



Maple Hill Farm Bed & Breakfast Inn and Conference Center

Greater Augusta's "Best Bed and Breakfast" *Market Surveys of America, 2007 and 2008*

One of "30 Great U.S. Inns" *Travel+Leisure, June 2002*

"Best of Both Worlds. Editors' Pick" *Yankee Magazine's Travel Guide to New England, 2002 and 2003*

"Best Bed and Breakfast Hands Down" *Maine Times, 1997*

OUR ENVIRONMENTAL POLICY - 2008

Maine's First Certified "Environmental Leader" Green Lodging

Maine Dept. of Environmental Protection, 2005

Recipient of the Governor's Award for Environmental Excellence

For Renewable Power Generation and other Sustainable Environmental Practices, November 2004

Participant in the Governor's Carbon Challenge

Voluntary goal of reducing carbon emissions by 30% by 2010

Commitment: At Maple Hill Farm, we have a strong commitment to protecting the environment and minimizing our impact on the global ecosystem. We have made major investments to reduce our reliance on nonrenewable energy sources, and to minimize our energy consumption. The beauty of Maine is threatened by the impending impact of global climate change, and we believe that each one of us has a commitment to reduce our contribution to global warming. We are also committed to educating and sharing information with (and from) our clientele, using local and Maine-grown products, minimizing our use of any harmful chemicals, and minimizing our generation of solid waste.

Energy: Reducing energy use in general, and replacing the use of energy that comes from nonrenewable sources such as fossil fuel, are the best ways to reduce our contribution to greenhouse gas emissions. Our policy is to accomplish as much as possible to reduce our energy consumption, while not sacrificing comfort and service. As early as 2003, before being "green" was fashionable, we installed a 10 kilowatt wind turbine to generate non-polluting energy to offset the use of power from the "grid." In 2006, we extended this commitment by installing the largest solar energy array in Maine, and this generates up to an additional 15 kilowatts of electricity. The solar array also heats most of the hot water used at the inn, replacing fuel oil that is used on a year-round basis to heat domestic water in addition to space heating.

Additional energy savings are achieved by controlling the heat and air conditioning in each room of the Inn. Individual room thermostats were installed years ago, and air conditioners in each room allow each room temperature to be adjusted for the comfort of each guest, but allows room temperatures to be modulated. When the guest rooms are not occupied, our policy is to set the heat at 55 degrees and turn air conditioners off. When guests are expected to arrive in the guest rooms, we set the heat at 65 degrees or leave the air conditioners on the lowest cooling setting, depending on the season.

Lighting is a large contributor to energy use. In order to reduce energy use, we use low energy use and high-efficiency lighting wherever possible. Exit lights have all been converted to LED lighting. Common areas utilize compact fluorescent lamps in non-dimmable fixtures, low-voltage low-wattage halogen lighting that is dimmable, and the few remaining incandescent fixtures can be dimmed to the minimum level that is required. All 3-way and dimmable light fixtures are having their incandescent bulbs replaced with compact fluorescent lamps as they are available.

We minimize our carbon footprint by doing all laundry on the property using high efficiency washing machines

and state-of-the-art dryers with moisture sensors. By eliminating the vehicular traffic caused by having our laundry done off-site, we eliminate the carbon impact of these delivery trucks.

Education: Maple Hill Farm strongly believes in educating staff and guests as to the practices we undertake and gently encourages them to consider similar practices when they return home. We also welcome suggestions from guests and incorporate these into our practices when possible. We maintain an information board with information and details of our renewable energy systems. Our web site, www.MapleBB.com, features real-time and cumulative power generating information from our solar photovoltaic system, including information about greenhouse gases that have been avoided as a result of this renewable power generation. We use a “pound of carbon” to illustrate to guests the greenhouse gas savings of renewable energy.

Food: Local products are purchased whenever possible to not only support the local economy but to minimize the carbon output of delivery trucks bringing ingredients and supplies to the Inn. As a sample of Maine organic products we use, there is maple syrup from Millinocket, herbal tea grown in Winslow, and Fair Trade coffee roasted in Kingfield.

Solid waste: We are committed to reducing the volume of solid waste that is generated at the Inn. We invest in durable, reusable wares for cooking, serving, and dining wherever possible. The use of plastic and paper is limited to those circumstances where there is no practical alternative. Glassware, plates, cloth table covers, and cloth napkins are standard at all meals and events, including off-site catering events when possible. Food waste, including scrapings from meal plates, is sent to the on-site farm animals as supplemental feed. Bulk dispensers are used in guest rooms for shower gel, shampoo, and conditioner to avoid the solid waste generated by individual disposable bottles, while allowing guests to use just the amount of product they desire. Electric hand dryers are encouraged in the conference restrooms to avoid paper towel waste. Rags are used for all cleaning in lieu of paper towels. Recycling efforts are undertaken whenever convenient. Cardboard is broken down and stored separately, to be recycled by our trash hauler in accordance with City of Hallowell requirements. Guest trash has bottles and cans that have an associated ‘bottle deposit’ removed from the trash and commingled with returnable bottles from the Inn and conference operations. We rarely mail out brochures, and refer guests to information provides on our web site. E-mail is used for confirmations, proposals, invoicing, and general correspondence to cut down on paper usage and waste. Mixed office paper is collected and taken to the Hallowell recycling center.

Chemicals: Housekeeping and general cleaning utilizes cleaning products that have safe worker exposure levels, and are free of environmentally harmful chemicals when possible, considering cost and effectiveness. Chemicals for the commercial dishwasher and washing machines need to be purchased from commercial suppliers, but we seek environmentally preferable chemicals when possible. Paper goods, including where required by health codes, are unbleached paper when possible. Pesticides are not to be used indoors unless extreme circumstance requires it, and IPM techniques govern the use of any pesticides indoors or outdoors.

Buildings and Grounds: Buildings at Maple Hill Farm are maintained in their historic state with durable, natural products, including wood siding (no vinyl), cedar decking, and metal roofing. These materials, which have minimal, if any, chemical additions, are very durable if properly maintained and also minimize waste that would be generated when less durable materials require replacement. Buildings and heat piping are adequately insulated to minimize heat losses. Organic fertilizer for use on the lawn and gardens is obtained from aged manure from the animals at the farm. Pesticide use in the gardens is limited to treating infestations after they occur, if any, and is limited to the least toxic that is effective at treating the infestation. Herbicides are limited to circumstances that threaten the integrity of a building or landscape elements, and it is not anticipated that they will be utilized anywhere. Natural light is designed into the buildings, especially in common areas and work zones, to minimize the need for artificial lighting in these areas and to provide a more pleasant work environment for staff.