



**CITY OF PORTLAND**

July 16, 1998

Austin Smith  
Scott Simons Architects  
15 Franklin Street Art.  
Portland ME 04103

RE: Breakwater School - 856 Brighton Avenue

Dear Austin:

This letter is intended to summarize staff comments on the proposed Breakwater addition and related site improvement. These comments are shown below:

1. See attached memo from Anthony Lombardo of Public Works.
2. The phasing plan for the second addition is too long. If this is not revised to a tighter time frame, this project does not meet the intent of the zoning ordinance.
3. Concern was expressed about the drop-off system along Capisic Street. Does the school have a drop-off plan that students and parents are supposed to follow?
4. John Peverada gets regular calls from residents complaining about on-street parking associated with Breakwater School. This is particularly a problem with special events at the school. Do you have plan to address this, such as using the parking lots of a nearby church or business for overflow parking.
5. Is the 1997 Master Plan still valid? Could you verify the existing and future student enrollment?
6. The new 11-space parking lot. The two spaces parallel to Brighton Avenue would seem non-functional, since they will block access to two other spaces. Please explain how this is going to work..

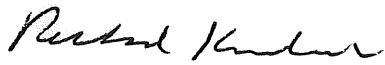
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7. The dumpster in front of the building should be screened with a solid fence and gate.
8. The new chain-link fence along Capisic Street should have a vinyl-clad coating in a dark color.
9. Sheet L-1.1 says that a 15'-high galvanized post will be installed. Please explain - are you proposing a 15'-high fence?
10. New installation of power lines should be underground.
11. Comments from the Planning Development Review Coordinator will be forwarded to you shortly.

Should you have any question on this letter, please call me at 874-8725

Sincerely,



Richard Knowland  
Senior Planner

Enclosure

cc: Joseph E. Gray, Jr.; Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Marge Schmuckal, Zoning Administrator

**PUBLIC WORKS ENGINEERING**  
**MEMORANDUM**

**To:** Rick Knowland, Senior Planner

**From:** Anthony Lombardo, P.E., Project Engineer

**Date:** July 10, 1998

**Subject:** Addition to Breakwater School.....Capisic Street

The following comments were generated during Public Works Engineering review of proposed addition to the Breakwater School. The plans and application were dated July 7, 1998.

- The City of Portland Public Works will be reconstructing Capisic Street along the Breakwater Schools' frontage. The plans for this reconstruction have incorporated the proposed vehicle drop off areas, as well as providing a storm drain and sanitary sewer connection up to the Capisic Street right of way line.
- The City will be installing the proposed hot bituminous sidewalk, new granite curb, relocation of any existing school fence that may remain and the installation of storm sewer and sanitary sewer laterals up to the Capisic Street right of way. The City's reconstruction of this street will begin in September 1998. The applicant has been sent a most recent copy of the City's construction drawings. The City's specified work should be clearly and accurately incorporated into the design drawings included in this site plan submittal.
- The applicant must provide construction details for the proposed work on Brighton Ave. including the following:
  1. Hot bituminous driveway/curb cut construction detail
  2. Granite curb installation detail
  3. Hot bituminous sidewalk construction detail
- The applicant needs to specify the construction of sidewalks ramps at the each edge of the proposed curb cut on Brighton Ave.