

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

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Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

August 12, 2003

Mr. John T. Marble, Facility Manager
Catherine McAuley High School
631 Stevens Avenue
Portland, Maine 04103

RE: Catherine McAuley High School, 631 Stevens Avenue, Field Expansion
Sidewalk and granite curb waiver request

CBL: 136-E-006, 143-F-004, 144-B-004

Dear Mr. Marble:

On July 22, 2003, the Portland Planning Board voted on the following motions regarding the Catherine McAuley High School field expansion project:

- A. The Board voted 3 to 2 (Beal and Delogu opposed, Lowry and Patterson absent) to waive the requirement for sidewalk along the Walton Street frontage of the property. The waiver required four votes and therefore failed.
- B. The Board voted 1-5 (Malone in favor, Lowry and Patterson absent) to waive the requirement for granite curb along the Walton Street frontage of the property. The waiver required four votes and therefore failed.

The decision is based on the submitted plan, material supplied at the Public Hearing, and the findings related to the review standards as contained in Planning Board # 32-03, which is attached. In denying the waiver of curb and sidewalk, the Board affirms its May 27, 2003 decisions and conditions of approval for site plan and conditional use under the City Land Use Code.

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 CADD.DXF files with seven (7) sets of the final plans.

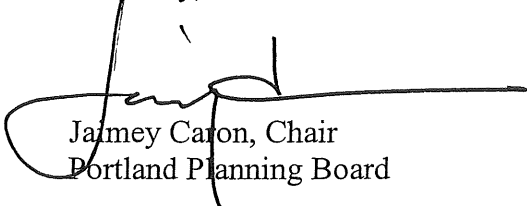
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2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release 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.
3. 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.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact William B. Needelman, Senior Planner, at 874-8722

Sincerely,



Jaimey Canon, Chair
Portland Planning Board

cc: Anne Archino Howe, P.E., SYTDesign, PO Box 86A, 160 Longwoods Road,
Cumberland, ME 04021

Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
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Jay Reynolds, Development Review Coordinator
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Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File