

CITY OF PORTLAND, MAINE

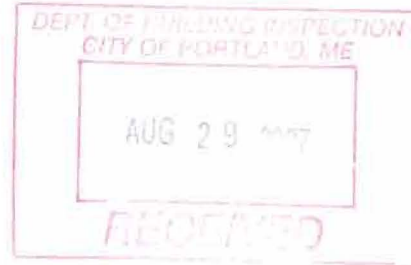
PLANNING BOARD

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August 28, 2007

Waynflete School
Anne C. Hagstrom
Director of Finance and Operation
360 Spring Street
Portland, ME 04102-3643



RE: Waynflete Arts Center
CBL: 061 F011001
Application ID: #200-0085

Dear Ms. Hagstrom:

On August 14, 2007 the Portland Planning Board considered the addition to the Waynflete Arts Center, which includes building a three-story addition to the existing Davies Hall structure. The School will add a theater/ auditorium along with eleven parking spaces. The Planning Board reviewed the proposal for conformance with the standards of Portland's Condition Use regulations and the Site Plan Ordinance. The Planning Board approved the project with the following motions and conditions.

Conditional Use

The Planning Board voted 5-1 (Beal oppose, Tevanian absent) that the proposed plans are in conformance with the Conditional Use Regulations of the Land Use Code, subject to the following condition:

1. The Planning Board finds the proposed conditional use for an expansion of institutional use does meet the standards of Section 14-474 and 14-88.

Waivers

The Planning Board voted unanimously (6-0, Tevanian absent) to waive Technical Standard, Section III 2 A (b), which requires a 24 foot wide driveway for two-way ingress and egress, to allow the access to be 20 feet clear width at the building line on Storer Street as shown on the plan Attachment 3d.

Site Plan

The Planning Board voted unanimously (6-0, Tevanian absent) that the plan is in conformance with the site plan standards of the Land Use Code, subject to the following conditions of approval:

1. A construction mobilization plan must be submitted for review and approval by the City prior to the issuance of a building permit or any site work taking place on the project.
2. The revised site plan drawings shall show the required sidewalk and curbing, which shall be in compliance with City's Sidewalk Policy.
3. At the time of the next Waynflete project subject to Planning Board review,

the parking lot to the south side of the facility may be required to be relocated based upon the conditions presented at that time.

4. The applicant may use the Arts Center for non-Waynflete events that are noncommercial and which shall not exceed six (6) events during the calendar year.
5. The applicant shall revise the plans in accordance with Dan Goyette's memorandum dated 08.08.2007. Mr. Goyette shall evaluate and determine that proposed development will not exacerbate the surcharging problems of the combined sewers.
6. Every measure recommended by the City Arborist shall be taken to save the existing Norway maple. If saving the tree is unsuccessful, then the applicant shall plant a 3" 'Autumn Blaze' Maple in the same vicinity along with additional 'Dwarf Korean' Lilacs, as found along the Danforth Street frontage, to continue around the corner of Storer and Danforth Streets. The bituminous 'Cape Cod' curbing shall then be replaced with granite curbing at the access to the parking lot.
7. The lighting pole fixtures shall have an upper lens shield to be in compliance with the City's lighting standards.
8. The effectiveness of the headlights shield post construction shall be assessed and if for not suitable then appropriate increases to screen the headlights will be taken.
9. With respect to the event parking, the applicant will provide a written parking management plan prior to issuance of Certificate of Occupancy and a performance report no less than 18 months to 2 years following Certificate of Occupancy to evaluate effectiveness of the parking management plan. Any identified deficiencies in parking will be rectified by an amendment to the parking management plan subject to approval by the Planning Authority. Prior to the Planning Authority approval, Waynflete shall provide a copy of the plan to the Western Promenade Neighborhood Association for input.

The approval is based on the submitted plan and the findings related to subdivision and site plan standards as contained in Planning Board # 36-07, which is attached.

Please note the following provisions and requirements for all development review approvals:

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount must be submitted to and approved by the Planning Division and Public works prior to the recording of the subdivision plat. The subdivision approval is valid for three (3) years.

4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. 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.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. 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 regarding the Board's actions, please contact Shukria Wiar, Planner at 756-8083.

Sincerely,



Michael J. Patterson, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wiar, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Michael Bobinsky, Public Works Director
Kathi Earley, Public Works
Bill Clark, Public works
Jim Carmody, Transportation Manager
Michael Farmer, Public Works
Leslie Kaynor, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File
Austin Smith, Scott Simmons Architects., 75 York Street, Portland, ME 04101