

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: David Klenk, Planner

FROM: Robert J. Roy, Planning Engineer, Parks and Public Works

SUBJECT: First Baptist Church, Canco Road and Washington Avenue

DATE: 10/24/86

I have reviewed the subject site plan and find it to be acceptable to this Department with the following conditions:

1. That the design specifications for the hydrobrakes to be installed in the catchbasins in the parking lot be indicated on the plans.
2. The sidewalk to be built along Canco Road shall be installed along the streetline with a five foot wide grassed esplanade between the sidewalk and the new curblines.

Stormwater runoff will be collected through a series of catchbasins in the parking lots and outletted into Milliken Brook, which traverses the property. Milliken Brook enters the City Interceptor Sewer on site at a point northerly of the proposed driveway to Washington Avenue.

Hydrobrakes will be installed in the last two catchbasins before the stormdrain outlets into the brook. The hydrobrake units will regulate the rate of runoff draining from the developed site during rainstorms.

Sanitary wastewater flows from the building will be piped into the City Interceptor Sewer, which has adequate capacity to handle these flows.

All curb and sidewalk work along Canco Road and Washington Avenue must be done in accordance with City standards and under Public Works supervision.



RJR/bjk

pc: William S. Boothby, Principal Engineer

CITY OF PORTLAND, MAINE

M E M O R A N D U M

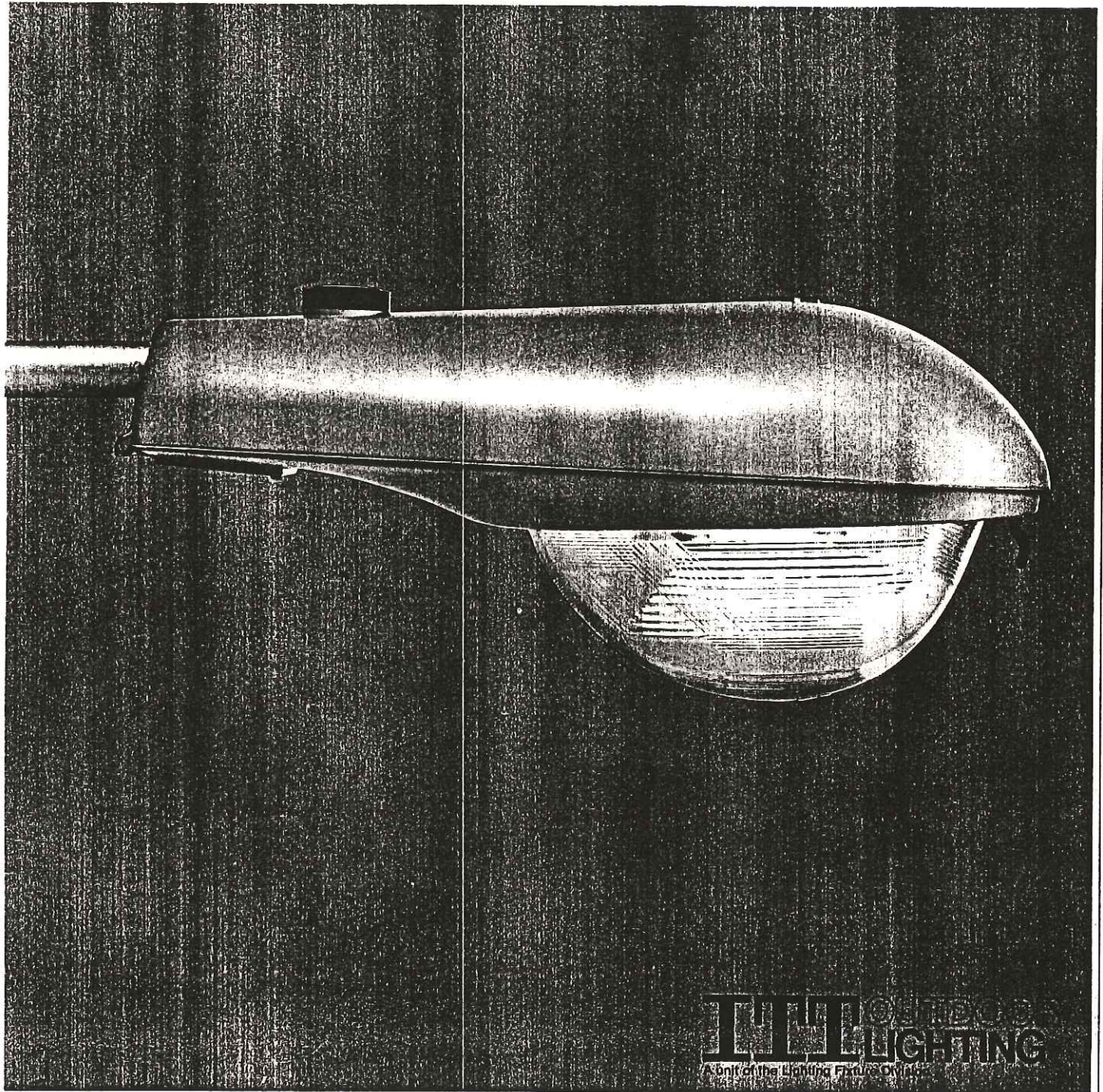
TO: David Klenk, Planner
FROM: Carmela Barton, City Arborist
DATE: October 24, 1986
SUBJECT: First Baptist Church

The double row trees which line the driveway need to be spaced at 30 feet o.c., increasing the number in that location from 12 to 16. The Austrian Pines must be 6 feet tall; if a shorter pine is used, the spaces between must be decreased to 10 feet rather than 15 feet. The trees along the parking area on Canco Road should be spaced 25 feet apart, with an evergreen under-planting of shrubs. Foundation plantings need to be specified for the Canco and Washington Avenue sides of the proposed building. A preservation plan needs to be submitted as well.

POLES SHALL BE 2 1/2" ROUND ALUMINUM
DESIGNED FOR 100 MPH WIND.

Horizontal Luminaire

High Pressure Sodium - 70, 100 and 150 Watts,
Mercury Vapor - 100 and 175 Watts
SERIES: 113 and 114



THE OUTDOOR LIGHTING
A Division of the Lighting Fixture Division

photometric data

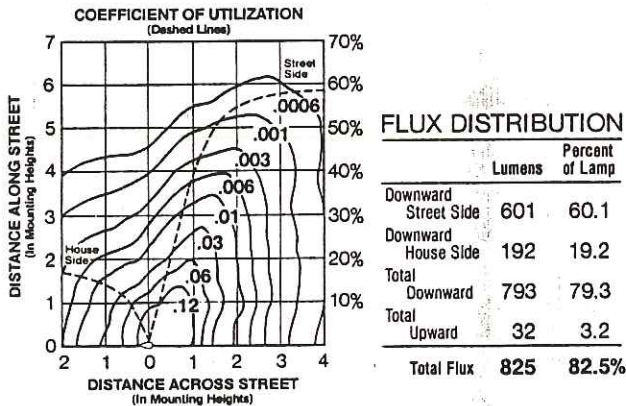
175 WATT HORIZONTAL LUMINAIRE (Series 113 & 114)

ISOFOOTCANDLE AND UTILIZATION CURVES

Values of isocandela, lumens, and footcandles are based on a lamp operated at 1000 lumens. Refer to Lamp Lumen Chart for factor of desired lamp. Multiply isocandela and lumen values by this factor.

This data is based on a mounting height of 25 feet, refer to Mounting Height Chart for conversion factors.

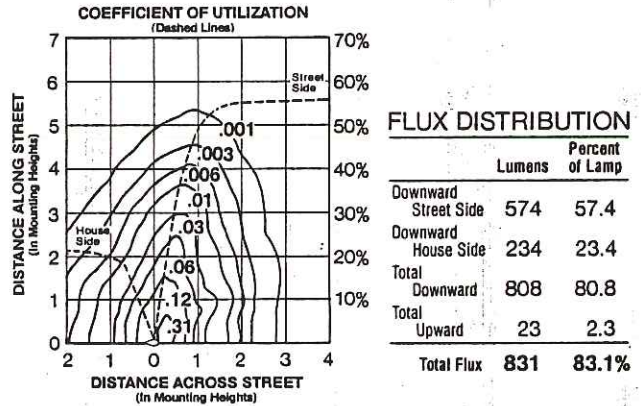
70, 100, and 150 watt High Pressure Sodium units:



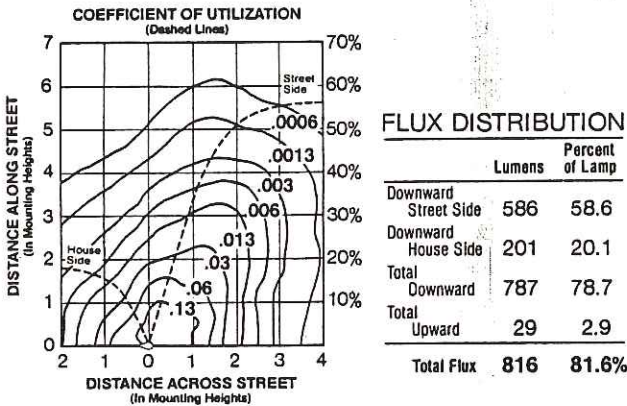
Data based on Report No. P2012, IES Type III, Medium, semi-cutoff (acrylic refractor). See Chart for lamp factors.

LAMP LUMEN CHART		
Designation	Lumen Rating	Factor
LU 70W	5800	5.8
LU 100W	9500	9.5
LU 150W	16000	16.0

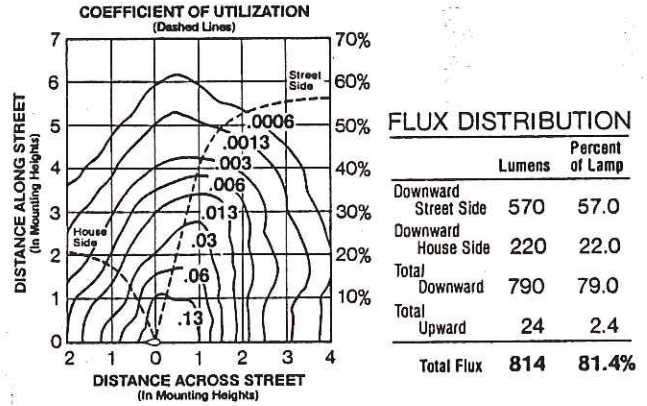
MOUNTING HEIGHT CHART							
Mounting Ht.-Ft.	18	20	22	25	28	30	35
Factor	1.93	1.56	1.29	1.00	.80	.69	.51



Data based on Report No. P2015, IES Type II, Medium, semi-cutoff (acrylic refractor). See Chart for lamp factors.



Data based on Report No. P2030, IES Type III, Medium, semi-cutoff (glass refractor). See Chart for lamp factors.



Data based on Report No. P2035, IES Type II, Medium, semi-cutoff (glass refractor). See Chart for lamp factors.

ordering data

175 WATT HORIZONTAL LUMINAIRE • HIGH PRESSURE SODIUM

Primary Volts	Ballast Type	Power Factor	Approx. Wt.-Lbs.	CATALOG NUMBERS	
				with Photocontrol Receptacle	without Photocontrol Receptacle
70 WATT HIGH PRESSURE SODIUM					
120	Regulated	High	21	113-562E2-6	114-562E2-6
120	Reactor	Normal	16	113-570E2-6	114-570E2-6
120	Reactor	High	16	113-559E2-6	114-559E2-6
208	Regulated	High	21	113-564E2-6	114-564E2-6
240	Regulated	High	21	113-563E2-6	114-563E2-6
240	Lag Auto	Normal	21	113-573E2-6	114-573E2-6
240	Lag Auto	High	21	113-553E2-6	114-553E2-6
277	Regulated	High	21	113-565E2-6	114-565E2-6
480	Regulated	High	21	113-566E2-6	114-566E2-6
100 WATT HIGH PRESSURE SODIUM					
120	Regulated	High	21	113-56212-6	114-56212-6
120	Reactor	Normal	16	113-57012-6	114-57012-6
120	Reactor	High	16	113-55912-6	114-55912-6
208	Regulated	High	21	113-56412-6	114-56412-6
240	Regulated	High	21	113-56312-6	114-56312-6
240	Lag Auto	Normal	21	113-57312-6	114-57312-6
240	Lag Auto	High	21	113-55312-6	114-55312-6
277	Regulated	High	21	113-56512-6	114-56512-6
480	Regulated	High	21	113-56612-6	114-56612-6
150 WATT HIGH PRESSURE SODIUM					
120	Reactor	Normal	16	113-57062-6	114-57062-6
120	Reactor	High	16	113-55962-6	114-55962-6
240	Lag Auto	Normal	21	113-57362-6	114-57362-6
240	Lag Auto	High	21	113-55362-6	114-55362-6

NOTES

- Above catalog numbers are for **I.E.S. Type II light distribution**; also available in **Type III**. Change last digit in catalog number to indicate desired pattern. (Example: 113-570E3-6, Type III).
- Type II-4 way** is available with glass refractor only, to order change last digit to D and delete the suffix. (Example: 113-570ED.)
- Lamps and photoelectric controls** are not included, order separately, be sure voltage is correct. (See separate Photoelectric Controls pages.)
- Acrylic refractors** are standard. Optional refractors available: to order **glass refractor** delete the -6 suffix; to order **polycarbonate refractor** change -6 suffix to -8. (Example: 113-570E2-8, polycarbonate refractor.)
- Level Indicator, Fusing and Auxiliary Lightning Arrestor** are available. Contact factory for further information.
- To order **Glare Shield**, specify Catalog No. 8-13-001.
- 50 watt units** available in some ballast/photometric combinations. Contact factory for complete information.
- Above luminaires are available with 50 Hertz ballast (control gear). Contact factory for further information. Refer to folios A-2 and A-3 for information on 200 and 250 watt luminaires.
- For further information contact your local ITT Outdoor Lighting representative or ITT Outdoor Lighting, Southaven, Mississippi, 38671, telephone 601-342-1545, or telex 053-952.



THE FIRST BAPTIST CHURCH

October 24, 1986

City of Portland
Planning Department
389 Congress Street
Portland, ME 04101

Attn: Mr. David Kleink

Re: First Baptist Church - Portland, ME
Financing of Canco Road Site

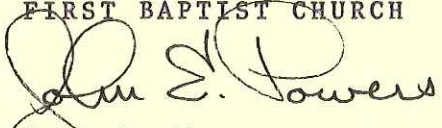
Dear Mr. Kleink:

Mr. Eric Labelle of Stevens Morton Rose & Thompson has informed us that you have requested a statement defining the direction we are pursuing on the financing of the construction of our proposed new facility on Canco Road.

Presently we are intending to receive the majority of our funds from the sale of our property at 353 Congress St. The interim financing would probably be through a local bank based on the final sales agreement and other arrangements with the purchaser to whom we have a signed purchase and sale agreement with now. To date we have not made any financing arrangements with a local bank except for funds necessary to purchase and close on the Canco Road property. We foresee no problems at present with the sale of our property at 353 Congress Street; therefore, the remainder of funds necessary for completion of the presently proposed project should not be a problem.

Very truly yours,

FIRST BAPTIST CHURCH


John E. Powers

cc: Stevens Morton Rose & Thompson
Church Growth Services

353 Congress Street, Portland, Maine 04101
REV. EDWARD J. HALES, Pastor
(207) 773-3123

FIRST BAPTIST CHURCH
 PORTLAND, MAINE
 FLOOR AREAS IN SQUARE FEET

<u>Designated Area</u>	<u>Square Feet</u>	TOTALS
Balcony 1/25 ch	4,000	160
Chapel 1/5 SEATS	1,936 (150 seats)	30
Nave & Choir 1/5 SEATS	4,624 (490 seats) (40 seats)	106
Choir Practice Area - ACCESSORY	680	
Library - ACCESSORY	205	
Offices 1/400 ch	1,500	4
Day Care Area - ACCESSORY	605	
Sunday School Area - ACCESSORY	4,495	
Family Life Center - ACCESSORY	5,280	
Miscellaneous Areas - ACCESSORY Bathroom, Hallways, Stairwells, Mechanical Room, etc.	14,183	
TOTAL	37,508	300

OR (60 SEATS)

FIRST BAPTIST CHURCH BALCONY AND PARKING ADDITION
SITE PLAN, CONDITIONAL USE REVIEW
FIRST BAPTIST CHURCH, APPLICANT

Chasse - OB second
6-0 - Fisher absent

Submitted to:

Portland Planning Board
Portland, Maine

May 12, 1992

I. INTRODUCTION

The First Baptist Church is requesting site plan and conditional use review for an expansion of their church located at the intersection of Canco Road and Washington Avenue. The site is 9.57 acres and zoned R-3 Residential.

On October 28, 1986, the Planning Board approved the original site plan for First Baptist Church, including the church building and required parking. Prior to the final approval, the church had planned to construct an interior balcony, but because of the additional required parking, they decided to hold off on the balcony until a later date.

The applicant is now returning to the Board with a proposal to construct a 250 seat balcony and 85 parking spaces. The parking will be located to the rear of the building and along the southwest wall of the building.

II. SUMMARY OF FINDINGS

Zoning	R-3
Land Area	9.57 acres
Existing Parking	120
Proposed Parking	85
Existing Seating	450
Proposed Balcony Seating	250
Land Uses	Residential, Business, Industrial

1/5 50 req'd
of balcony

III. STAFF REVIEW

The proposal has been reviewed for site plan and conditional use compliance. Review and approval of the proposal has been completed by the departments of Planning, Parks and Public Works, and Fire. Comments from these departments are contained in this report.

Site Plan

1. Parking and Circulation.

Access to the site is from Canco Road. One driveway, located approximately 210 feet from the Canco/Washington intersection leads to the parking areas and church building.

When the applicant was originally before the Board, a total of 185 spaces were approved. By the end of construction, only 120 spaces were constructed. The current parking requirement for churches is one space per five seats. The applicant proposes to add 250 seats to an existing 450 seats for a total of 700 seats and a requirement of 140 spaces. The church will add 85 spaces to the existing 120 for a total of 205 spaces.

Sidewalk
along driveway

The applicant will also be constructing a boardwalk over a drainage swale which runs along Canco Road. This boardwalk will improve pedestrian circulation by allowing members of the congregation who park in the BEU parking lot or walk to church to get into site without walking on Canco Road.

Mr. Bray, City Traffic Engineer, has reviewed the plans. His comments are included as Attachment 5a.

2. Bulk, Location, Height, and Utilities.

The ground floor coverage of the existing building is 25,168 sq. ft. The proposed balcony will seat 250 people. The balcony was considered in the preliminary designs for the original church, yet was eliminated from the plans due to the parking required and cost.

The height of the building is approximately 35 feet.

Utilities are currently connected in Canco Road. The church does not anticipate any additional utility connections associated with the project.

3. Landscaping.

The applicant proposes to landscape the parking area with four "shade master" trees, two Autumn Blaze trees and one floribunda. The areas between the parking lot and wetland areas will be landscaped with 28 Vaccinium Corymbosum, 10 Thuja Occidentalis Nigra and 17 Ilex Verticillata. These plants were chosen by the applicant in consultation with the Department of Environmental Protection, in order to provide a satisfactory buffer between the parking areas and more sensitive wetlands areas. These plantings will serve as a "treatment" of stormwater draining from the parking lot.

Additionally, the applicant intends to make improvements to the Canco/Washington corner of the parcel by regrading, loaming and seeding. All trees will be preserved. A screened dumpster will be placed between the church and parking lot.

Mr. Jeff Tarling, Arborist, has reviewed and approved the plan. His comments are included as Attachment 5c.

4. Soils and Drainage.

The church building is located at a high point in the parcel. Runoff currently drains to the east to a detention area along Canco Road and to the west into Fall Brook and a wetland area. Minor filling will be needed to construct the parking lot since some fill was added a few years ago. The DEP has since reviewed this past filling and has requested a restabilization of the area. Notes have been added to the plan in order to meet the DEP's requirements.

Stormwater from the southwest parking lot will be directed through regrading to flow through the added buffer area and into the wetland. Likewise, runoff from the west area of the parking lot will flow into the landscaped areas and into the Fall Brook via the wetland.

The applicant also proposes to construct a boardwalk/bridge over a drainage swale along Canco Road. Currently, members of the congregation who walk to church or park in the BEU parking lot, walk along Canco Road to the church driveway.

Melodie Esterberg, Development Review coordinator, has reviewed the plans and has consulted with the Department of Environmental Protection. Her comments are included as Attachment 5b.

5. Exterior Lighting.

The applicant proposes to install five new exterior lights mounted on 25 ft. high poles. The new lights will match the existing which are 150 watt, high pressure sodium cobra head lights. There are five light poles currently in the existing parking lots.

6. Zoning Amendment.

The applicant's proposal does not include a zoning amendment.

7. Fire Safety.

Lt. Garroway of the Fire Prevention Bureau has reviewed and approved the plans. He will review the balcony and its compliance with the fire safety code as part of the building permit review process.

8. Preliminary Plan.

Since the last workshop, the applicant has submitted a stormwater management plan based on the comments of Melodie Esterberg, Development Review Coordinator, and has indicated additional landscaping as requested by Jeff Tarling and the DEP. The landscaping proposed by the applicant has been specially selected to stabilize the bank of the Fall Brook and perimeter areas of the wetland.

9. City Project.

The project does not interfere with any known City projects.

10. Financial Capability.

\$301,000 in funds for the proposed balcony and parking lot expansion have been raised by the First Baptist Congregation. A letter from Forest Barter, Chairman of the Board of Deacons, is included as Attachment 4.

CONDITIONAL USE REVIEW

The plan has been reviewed by the conditional use standards of Sections 14-88 and 14-474 of the Land Use Code. The review criteria of these standards are as follows:

Section 14-88

- 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 residential areas;

The parking lot and balcony will be constructed within the lot on which the principal use is located.

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

The expansion, as proposed by the church, will not cause significant displacement or conversion of any residential uses.

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

The entire lot area of the site is over 9 acres. The church and its associated uses requires a minimum of 2 acres.

Section 14-474

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

Upon reviewing the proposed expansion, staff has not found any unique or distinctive characteristics associated with the conditional use.

- b. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area;

The church, in following its original plans for growth, is constructing a balcony, its required parking, and additional parking. The additional parking is being constructed to provide the congregation with additional on-site parking. Currently, when the existing lot fills up, people have been parking on Canco Road and in the BEU parking lot.

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

It has not been found that the impact of this expansion would differ substantially from the impact which would normally occur from such a use in the R-3 zone.

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 #18-92, the Board finds:

- A. That the First Baptist Church site plan is in conformance with the Standards for Conditional Use Review.

- B. That the First Baptist Church site plan is in conformance with the Site Plan Ordinance of the Land Use Code.

ATTACHMENTS

1. Letters from the Applicant
2. Site Plan
3. Original Approved Letter dated October 28, 1986
4. Letter of Financial Capability
5. Staff Comments:
 - a. Traffic Engineer
 - b. Development Review Coordinator
 - c. City Arborist
6. Letter from Neighbor

o J o h n G u t w i n o
Landscape Architect

April 28, 1992

Sarah Green, City Planner
City Hall
Congress Street
Portland, Maine 04101

RE: First Baptist Church Expansion

Dear Sarah;

On behalf of the First Baptist Church of Portland, We respectfully submit the attached revised information concerning our proposed building modifications and parking expansion.

After an on site meeting with Melodie Estaburg of the City and James Cassida of the DEP, and in an effort to minimize environmental impacts to the large wetland on our property, we have revised our proposed site plan with the following provisions:

- * Removal of material previously placed in the wetland in violation of the NRPA.
- * Enhancement of the vegetated buffer between our proposed paved parking and the wetland.
- * Reduction in the number of parking spaces to reduce impact on the area with minimal vegetative buffer and steep slopes. (Boulder Area)

We propose to pave 85 spaces. The storm drainage of the parking expansion is designed to sheet flow into a stream that crosses under Washington Avenue and joins Fall Brook which empties into Back Cove.

Attached are 7 copies of the Site Plan and the Detail sheet, a copy of the Site Plan reduced to 8-1/2 x 11", and a letter from the First Baptist Church dated April 23, 1992 regarding financial capacity. Please let me know if more information is necessary.

Sincerely,



John Gutwin, RLA

RECEIVED

2 of 2
MAY 04 1992

PORTLAND PLANNING OFFICE

o J o h n G u t w i n
Landscape Architect

May 1, 1992

Sarah Green, City Planner
City Hall
Congress Street
Portland, Maine 04101

RE: First Baptist Church Expansion

Dear Sarah;

The way we have figured parking as required by the City is as follows:

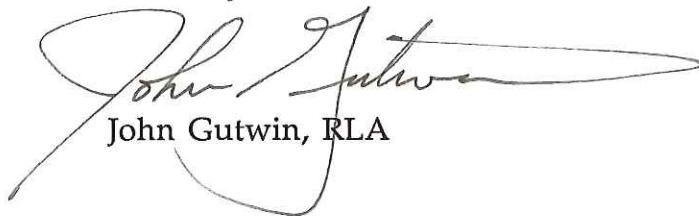
450 existing seats in sanctuary
250 proposed seats in balcony
700 proposed total seats in sanctuary

City parking requirement for churches is 1 parking space per 5 seats.
700 / 5 equals 140 parking spaces.

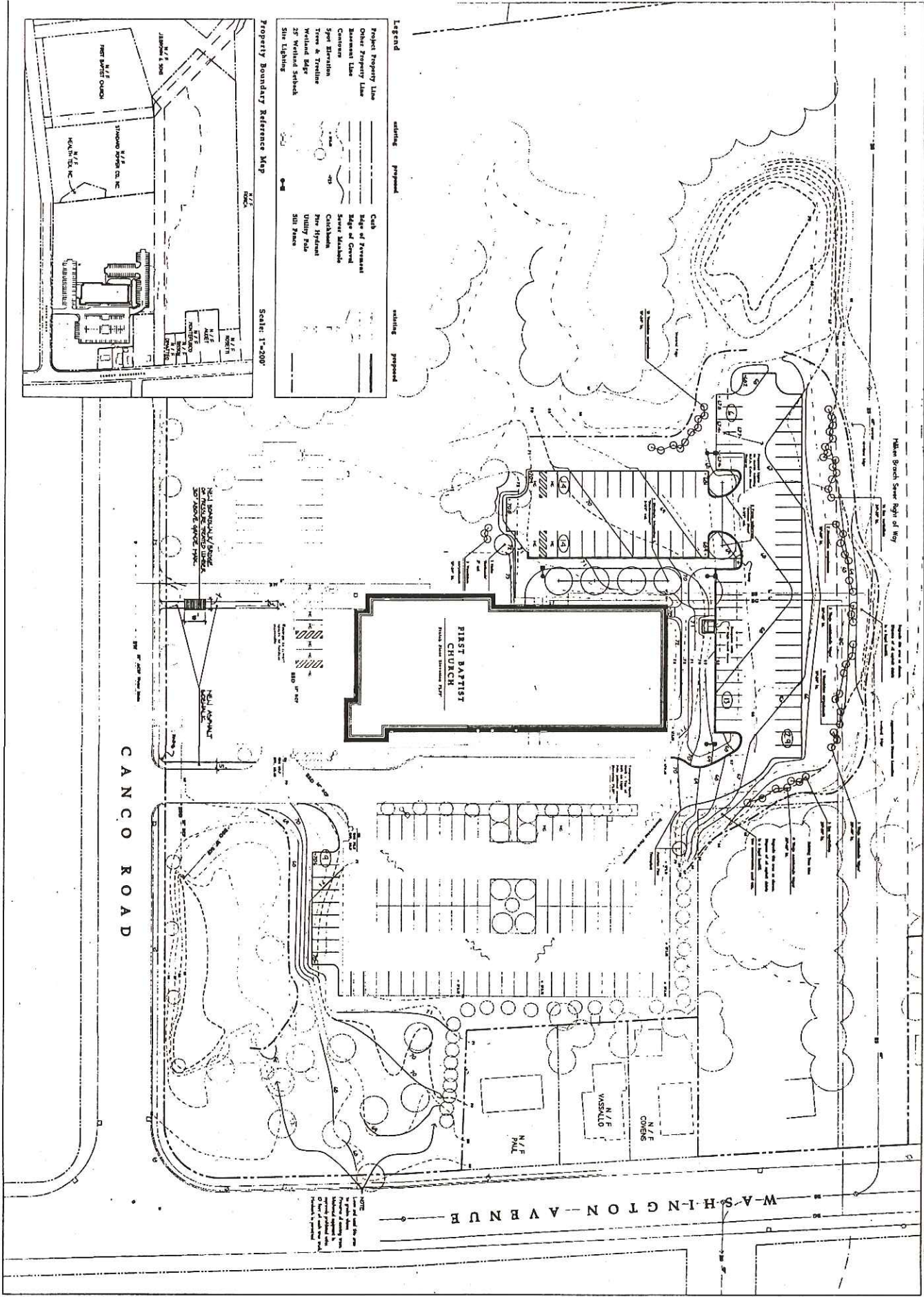
The original Site Plan approval granted 140 spaces 120 of which are currently paved. We propose to add an addition 85 paved spaces for a total of 205.

Please do not hesitate to call if you have further questions.

Sincerely,



John Gutwin, RLA



<p>Scale: 1"=8'</p> <p>North Arrow</p>	<p>TITLE</p> <p>SITE PLAN</p>	<p>Date:</p> <p>February 11, 1992</p> <p>Exhibitors:</p> <p>March 6, 1992 April 16, 1992 (please bring tabbies) (please bring tabbies) (please bring tabbies)</p>	<h1>FIRST BAPTIST CHURCH</h1> <p>Cancro Road, Ferndale, Maine</p>	<p>Owner:</p> <p>First Baptist Church Ferndale, Maine 04109 773-3123</p> <p>Landscaping Architect:</p> <p>John Curtis 16 River Road Ferndale, Maine 04109 773-4122</p> <p>Surveyor:</p> <p>Wells Engineering 103 Park Road Scarborough, Maine 04074</p> <p>Architect:</p> <p>Wilbur E. Ingalls Jr. 49 Dunsmuir Street Portland, Maine 04103 773-4073</p>
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CITY OF PORTLAND, MAINE
PLANNING BOARD

Jack D. Humeniuk, Chairman
Barbara A. Vestal, Vice Chairman
Harry E. Cummings
John L. Barker
Joseph R. DeCoursey
Michael J. Fenton
Jadine R. O'Brien

October 29, 1986

John Powers
Stevens Associates
73 Oak Street
Portland, Maine 04101

Dear Mr. Powers:

On October 28, 1986 the Portland Planning Board voted unanimously (6-0) to approve the conditional use and site plan for the First Baptist Church located at the corner of Washington Avenue and Canco Road. The approval was granted for the project with the following conditions:

1. That the site plan be revised to include a note stating that access from Washington Avenue be for this church building only;
2. That the hydrobrakes and esplanade be detailed on the site plan, and approved by the Public Works Department; and
3. That the applicant provide underground electric service to the building, from the property line.

The approval is based on the submitted site plan and stated conditions. If you want to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within six (6) months of the approval or within a time period agreed upon in writing by the City and the applicant. If there are any questions, please contact the Planning Staff.

Sincerely,



Jack D. Humeniuk, Chairman
Portland Planning Board

DK/eg

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development
Alexander Jaegerman, Chief Planner
David Klenk, Planner
P. Samuel Hoffses, Chief of Building Inspections
Warren J. Turner, Zoning Administrator
George Flaherty, Director of Parks & Public Works
Marc Guimont, City Engineer
William Boothby, Principal Engineer
Robert Roy, Planning Engineer
William Bray, City Traffic Engineer
Carmela Barton, City Arborist



**First
Baptist Church
of
Portland**

360 Canco Road, Portland, Maine 04103

**Robert C. Frederich,
Senior Pastor**

**David Lambertson,
Associate Pastor**

(207) 773-3123

April 23, 1992

City of Portland
Planning Board
Portland, Maine

Dear Sirs;

We appreciate your consideration of the plans which we have submitted for construction of a balcony within our present church sanctuary and the provision of additional parking.

In order to implement these plans the congregation of First Baptist Church has raised a total of \$301,000. in cash and faith commitments designated specifically to this project. We have been counseled by our architectural firm that this should be a sufficient amount to carry this project through to completion.

We will appreciate your prompt consideration of plans which we propose and trust that they will receive your approval.

Sincerely yours,

Forest Barter
Chairman, Board of Deacons
First Baptist Church

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Sarah Greene, Senior Planner
FROM: Bill Bray, Traffic Engineer
DATE: May 7, 1992
SUBJECT: First Baptist Church

I have reviewed the final submittal of plans for this site and have no remaining unresolved traffic access or parking issues. Therefore, I am recommending approval.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Sarah Greene, Senior Planner

FROM: Melodie Esterberg, Development Review Coordinator *Melodie A. Esterberg*

DATE: May 8, 1992

SUBJECT: First Baptist Church

I have reviewed the revised plans in the First Baptist Church. My comments are as follows:

The proposed parking lot has been reduced in scale in order to meet DEP requirements. The disturbed areas within the wetland will be regraded and revegetated. The plans show vegetated buffers that are 25 to 50 feet wide. All stormwater will be filtered by the buffers prior to entering the wetland. Given the limited amount of use that this parking lot will receive, the buffers and wetland vegetation will provide adequate treatment of the stormwater prior to entering the brook.

The revised Stormwater Management Report prepared by BH2M has addressed my concerns regarding stormwater runoff.

The proposed footbridge across the drainage swale adjacent to Canco Road appears to be a reasonable solution for church members who use the parking area at BEU. The bridge will not adversely impact the flow of water within the swale and therefore is acceptable.

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Sarah Greene, Senior Planner
FROM: Jeff Tarling, City Aborist
DATE: May 12, 1992
SUBJECT: First Baptist Church

I have reviewed the revised plans for First Baptist Church and recommend approval.

The applicant has added substantial landscaping around the parking lot to provide a buffer between the parking area and wetlands and also between the parking lot and Canco Road.

2-5-92

Dear Sir:

Concerning the workshop schedule for Feb. 11th. Concerning the 1st. Baptist Church on Conco Road!

I certainly hope you folks who approve these things will grant permission to go ahead with their project.

Being one of the closer neighbors I feel that to increase parking space will help keep the cars off Conco Road. also to develop the balcony is to benefit members and help insure a seat on Sunday.

I trust you will consider my suggestions and give our Baptist neighbors the go ahead.

Thanks for listening to my well intended point of view!

Sincerely,
Victor O. Stacey Sr.

2-5-92

Dear Sir:

Concerning the workshop schedule
for Feb. 11th. Concerning the 1st Baptist
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ahead.

Thanks for listening to my well
intended point of view.

Sincerely,
Victor O. Stacey Sr.

Thurs 1/16
First Baptist Church.

DEP - have to meet setback from stream.
- get a letter of non jurisd. NRPA

driveway - impact on brook - stream ^{wetlands} alteration ~~in~~ -no → traffic
buffer of Fall brook. pull in pkg.

impervious surface calculation.

LETTER OF TRANSMITTAL

MITCHELL & ASSOCIATES
THE STAPLES SCHOOL
70 CENTER STREET
PORTLAND, MAINE 04101

DATE:

March 17, 1992

TO:

Sarah Green

TEL (207) 774-4427
FAX (207) 874-2460

We are sending you the following items:

- Prints
- Plans
- Copy of Letter
- Other

Re:

First Baptist Church

Copies	Date	Description
7	3-4-92	Revised Site Plan
2	3-16-92	Detail Sheet
1		Reduction of Revised Plan
1	3-17-92	Stormwater Management Report

These are transmitted as checked below:

- For approval
- For your use
- For review and comment
- As requested by: _____

Remarks:

Revisions to site plan:
 1) addition of 5 deciduous trees and 3 evergreen trees
 2) addition of 2 site lights (4 total)

Copy to:

Signature:

John Jutawa

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair DeCoursey and Members of the Portland Planning Board

FROM: Sarah Greene, Senior Planner

DATE: February 11, 1992

SUBJECT: First Baptist Church Balcony and Parking

The First Baptist Church is requesting site plan and conditional use review for an expansion of their church at the intersection of Canco Road and Washington Avenue. The site is 9.57 acres and zoned R-3.

On October 28, 1986, the Planning Board approved the original site plan for First Baptist Church, including the church building and required parking. Prior to the final approval, the church had planned on constructing an interior balcony, but because of the parking requirement, they decided to hold off on the balcony until a later date.

The applicant is now returning to the Board with a proposal to construct a 250 seat balcony and 89 parking spaces. The parking will be located to the rear of the building and along the southwest wall of the building.

When the applicant was first approved by the Board, 185 spaces were approved (140 were required). By the end of construction, only 120 spaces were constructed. Through the years, as the congregation grew, people began parking on the rear lawn of the church where parking had originally been approved.

The church will be constructing 89 new parking spaces. In summation: 185 spaces were approved; 120 were constructed; 140 were required. With the 250 seat balcony, 190 (140 plus 50) spaces are required and 209 spaces will be provided.

The added parking is located near a stream on the northwest side of the property. Melodie Esterberg, Development Review Coordinator, has requested a stormwater management plan to determine the effect of construction and runoff of such a parking area on the stream since this watershed is prone to flooding. Jeff Tarling, City Arborist, has also requested landscaping in this area between the parking lot and stream to stabilize the stream bank and provide a buffer.

The DEP will also be reviewing this proposal for its compliance with the National Resources Protection Act.

Two Autumn Blaze trees are proposed for the parking area in addition to the landscaping which also exists on-site from the original construction. The arborist has requested additional landscaping for the parking area. The addition of trees and shrubs will help screen the parking areas from view from Canco Road.

Attachments:

1. Site Plan
2. Original Approval Letter dated October 28, 1986
3. Original Planning Report #112-86



CITY OF PORTLAND

June 18, 1992

Mark Carter
Wilbur Ingalls Architects
49 Dartmouth Street
Portland, ME 04101

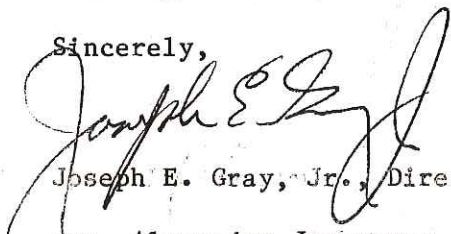
Re: First Baptist Church Revisions

Dear Mr. Carter:

This letter is to confirm the revision to the approved site plan of the First Baptist Church project located at the intersection of Canco Road and Washington Avenue. The approved revision includes omission of the regrading and reseeding of the front lawn and changes to the lighting plan. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision, please contact the Planning Staff at 874-8300, extension 8720.

Sincerely,


Joseph E. Gray, Jr., Director, Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
✓ Sarah Greene, Senior Planner
Melodie Esterberg, Development Review Coordinator
P. Samuel Hoffses, Chief of Building Inspections
Jeff Tarling, City Arborist
Lt. Wallace Garroway, Fire Prevention
Natalie Burns, Associate Corporation Counsel
Paul Niehoff, Materials Engineer
Approval Letter File

WILBUR R. INGALLS, JR
ARCHITECTS AIA

RECEIVED

JUN 06 1992

PORTLAND PLANNING OFFICE

15 June 1992

Sarah Greene
Portland Planning Dept.
389 Congress Street
Portland, Maine 04101

RE: First Baptist Church Project

Dear Sarah,

Bids for this project have been received and due to budget constraints, a couple of minor changes involving the site need to be made.

1. The regrading and reseeding of the section of land next to Washington Ave. will not be done at this time.
2. Three pole lights will be omitted and the lighting accomplished by two existing wall lights and the addition of one wall light. The fourth pole light furthest away from the building will remain.

See the attached copied sections of the site plan.

Please call if you have any concerns about these items.

Sincerely,

Mark G. Carter

Mark G. Carter

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N / F
COVENS

N / F
VASSALLO

N / F
PAUL

+ (72.0)

+ (72.1)

72
+ (72.1)

71

70

69

68

71

70

70

69

68

68

66

FORGO THIS WORK

NOTE

Loam and seed this area to grades shown
Preserve all existing trees.
Mechanical equipment is expressly prohibited within 10 feet of each tree trunk.
Handwork is permitted.

Wiken Branch Sewer Right of Way

SEE NOTE

Regrade this area as shown.
Dispose of all asphalt debris
in a legal landfill.

Approximate Stream Location

14 *Ilex verticillata*
24"-30" ht.

7 *Vaccinium corymbosum*
18"-24" ht.

3 *Thuja occidentalis* 'Nigra'
36"-40" ht.

8 *Vaccinium corymbosum*
18"-24" ht.

Proposed Lights
to match existing
H.P.S. Cobra Head
fixtures

2 *Pyrus calleryana*
'Autumn Blaze'
2-1/2' cal.

4 *Gleditsia tricanthos* l.
'Shademaster'
2-1/2' cal.

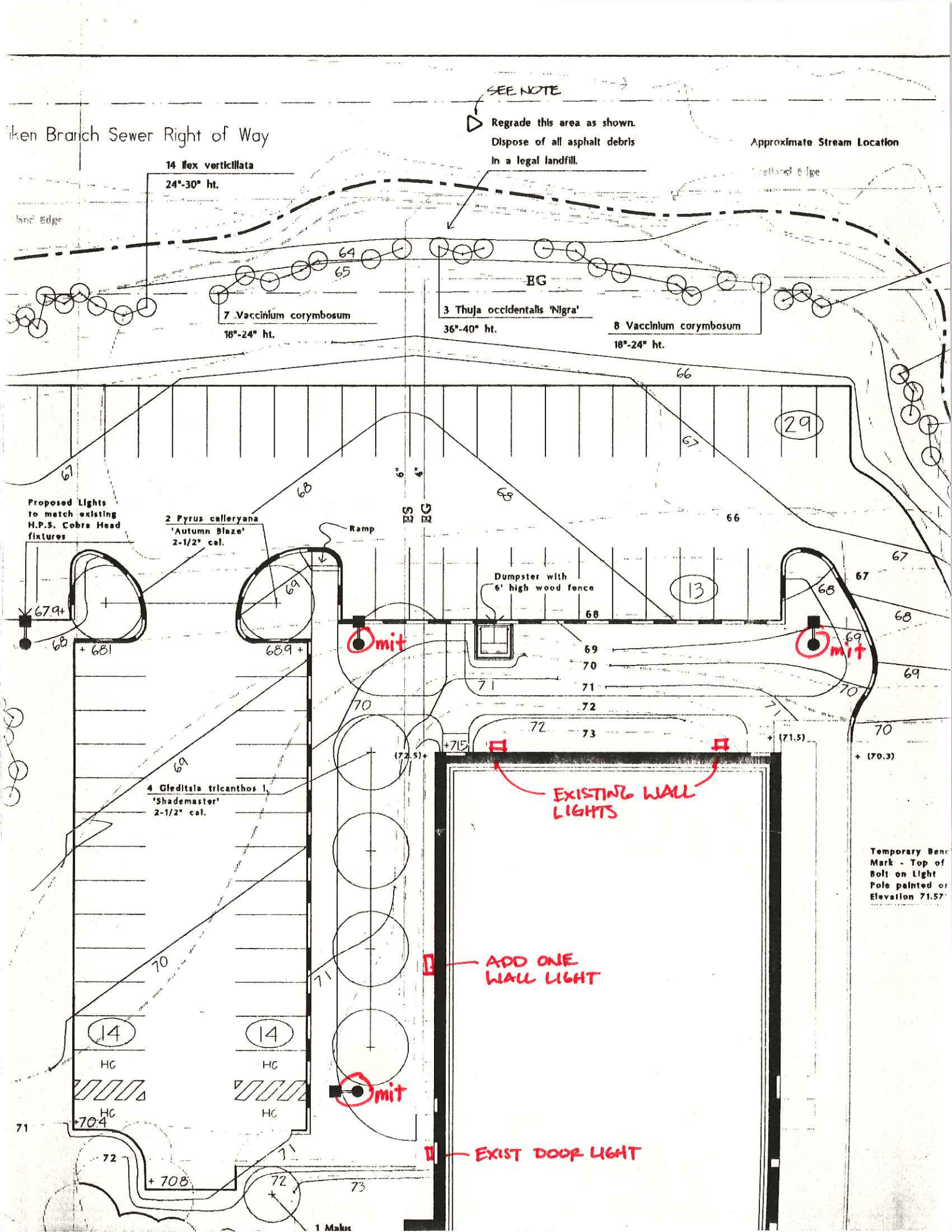
Dumpster with
6' high wood fence

EXISTING WALL
LIGHTS

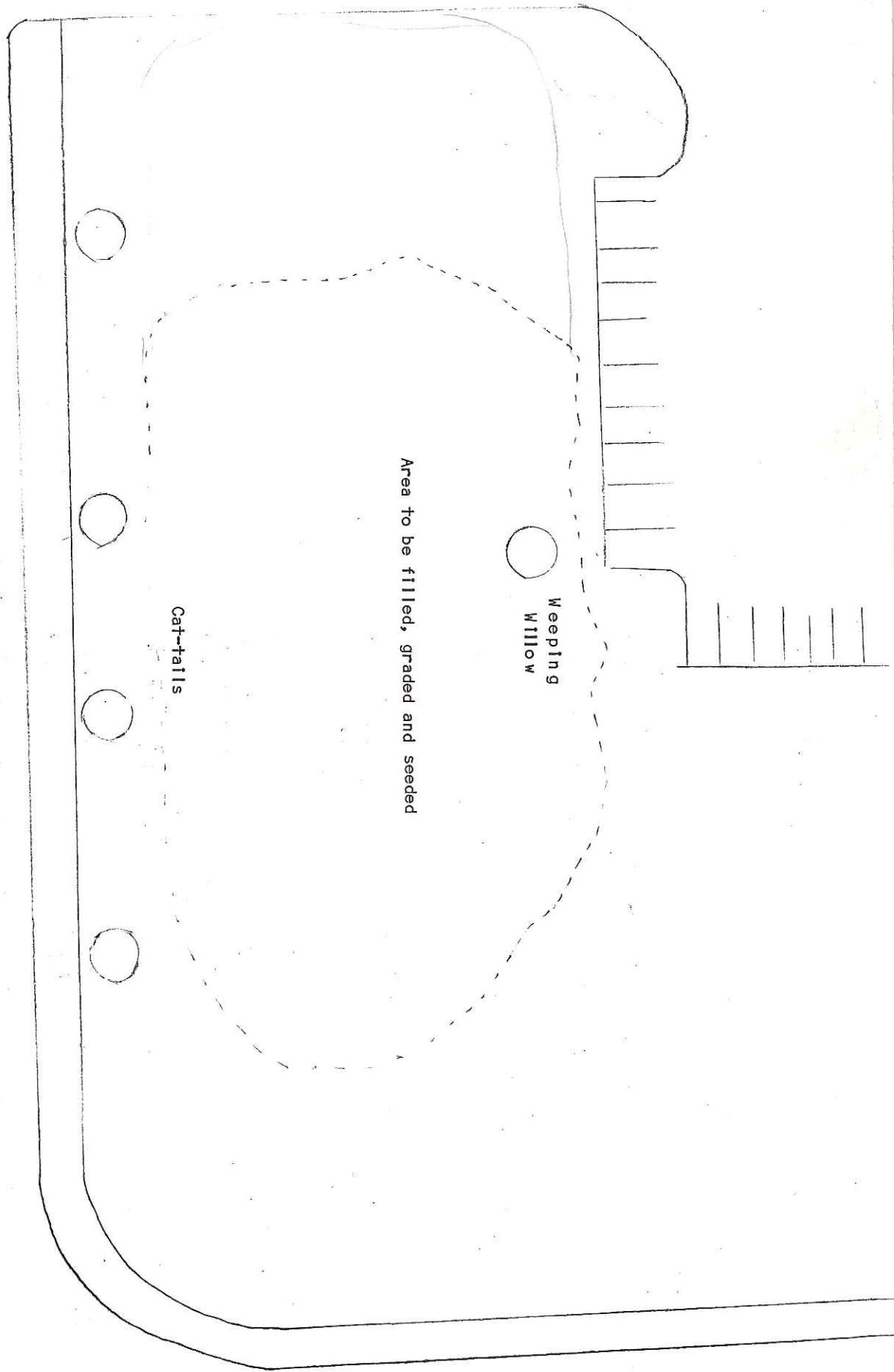
ADD ONE
WALL LIGHT

EXIST DOOR LIGHT

Temporary Bench
Mark - Top of
Bolt on Light
Pole painted or
Elevation 71.57'



FIRST BAPTIST CHURCH DRIVEWAY



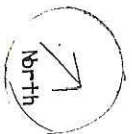
Area to be filled, graded and seeded

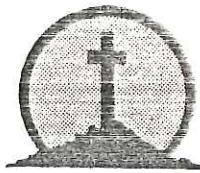
Weeping Willow

Cat-tails

CANCO ROAD

WASHINGTON AVENUE





**First
Baptist Church
of
Portland**

360 Canco Road, Portland, Maine 04103

**Robert C. Frederick,
Senior Pastor**

**David Lambertson,
Associate Pastor**

(207) 773-3123

November 17, 1992

Mr. Donald Kale
Department of Environmental Protection
312 Canco Road
Portland, ME 04103

Dear Mr. Kale,

In reference to our meeting earlier this month I am requesting written permission to add fill, grade, then seed an area of land on the corner of Canco Road and Washington Avenue which is owned by First Baptist Church of Portland. The area is approximately one half acre in size. Our intent is to add fill to level the area, loam and seed it. This area is covered with grass and cat-tails along the Canco Road side.

Enclosed you will find a plot plan for this area. We would appreciate as prompt a reply as possible.

Ron Wilson, Trustee
First Baptist Church
360 Canco Road
Portland, Maine 04103

773-3123 Church
854-4583 Work
892-7569 Home

CITY OF PORTLAND, MAINE

55 PORTLAND STREET
PORTLAND, MAINE 04101
(207) 775-5451



PARKS & PUBLIC WORKS

GEORGE A. FLAHERTY
DIRECTOR

March 24, 1988

Donald Skeffington
Donbury Inc.
33 Baxter Boulevard
Portland, Maine 04101

Dear Mr. Skeffington:

On March 18, 1988 an inspection of the First Baptist Church at the corner of Washington Avenue and Canco Road was conducted by the following people:

Arthur Treadwell - Supervisor, Donbury Inc.
Paul Niehoff - Material Engineer
Nancy Knauber - Site Inspector

The following is a list of itmes which have yet to be installed:

- 1) Entrance off of Washington Avenue
- 2) Storm Drainage system to the right rear side of the building
- 3) Parking area to the left and rear of building
- 4) All landscaping
- 5) Rip rap in retention area at front of building
- 6) Final pavement on parking lot
- 7) Final pavement on sidewalk
- 8) Curbing inside on lot

Since these items have not yet been completed, the City will require that a bond be posted in an amount sufficient to cover these improvements. Please contact Paul Niehoff of Parks/Public Works at 775-5451, extension 405, concerning this bond.

Sincerely,

Nancy Knauber
Site Subdivision Inspector

NK/sc
cc: Paul Niehoff, Material Engineer

OCTOBER 24, 1990

ALEXANDER JAEGERMAN
CHIEF PLANNER
CITY OF PORTLAND

DEAR MR. JAEGERMAN;

THE FIRST BAPTIST CHURCH OF 360 CANCO ROAD, PORTLAND, WOULD LIKE PERMISSION TO LOAM AND SEED THE AREA BOUNDED BY OUR PARKING LOT, CANCO RD., WASHINGTON AVE. AND THE PROPERTY N/F OF PAUL J. FRANK JR. THE WORK WILL CONSIST OF MINIMAL LEVELING OF ALL RUTS AND HOLLOWES TO SMOOTH THE AREA FOR A PRESENTABLE LAWN. THE DRAINAGE DITCH NEXT TO CANCO RD. WOULD BE UNTOUCHED AS WOULD THE EXISTING TREES. WE HAVE TWO MEMBERS OF OUR BOARD WHO ARE VERY FAMILIAR WITH LANDSCRAPING AND TREE MANAGEMENT AS THIS IS THEIR CHOSEN PROFESSION. MR. WES MCKAGUE, THE CITY OF WESTBROOK ARBORIST, IS WILLING TO MEET WITH YOUR ARBORIST TO DISCUSS PLANS TO PRESERVE THE EXISTING TREES. THE ATTACHED PLAN SHOWS THE EXISTING TREES AND PROPOSED CONTOURS.

SINCERELY,

DAVID W. COFFIN
TRUSTEE VICE-CHAIRMAN
FIRST BAPTIST CHURCH

PORTLAND WATER DISTRICT

225 Douglass Street Box 3553
 PORTLAND, MAINE 04104-3553

LETTER OF TRANSMITTAL

(207) 774-5961

TO CITY OF PORTLAND

DATE <u>10/25/90</u>	JOB NO.
ATTENTION <u>PAUL MIEHOFF</u>	
RE: <u>FBC GRADING</u>	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

- Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
<u>1</u>			<u>Letter</u>
<u>1</u>			<u>CONTOUR PLAN</u>

THESE ARE TRANSMITTED as checked below:

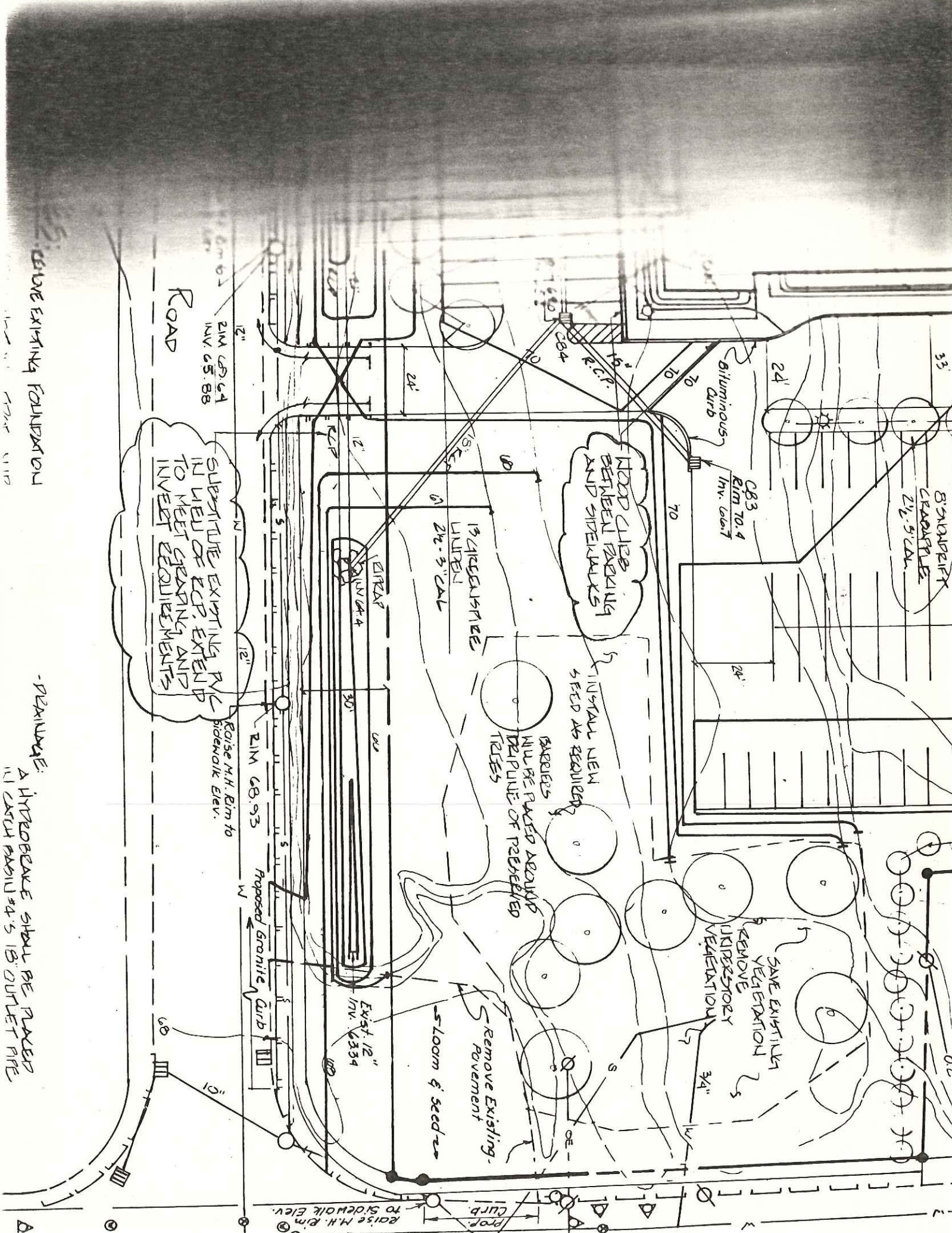
- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS Paul

Enclosed please find a copy of the contour plan and letter regarding loaning and seeding the corner at Washington Ave and Corner Rd. Please forward, as discussed, to Mr. Jaegerman.

T. Parks

COPY TO _____ SIGNED: David Coffin



RESERVE EXISTING FOUNDATION

-DETAILS:
A HYDROBASKET SHALL BE PLACED
11' FROM WALL #4'S 18" OUTLET PIPE

SUBSTITUTE EXISTING PVC
IN WELL OF RCP, EXTEND
TO MEET SPACING AND
INVERT REQUIREMENTS

WOOD CHIPS
BETWEEN PARALLS
AND SIDEWALKS

INSTALL NEW
SEED AS REQUIRED
BARRIERS
WILL BE PLACED AROUND
PERIMETER OF PRESERVED
TREES

SAVE EXISTING
VEGETATION
REMOVE
UNDERSTORY
VEGETATION

Remove Existing
Pavement
Sloom & seed

RIM CB 64
INV. 65.88

Raise M.H. Rim to
sidewalk Elev.

Proposed Granite
Curb

Prop.
Curb
to
Raise M.H. Rim
to
Sidewalk Elev.

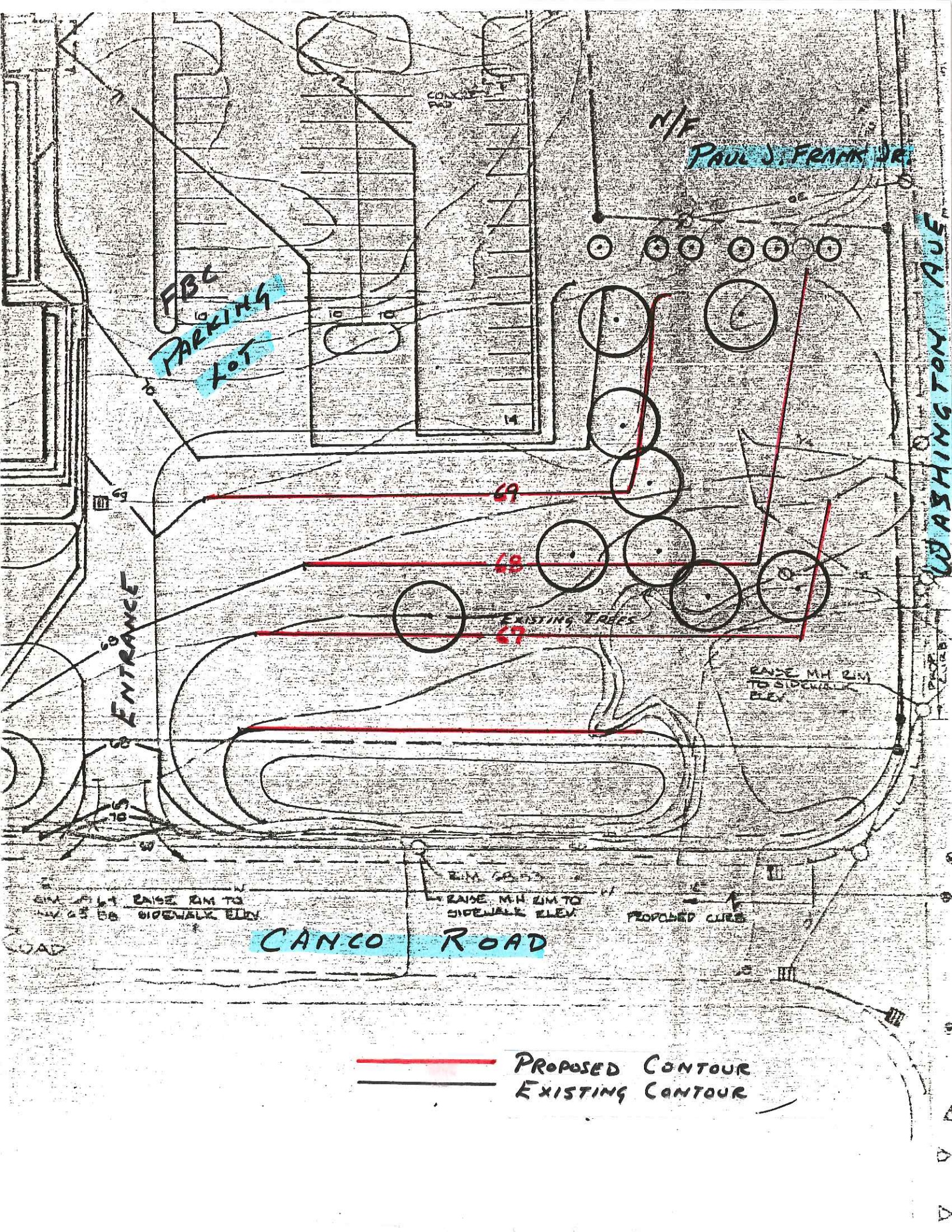
Exist 12"
Inv. 63.34

CB3
Rim 70.4
Inv. 66.7

8" SHARP
CLEANABLE
2 1/2" SICAL

0.6'

1.2'



N/F
PAUL J. FRANK JR.

FBC
PARKING
LOT

ENTRANCE

69

68

67

EXISTING TREES

RAISE MH RIM
TO SIDEWALK
ELEV.

RAISE RIM TO
SIDEWALK ELEV.

RAISE MH RIM TO
SIDEWALK ELEV.

PROPOSED CURB

CANCO ROAD

WASHINGTON AVE

— PROPOSED CONTOUR
- - - EXISTING CONTOUR

NOTES:

- REMOVE EXISTING FOUNDATION

- SOIL CONDITION LARGE AND BUXTON SILT LOAM

3.88% SLOPE

CLASS AUGUST 1974

- PARKING: 120 SPACES AVAILABLE

NAVE: 444 SEATING CAPACITY

1500 N.E. P.E. 5 SEATS

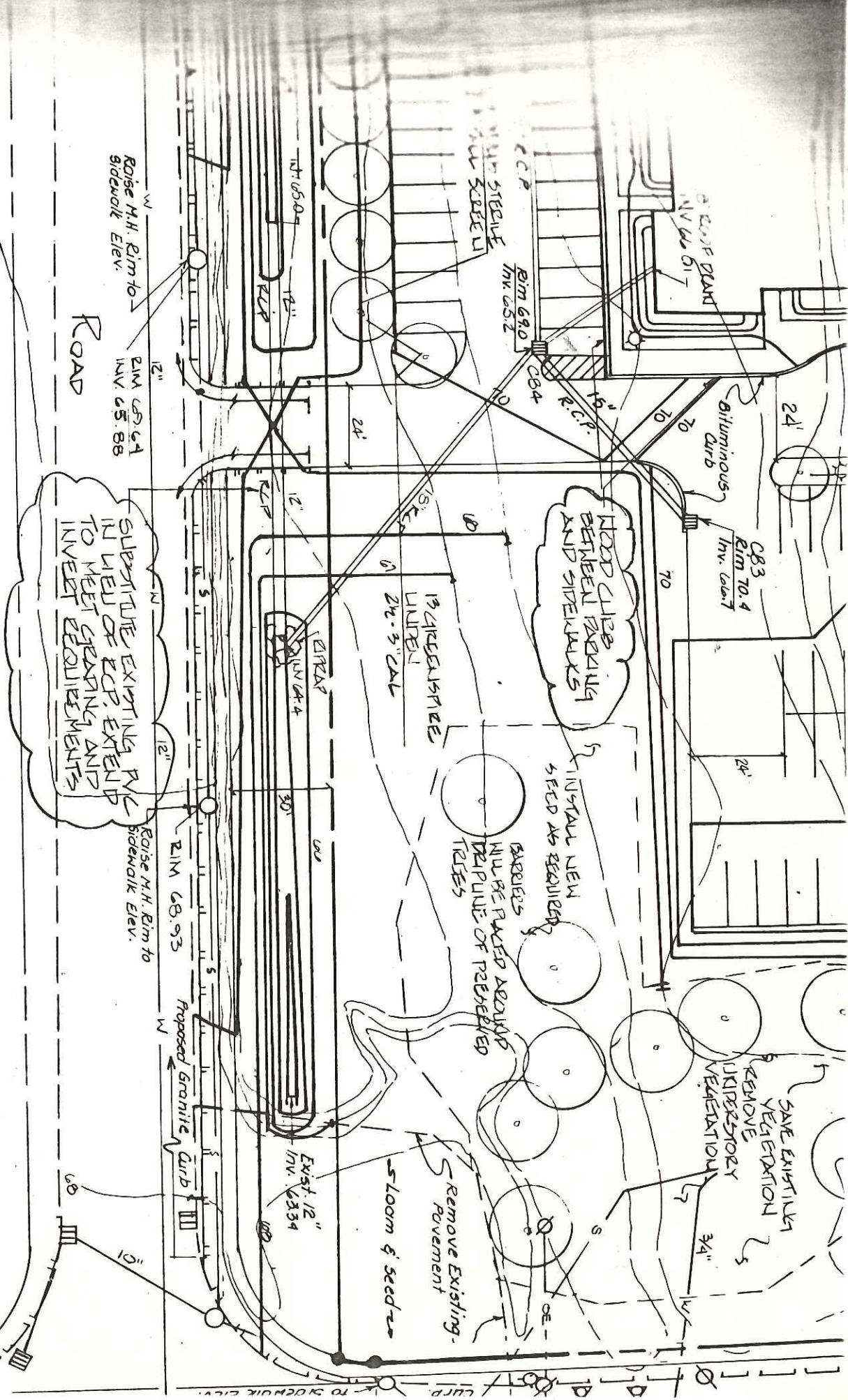
90

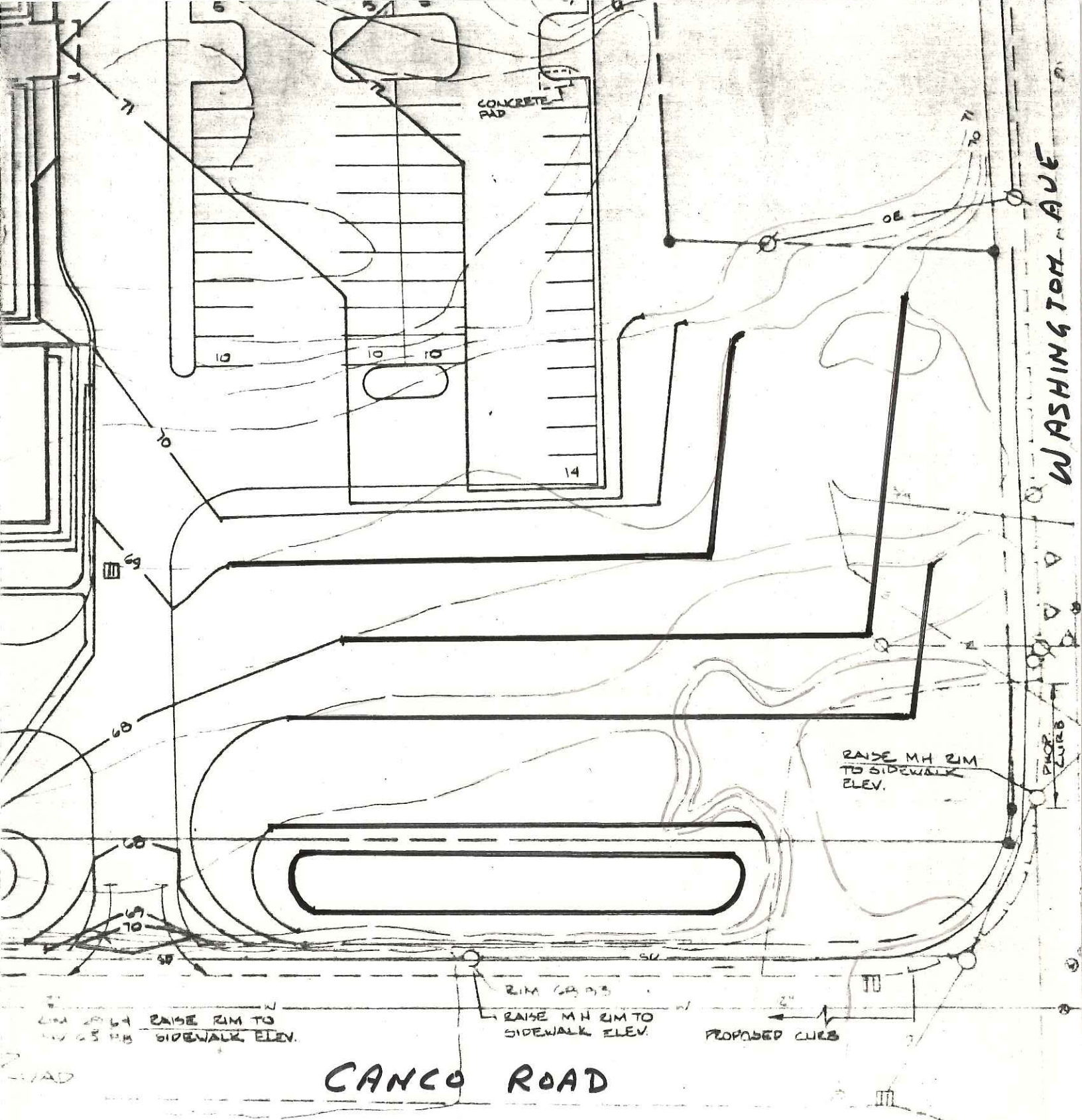
- PARKING:

A HYDROPAKE SHALL BE PLACED IN EACH BAY WITH 4" 5" 18" OUTLET PIPE ALLOWING A FLOW OF 0.92 CFS AT A HEAD OF 4.6'

- ALL DISTURBED AREAS SHALL LOAMED AND SEEDED UNLESS OTHERWISE NOTED

- LIGHTS: 150 WATT HIGH PRESSURE SODIUM CORONA HEADS WITH ACCURATE REFLECTOR





WASHINGTON AVE

CONCRETE PAD

RAISE M.H. RIM TO SIDEWALK ELEV.

RAISE RIM TO SIDEWALK ELEV.

RAISE M.H. RIM TO SIDEWALK ELEV.

PROPOSED CURB

CANCO ROAD

FIRST BAPTIST CHURCH
350 CANCO ROAD
PORTLAND, MAINE

CITY OF PORTLAND, MAINE

PLANNING BOARD

Joseph R. DeCoursey, Chair
Kenneth M. Cole III, Vice Chair
Jadine R. O'Brien
Irving Fisher
Cyrus Hagge
John H. Carroll
Donna Williams

May 18, 1992

John Gutwin
16 Parsons Road
Portland, ME 04103

RE: First Baptist Church


Dear Mr. Gutwin:

On May 12, 1992 the Portland Planning Board voted 6-0 (Fisher absent) to approve the site plan and conditional use for the First Baptist Church balcony and parking lot located at 360 Canco Road.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #18-92, which is attached. 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. 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.

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

Sincerely,



Joseph R. DeCoursey, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Greene, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
William Giroux, Zoning Administrator
George Flaherty, Director of Parks and Public Works
William Boothby, Principal Engineer
Melodie Esterberg, Development Review Coordinator
William Bray, City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Wallace Garroway, Fire Prevention
Paul Niehoff, Materials Engineer
Approval Letter File

STEVENS ASSOCIATES

ARCHITECTS AND ENGINEERS

PAUL S. STEVENS, A.I.A.
DUANE L. ROSE, R.L.S.
DANA R. MORTON, P.E.
ARTHUR P. THOMPSON, A.I.A.
HERBERT A. SEMPLE, JR., A.I.A.
GILBERT E. HENDRY, P.E.

September 19, 1986
Project 8626 2.2

Portland Planning Board
Portland City Hall
389 Congress Street
Portland, Maine 04101

Re: First Baptist Church, Portland, Maine

Gentlemen:

Enclosed are the First Baptist Church floor areas as requested for the Planning Board Review. Should you have any questions, feel free to call me at your earliest convenience.

Sincerely,

STEVENS ASSOCIATES



Eric Labelle

EB/caw

Enclosure



CITY OF PORTLAND

JOSEPH E. GRAY, JR.
DIRECTOR OF PLANNING
AND URBAN DEVELOPMENT

October 15, 1986

TO RESIDENTS AND PROPERTY OWNERS IN THE VICINITY OF
CANCO ROAD AND WASHINGTON AVENUE

The Portland Planning Board will hold a public hearing on Tuesday, October 28, 1986. The meeting begins at 7:30 P.M. in Room 209, City Hall, Portland, Maine.

The Board will consider a proposal by the First Baptist Church to develop a 25 acre site in the R-3 Residence and I-2 Industrial Zone. The plan includes a church building with a family life center and Sunday school, 185 parking spaces are provided. Access to the site is proposed from Washington Avenue and Canco Road. The plan will be reviewed for compliance with the Site Plan Ordinance of the Land Use Code.

Should you wish to review the plans in advance, they are available in the Portland Planning Department, Room 211 of City Hall. If you are unable to attend the public meeting of the Planning Board, please send your comments in writing to Joseph E. Gray, Jr., Director of Planning and Urban Development, City Hall, Room 211, 389 Congress Street, Portland, ME 04101.

Sincerely,

Alexander Jaegerman
Chief Planner

DK/eg

cc: Jack D. Humeniuk, Chairman, Portland Planning Board
Joseph E. Gray, Jr., Director of Planning & Urban Development

Att. to PDR 112-86

To: David Klenk, Planner
From: Carmelo Barta, City Arborist
Re: First Baptist Church.

10/24/86

The ^{double row} ~~the~~ trees which line the driveway need to be spaced at 30' o.c., increasing the number in that location from 12 to 16. The Austrian Pines must be 6' tall; if a shorter pine is used, the spaces between must be decreased to 10' rather than 15'. The trees along the parking area ~~stretch~~ on ~~the~~ Canco Rd. should be spaced 25' apart, with an evergreen underplanting of shrubs. Foundation plantings need to be specified for the Canco & Washington Ave. sides of the proposed building. A preservation plan needs to be submitted as well.

0

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Mr. Joseph E. Gray Jr., Director of Planning and Urban Development

DATE: May 2, 1989

FROM: P. Samuel Hoffses, Chief of Inspection Services

SUBJECT: Report of Building Permit and Activites for April 1989.

<u>Subject</u>	<u>No. of Permits</u>	<u>Estimated Cost</u>
Single Family	28	1,245,000.
Multi Family	2	9,798,771.
Commercial	1	422,420.
Garages	6	54,900.
Pool Swimming	2	10,000.
Sheds	2	11,250.
Miscellaneous	4	48,900.
Total	45	11,491,241.
Additions	24	1,174,479.
Alterations	28	1,819,837.
HVAC	--	-----
Tanks	12	-----
Sprinkler/Alarm	3	39,200.
Miscellaneous	22	184,367.
Sign Permanent	12	
Sign Temporary	7	
Change of Use	11	29,000.
	11 bldg. 1 unit increase	-----
Total	119.	3,246,883.
Grand Total	164.	14,838,124.
Major Site Plan	2	
Minor Site Plan	4	
Minor-Minor Site Plan	6	

<u>Inspections</u>	<u>No. of Permits</u>	<u>Inspections</u>
Building	164	429
Electrical	87	134
Health		214
Housing		256
License		38
Plumbing	39	236
Appraisals		1
Total	290	1,308.