



Maine Real Estate &
Development Association

Supporting Responsible Development

POST-CONSTRUCTION ISSUES FACING DEVELOPMENT PROJECTS IN URBANIZED AREAS OF MAINE

HILTON GARDEN INN
AUBURN, ME

MARCH 18, 2010



This Event is Sponsored By:

195 Center Street Auburn, Maine

CES  **INC**

ENGINEERING • SURVEYING • PLANNING • SCIENCES

Our Program

Development projects in Maine have long been required to comply with core elements of the Maine DEP's Stormwater Program, specifically the Site Location of Development Law and the Stormwater Management Law. As of July 2009, real estate developers in many urbanized areas of Maine now face an additional regulatory hurdle.

According to the 2008 General Permit issued for Maine DEP's Municipal Separate Storm Sewer System (MS4) Permit Program, municipalities in regulated urbanized areas of the State were required to adopt a new ordinance that addresses post-construction stormwater runoff issues in new or re-development projects. As a result, the burden for maintaining and annually inspecting stormwater management best management practices (BMPs) after construction falls on the owner or operator of the BMPs.

To promote statewide consistency within urbanized areas of Maine, a model post construction stormwater management ordinance template was developed for use by regulated municipalities in the MS4 Program. However, due to alterations of the model, there are wide variations within each municipality on what the ordinance requires of developers, including fee structures, and where it applies.

Our panelists today will navigate through the new MS4 Stormwater Permit requirements and how they may impact development projects in regulated urban areas. Included in this discussion will be specific examples from Lewiston and Auburn regarding their respective post-construction ordinances.

Our Panelists

Phil Ruck is a project manager at CES, with nineteen years of Environmental Science and Engineering experience. He holds a B.S. and an M.S. in Civil and Environmental Engineering from the University of Maine and is a Licensed Professional Engineer in the State of Maine. Phil has experience with both environmental and civil engineering projects, specializing in stormwater and waste water discharges, solid and hazardous waste, pollution prevention and response planning, as well as general site design and permitting.

Jan Patterson is a project engineer with the City of Lewiston with over 25 years experience in the Federal and Municipal sectors. She holds a B.S. degree in Civil Engineering from the University of Maine and is a Licensed Professional Engineer in the State of Maine. Jan is the Phase II Stormwater Program Manager for the City of Lewiston.

Jon Earle is a project engineer with the City of Auburn with over 10 years experience in both the private and public sectors. He holds a B.S. degree in Civil and Environmental Engineering from the University of Maine and is a Licensed Professional Engineer in the State of Maine and a Certified Professional in Stormwater Quality (CPSWQ). Jon is the Phase II Stormwater Program Manager for the City of Auburn.

MEREDA's Upcoming Events

February 25, 2010 - 7:30 - 9:00 AM

Changes in Contaminated Property Regulation in Maine Breakfast Seminar



Clarion Hotel Portland
1230 Congress Street
Portland, ME

March 11, 2010 - 4:30 - 7:00 PM

MEREDA's Annual Winter Networking Social

Join us for Hors d' oeuvres , Spirits, and Great Conversation with Colleagues & Friends.



Ri Ra Irish Pub
72 Commercial Street
Portland, ME

March 18, 2010 - 7:30 - 9:30 AM

Post-Construction Issues Facing Development Projects in Urbanized Areas of Maine Breakfast Seminar



Hilton Garden Inn, Auburn Riverwatch
14 Great Falls Plaza
Auburn, ME

March 30, 2010 - 7:30 - 9:00 AM

Overview of Geothermal Technologies in New England – Basic Concepts and Case Studies Breakfast Seminar



Eastland Park Hotel
157 High Street
Portland, ME

April 7, 2010 - 7:30 - 9:00 AM

Appraising Commercial Real Estate in a Dynamic Market – Rules and Regs Breakfast Seminar

Hilton Garden Inn, Bangor
250 Haskell Road
Bangor, ME



April 27, 2010 - 7:30 - 9:00 AM

Legislative Overview Breakfast Seminar

Wyndham Portland Airport Hotel
363 Maine Mall Road
South Portland, ME



May 13, 2010 - 5:00 - 8:00 PM

25th Anniversary Celebration

Join us for Hors d' oeuvres, Spirits, and Fun as we celebrate MEREDA's Anniversary. We'll Reflect on our First 25 Years and Look Ahead at 25 More!



Ocean Gateway Terminal
One Commercial Street
Portland, ME

June 24, 2010 - 7:30 - 9:00 AM

FEMA Food Plain and Velocity Zone Changes—Portland Breakfast Seminar

Venue to be Determined



Dates Subject to Change - Please visit www.mereda.org for the latest updates.

MEREDA Mission Statement

The Maine Real Estate & Development Association (MEREDA) is an organization whose mission is to promote an environment for responsible development and ownership of real estate throughout the State.

MEREDA'S GUIDING PRINCIPLE:

Practicality, Predictability, and Clarity in Regulation

Invest Wisely.

MEREDA's Membership Returns:

Advocacy for Responsible Real Estate Development

Legislative Representation | Regulatory Monitoring

Business Networking Opportunities

Publications | Seminars & Conferences

Reap
the
Dividends.



Maine Real Estate &
Development Association

Supporting Responsible Development

25 years
1983-2010

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*"Thank-you" to our panelists and
our sponsor for their generous
contributions to MEREDA.*

