

CITY OF PORTLAND, MAINE
PLANNING BOARD

Marge S.

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May 26, 2004

Anita LaChance
City Manager's Office
389 Congress Street
Portland, Maine 04101

Doug Sherwood
Portland School Department
331 Veranda Street
Portland, Maine 04103

RE: East End School

CBL: Chart 8, Block A, Lot 4 and Chart 15, Block A, Lot 5

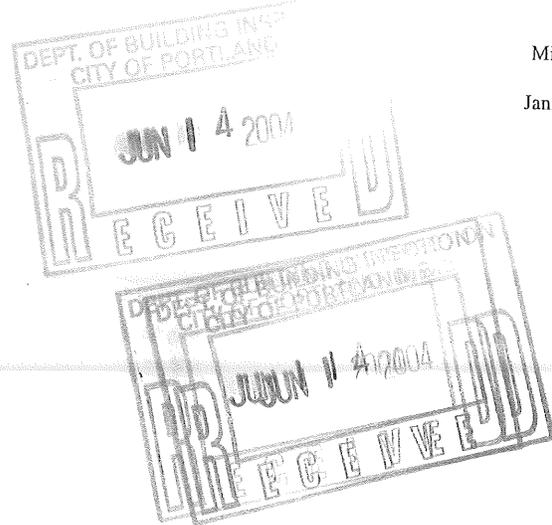
Dear Anita and Doug:

On Tuesday May 25, 2004, the Portland Planning Board voted unanimously (7-0) to approve the East End elementary school as a conditional use in the Residential R-3 zone with the following condition:

- i. No vehicles shall be parked overnight on the service drive or loading areas along the service drive.

The Portland Planning Board also approved unanimously (7-0) the site plan for the East End School under the City's site plan review standards and under the DEP Site Location of Development Permit. The approval was granted for the project with the following condition(s):

- i. If blasting is required on the site, the School Department will contract with a general contractor to prepare a blasting plan and pre-blast survey for DEP review and meet all the procedures and standards of Portland's Blasting Ordinance.
- ii. The applicant will seek permission from the Department of Public Works for the restriction of traffic on North Street during construction, with the conditions that one way traffic be maintained for public access and METRO at all times and that an adequate temporary turn-around be provided for City vehicles, all as set forth in the 5/21/04 letter of DeLuca Hoffman Associates to Stephen Blatt Architects (except that in Period One one-way local traffic will be allowed and that parking for the community gardens be provided to the extent possible during such construction).



- iii. The applicant shall work with Jeff Tarling, City Arborist, to assure that there is sufficient landscaping along the eastern property boundary to buffer the two residential complexes from the ballfield. The applicant and Jeff Tarling will seek input from adjoining neighbors regarding the buffering.
- iv. The applicant shall submit any revisions to the site plan for review by the Planning Authority or Planning Board, as appropriate. At the completion of the project and prior to occupancy, the applicant shall submit two complete sets of "As Built" or "Record" drawings to the Department of Planning and Development.
- v. At the Fox Street intersection, the applicant shall remove the existing fifteen (15) minute parking space, per Ms. Morabito's memo of 4/13/04 (contingent upon funding).
- vi. The parking lot lighting shall go off at 9:00 p.m. on weekdays and will be off on weekends, except as may be necessary for specific scheduled events.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #20-04, which is attached.

Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.
2. Seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway 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.)

If there are any questions, please contact Barbara Barhydt at 874-8699.

Sincerely,



Orlando Delogu, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Barbara Barhydt, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Building Inspections
Michael Bobinsky, Public Works Director
Tom Errico, Consulting Traffic Engineer
Lucy Cote, Traffic Division
Katherine Earley, Engineering Manager
Eric Labelle, City Engineer
William Goodwin, Environmental Engineer
Denise Clavette, Director of Parks
Jeff Tarling, City Arborist
Sally DeLuca, Recreation Division Manager
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Assessor's Office
Stephen Blatt, Stephen Blatt Architects, P.O. Box 583 DTS, Portland, Maine 04112-0583
William Hoffman, DeLuca-Hoffman Associate, Inc. 778 Main Street, Suite 8, South Portland, ME 04106
Approval Letter File