

CITY OF PORTLAND, MAINE

PLANNING BOARD

Jaimy Caron, Chair
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Erin Rodriguez
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May 23, 2001

Mr. Scott Simons
Scott Simons Architects
15 Franklin Street
Portland, ME 04101

RE: Arts Center Addition to the Waynflete School
(ID# 20010016, CBL#061-F-006)

Dear Mr. Simons:

On May 22, 2001 the Portland Planning Board voted 5-0 (Malone and Krichels absent) that the plan meets the Standards for Review of Construction and the Standards for Review of Alterations of the Historic Preservation Ordinance.

The Planning Board also voted 5-0 (Malone and Krichels absent) that the plan is in conformance with the Conditional Use Standards of the Land Use Code.

The Planning Board also voted 5-0 (Malone and Krichels absent) that the plan is in conformance with the Site Plan Standards of the Land Use Code with the following conditions:

- 1. The applicant will provide staff with catalog cuts for wall and pole mounted fixtures that are in compliance with the lighting standards.*
- 2. The applicant will coordinate and satisfactorily determine the function of the existing 8" pipes that will be impacted by the project. If they are determined to be pipes that carry combined flows of sewer and storm water, then the Public Works Dept. must be contacted and any possible removal or other remedial measures made to offset any new flows introduced into the system.*
- 3. The applicant and their contractor must contact the DRC during construction to inspect the trench drain and storm drain installation with specific emphasis on the gradation of materials. The Stormwater report contains specific statements regarding the required materials and evidence of material acceptance should be required during construction.*
- 4. The applicant will maintain all streets free and clear of mud and debris and shall be responsible to sweep or clean the streets immediately upon notice from the Public Works or Planning Departments.*

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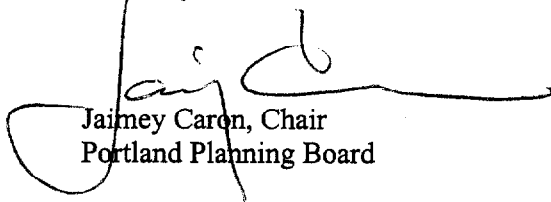
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6. The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective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

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

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

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