



Ann Machado <amachado@portlandmaine.gov>

Fwd: Volume question

1 message

Ben Trout <ben.trademark@gmail.com>

Thu, Mar 15, 2018 at 10:13 PM

To: Ann Machado <amachado@portlandmaine.gov>

Cc: Brianne O'Donnell Fisher <brifisher08@gmail.com>, Alex Fisher <alex@planetdog.com>, Bill Walsh <bill@walsh-eng.com>

Hi Ann,
From Mike Morse...

Begin forwarded message:

From: "Morse, Michael J" <Michael.J.Morse@maine.gov>**Subject:** RE: Volume question**Date:** March 15, 2018 at 1:27:32 PM EDT**To:** "Sirois, Alison" <Alison.Sirois@maine.gov>, 'Ben Trout' <ben.trademark@gmail.com>

Hello,

In order for there to be volume there would need to be fixed exterior walls, so leaving that portion of the structure wide open would not be a volume expansion. The Department's position on the use of traditional common lattice is that it also would not create volume, but some municipalities apply the standard more restrictively and do count it as volume so please consult with the municipal officials regarding use of lattice or similar.

Hopefully this helps.

Mike

Mike Morse

Assistant Shoreland Zoning Coordinator

Maine Department of Environmental Protection

[312 Canco Road](#)

[Portland, Maine 04103](#)

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www.maine.gov/dep

From: Sirois, Alison**Sent:** Thursday, March 15, 2018 12:23 PM**To:** 'Ben Trout' <ben.trademark@gmail.com>**Cc:** Morse, Michael J <Michael.J.Morse@maine.gov>**Subject:** RE: Volume question

Hi Ben,

I don't not know the answer to that question but I believe the town Codes Enforcement Officer can answer that for you. If not, our Shoreland Zoning Coordinator, Mike Morse, has been included here and will be able to guide you.

Alison Sirois
Licensing & Compliance Manager, Southern Maine Region
Bureau of Land Resources, Maine Department of Environmental Protection
Tel 207.699.7028 Fax 207.822.6303
www.maine.gov/dep

From: Ben Trout [<mailto:ben.trademark@gmail.com>]
Sent: Wednesday, March 14, 2018 7:15 PM
To: Sirois, Alison <Alison.Sirois@maine.gov>
Subject: Volume question

Hi Alison,

With regard to the property at 16 City Point on Peaks, were the house to be lifted onto piers does that represent an increase in volume in terms of shore land zone so long as it is left open- with lattice maybe and unfinished?

Ben Trout
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