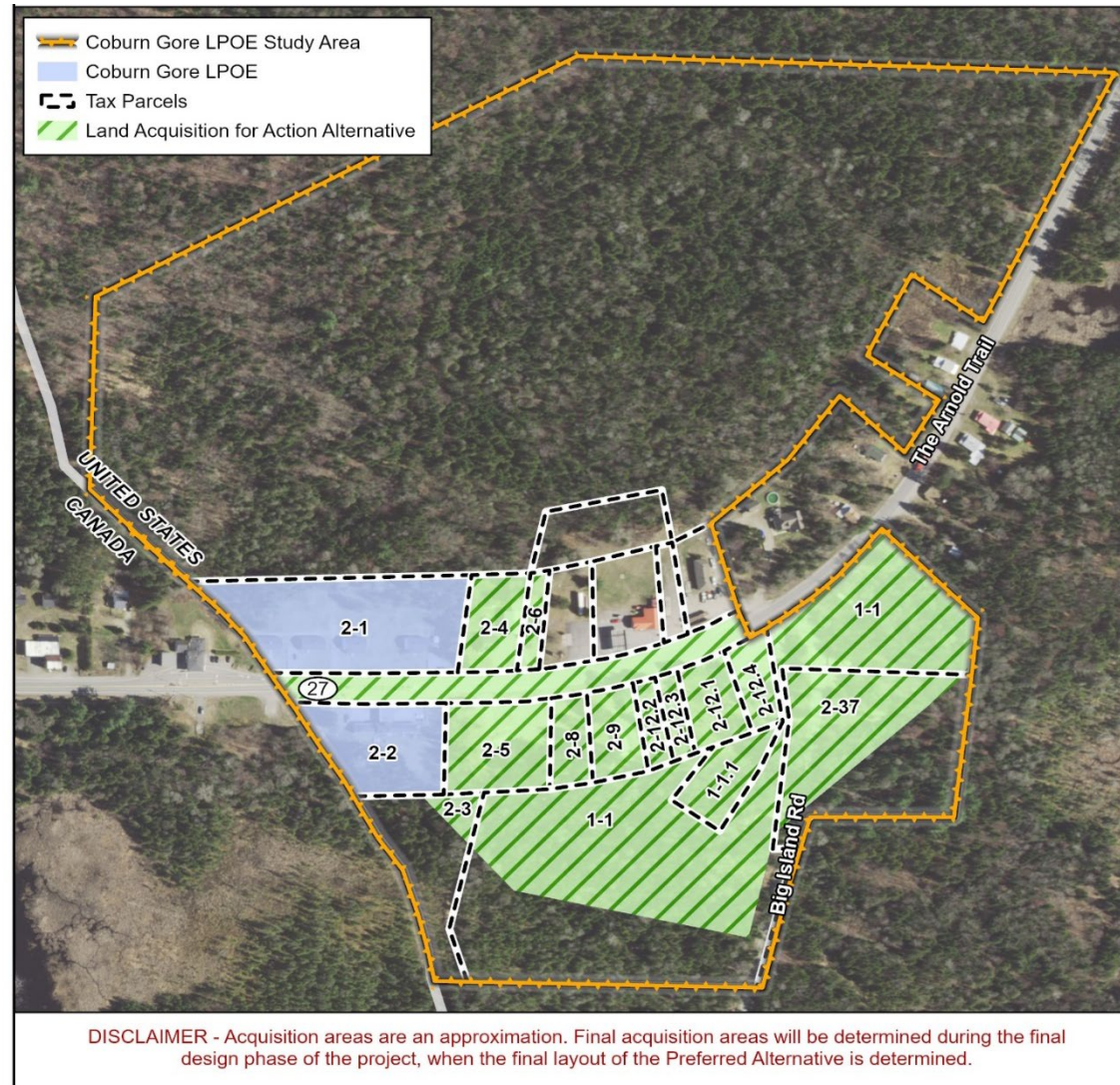
Need: The proposed Project is needed to increase processing efficiency and capacity for all traffic types, reduce traffic queues and travel delays, minimize conflict points among passenger vehicles and pedestrians, improve line-of-sight to inbound traffic, and provide better line-of-sight between the U.S. and Canadian Ports of Entry.

- The Draft EA evaluated one Action Alternative and the No Action Alternative.
- LPOE would occupy 17.70 +/- acres with approximately 5.66 acres of impervious surface
- 14.11 +/- acres of land acquisition
- Modernized LPOE would be located east of Existing LPOE on the south side of The Arnold Trail.
- New location would maximize CBP Officer views of traffic moving within the LPOE.
- An additional bypass lane south of the Main Building would be utilized for oversized vehicles.
- Geothermal energy would be considered as a renewable energy source for the Modernized LPOE.

Alternative 1 – Action Alternative



Alternative 1 – Parcel Acquisition



Alternative 2 – No Action Alternative

- Baseline to provide comparison.
- Demolition of the Existing LPOE, construction of newer, larger facilities, and expansion and modernization of the Existing LPOE would not occur.
- Maintenance, repairs, and alterations would occur as needed.
- Operation of the LPOE would continue as it currently does.
- Does not meet CBP's mission requirements.

The Draft EA includes a detailed description of existing resources and conditions within and surrounding the study area, which include the following:

- Land Use and Zoning
- Socioeconomic Resources
- Traffic and Transportation
- Geology, Topography, and Soils
- Biological Resources
- Water Resources
- Cultural and Tribal Resources
- Air Quality
- Noise
- Visual and Recreational Resources
- Hazardous Materials
- Utilities



Environmental Consequences

Analysis of potential effects to each resource area that may result from the proposed project.

1) Intensity (How Much)

None, Negligible, Minor, Moderate, Major

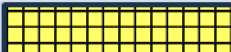


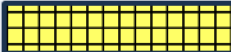


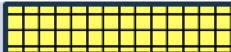




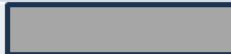
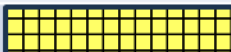



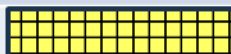
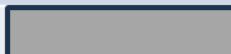


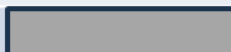
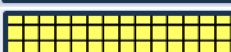

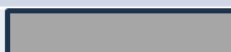
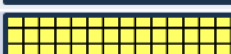






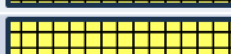




2) Duration (How Long)

Short-term, Long-term, Permanent

3) Geographic Context (How Far)

Site-specific, Localized, Regional

Potential Effects to Resource Areas

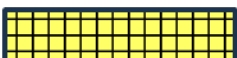
Resource Area	Action Alternative		No Action Alternative
	During Construction	After Construction	
Land Use and Zoning			
Socioeconomic Resources			
Traffic and Transportation			
Geology, Topography, and Soils			
Biological Resources			
Water Resources			
Cultural and Tribal Resources			
Air Quality			
Noise			
Visual and Recreational Resources			
Hazardous Materials			
Utilities			



No effects



Beneficial effect



Negligible to Minor Adverse Effect



Moderate Adverse Effect



Undetermined Effect



Best Management Practices and Mitigation Measures Summary

Resource Area	BMP / Mitigation Measure
Land Use and Zoning	GSA would coordinate with landowners and business owners to maintain access to their properties during and after construction. GSA would consult with the local officials to design the Modernized LPOE in a manner consistent with the zoning requirements to the maximum extent practicable, without compromising security of the LPOE or CBP mission requirements.
Socioeconomics	Notify property owners of intent to acquire and its appraisal obligations. Compensation would be offered for the private property; this amount would not be less than the fair market value established by an approved appraisal.
Transportation and Traffic	Create a Traffic Management Plan that includes the anticipated timing, duration, and proposed phasing of any travel lane closures, traffic detours, and temporary inspection areas. This Plan would also describe potential impacts on the nearby roads during construction and any mitigation measures.
Geology, Topography, and Soils	Implement stormwater management BMPs to prevent or reduce soil erosion and soil pollution/contamination during and after construction. BMPs may include sediment traps; placing gravel or riprap for heavy vehicle transit; and reestablishing vegetation to minimize erosion and sedimentation. Revegetation with regionally appropriate native plant species. Existing disturbed and developed land within the study area would be used for staging construction equipment and stockpiling.
Biological Resources	Establish staging areas in previously disturbed and unvegetated areas to the extent possible. BMPs , such as equipment washing and proper disposal of invasive species found during construction activities, would be implemented to limit the introduction and establishment of invasive species. Construction vehicles would observe speed limits to minimize the possibility for any wildlife-vehicle collisions. Canada lynx: Avoid tree clearing May 1 – July 15; inspect area for Canada lynx; drive slowly; work during daylight hours; permeable permanent fencing; temporary fencing around open pits and/or placement of ramps.
Water Resources	Implement a Stormwater Pollution Prevention Plan (SWPPP) for erosion prevention, sediment control, and water quality requirements in controlling stormwater runoff and pollutants during construction and post construction. Spill prevention BMPs to reduce the risk of contaminated sediments escaping the site via erosion or the risk of spilled materials may include drop cloths, proper storage of chemicals, and immediate treatment of spill areas.

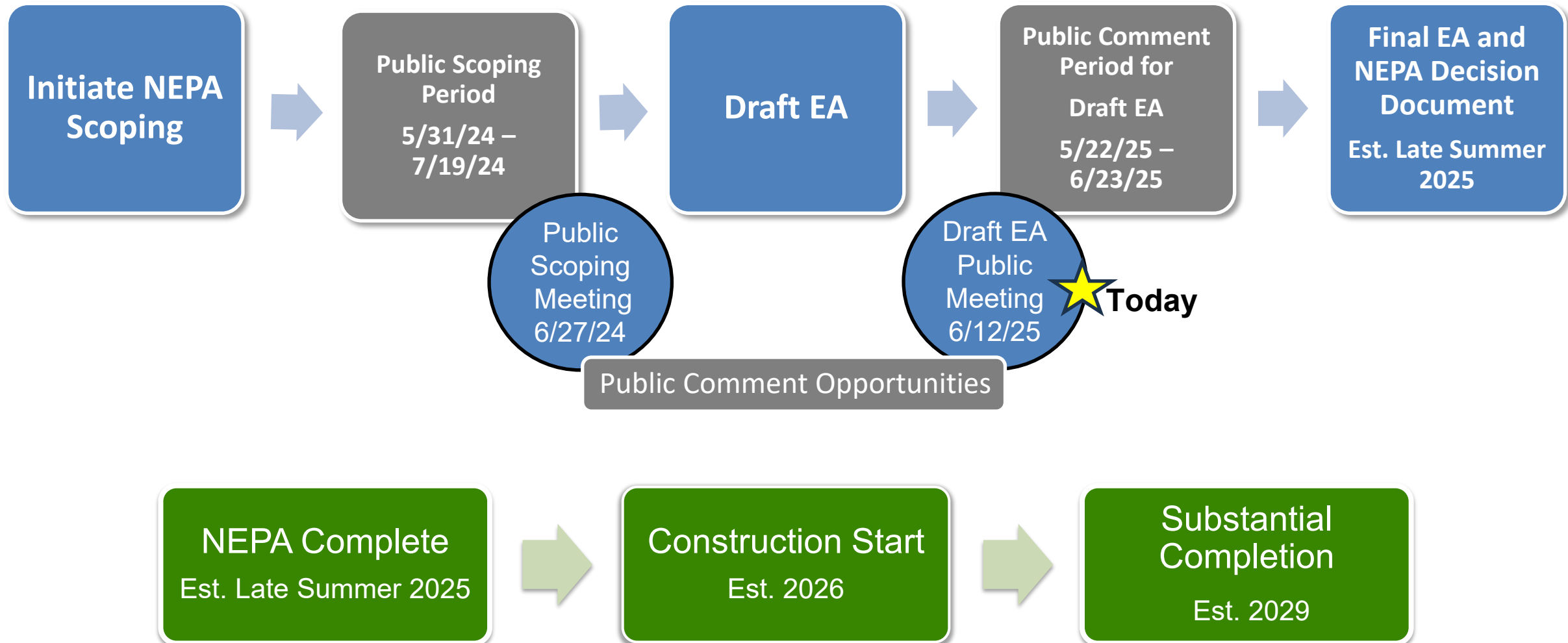


Best Management Practices and Mitigation Measures Summary (Cont.)

Resource Area	BMP / Mitigation Measure
Cultural Resources	Consultation and investigations in accordance with Section 106 would be initiated and would continue beyond publication of the Final EA. Consultation with Maine Historic Preservation Commission (MHPC) will define mitigation measures.
Air Quality	Utilize best available technology during construction to minimize/mitigate vehicle emissions, dust suppression measures.
Noise	Consider include using low-noise construction machinery with sound-dampening technology and low-noise engines , position noise sources farther away from sensitive areas like residences, informing nearby residents about construction plans and noise mitigation measures, and limiting construction activities to daylight hours to the maximum extent possible.
Visual and Recreational Resources	Mitigation measures to limit artificial light pollution would include directing light fixtures toward the ground , light sources with amber/warm colors , control light temperatures, and control the period and duration of artificial light use. A Traffic Management Plan would be prepared prior to construction that would outline the anticipated timing, duration, and proposed phasing of travel lane closures, traffic detours, and temporary inspection areas.
Hazardous Materials	Develop a Hazardous Materials Management Plan to protect workers, a Materials Management Plan , use licensed contractors; implement BMPs when managing asbestos containing materials, lead-based paint, and potential spills.
Utilities	Adhere to best practices during construction to avoid discovering unmarked utilities during construction. The Action Alternatives would be designed to optimize energy performance and reduce energy usage .



Overall Project Schedule





Your Comments are Important

GSA will consider all substantive public comments received during the development of the Final EA and in the selection of a Preferred Alternative.





Submitting Verbal Public Comments

- Once called, please step up to the microphone.
- Say and spell your first and last name at the start of your comment.
- Remain quiet while others are speaking.
- Verbal comments will be held to a 3-minute time limit.
- If time allows, participants may be permitted to speak again after all commenters have had the opportunity to speak. Additional comments can also be submitted in writing.
- A recording of the meeting will be made available, and your comments will be included in the administrative record.
- Please refrain from using personally identifiable information.

THANK YOU FOR YOUR PARTICIPATION!



Other Ways to Comment

Written comments must be submitted by Monday, **June 23, 2025.**

In Person: Fill out a comment form and leave it here with us tonight or have your comment recorded by our stenographer.

Send written comments to:

U.S General Services Administration
Attention: Li Wang, Project Manager
Thomas P. O'Neill, Jr., Federal Building
10 Causeway Street, 11th Floor
Boston, MA 02222-1077

Send email comments to:

CoburnGore.LPOE@gsa.gov

Reference

“Coburn Gore LPOE DRAFT EA”
in the subject line

