

3-H-1

2002-0075

48 Moody St.

Adams School Modular Complex
Portland Public Schools

on Spreadsheet

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2002-0075

Application I. D. Number

03/14/2002

Application Date

Portland Public Schools

Applicant

331 Veranda Street, Portland, ME 04103

Applicant's Mailing Address

Adams Modular School Complex

Project Name/Description

48 - 48 Moody Street, Portland, Maine

Address of Proposed Site

003 H001001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 871-8126 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail

Manufacturing Warehouse/Distribution Parking Lot Other (specify) **Modular School**

4368 Sq. Ft. R-6

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date _____

Planning Approval Status:

Reviewer _____

- Approved Approved w/Conditions
See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets
Attached

OK to Issue Building Permit _____
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

City of Portland Site Plan Application

If you or the property owner owes real estate, personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Address of Construction: 48 Moody Street Portland, Maine			Zone: R6
Total Square Footage of Proposed Structure 4368		Square Footage of Lot 65,413	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 3 H 1	*Property owner, mailing address: Portland Public Schools 331 Veranda Street Portland, ME 04103		Telephone: 874-8126
Consultant/Agent, mailing address, phone & contact person Hank Dresch, Facilities Engineer, same as above	Applicant name, mailing address & telephone: Portland Public Schools 331 Veranda Street Portland, ME 04103	Project name: Adams Modular School Complex	
Proposed Development (check all that apply) <input checked="" type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ <input type="checkbox"/> Site Location of Development \$3,000, except for residential lots which are then \$200 per lot _____ <input type="checkbox"/> Traffic Movement \$1,000 <input type="checkbox"/> Stormwater Quality \$250.00 <input type="checkbox"/> Other _____ <input type="checkbox"/> After the fact review - Major project \$1,500.00 <input type="checkbox"/> After the fact review - Minor project \$1,200.00 Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00 Plan Amendments: <input type="checkbox"/> Board review \$200.00 <input type="checkbox"/> Staff review \$100.00			
Who billing will be sent to: Mr. Hank Dresch Mailing address: Portland Public Schools 331 Veranda Street State and Zip: Portland, ME 04103 Contact person: Hank Dresch Phone: 871-8126			

- Submittals shall include (9) separate folded packets of the following excluding Plan Amendments which shall include (6) separate packets of the following:
- a. copy of application
 - b. cover letter stating the nature of the project
 - c. site plan containing the information found in the attached sample plans check list

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x11) you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: 3/14/02
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construction





From: Jonathan Spence
To: internet: pgce@maine.rr.com
Date: Fri, Mar 15, 2002 11:57 AM
Subject: Adams Modular Project

Good Day Tom-

Thank you for providing the packet for the Adams Modular project. Please provide the following additional materials so as to ensure a smooth trip to the Planning Board and eliminate the need for extensive conditions of approval.

1. Please provide elevations and a color scheme for the proposed modulares. *white-*
2. Please contact Jim Seymour at Sebago Technics to inquire about whether additional materials related to drainage will be needed.
3. Please provide information related to existing available parking spaces and existing parking needs (number of classrooms and quantity of administrative space in the existing school).
4. Please clarify the proposed use of the existing fence that encircles the basketball courts. Will this fence be reinstalled along all sides? If so, what is its purpose?
5. Please clarify where the stairs leading north from the entrance to the two modulares leads.
6. Please provide details on the proposed planter boxes for review. ✓
7. Please provide letters of capacity from the Portland Water District and Public Works (sewer). *email*
8. Please provide details on the lighting, if any, proposed for the modulares. *conditions*
9. Please clarify the material of the pathway from Wilson Street. Is this existing?
10. Please provide a detail for the proposed ramp and deck. ✓
11. The plan shows an overhead utility line connecting one of the modulares to the existing utility line in Moody Street. Will the other modulares then obtain electricity underground from this modular? ✓

If you have any questions please call me at 756-8083. I will be in contact upon receiving additional comments from others.

Thank you,

Jonathan

CC: Hank Dresch; Sarah Hopkins

*check w/ Jeff
about landscaping*

construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

5. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

The approval is based on the submitted application, site plan, and stated conditions. If there are any questions, please contact the planning staff.

Sincerely,



Jainey Caron, Chair
Portland Planning Board

- cc: Alexander Jaegerman, Chief Planner
✓ Jonathan C. Spence, Planner
P. Samuel Hoffses, Chief Building Inspector
Marge Schmuckal, Zoning Administrator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Mary Gresik, Building Permit Secretary
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

Portland Public Schools

Administrative Offices
331 Veranda Street, Portland, Maine 04103-5599
207-874-8100



August 29, 2002

Alex Jaegerman
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Re: Adams Elementary School Modular Installation

Dear Mr. Jaegerman:

The referenced project was approved by the Planning Board with the provision that the chain link fence enclosing the site, a former basket ball court, be lowered to four feet from its present ten foot height. Now that the modulares have been installed on site, we've realized that for reasons of student safety and site security, the fence should remain at its existing height. It should also be noted that a six-foot fence encloses the remainder of the school play area.

The School Department, therefore, requests a Conditional Certificate of Occupancy for the upcoming school year to allow the fence to remain as is. We also request that you put us on the Planning Board's schedule so that we may resolve this issue with them.

Thank you for your assistance.

Sincerely,

A handwritten signature in black ink, appearing to be 'R. Stewart', with a long horizontal flourish extending to the right.

Randall T. Stewart
Director of Business Services

Copy: Mary Jo O'Connor, Superintendent of Schools
Carol Dayn, Principal, Adams School

RTS/hjd/ci

PLANNING BOARD REPORT #21-02A

**MODULAR BUILDINGS AT ADAMS ELEMENTARY SCHOOL
REQUEST FOR REVISION TO APPROVAL (FENCE HEIGHT)
PORTLAND SCHOOL DEPARTMENT, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine
October 8, 2002

Report Prepared by: Jonathan Spence, Planner

I. INTRODUCTION

The Portland School Department has requested an amendment to the approved site plan involving the installation of three modular classrooms at the Adams Elementary School Located in the vicinity of 48 Moody Street. The proposed amendment would eliminate a condition of approval that required the lowering of an existing ten (10) foot fence to a height of four (4) feet.

A legal ad appeared in the September 30th and October 1st issues of the *Portland Press Herald*. 327 notices have been sent to area property owners in the vicinity of the project.

II. BACKGROUND

On March 26, 2002 the Portland Planning Board voted 5-0 (Cole absent) that the plan presented is in conformance with the Site Plan and Conditional Use Standards of the Land Use Code with the following conditions.

1. *That the applicant submit catalog cuts and a photometric plan for review and approval by staff.*
2. *That the applicant provide confirmation of all utility capacities.*
3. *That the existing fence, when replaced be reduced to a height of no more than 4 feet.*
4. *That the school will install at least one basketball hoop.*
5. *That the conditional use approval for the modular units shall terminate and the modular units be removed from the site six months after cessation of use by staff or on June 30, 2007, whichever is first.*

Two of the proposed modulares are placed within the existing basketball court located on the corner of Vesper and Moody Streets. This basketball court is contained within a ten (10) foot chain link fence. The perimeter of the school property is predominately enclosed with a six (6) foot chain link fence with the fenced reduced to a height of approximately three (3) feet in the front of the school. Within the original report, staff offered a potential condition of approval that the fence surrounding the two modular units placed within the basketball court be lowered to six (6) feet to complement the existing fence. During the Public Hearing, Planning Board members chose to recommend a further reduction of the fence height to four (4) feet. It is this recommendation that was included as a condition of approval.

III. ISSUE

The Portland School Department has asserted that the fence surrounding the modulares must be maintained at the existing ten (10) foot height for safety and security reasons. The primary element of the safety concern is related to a retaining wall in the southwest corner of the basketball court that the fence is placed on. The Principle of Adams School, Carol Dayn, is concerned that any fence less than ten feet will encourage students to climb and any accidental fall would most certainly result in injuries. The existing site perimeter fence along Vesper Street is also located on top of a retaining wall of similar height to the one found in

the former basketball court. The perimeter fence in this area is six (6) feet.

Staff requests clarification from the applicant on why the modular classrooms located within the basketball court require greater security than the modular unit installed outside the court or the school as a whole.

The Planning Staff is concerned that the ten (10) foot fence is incompatible with an educational setting and creates an atmosphere contrary to the learning experience. The School Department has received approval for the placement of the modulators for a period of five years. The School Department has indicated that one of the modulators might not be necessary for the duration and as a result the field-located modular may be removed prior to the five years. At the conclusion of the five years the modulators are required to be removed or the School Department must return to the Planning Board to ask for an extension. Staff is understanding of the applicant's desire to reduce costs associated with this project but also recognizes this project's longevity.

IV. STAFF RECOMMENDATION

Due to the length of time the modulators will be present on the site, the relative cost of reducing the fence to a lower height over that time and the incompatibility of a ten (10) foot height in the proximity of classrooms, staff recommends that a compromise height of six (6) feet be approved, that will meet the school's need for necessary safety and security.

V. MOTION FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Board Report #21-02A, the Board:

-Approves/does not approve of the applicant's request to amend the site plan approval to retain the fence at a height of ten (10) feet.


Or

-Approves of an amendment to the site plan approval for a reduction of the fence to six (6) feet as opposed to the approved four (4) feet.

Attachments:

1. Approval Letter
2. Correspondence Requesting Temporary Certificate of Occupancy and Amendment to Site Plan
3. Photos of Existing Conditions
4. Planning Board Report#21-02

TO: Inspections

FROM: Jay Reynolds, Development Review Coordinator 

DATE: September 3, 2002

RE: C. of O. for Adams School Modulares, 48 Moody Street
Lead CBL (003H001) ID# (2002-0075)

After visiting 48 Moody Street, I have the following comments:

1. Two conditions of approval have not been met.
 - a. Fence lowering
 - b. Basketball hoop installation.

I anticipate these items will be resolved by **October 31, 2002**.

At this time, I recommend issuing a temporary Certificate of Occupancy.

Please contact me if you have any questions or comments.
Thank You.

Cc: Sarah Hopkins, Development Review Services Manager
Mike Nugent, Inspection Services Manager
file

File: O:\drc\adamsmodular1.doc

School DEPT.

Debbie Gilles

874 - 8114

874 8107 fax

**ADAMS SCHOOL MODULAR COMPLEX
SUMMER 2002 PROJECT**

**PORTLAND PUBLIC SCHOOLS
331 Veranda Street
Portland, ME**

**PRE-CONSTRUCTION CONFERENCE
June 12, 2002 @ 11:00 A.M.
Adams School
48 Moody Street**

ATTENDEES

Name	Firm/Organization	Phone/FAX Number
<i>Jay Alwood</i>	Portland Public Schools	874-8126 756-8495
ROBERT GOODWIN	DEARBORN BROS.	929-2812 929-8560
JUSTIN DEARBORN	" "	"
Peter Monaghan	Monaghan Const	883-3755
Mike Mason	SLC	539-8212
PM <i>Clay Wilson</i>	SLC	890-7532
BOB WARRINGTON	SLC	539-8212
John Perry	Perry Electric	329-3033 Cell
Jay Reynolds	City of Portland Dept	874-8632 7568258



CITY OF PORTLAND

29 May 2002

Mr. Thomas S. Greer, P.E.,
Pinkham & Greer,
170 U.S. Route One,
Falmouth, Maine 04105

RE: The Capacity to Handle Wastewater Flows From Proposed Modular Classroom Additions to the Adams School Site at 48 Moody Street, Portland Maine,

Dear Mr. Greer:

The existing ten-inch diameter vitrified clay sanitary sewer pipe located in Moody Street has adequate capacity to **transport**, while The Portland Water District sewage treatment facilities, located off Marginal Way, have adequate capacity to **treat**, the total anticipated wastewater flows of **1200 GPD**, from the proposed project.

<u>Anticipated Wastewater Flows from the Proposed Modular Units</u>	
Proposed 150 Elementary Students @ 7 GPD/Student	= 1,050 GPD
Proposed Ten Staff @ 15 GPD/Staff Member	= 150 GPD
Total Proposed Increase in Wastewater Flows for this Project	= 1,200 GPD

The City combined sewer overflow (C.S.O.) abatement consent agreement, with the U.S.E.P.A. and the Maine D.E.P., requires C.S.O. abatement, as well as Stormwater mitigation, from all projects, in order to offset any increase in sanitary flows.

If I can be of further help, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND

Frank J. Brancely, B.A., and M.A.
Senior Engineering Technician

FJB

- cc: Alexander Q. Jaegerman, Acting Co-Director, Department of Planning, and Urban Development, City of Portland
 ✓ Sarah Hopkins, Senior Planner, Department of Planning, and Urban Development, City of Portland
 Eric Labelle, P.E., City Engineer, City of Portland
 Bradley A. Roland, P.E., Environmental Projects Engineer, City of Portland
 Anthony W. Lombardo, P.E., Project Engineer, City of Portland
 Stephen K. Harris, Assistant Engineer, City of Portland
 Todd Merkle, Field Inspections Coordinator, City of Portland
 Desk file

ADAMS SCHOOL

JUNE

JULY

AUGUST

SEPTEMBER

7 14 21 28 5 12 19 26 2 9 16 23 30 6 13 20 27

MFG

N/A

N/A

N/A

N/A

PERMITS

LOCAL

—

STATE

—

FIRE

—

OTHER

N/A

N/A

N/A

N/A

GRADING/FOUNDATION

—

DELIVERY

—

SET

—

B.L.S.

—

CRANE

N/A

N/A

N/A

N/A

INTERIOR

CARPENTRY

—

PLUMBING

—

ELEC

—

INTERCOM/CAMERA

N/A

N/A

N/A

N/A

FIRE

B/O

B/O

B/O

B/O

HVAC

N/A

N/A

N/A

N/A

OTHER

EXTERIOR

SIDING

—

ROOF/CURBS

N/A

N/A

N/A

N/A

CONNECTORS

N/A

N/A

N/A

N/A

SKIRTING

—

DECK/RAMP/STAIRS

—

ELECTRICAL

—

WATER/SEWER

—

BACKFILL/PATCH

—

SIDEWALKS

—

LANDSCAPE

N/A

N/A

N/A

N/A

L.P./~~SEWER~~ NAT.

—

DUMPSTER

TBD

TBD

TBD

TBD

PORTA JON

TBD

TBD

TBD

TBD

RENTALS

N/A

N/A

N/A

N/A

Dem/RESTOR

N/A

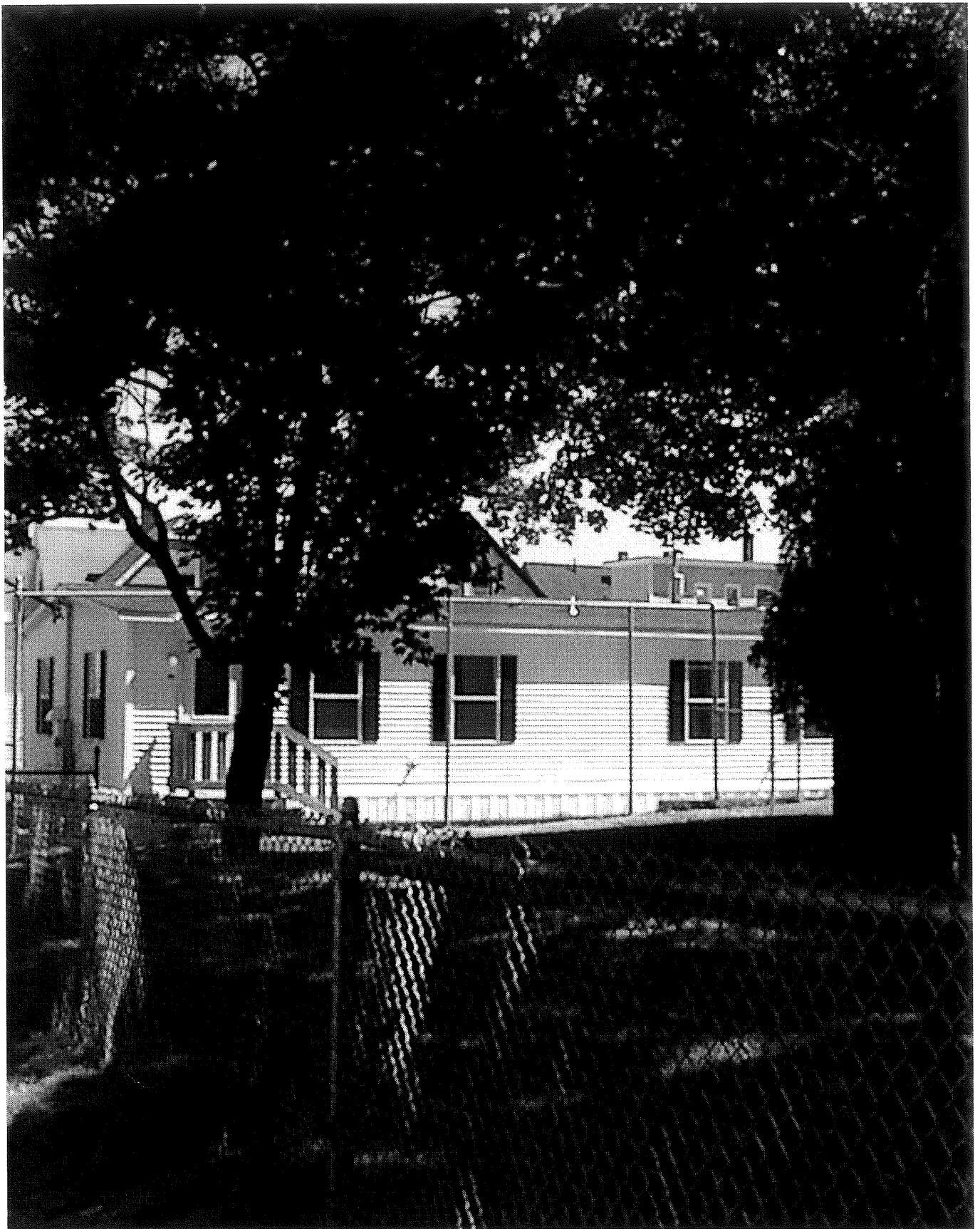
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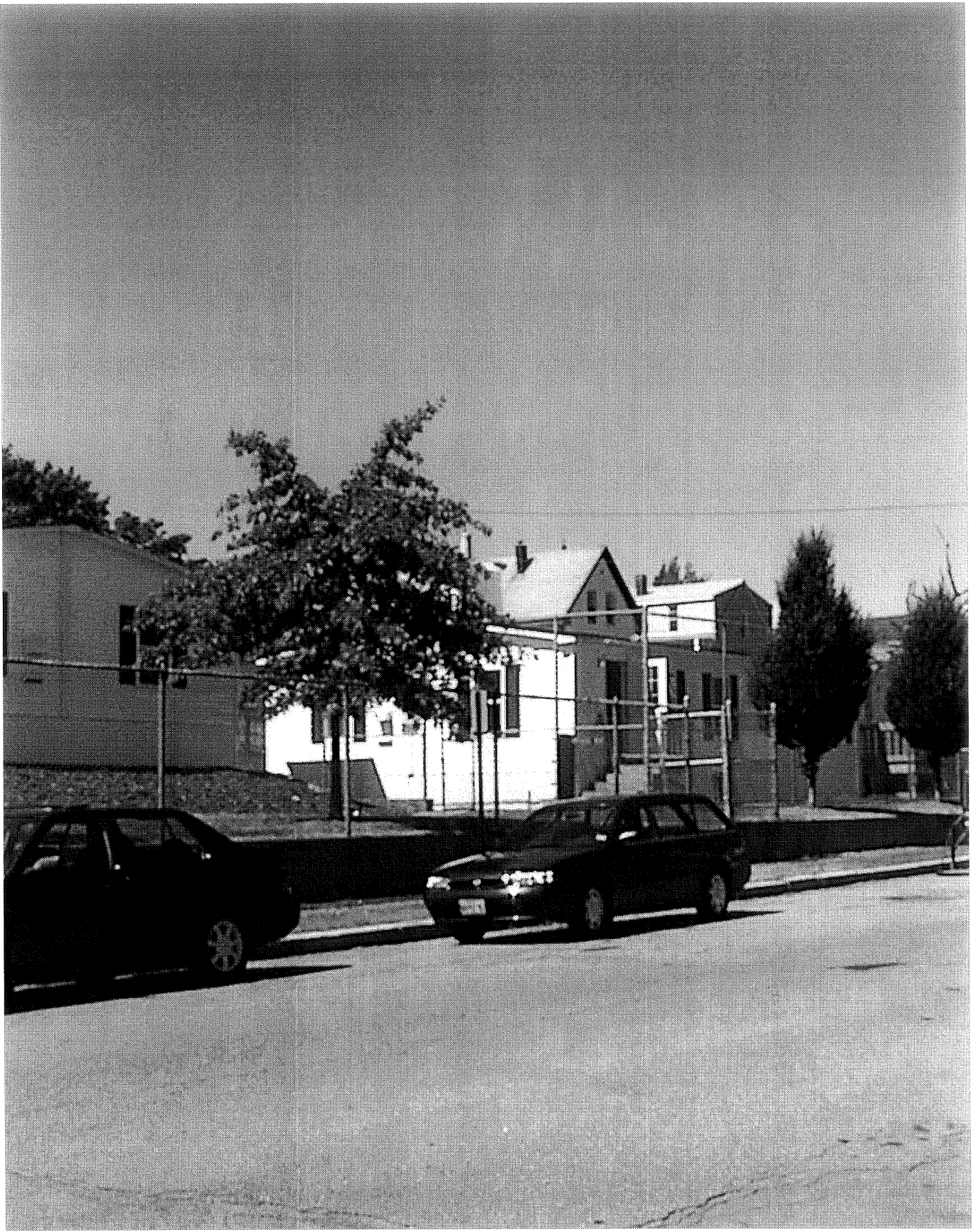
COMPLETION DATE

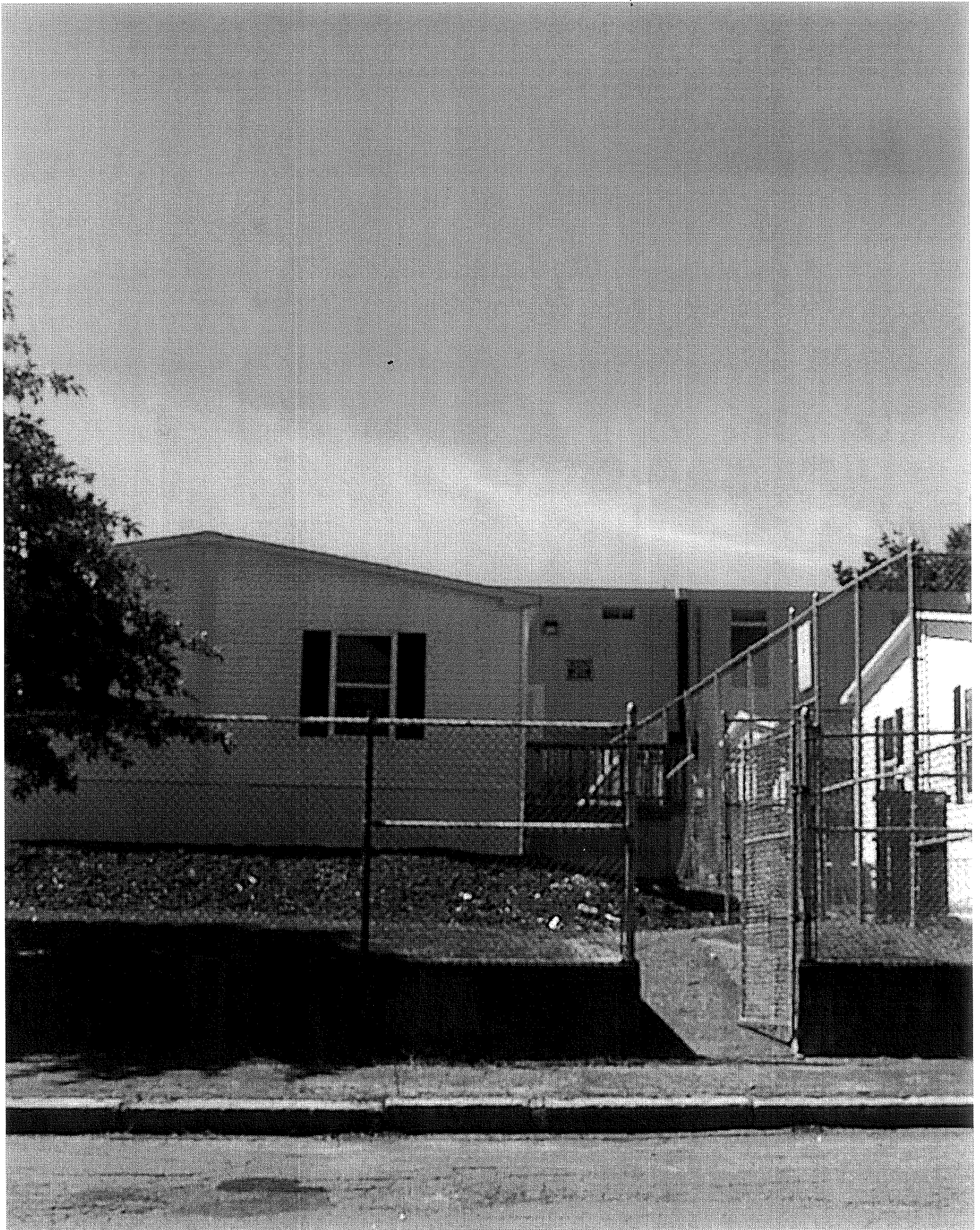




ADAMS SCHOOL MODULARS













From: Marge Schmuckal
To: Jonathan Spence
Date: Fri, Mar 22, 2002 3:50 PM
Subject: 48 Moody St - Adams School

Jonathan,

The Adams School is located within the R-6 Zone. Which requires the following setbacks:

Front: 10ft. minimum or average - 10ft is scaled to the bldg.

Rear: 20ft minimum - 40 ft. is scaled

Sides: 10ft minimum - 10 ft. is scaled to the steps on the side.(single story)

The proposal meets the minimum setback requirements.

Parking: 1 parking space is required for each room. I have been given that there are a total of thirteen classrooms. There is also 911 sq. ft. of office space within the building. There is a requirement of 1 parking space for every 400 sq. ft. or 2 parking spaces would be required for the office space. Therefore a total of 15 parking spaces are required. Their plan shows 18 parking spaces. The minimum parking requirements are being met.

I do not believe that there are any other Zoning issues that are required. All Zoning issues appear to be met on this project.

Marge Schmuckal, Zoning Administrator
3/22/02

CC: Sarah Hopkins