



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

DEPARTMENT ORDER

IN THE MATTER OF

LYNE REALTY, LP) SITE LOCATION OF DEVELOPMENT ACT
Gardiner, Kennebec County)
WAREHOUSE BUILDING)
L- 19861-39-V-C (approval)) CONDITION COMPLIANCE

Pursuant to the provisions of 38 M.R.S. §§ 481–489-E, the Department of Environmental Protection has considered the application of AUBURN ASPHALT, LLC. with the supportive data, agency review comments, and other related materials on file and finds the following facts:

1. In Department Order #L-19861-39-F-A/L-19861-L6-G-N, dated March 11, 2008, the Department approved Phase 2 of the Libby Hill Business Park. The development is located on Technology Drive in the City of Gardiner.
2. Special Condition #22 of Department Order #L-19861-39-F-A/L-19861-L6-G-N reads as follows: “Prior to occupancy of light industrial facilities on each lot, the applicant shall submit specific build-out plans to the Bureau of Land and Water Quality for review and approval. The information shall include, but not be limited to, the following:
 - a. Information on the nature of the facility operations, the use and storage of potential contaminants, and proposed measures to protect groundwater quality.
 - b. Estimated volume and contents of additional wastewater discharges to the municipal system.
 - c. Information on estimated quantities and disposal of special, hazardous, or process wastes other than general solid waste to be produced by operations.
 - d. Information identifying all point source air emissions and evidence that an air emissions license has been obtained or is not required.
 - e. Information on the nature of and potential sources of odors from the development, including estimates of the affected areas and methods of control.
 - f. Information identifying potential large-scale water vapor emission from the development that may cause a change in local climate.”
3. In response to Special Condition #22, the applicant submitted a brief narrative and a set of plans, the first of which is entitled, “Topographical Survey,” prepared by E.S. Coffin Engineering & Surveying and dated February 3, 2021. The proposed development includes a 10,000-square-foot office/warehouse building, a 1,920 square foot lean-to, a paved entrance drive and parking areas, and paved laydown area. The facility will serve as a base to distribute submersible pumps and accessories and will employ up to ten people. The applicant stated the building is an office/warehouse building with contaminants. The facility will be served by public water and sewer and will not generate or store special or hazardous wastes. The applicant anticipates that with ten

employees occupying the facility and based on the usage of 35 gallons per day (GPD) per employee, there will be 350 GPD used as the design capacity for the facility. There will not be any floor drains in the proposed warehouse. The applicant further stated that the facility will not generate significant odors, produce large scale water vapor emissions, or require an air emissions license. The facility will occupy approximately 2.75 acres at the northern end of Lot 19 of the subdivision. The lot is identified as Lot 20-19 on Map 2 of the City of Gardiner's tax maps and has a total area of approximately 12.9 acres.

The Department reviewed the information submitted and based on this review, the Department finds that this information satisfactorily addresses the requirements of Special Conditions #22 of Department Order #L-19861-39-F-A/L-19861-L6-G-N.

4. Special Condition #23 of Department Order #L-19861-39-F-A/L-19861-L6-G-N reads as follows: "Any changes to the approved assumptions regarding lot development and stormwater management, water supply, wastewater, groundwater, air emissions, odors, or water vapor described in this Order shall be submitted to the Bureau of Land and Water Quality for review and approval."
5. In response to Special Condition #23, the applicant submitted a stormwater management system, detailed on a set of plans, the first of which is titled "Site Plan," prepared by ES Coffin Engineering, dated February 3, 2021. BLR reviewed the applicant's submissions and the proposed project does not change any of the assumptions in the original Order. Furthermore, the applicant submitted a letter from the Gardiner Water District, dated February 1, 2021, stating that the Water District has the hydraulic capacity to serve the proposed project. Lastly, as described above, the applicant submitted an email from the City of Gardiner Wastewater Treatment Director, dated February 1, 2021, stating that it has adequate capacity to accommodate the increase in wastewater volume.

The Department reviewed the information submitted and based on this review, the Department finds that this information satisfactorily addresses the requirements of Special Conditions #23 of Department Order #L-19861-39-F-A/L-19861-L6-G-N.

6. 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.

Based on the above, the Department concludes that LYNE REALTY, LP has complied with Special Conditions #22 and #23 of Department Order #L-19861-39-F-A/L-19861-L6-G-N.

THIS APPROVAL DOES NOT CONSTITUTE OR SUBSTITUTE FOR ANY OTHER REQUIRED STATE, FEDERAL OR LOCAL APPROVALS NOR DOES IT VERIFY COMPLIANCE WITH ANY APPLICABLE SHORELAND ZONING ORDINANCES.

DONE AND DATED IN AUGUSTA, MAINE, THIS 11TH DAY OF FEBRUARY, 2021.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: 
For: Melanie Loyzim, Acting Commissioner

PLEASE NOTE ATTACHED SHEET FOR GUIDANCE ON APPEAL PROCEDURES.

HB/L19861VC/ATS#87109

FILED
February 12, 2021
State of Maine
Board of Environmental Protection



DEP INFORMATION SHEET

Appealing a Department Licensing Decision

Dated: November 2018

Contact: (207) 287-2452

SUMMARY

There are two methods available to an aggrieved person seeking to appeal a licensing decision made by the Department of Environmental Protection's (DEP) Commissioner: (1) an administrative process before the Board of Environmental Protection (Board); or (2) a judicial process before Maine's Superior Court. An aggrieved person seeking review of a licensing decision over which the Board had original jurisdiction may seek judicial review in Maine's Superior Court.

A judicial appeal of final action by the Commissioner or the Board regarding an application for an expedited wind energy development (35-A M.R.S. § 3451(4)) or a general permit for an offshore wind energy demonstration project (38 M.R.S. § 480-HH(1)) or a general permit for a tidal energy demonstration project (38 M.R.S. § 636-A) must be taken to the Supreme Judicial Court sitting as the Law Court.

This information sheet, in conjunction with a review of the statutory and regulatory provisions referred to herein, can help a person to understand his or her rights and obligations in filing an administrative or judicial appeal.

I. ADMINISTRATIVE APPEALS TO THE BOARD

LEGAL REFERENCES

The laws concerning the DEP's *Organization and Powers*, 38 M.R.S. §§ 341-D(4) & 346; the *Maine Administrative Procedure Act*, 5 M.R.S. § 11001; and the DEP's *Rules Concerning the Processing of Applications and Other Administrative Matters* ("Chapter 2"), 06-096 C.M.R. ch. 2.

DEADLINE TO SUBMIT AN APPEAL TO THE BOARD

The Board must receive a written appeal within 30 days of the date on which the Commissioner's decision was filed with the Board. Appeals filed more than 30 calendar days after the date on which the Commissioner's decision was filed with the Board will be dismissed unless notice of the Commissioner's license decision was required to be given to the person filing an appeal (appellant) and the notice was not given as required.

HOW TO SUBMIT AN APPEAL TO THE BOARD

Signed original appeal documents must be sent to: Chair, Board of Environmental Protection, 17 State House Station, Augusta, ME 04333-0017. An appeal may be submitted by fax or e-mail if it contains a scanned original signature. It is recommended that a faxed or e-mailed appeal be followed by the submittal of mailed original paper documents. The complete appeal, including any attachments, must be received at DEP's offices in Augusta on or before 5:00 PM on the due date; materials received after 5:00 pm are not considered received until the following day. The risk of material not being received in a timely manner is on the sender, regardless of the method used. The appellant must also send a copy of the appeal documents to the Commissioner of the DEP; the applicant (if the appellant is not the applicant in the license proceeding at issue); and if a hearing was held on the application, any intervenor in that hearing process. All of the information listed in the next section of this information sheet must be submitted at the time the appeal is filed.

INFORMATION APPEAL PAPERWORK MUST CONTAIN

Appeal materials must contain the following information at the time the appeal is submitted:

1. *Aggrieved Status.* The appeal must explain how the appellant has standing to maintain an appeal. This requires an explanation of how the appellant may suffer a particularized injury as a result of the Commissioner's decision.
2. *The findings, conclusions, or conditions objected to or believed to be in error.* The appeal must identify the specific findings of fact, conclusions regarding compliance with the law, license conditions, or other aspects of the written license decision or of the license review process that the appellant objects to or believes to be in error.
3. *The basis of the objections or challenge.* For the objections identified in Item #2, the appeal must state why the appellant believes that the license decision is incorrect and should be modified or reversed. If possible, the appeal should cite specific evidence in the record or specific licensing requirements that the appellant believes were not properly considered or fully addressed.
4. *The remedy sought.* This can range from reversal of the Commissioner's decision on the license or permit to changes in specific permit conditions.
5. *All the matters to be contested.* The Board will limit its consideration to those matters specifically raised in the written notice of appeal.
6. *Request for hearing.* If the appellant wishes the Board to hold a public hearing on the appeal, a request for public hearing must be filed as part of the notice of appeal, and must include an offer of proof in accordance with Chapter 2. The Board will hear the arguments in favor of and in opposition to a hearing on the appeal and the presentations on the merits of an appeal at a regularly scheduled meeting. If the Board decides to hold a public hearing on an appeal, that hearing will then be scheduled for a later date.
7. *New or additional evidence to be offered.* If an appellant wants to provide evidence not previously provided to DEP staff during the DEP's review of the application, the request and the proposed evidence must be submitted with the appeal. The Board may allow new or additional evidence, referred to as supplemental evidence, to be considered in an appeal only under very limited circumstances. The proposed evidence must be relevant and material, and (a) the person seeking to add information to the record must show due diligence in bringing the evidence to the DEP's attention at the earliest possible time in the licensing process; or (b) the evidence itself must be newly discovered and therefore unable to have been presented earlier in the process. Specific requirements for supplemental evidence are found in Chapter 2 § 24.

OTHER CONSIDERATIONS IN APPEALING A DECISION TO THE BOARD

1. *Be familiar with all relevant material in the DEP record.* A license application file is public information, subject to any applicable statutory exceptions, and is made easily accessible by the DEP. Upon request, the DEP will make application materials available during normal working hours, provide space to review the file, and provide an opportunity for photocopying materials. There is a charge for copies or copying services.
2. *Be familiar with the regulations and laws under which the application was processed, and the procedural rules governing your appeal.* DEP staff will provide this information on request and answer general questions regarding the appeal process.
3. *The filing of an appeal does not operate as a stay to any decision.* If a license has been granted and it has been appealed, the license normally remains in effect pending the processing of the appeal. Unless a stay of the decision is requested and granted, a license holder may proceed with

a project pending the outcome of an appeal, but the license holder runs the risk of the decision being reversed or modified as a result of the appeal.

WHAT TO EXPECT ONCE YOU FILE A TIMELY APPEAL WITH THE BOARD

The Board will formally acknowledge receipt of an appeal, and will provide the name of the DEP project manager assigned to the specific appeal. The notice of appeal, any materials accepted by the Board Chair as supplementary evidence, any materials submitted in response to the appeal, and relevant excerpts from the DEP's application review file will be sent to Board members with a recommended decision from DEP staff. The appellant, the license holder if different from the appellant, and any interested persons are notified in advance of the date set for Board consideration of an appeal or request for public hearing. The appellant and the license holder will have an opportunity to address the Board at the Board meeting. With or without holding a public hearing, the Board may affirm, amend, or reverse a Commissioner decision or remand the matter to the Commissioner for further proceedings. The Board will notify the appellant, the license holder, and interested persons of its decision.

II. JUDICIAL APPEALS

Maine law generally allows aggrieved persons to appeal final Commissioner or Board licensing decisions to Maine's Superior Court (*see* 38 M.R.S. § 346(1); 06-096 C.M.R. ch. 2; 5 M.R.S. § 11001; and M.R. Civ. P. 80C). A party's appeal must be filed with the Superior Court within 30 days of receipt of notice of the Board's or the Commissioner's decision. For any other person, an appeal must be filed within 40 days of the date the decision was rendered. An appeal to court of a license decision regarding an expedited wind energy development, a general permit for an offshore wind energy demonstration project, or a general permit for a tidal energy demonstration project may only be taken directly to the Maine Supreme Judicial Court. *See* 38 M.R.S. § 346(4).

Maine's Administrative Procedure Act, DEP statutes governing a particular matter, and the Maine Rules of Civil Procedure must be consulted for the substantive and procedural details applicable to judicial appeals.

ADDITIONAL INFORMATION

If you have questions or need additional information on the appeal process, for administrative appeals contact the Board's Executive Analyst at (207) 287-2452, or for judicial appeals contact the court clerk's office in which your appeal will be filed.

Note: The DEP provides this INFORMATION SHEET for general guidance only; it is not intended for use as a legal reference. Maine law governs an appellant's rights.
