

CITY OF PORTLAND, MAINE  
PLANNING BOARD

Jaimy Caron, Chair  
Deborah Krichels, Vice Chair  
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Erin Rodriguez  
Mark Malone  
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January 31, 2001

Mr. Michael Komich  
Cheverus High School  
267 Ocean Avenue  
Portland ME 04103

RE: Cheverus High School, 947 Washington Avenue

Dear Mr. Komich:

MI A 007

On January 23, 2001, the Portland Planning Board voted on the following motions concerning the application of Cheverus High School for an athletic facility in the vicinity of 947 Washington Avenue.

1. The Planning Board voted 5-0 (Krichels, Malone absent) that the application is in conformance with the conditional use standards of the land use code subject to the following conditions:
  - i. The athletic facility shall be limited to athletic practices and games for sub-varsity level except for tennis which may include varsity games.
  - ii. No lights shall be installed to illuminate the athletic fields and tennis courts.
  - iii. No permanent bleachers, permanent scoreboards or a public address system shall be installed. Portable scoreboards and bleachers may be used but they shall be stored before and after each use in the storage shed or other off-side facility.
2. The Planning Board voted 5-0 (Krichels, Malone absent) that the application is in conformance with the site plan standards of the land use code subject to the following conditions:
  - i. That the site plan shall be revised reflecting the comments of the Development Review Coordinator (memo dated January 23, 2001).
  - ii. That the site plan shall be revised reflecting the comments of the City Arborist (memo dated January 23, 2001) and that a fence be extended along the northwesterly property line from approximately the bus turnaround to a point near the Fall Brook.

- iii. That the retaining wall near the first baseline be redesigned to substantially reflect the design concept recommended by Chris DiMatteo (memo dated January 18, 2001).
  - iv. That the Fall Brook drainage easement and recreation trail easement shall be executed by the applicant.
3. The Planning Board voted 3-2 (Hagge and Rodriguez opposed; Krichels and Malone absent) that they do not find that extraordinary conditions exist or that undue hardship may result from strict compliance in requiring a sidewalk along the street frontage of 947 Washington Avenue and therefore does not approve a waiver from the sidewalk requirement of Sec. 25-96. A sidewalk will be required along the street frontage of 947 Washington Avenue.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #3-01 which is attached.

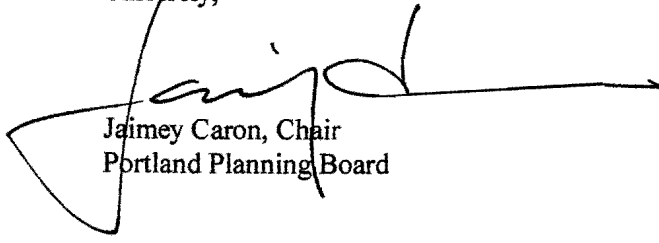
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 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.
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 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 874-8721 or 874-8719. 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,



Jaimey Caron, Chair  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Richard Knowland, Senior Planner  
P. Samuel Hoffses, Building Inspector  
✓ Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Jay Reynolds, Development Review Coordinator  
William Bray, Director of Public Works  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation 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  
Approval Letter File