

**CITY OF PORTLAND, MAINE**  
**PLANNING BOARD**

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Lee Lowry III, Chair  
Kevin Beal, Vice Chair  
John Anton  
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Janice E. Tevanian

April 14, 2005

Father John Keegan  
Cheverus High School  
267 Ocean Avenue  
Portland, ME 04103

Re: Cheverus High School; 267 Ocean Avenue; CBL 156-F001

Dear Father Keegan,

On April 12, 2005, the Portland Planning Board voted on the following motion to amend the Cheverus High School Conditional Use Approval to allow baseball practice on an existing baseball game field on their campus in the vicinity of 267 Ocean Avenue.

The Planning Board voted [4-2 (Patterson and Tevanian opposed)] that the plan was in conformance with the Conditional Use Standards of the Land Use Code with the following conditions of approval:

- i. That a batting cage shall be used for all batting practices other than scrimmages and baseball games as described in the application. The batting cage shall be maintained in good working condition.
- ii. That the baseball netting system as described in Attachment A-2 and as shown on Attachment J of the Planning Report #24-05 shall be installed in the area depicted on the sketch, subject to review and approval by the Department of Parks and Recreation with the intent the netting system is suitable, appropriate and functional for the purpose for which it was intended. The baseball net shall be raised before each baseball game and practice as well as lowered after each baseball game and practice on a daily basis. (The proposed additional "wings" or extensions of the existing backstop are not required)
- iii. The baseball field may be used for the Cheverus Legion baseball teams home games and the Jack Dawson-Cheverus Sports Camp, as described in the application.

The approval is based on the submitted plan and proposal and the findings related to Conditional Use Standards as contained in Planning Report #24-05, which is attached.

Please note that required improvements shall be installed prior to any baseball practices taking place on the baseball field.

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 improvements determined to be incomplete or defective during the inspection. This is essential as all site requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy.

If there are any questions, please contact Richard Knowland at 874-8725.

Sincerely,



Lee Lowry, Chair  
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Services Manager  
Richard Knowland, Senior Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Inspections Division  
Michael Bobinsky, Public Works Director  
Traffic Division  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Fire Prevention  
Assessor's Office  
Approval Letter File  
Michael Komich, Cheverus High School, 267 Ocean Avenue, Portland, ME 04103  
Richard Shinay, Drummond Woodsum and MacMahon, 245 Commercial Street, Portland, ME, 04101

