

137-A-8

1997-0025

150 Ocean Avenue

Baxter School Modular

City of Portland

On spreadsheet

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

19970085
I. D. Number

Portland Public Schools
Applicant
331 Veranda St, Portland, ME 04103
Applicant's Mailing Address
Randy Stewart
Consultant/Agent
874-8125
Applicant or Agent Daytime Telephone, Fax

10/22/97
Application Date
Baxter School Modular
Project Name/Description

150 Ocean Ave
Address of Proposed Site
137-A-008
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) Modular Schoolhouse
Proposed Building square Feet or # of Units 521,126 Sq Ft Acreage of Site _____ Zoning R-5

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivisio _____ Engineer Review _____ Date 10/22/97

Planning Approval Status:

Reviewer Kandice Talbot

Approved Approved w/Conditions See Attached Denied

Approval Date 11/25/97 Approval Expiration 11/25/98 Extension to _____ Additional Sheets Attached
 OK to Issue Building Permi Kandi Talbot 11/25/97
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 checked="" type="checkbox"/> Building Permit Issue	<u>12/2/97</u>		
	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		
<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	

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 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) Modular Schoolhouse

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

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 10/22/97

DRC Approval Status:

Reviewer Jim Wendel

Approved Approved w/Conditions see attache Denied

Approval Date 11/25/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 11/25/97
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 checked="" type="checkbox"/> Building Permit	<u>12/2/97</u>		
	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		
<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

19970085

I. D. Number

Portland Public Schools

Applicant

331 Veranda St, Portland, ME 04103

Applicant's Mailing Address

Randy Stewart

Consultant/Agent

874-8125

Applicant or Agent Daytime Telephone, Fax

150 Ocean Ave

Address of Proposed Site

137-A-008

Assessor's Reference: Chart-Block-Lot

10/22/97

Application Date

Baxter School Modular

Project Name/Description

DRC Conditions of Approval

Planning Conditions of Approval

- that the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students on or July 31, 2005, whichever is first.

Inspections Conditions of Approval

Fire Conditions of Approval

applicant must have state fire marshall approval

spacing of modulars must meet state regulations (20 feet apart)

PORTLAND PUBLIC SCHOOLS
331 Veranda Street
Portland, Maine

TO: Inspection Department

FROM: Randy Stewart (874-8125)

DATE: 10/21/97

SUBJ: Site Plan, Modular Unit at Baxter Elementary

Pursuant to the city code I am submitting this written statement to accompany the attached Site Plan for a modular unit to be located at Baxter Elementary School, 150 Ocean Avenue.

1. A 28'x 38' modular classroom to accommodate a multilingual pre-school program servicing approximately 20-25 students during normal school hours for the next two years.
2. See attached plan.
3. N/A.
4. Normal classroom waste less recyclables.
5. Will use existing facilities.
6. No change required.
7. Construction not required, anticipate unit will be delivered and set up prior to 11/30/97.
8. N/A.
9. Unit will be acquired on a two year operating lease financed by federal grant funds.
10. Placed on city property.
11. N/A.

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;
- ii. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- iii. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Board has previously approved the location of modular units at the proposed location, and has placed time limitations on the use of the three modular units at this site. The condition was that the conditional use approval for each modular unit shall terminate and be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first. The June 13, 1995 approval letter is included as Attachment 2. The Planning Board may wish to place the same condition on this conditional use approval.

V. 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 #47-97 relevant to standards for site plan and conditional use review, the Board finds:

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

Potential Condition of Approval:

- That the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first.

Attachments

- 1. Letter from Applicant
- 2. June 13, 1995 Approval Letter
- 3. Pictures of Modular Classroom
- 4. Site Plan

*Code, Quinn
absent*

4. Landscaping

No new landscaping is proposed for this development. The City Arborist has reviewed and approved the plan.

5. Drainage

There are no existing drainage problems at this site and there is no indication that the placement of the unit will cause any complications. The Development Review Coordinator has reviewed and approved the plan.

6. Lighting

No additional lighting has been proposed for the modular unit.

7. Fire Safety

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

V. CONDITIONAL USE REVIEW

1. The following standards apply for review of an institutional expansion in the R-5 zone.

Section 14-118(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 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 placement of the modular will be within school property.

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

The installation of the modular will not cause the displacement or conversion of any residential units.

- 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.

This standard does not apply to the placement of modular classrooms.

I. INTRODUCTION

The Portland School Department is requesting site plan and conditional use review for the placement of an additional modular classroom at the Baxter School. A 28 ft. x 38 ft. modular classroom is proposed to accommodate a multilingual pre-school program servicing approximately 20-35 students for the next two years.

There are currently three modular classrooms located at the Baxter School. The proposed modular classroom is to be located to the north of the three existing modular classrooms approximately 60 ft. away from the existing basketball court. The Baxter School is located at the corner of Ocean Avenue and Walton Street. The site is approximately 11 acres and zoned R-5 Residential. A site plan is included as Attachment 4.

A legal ad appeared in the November 17th and 18th issues of the *Portland Press Herald*. 250 notices have been sent to area property owners in the vicinity of the project.

II. FINDINGS

Zoning:	R-5 Residential
Number of Proposed Modular Units:	1
Number of Existing Modular Units:	3
Square Footage of Modular Unit:	1,064 sq. ft.

III. STAFF REVIEW

The proposal has been reviewed for compliance with the R-5 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 Departments.

IV. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

The proposed modular will be located north of the three existing moduls. Students will access the modular from the paved playground area. This is remote from vehicle driveway and parking activities which takes place in front of the school.

2. Bulk, Location, Height of Building and Uses Thereof

The modular unit is 28 ft. x 38 ft. The modular unit will be similar to those units currently used by the School Department.

3. Utilities/Easements/Solid Wastes

Utilities to the modular classroom will be connected underground.

PLANNING BOARD REPORT #47-97

**MODULAR CLASSROOM AT BAXTER SCHOOL
SITE PLAN AND CONDITIONAL USE REVIEW
PORTLAND SCHOOL DEPARTMENT, APPLICANT**

Submitted to:
Portland Planning Board
Portland, Maine

November 25, 1997

City of Portland, Maine Planning Department

City Hall
389 Congress Street, 4th Floor
Portland, Maine 04101
Fax Number: 756-8258

FAX TRANSMISSION COVER SHEET

TO:

Randy Stewart

COMPANY:

School Dept.

FROM:

Kandi Talbot

FAX #:

874-8107

OF PAGES:

7

DATE:

November 24, 1997

RE:

please see attached
agenda and Planning
Board Report

If you do not receive all of the pages, please call 874-8721 or 874-8719.

CITY OF PORTLAND, MAINE

PLANNING BOARD

Cyrus Y. Hagge, Chair
John H. Carroll, Vice Chair
Kenneth M. Cole III
Jaimy Caron
Kevin McQuinn
Deborah Krichels
Erin Rodriguez

PUBLIC HEARING AGENDA

Tuesday Evening, November 25, 1997, at 6:30 p.m. Public Hearing, Room 209, 2nd Floor, City Hall,
389 Congress Street, Portland, Maine.

1. ROLL CALL AND DECLARATION OF QUORUM
2. COMMUNICATIONS AND REPORTS
3. ANNOUNCEMENT OF DECISIONS AT THE PREVIOUS MEETING ON
OCTOBER 28, 1997.

- i. Candlewood Hotel Site Plan; Vicinity of Congress and Sewall Streets; Olympia Equity, applicant.

The Portland Planning Board voted unanimously (7-0) to approve a proposal for a 70-room hotel, subject to conditions

- ii. Hamill Text Amendment; for B-1, B-2, B-4, B-5, I-5, R-P Zones; Vicinity of 273 Congress Street; Sherwood Hamill, Applicant.

The Portland Planning Board voted unanimously (7-0) to approve a text amendment for the B-2, B-4, B-5 and I-B zones.

- iii. Holmes Contract Zone; Vicinity of Rand Road; Peter Holmes, Applicant.

The Portland Planning Board voted to approve (4-2; Carroll and Caron opposed, McQuinn absent) to approve a contract zone from R-3 Residential to IL Low Impact Industrial.

- iv. Fore Street Site Plan; Vicinity of 436-438 Fore Street; Joseph Soley, Applicant.

The Portland Planning Board voted unanimously (6-0, McQuinn absent) to approve the construction of a fourth-floor apartment.

- v. Goodrich Parking Lot; Vicinity of Fore and Center Streets.

The Portland Planning Board voted (5-0; McQuinn absent, Rodriguez abstained) to table the proposal for construction of a 92-space parking lot.

4. NEW BUSINESS

i. Change of Use (Consent): Vicinity of 13 Franklin Street: M & A Partners, Applicant.

The Portland Planning Board will consider a proposal by M & A Partners for a change of use from warehouse to office space over 10,000 sq. ft. at the W. L. Blake Building located at 13 Franklin Street. The site is approximately .57 acres and zoned B-3.

ii. Zone Change: Vicinity of Rand Road: Union Water Power Company, Applicant.

The Portland Planning Board will consider a contract zone change from the R-3 Residential to the IL Low Impact Industrial zone to construct a warehouse/office complex at the end of Rand Road.

iii. Baxter School Modularity: Vicinity of 152 Ocean Avenue, Portland Schools, Applicant.

The Portland Planning Board will consider a proposal by the Portland School Department to install a 28 ft. x 38 ft. modular classroom at Baxter School, 152 Ocean Avenue, to accommodate a multilingual pre-school program. The site is zoned R-5.

NOTE: It is possible that the Board will not reach all of the items prior to adjournment. Any items not reached will be rescheduled to appear on the subsequent agenda with items appearing early on the agenda as unfinished business.



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Kandice Talbot, Planner

DATE: January 21, 1998

SUBJECT: Certificate of Occupancy
150 Ocean Avenue

A review of the site has been completed for 150 Ocean Avenue. It is my opinion that a **Permanent Certificate of Occupancy** could be granted.

MODULAR CLASSROOMS AT BAXTER, LYSETH AND PRESUMPCOT SCHOOLS

PORTLAND SCHOOL DEPARTMENT, APPLICANT

SITE PLAN AND CONDITIONAL USE REVIEW

Submitted to:

Portland Planning Board
Portland, Maine

June 13, 1995

I. INTRODUCTION

The Portland School Department proposes to install modular classroom at three school sites. The modulars are planned at Baxter School Elementary School (150 Ocean Avenue), two modulars for both Presumpscot Elementary School (69 Presumpscot Street) and Lyseth Elementary School (175 Auburn Street). These proposals are subject to conditional use and site plan review. Site plans and background information are shown as Attachments A and B.

820 notices were sent to area property owners.

II. FINDINGS

Baxter

Zoning	R-5
Number of Modulars	
Existing	0
Proposed	3
Modular Dimensions	60.3' x 23.6' (two); 56.3' x 23.7'
Relocated Modulars from:	Lyman Moore (two); King

Lyseth

Zoning	R-2
Number of Modulars	
Existing	1
Proposed	2
Modular Dimensions	56.3' x 23.7'
Relocated Modulars from:	Lyman Moore

Presumpscot

Zoning	R-5
Number of Modulars	
Existing	0
Proposed	2
Modular Dimensions	56.3' x 23.7'
Relocated Modulars from:	Lyman Moore; King

The School Department indicates that the modulars will be located on these sites for up to ten years in order to accommodate a timeframe for planning, funding and construction of expanded school facilities in the City (see Attachment A-8.) The actual placement of the modulars would take place over the next two school years depending on the site. The modulars for these sites will be moved from existing modulars on other school sites.

The modulars will have a sonotube foundation so that site grading will not be necessary. Skirting will be placed along the bottom edges of the modulars.

A copy of the Portland Elementary Schools Facility Study has been previously distributed. This study outlines short-term and long-term recommendations for elementary school facilities.

III. STAFF

Staff has reviewed this proposal for conformance with the applicable review criteria of the Site Plan and Conditional Use standards of the Land Use code.

SITE PLAN REVIEW

1/2. Parking and Circulation

Baxter:

Three modulars will be located adjacent to an existing paved area behind the school (easterly side). Students will access the modular from the paved playground area. This is remote from vehicle driveway and parking activities which takes place in front of the school

Lyseth:

The two modulars are sited in an area framed by two wings of the school. They are well away from the school campus parking and driveway areas.

Presumpscot:

The modulars will be placed to the rear of the school adjacent to the baseball field. The modulars are remote from the school driveway and parking areas. The Sherwood Street driveway is about 200 feet from the nearest modular.

3/4. Bulk, Location, Height

Baxter:

The three modular units are located a minimum 100+ feet from the nearest residential structure minimizing any adverse impact on adjacent properties.

Lyseth:

The new modular will be located within an existing court yard area formed by two wings of the school. An existing modular which is located just outside the courtyard has been in place for several years, with no known adverse effects.

Presumpscot:

The closest residential property line to the modular units is a minimum distance of 260 feet which should minimize any impact on residential properties (southerly side). Other abutting uses include a cemetery and industrial uses.

5. Sewers, Storm Drains, and Utilities

Baxter and Presumpscot modulars will be serviced by underground utilities connected to their respective schools. Overhead electrical service is planned for the Lyseth modulars.

6/7. Landscaping

Baxter:

There are three existing deciduous trees (newly planted) near the southerly wing of the school where two of the modulars will be sited. The modulars will be placed a minimum ten feet from the trees. These trees provide a partial screening for the Mayland Street residences whose backyards are adjacent to the school. In order to adequately screen the second modular, six unspecific trees are shown on the plan. The City Arborist is recommending pine trees with a minimum height of five to six feet.

On the Walton Street side of the property, the City Arborist is recommending that five pine trees (five to six feet high) be planted to provide screening for an abutting property.

Lyseth:

No new landscaping for this site is proposed. There is an existing wood stockade fence along the property line which provides adequate screening. The new modular unit is between the school and the existing modular so that views of the new modular will be screened from adjacent properties.

Presumpscot:

The applicant is not proposing any new landscaping. The City Arborist recommends that two Sugar Maples (2 1/2 inch caliber) be planted on both sides of the Sherwood Street driveway near the abutting residences. This would improve existing landscaping along the school's property line.

8. Soil and Drainage

Baxter:

A six inch underdrain will be installed along the outer pavement edge of the playground (behind the school). The underdrain will outlet into an existing drainage swale along the southern property line. This underdrain is being installed out of concern that the modular skirting would block drainage.

Rather than running the pipe directly into the swale, the Development Review Coordinator is suggesting that the outlet pipe be shortened about 20 feet from the swale. With a rip rapped outlet, this would disperse and lessen the storm water concentration.

A 20 foot strip of pavement will be added to accommodate two basketball hoops which are being relocated by the modulars.

Lyseth:

The modulars are located on existing paved surfaces and are not expected to create any drainage problems.

Presumpscot:

All but a small section of the modulars will be on existing paved surfaces. No site grading will be needed.

9. Lighting

There has been no exterior lighting proposed for any of the modulars.

10. Fire

The Fire Department has reviewed and approved fire related concerns. The setbacks of the modulars has been increased to 20 feet which meets the fire separation standard required by the State Fire Marshal's Office.

11. City Infrastructure

The modulars are being utilized on an interim basis until the recommendations of a elementary school facility plan are implemented and constructed.

12. Natural Resources

All three projects are on developed sites in an urban area. There are no known adverse impacts on natural resources from this development.

IV. CONDITIONAL USE STANDARDS

Section 14-78, 14-118

- i. In the case of expansion of existing uses (onto) land 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.

The applicant intends to place the modular units on the same lot on which the principal uses are located.

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

The placement of modulars at the Baxter, Lyseth and Presumpscot will not cause the displacement of residential units.

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

There are no new uses proposed for the modular classrooms.

Section 14-474

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

Based on the site plan and information submitted by the applicant, there are no distinctive characteristics which could be found to be 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;

The modular units are not expected to have an adverse impact upon the safety or welfare of the public.

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

The impact of placing modular units on the school campuses has no more impact than the school uses which normally occurs at these sites.

V. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information contained in Planning Report #25-95 relevant to the Standards for Site Plan and Conditional Use Review, the Planning Board finds.

1. That the plan is in conformance with the Site Plan Ordinance of the Land Use Code.

Potential conditions of approval:

- i. That the site plans be revised for City Arborist review and approval reflecting two additional Sugar Maples (min. 2 1/2 inch caliber) at Presumpscot School and eleven additional Pine trees (5-6 feet high) at Baxter School.

- ii. That the Baxter School site plan be revised for Planning staff review and approval reflecting the comments of the Development Review Coordinator regarding the underdrain.
2. That the plan is in conformance with the Conditional Use Standards of the Land Use Code.

Potential Conditions of Approval

- i. That the conditional use approval for each modular unit shall terminate six months after cessation of use by students or on July 31, 2005, whichever is first.

Attachments:

- A. Background Information
- B. Site Plans
- C. Portland School Department Modular Classroom Approvals

CITY OF PORTLAND, MAINE
PLANNING BOARD

Cyrus Y. Hagge, Chair
John H. Carroll, Vice Chair
Kenneth M. Cole III
Jaimey Caron
Kevin McQuinn
Deborah Krichels
Erin Rodriguez

December 5, 1997

Randy Stewart
Portland Public Schools
331 Veranda Street
Portland, ME 04103

RE: Baxter School Modular, 150 Ocean Avenue

Dear Mr. Stewart:

On November 25, 1997 the Portland Planning Board voted 5-0 (Cole and McQuinn absent) to approve the conditional use and site plan for a modular classroom at Baxter School, located at 150 Ocean Avenue. The approval was granted for the project with the following condition(s):

- i. That the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #47-97, 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.

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4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Works 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, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 3828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 3722) 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,



Cyrus Y. Hagge, Chair
Portland Planning Board

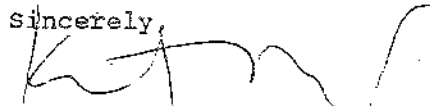
cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

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, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

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

Sincerely,


Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Richard Whitmore, Assistant Superintendent of Schools
Portland School Department, 331 Veranda Street, Portland, ME 04101
Tom Greer, Greer and Pinkham, 170 US Route One, Falmouth, ME 04105
Approval Letter File

CITY OF PORTLAND, MAINE

PLANNING BOARD

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June 14, 1995

Mr. Richard Jones, Facilities Director
Portland School Department
331 Veranda Street
Portland, ME 04101

RE: School Modular Classrooms at Baxter School (150 Ocean Ave), Lyseth School (175 Auburn Street), and Presumpscot School (69 Presumpscot Street)

Dear Mr. Jones:

On June 13, 1995 the Portland Planning Board voted 6-0 (DeCoursey absent) on the following motions regarding two temporary modular classrooms each at Lyseth School and Presumpscot School and three temporary modular classrooms at Baxter School.

1. That the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions:
 - i. That the site plan be revised for City Arborist review and approval reflecting two additional sugar maples (min. 2 1/2 inch caliber) at Presumpscot School and eleven additional pine trees (5 - 6 feet high) at Baxter School.
 - ii. That additional screening be installed to buffer the new modular at Lyseth School from the abutting property owners with said screening to be reviewed and approved by the City Arborist.
 - iii. That the Baxter School site plan be revised for planning staff review and approval reflecting the comments of the Development Review Coordinator regarding the underdrain.
2. That the plan is in conformance with the Conditional Use Standards of the Land Use Code subject to the following condition:
 - i. That the conditional use approval for each modular unit shall terminate and be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #25-95, which is attached.

Alex

PORTLAND PUBLIC SCHOOLS
331 Veranda Street
Portland, Maine

TO: Inspection Department

FROM: Randy Stewart (874-8125)

DATE: 10/21/97

SUBJ: Site Plan, Modular Unit at Baxter Elementary

Pursuant to the city code I am submitting this written statement to accompany the attached Site Plan for a modular unit to be located at Baxter Elementary School, 150 Ocean Avenue.

1. A 28'x 38' modular classroom to accommodate a multilingual pre-school program servicing approximately 20-25 students during normal school hours for the next two years.
2. See attached plan.
3. N/A.
4. Normal classroom waste less recyclables.
5. Will use existing facilities.
6. No change required.
7. Construction not required, anticipate unit will be delivered and set up prior to 11/30/97.
8. N/A.
9. Unit will be acquired on a two year operating lease financed by federal grant funds.
10. Placed on city property.
11. N/A.

