

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 070484

Please Read Application And Notes, If Any, Attached

This is to certify that CITY OF PORTLAND /City of Portland

has permission to Domed Greenhouse Accessory Structure

AT 512 STEVENS AVE

135 E007001

PERMIT ISSUED

MAY 31 2007

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is loaded or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jamie Burke 5/30/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Appeal Board _____
Other _____
Department Name

Jamie Bouke 5/30/07
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0484	Date Applied For: 05/04/2007	CBL: 135 E007001
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Location of Construction: 512 STEVENS AVE	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: City of Portland	Contractor Address: 389 Congress Street Portland	Phone: (207) 874-8300
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Lincoln Middle School - Domed Greenhouse Accessory Structure	Proposed Project Description: Domed Greenhouse Accessory Structure
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 05/18/2007
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/30/2007
Note: **Ok to Issue:**

1) PDF format of all plans including the dome construction shall be submitted prior to occupancy

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 05/22/2007
Note: **Ok to Issue:**

1) Two exits are shown on the site permit application.
Provide two exits.

Dept: Public Works **Status:** Open **Reviewer:** **Approval Date:** **Ok to Issue:**

Dept: Zoning **Status:** **Reviewer:** Marge Schmuckal **Approval Date:** **Ok to Issue:**

Dept: Parks **Status:** Open **Reviewer:** **Approval Date:** **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 04/30/2007
Note: **Ok to Issue:**

Dept: DRC **Status:** Open **Reviewer:** **Approval Date:** **Ok to Issue:**

Dept: Planning **Status:** Open **Reviewer:** **Approval Date:** **Ok to Issue:**

Comments:

Location of Construction: 512 STEVENS AVE	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: City of Portland	Contractor Address: 389 Congress Street Portland	Phone (207) 874-8300
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

5/22/2007-jmb: Spoke w/Thom F. About structural details of slab, S 1.1 was not submitted with the application. He had this page delivered. Also we have no pdf file for the plans

5/22/2007-jmb: Left voicemail w/Doug S. About details on the dome construction and if it was exactly as shown on the plans. Also, is it being constructed by Growing Spaces technicians and any details for the solar panels

5/30/2007-jmb: Email to Thom,

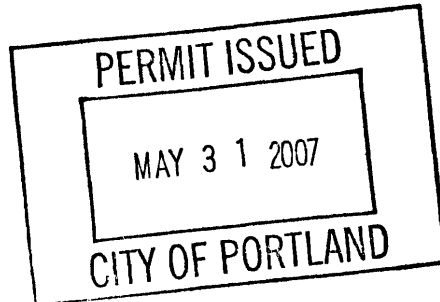
I will issue the permit with the condition of receiving submittals on electronic PDF format, including details of the dome construction.

The large plan of the dome is poor quality and we cannot archive this size print.

Also, Is there anyone from the Growing Spaces company going to be on site for technical support?

Come in tomorrow Rm 315 City Hall to pick it up.....we close on Thursdays at 1PM.

Thanks



City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 07-0484	Issue Date:	CBL: 135 E007001
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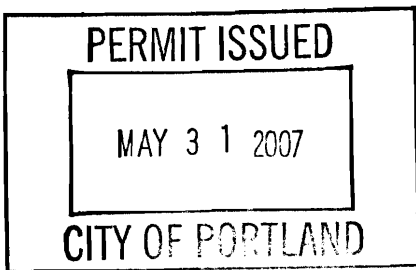
Location of Construction: 512 STEVENS AVE	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: City of Portland	Contractor Address: 389 Congress Street Portland	Phone: 2078748300
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: R-5

Past Use: Lincoln Middle School	Proposed Use: Lincoln Middle School - Domed Greenhouse Accessory Structure	Permit Fee:	Cost of Work: \$0.00	CEO District: 5
Proposed Project Description: Domed Greenhouse Accessory Structure		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Greg Clark</i>	INSPECTION: Use Group: <i>K</i> Type: <i>SE</i> <i>IBC-2003</i> Signature: <i>JMB 5/2/07</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 05/04/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2007-0073</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK 5/10/07</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Lincoln Middle School 522 Stevens Ave</u>		
Total Square Footage of Proposed Structure <u>855</u>	Square Footage of Lot <u>98259 (110,724)</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>135</u> Block# <u>E</u> Lot# <u>7</u>	Owner: <u>Portland Public Schools (City of Portland)</u>	Telephone: <u>874-8145 (847-5342)</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Thomas Fournier 522 Stevens Ave Portland, ME 874-8145 (7:45-3:0)</u>	Cost Of Work: \$ _____ Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>School</u> If vacant, what was the previous use? Proposed Specific use: <u>Domed Accessory Structure - Greenhouse</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Part time ^{field} lab for Earth Science curriculum</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Mr Thomas Fournier</u> Mailing address: <u>Lincoln Middle School</u> Phone: <u>874-8145</u> <u>522 Stevens Ave.</u> <u>Portland, ME</u>		

Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Douglas Ketter Shewood</u>	Date: <u>May 4, 2007</u>
<u>Portland Public Schools Facilities Director</u>	

This is not a permit; you may not commence ANY work until the permit is issued.



New Commercial Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete Set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules *one 36' x 80' door*
- Foundation plans with rebar specifications and required drainage and damp proofing (if applicable)
- N/A* Detail egress requirements and fire separations
- Insulation R-factors of walls, ceilings, floors and U-factors of windows as per the IECC 2003
- Complete the Accessibility Certificate and The Certificate of Design
- N/A* A statement of special inspections as required per the IBC 2003
- Complete electrical and plumbing layout. *- conduit in place from previous modular removed April 2007*
- N/A* Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review. *- Sulfur panels!*
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- N/A* Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal & external plumbing, HVAC and electrical installations.

Nine (9) copies of the minor (< 10,000 sf) or major (> 10,000 sf) site plan application is required that includes:

- A stamped boundary survey to scale showing north arrow, zoning district and setbacks to a scale of $\geq 1" = 20'$ on paper $\geq 11" \times 17"$
- The shape and dimension of the lot, footprint of the proposed structure and the distance from the actual property lines. Photocopies of the plat or hand draw footprints not to scale will not be accepted.
- Location and dimensions of parking areas and driveways, street spaces and building frontage
- Finish floor or sill elevation (based on mean sea level datum)
- Location and size of both existing utilities in the street and the proposed utilities serving the building
- Existing and proposed grade contours
- Silt fence (erosion control) locations

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- N/A Existing and proposed fire protection of structure.
- N/A Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- TBD A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- N/A Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

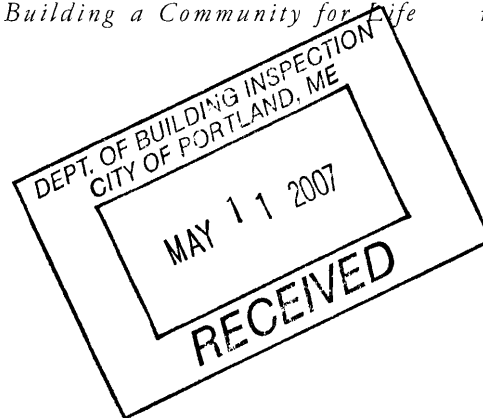
This is not a Permit; you may not commence any work until the Permit is issued.



Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director



May 8, 2007

Douglas Sherwood
Portland School Department
196 Allen Avenue
Portland, Maine 04103

Jeffery Read
Pinkham and Greer, Consulting Engineers
380 US Route One
Falmouth, ME 04105

RE: Application for Minor Site: 522 Stevens Avenue- Dome Accessory Structure
(CBL# 135 E007001) (ID# 2007-0073)

Dear Mr. Sherwood,

On May 8, 2007, the Portland Planning Authority approved a dome accessory structure in the vicinity of 522 Stevens Avenue, as shown on the approved plan, with the following conditions:



1. Due to the close proximity to the residential parcels, there shall be dense landscaping at the property lines. The applicant shall work closely with the City Arborist to finalize the landscaping plan and shall submit four (4) copies of this plan.

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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
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. Prior to construction, a pre-construction meeting shall be held at the project site with the



Certificate of Design Application

From Designer:

DAVID K. PINKHAM, P.E., PINKHAM & GREER

Date:

5.3.07

Job Name:

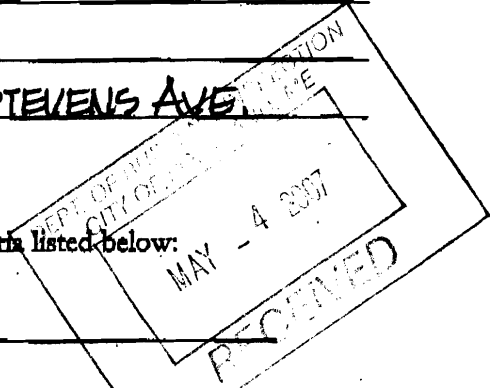
DOME ACCESSORY STRUCTURE

Address of Construction:

LINCOLN MIDDLE SCHOOL, 522 STEVENS AVE.

2003 International Building Code

Construction project was designed to the building code criteria listed below:



Building Code & Year 2003 IBC Use Group Classification (s) U

Type of Construction V

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3)

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations

No Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603) *

Uniformly distributed floor live loads (7603.11, 1807)
Floor Area Use Loads Shown

N/A - SLAB-ON-GRADE

Wind loads (1603.1.4, 1609) *

METHOD 2 Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

II, I = 1.0 Building category and wind importance Factor, I_w (table 1604.5, 1609.5)

B Wind exposure category (1609.4)

N/A Internal pressure coefficient (ASCE 7)

N/A Component and cladding pressures (1609.1.1, 1609.6.2.2)

Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)

N/A Seismic use group ("Category")

N/A Spectral response coefficients, S_d & S_{d1} (1615.1)

N/A Site class (1615.1.5)

NONE Live load reduction

NONE Roof kw loads (1603.1.2, 1607.11)

42 PSF Roof snow loads (1603.7.3, 1608)

60 PSF Ground snow load, P_g (1608.2)

42 PSF If $P_g > 10$ psf, flat-roof snow load p_f

C_e = 1.0 If $P_g > 10$ psf, snow exposure factor, C_e

I = 1.0 If $P_g > 10$ psf, snow load importance factor, I_s

C_t = 1.0 Roof thermal factor, C_t (1608.4)

- Sloped roof snowload, P_s (1608.4)

N/A Seismic design category (1616.3)

N/A Basic seismic force resisting system (1617.6.2)

N/A Response modification coefficient, R , and

deflection amplification factor, C_d (1617.6.2)

N/A Analysis procedure (1616.6, 1617.5)

N/A Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

- Flood Hazard area (1612.3)

- Elevation of structure

Other loads

- Concentrated loads (1607.4)

- Partition loads (1607.5)

- Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

*** LOADS ARE APPLICABLE TO FOUNDATION DESIGN ONLY.**



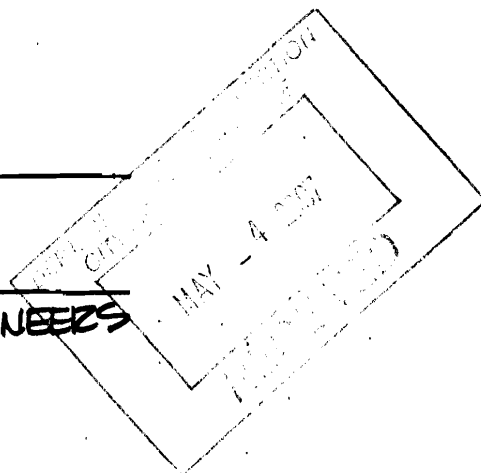
Certificate of Design

Date:

5.3.07

From:

DAVID K. PINKHAM, PINKHAM & GREER
CONSULTING ENGINEERS

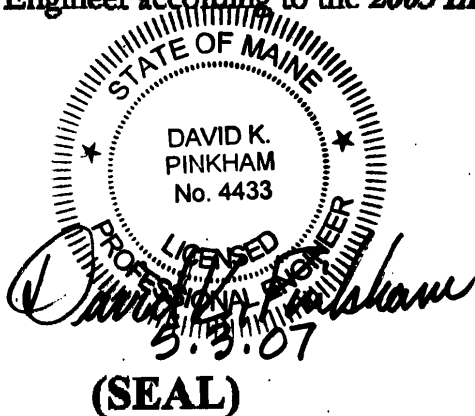


These plans and / or specifications covering construction work on:

FOUNDATION AND SITE WORK FOR THE DOME ACCESSORY

STRUCTURE AT LINCOLN MIDDLE SCHOOL

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature:

David K. Pinkham

Title:

PRESIDENT

Firm:

PINKHAM & GREER
CONSULTING ENGINEERS

Address:

380 US ROUTE ONE

FALMOUTH, ME 04105

Phone:

781-5242

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

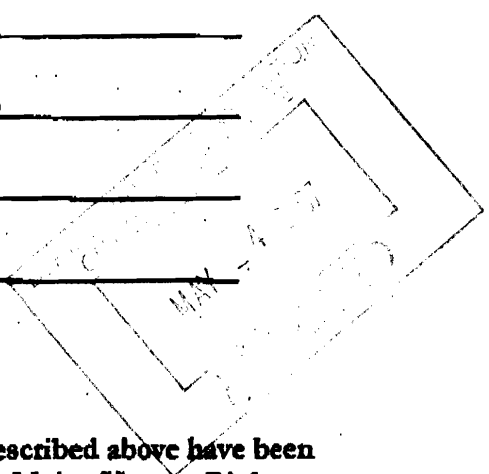


Accessibility Building Code Certificate

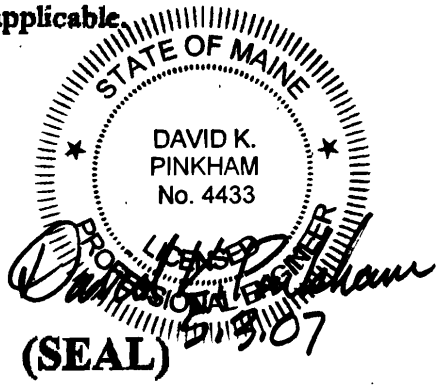
Designer: DAVID K. PINKHAM, P.E., PINKHAM & GREER

Address of Project: 522 STEVENS AVE.

Nature of Project: LINCOLN MIDDLE SCHOOL, DOME
ACCESSORY STRUCTURE



The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: David K. Pinkham

Title: PRESIDENT

Firm: PINKHAM & GREER
CONSULTING ENGINEERS

Address: 380 U.S. ROUTE ONE
FALMOUTH, ME 04105

Phone: 731-5242

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Applicant: Lincoln Middle School Date: 4/26/07

Address: 522 Stevens C-B-L: 135-E-007

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - R-5

Interior or corner lot -

Proposed Use/Work -

to construct ~~Living Classroom~~
855#

Accessory Structure

Sewage Disposal -

per revised plans
33' Diameter
received 5/10/07

Lot Street Frontage -

Front Yard - 20' req - 20' scaled

Rear Yard - 20' req - 20' + 8' shown

Side Yard - 8' min req - 18' shown per revised plans
5/10/07

Projections -

Width of Lot -

Height - 1 story

Lot Area -

Lot Coverage/Impervious Surface - No change

Area per Family - N/A

Off-street Parking - N/A

Loading Bays -

Site Plan - # 2007-0073 N/A

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

Condition of use expansion to PB (not a classroom use)
changed - not a classroom

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0073

Date: 4/26/2007

This is being called a classroom which would require a conditional use appeal for an expanded school institutional use to the planning board. If the applicant can supply extra information explaining the use as only accessory to existing classroom studies, and not intended to be a separate, new classroom for separate studies, this may not be considered an expansion.

Lincoln School is located in an R-5 zone where the front setback is 20' (20' is scaled on the submitted plan) and the rear setback is 20' (20' is scaled on the submitted plan) and the side setback is 8' (8' is shown and scaled on the submitted plan to the side property line).

All other R-5 zone requirements are being met.

Marge Schmuckal
Zoning Administrator



380 US Route One
Falmouth, Maine 04105
Tel. 207.781.5242
Fax 207.781.4245

April 19, 2007
File: 07201

Ms. Barbara Barhydt
Acting Development Review Manager
CITY OF PORTLAND PLANNING DIVISION
389 Congress Street, 4th Floor
Portland, ME 04101

RE: LINCOLN MIDDLE SCHOOL SITE PLAN APPLICATION
LIVING CLASSROOM/SUSTAINABILITY LAB

Dear Ms. Barhydt:

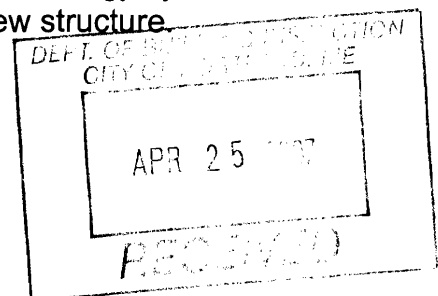
On behalf of Portland Public Schools we are pleased to submit the attached site plan application for the proposed Lincoln Middle School Living Classroom/Sustainability Lab on Stevens Avenue in Portland. The project consists of a new auxiliary structure to be located south of the existing school building, near the new southern entrance to the school.

The structure will consist of a 33-foot diameter wood framed geodesic dome, equipped with a concrete slab-on-grade and polycarbonate glazing. The product will arrive on site as a modular kit from Growing Spaces, LLC. Literature from their website is attached for your review.

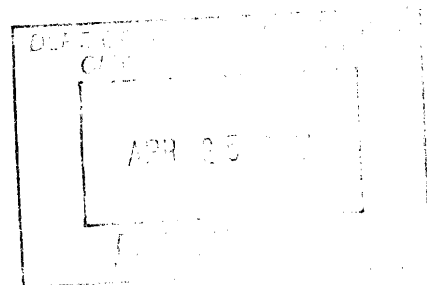
Application materials do not include a landscape plan for this project. The Owner is currently working with a TJD&A of Yarmouth to develop a comprehensive master landscaping plan for School property. The living classroom will be reflected in the design and any associated landscaping will be incorporated into the developed master plan.

With regard to additional requirements of the Written Statement (Land Use Section 14-525-C), I offer the following:

1. As the name indicates, the structure is intended to serve as a supplementary, ~~experimental classroom~~ for the school, exposing students to recycling, renewable resources, and alternative energy systems. There will be no residential units associated with the new structure.



2. The existing Lincoln Middle School property is approximately 2.54 acres in size. The existing school footprint is approximately 32,119 square feet in area. The new Living Classroom/Sustainability Lab will occupy an additional 855 s.f. of area on the existing property.
3. There are no new easements or burdens proposed or anticipated for the property in association with this project.
4. Activity in the proposed classroom will be focused on recycling and conservation. The new facility will generate minimal solid waste. Waste that is generated will be removed using existing school collection and disposal systems.
5. The new structure will not be equipped with water or sewer. The new structure will not require additional parking. The structure will not require a curb cut or generate increased traffic on local streets.
6. Stormwater runoff on the site is currently managed by a closed storm drain system discharging to an existing municipal storm main at Leland Street. Post development conditions will mirror existing drainage patterns. The ground surface in the area of the will be sloped to drain to existing catch basins and leave the site through the closed storm drain system.
7. Construction will commence upon final site plan approval and issuance of a building permit. School staff anticipates construction duration of less than two months.
8. This project does not trigger any State or Federal regulatory permit requirements.
9. The project will be funded by Portland Public Schools using grants awarded for the development and construction of this facility.
10. The proposed project is on City Property. If you do not have a copy of the Deed on file, we can provide one on request.
11. The site is currently developed as a school.
12. Electronic files will be submitted on request.
13. The accessory ^{Structure} ~~classroom~~ will follow school policy with regard to recycling.






Ms. Barbara Barhydt
April 20, 2007
Page Three

Portland Public Schools has requested that fees associated with this project be handled through interdepartmental fund transfer. Payment of fees should be coordinated with Mr. Douglas Sherwood, Facilities Director, Portland Public Schools. Doug can be reached at 207-842-5342.

As you are aware, school staff is anxious to start work on this project. Anything you could do to expedite the review process would be greatly appreciated. If I can be of any assistance, or if you have any additional questions, please call.

Sincerely,

PINKHAM & GREER

Jeffrey T. Read, P.E.

Cc: Mr. Douglas Sherwood, Portland Schools
Ms. Amy Bell Segal, TJD&A

Enclosures



Site Plan Application

Department of Planning and Development
Portland Planning Board

Address of Proposed Development: 522 Stevens Avenue Portland, ME Zone: R-5		
Project Name: Lincoln Middle School - Living Classroom Sustainability Lab		
Existing Building Size: 32,119 sq. ft.	Proposed Building Size: 855 sq. ft.	
Existing Acreage of Site: 110,724 sq. ft.	Proposed Acreage of Site: 110,724 sq. ft.	
Tax Assessor's Chart, Block & Lot: Chart# Block # Lot# 135 E 7/16/17/30	Property Owners Mailing address: Portland Public Schools 196 Allen Avenue Portland, ME 04103	Telephone #: 207-842-5342 Cell Phone #: n/a
Consultant/Agent Contact Name and mailing address, Telephone # and Cell Phone # : Jeffrey T. Read, PE Pinkham & Greer, Consulting Engineers 380 US Route One Falmouth, ME 04105 207-781-5242 jread@pinkhamandgreer.com	Applicant's Name/Mailing Address: Portland Public Schools 196 Allen Avenue Portland, ME 04103 Attn: Douglas Sherwood	Telephone #: 207-842-5342 Cell Phone #: n/a
<p>Fee For Service Deposit (all applications) <input checked="" type="checkbox"/> (\$200.00)</p> <p>Proposed Development (check all that apply)</p> <p><input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail</p> <p><input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot</p> <p><input type="checkbox"/> Subdivision (\$500.00) + amount of lots _____ (\$25.00 per lot) \$ _____ + major site plan fee if applicable</p> <p><input type="checkbox"/> Site Location of Development (\$3,000.00) (except for residential projects which shall be \$200.00 per lot _____)</p> <p><input type="checkbox"/> Traffic Movement (\$1,000.00) <input type="checkbox"/> Storm water Quality (\$250.00)</p> <p><input type="checkbox"/> Section 14-403 Review (\$400.00 + \$25.00 per lot)</p> <p><input checked="" type="checkbox"/> Other Aux. structure</p> <p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p style="text-align: right;">~ Please see next page ~</p>		

Minor Site Plan Review

- Less than 10,000 sq. ft. (\$400.00)
 After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
 Planning Board Review (\$500.00)

Who billing will be sent to:

Accounting Department
Portland Public Schools
196 Allen Avenue, 3rd Floor
Portland, ME 04103

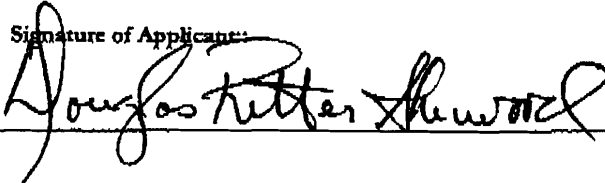
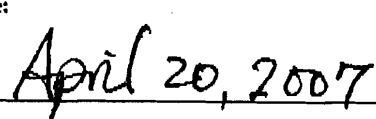
Submittals shall include (7) separate foiled packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans checklist
- d. 1 set of 11x17 plans

Section 14-522 of the Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit

This application is for site review only; a Building Permit application and associated fees will be required prior to construction.

Signature of Applicant: 	Date: 
--	---



City of Portland, Maine Site Plan Checklist

Lincoln Middle School - Living Classroom Sustainability Lab
 522 Stevens Avenue Portland, ME

Project Name, Address of Project

Application Number

Submitted () & Date (b,c)	Item	Required Information	Section 14-525
_____	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approx location of buildings or other structures on parcels abutting the site	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed	k
_____	(33)	Written statement	c
_____	(34)	Description of proposed uses to be located on site	l
_____	(35)	Quantity and type of residential, if any	l
_____	(36)	Total land area of the site	b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure	b2
_____	(38)	General summary of existing and proposed easements or other burdens	c3
_____	(39)	Method of handling solid waste disposal	4
_____	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5

_____	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
_____	(42)	An estimate of the time period required for completion of the development	7
_____	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
_____	(44)	The status of any pending applications	8
_____	(45)	Anticipated timeframe for obtaining such permits	h8
_____	(46)	A letter of non jurisdiction	h8
_____	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

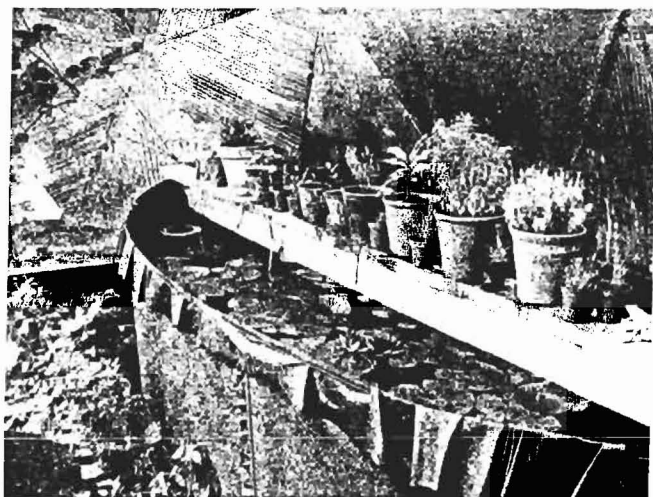
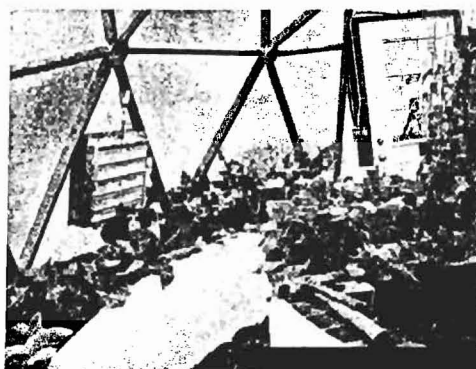
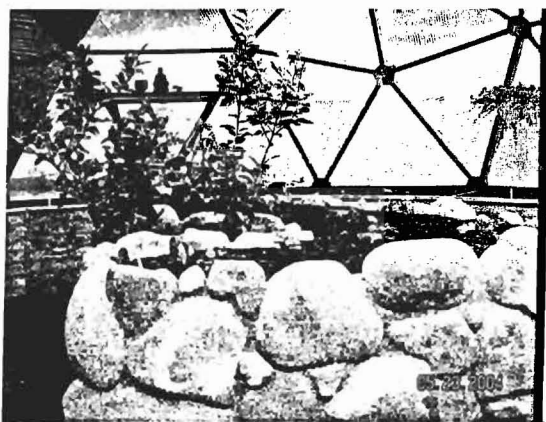
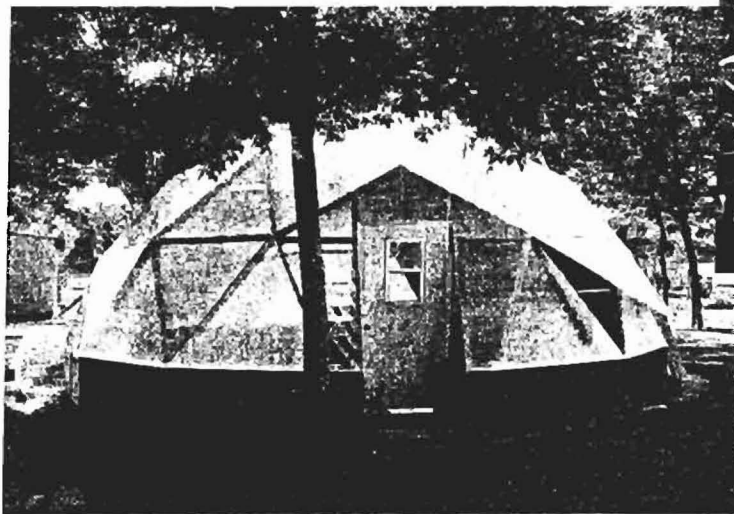
Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

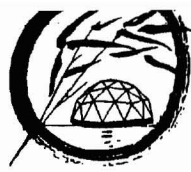
- drainage patterns and facilities;
 - erosion and sedimentation controls to be used during construction;
 - a parking and/or traffic study;
 - emissions; and
 - a wind impact analysis.
- an environmental impact study;
 - a sun shadow study;
 - a study of particulates and any other noxious
 - a noise study;

Other comments:

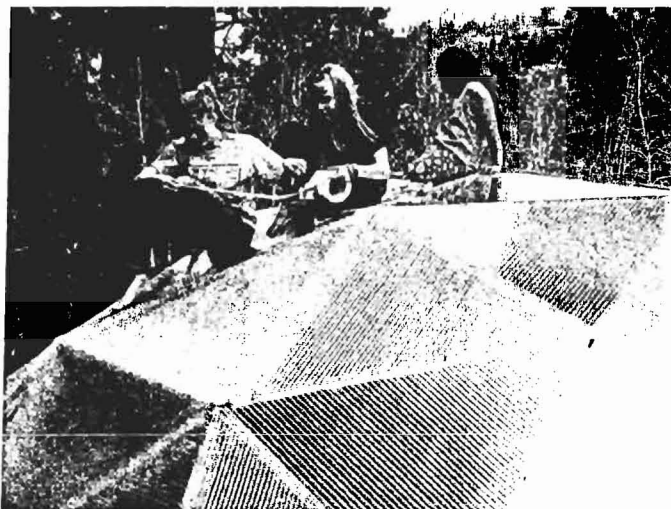
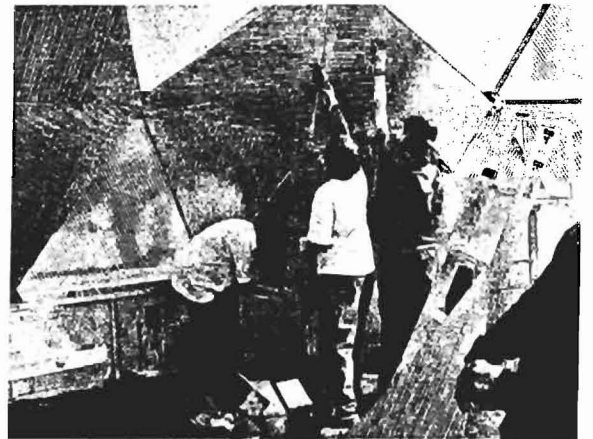
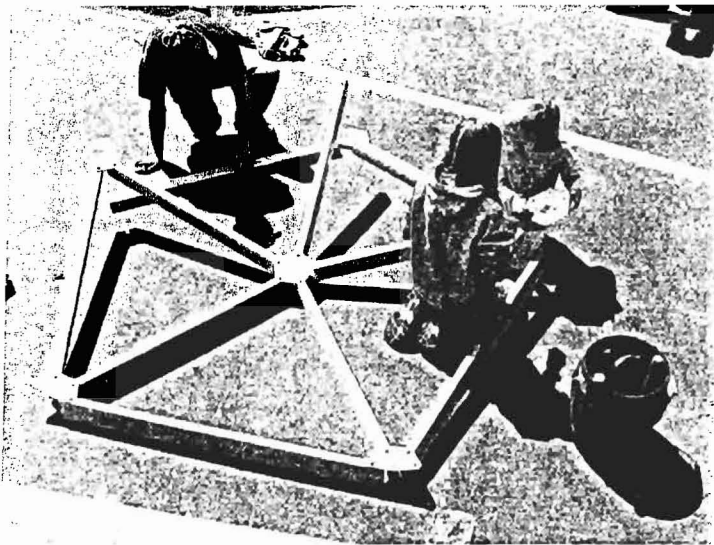
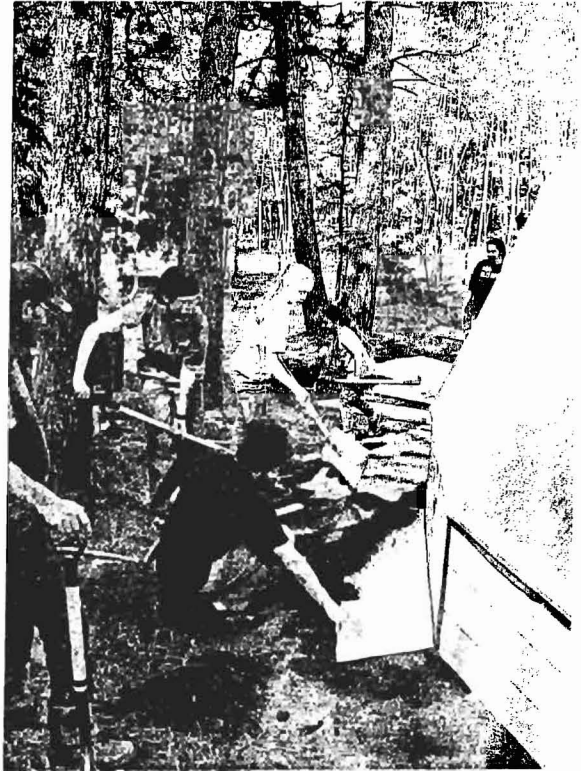


Growing Spaces





Growing Spaces





Our Unique Greenhouse Design

The greenhouse design of our Growing Dome, the most energy efficient greenhouse kit creates a hobby greenhouse for indoor gardening year round.

The design creates a unique indoor growing environment for organic gardening , a greenhouse designed for both tropical and hardy plants. A geodesic dome greenhouse garden structure, from polycarbonate glazing, suitable for indoor gardening, and year round organic gardening.

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FAQ

DOME GARDENING

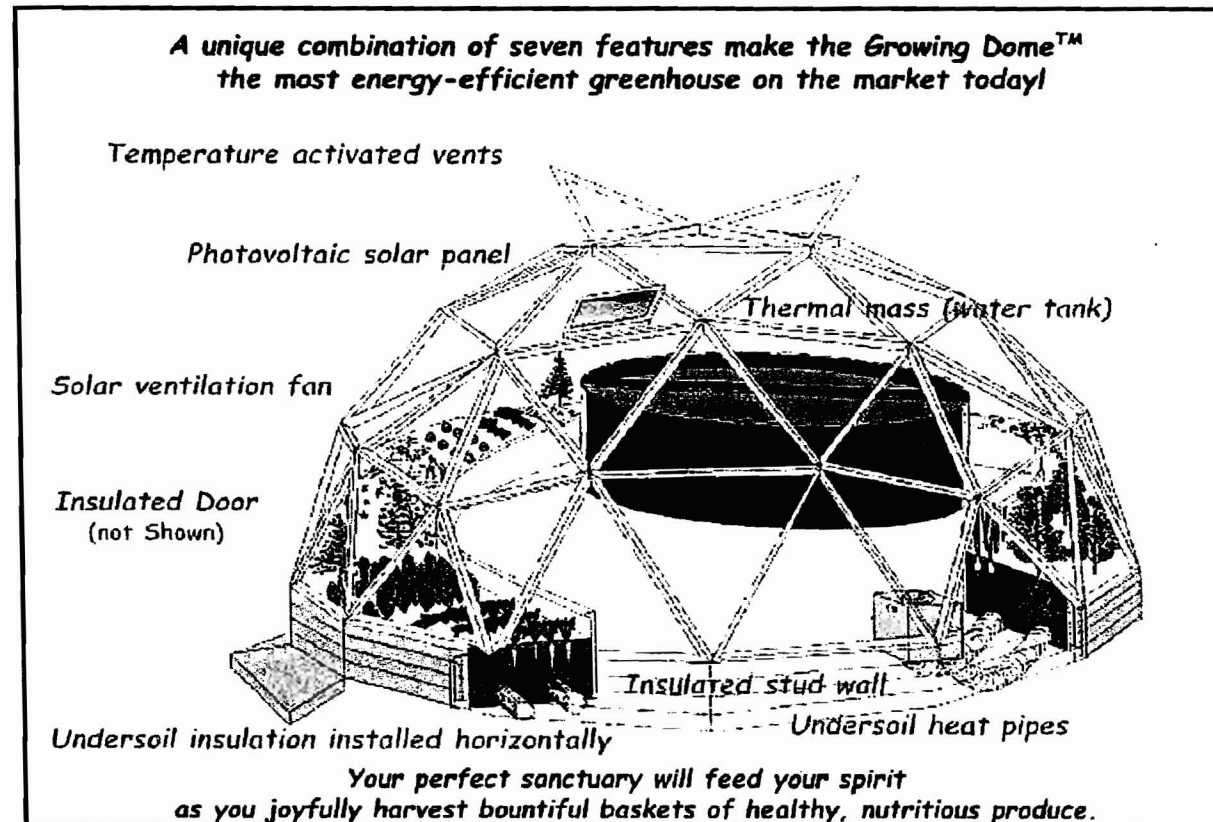
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SITE MAP



The unique greenhouse design combination of these seven features makes the



Here Puja checks out the McNaughton dome. It may be winter outside, but inside it's summer.



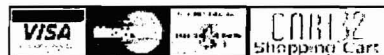
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< PREVIOUS PHOTO RETURN TO GALLERY NEXT PHOTO >

The Growing Dome greenhouse kit, leading edge technology in greenhouse d
creates a hobby greenhouse that outperforms all other greenhouse kits.



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info@growingspaces.com





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The Growing Dome greenhouse kit, leading edge technology in greenhouse d
creates a hobby greenhouse that outperforms all other greenhouse kits.



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info@growingspaces.com





This is an example of a flagstone pathway, which has a beautiful look.
Note the hanging shelves which make use of the vertical space plants.

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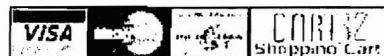


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The Growing Dome greenhouse kit, leading edge technology in greenhouse design, creates a hobby greenhouse that outperforms all other greenhouse kits.



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info@growingspaces.com



Michael
Parsens
Growing Spaces



P.O. Box 5518
Pagosa Springs, CO 81147
Tel (970) 731-2120
1-800-753-9333
or visit our web site:
www.growingspaces.com

From: "Jeff Read" <JRead@pinkhamandgreer.com>
To: "Barbara Barhydt" <BAB@portlandmaine.gov>, <mes@portlandmaine.gov>
Date: 4/26/2007 12:38:10 PM
Subject: FW: Lincoln Middle School - Living Classroom/ SustainabilityLab

Barbara and Marge -

I'm a little confused. It was my understanding that, as an existing structure/facility, the Lincoln Middle School property had already been permitted for conditional use. The Living Classroom Sustainability Lab is intended as an accessory use structure, incidental and subordinate to the location, function and operation of the principal use (school). The project also meets the criteria for minor development site plan approval. As such, wouldn't the project qualify for staff review as accessory use and not require approval from the Planning Board?

Please call with any questions.

Jeffrey T. Read, P.E.
Pinkham and Greer, Consulting Engineers
380 US Route One, Falmouth, ME 04105
207-781-5242 voice, 207-781-4245 fax
jread@pinkhamandgreer.com

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

From: Douglas Sherwood [mailto:SHERWD@portlandschools.org]
Sent: Wednesday, April 25, 2007 3:54 PM
To: Barbara Barhydt
Cc: David Pinkham; Jeff Read; Alex Jaegerman ; MaryJo O'Connor; Dick Paulson; Kathleen Rossi
Subject: Re: Lincoln Middle School - Living Classroom/ SustainabilityLab

Barbara,

Good afternoon!

Needless to say, this is quite disappointing. I do not recall Planning Board approval for the modular that was just removed, but can understand the interpretation.

Thank you very much for expediting the process and putting us on the next available agendas! We really appreciate it!!

Would it be better if students and staff spoke before the Board or would my presence and that of our engineer of record be sufficient? Please advise.

Thanks again,
Doug

>>> Barbara Barhydt 04/25/07 3:13 PM >>>
Good afternoon:

I received the plans for the Living classroom/ sustainability lab on Monday, April 23rd and I distributed them at our development review

meeting today. Alex and Marge noted that this is a conditional use expansion in that zone, thus this proposal needs to go to the Planning Board for review. I had advised Doug that this could be reviewed as a minor site plan, but I did not realize this constituted a conditional use expansion. My apologies to Doug.

I know the school department wants this to be reviewed as quickly as possible. We have tentatively scheduled this on the next two planning board meeting. A workshop on this item would be held on May 8 th and a public hearing could be held on May 22nd.

Again, I apologize for my mistake and hope that the above schedule is workable for the school.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

*** Please Note: ***

This email and its attachments may be confidential and are intended solely for the use of the individual to whom it was addressed. Any views or opinions expressed are solely those of the author and do not necessarily represent those of the Portland Public School Department.

CC: "Douglas Sherwood" <SHERWD@portlandschools.org>

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0073

Date: 4/26/2007

This is being called a classroom which would require a conditional use appeal for an expanded school institutional use to the planning board. If the applicant can supply extra information explaining the use as only accessory to existing classroom studies, and not intended to be a separate, new classroom for separate studies, this may not be considered an expansion.

Lincoln School is located in an R-5 zone where the front setback is 20' (20' is scaled on the submitted plan) and the rear setback is 20' (20' is scaled on the submitted plan) and the side setback is 8' (8' is shown and scaled on the submitted plan to the side property line).

All other R-5 zone requirements are being met.

Marge Schmuckal
Zoning Administrator

FAX



To: Jeff Read
Fax Number: 701-4245
From: Marge Schumaker
Fax Number:
Date: 4/27/07
Regarding: 522 Stevens Ave
Total Number Of Pages Including Cover:
Phone Number For Follow-Up:

Comments:

I hope this helps you

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>



To: Shukria Wiar

From: Development Review Committee Members- Marge

Additional information submitted for the following project:

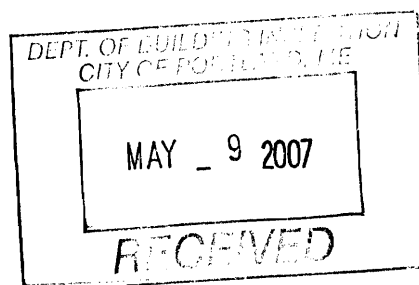
Application ID #: 2007-0073

Project Name: Lincoln Middle School Dome Accessory Structure

Project Address: 522 Stevens Avenue

The project is coming as a minor site plan instead. There are no changes except it is being called 'accessory structure' instead of classroom addition.

Marge





380 US Route One
Falmouth Maine 04105
Tel 207 781 5242
Fax 207 781 4245

May 2, 2007
File: 07201

Ms. Barbara Barhydt
Acting Development Review Manager
CITY OF PORTLAND PLANNING DIVISION
389 Congress Street, 4th Floor
Portland, ME 04101

RE: LINCOLN MIDDLE SCHOOL SITE PLAN APPLICATION
DOME ACCESSORY STRUCTURE

Dear Ms. Barhydt:

On behalf of Portland Public Schools we are pleased to submit the attached site plan application for the proposed Lincoln Middle School Dome Accessory Structure on Stevens Avenue in Portland. The project consists of a new auxiliary structure to be located south of the existing school building, near the new southern entrance to the school.

The structure will consist of a 33-foot diameter wood framed geodesic dome, equipped with a concrete slab-on-grade and polycarbonate glazing. The product will arrive on site as a modular kit from Growing Spaces, LLC. Literature from their website is attached for your review.

Application materials do not include a landscape plan for this project. The Owner is currently working with a TJD&A of Yarmouth to develop a comprehensive master landscaping plan for School property. The new structure will be reflected in the design and any associated landscaping will be incorporated into the developed master plan.

With regard to additional requirements of the Written Statement (Land Use Section 14-525-C), I offer the following:

1. The dome is intended to serve as a part-time field laboratory/greenhouse in support of existing earth science curriculum at the school. The new structure and associated site development are intended for accessory use only. There will be no residential units associated with the new structure.



Ms. Barbara Barhydt
May 2, 2007
Page Two

2. The existing Lincoln Middle School property is approximately 2.54 acres in size. The existing school footprint is approximately 32,119 square feet in area. The new dome structure will occupy an additional 855 s.f. of area on the existing property.
3. There are no new easements or burdens proposed or anticipated for the property in association with this project.
4. Activity in the proposed dome will be focused on recycling and conservation. The new facility will generate minimal solid waste. Waste that is generated will be removed using existing school collection and disposal systems.
5. The new structure will not be equipped with water or sewer. The new structure will not require additional parking. The structure will not require a curb cut or generate increased traffic on local streets.
6. Stormwater runoff on the site is currently managed by a closed storm drain system discharging to an existing municipal storm main at Leland Street. Post development conditions will mirror existing drainage patterns. The ground surface in the area of the will be sloped to drain to existing catch basins and leave the site through the closed storm drain system.
7. Construction will commence upon final site plan approval and issuance of a building permit. School staff anticipates construction duration of less than two months.
8. This project does not trigger any State or Federal regulatory permit requirements.
9. The project will be funded by Portland Public Schools using grants awarded for the development and construction of this facility.
10. The proposed project is on City Property. If you do not have a copy of the Deed on file, we can provide one on request.
11. The site is currently developed as a school.
12. Electronic files will be submitted on request.
13. The accessory structure will follow school policy with regard to recycling.



Ms. Barbara Barhydt
May 2, 2007
Page Three

Portland Public Schools has requested that fees associated with this project be handled through interdepartmental fund transfer. Payment of fees should be coordinated with Mr. Douglas Sherwood, Facilities Director, Portland Public Schools. Doug can be reached at 207-842-5342.

As you are aware, school staff is anxious to start work on this project. Anything you could do to expedite the review process would be greatly appreciated. If I can be of any assistance, or if you have any additional questions, please call.

Sincerely,

PINKHAM & GREER

A handwritten signature in black ink, appearing to read "JTR", is written over the printed name.

Jeffrey T. Read, P.E.

Cc: Mr. Douglas Sherwood, Portland Schools
Ms. Amy Bell Segal, TJD&A

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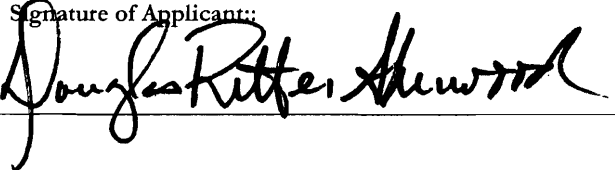

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I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit

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Signature of Applicant: 	Date: 
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Lincoln Middle School - Living Classroom Sustainability Lab
 522 Stevens Avenue Portland, ME

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_____	(2)	Name and address of applicant and name of proposed development	a
_____	(3)	Scale and north points	b
_____	(4)	Boundaries of the site	c
_____	(5)	Total land area of site	d
_____	(6)	Topography - existing and proposed (2 feet intervals or less)	e
_____	(7)	Plans based on the boundary survey including:	2
_____	(8)	Existing soil conditions	a
_____	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
_____	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
_____	(11)	Approx location of buildings or other structures on parcels abutting the site	d
_____	(12)	Location of on-site waste receptacles	e
_____	(13)	Public utilities	e
_____	(14)	Water and sewer mains	e
_____	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
_____	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
_____	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
_____	(18)	Parking areas	g
_____	(19)	Loading facilities	g
_____	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
_____	(21)	Curb and sidewalks	g
_____	(22)	Landscape plan showing:	h
_____	(23)	Location of existing proposed vegetation	h
_____	(24)	Type of vegetation	h
_____	(25)	Quantity of plantings	h
_____	(26)	Size of proposed landscaping	h
_____	(27)	Existing areas to be preserved	h
_____	(28)	Preservation measures to be employed	h
_____	(29)	Details of planting and preservation specifications	h
_____	(30)	Location and dimensions of all fencing and screening	i
_____	(31)	Location and intensity of outdoor lighting system	j
_____	(32)	Location of fire hydrants, existing and proposed	k
_____	(33)	Written statement	c
_____	(34)	Description of proposed uses to be located on site	l
_____	(35)	Quantity and type of residential, if any	l
_____	(36)	Total land area of the site	b2
_____	(37)	Total floor area and ground coverage of each proposed building and structure	b2
_____	(38)	General summary of existing and proposed easements or other burdens	c3
_____	(39)	Method of handling solid waste disposal	4
_____	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5

_____	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
_____	(42)	An estimate of the time period required for completion of the development	7
_____	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
_____	(44)	The status of any pending applications	8
_____	(45)	Anticipated timeframe for obtaining such permits	h8
_____	(46)	A letter of non jurisdiction	h8
_____	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
 - erosion and sedimentation controls to be used during construction;
 - a parking and/or traffic study;
 - emissions; and
 - a wind impact analysis.
- an environmental impact study;
 - a sun shadow study;
 - a study of particulates and any other noxious
 - a noise study;

Other comments:

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

4/25/07

2007-0073
Application I. D. Number

4/23/2007
Application Date

Lincoln Middle School-Living Classroo
Project Name/Description

Portland Public Schools
Applicant
196 Allen Avenue, Portland, ME 04103
Applicant's Mailing Address

522 - 522 Stevens Ave, Portland, Maine
Address of Proposed Site
135 E007001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 842-5342 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) **Aux Structure**

Proposed Building square Feet or # of Units 110724 Acreage of Site _____ Zoning **R-5** *yes*

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Zoning Approval Status:

Reviewer Zoning - (Marge)

- Approved Approved w/Conditions See Attached Denied

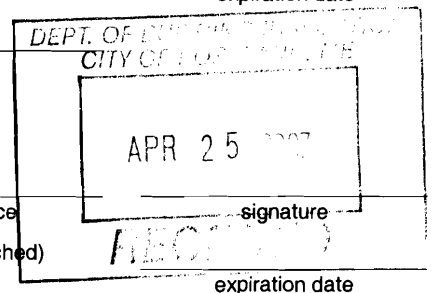
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

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





PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life [®] www.portlandmaine.gov

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

May 8, 2007

Douglas Sherwood
Portland School Department
196 Allen Avenue
Portland, Maine 04103

Jeffery Read
Pinkham and Greer, Consulting Engineers
380 US Route One
Falmouth, ME 04105

RE: Application for Minor Site: 522 Stevens Avenue- Dome Accessory Structure
(CBL# 135 E007001) (ID# 2007-0073)

Dear Mr. Sherwood,

On May 8, 2007, the Portland Planning Authority approved a dome accessory structure in the vicinity of 522 Stevens Avenue, as shown on the approved plan, with the following conditions:

1. Due to the close proximity to the residential parcels, there shall be dense landscaping at the property lines. The applicant shall work closely with the City Arborist to finalize the landscaping plan and shall submit four (4) copies of this plan.

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. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
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. 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.

4. 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.)

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 Division 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.

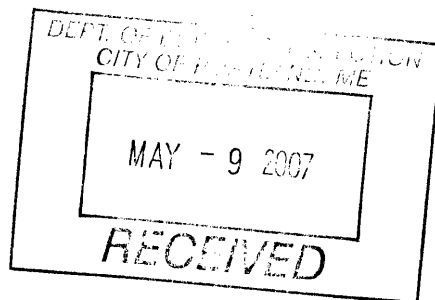
If there are any questions, please contact Shukria Wiar at 874-8083 or on shukriaw@portlandmaine.gov

Sincerely,



Alexander Jaegerman
Planning Division Director

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
Jessica Hanscom, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File



From: Barbara Barhydt
To: Bobinsky, Michael; Schmuckal, Marge
Date: 5/16/2007 4:04:18 PM
Subject: Re: Wed. Review - May 15, 2007 - 10 a.m.

Hi Mike:

Yesterday I received a call from Thom Fournier, School Department, asking if they could move the dome. He sent a very rough sketch over to me, which I showed to Marge and Shukria (planner for the project). We agreed that the new location would be better than the approved location and simply asked that they submit a close-up of the area showing the setbacks of the structure from the property line. We wanted to be sure there was a detail that accurately showed the correct setbacks from the property lines. We did not say it had to go under review again. He said the consultant was already working on it. I have not seen the plans, but my impression was that we would be getting the plan right away.

I am sorry for any confusion, but I thought Mr. Fournier was coordinating this change.

Barbara

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256
bab@portlandmaine.gov

>>> Michael Bobinsky 05/16 2:05 PM >>>

Can you tell me what happened with the Lincoln Middle School Project?! Our Department was asked to help with the site excavation and had been understanding that your staff approved their permit application...and was ready to go. My office had been dealing with their school project team and then learned that the permit was in fact not issued, had actually started excavating the site for the foundation..I had learned they wanted to move the foundation closer to the front of the site, but also understood that if that was going to require doug going through another process, the school staff wanted not to do that...socan you shed some light here!?

>>> Barbara Barhydt 5/16/2007 8:28 AM >>>

>>> Marge Schmuckal 05/15 12:34 PM >>>

>>> Barbara Barhydt 5/15/2007 12:31:00 PM >>>

First - Welcome to Molly Casto, our new planner. She is a recent graduate of the Muskie School and comes with great experience in development review and natural resouces management.

Next Planning Board Meeting is May 22nd. Workshop items include Nicholas Street Extesnion, Great Diamond Island, Bailey Avenue Subdivision, and Village at Ocean Gate. Public hearing items include Hammond Lumber Warehouse, and B3 C Zoning Map Amendment.

From: Lee Urban
To: Alex Jaegerman ; Ann Machado; Barbara Barhydt; Jeanie Bourke
Date: 5/1/2007 12:44:43 PM
Subject: Re: Lincoln School (once again with attachments!)

I didn't have the benefit of Marge's memo when we spoke at Division Heads. If we can run with this, fine; but an 855 sq. ft "accessory" structure seems to be the limit to me. So, yes, let's look at an internal guideline.

Thanks.

>>> Alex Jaegerman 5/1/2007 11:51:49 AM >>>

Lee: this is the item we discussed at Division Heads. The geodesic dome is about 855 square feet. I think we can run with this as an accessory structure. If you are concerned about precedent, maybe we can create some internal administrative guidelines for size of structures that would be deemed to qualify as incidental.

Alex.

>>> Lee Urban 5/1/2007 10:46:44 AM >>>

Thanks, Ann.

I think we need to revisit the term "accessory." One can easily argue that a lab/greenhouse is an important addition to an earth science curriculum and that, in fact, it IS and expansion of that curriculum.

I don't want us to spend a heckuva lot of time on this one, but it remains an issue for me. Thoughts.

>>> Ann Machado 5/1/2007 9:35:37 AM >>>

Barbara -

In reading Marge's memo, she says that if the applicant can provide information explaining that the use is accessory "to existing classroom studies and not intended to be a separate, new classroom for separate studies", that it would not be considered an expansion. Jeff Read states that the dome is to be an accessory use only. According to him, it will only be used part time as a lab/greenhouse in support of the existing earth science curriculum. Since the use of the space is attached to the existing earth science curriculum and is not a new classroom for separate studies, it seems to fit Marge's definition of an accessory use. Since it is an accessory use it can be reviewed administratively.

Ann

>>> Barbara Barhydt 5/1/2007 7:45:00 AM >>>

Good afternoon:

Attached is the memo Marge included in Urban Insight regarding the Lincoln School. The second attachment is Jeff Read's response to her comments.

Ann could you give us an interpretation of whether this meets Marge's comments? This item was discussed at the division head meeting and if the proposed e-mail meets the intent, I will tell them that we can review it administratively and ask them to reissue drawings.

Thank you.

Barbara

CC: Marge Schmuckal; Shukria Wiar

From: Douglas Sherwood
To: Alex Jaegerman
Date: 5/4/2007 1:32:20 PM
Subject: Lincoln Middle School Domed Accessory Structure - Greenhouse - Update

Mr. Jaegerman
Alex,

Good afternoon!

The revised site plan for the Lincoln Middle School Domed Accessory Structure - Greenhouse/part time Earth Science field lab - was submitted earlier this week. Our engineer of record, Mr. David Pinkham of Pinkham & Greer (781-5242), and our project champion, Mr Thomas Fournier (874-8145), ironed out the final details this morning and I dropped off the building permit application just before lunch today. The students along with a host of volunteers, professional and non-professional, including Public Works and RJ Grondin are poised and ready to get started so that those who have invested so much in the project this year can reap some of the benefits before the school year ends. We would appreciate anything you can do to expedite the process and Thom, David and I (842-5342 or pager 741-8468) stand ready to address any questions you or your staff may have in the review and subsequent inspection of the structure. Your help and assistance has and will continue to be invaluable to this and many other projects of mutual interest.

Most Respectfully, Humbly and Sincerely,
Douglas Ritter Sherwood
Facilities Director
Portland Public Schools

P.S. Do you want us to process an interdepartmental funds transfer or will the fees for the mostly donated/sponsored (not operating budget) project be waived? Please advise.

CC: Barbara Barhydt; CHRISTEL Driscoll; David Pinkham; Deborah Giles; Dick Paulson; Gary Johnston; Jeanie Bourke; Jeff Read; Joe Gray; Kathleen Rossi; Marge Schmuckal; MaryJo O'Connor; Michael Bobinsky; Neal Bangs; Steve Nolan; Steven Earley; Thomas Fournier; Thomas Hamilton

From: Alex Jaegerman
To: Ann Machado; Barbara Barhydt; Jeanie Bourke; Lee Urban
Date: 5/1/2007 11:52:13 AM
Subject: Re: Lincoln School (once again with attachments!)

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Thank you.

Barbara

CC: Marge Schmuckal; Shukria Wiar

From: "Jeff Read" <JRead@pinkhamandgreer.com>
To: "Barbara Barhydt" <BAB@portlandmaine.gov>
Date: 4/27/2007 4:09:33 PM
Subject: Lincoln Middle School - Dome Project

Hi Barbara -

After a conversation with Marge earlier today, I wanted to take the opportunity to offer some clarification on the new dome project at the Lincoln Middle School. The project was named "Living Classroom Sustainability Lab" by the group of teachers organizing the project. This project is not intended for expanded school institutional use. The name may be a little misleading, and I apologize for the oversight. If it poses a problem, the name of the project can be changed.

The new dome structure and associated site development are intended for accessory use only. The dome is intended to serve as a part-time field laboratory/greenhouse in support of existing earth science curriculum at the school. The structure is neither intended nor equipped for expanded use or full-time occupancy by staff or students. As outlined on the site plan, it is not supplied with external water, sewer or electricity. Full time, expanded use would be neither practical nor comfortable.

Again, I apologize for any confusion. Please let me know if you would like me to re-issue drawings and other application materials with a new name. If you have any questions or if I can offer any additional clarification, please call.

Jeffrey T. Read, P.E.
Pinkham and Greer, Consulting Engineers
380 US Route One, Falmouth, ME 04105
207-781-5242 voice, 207-781-4245 fax
jread@pinkhamandgreer.com

CC: <mes@portlandmaine.gov>, "Douglas Sherwood" <SHERWD@portlandschools.org>