

## Kenneth Volock

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**From:** Kokemuller, Linda K [Linda.K.Kokemuller@maine.gov]  
**Sent:** Wednesday, December 21, 2005 11:01 AM  
**To:** Burdick, Doug B; Kenneth Volock  
**Cc:** Hallowell, Dawn  
**Subject:** RE: Woodard & Curran Office Building Addition

Hi Ken,

I just wanted to let you know, in case you aren't aware, that I'm the licensing supervisor in the Portland office for both Site and NRPA projects. I'm not sure why you are asking Dawn and Doug questions about this project in addition to me, but it really is better to just be talking to one person at DEP about a project-otherwise issues get confused. Site projects that need a NRPA permit need to get both a site modification and the appropriate NRPA permit, which can be a PBR if you meet the standards. You need to send in both applications together. If you think you meet PBR standards, just send it in. We need to look at all the documents including the photos to determine whether we would agree with you or not. If we think there is a problem, we'll let you know.

Linda

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

**From:** Burdick, Doug B  
**Sent:** Tuesday, December 20, 2005 12:14 PM  
**To:** 'Kenneth Volock'  
**Cc:** Kokemuller, Linda K  
**Subject:** RE: Woodard & Curran Office Building Addition

Ken,

Sounds like PBR is one piece of this puzzle. The Site license is for an industrial subdivision, so it is my understanding that DEP, not the City of Portland, must issue an amendment to this license. Recommend that you draft a letter to Linda Kokemuller requesting a pre-application meeting to sort all this out. I am not sure if this will be a minor or major amendment for this lot. Is proposed development on one or two lots in the subdivision? Thanks.

Doug

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

**From:** Kenneth Volock [mailto:kvolock@woodardcurran.com]  
**Sent:** Thursday, December 15, 2005 3:25 PM  
**To:** Burdick, Doug B  
**Subject:** Woodard & Curran Office Building Addition

Doug,

Per our phone conversation, I have reviewed the NRPA Permit by Rule standards (MeDEP Chapter 305) for our proposed project. It is our understanding that our proposed project qualifies for an NRPA PBR under Section 2 - Activities adjacent to protected natural resources.

Based on our conversation, the "resource" in question would be the brook within the freshwater wetland. Although some slopes steeper than 3:1 are present between our development and the brook, none are sustained from more than about 10 feet. In all areas, at least 25 feet of ground sloped at 3:1

or shallower will remain undisturbed between our project and the brook.

The site is currently subject to a site location permit for Stroudwater Estates Phase II (#L-010223-39-A-A). The proposed development will remain in compliance with the site location permit.

Please confirm that the proposed project will qualify for an NRPA Permit by Rule for Activities adjacent to protected natural resources. If you need any further information, please let me know.

Kenneth Volock  
Woodard & Curran  
800-426-4262

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

From: Kenneth Volock  
Sent: Wednesday, November 23, 2005 1:59 PM  
To: Doug Burdick (Doug.B.Burdick@maine.gov)  
Subject: Woodard & Curran Office Building Addition

Thank you for returning my call. The attached pdf file is the Proposed Site Plan for our office addition. The wetland in question occupies the center of the lot. A brook runs through the low point of the wetland.

On the right (south) side of the wetland, a portion of the access lane to the rear parking is located within the 25-foot setback. In this area, we are still approximately 60 feet from the brook. As the lane reaches the rear of the proposed building, it is approximately 40 feet from the brook, but is outside the 25-foot setback. Some of the grading for the rear parking lot comes to within about 30 feet of the brook, but is again outside the 25-foot setback.

On the left (north) side of the wetland, there is a small area of wetland fill (~50 square feet) that occurs over 100 feet from the brook. There are some other grading areas within the 25-foot setback, the closest being approximately 60 feet from the brook.

Please review the attached Proposed Site Plan to determine the level of NRPA Wetland permitting that will be required. If you have any questions or need further information, please don't hesitate to call.

Thank you for your help on this project,  
Kenneth Volock  
Woodard & Curran  
800-426-4262