

Kenneth Volock

From: Kokemuller, Linda K [Linda.K.Kokemuller@maine.gov]
Sent: Friday, December 16, 2005 11:26 AM
To: Hallowell, Dawn; Kenneth Volock
Subject: RE: Woodard & Curran Office Addition

I did speak to him.

Kenny,

Your analysis is basically correct. As long as your new project stays within the parameters approved for the subdivision and follows the stormwater management plan approved for the subdivision then you don't need any other permits from the Department. If you do more than the subdivision's stormwater management plan requires that's fine but you can't deviate from it in any significant way without a site modification of the subdivision's permit. If your project triggers the Site Law "structure" definition then it needs its own Site Law permit. The stormwater law would never apply directly to your project because Woodard & Curran is in a Site Law approved subdivision. The Site Law supercedes any stormwater law issues.

Linda

-----Original Message-----

From: Hallowell, Dawn
Sent: Thursday, December 15, 2005 1:19 PM
To: Kokemuller, Linda K
Subject: FW: Woodard & Curran Office Addition

Hi Linda -

Sounds he already spoke with you about this project...

-----Original Message-----

From: Kenneth Volock [mailto:kvolock@woodardcurran.com]
Sent: Thursday, December 15, 2005 1:05 PM
To: Hallowell, Dawn
Subject: Woodard & Curran Office Addition

Hey Dawn,

While I've got you thinking about Stormwater on a W&C project, we're having an addition put on our building here in Portland. I have attached a pdf of the latest proposed site plan for reference. Currently, we are covered under the existing Stroudwater Estates Phase II site location permit (#L-010223-39-A-A). I have previously spoken with Linda Kokemuller about this and she said that as long we did not break the site law threshold on our own, we would continue to be covered under the existing permit.

It is our understanding that since we are covered under an existing site location permit, further stormwater permitting is not required. As a condition of the site location permit, we are required to maintain pre-development peak runoff. As such, the site improvements involved with our addition have been designed to do so.

Based on the fact that our project does not require a stormwater permit, our development does not require its own site law permit, and we are not proposing any infiltration, Chapter 500 does not apply to our project. Nonetheless, we plan to comply with the Basic Standards and will comply with the BMP standard to the extent practicable based on site constraints (about 65% of the impervious area rather than 95%).

Please confirm that we have accurately assessed our stormwater requirements and let us know whether any submission to MeDEP will be required for this project. If you need further information, please let me know.

Thanks,
Kenny
Kenneth Volock
Woodard & Curran
800-426-4262