Baxter Academy:

* Baxter Academies of Maine, has requested a public hearing with the Planning Board for a Level III Site Plan for a change of use at 185 Lancaster Street and a traffic movement permit.
* The City has the delegated review for the Traffic Movement Permit and the Board will review the submitted Level III site plan for the change of use that is more than 20,000 square feet.
* The proposal is to convert most of the building to the Baxter Academy for Technology and Science, a public charter high school, which is an institutional use.
* The Baxter Academy will lease and remodel 31,571 SF of the building for the expanded charter high school.
* The site is fully developed and the existing three-story building is located in the B-7 zone.
* The office building has three floors and the most current uses include the Labor Department, Maine Career Center, and THRIVE Me.
* The project involves mostly interior renovations to the existing building and only minor site improvements are proposed.
* The school is the first public charter school focusing on science, technology, engineering and mathematics.
* Across Lancaster Street, there is a surface parking lot that is associated with the existing uses in the surrounding buildings. Currently there are seven parking spaces that back onto Lancaster Street. Those spaces will be eliminated as part of this project and replaced with a sidewalk and bicycle spaces.
* The site has access from both Lancaster and Elm Streets. The academy is proposing a total of fifty (50) parking spaces in an off-site surface parking lot located across Lancaster Street.
* The spaces will be reserved exclusively for staff only; parking is not proposed for students at the site. A condition of approval requires that the applicant provide an additional of 36 parking spaces for students parking
* No waivers are requested.
* There 4 conditions of approval for the Traffic Movement Plan
* Two are monitoring conditions for the Transportation Operations and Management Plan and for Transportation Demand Management Plan.
* the additional thirty-six (36) spaces prior to the issuance of a certificate of occupancy
* signage and wayfinding plans needs to be submitted for review and approval by the Planning and Parking Divisions
* 5 conditions of approval are proposed for the Site Plan, similar to the Traffic Movement Plan conditions.