

Listed below are key characters (in bold) for searching within this file.

Hold down the control key and select the “f” key. Enter either a key character from the list below or document name and select enter for a list of documents containing the search word you entered.

APL – all documents behind this target sheet pertain to the original application submitted by the Applicant.

REVIEW – all documents behind this target sheet pertain to those documents submitted to and from staff as part of the project review.

PBM1 – all documents behind this target sheet are any Planning Board memos with attachments that went to the Board.

PBR1 - all documents behind this target sheet are any Planning Board reports with attachments that went to the Board.

CC1 - all documents behind this target sheet are any City Council memos/reports that went to the City Council.

DRC1 - all documents behind this target sheet are those pertaining to the post review of the project by the Development Review Coordinator.

MISC1 - all documents behind this target sheet are those that may not be included in any of the categories above.

APL

Cathedral of the Immaculate Conception

307 Congress Street

Portland, ME 04101

Tel.: (207) 773-7746 ♦ Fax: (207) 879-5547

Very Rev. James L. Nadeau, S.T.L.
Rector

June 4, 2001

Director
Planning Department
City of Portland
389 Congress Street
Portland, ME 04101

Dear Sir/Madam:

The Cathedral of the Immaculate Conception is applying for a permit to upgrade the drainage system, parking area and access to the Guild Hall.

The reasons for this request are to make better utilization of our property and facilities for the good of our Cathedral School children, our parishioners, the volunteers and clients of the St. Vincent de Paul Soup Kitchen, and community groups who use the Guild Hall. The Cathedral is in urgent need of : (1) improving drainage, (2) preventing seepage into the Gym which the children use, (3) obtaining safer access to the area and repaving it for additional parking, and (4) constructing a handicap access ramp to the Guild Hall.

- (1) Drainage: Currently this entire area is served by only one drain that is outdated and unable to handle even the slightest rainfall.
- (2) Seepage: We need to provide under-drainage along the Guild Hall wall to prevent seepage into the Gym in the basement. This area is used by the School and Aftercare Program 5 days a week.
- (3) Improved Access and Repaving: The driveway between the Guild Hall and the Residence needs to be widened for reasons of safety and improved access. Currently, the driveway is only 1 car wide. With snow it is barely passable. In addition, the School children use this driveway to access the Guild Hall. It is clearly not safe for children and/or cars. At the same time, the area needs to be repaved. The old pavement is cracking and coming loose and could be a liability.
- (4) Handicap Accessibility: The Guild Hall, which houses the State's oldest soup kitchen, as well as numerous other community and church events, is not handicap accessible. We wish to alter this fact and comply with the ADA regulations to the extent possible.

Planning Department, City of Portland

June 4, 2001

The plan we have developed in conjunction with numerous City offices will enable us to fulfill all of the above goals, as well as addressing the safety and landscaping needs of this portion of the Cathedral property.

Thank you for your consideration of this request. If you have any questions or if you require further information, please do not hesitate to get in touch with me.

Sincerely,

A handwritten signature in cursive script that reads "James L. Nadeau".

Very Rev. James L. Nadeau, S.T.L.
Rector



Sebago Technics

Engineering & Planning for the Future

June 4, 2001
00567

Sarah Hopkins, Development Review Program Manager
Department of Planning & Urban Development
City of Portland
389 Congress Street
Portland, ME 04101

**Roman Catholic Diocese of Portland – Cathedral of the Immaculate Conception
Courtyard and Parking Area, 307 Congress Street**

Dear Sarah:

This letter has been prepared to discuss the proposed drainage and grading improvements to a small courtyard located at 307 Congress Street owned by the Roman Catholic Diocese of Portland. Currently, the courtyard is accessed through a small driveway opening off Congress Street and serves as a parking area for approximately eight vehicles. Parking arrangements are confined, poorly defined, promote difficult movements, and are occurring on lawn areas as well as pavement.

Drainage currently sheds by sheet flow diagonally across the site from the right rear to left front. There is one catch basin which collects drainage from a small garage and rear paved court area. However, the basin is shallow and conveys drainage into a basement connection which we assume to be a sewer pipe. This has caused backups in the past with some flooding in the basement. Additionally, the surface runoff flowing towards the sidewalk serving the soup kitchen/assembly hall has caused surface icing and water damage to the foundation wall.

With the several safety issues and drainage issues needing attention, along with demand for handicap access, safer parking movements and access, and need of parking for the church's residents and volunteer staff, they decided to prepare a plan to address all of these issues and more.

The proposed site plan incorporates a new on-site separated storm drain tying into the City's catch basin in Congress Street. Improvements to obtain an additional ten parking spaces include new pavement, curbing, landscaping areas, a new driveway entrance, handicap access ramp to the hall, handicap parking area, enclosed dumpster location, and drainage infrastructure.

The new parking area pavement will encompass 3,800 square feet of new impervious surface which has a minimal effect on the amount of drainage entering the City's storm drain system. To alleviate sidewalk icing and basement/foundation saturation, we have added curbing and underdrains to direct runoff away from these important areas. Per discussions with Tony Lombardo of Public Works, we have tied our system into the City's closest catch basin with the use of a drain manhole. Due to our site's limited land area, close building settings, and street location, detention of stormwater is not possible. We feel that the relatively minor increase in stormwater runoff rate will have a very small impact to the Congress Street storm drain system, and the separation of drainage and sewer on site is the most reasonable option available. Also per Public Works request, we have added a Casco trap in the manhole as required by their standards. Brick sidewalk and curbing on Congress Street disturbed by the connection pipe construction will be repaired along with the new brick driveway opening in accordance with City standards.

Due to the tight constraints of this project's area, we feel that this layout provides a safer defined parking area while providing both a fix for the current drainage patterns and maintaining a visual barrier with a pleasant landscaped berm and new sign.

Should the planning staff or Public Works wish to further discuss any of the improvements associated with this minor site plan, please feel free to contact us. In the interim, we again look forward to working with the City's planning staff and our client for a speedy approval so that construction can commence prior to the busy tourist season.

Sincerely,

SEBAGO TECHNICS, INC.



James R. Seymour
Project Engineer

JRS:jc

Enc.

cc: James Somma – Roman Catholic Diocese of Portland



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
D.R.C. Copy**

20000082
I. D. Number

Cathedral Parish/Father Jim

Applicant

305 Congress St., Portland, ME 04101

Applicant's Mailing Address

James Somma

Consultant/Agent

773-7746 879-5547

Applicant or Agent Daytime Telephone, Fax

Application Date

289 Congress St

Project Name/Description

289 - 289 Congress St

Address of Proposed Site

021 D008 & 9

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) **demo bldg construct plgrd &**

Proposed Building square Feet or # of Units 25043 Acreage of Site R-6 Zoning

Check Review Required:

- Site Plan (major/minor)
- Flood Hazard
- Zoning Conditional Use (ZBA/PB)
- Subdivision # of lots _____
- Shoreland
- Zoning Variance
- PAD Review
- Historic Preservation
- 14-403 Streets Review
- DEP Local Certification
- Other _____

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review \$744.00 Date: 09/11/2000

DRC Approval Status:

Reviewer Steve Bushey

- Approved
- Approved w/Conditions see attache
- Denied

Approval Date 08/08/2000 Approval Expiration 08/08/2001 Extension to _____ Additional Sheets Attached

Condition Compliance kandi talbot 09/01/2000
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>09/01/2000</u> date	<u>\$43,749.00</u> amount	<u>09/05/2001</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>09/11/2000</u> date	<u>\$400.00</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input checked="" type="checkbox"/> Performance Guarantee Reduced	<u>12/12/2000</u> date	<u>\$10,000.00</u> remaining balance	<u>Kandi Talbot</u> signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2001-0136
Application I. D. Number

06/05/2001
Application Date

307 Congress Street
Project Name/Description

Roman Catholic Bishop Of
Applicant
Po Box 11559, Portland, ME 04104
Applicant's Mailing Address
Sebago Technics Inc.
Consultant/Agent
Applicant Ph: (207) 773-7746 Applicant Fax: (207) 879-5547
Applicant or Agent Daytime Telephone, Fax

313 - 313 Congress St, Portland, Maine
Address of Proposed Site
021 D007001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) **10 parking & handicap ramp**

Proposed Building square Feet or # of Units 0.87 acres Acreage of Site **B-2b** Zoning

Check Review Required:

- | | | | |
|--|--|--|--|
| <input 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 _____ Subdivision _____ Engineer Review **\$1,158.20** Date **08/21/2001**

DRC Approval Status:

Reviewer **Jay Reynolds**

- Approved **Approved w/Conditions** Denied
See Attached

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

Condition Compliance **Jay Reynolds** **08/21/2001**
signature date

Performance Guarantee **Required*** **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>08/20/2001</u> date	<u>\$57,910.00</u> amount	<u>06/03/2003</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2001-0136

Application I. D. Number

06/05/2001

Application Date

307 Congress Street

Project Name/Description

Roman Catholic Bishop Of

Applicant

Po Box 11559, Portland, ME 04104

Applicant's Mailing Address

Sebago Technics Inc.

Consultant/Agent

Applicant Ph: (207) 773-7746 Applicant Fax: 2078795547

Applicant or Agent Daytime Telephone, Fax

313 - 313 Congress St, Portland, Maine

Address of Proposed Site

021 D007001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of DRC

- 1 All damage to sidewalk, curb, street, or public utilities shall be repaired to City of Portland standards prior to issuance of a Certificate of Occupancy.
- 2 A street opening permit(s) is required for your site. Please contact Carol Merritt ay 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
- 3 The Development Review Coordinator reserves the right to require additional lot grading or other drainage improvements as necessary due to field conditions.
- 4 APPLICANT TO PROTECT THE 3 REMAINING EXISTING TREES THROUGHOUT THE CONSTRUCTION PROCESS.

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

2001-0136
Application I. D. Number

6/5/01
Application Date

307 Congress Street
Project Name/Description

Roman Catholic Bishop Of
Applicant

Po Box 11559, Portland, ME 04104
Applicant's Mailing Address

Sebago Technics Inc.
Consultant/Agent

Applicant Ph: (207) 773-7746 Applicant Fax: (207) 879-5547
Applicant or Agent Daytime Telephone, Fax

313 - 313 Congress St, Portland, Maine
Address of Proposed Site

021 D007001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 10 parking & handicap ramp

Proposed Building square Feet or # of Units 0.87 acres B-2b
 Acreage of Site Zoning

Check Review Required:

- | | | | |
|--|--|---|--|
| <input 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 checked="" 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 _____ Subdivision _____ Engineer Review _____ Date _____

Planning Approval Status:

- Approved Approved w/Conditions Denied
 See Attached

Reviewer JEFFREY HARRIS

Approval Date 8/20/01 Approval Expiration 8/20/02 Extension to _____
 OK to Issue Building Permit Additional Sheets Attached

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"/> Effect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Effect Guarantee Released	_____	_____	
	date	signature	

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jaimey Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus Y. Hagge
Erin Rodriguez
Mark Malone
Orlando E. Delogu

August 9, 2000

Rev. James L. Nadeau
Cathedral of Immaculate Conception
307 Congress Street
Portland, ME 04101-3695

re: Parking Lot Expansion and Playground Project, 307 Congress Street

Dear Rev. Nadeau:

On August 8, 2000 the Portland Planning Board voted unanimously (4-0, Cole, Hagge, Rodriguez absent) to approve your application to expand a parking lot and construct a playground at 307 Congress Street. The Board found that the application met the Conditional Use Standards and the standards of the Site Plan ordinance of the Land Use code.

The approval was granted for the project with the following conditions:

1. that the plan be revised in accordance with the Development Review Coordinator's memo dated August 8, 2000 regarding coordination of work within the Congress Street right-of-way with Public Works.
2. that the applicant provide a full cut-off light for the building lights and a photometric plan and that the wattage of any lights not to exceed 250 watts.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #39-00, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 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.

2. 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.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
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, and 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.)
6. The Development Review Coordinator (who is located at DeLuca Hoffman at 775-1121) 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.

If there are any questions, please contact the Planning Staff.

Sincerely,



Jaimey Cardon, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File



CITY OF PORTLAND

July 30, 2001

Mr. James Seymour
Sebago Technics
One Chabot Street
Westbrook, ME 04098-1339

RE: 307 Congress Street
(CBL#21-D-7)

Dear Mr. Seymour:

On July 30, 2001 the Portland Planning Authority granted minor site plan approval with no conditions for the upgrade and reconfiguration of the parking, access and drainage system located in the courtyard at 307 Congress Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. 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. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a pre-construction 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 pre-construction 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



CITY OF PORTLAND

September 14, 2001

Mr. David Twomey
Cathedral of the Immaculate Conception
307 Congress Street
Portland, ME 04101

RE: 307 Congress Street, Courtyard
(CBL#21-D-7)

Dear Mr. Twomey:

On July 30, 2001 the Portland Planning Authority granted minor site plan approval with no conditions for the upgrade and reconfiguration of the parking, access and drainage system located in the courtyard at 307 Congress Street.

This approval was based on the submitted site plan. Any modifications to the approved site plan must be submitted for staff review and approval. The following modifications have come to the attention of the planning staff through a submitted revised site plan, dated 9-4-01, and through site visits:

1. The inclusion of a modular block retaining wall adjacent to the concrete sidewalk near the school building.
2. The inclusion of a pressure treated guardrail on steel support columns between four parking spaces and the concrete sidewalk.
3. The addition of four steps to the proposed concrete stairs to accommodate the actual change in grade between the concrete landing and the concrete sidewalk.
4. The removal of one tree identified for preservation on the approved site plan. (This modification was approved by the City Arborist during a site visit to the property.)
5. The planned replacement of shrubs originally identified for preservation on the approved site plan.
6. The alteration of the stormdrain alignment.
7. The removal of the existing wrought iron fence on either side of the entranceway to

O:\PLAN\DEV\REV\W\CONG307-COURTYARD\STAFF DETERMINATION OF PROPOSED SITE PLAN
MODIFICATIONS.DOC

CITY OF PORTLAND, MAINE

BOARD OF APPEALS



CONDITIONAL USE APPEAL APPLICATION

Applicant's name and address: Cathedral Parish / Rev. James Nadeau
(OWNER'S REP) 307 Congress Street Portland, Me. 04101
Applicant's interest in property (e.g., owner, purchaser, etc.):

Rev. Nadeau is the Bishop's Representative

Owner's name and address (If different): Roman Catholic Bishop of
Portland. 510 Ocean Ave.

Address of property and Assessor's chart, block and lot number:
021 - D - 009

Zone: R-6 Present use: Church Soup Kitchen

Type of conditional use proposed: playground/parking Convent

Conditional use authorized by: section 14- _____

NOTE: If site plan approval is required, attached preliminary or final site plan.

The undersigned hereby makes application for a conditional use permit as above described, and certifies that all information herein supplied by his/her is true and correct to the best of his/her knowledge and belief.

Date: 07 May 2005

Rev. James L. Nadeau
Signature of Applicant

STANDARDS:

Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:

- (a) There are unique or distinctive characteristics or effects associated with the proposed conditional use;
- (b) There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- (c) Such impact differs substantially from the impact which would normally occur from such a use in that zone.

REVIEW

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION COMMITTEE

October 12, 2001

Edward Hobler, Chair
Rick Romano, Vice Chair
Susan Wroth
Camillo Breggia
Robert Parker
Steve Sewall
Cordelia Pitman

David Twomey
Roman Catholic Diocese of Portland
Chancery Office
510 Ocean Avenue
Portland, Maine 04101

Re: Courtyard improvements—307 Congress Street

Dear Mr. Twomey:

In a September 14, 2001 letter to your attention, Jonathan Spence of this office outlined Planning Staff's decision regarding requested amendments to a previously-approved site plan for courtyard improvements at 307 Congress Street. In that letter, Mr. Spence states that two of the seven proposed changes did not meet the standards of the site plan ordinance, in addition to needing a Certificate of Appropriateness under the City's historic preservation ordinance. They are as follows:

- * The removal of the existing wrought iron fence on either side of the entranceway to be replaced with an aluminum fence similar to that used in other locations on the property.
- * The removal of the granite retaining wall on the western side of the entranceway.

As Mr. Spence's letter indicated, because this property is a designated historic property, all exterior and site changes are subject to review and approval under the provisions of Portland's historic preservation ordinance (Article IX of the Land Use Code). In reviewing the requested changes outlined above, staff found that they failed to meet the following review standards:

Standard #2: The distinguishing original qualities or character of a structure, object or site and its environment shall not be destroyed. The removal or alterations of any historic material or distinctive architectural features should be avoided when possible.

Standard #5: Distinctive stylistic features or examples of skilled craftsmanship, which characterize a building, structure, or site, shall be treated with sensitivity.

Subsequent to informing you of this decision, you asked for reconsideration of your proposal to replace the historic wrought iron fence, based on safety concerns (the fence

features pointed pickets). In response to your request, staff consulted with Corporation Counsel and gave some thought as to various alternatives that might satisfy both the ordinance standards and your concerns regarding safety.

Based on this review, staff reconfirms its original decision that the existing historic iron fence should be retained. However, staff would approve modifying the pickets by cutting or filing the pointed ends to make them blunt. This solution would meet both the standards of the site plan ordinance and those of the historic preservation ordinance.

As you indicated that you planned to have the existing fencing refurbished off site if required to keep it, it would seem this modification could be done as part of that work. Regarding the granite retaining wall, staff understands that it is now your intention to retain this feature.

Should you have questions about this finding, please do not hesitate to call me or Jonathan Spence of this office.

Sincerely,



Deborah G. Andrews
Historic Preservation Program Manager

Cc: Alex Jaegerman, Chief Planner
Jonathan Spence, Planner
Jeffrey Harris, Preservation Compliance Coordinator
Donna Katsiaficas, Associate Corporation Counsel

Enc.

ADDRESS: 307 CONGRESS ST
PERMIT APPLICATION FOR: SITE ALTERATIONS
BUILDING OWNER: ROMAN CATHOLIC DIOCESE OF PORTLAND
PERMIT APPLICANT: SEBAGO TECHNICIS
REVIEWER: JEFFREY HARRIS
DATE OF DECISION 8/20/01

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

Denied Reason for Denial: _____

Approved as submitted

Approved with conditions (see below)

Conditions of Approval:

Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.

Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. DUMPSTER ENCLOSURE STRUCTURE IS TO FEATURE A PAINTED OR STAINED FINISH.
2. _____

3. _____

SEBAGO TECHNICS, INC.

One Chabot Street
P.O. Box 1339
WESTBROOK, ME 04098-1339

LETTER OF TRANSMITTAL

Phone (207) 856-0277 FAX (207) 856-2206

TO

JONATHON SPENCE
PLANNING DEPT.
City of Portland
City Hall 4th Floor

DATE	7/3/01	JOB NO.	00567
ATTENTION			
RE:	CATHOLIC CHURCH COURTYARD PARKING - 307 CONGRESS ST.		

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1	7/3/01	20FS	GRADING & UTILITY SHEET Revised
1	..11	30FS	LANDSCAPE PLAN.

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

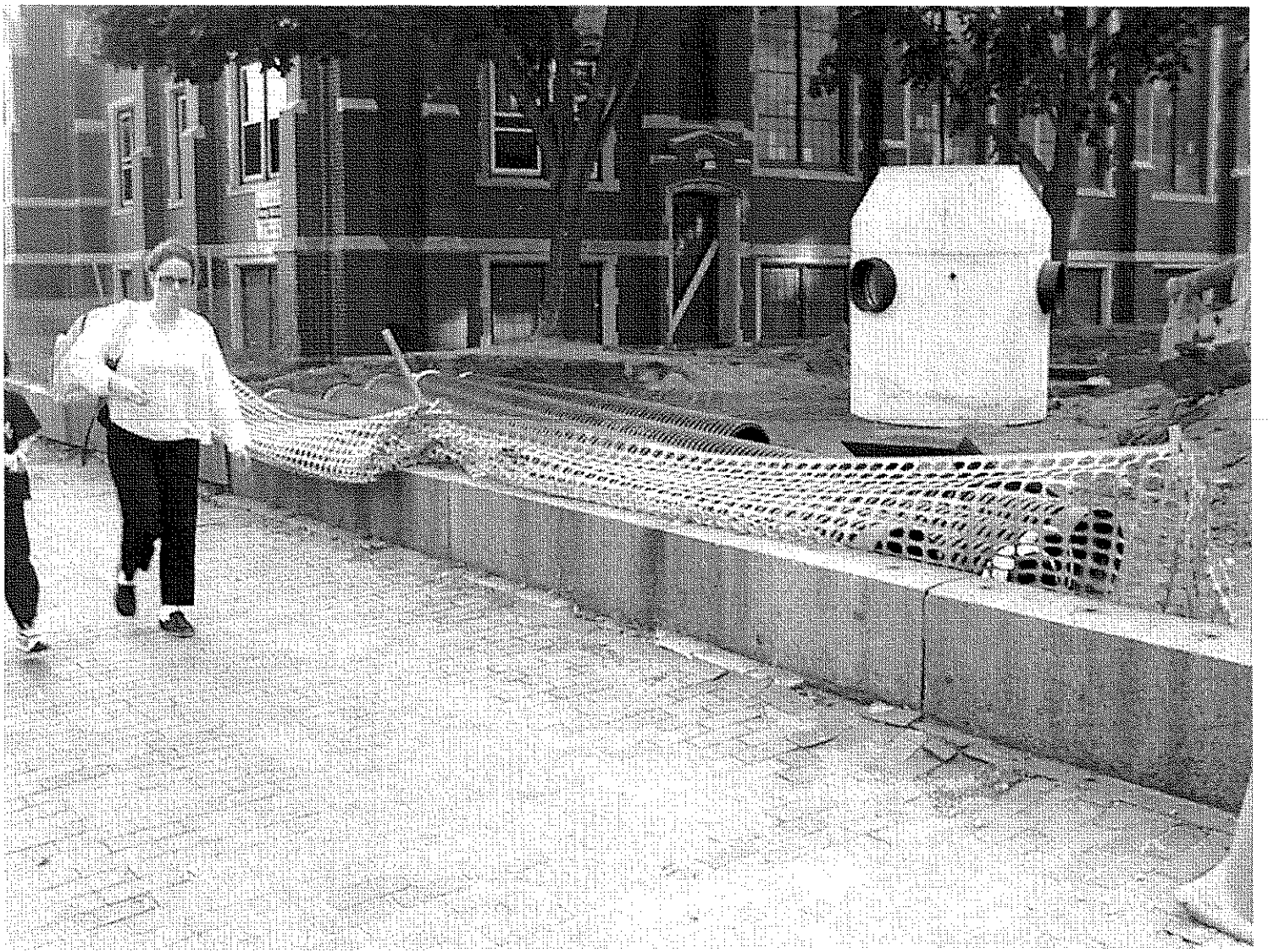
REMARKS

Jon. We have revised the Landscape Plan and Grading Plan and have raised the berm elevation on the right side of the entrance. Also both sides have been lined with Falsecypress trees to provide screening at a high level to discourage a view of the parking lot from Congress Street. Given the berm elevations being 5' higher than the sidewalk this should be adequate.

COPY TO

SIGNED:

James Seignior





From: Charlie Lane
To: Alex Jaegerman ; Kandi Talbot
Date: Thu, Aug 24, 2000 8:33 AM
Subject: Re: Cathedral of Immaculate Conception

In my opinion, The Roman Catholic Bishop of the Diocese of Maine, a corporation sole under Maine law, is, indeed, a responsible financial institution. You might want a letter from the Bishop's attorney, Bob Robinson, Esq, opining that the finance director, can bind the corporation.

>>> Kandi Talbot 08/23 3:51 PM >>>

Weird question for you.....Our ordinance states that we will only accept performance guarantees from responsible financial institutions.

The Cathedral of Immaculate Conception is asking that we accept a letter of credit from Finance Director of the Roman Catholic Bishop. The Bishop, as a corporation, owns all of the land and funds under direct supervision of the Chancery as well as all of the land and funds of the parishes throughout the state.

Is the Bishop a responsible financial institution????

Thanks.

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Kandi Talbot" <KCOTE@ci.portland.me.us>
Date: Fri, May 19, 2000 9:10 AM
Subject: Fw: Cathedral Parish

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

From: stephen bushey <bbushey@maine.rr.com>
To: srbushey@maine.rr.com <srbushey@maine.rr.com>
Date: Friday, May 19, 2000 7:22 AM
Subject: Cathedral Parish

Kandi,

I have reviewed the Site plan prepared by William Whited for the Cathedral Parish and offer the following comments:

1. The plans should be revised to provide more detail for proposed grading and drainage measures on the new parking area. Spot grades should be provided at critical areas to insure adequate surface drainage.
2. A detail for the wood carpet in the playground area should be provided. This would include buildup of subsurface drainage etc.
3. The Public Works Dept. should comments on any work associated with the driveway openings and sidewalk impacts.

If you have any questions regarding these comments please call.

Stev Bushey Acting Development Review Coordinator.

From: Marge Schmuckal
To: Kandi Talbot; Penny Littell
Date: Tue, Jun 20, 2000 2:48 PM
Subject: Re: Residential Use

My first response without looking at any specific proposal would be: How is this living space set up? If every "nun unit" is set up like an apartment with kitchen and bath, then it could be considered residential. If it is set up more like rooming units with a one main kitchen and a "mess hall" and perhaps a sanctuary area, then I would consider this an institutional use. It might also depend upon where it is located. If it is right next to the church and only nuns are allowed (Get thee to a nunnery! !) to be in the structure and church owned, it is probably an institutional use. Does this help any? Are you planning to join one? Can I join you there?

>>> Kandi Talbot 06/20 2:27 PM >>>
 Is a convent for nuns considered a residential use or would it be considered an institutional use because its pretty much accessory to the church?

- Historic Eligibility
- hold the corner at Congress + Locust - Similar to B-2 standards
- fencing - YMCA, Mercy Hospital, Winter Street (take pics of this)

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Kandi Talbot" <KCOTE@ci.portland.me.us>
Date: Tue, Aug 8, 2000 10:41 AM
Subject: Cathedral Property

Kandi,

I have reviewed the latest site plan dated 7-27-00 for the Cathedral Property project and generally find that they have improved the plan by adding topo and drainage data. The following condition should be included in any action taken by the Board.

1. The applicant shall coordinate all work within the congress street Right of Way with the Portland Public Works Dept. including new storm drain pipe, modification of the existing drain manhole and all surface restoration.

If you have any questions please call.

Steve Bushey Acting Development review Coordinator



CITY OF PORTLAND

August 24, 2000

Mr. Thomas R. Kelly
Robinson Kriger & McCallum
Twelve Portland Pier
Post Office Box 568
Portland, ME 04113-0568

RE: Cathedral of Immaculate Conception Playground and Parking

Dear Mr. Kelly:

After review of your fax dated August 22, 2000 regarding the Letter of Credit and the improvements to be included in the Letter of Credit, I give you the following response.

Letter of Credit

Corporation Counsel has determined that the Roman Catholic Bishop of the Diocese of Maine, a corporation sole under Maine law, is a responsible financial institution and a Letter of Credit from them would not be a problem. However, we are requesting that a letter be submitted stating that the finance director can bind the corporation.

Performance Guarantee Amount

It has been determined that all site improvements (except the playground) need to be included in the amount of the performance guarantee. We consider a church to be a public use and all site improvements have to be included.

Demolition Permit

You may apply for a demolition permit at this time, however the permit will not be issued until we receive the letter of credit.

If you have any questions, please do not hesitate to contact me at 874-8901. I will be on vacation until September 5th, so if you need any questions answered prior to that, please contact Sarah Hopkins at 874-8720.

Sincerely,

Kandice Talbot
Planner



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

776 MAIN STREET
SUITE 3
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 679 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: October 26, 2000

RE: Cathedral School, 14 Locust Street – Playground/Parking Area

On October 26 2000, a site visit was made to 14 Locust Street to check on the progress of the playground/parking area. The project appears to be 65% ± complete, with only landscaping, free-standing lighting, parking lot surface and striping left to finish. We recommend a reduction in the bond.

landscaping = \$ 5,000

Surface striping =

28,849.00

2885.00 = 10%

-18,752.00 paving completed

15,867.00 release

remaining amount = 12,982.00

remaining 10% = 990.00

18,972 remaining

Total = 43,749.00

Remaining Amt = 18,972.00

Release 24,777.00

JAN 20 2001

Cathedral of the Immaculate Conception

307 Congress Street

Portland, Maine 04101-3695

Tel. (207) 773-7746 ♦ Fax (207) 879-5547

Rev. James L. Nadeau, S.T.L.
Rector

January 19, 2001

Joseph Gray
City Manager
City of Portland
389 Congress St.
Portland, ME 04101

Dear Joe,

First of all, congratulations on your new position and allowing yourself to increase the stress levels.

Seriously, I think it is a nice piece of recognition on the part of the City Council to place you in the C.E.O. position. Again, congratulations.

Joe, I need a little help with our escrow account situation with the City of Portland. Due to serious problems with the site work at the Cathedral, I chose to hold off on the surface coat of asphalt paving until spring. This would allow us to compensate for any settling. We expect that this could happen due to the major disturbance to the sub-base.

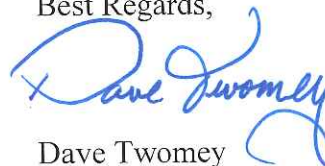
As a result, the City of Portland is still holding 5% of the total, plus the 10% retainage. If we don't finish until spring 2001, the retainage will be held until spring 2002.

I am requesting that the City of Portland waive this withholding of funds based on our performance on this project to date.

The main issue is our cash flow situation. I don't have to tell you about fuel costs, as well as additional consumption due to a colder winter. Also, we have been presented with a situation that we have not faced for awhile: snow removal.

I trust that you can understand and appreciate our situation. I can only ask you to see your way to help us out. Thanks.

Best Regards,



Dave Twomey
Facilities Manager

PBM1

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Caron and Members of the Portland Planning Board

FROM: Kandice Talbot, Planner

DATE: June 27, 2000

SUBJECT: 307 Congress Street, Cathedral of Immaculate Conception Parking Lot Expansion and Playground

Introduction

Cathedral of Immaculate Conception has requested review for a parking lot expansion and playground. The site is approximately 0.57 acres and is zoned R-6. This development would be reviewed for conditional use as an institutional use in the R-6 zone and site plan review. A vicinity map is included as Attachment 1. The standards for the institutional conditional use and the regular conditional use standards are attached.

Currently, the site houses the school, daycare, St. Vincent de Paul Soup Kitchen/Thrift Shop and a convent for four Sisters of Mercy nuns. The applicant is proposing to demolish two buildings, one located at 10 Locust Street, which houses the soup kitchen/thrift shop and the other located at 289 Congress Street, which houses the nuns.

Building Demolitions

As mentioned above there are two buildings located on the site that the Cathedral of Immaculate Conception is proposing to demolish to expand the parking area and create a playground. Currently the children are playing in the parking lot during recess and before and after school.

10 Locust Street

The applicant is proposing to demolish the building located at 10 Locust Street. The applicant states that the building is in a seriously dilapidated and rundown condition, and its renovation would be prohibitively expensive. This building would be demolished to locate the playground near the school.

The structure located at 10 Locust Street is a substantial Italianate style brick building with bracketed cornice. The building is in



substantially unaltered condition. This building is located very close to the school, and if it were to remain, it appears there would still be adequate space for playground and a reduced number of parking spaces.

289 Congress Street

The house located on the corner of Congress Street and Locust Street currently serves as a convent for 4 Sisters of Mercy nuns. These nuns can be relocated to either their Motherhouse on Stevens Avenue or to another convent. This area will be used for additional parking area.

This house is not prominent in architecture and has been significantly altered over the years. However, this building holds the corner of the block and maintains the continuity of the streetscape.

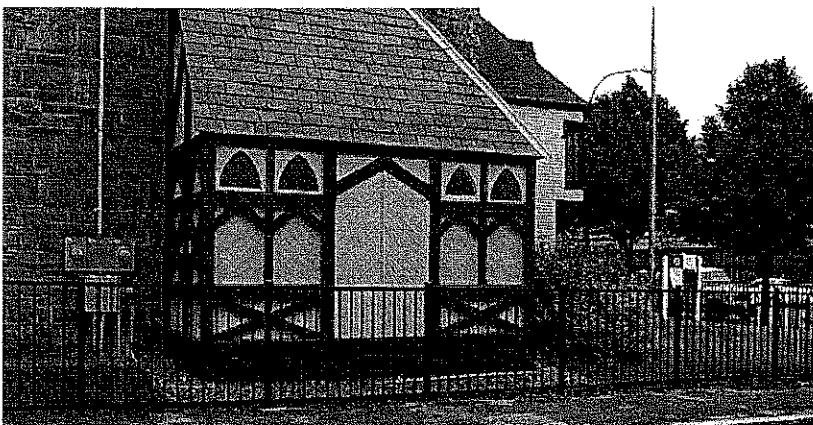


Also, this building has been predominantly residential over the years by housing the Sisters of Mercy nuns. Prior to that, it had been the Home for Aged Women. The Planning Board will have to determine if the proposed use will cause significant displacement or conversion of residential uses existing as of June 1, 1983, or thereafter.

Development Plan

As mentioned above, the applicant is proposing to expand their parking lot area and to create a playground for children who attend the Cathedral School. The parking expansion area will be located at the corner of Congress Street and Locust Street. The parking area will increase by 17 parking spaces.

Staff is recommending that the applicant provide a significant landscaped area at the corner of Congress Street and Locust Street and continue the fence that exists along Congress Street. This fence could either be the same as what exists or something similar, such as an industrial grade fence as shown in the picture below. The industrial grade fence has been used in locations such as the Mercy Hospital parking lot on Winter Street and the YMCA parking lot located on Sherman Street.



A proposed portion of the parking lot will sheet flow toward Congress Street and the existing parking lot area will sheet flow towards Cumberland Avenue.

The Development Review Coordinator has reviewed the plans. The DRC's comments are included as Attachment 5. The DRC is requesting that the plan be revised to provide more detail for proposed grading and drainage measures on the new parking area and to provide spot grades to insure adequate surface drainage. Public Works is currently reviewing the plan.

The applicant will need to provide a landscaping plan for review by the City Arborist. The applicant should also provide information regarding lighting, such as catalogue cuts, light pole heights and a photometric plan.

Attachments:

1. Vicinity Map
2. R-6 Zoning Text
3. Sec. 14-474 Conditional Uses
4. Applicant's Submittal
5. DRC's Memo
6. Site Plan

Cathedral of the Immaculate Conception

307 Congress Street

Portland, ME 04101

Tel.: (207) 773-7746 ♦ Fax: (207) 879-5547

Very Rev. James L. Nadeau, S.T.L.
Rector

PROPOSAL TO THE PLANNING BOARD

Building Permit Request

TABLE OF CONTENTS

1. Cover Letter to Mr. Alexander Jaegerman, dated May 1, 2000
2. TABLE I: Cathedral School Enrollment, 1995-2000
3. TABLE II: Ethnic Breakdown in Cathedral School, 1995-2000
4. TABLE III: St. Vincent de Paul Soup Kitchen Statistics
5. TABLE IV: St. Vincent de Paul Direct Assistance Statistics—1999
6. TABLE V: Site Usage and Future Planning for All Cathedral Properties
7. Meitler Consultants, Inc.: Data Report for Maine Catholic Schools, Diocese of Portland

Cathedral of the Immaculate Conception
307 Congress Street
Portland, ME 04101
Tel.: (207) 773-7746 ♦ Fax: (207) 879-5547

Very Rev. James L. Nadeau, S.T.L.
Rector

May 1, 2000

Mr. Alexander Jaegerman, Manager
Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Mr. Jaegerman,

RE: Building Permit Request

This is a follow up to my letter of January 7, 2000 (copy attached), in which the Cathedral requested permission to demolish two buildings on our property: 10 Locust Street, now housing the St. Vincent de Paul Soup Kitchen / Thrift Shop, and 289 Congress Street, currently a convent for four Sisters of Mercy nuns. The reason for the demolition of these two houses is: (1) to provide playground space for the Cathedral School where St. Vincent's is now located. The children currently have to play in the parking lot during recess and before and after school; (2) to provide additional parking spaces for Cathedral Parish where the convent is now located. The existing parking lot is insufficient to handle parking for any of our 5 weekend Masses, in addition to Holy Day Masses and the innumerable weddings, funerals, concerts and other public events that are held here. Parishioners, visitors and other members of the public are forced to park on the street, often several blocks away. This creates a hardship for the elderly and handicapped, particularly in winter and during inclement weather.

Here is additional information which may assist you in your deliberations:

Cathedral School:

Growth of Enrollment:

The School, which had been pre-K through 6th grade, expanded this school year (1999-2000) to include the 7th grade and next year will include the 8th grade. Enrollment has grown each year for the past 5 years. SEE ATTACHED TABLE I.

Ethnic enrollment has seen a corresponding increase each year. The breakdown of our ethnic enrollment is shown in the ATTACHED TABLE II.

The pre-school and after care program has current enrollments as follows: Three students are enrolled in the pre-school care; 30 children are in after care. This number has remained constant for the past 3-4 years.

School Safety Issues:

Currently there is no playground for the students. They must use the Cumberland Avenue parking lot. This is not sufficient. The lot is chained off from traffic, but there are numerous injuries each week from children falling on the pavement and sustaining cuts and scrapes. This is clearly unacceptable. There are no other current alternatives for a playground. The Franklin Arterial side of the Cathedral is unsuitable for many reasons: fast-moving traffic, pollution from vehicles, street people hanging out on that side of the church, beer, liquor bottles and other unsavory items thrown on the lawn from the apartments which abut it. In fact, we have had to notify the apartment owners and the police several times about the problem, which has never been resolved. The lawn on the other side of the Cathedral Residence, next to the parking lot, does not belong to the Cathedral Parish.

St. Vincent de Paul Building, 10 Locust Street:

This building is in a seriously dilapidated and rundown condition, and its renovation would be prohibitively expensive. We are fortunate that we have an alternative for the Soup Kitchen that is workable, even preferable: The Guild Hall, on the corner of Congress Street and the Franklin Arterial, seats well over 200 people at once and has a kitchen which we are in the process of renovating. The Soup Kitchen feeds between 100-180 people each day (SEE ATTACHED TABLE III), and the Hall's seating capacity means that everyone can be served in one sitting. In the current building only 16 can be seated at a time; those waiting to be served have to remain outside on Locust Street, winter and summer. It is clear that the ability to serve everyone at once will be considerably more hygienic and efficient. Also attached (TABLE IV) is a breakdown of the direct assistance provided by the St. Vincent de Paul Society for the year 1999.

The Finance Commission of the Cathedral, as well as the Pastoral Council, the Cathedral School Board, the School Board's Finance Commission, the Home & School Association and the School Faculty, have approved the demolition of the St. Vincent de Paul Society building at 10 Locust Street and moving the Soup Kitchen operations to the Guild Hall.

Proposed Playground:

Cathedral School has received a foundation grant of \$9,999 for state-of-the-art playground equipment. The dimensions of the proposed playground may be found in the ATTACHED SITE PLAN. Appropriate fencing and planting in a strip of landscaping will provide a safety buffer zone on all sides. In addition, this playground area will be immediately adjacent to the School, and safe fencing and boundaries will be built to protect the children when they leave the school to go to the playground and while they are in the playground proper. The parking spaces immediately adjacent to the playground will be reserved for the teachers, so there will be no moving cars near the playground.

The playground will not only be used for recess during the school day, but will be a focal point in good weather for the pre-school and after-school care programs. This will be an important aspect of these programs and will be an asset for those parents who need such care for their children.

White House, 289 Congress Street

The white house on the corner of Congress and Locust Streets currently serves as a convent for 4 Sisters of Mercy nuns, one of whom is the School Principal. These nuns can be relocated to either their Motherhouse on Stevens Avenue or to another convent. Our proposal is to increase parking in the Cathedral parking lot, as outlined in the first paragraph of this letter.

Also attached is a summary document of the Site Usage and Future Planning for All Cathedral Properties (TABLE V).

If you or any members of the Planning Board have any questions, I will be pleased to respond to them and to meet with you and your colleagues. Thank you for your attention and your consideration of this proposal.

Sincerely,



Very Rev. James L. Nadeau, S.T.L.
Rector

Enclosures

CATHEDRAL OF THE IMMACULATE CONCEPTION

Cathedral School Statistics

TABLE I: School Enrollment

School Year 1999-2000

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	7	8	15
Kindergarten	11	15	26
First	8	17	25
Second	8	15	23
Third	10	12	22
Fourth	10	9	19
Fifth	9	8	17
Sixth	13	8	21
Seventh	8	11	19
TOTALS	84	103	187

School Year 1998-1999

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	6	7	13
Kindergarten	11	18	29
First	9	13	22
Second	10	10	20
Third	8	12	20
Fourth	11	5	16
Fifth	9	7	16
Sixth	8	10	18
TOTALS	72	82	154

TABLE I: School Enrollment (continued)**School Year 1997-1998**

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	7	5	12
Kindergarten	12	13	25
First	9	14	23
Second	9	12	21
Third	15	5	20
Fourth	10	8	18
Fifth	8	12	20
Sixth	5	6	11
TOTALS	75	75	150

School Year 1996-1997

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	5	4	9
Kindergarten	9	12	21
First	10	12	22
Second	9	10	19
Third	9	12	21
Fourth	8	11	19
Fifth	7	9	16
Sixth	4	6	10
TOTALS	61	76	137

School Year 1995-1996

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	2	3	5
Kindergarten	5	8	13
First	5	8	13
Second	9	11	20
Third	8	8	16
Fourth	8	9	17
Fifth	4	5	9
Sixth	6	7	13
TOTALS	47	59	106

CATHEDRAL OF THE IMMACULATE CONCEPTION

Cathedral School Statistics

TABLE II: Ethnic Breakdown

SCHOOL YEAR 1999-2000:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	12	2	1			15
K	21	1	3	1		26
First	20	4	1			25
Second	20 (1 Russian)	1	2			23
Third	17	2	1		2	22
Fourth	14 (1 Russian)	3	2			19
Fifth	16	1				17
Sixth	13	1	6	1		21
Seventh	<u>14</u> (1 Russian)	<u>2</u>	<u>3</u>	<u>—</u>	<u>—</u>	<u>19</u>
TOTAL	147	17	19	2	2	= 187

SCHOOL YEAR 1998-1999:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	9	1	3			13
K	25	3	1			29
First	18	1	2			22
Second	16	2	2			20
Third	15	3	2			20
Fourth	15	1	0			16
Fifth	8	1	6	<u>1</u>		16
Sixth	<u>14</u>	<u>2</u>	<u>3</u>			<u>18</u>
TOTAL	120	14	19	1		= 154

TABLE II: Ethnic Breakdown (continued)

SCHOOL YEAR 1997-1998:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	9	1	1	1		12
K	23	0	2			25
First	20	0	3			23
Second	16	3	2			21
Third	18	0	2			20
Fourth	11	1	6			18
Fifth	16	2	2			20
Sixth	<u>7</u>	<u>0</u>	<u>4</u>			<u>11</u>
TOTAL	120	7	22	1	=	150

SCHOOL YEAR 1996-1997:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	8	0	1			9
K	20	0	1			21
First	20	0	2			22
Second	15	2	2			19
Third	18	1	2			21
Fourth	12	1	6			19
Fifth	14	1	1			16
Sixth	<u>8</u>	<u>0</u>	<u>2</u>			<u>10</u>
TOTAL	115	5	17		=	137

SCHOOL YEAR 1995-1996:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	5	0	0			5
K	11	2	1			14
First	14	0	0			14
Second	16	0	3			19
Third	13	2	0			15
Fourth	15	0	1			16
Fifth	7	0	2			9
Sixth	<u>11</u>	<u>0</u>	<u>3</u>			<u>14</u>
TOTAL	92	4	10		=	106

TABLE III

TABLE III

PERFORMANCE REPORTING FORM

St. Vincent dePaul Soup Kitchen
 Contract Year: 7/1/98 - 6/30/99

Prepared By: *David W. Mink*
 Send To: Housing & Neighborhood Service Office
 Attn: D. Marquis, 3rd Fl, City Hall
 389 Congress St., Portland, Maine 04101

Reporting Month: *June 1999 (also April-May)*

Please submit by the 10th of each month

Objectives & Performance Measures	7/98	8/98	9/98	10/98	11/98	12/98	1/99	2/99	3/99	4/99	5/99	6/99	Y.T.D.	YEAR XXIV GOAL	% OF GOAL
To provide nutritionally complete noon meals, 5 days a week to homeless and poor Portland residents															
Total Meals Served	3492	176	3347	3988	3315	4061	2955	3227	3901	2842	3219	3258	31781	36,000	104%
Adults	3492	176	3347	3988	3315	4061	2955	3227	3901	2842	3219	3258	31781	36,000	100%

David W. Mink



ST. VINCENT de PAUL

SOCIETY OF
CATHEDRAL CONFERENCE



January 28, 2000

Rev. James L. Nadeau, S.T.L.
Cathedral of the Immaculate Conception
307 Congress Street
Portland, Me. 04101-3695

Dear Father Jim:

As requested, the following is a break down, by category, of direct assistance given to the community by the St. Vincent's de Paul Society during the year 1999:

Cash Disbursements:

Housing	\$5,051
Transportation	284
Utilities	1,040
Medical	178
Miscellaneous	288
Food	<u>1,550</u>
Total Cash Disbursements	\$8,392

Disbursement in Kind:

Food	\$1,170
Clothing	<u>9,440</u>
Total Disbursement in Kind	\$10,610

Total Direct Assistance \$19,002

If the foregoing is not sufficient, please let me know.

Sincerely,

Fred W. Winne, Jr.
Fred W. Winne, Jr.



**Help Us
Help Others**
St. Vincent De Paul Society

Cathedral of the Immaculate Conception

307 Congress Street
Portland, ME 04101

Tel.: (207) 773-7746 ♦ Fax: (207) 879-5547

Very Rev. James L. Nadeau, S.T.L.
Rector

May 1, 2000

TABLE V

SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

CATHEDRAL and CHAPEL (Current Usage):	CATHEDRAL and CHAPEL (Proposed Future Usage):
<p>Religious Activities:</p> <p>Mother Church of the Roman Catholic Diocese; Seat of the Bishop Daily Masses in the Chapel Weekend Masses in the Cathedral and Chapel Feast Day Masses in the Cathedral and Chapel Weddings Funerals Baptisms Other Religious Events</p> <p>Civic and Cultural Events:</p> <p>Art Exhibits Cathedral School Events Civic Events Concerts (e.g., Portland Choral Art Society; Boston Black Gospel Choir, etc.) Cultural Events Educational Events Graduations Lectures</p>	<p>Religious Activities:</p> <p>Mother Church of the Roman Catholic Diocese; Seat of the Bishop Daily Masses in the Chapel Weekend Masses in the Cathedral and Chapel Feast Day Masses in the Cathedral and Chapel Weddings Funerals Baptisms Other Religious Events</p> <p>➔ Because of the continued growth of the Cathedral Parish, we anticipate a corresponding growth in all of the above categories.</p> <p>Civic and Cultural Events:</p> <p>Art Exhibits Cathedral School Events Civic Events Concerts (e.g., Portland Choral Art Society; Boston Black Gospel Choir, etc.) Cultural Events Educational Events Graduations Lectures</p> <p>➔ All of the above are expected to increase with the growth of the Parish and heightened community interest in the restored Cathedral.</p>

SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

CATHEDRAL SCHOOL

(Current Usage):

Classes: Pre-K through 7th Grade

- School Library
- School Computer Room
- School Science Lab
- School Hot Lunch Program (Funded in part by the Community Block Development Grant)

Multi-Purpose Meetings:

- Boy Scouts, Cub Scouts
- Social Justice groups (e.g., Refugee Citizenship Testing)
- School Board Meetings
- Pastoral Council Meetings
- Other Parish Meetings

Other Purposes:

- Chapter I Services (Funded in part by the City of Portland)
- Summer School for Refugee Population for those needing remedial help
- Vacation Bible School

CATHEDRAL SCHOOL

(Proposed Future Usage):

Classes: Pre-K through 8th Grade, effective Fall 2000. We estimate that we will have 215 students next Fall. [See: attached Meitler Consultants, Inc. report.]

- School Library
- School Computer Room
- School Science Lab
- School Hot Lunch Program (Funded in part by the Community Block Development Grant)

Multi-Purpose Meetings:

- Boy Scouts, Cub Scouts, Girl Scouts
- Social Justice groups (e.g., Refugee Citizenship Testing)
- School Board Meetings
- Pastoral Council Meetings
- Other Parish Meetings
- Center for Sudanese community

Other Purposes:

- Chapter I Services (Funded in part by the City of Portland)
- Summer School for Refugee Population for those needing remedial help
- Vacation Bible School

➔ We are currently experiencing many growing pains and anticipate even more as student enrollment continues to increase [See Meitler Report]. We are the only Parish in the Portland Peninsula area that has an increase in Baptisms – this is because our School is continuing to expand [See Meitler report] with more families joining the Parish. It is therefore imperative that we continue to expand and use every aspect of the School facilities to keep pace with our growth. This School growth also impacts on the use of the other Cathedral properties: The Cathedral and Chapel and the Guild Hall.

➔ It is our intention to maintain Grades Pre-K through 8th, to accommodate their needs and to have a waiting list to fill any potential vacancies. We do not intend to expand the School beyond the 8th Grade.

SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

<p>ST. VINCENT DE PAUL SOCIETY BUILDING (Current Usage)</p> <p>This building houses the oldest Soup Kitchen in Maine – last year it served 37,781 meals. Seating in a very small dining room is in shifts (16 at a time). Also houses a Thrift Shop for used clothing items.</p>	<p>ST. VINCENT DE PAUL SOCIETY BUILDING (Proposed Future Usage)</p> <ul style="list-style-type: none"> ➔ We propose to tear this building down and to use the site as a playground for the School children, with appropriate landscaping around the perimeter. ➔ The Soup Kitchen is being moved to the first floor of our Guild Hall on the corner of Congress Street and the Franklin Arterial [for details, SEE: GUILD HALL, next page.]. ➔ The Thrift Shop will be discontinued and all items transferred to other social service organizations (e.g. the Preble Street Resource Center, Goodwill, etc.)
<p>WHITE HOUSE ON CORNER OF LOCUST and CONGRESS STREETS (Current Usage)</p> <p>Currently used as a residence for Sisters of Mercy who provide ministries at Cathedral Parish and School.</p> <p>Former home of the Religious Education Office of the Diocese, now located in the Roman Catholic Chancery on Ocean Avenue in Portland; Former Propagation of the Faith Office; Former CYO/Youth Ministry Office of the Diocese, now at the Chancery. Former temporary home of Cathedral Parish Rectory while current space in basement of Cathedral Residence was being renovated.</p>	<p>WHITE HOUSE ON CORNER OF LOCUST and CONGRESS STREETS (Proposed Future Usage)</p> <ul style="list-style-type: none"> ➔ We propose to tear this building down and use it for Parish and School parking, with appropriate landscaping around perimeter. ➔ The current residents would be relocated to the Sisters of Mercy Motherhouse on Stevens Avenue in Portland.
<p>CATHEDRAL RESIDENCE (Current Usage)</p> <p>4 floors of housing for 4 active priests and 9 retired priests, all with vehicles. Basement houses Cathedral Parish Rectory.</p>	<p>CATHEDRAL RESIDENCE (Proposed Future Usage)</p> <p>4 floors of housing for 4 active priests and 9 retired priests, all with vehicles. Basement houses Cathedral Parish Rectory. ➔ Anticipate continued use of same residence and office space in the future with possible growth in both areas.</p>

SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

<p>GUILD HALL (Corner of Congress and Franklin Arterial) (Current Usage)</p> <p><u>Seating capacity:</u></p> <p>530 Auditorium style 350 with tables and chairs</p> <p><u>Basement:</u> Gymnasium used by School and other groups: St. Patrick's School, La Crosse Team, Coast Guard, Home School students, etc.</p> <p><u>First Floor:</u> Auditorium which seats 530 auditorium style; Stage, equipped with lighting and new sound system. Also used as dining area with several tables seating 8 each.</p> <p><u>After School Care Room</u> on first floor is appropriately equipped for children's play activities.</p> <p><u>Second Floor:</u> Cathedral Parish Religious Education Office, conference room which seats 8, and several classrooms.</p> <p>First and Second Floor rooms used by Cathedral Parish for many family and religious activities. Other groups also use the facilities: AA and Overeaters Anonymous; refugee functions; Irish-American Club for stepdancing and socials. Other Civic and religious groups use it for various activities.</p>	<p>GUILD HALL (Corner of Congress and Franklin Arterial) (Proposed Future Usage)</p> <ul style="list-style-type: none">➔ Propose moving the St. Vincent's Soup Kitchen into renovated kitchen space. The first floor auditorium with dining tables will accommodate seating for all clients at one time.➔ Propose upgrading Gym and Stage to accommodate the growing needs of the School and outside groups that use both areas.➔ Anticipate increased usage of renovated Gym and Auditorium/Stage areas by School and outside groups. <p><u>Basement:</u> Gymnasium used by School and other groups: St. Patrick's School, La Crosse Team, Coast Guard, Home School students, etc.</p> <p><u>First Floor:</u> Auditorium which seats 530 auditorium style; Stage, equipped with lighting and new sound system. Also used as dining area with several tables seating 8 each.</p> <p><u>After School Care Room</u> on first floor is appropriately equipped for children's play activities.</p> <p><u>Second Floor:</u> Cathedral Parish Religious Education Office, conference room which seats 8, and several classrooms.</p> <ul style="list-style-type: none">➔ In addition to being the Cathedral Parish Religious Education Office, it is anticipated that the Diocese will also use this space as a Religious Education Center for several Peninsula Parishes, as their individual educational efforts decrease. <p>First and Second Floor rooms used by Cathedral Parish for many family and religious activities. Other groups also use the facilities: AA and Overeaters Anonymous; refugee functions; Irish-American Club for stepdancing and socials. Other Civic and religious groups use it for various activities.</p>
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SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

**PARKING LOT
(Current Usage):**

The Parking Lot on the Cumberland Avenue side is currently roped off during School hours and used as a playground for the School children. There are numerous injuries from falling on the pavement. In addition, when funerals (we average one funeral a week) occur during school recess times, outdoor recess is canceled. The indoor facilities in the school are limited for recess activities.

The parking lot is insufficient to accommodate the parking for weekend Masses and for other large religious services and cultural and civic events. Parishioners and visitors use street-side parking for several blocks,

There is massive congestion in the winter months, when snow-plowing further decreases available parking everywhere.

**PARKING LOT
(Proposed Future Usage):**

➡ We propose to build a playground in the space where the St. Vincent de Paul house is now located. This will eliminate the need for the children to use the parking lot to play in.

➡ We propose to tear the White House down on the corner of Congress and Locust Streets to increase our parking spaces. This area will be ringed by appropriate landscaping.

DATA REPORT

MAINE CATHOLIC SCHOOLS Diocese of Portland

C O N F I D E N T I A L

October 1997

Prepared By

MEITLER CONSULTANTS, INC.

9415 W. Forest Home Avenue – Suite 302

Hales Corners, WI 53130

414-529-3366

Elementary enrollment trends by school are presented in Figure 11.

Figure 11

ELEMENTARY ENROLLMENT TRENDS BY SCHOOL

School	Grades	Total Capacity	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	Percent of Capacity 1997-98
Ss. Athanasius & St. John, Rumford	PK-8	239	136	200	201	174	198	185	77%
Holy Cross, Lewiston	K-8	675	454	483	481	533	565	602	89%
St. Joseph, Lewiston	K-8	270	200	223	233	246	230	236	87%
St. Peter, Lewiston	PK-8	245	168	156	149	156	166	160	65%
Notre Dame de Lourdes, Saco	K-8	270	138	143	154	159	178	204	76%
St. Thomas Consolidated, Sanford	K-6	340	224	221	224	226	241	241	71%
St. James, Biddeford	PK-8	537	545	541	526	486	436	416	77%
St. John, Bangor	K-8	230	255	225	208	176	127	141	61%
St. Mary, Bangor	K-8	208	80	111	121	111	145	141	68%
St. Agnes, Pittsfield	K-5	78	0	26	42	46	52	51	65%
St. John, Winslow	PK-5	204	146	151	153	155	158	143	70%
Mt. Merici, Waterville	PK-6	243	190	192	180	174	164	174	72%
St. Augustine, Augusta	PK-8	235	167	187	190	199	186	189	80%
St. Mary, Augusta	PK-8	290	241	232	247	241	249	254	88%
St. John, Brunswick	K-8	270	226	217	215	226	220	237	88%
Cathedral, Portland	K-6	215	107	114	109	111	115	150	70%
St. Joseph, Portland	PK-8	280	250	256	218	212	184	219	78%
St. Patrick, Portland	PK-8	310	223	217	216	209	233	259	84%
Holy Cross, South Portland	PK-8	274	230	209	205	219	242	251	92%
Total Enrollment		5,413	3,980	4,104	4,072	4,059	4,089	4,253	79%

Waiting lists in Figure 14 understate the actual demand for Catholic schools in some communities. For example, the four Portland schools report official waiting lists of 30 students for kindergarten, but the principals report that they could have enrolled 80 more kindergarten students if space had been available.

Figure 14

1997-98 SCHOOLS WITH KINDERGARTEN WAITING LIST

School	Waiting List
Ss. Athanasius & St. John, Rumford	2
Notre Dame de Lourdes, Saco	14
St. Thomas Consolidated, Sanford	9
St. Mary, Bangor	5
St. Agnes, Pittsfield	4
St. Augustine, Augusta	4
St. Mary, Augusta	4
Cathedral, Portland	7
St. Joseph, Portland	10
St. Patrick, Portland	7
Holy Cross, South Portland	6
Total Kindergarten Waiting List	72

Source: School data forms

The number of infant baptisms is an indicator of the pool of available children who could be enrolled in Catholic schools. Figure 17 shows the number of infant baptisms for the years 1987 through 1996. Children entering Catholic schools between 1992 and 2001 will be drawn from this pool. The number of baptisms is sometimes erratic from year to year so it is necessary to study the long-range trend rather than year-to-year variations. In all areas the baptisms are declining.

Figure 17

NUMBER OF INFANT BAPTISMS

Parish	City	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	Total
RUMFORD AREA												
St. Athanasius-St. John	Rumford	47	53	66	56	52	73	58	59	58	44	566
St. Theresa	Mexico	71	76	72	67	43	45	19	17	25	19	454
St. Joseph	Dixfield											0
Total		118	129	138	123	95	118	77	76	83	63	1,020
LEWISTON/AUBURN AREA												
St. Joseph	Lewiston	43	63	47	49	48	38	49	38	50	35	460
Holy Cross	Lewiston	78	76	80	77	73	75	77	61	60	61	718
Holy Family	Lewiston	73	65	59	46	53	58	48	58	59	52	571
St. Mary	Lewiston	24	31	34	20	19	20	12	13	12	13	198
St. Patrick	Lewiston	53	47	47	45	42	28	36	16	23	14	351
SS. Peter and Paul	Lewiston	24	25	26	23	33	36	38	26	28	24	283
St. Louis	Auburn	17	13	12	12	16	12	6	10	16	13	127
St. Philip	Auburn	42	33	44	43	46	47	28	17	27	25	352
Sacred Heart	Auburn	33	45	33	15	32	30	27	27	15	47	304
Holy Trinity	Lis. Falls	34	49	29	48	41	38	33	40	22	37	371
OL of the Rosary	Sabattus	14	31	60	37	71	52	21	45	18	31	380
Total		435	478	471	415	474	434	375	351	330	352	4,115
YORK COUNTY AREA												
Notre Dame	Saco	31	27	33	22	27	32	26	28	33	36	295
Holy Family	Sanford	37	39	43	44	43	50	34	32	45	32	399
St. Ignatius	Sanford	40	38	32	29	19	34	33	22	18	15	280
Notre Dame	Springvale	28	33	40	30	23	23	20	14	14	12	237
Our Lady of Peace	Berwick	31	28	30	46	21	31	29	25	16	17	274
St. Andre	Biddeford	67	67	75	77	88	110	113	69	69	47	782
St. Joseph	Biddeford	96	108	124	109	96	80	91	113	101	81	999
St. Mary	Biddeford	13	22	18	16	14	27	23	23	23	31	210
St. Martha	Kennebunk	22	40	32	30	26	31	25	40	33	48	327
St. Raphael	Kittery	29	21	35	40	24	28	18	18	18	8	239
St. Matthew	Limerick	33	31	36	29	35	50	49	43	35	34	375
St. Philip	Lyman	24	22	26	18	27	22	19	20	12	19	209
St. Margaret	O.O.B.	23	38	40	33	25	29	18	32	28	23	289
Most Holy Trinity	Saco	48	54	73	61	38	55	33	44	39	33	478
St. Michael	S. Berwick											0
St. Mary	Wells	34	32	33	23	38	40	39	40	40	36	355
St. Christopher	York Harbor											0
Total		556	600	670	607	544	642	570	563	524	472	5,748

Figure 17 – (continued)

NUMBER OF INFANT BAPTISMS

Parish	City	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	Total
BRUNSWICK AREA												
St. John	Brunswick	94	118	124	103	86	108	79	78	94	81	965
St. Charles	Brunswick	21	34	25	29	33	30	19	11	23	21	246
St. Mary	Bath											0
St. Jude	Freeport	10	20	24	19	17	8	18	5	12	11	144
St. Andrew	Topsham											0
Sacred Heart	Yarmouth	25	37	47	30	46	40	33	41	37	33	369
Total		150	209	220	181	182	186	149	135	166	146	1,724
PORTLAND AREA												
Cathedral	Portland	40	24	23	21	33	32	28	57	59	71	388
St. Joseph	Portland	100	91	99	104	120	115	93	100	111	86	1,019
St. Patrick	Portland											0
St. Peter	Portland	100	57	67	54	51	44	38	30	50	40	531
St. Pius	Portland	54	55	53	69	67	62	80	59	73	57	629
Sacred Heart	Portland	31	27	13	18	23	23	10	11	8	16	180
St. Dominic	Portland	11	8	16	9	12	6	15	6	9	5	97
Holy Cross	S. Portland	79	92	87	85	71	83	80	52	50	48	727
St. John	S. Portland	95	85	50	41	38	35	49	31	28	22	474
St. Bartholomew	Cape Eliz.	23	35	35	33	31	40	43	32	28	37	337
Holy Martyrs	Falmouth	33	51	37	41	46	38	32	38	30	42	388
St. Anne	Gorham	64	57	57	54	45	48	44	43	36	39	487
St. Gregory	Gray	19	5	27	30	41	26	27	19	19	26	239
St. Maximillian*	Scarbor.		14	50	74	66	104	90	92	82	91	663
St. Edmund	Westbrook	14	12	10	17	25	16	13	14	13	22	156
St. Hyacinth	Westbrook	23	29	36	28	33	33	15	27	27	22	273
St. Mary	Westbrook	59	69	81	79	68	43	48	29	22	26	524
OLPH	Windham	53	40	53	39	33	42	44	37	47	33	421
Total		798	751	794	796	803	790	749	677	692	683	7,533

* Parish established in 1988.

Source: Parish data forms

Analysis of the data shows that the average number of baptisms from the five-year period 1987-1991 to the five-year period 1992-1996 declines by the following percentages:

Rumford Area	-31%
Lewiston/Auburn Area	-19%
York County Area	-7%
Bangor Area	-15%
Pittsfield Area	-23%
Winslow/Waterville Area	-32%
Augusta Area	-10%
Brunswick Area	-17%
Portland Area	-9%

The number of children enrolled in religious education programs in 1996-97 is shown in Figure 18. Religious education enrollment represents a potential pool of children which could be attracted to Catholic schools. This is true only in areas where Catholic schools are located relatively close to the parishes.

Figure 18

1996-97 RELIGIOUS EDUCATION ENROLLMENT

Parish	City	Grades		Total K-8
		K-5	6-8	
RUMFORD AREA				
St. Athanasius-St. John	Rumford	80	18	98
St. Theresa	Mexico	3	4	7
St. Joseph	Dixfield			0
Total		83	22	105
LEWISTON/AUBURN AREA				
St. Joseph	Lewiston	120	65	185
Holy Cross	Lewiston	78	40	118
Holy Family	Lewiston	228	106	334
St. Mary	Lewiston	31	11	42
St. Patrick	Lewiston	47	35	82
SS. Peter and Paul	Lewiston	22	42	64
St. Louis	Auburn	53	42	95
St. Philip	Auburn	52	27	79
Sacred Heart	Auburn	103	66	169
Holy Trinity	Lisbon Falls	112	48	160
OL of the Rosary	Sabattus	64	16	80
Total		910	498	1,408
YORK COUNTY AREA				
Notre Dame	Saco	63	32	95
Holy Family	Sanford	178	49	227
St. Ignatius	Sanford	114	60	174
Notre Dame	Springvale	89	66	155
Our Lady of Peace	Berwick			162
St. Andre	Biddeford			121
St. Joseph	Biddeford			204
St. Mary	Biddeford			63
St. Martha	Kennebunk	197	73	270
St. Raphael	Kittery	74	28	102
St. Matthew	Limerick	174	84	258
St. Philip	Lyman	93	38	131
St. Margaret	O.O.B.	124	55	179
Most Holy Trinity	Saco	225	101	326
St. Michael	South Berwick			0
St. Mary	Wells	168	76	244
St. Christopher	York Harbor			0
Total		1,499	662	2,711

Figure 18 (continued)

1996-97 RELIGIOUS EDUCATION ENROLLMENT

Parish	City	Grades		Total K-8
		K-5	6-8	
BANGOR AREA				
St. John	Bangor	216	66	282
St. Mary	Bangor	243	88	331
St. Joseph	Brewer	107	53	160
St. Joseph	Ellsworth	93	35	128
St. Matthew	Hampden			0
St. Leo	Howland			0
St. Ann	Indian Island			0
Holy Family	Old Town	155	79	234
Total		814	321	1,135
PITTSFIELD AREA				
St. Agnes	Pittsfield	63	43	106
St. Anne	Dexter	42	37	79
Total		105	80	185
WINSLOW/WATERVILLE AREA				
St. John	Winslow	147	127	274
Holy Spirit	Waterville			0
Immaculate Heart	Fairfield			0
St. Joseph	Farmington	67	37	104
St. Sebastian	Madison			0
St. Joseph	Waterville			0
Total		214	164	378
AUGUSTA AREA				
St. Augustine	Augusta	65	36	101
St. Mary	Augusta			0
St. Andrew	Augusta	83	56	139
St. Joseph	Gardiner	139	63	202
St. Denis	Whitefield			0
Total		287	155	442

Figure 18 (continued)

1996-97 RELIGIOUS EDUCATION ENROLLMENT

Parish	City	Grades		Total K-8
		K-5	6-8	
BRUNSWICK AREA				
St. John	Brunswick	173	72	245
St. Charles	Brunswick	9	1	10
St. Mary	Bath			0
St. Jude	Freeport	82	44	126
St. Andrew	Topsham			0
Sacred Heart	Yarmouth	129	50	179
Total		393	167	560
PORTLAND AREA				
Cathedral	Portland	70	36	106
St. Joseph	Portland	196	56	252
St. Patrick	Portland			0
St. Peter	Portland	117	30	147
St. Pius	Portland	216	53	269
Sacred Heart*	Portland			0
St. Dominic*	Portland			0
Holy Cross	South Portland	159	70	229
St. John	South Portland	70	54	124
St. Bartholomew	Cape Elizabeth	195	78	273
Holy Martyrs	Falmouth	230	106	336
St. Anne	Gorham	297	143	440
St. Gregory	Gray	77	21	98
St. Maximillian	Scarborough	387	131	518
St. Edmund	Westbrook	98	42	140
St. Hyacinth	Westbrook	80	37	117
St. Mary	Westbrook	111	35	146
OLPH	Windham	209	84	293
Total		2,512	976	3,488

Source: Parish data forms

PBR1



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Martha B. Deprez
Executive Director

June 27, 2000

Dear members of the Planning Board:

I write on behalf of Greater Portland Landmarks to express concern over the proposed demolition of two buildings near the corner of Congress Street and Locust Street to provide additional parking and playground space for the Cathedral campus. We urge the Diocese, working with the City, to consider other alternatives to demolition to achieve these purposes.

If these buildings are lost, Portland will lose a little more of the defining character created by its historic built environment -- a character that once lost is impossible to regain. The two structures form the beginning of a stretch of the city's urban fabric that continues up the hill on Congress Street. The white building at 289 Congress, which is sided and has experienced many alterations, anchors the street corner. The brick building immediately behind it on Locust Street is in virtually original condition and well worth preservation.

The two buildings are close to areas that are being revitalized. Owners on nearby India Street and in the Munjoy Hill neighborhood are seeing the value of rehabilitating historic buildings and anticipating the economic boost that will accompany new development at the former BIW site. The two structures at Congress and Locust could certainly be rehabilitated as the zone of revitalization expands.

We encourage further dialogue on solutions to parking that will keep inner city institutions vital while maintaining the historic fabric of Portland. Long term, we know that the Planning Board has been looking at parking as a topic of key importance for the continued growth and vitality of the City. Landmarks would be happy to help with the Board's efforts to move forward with such discussions.

Thank you very much for your consideration.

Yours sincerely,

Hilary Bassett
Co-Interim Director

PLANNING BOARD REPORT #39-00

**PARKING LOT EXPANSION AND PLAYGROUND
VICINITY OF 307 CONGRESS STREET
CONDITIONAL USE AND SITE PLAN REVIEW
CATHEDRAL OF IMMACULATE CONCEPTION, APPLICANT**

Submitted to:

Portland Planning Board
Portland, Maine

August 8, 2000

I. INTRODUCTION

Cathedral of Immaculate Conception has requested review for a parking lot expansion and playground. The site is approximately 0.57 acres and is zoned R-6. This development would be reviewed for conditional use as an institutional use in the R-6 zone and site plan review. A vicinity map is included as Attachment 1. The standards for the institutional conditional use and the regular conditional use standards are attached.

Currently, the site houses the school, daycare, St. Vincent de Paul Soup Kitchen/Thrift Shop and a convent for four Sisters of Mercy nuns. The applicant is proposing to demolish two buildings, once located at 10 Locust Street, which houses the soup kitchen/thrift shop and the other located at 289 Congress Street, which houses the nuns.

Notice of this public hearing consisted of 261 notices sent to the area property owners.

II. FINDINGS

Zoning:	R-6
Land Area:	0.57 acres
Number of Parking Spaces:	17 additional parking spaces

III. STAFF REVIEW

The proposal has been reviewed for compliance with the R-6 Residential Zone, Site Plan Ordinance and Conditional Use Standards of the Land Use Code. The plan has been reviewed by the Inspections, Traffic, Fire, Public Works, and Planning Department.

IV. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

Access to the site will be from driveways located on Congress Street and Cumberland Avenue. At the Planning Board meeting, the Board discussed with the applicant the concern with the width of the driveways. The applicant is proposing to widen the curb cut on Congress Street to 24 ft. wide. However, they are not proposing to widen the curb cut on Cumberland Avenue because five days out of the week, this curb cut is roped off so no access is allowed. The parking lot is access through the Congress Street entrance and the kids are dropped off near the proposed playground and the vehicles exit through the Congress Street curb cut.

Larry Ash, Traffic Engineer, has reviewed the plan, has stated that the entrance on Congress Street should be widened to 24 ft. wide with a 20 ft. radius. He does feel that it is necessary at this time to widen the Cumberland Avenue. The Traffic Engineer's Memo is included as Attachment 11.

Sidewalk and granite curb exists around the entire frontage of the site. The applicant is proposing to install granite curb at the entrance on Congress Street.

2. Landscaping

The applicant met with Jeff Tarling, City Arborist, recently at the site. The City Arborist recommended that the applicant plant a number of street trees along Locust Street and along Congress Street. The applicant is proposing three (3) Summit Ash, 2.5" caliper on the Locust Street side and three (3) Sugar Maple, 2.5" caliper on the Congress Street side. Staff had recommended that the applicant provide a significant landscaped area at the corner of Congress Street and Locust Street where the Congress Street building is currently located. This landscaped area was to "hold" the corner. The applicant has responded to that by proposing one (1) 5 gal. Mountain Laurel and two (2) 5 gal. Cinquefoil at the corner. The Board may want to consider whether this landscape treatment at the corner is adequate.

The applicant is also proposing to install an industrial grade aluminum fence along the outer edges of the parking area along Locust Street and Congress Street. The industrial grade fence has been used in locations such as the Mercy Hospital parking lot on Winter Street and the YMCA parking lot located on Sherman Street. A catalogue cut of the fence is included as Attachment 7e.

3. Drainage

The proposed portion of the parking lot will sheet flow toward two catch basins and Congress Street and the existing parking lot area will sheet flow towards Cumberland Avenue. The applicant is proposing to install a catch basin near the Congress Street entrance. The catch basins would be connected to new manhole over existing sump pump drain with 12" PVC storm drain.

The Development Review Coordinator recommended that the plan be revised to provide more detail for proposed grading and drainage measures on the new parking area and to provide spot grades to ensure adequate surface drainage. The revised plan, which is included as Attachment 10, was submitted late this week, so the Development Review Coordinator is currently reviewing the plan and will have comments available at the Public Hearing. A potential condition of approval is:

- that the plan be reviewed and approved by the Development Review Coordinator.

4. Lighting

The applicant is proposing one light pole on the southeasterly edge of the parking lot. This light pole height is proposed at 20 feet and a 400 watt metal halide. The applicant is proposing two (2) 400 watt metal halide area lights on the building. The pole light is a cut-off, however the building light is not a cut-off light. Catalogue cuts are included as Attachment 7a. Staff is recommending that the applicant provide a cut-off wall pak for the building. The applicant will also need to provide a photometric plan. A potential condition of approval is:

- that the applicant provides a full cut-off light for the building lights and a photometric plan for review and approval by staff.

5. Fire Safety

The site plan has been reviewed and approved by the Fire Department.

6. Financial Capability

The applicant has provided a financial letter (Attachment 7c) from the Roman Catholic Bishop of Portland Finance Office stating that Cathedral of Immaculate Conception has a line-of-credit with them. The ordinance states that the applicant must submit “evidence of financial and technical capacity to undertake and complete the development including, but not limited to, a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved, if requested to do so.” The Board will need to determine if the letter from the Roman Catholic Bishop of Portland Finance Office is adequate for financial capability.

V. CONDITIONAL USE REVIEW

1. The following standards apply for review of an institutional expansion in the R-6 zone.

Section 14-137(2)

- i. In the case of expansion of existing such uses onto land other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot be reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established areas; and

The proposed playground and parking lot will be built within the Cathedral of Immaculate Conception property.

- ii. The proposed use will not cause significant displacement or conversion of any residential uses as of June 1, 1983 or thereafter; and

There are two buildings on the site that are proposed to be demolished to expand the parking area and create a playground. Currently the children are playing in the parking lot during recess and before and after school.

The applicant is proposing to demolish the building located at 10 Locust Street. This building would be demolished to locate the playground near the school. Many years ago this building housed the Home for the Aged Women. It currently houses the St. Vincent de Paul Soup Kitchen/Thrift Shop.

The applicant is also proposing to demolish the building located at 289 Congress Street. The house located on the corner of Congress and Locust Streets currently serves as a convent for 4 Sisters of Mercy nuns. Prior to 1990 it was used as offices for the church.

- iii. In the case of a use or use expansion which constitutes a combination of a above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative.

The applicable lot sizes have been met.

- 2. The following standards apply for all conditional uses:

Section 14-474(2)

- i. There are unique or distinctive characteristics or effects associated with the proposed conditional use.

There are no know unique or distinctive characteristics associated with the proposed use.

- ii. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and

It does not appear that there will be any adverse impacts with the proposed project.

- iii. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The impacts of this site are similar as those normally expected from such a use in this zone.

VI. MOTIONS 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 #39-00 relevant to standards for site plan and conditional use review, the Board finds:

- i. That the plan is/is not in conformance with the Conditional Use Standards of the Land Use Code.

- ii. That the plan is/is not in conformance with the Site Plan Standards of the Land Use Code.

Potential Conditions of Approval:

1. that the plan be reviewed and approved by the Development Review Coordinator.
2. that the applicant provides a full cut-off light for the building lights and a photometric plan for review and approval by staff.

Attachments:

1. Vicinity Map
2. R-6 Zoning Text
3. Sec. 14-474 Conditional Uses
4. Applicant's Submittal
5. DRC's Memo
6. Timeline for 289 Congress Street
7. Applicant's Submittal dated August 3, 2000
8. Letter from Greater Portland Landmarks
9. Existing Conditions Map
10. Proposed Site Plan
11. Traffic Engineer's Memo

**CATHEDRAL OF IMMACULATE CONCEPTION, 307 CONGRESS STREET
MOTIONS FOR THE BOARD TO CONSIDER – REVISED 8/8/00**

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Board Report #39-00 relevant to standards for site plan and conditional use review, the Board finds:

- 4-0
- i. That the plan is/is not in conformance with the Conditional Use Standards of the Land Use Code.
 - ii. That the plan is/is not in conformance with the Site Plan Standards of the Land Use Code.

Potential Conditions of Approval:

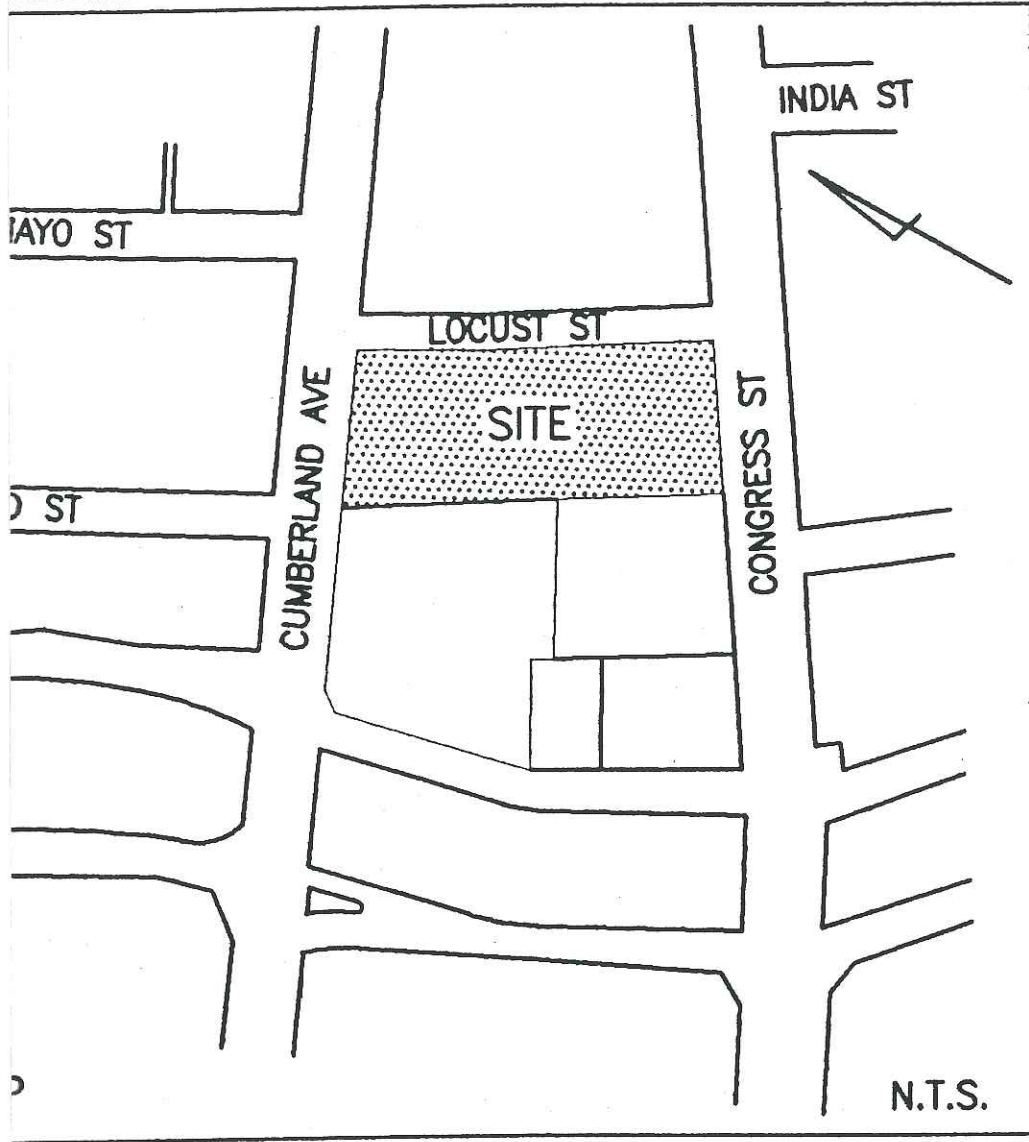
- 1. that the plan be revised in accordance with the Development Review Coordinator's memo dated 8/8/00 regarding coordination of work within the Congress Street right-of-way with Public Works.
- 2. that the applicant provides a full cut-off light for the building lights and a photometric plan for review and approval by staff.

4-0

with wattage of any lights not to exceed 250 watts.

DeCoursey -

Att. 1



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CONSTRUCTION FROM THIS DRAWING IS NOT TO BE PERMITTED
WHEN SIGNED BY RESPONSIBLE ENGINEER

CATHEDRAL SCH
14 LOCUST ST
PORTLAND, MA

PROPOSE

- (6) *Minimum lot width:* Sixty (60) feet.

Minimum building setback from external subdivision property lines (PRUD):

1. Building length of one hundred (100) feet or less: Twenty-five (25) feet.
2. Building length of greater than one hundred (100) feet: Thirty-five (35) feet.

- (7) *Minimum recreation open space area (PRUD):* Two hundred (200) square feet per dwelling unit of common area designated on the site for recreation purposes. Such recreation areas shall be level graded, dry, accessible and properly drained. At a minimum, a contiguous area of six thousand (6,000) square feet, with a minimum dimension of fifty (50) feet, shall be provided and shall include one (1) or more of the uses set forth in section 14-526(a)(14)c.4., but shall at least be usable as a multipurpose game field. Such recreation areas shall be located at least twenty-five (25) feet from dwelling units.

(Ord. No. 537-84, 5-7-84; Ord. No. 84-88, § 4, 7-19-88; Ord. No. 58-97, § 2, 8-18-97; Ord. No. 165-97, § 5, 12-1-97)

Editor's note—Ord. No. 84-88, § 4, adopted July 19, 1988, amended § 14-130 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 84-88.

Sec. 14-131. Other requirements.

[Other requirements are as follows:]

- (1) *Offstreet parking:* Off-street parking is required as provided in division 20 (off-street parking) of this article.
- (2) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.
- (3) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises for a period not exceeding thirty (30) days.

(Ord. No. 537-84, 5-7-84; Ord. No. 15-92, § 10, 6-15-92)

Secs. 14-132—14-134. Reserved.

DIVISION 7. R-6 RESIDENTIAL ZONE*

Sec. 14-135. Purpose.

The purpose of the R-6 residential zone is:

- (1) To set aside areas on the peninsula for housing characterized primarily by multifamily dwellings at a high density providing a wide range of housing for differing types of

***Editor's note**—Ord. No. 538-84, adopted May 7, 1984, repealed Div. 7, §§ 14-131—14-134, and enacted a new Div. 9, §§ 14-135—14-139, 14-145. However, in order to avoid duplication of division numbers and in consultation with the city, the provision have been included as Div. 7.

households; and to conserve the existing housing stock and residential character of neighborhoods by controlling the scale and external impacts of professional offices and other nonresidential uses.

(Ord. No. 538-84, 5-7-84)

Sec. 14-136. Permitted uses.

The following uses are permitted in the R-6 residential zone:

(1) *Residential:*

- a. Single- and two-family dwellings. No building reviewed as a two-family dwelling in accordance with section 14-524 shall be altered to include any additional

dwelling unit within five (5) years from the date of issuance of the building permit. Any building reviewed as a two-family dwelling in accordance with section 14-524 or not reviewed under article V, which is altered or enlarged to include any additional dwelling unit after this five-year period, shall be reviewed as a major development pursuant to article V of this chapter.

- b. Multifamily dwellings, provided that any alteration of a structure in residential use on December 2, 1987:
 - i. Shall not result in the creation of any additional dwelling unit of less than six hundred (600) square feet of floor area, exclusive of common hallways and storage in basement and attic; and
 - ii. Shall not result in any existing dwelling unit being reduced in size to less than one thousand (1,000) square feet of floor area, exclusive of common areas and storage in basement and attic; and
 - iii. Parking shall be provided as required by division 20 of this article;
 - iv. No open outside stairways or fire escapes above the ground floor shall be constructed;
 - v. A below-grade dwelling unit shall be permitted only if access is provided directly to the outside of the building;
 - vi. Such development shall be subject to article V (site plan) of this chapter for site plan review and approval.
- c. Handicapped family unit, as defined in section 14-47 (definitions) of this article, for handicapped persons plus staff.
- d. Single-family, multiple-component manufactured housing, as defined in section 14-47 (definitions) of this article, except in a National Register Historic District.
- e. Single-family, single-component manufactured housing, as defined in section 14-47 (definitions) of this article, on individual lots under separate and distinct ownership, except in a National Register Historic District, provided that each unit meets the performance standards listed below:
 - i. More than half of the roof area of each unit shall be a double pitched Class C rated shingled roof with a minimum pitch of 3/12.
 - ii. Each unit shall be installed on a full foundation or a concrete frost wall in accordance with all applicable codes and regulations. Any hitch or tow bar shall be removed from the unit after it is placed on its foundation or frost wall. In the case of a frost wall, vermin proof skirting shall be installed on all sides of the unit. The skirting may consist of either (a) concrete or masonry block or (b) manufactured skirting. If concrete or masonry block skirting is installed, either the exterior siding of the unit shall extend within one (1) foot of grade or decorative masonry siding shall be applied. If manufactured skirting material is installed, the color shall be identical to or compatible with the exterior siding of the unit.

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- iii. Each unit shall have exterior siding that is residential in appearance, including but not limited to natural materials such as wood clapboards or shakes, or exterior materials which simulate wood. Clapboards or simulated clapboards shall have less than eight (8) inches of exposure and sheet metal type siding shall not be permitted.
- iv. Each unit shall have the long side of the unit parallel to the street line where the required street frontage is met.
- v. Each unit shall be provided with at least two (2) trees meeting the city's arboricultural specifications and which are clearly visible from the street line and are located so as to visually widen the narrow dimension or proportion of the unit.
- vi. Each unit shall have all fuel oil supply systems constructed and installed within the foundation wall or underground in accordance with all applicable codes and regulations.
- vii. No unit shall be horizontally or vertically attached to any other unit or other structure, provided however, that this provision shall not be deemed to prohibit building additions, such as porches, garages, room additions or solar greenhouses.

(2) *Other:*

- a. Lodging house;
- b. Cemeteries;
- c. Parks, and other active and passive noncommercial recreation spaces;
- d. Accessory uses customarily incidental and subordinate to the location, function, and operation of principal uses, subject to the provisions of section 14-404 (accessory use) of this article;
- e. Home occupation subject to the provisions of section 14-410 (home occupation) of this article;
- f. Municipal uses, excluding those specifically set forth in section 14-137 of this division;
- g. Special needs independent living units, provided that a building housing special needs independent living units shall not house other types of residential or other permitted uses. The owner of a special needs independent living unit building shall file in the Cumberland County Registry of Deeds a statement under oath that the building is a special needs independent living unit building and that any future change of use to a permitted residential use shall require a change in use review by the City of Portland and a decrease in the number of units in the building in accordance with the Portland City Code, chapter 14. The owner shall file proof of such recording with the building inspections division prior to the issuance of any certificates of occupancy for the new uses.

h. Conversion of a structure existing on March 3, 1997, into a bed and breakfast with up to four (4) guest rooms, subject to the standards of article V (site plan). (Ord. No. 538-84, 5-7-84; Ord. No. 267-84, § 1, 12-17-84; Ord. No. 67-87, § 4, 11-2-87; Ord. No. 85-88, §§ 1, 2, 7-19-88; Ord. No. 86A-89, § 7, 8-21-89; Ord. No. 95-89, § 2, 9-6-89; Ord. No. 279-90, § 2, 3-19-90; Ord. No. 33-91, § 8, 1-23-91; Ord. No. 33A-91, § 6, 4-17-91; Ord. No. 125-97, § 2, 3-3-97)

Editor's note—Ord. No. 85-88, §§ 1, 2, adopted July 19, 1988, amended § 14-136 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 85-88. Ord. No. 95-89, § 2, adopted Sept. 6, 1989, amended subsection (1)a of § 14-136 to read as set out and, as amended, further ordained "that the prohibition upon unit additions contained in this ordinance shall not apply where a building permit has been issued. Additions proposed to such buildings shall require major site plan review and all other reviews required by this chapter."

Sec. 14-137. Conditional uses.

The following uses shall be permitted only upon the issuance of a conditional use permit, subject to the provisions of section 14-474 (conditional uses) of this article and any special provisions, standards or requirements specified below:

(1) *Residential:*

- a. Reserved.
- b. Sheltered care group homes, as defined in section 14-47 of this article, for up to twelve (12) individuals, plus staff, and serving a primary population which is not handicapped persons, parolees, persons involved in correctional prerelease programs, or current illegal drug users, provided that:
 - i. A sheltered care group home shall not be located within five hundred (500) feet of another, as measured along street lines to the respective property lines.
 - ii. There shall be no open outside stairways or fire escapes above the ground floor.
 - iii. The facility shall make provision for adequate on-site staffing and supervision of residents in accordance with applicable state licensing requirements. If a facility is not licensed by the state, there shall be a minimum of one (1) staff person for every ten (10) residents or fraction thereof.

The board of appeals may impose conditions upon a conditional use permit concerning the creation or operation of a sheltered care group home including but not limited to the following: site and building maintenance; lighting, fencing, and other appropriate security measures; screening and buffering of parking areas; compatibility of any additions or alterations with the existing residential structure; compatibility of new structures with the architectural character of the surrounding area; and limitation on the duration of the sheltered care group home permit.

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- c. Conversion of a structure existing on March 3, 1997, into a bed and breakfast with five (5) to nine (9) guest rooms.
- (2) *Institutional*: Any of the following conditional uses provided that, notwithstanding section 14-474(a) (conditional uses) of this article or any other provision of this Code, the planning board shall be substituted for the board of appeals as the reviewing authority:
- a. Elementary, middle, and secondary school;
 - b. i. Long-term and extended care facilities;
ii. Intermediate care facility for thirteen (13) or more persons;
 - c. Intermediate care facility;
 - d. Church or other place of worship;
 - e. Private club or fraternal organization;
 - f. Reserved;
 - g. Hospital;
 - h. College, university, trade school.

Such uses shall be subject to the following conditions and standards in addition to the provisions of section 14-474:

- i. In the case of expansion onto land of existing such uses other than the lot on which the principal use is located, it shall be demonstrated that the proposed use cannot reasonably be accommodated on the existing site through more efficient utilization of land or buildings, and will not cause significant physical encroachment into established residential areas; and
- ii. The proposed use will not cause significant displacement or conversion of residential uses existing as of June 1, 1983, or thereafter; and
- iii. In the case of a use or use expansion which constitutes a combination of the above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative.

(3) *Other*:

- a. Utility substations, such as water and sewage pumping stations and standpipes, electric power substations, transformer stations, and telephone electronic equipment enclosures and other similar structures, provided that such uses are suitably screened and landscaped so as to ensure compatibility with the surrounding neighborhood;
- b. Professional offices of a member of a recognized profession maintained for the conduct of that profession. Professional office uses exclude personal services, retail services, and veterinarians.

The illustrative examples that follow indicate the type of professional offices permitted: health care practitioner, attorney, social worker, engineer, architect, accountant, real estate agent, insurance agent.

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Professional office uses shall meet the following standards in addition to provisions of section 14-474, except that subsections i., ii., iii. and iv. of this section 14-137(3)b. shall not apply to the use of any building not designed or constructed for residential use, which was not in actual use as a residence on April 18, 1984, or thereafter.

- i. A professional office shall not be located within five hundred (500) feet of another as measured along the street line to the respective property lines.
 - ii. A building with one (1) or more professional offices shall have at least fifty (50) percent of the total floor area of the building devoted to residential uses.
 - iii. The total number of individuals working in a building of professional offices shall not exceed the equivalent of four (4) full-time employees.
 - iv. Any additions or exterior alterations shall be compatible with the architecture of the building and maintain the residential appearance of the building. Construction of a new building shall be compatible with the architectural character of the surrounding area.
 - v. The scale and surface area of parking, driveways, and paved areas shall be arranged and landscaped to be compatible in size and scale with neighboring properties in the area and to properly screen vehicles from adjacent properties and streets.
 - vi. On-site parking shall be required as specified in division 20 (off-street parking) of this article for the combined uses of the site.
- c. Chancellery.
 - d. Nursery school and kindergarten.
 - e. Off-street parking for passenger cars for uses permitted in the R-6 zone.
 - f. Day care facilities or home babysitting services not permitted as a home occupation under section 14-410, subject to the following conditions:
 - i. The facility shall be located in a structure in which there is one (1) or more occupied residential units or in an existing accessory structure, unless the facility is located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care or home babysitting use or in a nonresidential structure accessory to the principal nonresidential use.
 - ii. The maximum capacity shall be twelve (12) children for facilities located in residential or existing structures accessory thereto, unless the additional standards in subsection v. are met. There shall be no maximum limit on the number of children in a facility located in a principal structure that has not been used as a residence in whole or in part within the five (5) years immediately preceding the application for a day care or home babysitting use, or in a nonresidential structure accessory thereto, provided that any such structure that serves more than twelve (12) children shall be subject to review under article V of this chapter.

- iii. Outdoor play areas shall be screened and buffered from surrounding residences with landscaping and/or fencing to minimize visual and noise impacts.
- iv. Solid waste shall be stored in covered containers. Such containers shall be screened on all four (4) sides.
- v. Day care facilities located either in structures that have been in residential use within the past five (5) years or in existing accessory structures and that serve between thirteen (13) and twenty-four (24) children shall meet the following additional standards:
 - (a) The facility shall provide a minimum of seventy-five (75) square feet of outdoor play area per child;
 - (b) The play area shall be located in the side and rear yards only and shall not be located in front yards;
 - (c) Outside play areas shall be separated from abutting properties by a fence at least forty-eight (48) inches in height;
 - (d) A ten-foot wide landscaped buffer shall be required outside of the fenced play area, and shall be established in accordance with the landscaping standards of the City's Technical Standards and Guidelines;
 - (e) The minimum lot size for a day care facility located in a residential or existing accessory structure and serving more than twelve (12) children shall be twenty thousand (20,000) square feet;
 - (f) Off-street parking shall be provided on the site for all staff of the facility. Parking for the facility shall not interfere with access to or use of play areas. Parking spaces may be stacked or placed side by side in order to lessen their impact on the residential character of the lot and the neighborhood, and shall not be located closer than five (5) feet from the property line of any abutting residential use or residentially zoned site;
 - (g) The maximum number of children in a day care facility located in a residential or existing accessory structure shall be twenty-four (24); and
 - (h) Any additions or exterior alterations such as facade materials, building form, roof pitch, and exterior doors shall be designed to be compatible with the architectural style of the building and preserve the residential appearance of the building.

(Ord. No. 538-84, 5-7-84; Ord. No. 267-84, § 2, 12-17-84; Ord. No. 76-85, § 8, 7-1-85; Ord. No. 85-88, § 3, 7-19-88; Ord. No. 235-91, § 13, 2-4-91; Ord. No. 118-93, § 11, 10-18-93; Ord. No. 133-96, § 7, 11-18-96; ; Ord. No. 154-96, § 11, 12-16-96; Ord. No. 125-97, § 3, 3-3-97)

Sec. 14-138. Prohibited uses.

Uses that are not expressly enumerated herein as either permitted uses or conditional uses are prohibited.

(Ord. No. 538-84, 5-7-84)

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Sec. 14-139. Dimensional requirements.

In addition to the provisions of division 25 (space and bulk regulations and exceptions) of this article, lots in the R-6 zone shall meet or exceed the following minimum requirements:

(1) *Minimum lot size:*

- a. Residential: Forty-five hundred (4,500) square feet, except as provided for lots of record in section 14-433 (lots of record and accessory structure setbacks for existing buildings) of this article.
- b. Reserved.
- c. Long-term and extended care facilities: Ten thousand (10,000) square feet for the first nine (9) residents plus seven hundred fifty (750) square feet for each additional resident, up to a total of two (2) acres.
- d. Intermediate care facility: One (1) acre.
- e. School: Thirty thousand (30,000) square feet.
- f. Church or place of worship: Seventy-five hundred (7,500) square feet for a seating capacity of fifty (50) plus one thousand (1,000) square feet for each additional increment of fifteen (15) seats or major fraction thereof within the principal place of assembly for worship.
- g. Fraternal organization:; Ten thousand (10,000) square feet.
- h. Municipal use: Forty-five hundred (4,500) square feet.
- i. Hospital: Two (2) acres.
- j. All other uses: Forty-five hundred (4,500) square feet.
- k. Lodging house: Four thousand five hundred (4,500) square feet.

Provided that for uses specified in section 14-139(1)c. through i. above, no minimum lot area shall be required in the following cases:

- i. Uses existing on June 1, 1983;
 - ii. Expansion onto land abutting the lot on which the principal use is located;
 - iii. Expansion onto land other than the lot on which the principal use is located to the extent that such expansion consists of the reuse of surface parking area or nonresidential structures existing and in nonresidential use as of June 1, 1983, provided that such reuse is contained within the lot of record of such structure or parking area as of June 1, 1983;
 - iv. Expansion onto land other than the lot on which the principal use is located of not more than fifteen (15) percent of the total contiguous land area of the existing use, or one (1) acre, whichever is less, within any five-year period.
- (2) a. *Minimum area per dwelling unit:* One thousand (1,000) square feet per dwelling unit; and in the case of building additions and new construction, one thousand

two hundred (1,200) square feet for each dwelling unit after the first three (3) units. This requirement may be reduced by up to twenty (20) percent for a special needs independent living unit.

- b. *Minimum rooming unit areas for lodging houses:* Two hundred (200) square feet of combined rooming unit and common area for each rooming unit. Each individual rooming unit shall be a minimum of eighty (80) square feet.
- c. *Minimum land area per lodging house rooming unit:* Two hundred fifty (250) square feet.
- d. *Minimum land area per intermediate care facility resident:* Eight thousand (8,000) square feet for the first thirty-five (35) residents, plus three hundred fifty (350) square feet for each additional resident.

(3) *Minimum street frontage:* Forty (40) feet.

(4) *Minimum yard dimensions:* (Yard dimensions include setbacks of structures from property lines and setbacks of structures from one another. No structure shall occupy the minimum yard of another structure.)

a. *Front yard:*

- 1. Principal or accessory structures: Ten (10) feet.

A front yard need not exceed the average depth of front yards on either side of the lot. A lot of record existing as of June 5, 1957, and less than one hundred (100) feet deep need not be deeper than twenty (20) percent of the depth of the lot.

b. *Rear yard:*

- 1. Principal and attached accessory structures with ground coverage greater than one hundred (100) square feet: Twenty (20) feet.
- 2. Detached accessory structures with a ground coverage of one hundred (100) square feet or less: Five (5) feet.

Setbacks for swimming pools shall be as provided for in section 14-432 (swimming pools) of this article.

c. *Side yard:*

- 3. Principal and attached accessory structures with ground coverage greater than one hundred (100) square feet:

<i>Height of Structure</i>	<i>Required Side Yard</i>
1 story	10 feet
2 stories	10 feet
3 stories	10 feet
4 stories	12 feet
5 stories	15 feet

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The width of one (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than ten (10) feet. In the case of a lot of record existing as of June 5, 1957, and held under separate and distinct ownership from adjacent lots, the required side yard may be reduced in order to provide a buildable width of up to twenty-four (24) feet, but in no case shall the resulting side yards be less than ten (10) feet.

2. Detached accessory structures with ground coverage of one hundred (100) square feet or less: Five (5) feet. Setbacks for swimming pools shall be as provided for in section 14-432 (swimming pools) of this article.

d. *Side yard on side streets:*

1. Principal or accessory structures: Ten (10) feet.

(5) *Maximum lot coverage:* Forty (40) percent of lot area for lots which contain twenty (20) or more dwelling units; fifty (50) percent for lots which contain fewer than twenty (20) dwelling units.

(6) *Minimum lot width:* Fifty (50) feet.

(7) *Maximum structure height:*

Principal and attached accessory structure: Forty-five (45) feet.

Accessory detached structure: Eighteen (18) feet.

(8) *Open space ratio:*

a. *Uses other than bed and breakfast.* Twenty (20) percent for those lots which contain fewer than twenty (20) dwelling units; thirty (30) percent for those lots which contain twenty (20) or more dwelling units. This area shall not include parking areas or other impervious surfaces as defined in section 14-47.

b. *Bed and breakfasts.* A bed and breakfast that is located on a lot that has at least twenty (20) percent open space on the date of filing of the application for site plan shall not reduce the open space on the lot below twenty (20) percent of the lot area. A bed and breakfast located on a lot that does not have at least twenty (20) percent open space on the date of filing of the application for site plan review, and that is legally nonconforming as to the open space requirement of this section, shall not reduce the open space on the lot below the level in existence on the date of the application for site plan review. Open space areas shall not include parking areas or other impervious surface areas as defined in section 14-47.

(9) A below-grade dwelling unit shall be permitted only if the primary access for the dwelling unit is provided directly to the outside of the building.

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(10) *Minimum gross floor area for bed and breakfasts:* Two thousand (2,000) square feet of gross floor area for the first three (3) guest rooms and five hundred (500) square feet of floor area for each additional guest room.

(Ord. No. 538-84, 5-7-84; Ord. No. 634-86, § 1, 7-7-86; Ord. No. 264-87, § 1, 3-16-87; Ord. No. 85-88, § 4, 7-19-88; Ord. No. 230-90, § 1, 3-5-90; Ord. No. 33-91, § 9, 1-23-91; Ord. No. 235-91, § 14, 2-4-91; Ord. No. 33A-91, 4-17-91; Ord. No. 118-93, § 12, 10-18-93; Ord. No. 154-96, § 12, 12-16-96; Ord. No. 125-97, § 4, 3-3-97; Ord. No. 245-97, §§ 1, 2, 4-9-97)

Editor's note—Ord. No. 85-88, § 4, adopted July 19, 1988, amended § 14-139 to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 85-88.

Secs. 14-140—14-144. Reserved.

Sec. 14-145. Other requirements.

[Other requirements include the following]:

- (1) *Offstreet parking:* Off-street parking is required as provided in division 20 (off-street parking) of this article, except that required parking for residential building additions shall be located on the same lot.
- (2) *Storage of vehicles:* Only one (1) unregistered motor vehicle may be stored outside on the premises for a period not exceeding thirty (30) days.
- (3) *Shoreland and flood plain management regulations:* Any lot or portion of a lot located in a shoreland zone as identified on the city shoreland zoning map or in a flood hazard zone shall be subject to the requirements of division 26 and/or division 26.5.

(Ord. No. 538-84, 5-7-84; Ord. No. 85-88, § 5, 7-19-88; Ord. No. 15-92, § 11, 6-15-92; Ord. No. 37-98, § 1, 5-4-98)

Editor's note—Ord. No. 85-88, § 5, adopted July 19, 1988, amended § 14-145(1) to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 85-88.

DIVISION 7.1. IR-1 ISLAND RESIDENTIAL ZONE

Sec. 14-145.1. Purpose.

The purpose of the IR-1 island residential zone is to provide for low intensity residential, recreational, and rural uses in the less developed areas of the islands in order to preserve the rustic character of the islands, to protect groundwater resources and natural and scenic areas, and to permit only appropriate low intensity development in areas lacking adequate public facilities and services.

(Ord. No. 27-85, § 1, 7-15-85)

Sec. 14-145.2. Permitted uses.

The following uses are permitted in the IR-1 island residential zone:

- (1) Single-family detached dwellings.

(f) *Recording of variances.* No variance shall be valid unless, within thirty (30) days of final approval of the variance, a certificate describing the variance has been recorded by the applicant for the variance in the registry of deeds as required by 30 M.R.S.A. Section 4963. (Code 1968, § 602.24.C; Ord. No. 437-74, 7-1-74; Ord. No. 467-83, § 1, 4-20-83; Ord. No. 563-84, 5-7-84; Ord. No. 357-84, § 1, 12-17-84; Ord. No. 354-85, § 6, 1-7-85; Ord. No. 40-85, § 1, 7-15-85; Ord. No. 67-87, § 5, 11-2-87; Ord. No. 93-88, 7-19-88; Ord. No. 167-89, 12-11-89; Ord. No. 324-92, 4-22-92; Ord. No. 164-97, § 13, 1-6-97; Ord. No. 208-98, §§ 1, 2, 2-2-98)

Editor's note—Ord. No. 93-88, adopted July 19, 1988, amended § 14-473 by adding subsection (f) to read as herein set out. See also the editor's note to Art. III of this chapter for additional provisions relative to Ord. No. 93-88.

Sec. 14-474. Conditional uses.

(a) *Authority.* The board of appeals may, subject to the procedures, standards and limitations set out in this section, approve the issuance of a conditional use permit authorizing development of conditional uses listed in this article.

(b) *Procedure:*

- (1) *Application.* Applications for conditional use permits shall be submitted to the building authority. A nonrefundable application fee, as established from time to time by the city council to cover administrative costs and costs of a hearing, shall accompany each application. The application shall be in such form and shall contain such information and documentation as shall be prescribed from time to time by the building authority but shall in all instances contain at least the following information and documentation:
 - a. The applicant's name and address and his or her interest in the subject property;
 - b. The owner's name and address if different than the applicant;
 - c. The address, or chart, block and lot number as shown in the records of the office of the assessor of the subject property;
 - d. The zoning classification and present use of the subject property;
 - e. The particular provision of this article authorizing the proposed conditional use;
 - f. A general description of the proposed conditional use;
 - g. Where site plan approval is required by article V of this chapter, a preliminary or final site plan as defined by article V of this chapter.
- (2) *Public hearing.* A public hearing shall be set, advertised and conducted by the board of appeals in accordance with article VI of this chapter.
- (3) *Action by the board of appeals.* Within thirty (30) days following the close of the public hearing, the board of appeals shall render its decision, in a manner and form specified by article VI of this chapter, granting the application for a conditional use permit, granting it subject to conditions as specified in subsection (d), or denying it. The failure of the board to act within thirty (30) days shall be deemed an approval of the conditional use permit, unless such time period is mutually extended in writing by the

applicant and the board. Within five (5) days of such decision or the expiration of such period, the secretary shall mail notice of such decision or failure to act to the applicant and, if a permit is authorized, shall issue such permit, listing therein any and all conditions imposed by the board of appeals.

(c) *Conditions for conditional uses:*

- (1) *Authorized uses.* A conditional use permit may be issued for any use denominated as a conditional use in the regulations applicable to the zone in which it is proposed to be located.
- (2) *Standards.* Upon a showing that a proposed use is a conditional use under this article, a conditional use permit shall be granted unless the board determines that:
 - a. There are unique or distinctive characteristics or effects associated with the proposed conditional use;
 - b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
 - c. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

(d) *Conditions on conditional use permits.* The board of appeals may impose such reasonable conditions upon the premises benefited by a conditional use as may be necessary to prevent or minimize adverse effects therefrom upon other property in the neighborhood. Such conditions shall be expressly set forth in the resolution authorizing the conditional use permit and in the permit. Violation of such conditions shall be a violation of this article.

AH. 4

Cathedral of the Immaculate Conception

307 Congress Street

Portland, ME 04101

Tel.: (207) 773-7746 ♦ Fax: (207) 879-5547

Very Rev. James L. Nadeau, S.T.L.
Rector

PROPOSAL TO THE PLANNING BOARD

Building Permit Request

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Rector

May 1, 2000

Mr. Alexander Jaegerman, Manager
Planning Department
City of Portland
389 Congress Street, 4th Floor
Portland, ME 04101

Dear Mr. Jaegerman,

RE: Building Permit Request

This is a follow up to my letter of January 7, 2000 (copy attached), in which the Cathedral requested permission to demolish two buildings on our property: 10 Locust Street, now housing the St. Vincent de Paul Soup Kitchen / Thrift Shop, and 289 Congress Street, currently a convent for four Sisters of Mercy nuns. The reason for the demolition of these two houses is: (1) to provide playground space for the Cathedral School where St. Vincent's is now located. The children currently have to play in the parking lot during recess and before and after school; (2) to provide additional parking spaces for Cathedral Parish where the convent is now located. The existing parking lot is insufficient to handle parking for any of our 5 weekend Masses, in addition to Holy Day Masses and the innumerable weddings, funerals, concerts and other public events that are held here. Parishioners, visitors and other members of the public are forced to park on the street, often several blocks away. This creates a hardship for the elderly and handicapped, particularly in winter and during inclement weather.

Here is additional information which may assist you in your deliberations:

Cathedral School:

Growth of Enrollment:

The School, which had been pre-K through 6th grade, expanded this school year (1999-2000) to include the 7th grade and next year will include the 8th grade. Enrollment has grown each year for the past 5 years. SEE ATTACHED TABLE I.

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Mr. Alexander Jaegerman

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Ethnic enrollment has seen a corresponding increase each year. The breakdown of our ethnic enrollment is shown in the ATTACHED TABLE II.

The pre-school and after care program has current enrollments as follows: Three students are enrolled in the pre-school care; 30 children are in after care. This number has remained constant for the past 3-4 years.

School Safety Issues:

Currently there is no playground for the students. They must use the Cumberland Avenue parking lot. This is not sufficient. The lot is chained off from traffic, but there are numerous injuries each week from children falling on the pavement and sustaining cuts and scrapes. This is clearly unacceptable. There are no other current alternatives for a playground. The Franklin Arterial side of the Cathedral is unsuitable for many reasons: fast-moving traffic, pollution from vehicles, street people hanging out on that side of the church, beer, liquor bottles and other unsavory items thrown on the lawn from the apartments which abut it. In fact, we have had to notify the apartment owners and the police several times about the problem, which has never been resolved. The lawn on the other side of the Cathedral Residence, next to the parking lot, does not belong to the Cathedral Parish.

St. Vincent de Paul Building, 10 Locust Street:

This building is in a seriously dilapidated and rundown condition, and its renovation would be prohibitively expensive. We are fortunate that we have an alternative for the Soup Kitchen that is workable, even preferable: The Guild Hall, on the corner of Congress Street and the Franklin Arterial, seats well over 200 people at once and has a kitchen which we are in the process of renovating. The Soup Kitchen feeds between 100-180 people each day (SEE ATTACHED TABLE III), and the Hall's seating capacity means that everyone can be served in one sitting. In the current building only 16 can be seated at a time; those waiting to be served have to remain outside on Locust Street, winter and summer. It is clear that the ability to serve everyone at once will be considerably more hygienic and efficient. Also attached (TABLE IV) is a breakdown of the direct assistance provided by the St. Vincent de Paul Society for the year 1999.

The Finance Commission of the Cathedral, as well as the Pastoral Council, the Cathedral School Board, the School Board's Finance Commission, the Home & School Association and the School Faculty, have approved the demolition of the St. Vincent de Paul Society building at 10 Locust Street and moving the Soup Kitchen operations to the Guild Hall.

Mr. Alexander Jaegerman

Proposed Playground:

Cathedral School has received a foundation grant of \$9,999 for state-of-the-art playground equipment. The dimensions of the proposed playground may be found in the ATTACHED SITE PLAN. Appropriate fencing and planting in a strip of landscaping will provide a safety buffer zone on all sides. In addition, this playground area will be immediately adjacent to the School, and safe fencing and boundaries will be built to protect the children when they leave the school to go to the playground and while they are in the playground proper. The parking spaces immediately adjacent to the playground will be reserved for the teachers, so there will be no moving cars near the playground.

The playground will not only be used for recess during the school day, but will be a focal point in good weather for the pre-school and after-school care programs. This will be an important aspect of these programs and will be an asset for those parents who need such care for their children.

White House, 289 Congress Street

The white house on the corner of Congress and Locust Streets currently serves as a convent for 4 Sisters of Mercy nuns, one of whom is the School Principal. These nuns can be relocated to either their Motherhouse on Stevens Avenue or to another convent. Our proposal is to increase parking in the Cathedral parking lot, as outlined in the first paragraph of this letter.

Also attached is a summary document of the Site Usage and Future Planning for All Cathedral Properties (TABLE V).

If you or any members of the Planning Board have any questions, I will be pleased to respond to them and to meet with you and your colleagues. Thank you for your attention and your consideration of this proposal.

Sincerely,

Very Rev. James L. Nadeau, S.T.L.
Rector

Enclosures

CATHEDRAL OF THE IMMACULATE CONCEPTION

Cathedral School Statistics

TABLE I: School Enrollment

School Year 1999-2000

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	7	8	15
Kindergarten	11	15	26
First	8	17	25
Second	8	15	23
Third	10	12	22
Fourth	10	9	19
Fifth	9	8	17
Sixth	13	8	21
Seventh	8	11	19
TOTALS	84	103	187

School Year 1998-1999

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	6	7	13
Kindergarten	11	18	29
First	9	13	22
Second	10	10	20
Third	8	12	20
Fourth	11	5	16
Fifth	9	7	16
Sixth	8	10	18
TOTALS	72	82	154

TABLE I: School Enrollment (continued)

School Year 1997-1998

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	7	5	12
Kindergarten	12	13	25
First	9	14	23
Second	9	12	21
Third	15	5	20
Fourth	10	8	18
Fifth	8	12	20
Sixth	5	6	11
TOTALS	75	75	150

School Year 1996-1997

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	5	4	9
Kindergarten	9	12	21
First	10	12	22
Second	9	10	19
Third	9	12	21
Fourth	8	11	19
Fifth	7	9	16
Sixth	4	6	10
TOTALS	61	76	137

School Year 1995-1996

GRADE	BOYS	GIRLS	TOTAL
Pre-Kindergarten	2	3	5
Kindergarten	5	8	13
First	5	8	13
Second	9	11	20
Third	8	8	16
Fourth	8	9	17
Fifth	4	5	9
Sixth	6	7	13
TOTALS	47	59	106

CATHEDRAL OF THE IMMACULATE CONCEPTION

Cathedral School Statistics

TABLE II: Ethnic Breakdown

SCHOOL YEAR 1999-2000:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	12	2	1			15
K	21	1	3	1		26
First	20	4	1			25
Second	20 (1 Russian)	1	2			23
Third	17	2	1		2	22
Fourth	14 (1 Russian)	3	2			19
Fifth	16	1				17
Sixth	13	1	6	1		21
Seventh	14 (1 Russian)	<u>2</u>	<u>3</u>	<u>—</u>	<u>—</u>	<u>19</u>
TOTAL	147	17	19	2	2	= 187

SCHOOL YEAR 1998-1999:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	9	1	3			13
K	25	3	1			29
First	18	1	2			22
Second	16	2	2			20
Third	15	3	2			20
Fourth	15	1	0			16
Fifth	8	1	6	<u>1</u>		16
Sixth	<u>14</u>	<u>2</u>	<u>3</u>			<u>18</u>
TOTAL	120	14	19	1		= 154

TABLE II: Ethnic Breakdown (continued)

SCHOOL YEAR 1997-1998:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	9	1	1	1		12
K	23	0	2			25
First	20	0	3			23
Second	16	3	2			21
Third	18	0	2			20
Fourth	11	1	6			18
Fifth	16	2	2			20
Sixth	<u>7</u>	<u>0</u>	<u>4</u>			<u>11</u>
TOTAL	120	7	22	1		= 150

SCHOOL YEAR 1996-1997:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	8	0	1			9
K	20	0	1			21
First	20	0	2			22
Second	15	2	2			19
Third	18	1	2			21
Fourth	12	1	6			19
Fifth	14	1	1			16
Sixth	<u>8</u>	<u>0</u>	<u>2</u>			<u>10</u>
TOTAL	115	5	17			= 137

SCHOOL YEAR 1995-1996:

<u>Grade</u>	<u>White</u>	<u>Asian</u>	<u>African-American</u>	<u>Hispanic</u>	<u>Native American</u>	<u>Totals</u>
Pre-K	5	0	0			5
K	11	2	1			14
First	14	0	0			14
Second	16	0	3			19
Third	13	2	0			15
Fourth	15	0	1			16
Fifth	7	0	2			9
Sixth	<u>11</u>	<u>0</u>	<u>3</u>			<u>14</u>
TOTAL	92	4	10			= 106

TABLE III

PERFORMANCE REPORTING FORM

1. Vincent dePaul Soup Kitchen
 Contract Year: 7/1/98 - 6/30/99

Prepared By: David W. [Signature]
 Sent To: Housing & Neighborhood Service Office
 Attn: D. Marquis, 3rd Fl, City Hall
 389 Congress St., Portland, Maine 04101

Reporting Month:

Service 1999 (also April-May)

Please submit by the 10th of each month

Objectives & Performance Measures	7/98	8/98	9/98	10/98	11/98	12/98	1/99	2/99	3/99	4/99	5/99	6/99	Y.T.D.	YEAR XXIV GOAL	% OF GOAL
To provide nutritionally complete noon meals, 5 days a week to homeless and poor Portland residents															
Total Meals Served	3492	176	3347	3988	3315	4061	2955	3227	3901	2842	3219	3258	32781	36,000	104%
Adults	3492	176	3347	3988	3315	4061	2955	3227	3901	2842	3219	3258	32781	36,000	104%

[Signature]



ST. VINCENT de PAUL

SOCIETY OF
CATHEDRAL CONFERENCE



January 28, 2000

Rev. James L. Nadeau, S.T.L.
Cathedral of the Immaculate Conception
307 Congress Street
Portland, Me. 04101-3695

Dear Father Jim:

As requested, the following is a break down, by category, of direct assistance given to the community by the St. Vincent's de Paul Society during the year 1999:

Cash Disbursements:

Housing	\$5,051
Transportation	284
Utilities	1,040
Medical	178
Miscellaneous	288
Food	<u>1,550</u>
Total Cash Disbursements	\$8,392

Disbursement in Kind:

Food	\$1,170
Clothing	<u>9,440</u>
Total Disbursement in Kind	\$10,610
Total Direct Assistance	\$19,002

If the foregoing is not sufficient, please let me know.

Sincerely,

Fred W. Winne, Jr.
Fred W. Winne, Jr.



**Help Us
Help Others**

St. Vincent De Paul Society

Cathedral of the Immaculate Conception

307 Congress Street
Portland, ME 04101

Tel.: (207) 773-7746 ♦ Fax: (207) 879-5547

4j

Very Rev. James L. Nadeau, S.T.L.
Rector

May 1, 2000

TABLE V

SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

CATHEDRAL and CHAPEL (Current Usage):	CATHEDRAL and CHAPEL (Proposed Future Usage):
<p>Religious Activities:</p> <p>Mother Church of the Roman Catholic Diocese; Seat of the Bishop Daily Masses in the Chapel Weekend Masses in the Cathedral and Chapel Feast Day Masses in the Cathedral and Chapel Weddings Funerals Baptisms Other Religious Events</p>	<p>Religious Activities:</p> <p>Mother Church of the Roman Catholic Diocese; Seat of the Bishop Daily Masses in the Chapel Weekend Masses in the Cathedral and Chapel Feast Day Masses in the Cathedral and Chapel Weddings Funerals Baptisms Other Religious Events</p> <p>➔ Because of the continued growth of the Cathedral Parish, we anticipate a corresponding growth in all of the above categories.</p>
<p>Civic and Cultural Events:</p> <p>Art Exhibits Cathedral School Events Civic Events Concerts (e.g., Portland Choral Art Society; Boston Black Gospel Choir, etc.) Cultural Events Educational Events Graduations Lectures</p>	<p>Civic and Cultural Events:</p> <p>Art Exhibits Cathedral School Events Civic Events Concerts (e.g., Portland Choral Art Society; Boston Black Gospel Choir, etc.) Cultural Events Educational Events Graduations Lectures</p> <p>➔ All of the above are expected to increase with the growth of the Parish and heightened community interest in the restored Cathedral.</p>

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SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

**CATHEDRAL SCHOOL
(Current Usage):**

Classes: Pre-K through 7th Grade

- School Library
- School Computer Room
- School Science Lab
- School Hot Lunch Program (Funded in part by the Community Block Development Grant)

Multi-Purpose Meetings:

- Boy Scouts, Cub Scouts
- Social Justice groups (e.g., Refugee Citizenship Testing)
- School Board Meetings
- Pastoral Council Meetings
- Other Parish Meetings

Other Purposes:

- Chapter I Services (Funded in part by the City of Portland)
- Summer School for Refugee Population for those needing remedial help
- Vacation Bible School

**CATHEDRAL SCHOOL
(Proposed Future Usage):**

Classes: Pre-K through 8th Grade, effective Fall 2000. We estimate that we will have 215 students next Fall. [See: attached Meitler Consultants, Inc. report.]

- School Library
- School Computer Room
- School Science Lab
- School Hot Lunch Program (Funded in part by the Community Block Development Grant)

Multi-Purpose Meetings:

- Boy Scouts, Cub Scouts, Girl Scouts
- Social Justice groups (e.g., Refugee Citizenship Testing)
- School Board Meetings
- Pastoral Council Meetings
- Other Parish Meetings
- Center for Sudanese community

Other Purposes:

- Chapter I Services (Funded in part by the City of Portland)
- Summer School for Refugee Population for those needing remedial help
- Vacation Bible School

➔ We are currently experiencing many growing pains and anticipate even more as student enrollment continues to increase [See Meitler Report]. We are the only Parish in the Portland Peninsula area that has an increase in Baptisms – this is because our School is continuing to expand [See Meitler report] with more families joining the Parish. It is therefore imperative that we continue to expand and use every aspect of the School facilities to keep pace with our growth. This School growth also impacts on the use of the other Cathedral properties: The Cathedral and Chapel and the Guild Hall.

➔ It is our intention to maintain Grades Pre-K through 8th, to accommodate their needs and to have a waiting list to fill any potential vacancies. We do not intend to expand the School beyond the 8th Grade.

4L

SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

<p>ST. VINCENT DE PAUL SOCIETY BUILDING (Current Usage)</p> <p>This building houses the oldest Soup Kitchen in Maine – last year it served 37,781 meals. Seating in a very small dining room is in shifts (16 at a time). Also houses a Thrift Shop for used clothing items.</p>	<p>ST. VINCENT DE PAUL SOCIETY BUILDING (Proposed Future Usage)</p> <ul style="list-style-type: none"> ➔ We propose to tear this building down and to use the site as a playground for the School children, with appropriate landscaping around the perimeter. ➔ The Soup Kitchen is being moved to the first floor of our Guild Hall on the corner of Congress Street and the Franklin Arterial [for details, SEE: GUILD HALL, next page.]. ➔ The Thrift Shop will be discontinued and all items transferred to other social service organizations (e.g. the Preble Street Resource Center, Goodwill, etc.)
---	--

<p>WHITE HOUSE ON CORNER OF LOCUST and CONGRESS STREETS (Current Usage)</p> <p>Currently used as a residence for Sisters of Mercy who provide ministries at Cathedral Parish and School.</p> <p>Former home of the Religious Education Office of the Diocese, now located in the Roman Catholic Chancery on Ocean Avenue in Portland; Former Propagation of the Faith Office; Former CYO/Youth Ministry Office of the Diocese, now at the Chancery. Former temporary home of Cathedral Parish Rectory while current space in basement of Cathedral Residence was being renovated.</p>	<p>WHITE HOUSE ON CORNER OF LOCUST and CONGRESS STREETS (Proposed Future Usage)</p> <ul style="list-style-type: none"> ➔ We propose to tear this building down and use it for Parish and School parking, with appropriate landscaping around perimeter. ➔ The current residents would be relocated to the Sisters of Mercy Motherhouse on Stevens Avenue in Portland.
--	--

<p>CATHEDRAL RESIDENCE (Current Usage)</p> <p>4 floors of housing for 4 active priests and 9 retired priests, all with vehicles. Basement houses Cathedral Parish Rectory.</p>	<p>CATHEDRAL RESIDENCE (Proposed Future Usage)</p> <p>4 floors of housing for 4 active priests and 9 retired priests, all with vehicles. Basement houses Cathedral Parish Rectory. ➔ Anticipate continued use of same residence and office space in the future with possible growth in both areas.</p>
---	---

SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

4m

**GUILD HALL (Corner of Congress and Franklin Arterial)
(Current Usage)**

Seating capacity:

530 Auditorium style
350 with tables and chairs

Basement: Gymnasium used by School and other groups: St. Patrick's School, La Crosse Team, Coast Guard, Home School students, etc.

First Floor: Auditorium which seats 530 auditorium style; Stage, equipped with lighting and new sound system. Also used as dining area with several tables seating 8 each.

After School Care Room on first floor is appropriately equipped for children's play activities.

Second Floor: Cathedral Parish Religious Education Office, conference room which seats 8, and several classrooms.

First and Second Floor rooms used by Cathedral Parish for many family and religious activities. Other groups also use the facilities: AA and Overeaters Anonymous; refugee functions; Irish-American Club for stepdancing and socials. Other Civic and religious groups use it for various activities.

**GUILD HALL (Corner of Congress and Franklin Arterial)
(Proposed Future Usage)**

➡ Propose moving the St. Vincent's Soup Kitchen into renovated kitchen space. The first floor auditorium with dining tables will accom-modate seating for all clients at one time.

➡ Propose upgrading Gym and Stage to accommodate the growing needs of the School and outside groups that use both areas.

➡ Anticipate increased usage of renovated Gym and Auditorium/Stage areas by School and outside groups.

Basement: Gymnasium used by School and other groups: St. Patrick's School, La Crosse Team, Coast Guard, Home School students, etc.

First Floor: Auditorium which seats 530 auditorium style; Stage, equipped with lighting and new sound system. Also used as dining area with several tables seating 8 each.

After School Care Room on first floor is appropriately equipped for children's play activities.

Second Floor: Cathedral Parish Religious Education Office, conference room which seats 8, and several classrooms.

➡ In addition to being the Cathedral Parish Religious Education Office, it is anticipated that the Diocese will also use this space as a Religious Education Center for several Peninsula Parishes, as their individual educational efforts decrease.

First and Second Floor rooms used by Cathedral Parish for many family and religious activities. Other groups also use the facilities: AA and Overeaters Anonymous; refugee functions; Irish-American Club for stepdancing and socials. Other Civic and religious groups use it for various activities.

SITE USAGE and FUTURE PLANNING FOR ALL CATHEDRAL PROPERTIES

4n

PARKING LOT (Current Usage):	PARKING LOT (Proposed Future Usage):
<p>The Parking Lot on the Cumberland Avenue side is currently roped off during School hours and used as a playground for the School children. There are numerous injuries from falling on the pavement. In addition, when funerals (we average one funeral a week) occur during school recess times, outdoor recess is canceled. The indoor facilities in the school are limited for recess activities.</p> <p>The parking lot is insufficient to accommodate the parking for weekend Masses and for other large religious services and cultural and civic events. Parishioners and visitors use street-side parking for several blocks,</p> <p>There is massive congestion in the winter months, when snow-plowing further decreases available parking everywhere.</p>	<p>➡ We propose to build a playground in the space where the St. Vincent de Paul house is now located. This will eliminate the need for the children to use the parking lot to play in.</p> <p>➡ We propose to tear the White House down on the corner of Congress and Locust Streets to increase our parking spaces. This area will be ringed by appropriate landscaping.</p>

40

DATA REPORT

MAINE CATHOLIC SCHOOLS Diocese of Portland

CONFIDENTIAL

October 1997

Prepared By

MEITLER CONSULTANTS, INC.

9415 W. Forest Home Avenue – Suite 302

Hales Corners, WI 53130

414-529-3366

4p

Elementary enrollment trends by school are presented in Figure 11.

Figure 11

ELEMENTARY ENROLLMENT TRENDS BY SCHOOL

School	Grades	Total Capacity	1992-93	1993-94	1994-95	1995-96	1996-97	1997-98	Percent of Capacity 1997-98
Ss. Athanasius & St. John, Rumford	PK-8	239	136	200	201	174	198	185	77%
Holy Cross, Lewiston	K-8	675	454	483	481	533	565	602	89%
St. Joseph, Lewiston	K-8	270	200	223	233	246	230	236	87%
St. Peter, Lewiston	PK-8	245	168	156	149	156	166	160	65%
Notre Dame de Lourdes, Saco	K-8	270	138	143	154	159	178	204	76%
St. Thomas Consolidated, Sanford	K-6	340	224	221	224	226	241	241	71%
St. James, Biddeford	PK-8	537	545	541	526	486	436	416	77%
St. John, Bangor	K-8	230	255	225	208	176	127	141	61%
St. Mary, Bangor	K-8	208	80	111	121	111	145	141	68%
St. Agnes, Pittsfield	K-5	78	0	26	42	46	52	51	65%
St. John, Winslow	PK-5	204	146	151	153	155	158	143	70%
Mt. Merici, Waterville	PK-6	243	190	192	180	174	164	174	72%
St. Augustine, Augusta	PK-8	235	167	187	190	199	186	189	80%
St. Mary, Augusta	PK-8	290	241	232	247	241	249	254	88%
St. John, Brunswick	K-8	270	226	217	215	226	220	237	88%
Cathedral, Portland	K-6	215	107	114	109	111	115	150	70%
St. Joseph, Portland	PK-8	280	250	256	218	212	184	219	78%
St. Patrick, Portland	PK-8	310	223	217	216	209	233	259	84%
Holy Cross, South Portland	PK-8	274	230	209	205	219	242	251	92%
Total Enrollment		5,413	3,980	4,104	4,072	4,059	4,089	4,253	79%

49

Waiting lists in Figure 14 understate the actual demand for Catholic schools in some communities. For example, the four Portland schools report official waiting lists of 30 students for kindergarten, but the principals report that they could have enrolled 80 more kindergarten students if space had been available.

Figure 14

1997-98 SCHOOLS WITH KINDERGARTEN WAITING LIST

School	Waiting List
Ss. Athanasius & St. John, Rumford	2
Notre Dame de Lourdes, Saco	14
St. Thomas Consolidated, Sanford	9
St. Mary, Bangor	5
St. Agnes, Pittsfield	4
St. Augustine, Augusta	4
St. Mary, Augusta	4
Cathedral, Portland	7
St. Joseph, Portland	10
St. Patrick, Portland	7
Holy Cross, South Portland	6
Total Kindergarten Waiting List	72

Source: School data forms

The number of infant baptisms is an indicator of the pool of available children who could be enrolled in Catholic schools. Figure 17 shows the number of infant baptisms for the years 1987 through 1996. Children entering Catholic schools between 1992 and 2001 will be drawn from this pool. The number of baptisms is sometimes erratic from year to year so it is necessary to study the long-range trend rather than year-to-year variations. In all areas the baptisms are declining.

Figure 17

NUMBER OF INFANT BAPTISMS

Parish	City	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	Total
RUMFORD AREA												
St. Athanasius-St. John	Rumford	47	53	66	56	52	73	58	59	58	44	566
St. Theresa	Mexico	71	76	72	67	43	45	19	17	25	19	454
St. Joseph	Dixfield											0
Total		118	129	138	123	95	118	77	76	83	63	1,020
LEWISTON/AUBURN AREA												
St. Joseph	Lewiston	43	63	47	49	48	38	49	38	50	35	460
Holy Cross	Lewiston	78	76	80	77	73	75	77	61	60	61	718
Holy Family	Lewiston	73	65	59	46	53	58	48	58	59	52	571
St. Mary	Lewiston	24	31	34	20	19	20	12	13	12	13	198
St. Patrick	Lewiston	53	47	47	45	42	28	36	16	23	14	351
SS. Peter and Paul	Lewiston	24	25	26	23	33	36	38	26	28	24	283
St. Louis	Auburn	17	13	12	12	16	12	6	10	16	13	127
St. Philip	Auburn	42	33	44	43	46	47	28	17	27	25	352
Sacred Heart	Auburn	33	45	33	15	32	30	27	27	15	47	304
Holy Trinity	Lis. Falls	34	49	29	48	41	38	33	40	22	37	371
OL of the Rosary	Sabattus	14	31	60	37	71	52	21	45	18	31	380
Total		435	478	471	415	474	434	375	351	330	352	4,115
YORK COUNTY AREA												
Notre Dame	Saco	31	27	33	22	27	32	26	28	33	36	295
Holy Family	Sanford	37	39	43	44	43	50	34	32	45	32	399
St. Ignatius	Sanford	40	38	32	29	19	34	33	22	18	15	280
Notre Dame	Springvale	28	33	40	30	23	23	20	14	14	12	237
Our Lady of Peace	Berwick	31	28	30	46	21	31	29	25	16	17	274
St. Andre	Biddeford	67	67	75	77	88	110	113	69	69	47	782
St. Joseph	Biddeford	96	108	124	109	96	80	91	113	101	81	999
St. Mary	Biddeford	13	22	18	16	14	27	23	23	23	31	210
St. Martha	Kennebunk	22	40	32	30	26	31	25	40	33	48	327
St. Raphael	Kittery	29	21	35	40	24	28	18	18	18	8	239
St. Matthew	Limerick	33	31	36	29	35	50	49	43	35	34	375
St. Philip	Lyman	24	22	26	18	27	22	19	20	12	19	209
St. Margaret	O.O.B.	23	38	40	33	25	29	18	32	28	23	289
Most Holy Trinity	Saco	48	54	73	61	38	55	33	44	39	33	478
St. Michael	S. Berwick											0
St. Mary	Wells	34	32	33	23	38	40	39	40	40	36	355
St. Christopher	York Harbor											0
Total		556	600	670	607	544	642	570	563	524	472	5,748

Figure 17 – (continued)

43

NUMBER OF INFANT BAPTISMS

Parish	City	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	Total
BRUNSWICK AREA												
St. John	Brunswick	94	118	124	103	86	108	79	78	94	81	965
St. Charles	Brunswick	21	34	25	29	33	30	19	11	23	21	246
St. Mary	Bath											0
St. Jude	Freeport	10	20	24	19	17	8	18	5	12	11	144
St. Andrew	Topsham											0
Sacred Heart	Yarmouth	25	37	47	30	46	40	33	41	37	33	369
Total		150	209	220	181	182	186	149	135	166	146	1,724
PORTLAND AREA												
Cathedral	Portland	40	24	23	21	33	32	28	57	59	71	388
St. Joseph	Portland	100	91	99	104	120	115	93	100	111	86	1,019
St. Patrick	Portland											0
St. Peter	Portland	100	57	67	54	51	44	38	30	50	40	531
St. Pius	Portland	54	55	53	69	67	62	80	59	73	57	629
Sacred Heart	Portland	31	27	13	18	23	23	10	11	8	16	180
St. Dominic	Portland	11	8	16	9	12	6	15	6	9	5	97
Holy Cross	S. Portland	79	92	87	85	71	83	80	52	50	48	727
St. John	S. Portland	95	85	50	41	38	35	49	31	28	22	474
St. Bartholomew	Cape Eliz.	23	35	35	33	31	40	43	32	28	37	337
Holy Martyrs	Falmouth	33	51	37	41	46	38	32	38	30	42	388
St. Anne	Gorham	64	57	57	54	45	48	44	43	36	39	487
St. Gregory	Gray	19	5	27	30	41	26	27	19	19	26	239
St. Maximillian*	Scarbor.		14	50	74	66	104	90	92	82	91	663
St. Edmund	Westbrook	14	12	10	17	25	16	13	14	13	22	156
St. Hyacinth	Westbrook	23	29	36	28	33	33	15	27	27	22	273
St. Mary	Westbrook	59	69	81	79	68	43	48	29	22	26	524
OLPH	Windham	53	40	53	39	33	42	44	37	47	33	421
Total		798	751	794	796	803	790	749	677	692	683	7,533

* Parish established in 1988.

Source: Parish data forms

Analysis of the data shows that the average number of baptisms from the five-year period 1987-1991 to the five-year period 1992-1996 declines by the following percentages:

Rumford Area	-31%
Lewiston/Auburn Area	-19%
York County Area	-7%
Bangor Area	-15%
Pittsfield Area	-23%
Winslow/Waterville Area	-32%
Augusta Area	-10%
Brunswick Area	-17%
Portland Area	-9%

The number of children enrolled in religious education programs in 1996-97 is shown in Figure 18. Religious education enrollment represents a potential pool of children which could be attracted to Catholic schools. This is true only in areas where Catholic schools are located relatively close to the parishes.

4+

Figure 18

1996-97 RELIGIOUS EDUCATION ENROLLMENT

Parish	City	Grades		Total K-8
		K-5	6-8	
RUMFORD AREA				
St. Athanasius-St. John	Rumford	80	18	98
St. Theresa	Mexico	3	4	7
St. Joseph	Dixfield			0
Total		83	22	105
LEWISTON/AUBURN AREA				
St. Joseph	Lewiston	120	65	185
Holy Cross	Lewiston	78	40	118
Holy Family	Lewiston	228	106	334
St. Mary	Lewiston	31	11	42
St. Patrick	Lewiston	47	35	82
SS. Peter and Paul	Lewiston	22	42	64
St. Louis	Auburn	53	42	95
St. Philip	Auburn	52	27	79
Sacred Heart	Auburn	103	66	169
Holy Trinity	Lisbon Falls	112	48	160
OL of the Rosary	Sabattus	64	16	80
Total		910	498	1,408
YORK COUNTY AREA				
Notre Dame	Saco	63	32	95
Holy Family	Sanford	178	49	227
St. Ignatius	Sanford	114	60	174
Notre Dame	Springvale	89	66	155
Our Lady of Peace	Berwick			162
St. Andre	Biddeford			121
St. Joseph	Biddeford			204
St. Mary	Biddeford			63
St. Martha	Kennebunk	197	73	270
St. Raphael	Kittery	74	28	102
St. Matthew	Limerick	174	84	258
St. Philip	Lyman	93	38	131
St. Margaret	O.O.B.	124	55	179
Most Holy Trinity	Saco	225	101	326
St. Michael	South Berwick			0
St. Mary	Wells	168	76	244
St. Christopher	York Harbor			0
Total		1,499	662	2,711

4u

Figure 18 (continued)

1996-97 RELIGIOUS EDUCATION ENROLLMENT

Parish	City	Grades		Total K-8
		K-5	6-8	
BANGOR AREA				
St. John	Bangor	216	66	282
St. Mary	Bangor	243	88	331
St. Joseph	Brewer	107	53	160
St. Joseph	Ellsworth	93	35	128
St. Matthew	Hampden			0
St. Leo	Howland			0
St. Ann	Indian Island			0
Holy Family	Old Town	155	79	234
Total		814	321	1,135
PITTSFIELD AREA				
St. Agnes	Pittsfield	63	43	106
St. Anne	Dexter	42	37	79
Total		105	80	185
WINSLOW/WATERVILLE AREA				
St. John	Winslow	147	127	274
Holy Spirit	Waterville			0
Immaculate Heart	Fairfield			0
St. Joseph	Farmington	67	37	104
St. Sebastian	Madison			0
St. Joseph	Waterville			0
Total		214	164	378
AUGUSTA AREA				
St. Augustine	Augusta	65	36	101
St. Mary	Augusta			0
St. Andrew	Augusta	83	56	139
St. Joseph	Gardiner	139	63	202
St. Denis	Whitefield			0
Total		287	155	442

Figure 18 (continued)

1996-97 RELIGIOUS EDUCATION ENROLLMENT

Parish	City	Grades		Total K-8
		K-5	6-8	
BRUNSWICK AREA				
St. John	Brunswick	173	72	245
St. Charles	Brunswick	9	1	10
St. Mary	Bath			0
St. Jude	Freeport	82	44	126
St. Andrew	Topsham			0
Sacred Heart	Yarmouth	129	50	179
Total		393	167	560
PORTLAND AREA				
Cathedral	Portland	70	36	106
St. Joseph	Portland	196	56	252
St. Patrick	Portland			0
St. Peter	Portland	117	30	147
St. Pius	Portland	216	53	269
Sacred Heart*	Portland			0
St. Dominic*	Portland			0
Holy Cross	South Portland	159	70	229
St. John	South Portland	70	54	124
St. Bartholomew	Cape Elizabeth	195	78	273
Holy Martyrs	Falmouth	230	106	336
St. Anne	Gorham	297	143	440
St. Gregory	Gray	77	21	98
St. Maximillian	Scarborough	387	131	518
St. Edmund	Westbrook	98	42	140
St. Hyacinth	Westbrook	80	37	117
St. Mary	Westbrook	111	35	146
OLPH	Windham	209	84	293
Total		2,512	976	3,488

Source: Parish data forms

Att. 6

Timeline for 289 Congress Street, Portland, Maine 04101

Present-1990	Convent for Religious Sisters
1988-1990	Office for the Cathedral Rectory
1983-1988	Diocesan Youth Ministry Office
1936-1983	Diocesan Office for Propagation of the Faith

Att. 7

CATHEDRAL OF THE IMMACULATE CONCEPTION
307 CONGRESS STREET
PORTLAND, MAINE 04101-3695
Tel. (207) 773-7746 ♦ Fax (207) 879-5547

Rev. James L. Nadeau, S.T.L.
Rector

MEMO

TO: Kandi Talbot
FROM: Fr. Jim Nadeau
DATE: August 3, 2000
RE: Varia from our meeting of July 31, 2000

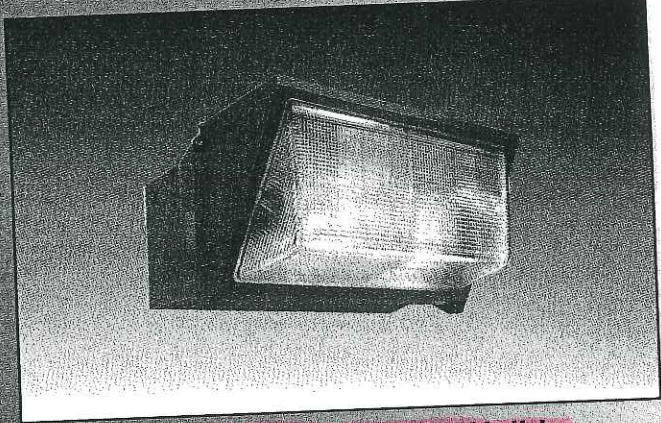
I have enclosed all the items we spoke about. Please find the below:

- Chapel blueprint of proposed plan, 11 x 17 as you requested
- Information re: the lighting
- Information re: the fence
- Existing site plan 11 x 17 reduction, as you requested
- A parish line of credit for \$500,00 from Diocesan Savings & Loan
- Playground information
- Memo: regarding the wood carpet

Att. 7a

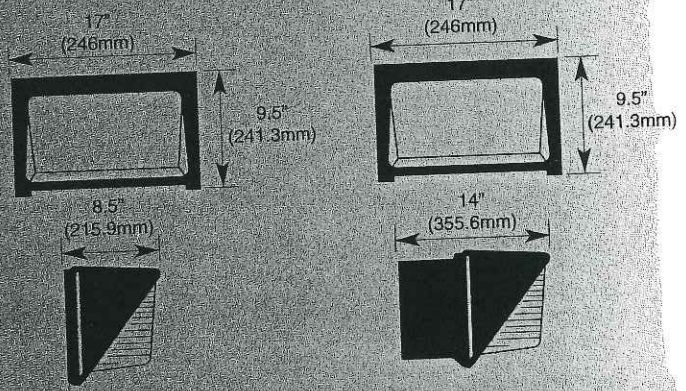
500 Wallcube Series

General Purpose Large Wallpack



250 and 400 Watt (MA) Metal Halide
 and (LX) High Pressure Sodium
 35 Watt (SX) Low Pressure Sodium
 500 Watt (IN) Incandescent

Dimensions

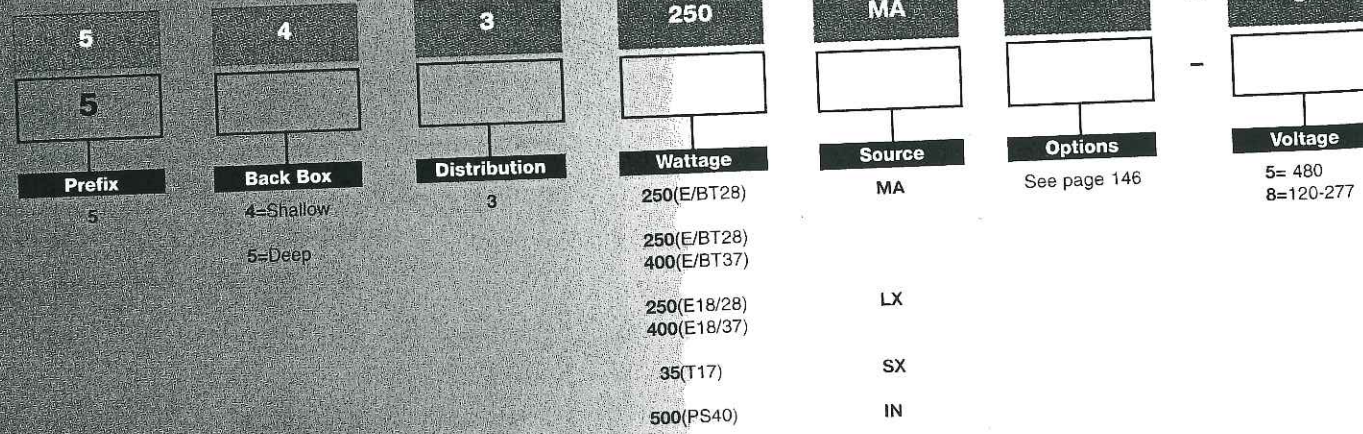


543 Prefix
250W MA

553 Prefix

ISO 9001 Registered 

ORDERING GUIDE



APPLICATIONS

- Security, Accent, Perimeter, Entrance Ways, Garage Doors, Indoor Parking Garages, Tunnels, Overpasses, Alleys.

CONSTRUCTION

- Precision die-cast aluminum housing.
- Corrosion resistant Duraplex II architectural bronze polyester powder coated finish.
- Optional designer finishes available. See page 281.
- Field adjustable bracket permits $\pm 5^\circ$ adjustment of beam angle.

ELECTRICAL

- Porcelain spring-loaded 4KV pulse rated socket-mogul base.
- High Power Factor CWA ballast Constant Wattage Autotransformer.
- Starting temperature: LX(HPS)-40°F/-40°C, MA(MH)-20°F/-30°C.

OPTICS

- Heat and shock resistant, borosilicate glass refractor.
- One-piece "wrap-around" shape for maximum light utilization.
- Specular anodized aluminum reflector.

MOUNTING

- One tapped hole on each side and top (1/2" NPS standard) for conduit or optional photocontrol.

WARRANTY/LISTINGS

- UL 1572 listed for wet locations.
- Published five year limited warranty.

OPTIONS & ACCESSORIES—SEE PAGES 146-147.
 PHOTOMETRICS—SEE PAGE 268.

PANORAMA Medium Series

Horizontal Lamp Cutoff Luminaire

APPLICATIONS

- Parking Lots, Roadways, Walkways, Commercial Malls, Tennis Courts, Auto Lots and other outdoor environments.

CONSTRUCTION

- One-piece extruded aluminum housing.
- Corrosion resistant Duraplex II bronze polyester powder coated finish.
- Optional designer finishes available. See page 281.
- Anodized aluminum door frame and lens assembly.
- A one-piece extruded silicone gasket to ensure a sealed enclosure.
- Clear tempered glass lens sealed by an extruded high-temperature gasket.

ELECTRICAL

- Porcelain spring-loaded 4KV pulse rated socket-mogul base.
- High Power Factor CWA ballast.
- Patented socket holds glass end of lamp in alignment.
- Ballast tray with quick disconnect plug.
- Starting temperature: LX(HPS)-40°F/-40°C, MA(MH)-20°F/-30°C.

OPTICS

- Field rotatable stepped or faceted reflector or anodized high-grade specular aluminum.
- Choice of four distribution patterns, IES Types II, III, IV or V.

MOUNTING

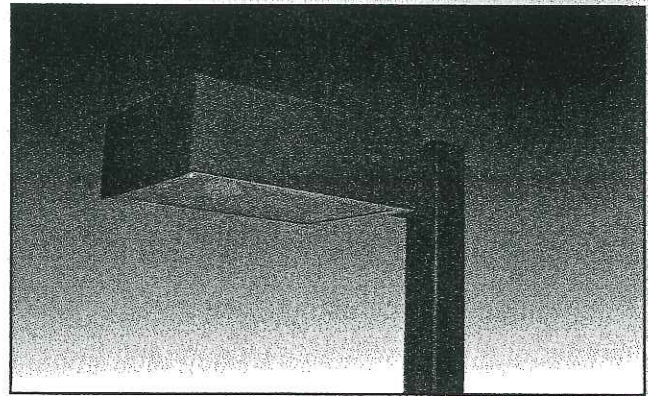
- Surface mounting 7" arm standard.
- 11" arm required for mounting at 90°.

WARRANTY/LISTINGS

- UL 1572 listed for wet locations.
- Published five year limited warranty.

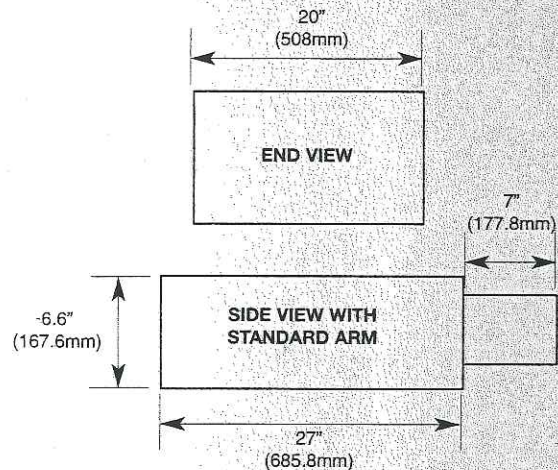
OPTIONS & ACCESSORIES—SEE PAGES 127-131.

PHOTOMETRICS—SEE PAGES 260-261.



175 to 400 Watt (MA) Metal Halide
150 to 400 Watt (LX) High Pressure Sodium

Dimensions



EPA= 1.79



ORDERING GUIDE

Prefix	Wattage	Distribution	Source	Options	Voltage
PAM	17	2	MA	-	1
PAM					
PAM	17=175(ED28) 25=250(ED28) 40=400(E/BT37)	2 3 4 1,2,3 5 2	MA LX	See pages 127-128	1=120 2=208 3=240 4=277 5=480 8=120-277
	15=150(ED23.5) ⁴ 25=250(E18) 40=400(E18)				

¹MA requires ED17. ²400W MA requires ED28.
³250W MA requires ED18. ⁴HX/HPF ballast.



Roman Catholic Bishop of Portland
Finance Office

78c

510 Ocean Avenue
P.O. Box 11559
Portland Maine 04104-7559

Telephone: (207) 773-6471
Facsimile: (207) 773-0182

May 19, 2000

Reverend James L. Nadeau
Cathedral of the Immaculate Conception
307 Congress Street
Portland, Maine 04101-3695

Dear Father Nadeau:

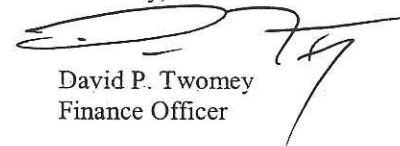
Thank you for your loan applications related to ongoing restoration of the cathedral properties.

The parish line-of-credit is hereby increased from \$100,000.00 to \$500,000.00. This loan will be paid down with pledge receipts to a maximum amount of \$100,000.00 between now and December 31, 2003 (the end of the pledge payments). Only interest must be paid regularly until December 31, 2000. However, that portion of the loan that is in excess of \$100,000.00 should never be more than 75% of outstanding pledges. The current Diocesan Savings & Loan interest rate is 7 1/4%.

At December 31, 2000, a long-term, amortized loan of up to \$100,000 will be approved. The loan can be amortized over a twenty-year period.

If possible, please provide five business days notice when drawing on the loan (for our cash management purposes). Please contact me if I can be of any further assistance. Thank you for your ongoing service to the parish and the diocese.

Sincerely,



David P. Twomey
Finance Officer

C:\My Documents\RCPB DS&L\Cathedral ST & LT loan approval.doc

David P. Twomey, Finance Officer
Timothy R. Cotnoir, Asst Controller

Laurie J. Downey, Controller
James G. Somma, Dir. Property Mgmt

7d

CATHEDRAL OF THE IMMACULATE CONCEPTION

307 CONGRESS STREET

PORTLAND, MAINE 04101-3695

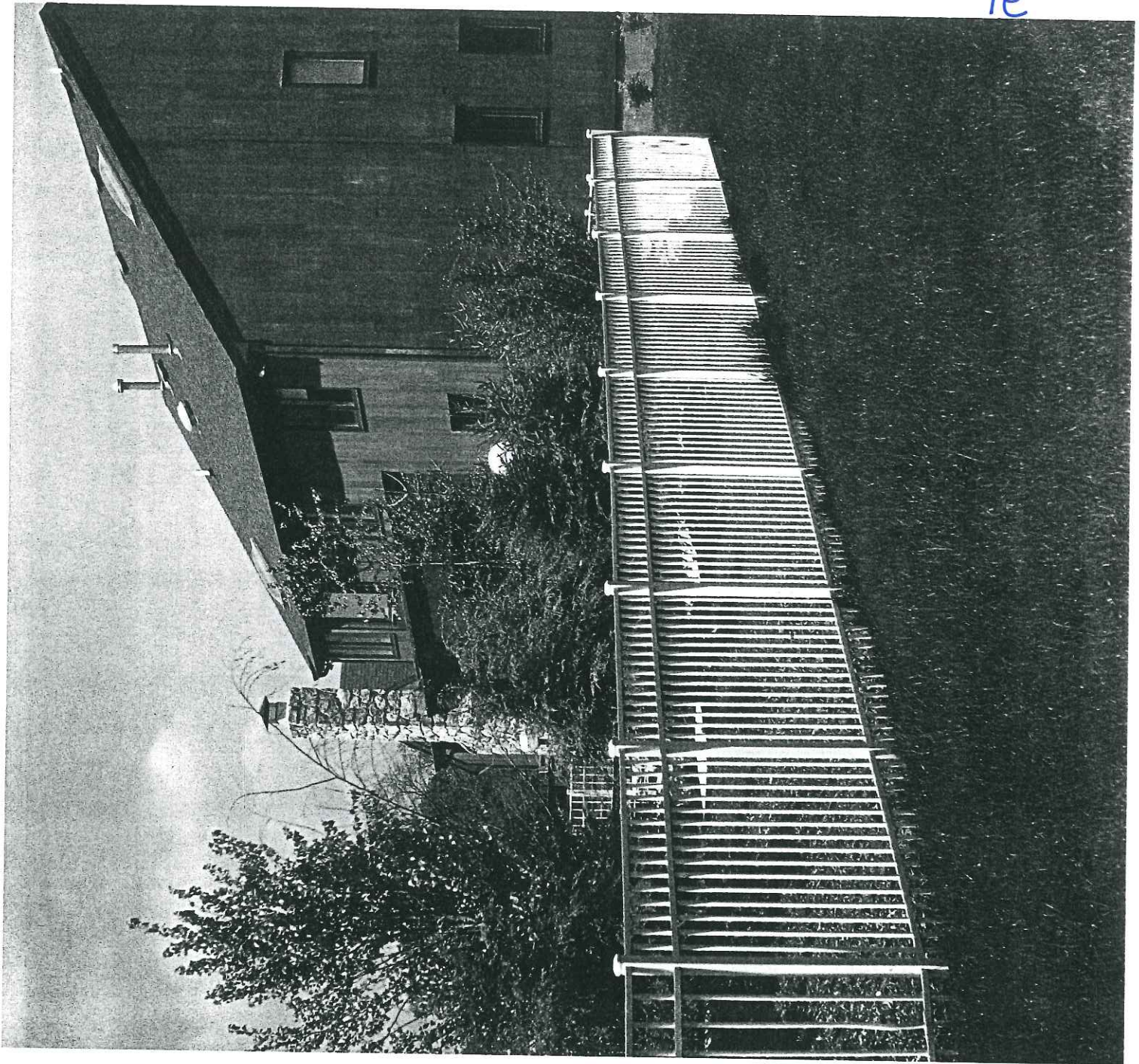
Tel. (207) 773-7746 ♦ Fax (207) 879-5547

Rev. James L. Nadeau, S.T.L.
Rector

MEMO

TO: Kandi Talbot
FROM: Fr. Jim Nadeau
DATE: August 3, 2000
RE: Wood Carpet

I spoke to our engineers (Architect William Whited, Judith Bernier, and Greg Stone) regarding the wood carpet. They note that the area will be filled with sand, then the wood carpet. Regarding the surface drainage, they note that nothing will be different. There will not be any surface water buildup.



®

Jerith

Aluminum

Fences of

Distinction™

A Fence to Fit Every Need

There are ten standard Jerith fence styles available in three colors and five heights. This variety assures that there will be a combination to enhance the beauty of your home, pool or yard.

#101 - This traditional wrought iron design has its points even across the top.

#100 - Modification of Style #101 with staggered picket tops for something a little more distinct.

#111 - This version of Style #101 is built to accept Imperial or Majestic finials on the pickets instead of the standard spear points. (See Page 7 for information about finials.)

#301 - Similar to Style #101 but with a 1 5/8" space between pickets. This fence will keep most pets in your yard. The narrow spacing also makes it difficult for children to obtain a foothold on the fence.

#202 - A classic design with a smooth rail on top rather than points. Also available in a 54" height which is modified slightly so the pickets do not extend through the bottom rail, to meet certain pool codes without installing a 5' high fence.

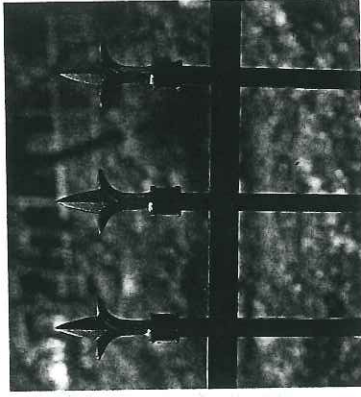
#200 - Variation of Style #202 which combines the safety of a top rail with traditional spear points below. A modified 54" version is available in this style too.

#302 - Smooth top version of #301 for those who do not want exposed points on their fence, but want the added security of a narrow space between pickets.

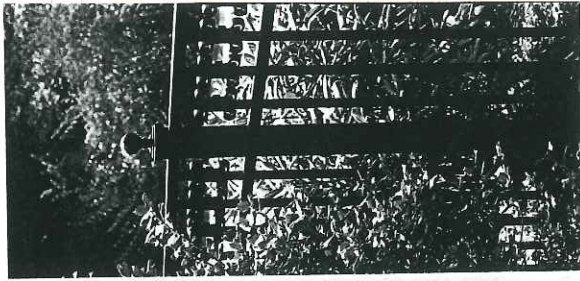
Lexington - This distinguished wrought iron design has elegant curves connecting the pickets. Available with standard points or finials centered in the arch.

Concord - Similar to the Lexington, but with pickets between each arch, as well as inside. Pickets may have either standard points or finials.

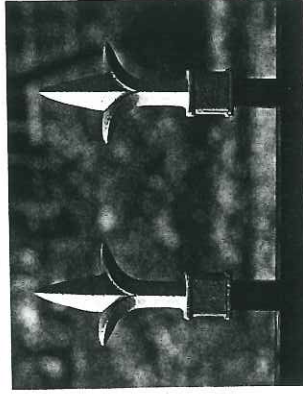
Ovation - This two rail fence has a simple design that was specifically created to meet the swimming pool enclosure code drafted by the U.S. Consumer Product Safety Commission. (See Page 10 for more information about pool codes.)



Majestic Finials



Style #202 with SS-



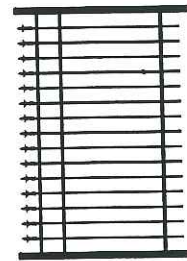
Majestic Finials



Style #111 with Majestic Finials



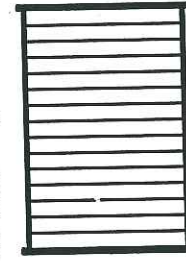
#301



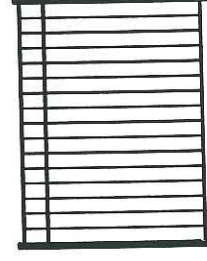
#111 with Majestic Finials



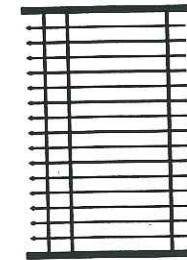
#302



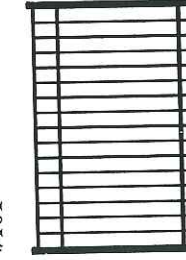
Ovation



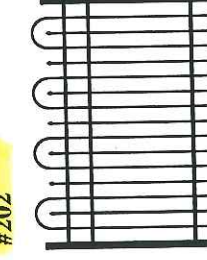
Modified #202



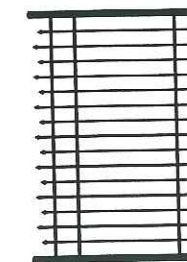
#101



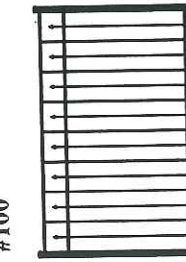
#202



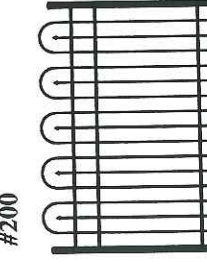
Concord



#100



#200



Lexington

Modified #200

7

(Note: All standard styles except Lexington, Concord and Ovation are also available in Industrial Strength.)

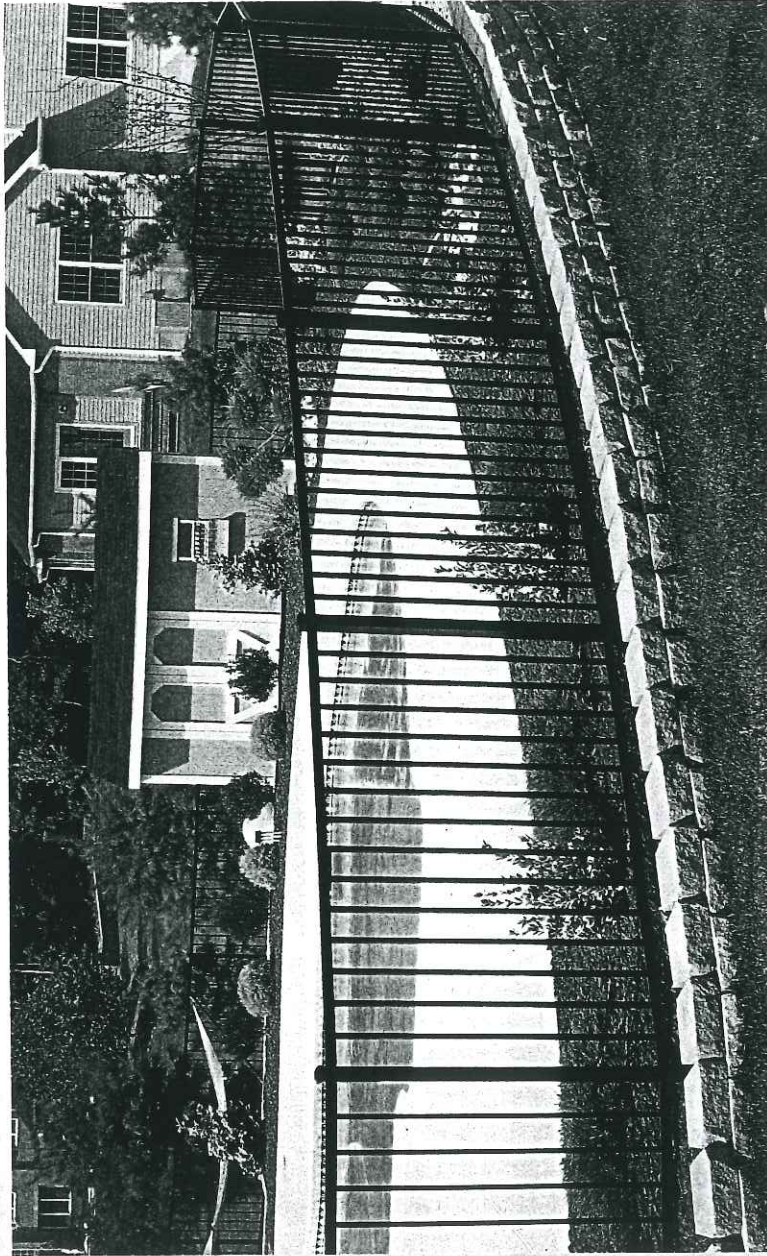
A Little Bit About Jerith...

Jerith is a family business that is now in its third generation. We are the oldest and largest manufacturer of aluminum ornamental fences in North America. Decorative fences constructed from aluminum were first designed and manufactured by Jerith in 1961. Since that time, we have become a leader in the fencing industry. We are known for our high quality products and outstanding service.

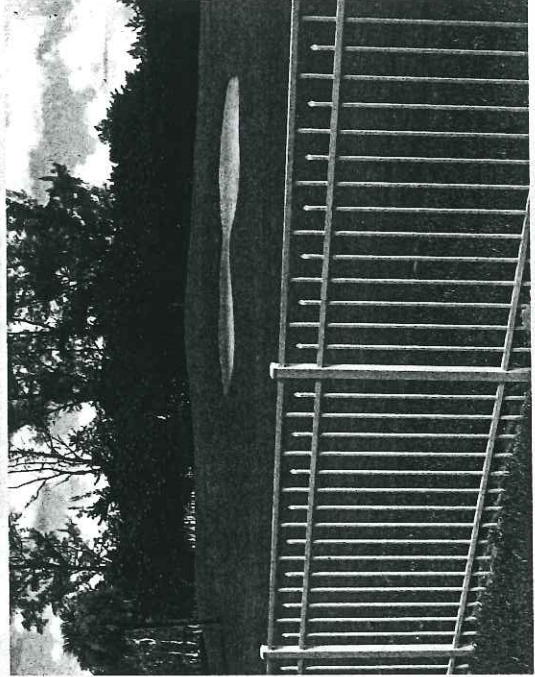
All aluminum extrusions and castings used by Jerith are made in the U.S.A., and all fabrication and assembly is performed at our 100,000 square foot Philadelphia facility. We are a participating member in many organizations which promote product excellence, such as ASTM, the Powder Coating Institute, and the American Fence Association. In 1995, Jerith was one of only four companies selected nationally to receive the prestigious American Business Ethics Award from the American Society of CLU & ChFC.

Jerith offers a proud tradition of quality and service to our customers. We are confident and proud that our fences are built to the highest standards in the industry. That is why we were the first fence manufacturer to give a Lifetime Warranty on every item we sell. No other fence manufacturer can match our combination of experience, quality and service.

79



Ovation Style



Style #200



Style #302

Guaranteed for Life!

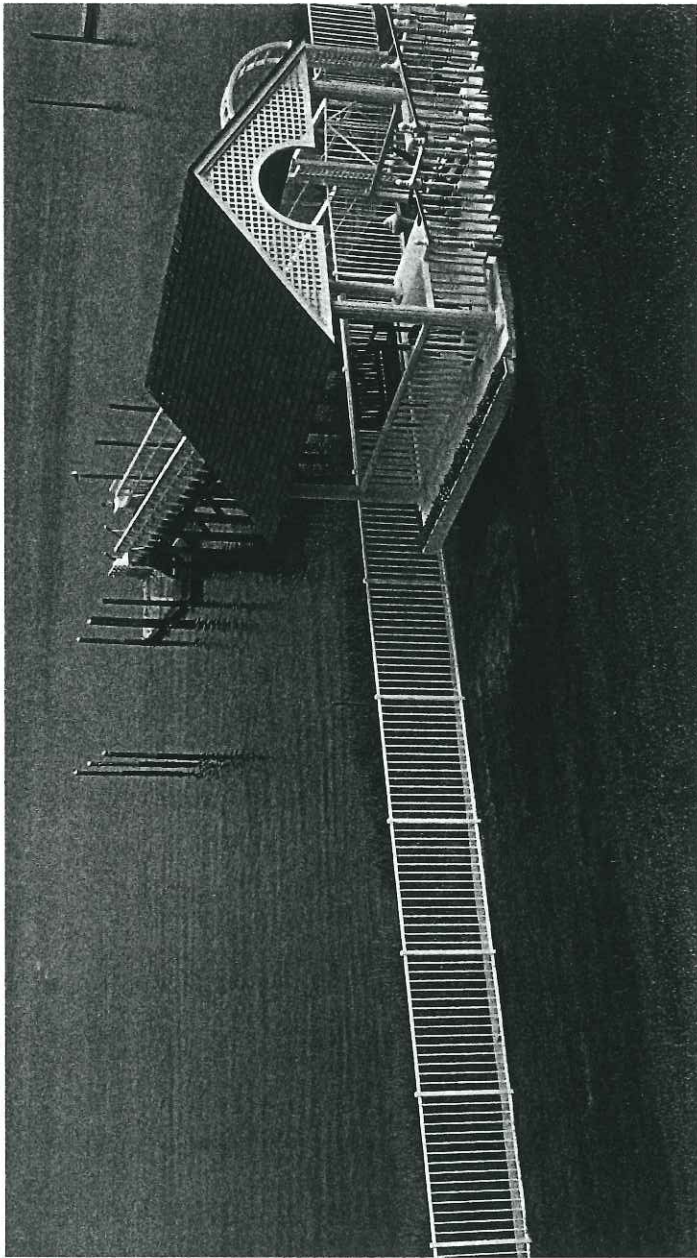
Every Jerith fence is backed by our Lifetime Warranty. This guarantee covers our products against rust, defects in workmanship and materials, as well as chipping, peeling, or cracking of the FencCoat finish for as long as you own your Jerith fence. We were the first fence manufacturer to include a Lifetime Warranty on its products. While other aluminum fences may offer a similar guarantee, consider why a Jerith warranty means so much more.

First, we have manufactured our aluminum fences for more than 35 years, so we know how well they hold up over time. Most competing products have been on the market for less than 10 years. They simply do not have the experience that we have in fencing.

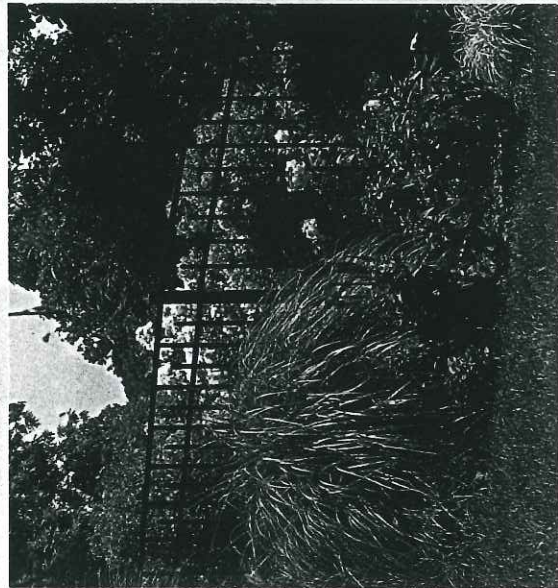
Secondly, aluminum fences are the only product that we make. Therefore, we concentrate all of our research and development efforts into producing the best fence possible. This is of utmost importance to our growth and success as a company.

Finally, we test our fences to back up every claim we make. This is how we grew to become the largest aluminum fence manufacturer in North America.

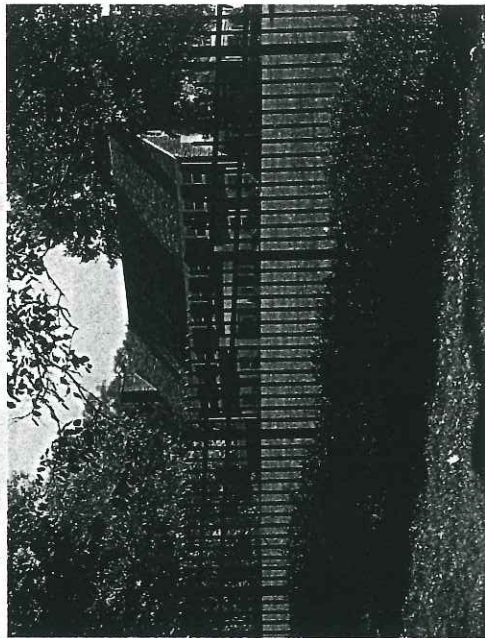
You must have confidence in the manufacturer of your fence or the warranty will have no value at all to you. Over the past 35 years, we have earned a reputation for delivering what we promise. And, we won with an American Business Ethics Award to prove it! That is why Jerith's warranty means more to you.



Ovation Style



Style #200



Style #101

7h

FencCoat™ - Jerith's Powder Coated Finish

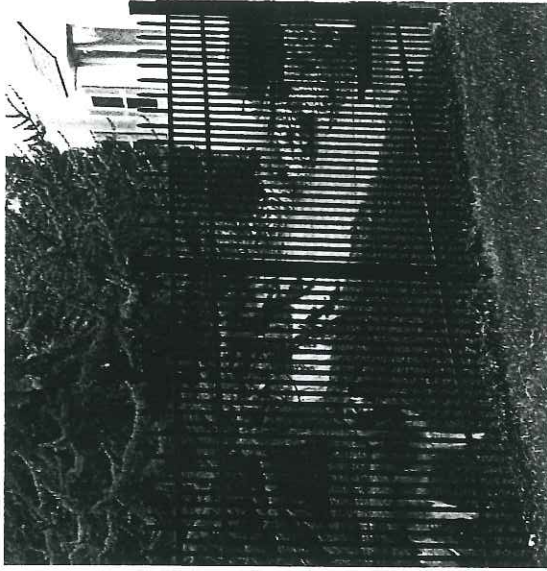
Jerith's technologically-advanced powder coating system allows us to produce a high quality, long-lasting finish which is also environmentally friendly. When applied to a Jerith fence, FencCoat is twice the thickness and hardness of a typical acrylic (or "wet paint") finish. Consequently, it is far more durable, fade-resistant, and scratch-resistant than other coatings. Jerith is the only aluminum fence manufacturer that currently powder coats its own products.

Since its introduction in North America almost 40 years ago, powder coating has become the fastest growing finishing technology. Powder coating contains no solvents and therefore emits negligible amounts of volatile organic compounds (VOC's) into the atmosphere. Wet paints, however, cause severe pollution, both through the emission of VOC's when they are cured and by the generation of excess paint which is considered a hazardous waste. In addition, Jerith's aluminum is prepared for its FencCoat finish with an environmentally safe pretreatment, unlike most wet paints.

To prove the durability of our powder coating, we have tested it extensively. FencCoat endured 3,000 hours of harsh salt-spray and humidity resistance, as well as 3 years of continuous exposure in Florida. Other aluminum fence manufacturers have performed similar tests on their own coatings, yet they only survived 1,000 hours of salt-spray and humidity testing and 1 year of Florida exposure (as stated in their literature). That is why we are confident enough to guarantee that our FencCoat finish will last for as long as you own your fence.



Style #200



Style #301



Lexington Style with Majestic Finials

71



93 West Street
PO Box 650
Medfield, MA 02052-0650
Phone 508-359-4200
Fax 508-359-2817

Tj

January 5, 2000

Our 71st Year

Sister Teresa Rand, Principal
Cathedral School
14 Locust Street
Portland, ME 04101

Dear Sister:

I'm sorry this has taken so long, but the holiday slowed me down as the factory was closed for a couple of days.

Enclosed please find a drawing, which shows a proposed layout of the playground. The dotted lines indicate the required safety zone around each piece of equipment.

This design is not etched in stone. I can make modifications if you so desire. I priced out each piece individually so that you could pick and choose items in phases.

The 90 cubic yards of wood carpet will cover 1/2 of the total area, enough for Phase I. You would need another 90 cubic yards to cover the area for phases beyond Phase I.

Supervision of volunteers and shipping costs are included in these prices.

Thank you for the opportunity to be of service. I look forward to working with you on this very exciting project.

Cordially and sincerely,

Thomas G. Civiello, CLP CPSI

TGC/pnr

Enclosure(s)



M.E. O'Brien & Sons is proud to be a major corporate contributor of the National Recreation and Park Association, Ahrens Institute Fund.

CATHEDRAL SCHOOL

PORTLAND, ME

M.E. O'BRIEN & SONS
TOM CIVELLO

THIS PLAY AREA & EQUIPMENT IS
DESIGNED FOR AGES 5-12 YEARS

IT IS THE MANUFACTURERS OPINION THAT
THIS PLAYSTRUCTURE DOES NOT CONFORM
TO ACCESSIBILITY REQUIREMENTS OF THE ADA,
(REGARDING WHEELCHAIR ACCESS)

THIS CONCEPTUAL PLAN WAS BASED ON
INFORMATION AVAILABLE TO US. PRIOR TO
CONSTRUCTION, DETAILED SITE INFORMATION
INCLUDING EXISTING UTILITIES, SOIL CONDITIONS, AND
DRAINAGE SOLUTIONS SHOULD BE OBTAINED,
EVALUATED, & UTILIZED IN THE FINAL DESIGN.

CHOOSE A PROTECTIVE SURFACING MATERIAL,
INSTALL IT TO THE FULL SURFACE OF THE
ACCESSIBLE PART/FALL HEIGHT OF THE
PLAYSTRUCTURE, AND CONTACT YOUR
PRODUCT SAFETY COMMISSION (CSPC)
GUIDELINES, SECTION 10: SURFACING.

NO STRUCTURE

DRAWING #:

1459614

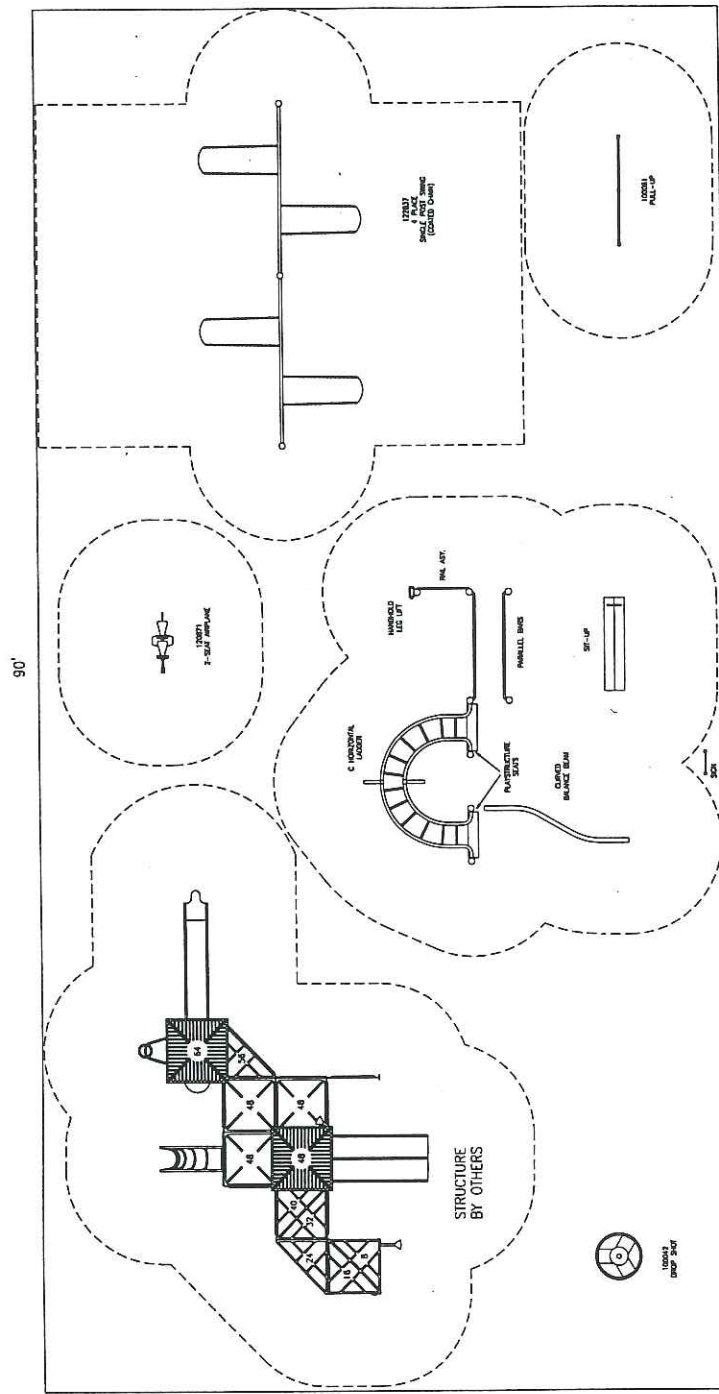
1/4/00 DESIGNED BY: IJS

**LANDSCAPE
STRUCTURES INC**

Anything else is cutting corners.
601 7th STREET SOUTH - P.O. BOX 198
DELUKE, MINNESOTA 55328
PH: 1-866-238-0033 FAX: 1-612-972-6681



7K

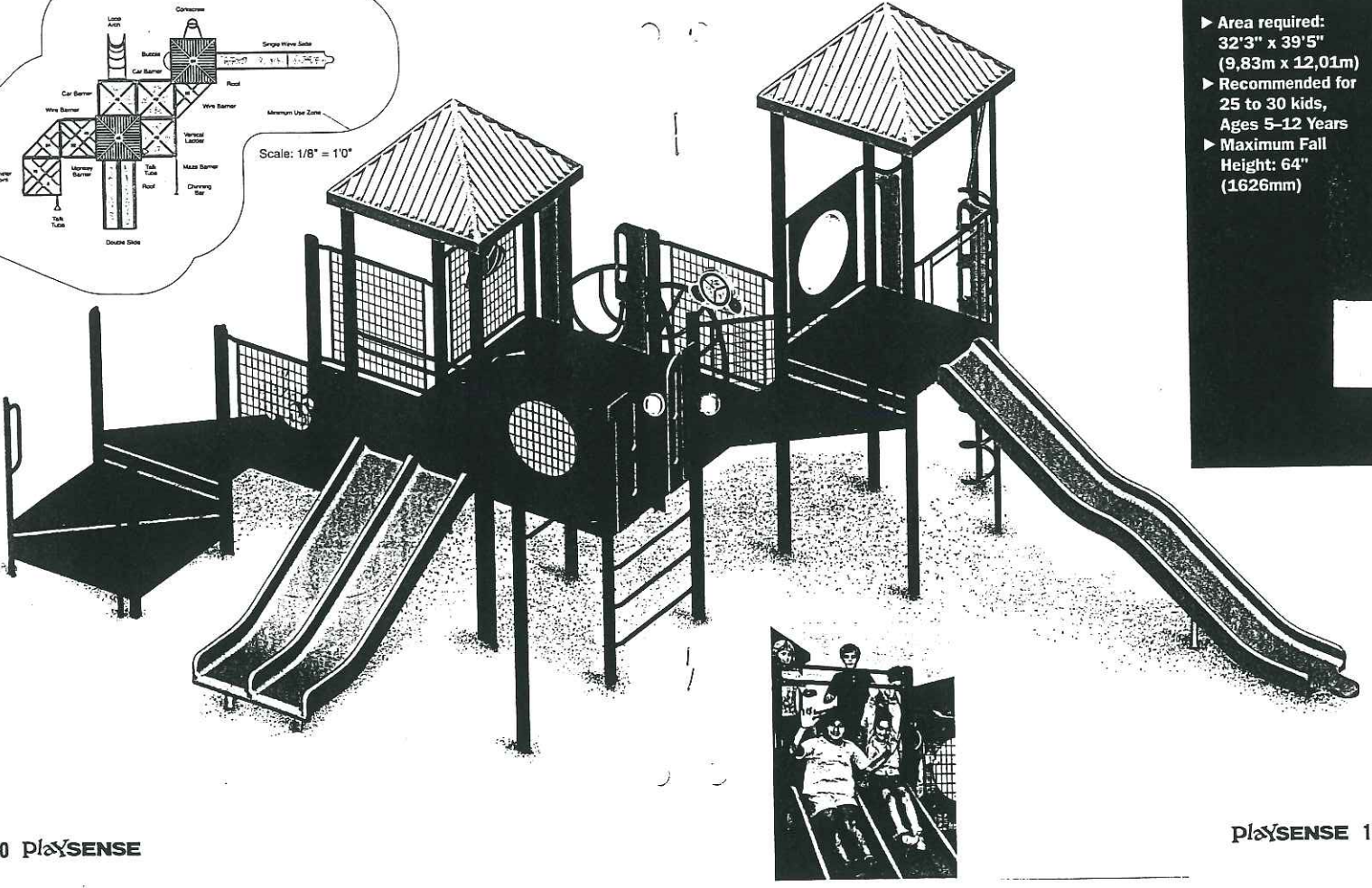
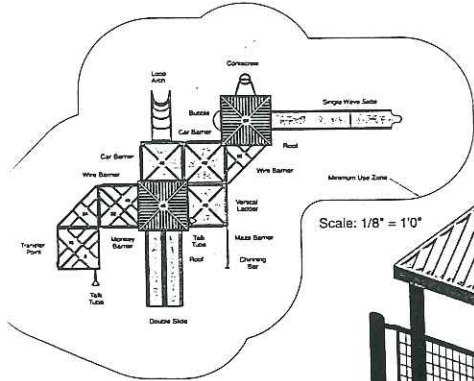


The play components identified
in this drawing conform to the
requirements of ASTM F1487.

*NOTE: PLEASE VERIFY ALL
DIMENSIONS OF PLAY AREA:
SIZE, ORIENTATION, AND
LOCATIONS OF ALL EXISTING
UTILITIES, EQUIPMENT, AND
SITE FURNISHINGS,
PRIOR TO ORDERING.



7L



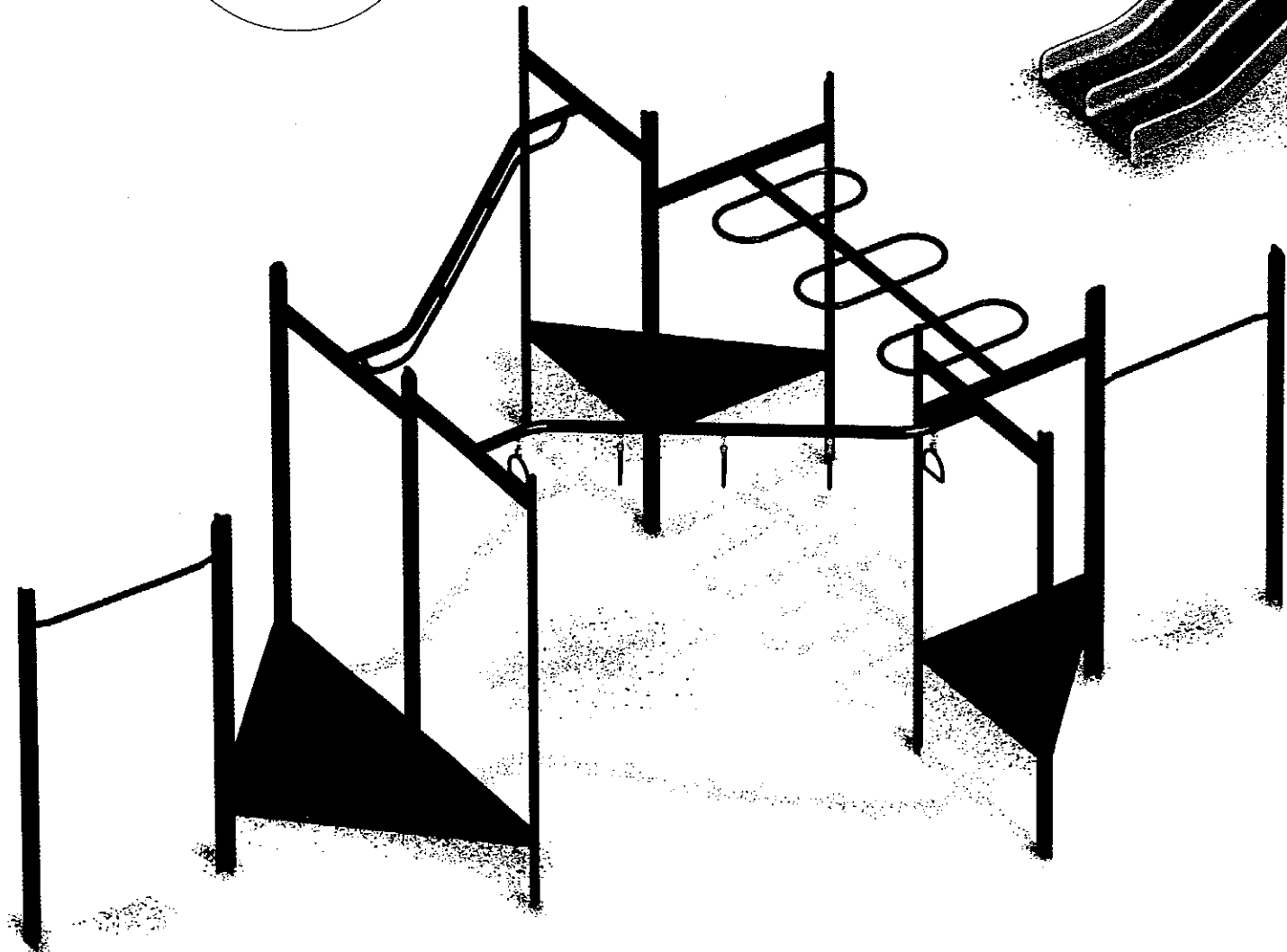
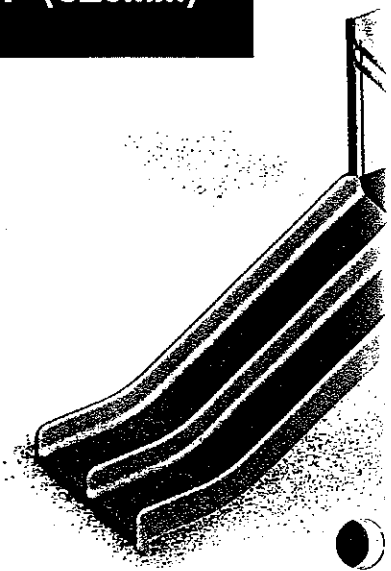
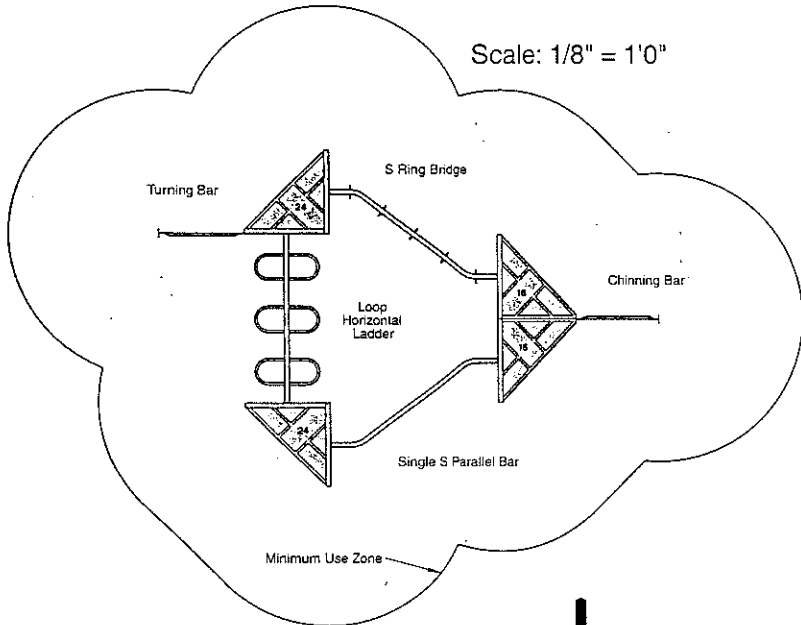
DESIGN 202

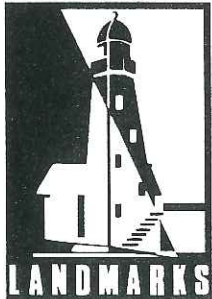
- ▶ Area required: 32'3" x 39'5" (9,83m x 12,01m)
- ▶ Recommended for 25 to 30 kids, Ages 5-12 Years
- ▶ Maximum Fall Height: 64" (1626mm)

DESIGN 200

7m

- ▶ Area required:
33'4" x 26'5"
(10,16m x 8,05m)
- ▶ Recommended for 8 to
12 kids, Ages 5-12 Years
- ▶ Maximum Fall
Height: 24" (610mm)





165 State Street
 Portland, Maine 04101
 207 774-5561
 Fax 207 774-2509
 landmark@maine.rr.com
 www.portlandlandmarks.org

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Martha B. Deprez
Executive Director

June 27, 2000

AH 8

Dear members of the Planning Board:

I write on behalf of Greater Portland Landmarks to express concern over the proposed demolition of two buildings near the corner of Congress Street and Locust Street to provide additional parking and playground space for the Cathedral campus. We urge the Diocese, working with the City, to consider other alternatives to demolition to achieve these purposes.

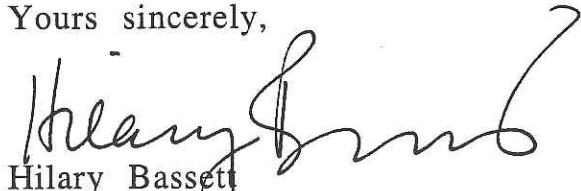
If these buildings are lost, Portland will lose a little more of the defining character created by its historic built environment -- a character that once lost is impossible to regain. The two structures form the beginning of a stretch of the city's urban fabric that continues up the hill on Congress Street. The white building at 289 Congress, which is sided and has experienced many alterations, anchors the street corner. The brick building immediately behind it on Locust Street is in virtually original condition and well worth preservation.

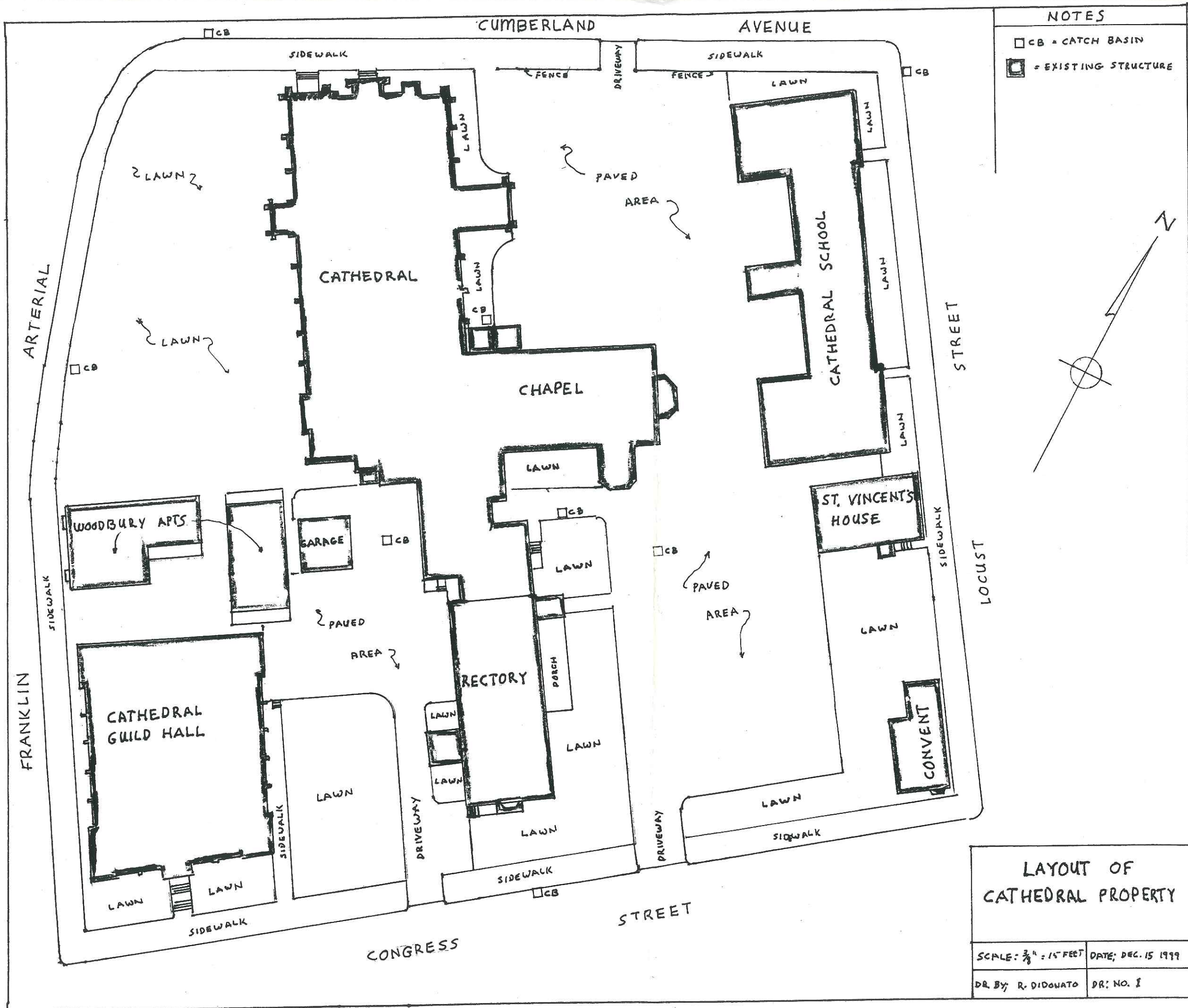
The two buildings are close to areas that are being revitalized. Owners on nearby India Street and in the Munjoy Hill neighborhood are seeing the value of rehabilitating historic buildings and anticipating the economic boost that will accompany new development at the former BIW site. The two structures at Congress and Locust could certainly be rehabilitated as the zone of revitalization expands.

We encourage further dialogue on solutions to parking that will keep inner city institutions vital while maintaining the historic fabric of Portland. Long term, we know that the Planning Board has been looking at parking as a topic of key importance for the continued growth and vitality of the City. Landmarks would be happy to help with the Board's efforts to move forward with such discussions.

Thank you very much for your consideration.

Yours sincerely,


 Hilary Bassett
 Co-Interim Director

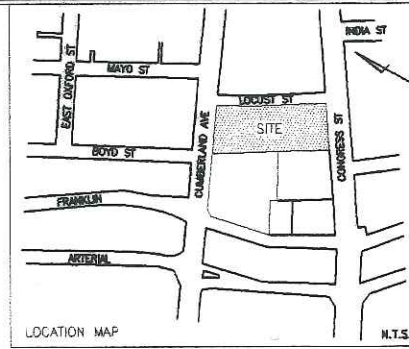


NOTES
 □ CB = CATCH BASIN
 ◻ = EXISTING STRUCTURE

Att. 9

LAYOUT OF CATHEDRAL PROPERTY

SCALE: 3/8" = 15' FEET	DATE: DEC. 15 1999
DR. BY: R. DIDONATO	DR. NO. 1



W. E. WHITED, INC.
 ARCHITECT / ENGINEER
 1301 WASHINGTON AVENUE, PORTLAND, MAINE
 TEL: (207) 876-4636 FAX: (207) 876-4833

CONTRACTOR FROM THIS DRAWING IS AUTHORIZED ONLY WHEN SIGNED BY RESPONSIBLE ENGINEER OR ARCHITECT

CATHEDRAL SCHOOL
 14 LOCUST STREET
 PORTLAND, MAINE

PROPOSED
 PLAYGROUND

CATHEDRAL
 OF THE
 IMMACULATE
 CONCEPTION

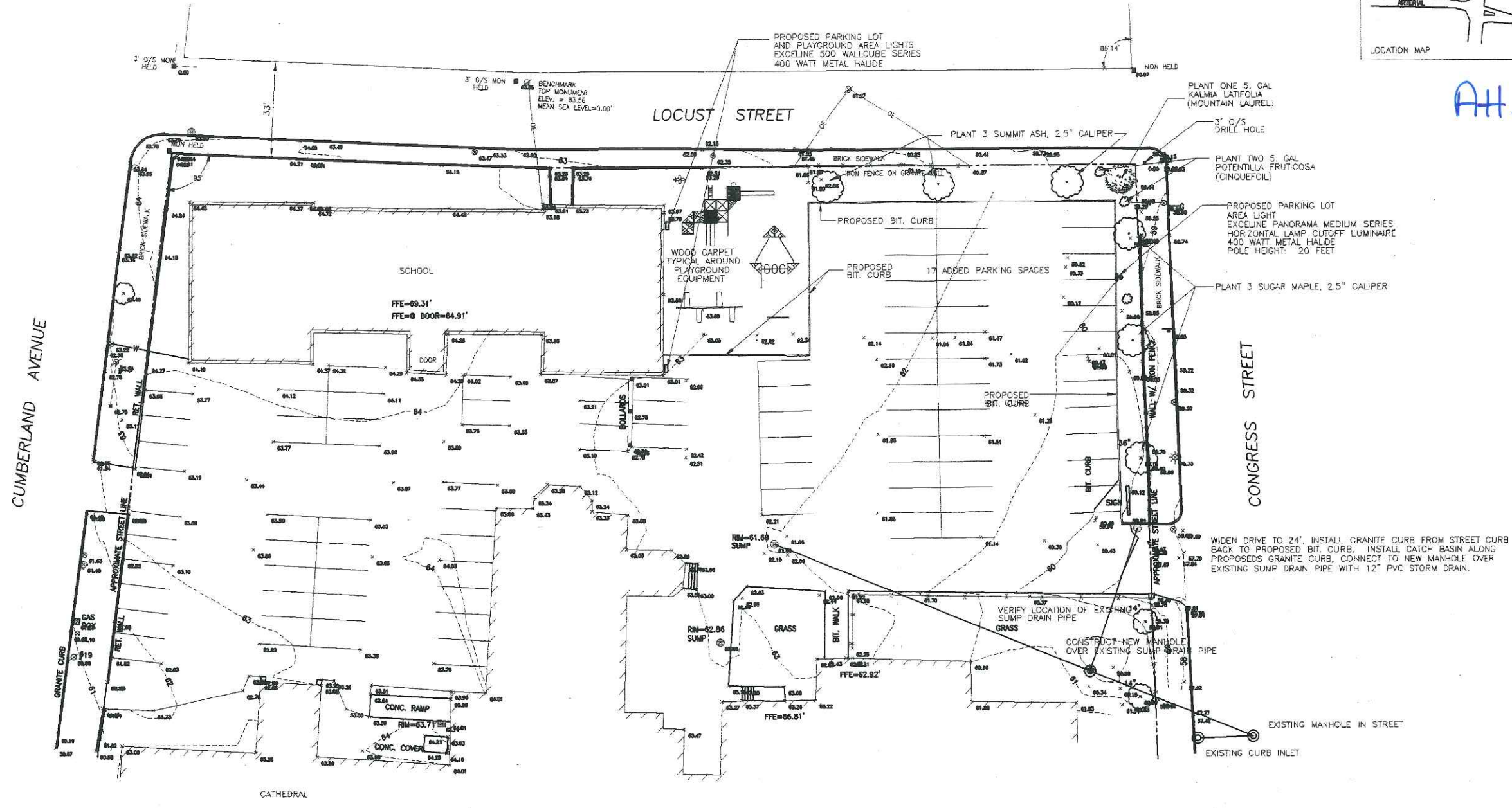
OWNER:
 ROMAN CATHOLIC
 BISHOP OF PORTLAND

DATE	DESCRIPTION
08-01-00	REVISIONS
07-27-00	FOR CONSTRUCTION
04-21-00	FOR REVIEW

PROJECT NO.	
CAD FILE	
DRWN BY	WEW
CAD BY	WW
COPYRIGHT	WILLIAM E. WHITED, INC. 2000

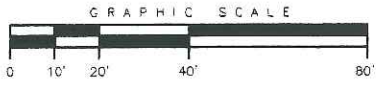
SHEET TITLE
**PROPOSED
 SITE PLAN**

2.1



Handwritten: **AH. 10**

- LEGEND:**
- MONUMENT FOUND
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - FENCE
 - CURB
 - OVERHEAD UTILITIES
 - UNDERGROUND ELECTRIC
 - TELEPHONE
 - WATER LINE
 - GAS LINE
 - SANITARY SEWER
 - STORM DRAIN
 - 1' CONTOUR



THIS PROPOSED SITE PLAN IS
 BASED ON A SURVEY OF EXISTING CONDITIONS
 AT
 CATHEDRAL PROPERTY,
 CUMBERLAND AVENUE, PORTLAND, MAINE
 MADE FOR
 WILLIAM E. WHITED, INC.
 BY
OWEN HASKELL, INC.
 10 CASCO ST., PORTLAND, ME 04101 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

Drwn By	FJS	Date	APRIL 04, 2000	Job No.	2000-046P
Trace By	JLW				
Check By	JPRC	Scale	1" = 20'	Drwg. No.	1
Book No.	821/900				

SHEET OF
 REVISION NO.:
 CAD FILE: XXX1-1

AH. 11

From: Larry Ash
To: Kandi Talbot
Date: Thu, Aug 3, 2000 6:06 AM
Subject: Immaculate Conception Church

Kandi: regarding the driveways on Congress and Cumberland; the driveway on Congress needs to be 24 feet in width with 20 ft radii; the driveway on Cumberland needs no adjustment.

DRC1



DeLUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

778 MAIN STREET
SUITE 8
SOUTH PORTLAND, MAINE 04106
TEL. 207 775 1121
FAX 207 879 0896

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Kandi Talbot, Planner

FROM: Chris Earle, Construction Representative
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: December 5, 2000

RE: Cathedral School Playground/4 Locust Street

On December 5, 2000 I visited this site to check on the progress of the work. All work near and within the City right of way is complete. As far as other site work, only surface paving and final striping are left to do, and none of this is in the City's right of way. I estimate that this project is 95%± complete and recommend a bond reduction.

It is our opinion that a temporary certificate of occupancy could be issued assuming neither Code Enforcement nor Public Works has any outstanding issue.

c: Codes

CATHEDRAL OF THE IMMACULATE CONCEPTION

307 CONGRESS STREET

PORTLAND, MAINE 04101-3695

Tel. (207) 773-7746 ♦ Fax (207) 879-5547

Rev. James L. Nadeau, S.T.L.
Rector

October 24, 2000

Ms. Kandace Talbot
Planning Dept.
City of Portland
389 Congress St.
Portland, ME 04101

Dear Ms. Talbot,

We are in the process of finalizing our parking area/playground project at the Cathedral of the Immaculate Conception on Congress Street.

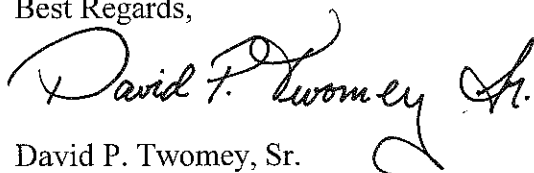
I am requesting an interim inspection of the project for the purpose of obtaining a partial release of funds from the escrow account held by the City of Portland.

This release of escrow account funds, even on a partial basis, is quite important because of the fact that some of these monies will be used to pay contractors in the finishing up process.

If you require any further information relative to the above, do not hesitate to call. We would really appreciate your prompt attention to this project.

Thanks.

Best Regards,



David P. Twomey, Sr.
Facilities Manager

cc: Rev. James L. Nadeau

**ROBINSON
KRIGER &
MCCALLUM**

ATTORNEYS AT LAW

TWELVE PORTLAND PIER
POST OFFICE BOX 568
PORTLAND, MAINE 04112-0568

TELEPHONE (207) 772-6565
FACSIMILE (207) 773-5001
E-MAIL - attorneys@rkmllegal.com

ROBERT C. ROBINSON
JOHN M. McCALLUM
FREDERICK C. MOORE
THOMAS R. McNABOE
RICHARD F. VAN ANTWERP
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THOMAS QUARTARARO
DAVID J. BACKER
THOMAS R. KELLY
DOUGLAS J. ALOFS

OF COUNSEL

JAMES S. KRIGER

August 22, 2000

FAX 765-8258

Ms. Candy Talbot
City of Portland Planning Department
389 Congress Street
Portland, Maine 04101

Re: Roman Catholic Bishop permit for parking and playground

Dear Ms. Talbot:

I am writing on behalf of the Roman Catholic Cathedral complex, for which the City recently granted a site review permit (or is in the process of permitting) for expansion of a parking lot and installation of playground equipment.

I was asked by Cathedral and Diocesan staff to assist them in the City's request for a performance guarantee for the project. Currently, I understand that the staff are obtaining estimates for the forms necessary for calculating the guarantee amount. This has been almost entirely accomplished. The forms will be forwarded to you shortly under separate cover.

Letter of credit

I have reviewed the typical City forms for letters of credit employed to satisfy the performance guarantee. I am writing to request that you accept a letter of credit in substantially the same form, directly from Finance Director of the Roman Catholic Bishop, a corporation sole ("Bishop"). I would envision a letter of credit or undertaking, by which the Bishop, as a corporation, makes the same promises to the City as a bank would make in a bank-issued letter of credit. (This would be different from the "line of credit" letter from the Finance Director, dated May 19, 2000, and already supplied to the City, indicating available financing from the Bishop's centrally controlled accounts in the amount of \$500,000.) The Bishop, as a corporation, owns all of the land and funds under direct supervision of the Chancery as well as all of the land and funds of the parishes throughout the state. The reputation and fiscal stability of the Bishop as a corporation are well known. In fact, centrally administered funds act as a private savings and loan to the constituent parishes throughout the state.

Ms. Candy Talbot
August 22, 2000
Page 2

The Bishop has consistently been recognized by the cities and towns of Maine for its own reputation and fiscal strength, and traditionally has not obtained separate letters of credit from banks to secure performance of the projects of its parishes. The Finance Director indicates that he is not aware of the Bishop having had to obtain a separate letter of credit from a bank throughout his tenure. Indeed, centrally administered funds of the Bishop often supply the financing for parish projects in a manner similar to the commercial lending practices of banks. Thus, the Bishop has not in the past had the need to seek out ongoing lending relationships with banks or to seek out separately issued letters of credit.

I ask that you get back to me at your earliest opportunity regarding this request that the Bishop issue a letter of credit/undertaking in satisfaction of the performance guarantee requirement. Although I do not feel that a waiver is needed to honor this request, to the extent that the request might be deemed to necessitate a waiver, such a waiver is hereby requested.

Amount of performance guarantee

As for the amount of the performance guarantee, I will shortly be forwarding the "Cost Estimate of Improvements to be Covered by Performance Guarantee," as soon as I have received it from staff. I called you late Friday afternoon to discuss the scope of the work to be included in the guarantee calculations. Since you were not in, I spoke with Sarah Hopkins. She and I discussed which items are to be included in the guarantee. Ms. Hopkins then asked that I communicate directly with you confirming our conversation, which I am doing now.

As I understood my conversation with Ms. Hopkins, the items that need to be included are primarily work to be done in the public right of way, as well as the trees/shrubs/plantings that the City considers to be part of the landscape buffering. If any sewer lines need to be capped within the public right of way, that also would be included.

Ms. Hopkins initially indicated that in a non-institutional setting, all of the project that is located "from the walls out" (which is all of the project in this case) must be secured by a performance guarantee. However, we then reviewed the performance guarantee provisions at § 14-525 (i), at page 1361 of the ordinance. Ms. Hopkins then agreed that the provision there dealing with "non-residential development" applies to this project. Subject to certain exceptions, that provision sets forth a number of specific exclusions from the guarantee: paving, utilities on site, transformers, manholes not in the right of way, landscaping that is not a buffer. I understand that the City considers the plantings a buffer area, and I understand that the access driveway will be widened, requiring some work in the public right of way. Therefore, those items would be covered by the guarantee. We agreed that paving of the parking lot itself need not be subject to the guarantee, as the parking lot is not "to be used by members of the general public," but instead by staff, volunteers, and parishioners. I am told that the traditional practice in fact is that the driveway access to the parking lot is chained off from the public during the day except when needed for these specific types of purposes. We further agreed that the additional

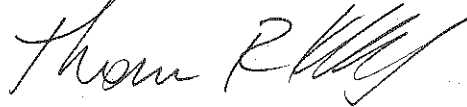
Ms. Candy Talbot
August 22, 2000
Page 3

catch basin need not be included, as it falls within the exception for manholes on private property. Although we did not discuss the sewer lines from the houses, any work in the public right of way necessary to cap those lines will be included in the guarantee calculations. Demolition costs for the houses will not be included, as they plainly are not site improvements and do not affect the city's right of way or utilities.

I will be forwarding the guarantee calculations shortly. We would greatly appreciate your engineering department's review of those figures, so that work can begin as soon as possible. School is beginning very shortly, and two houses need to be demolished. For safety reasons, time is of the essence.

I look forward to hearing from you at your earliest convenience so that this project may move forward.

Sincerely,



Thomas R. Kelly

TRK/



CITY OF PORTLAND

February 1, 2002

Roman Catholic Bishop of Portland
P.O. Box 11559
Portland, Maine 04104

Subject: Parking expansion (Id# 2001-0136)(CBL#021-D-007)

Dear Applicant:

This letter is to summarize the status of your project at 313 Congress Street. On December 6, 2001, I inspected the development of your site, and found variations from the site plan that need to be addressed.

1. The use of the handicap space does not appear to be functional and does not meet ADA standards.
 - a. The location of this space is different from the approved plan. The present as-built location of the space is now next to the handicap ramp. Because of this, it does not have the adjacent access aisle (5 feet minimum).
 - b. The required signage for handicap accessibility is not in place.
2. The two compact spaces are not designated/striped, and a space has been added that was not shown on the approved plan.
3. The dumpster enclosure has not been constructed.

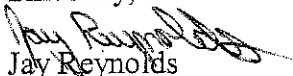
Because your build out does not conform to the approved plan, you must apply to the City for an amendment to your site plan. This should reflect the as-built condition of the changed parking areas. It should also correct the Handicap space that is out of compliance, if there is no intention on installing the space according to the original design.

Please apply for an amendment to your site plan no later than March 1, 2002. You may direct the amended site plan to Jonathan Spence in the City's Planning office.

The handicap space may be a liability issue, and the City strongly urges that this item be addressed immediately.

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

Sincerely,



Jay Reynolds

Development Review Coordinator

ROBINSON
KRIGER &
MCCALLUM

ATTORNEYS AT LAW

FAX TRANSMISSION COVER SHEET

DATE: August 17, 2001

TRANSMIT TO:	<u>Jay Reynolds or Jonathon Spence</u>
FAX NO.:	<u>756-8258</u>
FROM:	Thomas R. Kelly
SENDER'S FAX NO.:	(207) 773-5001
CLIENT ID:	<u>941-1</u>
NUMBER OF PAGES (Including this cover sheet):	<u>6</u>
ORIGINAL TO BE DELIVERED BY MAIL?	<u>NO</u>

MESSAGE: _

IF YOU HAVE ANY PROBLEMS WITH THIS TRANSMISSION, PLEASE CALL AT
(207) 772-6565.

IMPORTANT MESSAGE

THIS MESSAGE AND ANY ACCOMPANYING MATERIALS IS INTENDED ONLY FOR THE USE OF THE INDIVIDUAL OR ENTITY TO WHICH IT IS ADDRESSED AND MAY CONTAIN INFORMATION THAT IS PRIVILEGED, CONFIDENTIAL AND EXEMPT FROM DISCLOSURE UNDER APPLICABLE LAW. IF THE READER OF THIS MESSAGE IS NOT THE INTENDED RECIPIENT, OR THE EMPLOYEE OR AGENT RESPONSIBLE FOR DELIVERING THE MESSAGE TO THE INTENDED RECIPIENT, YOU ARE HEREBY NOTIFIED THAT ANY DISSEMINATION, DISTRIBUTION OR COPYING OF THIS COMMUNICATION IS STRICTLY PROHIBITED. IF YOU RECEIVE THIS COMMUNICATION IN ERROR, PLEASE NOTIFY US BY TELEPHONE IMMEDIATELY (CALL COLLECT) TO ARRANGE FOR RETURN OF THE ORIGINAL DOCUMENT(S) TO US.

CITY OF PORTLAND

Site Plan \ Subdivision Performance Guaranty

CASH ESCROW AGREEMENT¹

Developer's Tax Identification Number: 01-0212546

Developer's Name and Mailing Address: Roman Catholic Bishop of Portland
510 Ocean Avenue, POBox 11559
Portland, Maine 04104-7559

Amount to be Escrowed: \$ 53,720.00

City Account Number:² _____

Treasurer's Report of Receipts Number: _____

Project Job Number:
(from Site Plan Application Form) _____

Project Location: Roman Catholic Cathedral, Congress Street

Project Description:
(Attach Approval Letter) _____

This Escrow Agreement was completed by _____ on _____, 2000.

This Agreement entered into this _____ day of _____, 2000, by and
between _____
Roman Catholic Bishop of Portland, a corporation sole.

(hereinafter "Developer"), and the City of Portland, a body politic and corporate, having a place of business in the County of Cumberland and the State of Maine (hereinafter "Escrow Agent").

In consideration of their mutual promises, covenants and agreements, and other good and valuable consideration, receipt of which is hereby acknowledged, the said parties agree, as

follows:

PUBLIC IMPROVEMENTS

1. Pursuant to the project approval letter referred to above, the Developer is obligated to make certain required site improvements, all as more fully described therein.
2. The estimated cost of completing the improvements is: \$

3. The deadline for completing the improvements is :

APPOINTMENT OF ESCROW AGENT

4. The Developer hereby appoints the City of Portland to act as its Escrow Agent.

DUTIES OF ESCROW AGENT

5. During the term of this Agreement, the Escrow Agent will hold and disburse the escrowed funds in accordance with the terms and provisions hereof.

LIMITATION OF LIABILITY

6. The Developer agrees that the Escrow Agent assumes no liability in connection with its performance under this Agreement, except for gross negligence or willful misconduct.

INTEREST

7. The Escrow Agent will not pay interest on the escrowed funds.

INSPECTION OF COMPLETED WORK

8. The Developer has the duty to advise either the City of Portland's Planning Department or its Department of Public Works, whichever is appropriate, when the required site improvements either have been completed or are otherwise ready for inspection.

DISBURSEMENT OF ESCROW FUNDS

9. The City of Portland may draw against the escrow account at the direction of the Director of Planning in the event that:

(Rev. Jan. 2000)

- (a) Developer should fail to complete satisfactorily by [Date: Within two years but in no event between November 15 and April 15 of any given year] the required site improvements described in Paragraph 1;
- (b) The Developer should fail to request the City to conduct inspections of the required site improvements described in Paragraph 1; or
- (c) The Developer should fail to provide a surety bond, letter of credit or escrow account equal in value to ten percent (10%) of the estimated cost of the required site improvements, pursuant to sections 14-501 and 14-525.

REDUCTION OF ESCROW ACCOUNT

10. At the direction of the Director of Planning and Urban Development, the Director of Finance may either reduce or release the amount of the escrow account, pursuant to section §14-501.

COSTS OF ESCROW ACCOUNT

11. All costs associated with establishing, maintaining and disbursing funds from the escrow account will be borne by the Escrow Agent.

PERIOD OF WITHDRAWAL

12. The City of Portland may draw against the escrow account during a period, not to exceed ninety days (90) following the expiration of the deadline for completing improvements (hereinafter "deadline"), provided that the Developer has given the City written notice of the deadline, at least ninety (90) days prior thereto, by certified mail, addressed to the Director of Planning and Urban Development. In the absence of such a notice, the City of Portland may draw against the account for a period, not to exceed ninety (90) days beyond the expiration date, which will commence to run from and after the date the City has received written notice of the pending expiration of the deadline.

TERMINATION OF ESCROW AGREEMENT

13. This escrow account will terminate either on [a date which is either ninety (90) days after the date for completion of the required site improvements, but which does not fall between September 15th and April 15th] or as extended, pursuant to paragraph 12. The Agreement may also be terminated and the funds released, prior to either of the foregoing dates when either the Director of Planning and Urban Development or the Department of Public Works, which ever is appropriate, has certified in writing to the Developer that the required site improvements have been completed in accordance with the project approval letter.

Developer

by _____
its _____

City of Portland

by Duane Kline
its Director of Finance

Distribution

1. This Form will be completed by Planning Staff.
2. The account number can be obtained by calling Paul Colpitts, Chief Accountant, at x8665.
3. The Agreement will be executed in duplicate originals.
4. The duplicate originals, each signed by the Developer, will be delivered to the Finance office, together with a check or the funds representing the escrowed amount.
5. The Director of Finance or his designated agent will sign the escrow agreement in duplicate, acknowledge receipt of funds and deposit them into a City account.
6. The Director of Finance will retain one duplicate original.
7. The Director of Finance will return the other duplicate original to Planning. Planning will retain a copy and mail the other duplicate original to the Developer.

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date: 8-10-01

Name of Project: CATHEDRAL OF THE IMMACULATE CONCEPTION COURTYARD

Address/Location: 307 CONGRESS ST. PORTLAND, ME

Developer: _____

Form of Performance Guarantee: _____

Type of Development: Subdivision _____ Site Plan (Major/Minor) ✓

TO BE FILLED OUT BY THE APPLICANT:

(PUBLIC)

PRIVATE

(PRIVATE)

Item	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road PAVING/PARKING LOT	9100 SF	\$2/SF	18200-	200 SF	\$2/SF	400-
Concrete Curbing	150'	\$15/LF	2,250	33'	\$30/LF	990-
BRICK Sidewalks	CONC. 87'	L.S.	2000	BRICK 70'	\$30/LF	2100
Esplanades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other	HC. RAMP/STAIR/ CONC. CURB	L.S.	5000			
2. EARTH WORK						
Cut						
Fill						
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
5. STORM DRAINAGE						
Manholes	1	1500 EA	1500-			
Catchbasins	2	1500 EA	3000-			
Piping	182'	35'/LF	6370-	20'	35/LF	700-
Detention Basin						
Stormwater Quality Units						
Other	UNDERDRAIN 6"	15 LF	2625-			

6. SITE LIGHTING

7. EROSION CONTROL

Silt Fence	<u>115 LF</u>	<u>\$5/LF</u>	<u>575-</u>
Check Dams			
Ripe Inlet/Outlet Protection			
Level Lip Spreader			
Slope Stabilization			
Geotextile			
Hay Bale Barriers			
Catch Basin Inlet Protection			

8. RECREATION AND OPEN SPACE AMENITIES

9. LANDSCAPING

(Attach breakdown of plant materials, quantities, and unit costs)	<u>—</u>	<u>LS</u>	<u>5000</u>
	<u>LOAM</u>	<u>\$SEED</u>	<u>LS</u>
			<u>6000-</u>

10. MISCELLANEOUS BOLLARDS 6 200 1200

TOTAL:	<u>53,720-</u>		<u>4,190-</u>
GRAND TOTAL:	<u>(Private)</u>		<u>(Public)</u>

57,910.00

OK J.P.
8-14-01

INSPECTION FEE (to be filled out by the City)

	<u>Private</u> <u>PUBLIC</u>	<u>Public</u> <u>PRIVATE</u>	<u>TOTAL</u>
A: 2.0% of totals:	<u>\$ 1,074.40</u>	<u>\$ 83.80</u>	<u>\$ 1,158.20</u>
or			
B: Alternative Assessment:			
Assessed by:	(name)	(name)	



Sebago Technics

Engineering & Planning for the Future

Facsimile Cover Sheet

Project No. 00567

To: JAY REYNOLDS - DRC

Company: CITY OF PORTLAND - PLAN. DEPT.

Phone: 874-8632

Fax: 756-8258

From: VIM SEYMOUR

Date: 8-10-01

Pages including this cover page: 3 PAGES

Comments:

Attached is the perf. bond cost estimate for the Roman Catholic Church - CATHEDRAL OF THE IMMACULATE CONCEPTION - COURTYARD PARKING. Please forward your review to Jon. Spence. Please call with any questions.

Reply Requested: _____ Yes No

Original to go out in mail: _____ Yes No

If you have any problems receiving this FAX, please contact Pam at:
(207) 856-0277
(207) 856-2206 FAX Number

ROBINSON
KRIGER &
McCALLUM
ATTORNEYS AT LAW

TWELVE PORTLAND PIER
POST OFFICE BOX 568
PORTLAND, MAINE 04112-0568

TELEPHONE (207) 773-6565
FACSIMILE (207) 773-5001
E-MAIL: attorneys@rkmlegal.com

ROBERT C. ROBINSON
JOHN M. McCALLUM
FREDERICK C. MOORE
THOMAS R. McNABOE
RICHARD F. VAN ANTWERP
LAWRENCE B. GOODGLASS
MARGARET PHAJR SACK
JAMES C. HUNT
THOMAS QUARTARARO
THOMAS R. KELLY
DOUGLAS J. ALOFS
DARBY C. UREY

OF COUNSEL

JAMES S. KRIGER

August 17, 2001

FAX 756-8258
Mr. Jay Reynolds
Mr. Jonathon Spence
City of Portland, Planning Department
389 Congress Street
Portland, Maine 04101

Re: performance guaranty and inspection fee for Roman Catholic Cathedral on
Congress Street

Dear Jay and Jonathon:


The church would like to move forward as quickly as possible with the initiation of work based on the recent site plan approval for improvements at the Cathedral. As the Bishop is leaving town next week and his signature is typically used for the performance guaranty, we would request your assistance in getting this accomplished today.

Would you please prepare the Escrow Account (with City of Portland) Performance Guarantee Form for this purpose. I am attaching to this fax a sample form with the pertinent information known to me filled in. Kindly let me know when a completed copy is available, so that we can obtain the requisite signature of the Bishop. As I understand it, the following amounts would be due to the City:

\$53,720.00 for performance guarantee
\$ 1,158.20 for inspection fee.

I would expect a building permit following payment of the above sums and submission of the signed escrow agreement. I look forward to hearing from you.

Sincerely,


Thomas R. Kelly

TRK/

cc: David Twomey (fax 773-0182)

Department of Planning and Urban Development
SUBDIVISION/SITE DEVELOPMENT

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Date AUGUST 15, 2001

Name of Project: REHABILITATION OF PARKING/PLAY AREA

Address/Location: LOCUST & CONGRESS ST.

Developer: ROMAN CATHOLIC DIOCESE OF PORTLAND

Form of Performance Guarantee: _____

Type of Development: _____ Subdivision _____ Site Plan (~~Major~~/Minor)

TO BE FILLED OUT BY APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
STREET/SIDEWALK						
Road	_____	_____	_____	_____	_____	_____
Granite Curbing	_____	_____	_____	_____	_____	_____
Sidewalks	_____	_____	3500. ⁰⁰	_____	_____	_____
Esplanades	_____	_____	_____	_____	_____	_____
Monuments	_____	_____	_____	_____	_____	_____
Street Lighting	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
SANITARY SEWER						
Manholes	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Connections	_____	_____	6400. ⁰⁰	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
<i>Two BLDGS. TO BE DEMOLISHED</i>						
<i>Capping sewer lines</i>						
STORM DRAINAGE						
Manholes	_____	_____	_____	_____	_____	_____
Catchbasins	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Detention Basin	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
SITE LIGHTING						
_____	_____	_____	_____	_____	_____	_____
EROSION CONTROL						
_____	_____	_____	_____	_____	_____	_____
RECREATION AND OPEN SPACE AMENITIES						
_____	_____	_____	_____	_____	_____	_____

*New
sidewalk
cut*

*Parking area
paving*

28,849.00

	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)						5000. ⁰⁰
<i>grass, shrubs & trees (6)</i>						
MISCELLANEOUS						
TOTAL						
GRAND TOTAL:						

\$ 43,749

SPECTION FEE (to be filled out by City)

	PUBLIC	PRIVATE	TOTAL
1.7% of totals:	168.30	575.43	
or			
Alternative Assessment:			
Assessed by:	(name)	(name)	

REPORT OF RECEIPTS



To the Director of Finance, City of Portland, Maine

From the Department of Planning Dept Date 9/5/00

14846

Source of Receipts For The Period of September 5, 2000

Received from Description	Amount	New Revenue /Expenditure Code Project #
Totals Notes/Wire Transfer \$ Total Credit Card Receipts \$ Total Direct Deposits \$ Total Checks \$ <u>43,749.00</u> Total Cash \$	<u>43,749.00</u>	<u>710-0000 - 233-10-00</u>
Roman Catholic Diocese of Portland Cash Escrow Agreement		
Total Amount <u>43,749.00</u>	THANK YOU	

The undersigned certifies that this is a true, complete report of all collections made since the date of their last report.

2000 SEP - 6 PM 2.00

Received This Day

CITY OF PORTLAND PAID

Authorized Agent Kandice Shattuck Phone # _____

Forward all copies to the Treasury Department where they will be received and returned.

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON

0842

KEYBANK NATIONAL ASSOCIATION
PORTLAND, MAINE
52-607112

CATHEDRAL SCHOOL
ROMAN CATHOLIC BISHOP OF PORTLAND
307 CONGRESS STREET
PORTLAND, MAINE 04101

PAY TO THE ORDER OF: *Fortythree thousand dollars seven hundred forty nine dollars and ⁰⁰/₁₀₀*
City of Portland

AMOUNT
43,749 ⁰⁰/₁₀₀

DATE
01 Sept 2000

Security features included. Details on back.

Reverend R. Maclean

⑈000842⑈ ⑆01200608⑆ 191334002463⑈

MICROPRINT IS LOCATED BELOW THIS WARNING BAND

CATHEDRAL SCHOOL • ROMAN CATHOLIC BISHOP OF PORTLAND

0842

Falgun
Check for \$43,749.00
Payable to: City of Portland
*Escrow account for playground
Parking area project.*

13975

CATHEDRAL OF THE IMMACULATE CONCEPTION PARISH
ROMAN CATHOLIC BISHOP OF PORTLAND
307 CONGRESS STREET
PORTLAND, MAINE 04101

KEYBANK NATIONAL ASSOCIATION
PORTLAND, MAINE
52-60/112

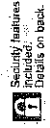
PAY One thousand one hundred forty four dollars and 00/100

TO THE ORDER OF:
City of Portland

DATE
11 Sept. 2000

AMOUNT
1,144 ⁰⁰/₁₀₀

Rev. James R. Nadreau



⑈013975⑈ ⑆011200608⑆ 00200408 7⑈

CATHEDRAL OF THE IMMACULATE CONCEPTION PARISH • ROMAN CATHOLIC BISHOP OF PORTLAND

13975

Job # 20000082
Cathedral of Immaculate
Conception
307 Congress Street

Engineering Fee

PW = \$ 140.00
Plan = \$ 260.00

Inspection Fee

PW = \$ 168.00
Plan = \$ 576.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

0842

KEYBANK NATIONAL ASSOCIATION
PORTLAND, MAINE
52-60/112

CATHEDRAL SCHOOL
ROMAN CATHOLIC BISHOP OF PORTLAND
307 CONGRESS STREET
PORTLAND, MAINE 04101


Forty three thousand dollars seven hundred forty nine dollars and $\frac{00}{100}$
AMOUNT 43,749 $\frac{00}{100}$
DATE 01 Sept 2000

PAY TO THE ORDER OF: City of Portland

Rev. James R. Nadolan

⑈000842⑈ ⑆011200608⑆ 191334002463⑈

MICROPRINT IS LOCATED BELOW THE WARNING BAND

Security features included. Details on back.  MP



CITY OF PORTLAND

January 30, 2001

Mr. Dave Twomey
Facilities Manager
Cathedral of Immaculate Conception
307 Congress Street
Portland, ME 04101-3695

RE: Cathedral of Immaculate Conception Parking Lot
ID #20000082, CBL #21-D-8&9


Dear Mr. Twomey:

The Planning Office has received your request to reduce the cash escrow account to the defect bond. We have reviewed this and agree that the cash escrow account in the amount of \$43,749.00 can be reduced to \$4,374.90, which is 10% of the original amount. This defect bond will be held for one year from the date of completion of final pavement, to cover all defects in workmanship and any incomplete items.

As you know, at this time, the final pavement has not been completed. This is the responsibility of the applicant and must be completed in the spring, 2001.

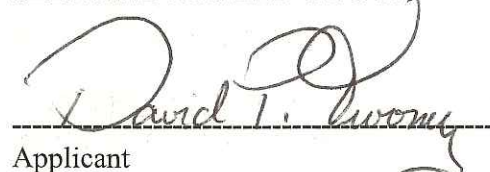
Please sign and return to the Planning Office in the enclosed envelope. If you have any questions, please do not hesitate to contact this office at 874-8901.

Sincerely,


Alexander Jaegerman
Chief Planner

CC: Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator

SEEN AND AGREED TO BY:


Applicant


Date

Finance Department



Duane G. Kline
Director

CITY OF PORTLAND

September 4, 2002

Most Reverend Bishop Gerry, OSB
Roman Catholic Bishop of Portland
P.O. Box 11559
Portland, ME 04104-7559

Re: Site Improvements for Cathedral Courtyard, 307 Congress Street
City Account Number 710-0000-233-27-00

Dear Bishop Gerry:

As the Planning Department has authorized the release of the above-named performance guarantee, enclosed please find a check in the amount of \$57,910.00, which is the entire balance of the account.

If you have any questions, please feel free to give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read 'D. Kline', written over a light-colored background.

Duane G. Kline
Finance Director

DGK.jlb

pc: Jay Reynolds, Development Review Coordinator

Finance Department



Duane G. Kline
Director

CITY OF PORTLAND

June 10, 2002

Reverend James L. Nadeau
Rector of the Cathedral
Cathedral of the Immaculate Conception
307 Congress Street
Portland, ME 04101-3695

Re: Performance Guarantee for 307 Congress Street
Playground & Parking Lot

Dear Reverend Nadeau:

The Director of the Planning Division has authorized the release of the performance guarantee for the above-named project. Enclosed please find a check for \$4,374.90, which will close out your account.

If you require any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK,jlb

pc: Jay Reynolds, Development Review Coordinator
Kandi Talbot, Planner

Finance Department

Duane G. Kline
Director



CITY OF PORTLAND

March 5, 2001

Reverend James L. Nadeau
Rector of the Cathedral
Cathedral of the Immaculate Conception
307 Congress Street
Portland, ME 04101-3695

Re: Performance Guarantee for 307 Congress Street
Playground & Parking Lot

Dear Reverend Nadeau:

The Director of Planning & Urban Development has authorized a reduction in the performance guarantee for the above-named project. Enclosed please find a check for \$5,625.10, representing this reduction. There is a balance of \$4,374.90 remaining in your account.

If you need any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK,jlb

pc: Kandice Talbot, Planner



CITY OF PORTLAND
Planning and Urban Development Department

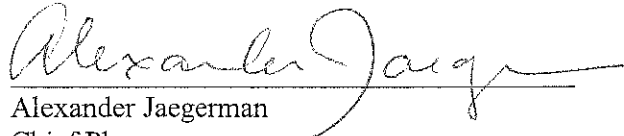
MEMORANDUM

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Chief Planner
DATE: February 22, 2001
SUBJECT: Request for Reduction in Performance Guarantee

A request by the Roman Cathedral of Immaculate Conception, 307 Congress Street, has been made for a release of the cash escrow account #710-0000-233-10-00. Please reduce the original sum of \$43,749.00 to the amount of \$4,374.90.

If you have any questions, please do not hesitate to contact Kandi Talbot, ext. 8901.

Approved:


Alexander Jaegerman
Chief Planner

cc: ✓ Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Tony Lombardo, Public Works
Code Enforcement



CITY OF PORTLAND

November 15, 2000

Rev. James. L. Nadeau
Rector of the Cathedral
Cathedral of the Immaculate Conception
307 Congress Street
Portland, ME 04101-3695

Re: Performance Guarantee for 307 Congress Street Playground & Parking Lot

Dear Reverend Nadeau:

The Director of Planning & Urban Development has authorized a reduction in the performance guarantee for the above-named project. Enclosed please find a check for \$24,777.00, representing this reduction. There is a balance of \$18,972.00 remaining in your account.

If you need any further information, please let me know.

Sincerely,

Duane G. Kline
Finance Director

DGK.jlb

pc: Joseph Gray, Director of Planning & Urban Development
Kandice Talbot, Planner



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

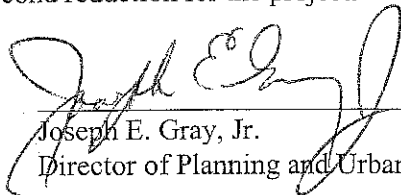
TO: Duane Kline, Finance Department
FROM: Joseph E. Gray, Jr., Director of Planning and Urban Development
DATE: December 12, 2000
SUBJECT: Request for Reduction in Performance Guarantee

A request by the Roman Cathedral of Immaculate Conception, 273 Congress Street, has been made for a reduction in the amount of the cash escrow account #710-0000-233-10-00.

Original Sum	\$43,749.00
1 st Reduction Amount	<u>\$24,777.00</u>
Sum as of 11/7/00	\$18,972.00
2 nd Reduction Amount	<u>\$ 8,972.00</u>
Remaining Sum 12/12/00	\$10,000.00

This is the second reduction for the project.

Approved:



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: ✓ Kandice Talbot, Planner
Development Review Coordinator
Tony Lombardo, Public Works
Code Enforcement

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

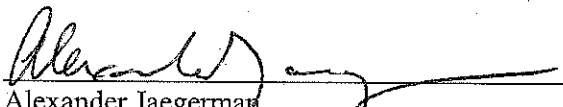
Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: August 28, 2002
SUBJECT: Request for Release of Performance Guarantee
Cathedral Courtyard 307 Congress Street
(Roman Catholic Bishop of Portland)
ID# 2001-0136 Lead CBL# 021D007

Please release the escrow Account # 710-0000-233-27-00 in the amount of \$57,910.00 for the Parking improvements at 307 Congress Street.

Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
file

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Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning


John N. Lufkin
Economic Development

TO: Duane Kline, Finance Department
FROM: Alexander Jaegerman, Planning Division Director
DATE: May 29, 2002
SUBJECT: Request for Release of Performance Guarantee
307 Congress St; Cathedral Parking Lot
(ID#2000-0082) (CBL# 021-D-008)

Please release the City account # 710-0000-233-10-00 for the parking lot at 307 Congress Street.

Remaining Balance \$ 4,374.90

Approved:


Alexander Jaegerman
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Todd Merkle, Public Works
Code Enforcement
File

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