Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/20/16

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

DEPARTMENT ORDER

IN THE MATTER OF

WAYNFLETE SCHOOL	) NATURAL RESOURCES PROTECTION ACT
Portland, Cumberland County	) COASTAL WETLAND ALTERATION
PIER SYSTEM AND STORAGE BUILDING	) WATER QUALITY CERTIFICATION
L-27017-4P-A-N (approval)	)
L-27017-2F-B-N (approval)	) FINDINGS OF FACT AND ORDER

Pursuant to the provisions of 38 M.R.S.A. Sections 480-A–480-JJ and Section 401 of the Federal Water Pollution Control Act (33 U.S.C. § 1341), the Department of Environmental Protection has considered the application of WAYNFLETE SCHOOL with the supportive data, agency review comments, and other related materials on file and FINDS THE FOLLOWING FACTS:

1. PROJECT DESCRIPTION:

A. Summary: The applicant proposes to construct a pier system and a storage building for the use of a rowing team. The pier system will consist of a permanent pier measuring 20 feet wide by 40 feet long, a five-foot wide by 48-foot long ramp, and six floats; two measuring 10 feet wide by 20 feet long and four measuring eight feet wide by 20 feet long. The floats and ramp will be seasonal in nature. The pier will be supported by 15 10-inch pilings and the floats will be supported by 12 10-inch pilings. All of the pilings will be located below the Highest Annual Tide (HAT) line. The project area is heavily developed with industrial and marine businesses and is located in an area where a wharf was once located with only the pilings remaining in places. As such, the applicant plans to remove between 50 and 100 existing pilings from the project site. As designed, the pier system will provide all-tide access which is necessary for the rowing team to utilize the facility. The applicant also proposes to construct a 20-foot wide by 120-foot long storage building that will be constructed approximately five feet from the edge of the coastal wetland. The storage building will house necessary rowing equipment. The proposed project is shown on a plan titled "Canal Landing Proposed Shell Storage and Pier/Float Expansion," designed by Stantec Consulting Services, Inc. and dated April 14, 2016. The project site is located on the south side of West Commercial Street in the City of Portland.

B. Current Use of the Site: The proposed project is located on a 0.19-acre parcel that is leased from Canal Landing, LLC. The parcel is currently developed with a railroad line and undeveloped woods. The larger parcel, which the lease lot is located within, is identified as Lots 003 and 004 on Map 59 of the City of Portland's tax maps.

2. EXISTING SCENIC, AESTHETIC, RECREATIONAL OR NAVIGATIONAL USES:

In accordance with Chapter 315, Assessing and Mitigating Impacts to Scenic and Aesthetic Uses (06-096 CMR 315, effective June 29, 2003), the applicant submitted a