

CITY OF PORTLAND, MAINE  
PLANNING BOARD

Jaimey Caron, Chair  
Deborah Krichels, Vice Chair  
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August 24, 2000

Father John Keegan  
267 Ocean Avenue  
Portland, Maine 04103

RE: Cheverus High School, 267 Ocean Avenue

156 F 002

Dear Father Keegan,

On August 8, 2000, the Portland Planning Board voted on the following motions concerning the proposed Cheverus High School Expansion.

- A. The Planning Board voted 4-0 (Cole, Hagge, Rodriguez absent) that the plan is in conformance with the Conditional Use standards (sec 14-88 and sec 14-974) of the Land Use Code.
  - i. That the conditions imposed by the Planning Board on June 10, 1997 (included as attachment A-3 and A-4 of Planning Report 40-00) are hereby specifically adopted and imposed as a condition of approval of this application.
- B. The Planning Board voted 4-0 (Cole, Hagge, Rodriguez absent) that the plan is in conformance with the Site Plan ordinance of the Land Use Code including the Site Location Law, subject to the following conditions of approval.
  - i. That the site plan shall be revised providing an appropriate stormwater treatment system for review and approval by the Development Review Coordinator.
  - ii. That the 30 foot high soccer net shall be used only between March 15 to June 15 and August 15 to October 31 of each calender year. At all other times, the net shall be lowered to the ground or stored.
  - iii. That the lighting plan shall be revised for the Planning Staff review and approval reflecting where possible, the lowest possible light pole height (maximum 20 feet height) within the Ocean Avenue parking lot area.

- iv. That the landscaping plan shall be revised for review and approval by the City Arborist clarifying the landscaping key on the site plan, and that prior to installing the berms along Ocean Avenue, the applicant shall contact the City Arborist to review the field locations of the berms.
- v. That the discontinued driveway openings along the Roaks Greenhouse frontage on Ocean Avenue shall be in filled with granite curb and that the sidewalk shall be repaired accordingly.
- vi. That elevations of the press box shall be submitted for review and approval by Planning staff.

C. The Planning Board voted 4-0 (Cole, Hagge, Rodriguez absent) that the plan is in conformance with the Shoreland Regulations of the Land Use Code.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #40-00, which is attached.

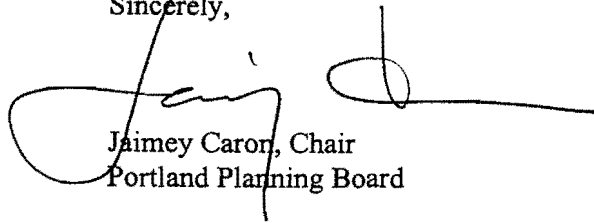
Please note the following provisions and requirements for all site plan approvals:

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.
4. Prior to construction, a preconstruction meeting shall be 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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (who is located at DeLuca Hoffman at 775-1121) 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 regarding the Board's actions, please contact the planning staff.

Sincerely,



Jaimey Caron, Chair  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Building Inspector  
✓Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Nancy Knauber, Associate Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporate Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspection Department  
Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Frank Crabtree, Harriman Assoc., One Auburn Business Park, Auburn, ME 04210  
Approval Letter File