

374-A-13

138. Auburn St, Portland, Maine

Add to First Lutheran Church

First Lutheran Church

139 Auburn Street, Portland, ME 04103

CITY OF PORTLAND, MAINE
 DEVELOPMENT REVIEW APPLICATION
 PLANNING DEPARTMENT PROCESSING FORM

Planning Department Copy

I. D. Number
 20010012

First Lutheran Church

1/1/01

Applicant

Application Date

132 Auburn Street, Portland, ME 04103

Addit to First Lutheran Church

Applicant's Mailing Address

Project Name/Description

William E. White, P.E., R.A.

132 - 132 Auburn St, Portland, Maine

Consultant/Agent

Address of Proposed Site

207-878-4530

374-A-13, A-16-19, A-27-28

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- New Building
- Building Addition
- Change Of Use
- Residential
- Office
- Retail
- Manufacturing
- Warehouse/Distribution
- Parking Lot
- Other (specify) addit. to church

Proposed Building square Feet or # of Units

Acrage of Site

Zoning

13,370 sq

3.3

R3

Check Review Required:

Site Plan (major/minor)

Subdivision # of lots

Flood Hazard

Zoning Conditional Use (ZBA/PB)

Zoning Variance

Fees Paid: Site Plan \$500.00

Subdivision

PAD Review

14-403 Streets Review

Historic Preservation

DEP Local Certification

Other

Planning Approval Status:

Approved

Approved w/Conditions

Denied

See Attached

Approval Date

OK to Issue Building Permit

Approval Expiration

Additional Sheets Attached

signature

Required

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

Inspection Fee Paid

Building Permit Issue

Performance Guarantee Reduced

Temporary Certificate of Occupancy

Final Inspection

Certificate Of Occupancy

Performance Guarantee Released

Defect Guarantee Submitted

Defect Guarantee Released

date

amount

expiration date

date

amount

expiration date

date

remaining balance

signature

Conditions (See Attached)

date

expiration date

date

signature

date

signature

submitted date

amount

expiration date

signature

date

Review

Lighting

The applicant proposes one new 20-foot pole light to be placed in the vicinity of the new parking area. In addition, three wall-mounted fixtures are proposed for the new addition. The revised photometric study is attached and appears acceptable. The catalog cuts supplied for the wall-mounted fixtures do not comply with the standards outlined in the lighting regulations. Catalog cuts for alternative lighting fixtures are requested.

Landscaping

The applicant intends to preserve the existing trees located to the south of the proposed addition. Arborvitae along the northern perimeter of the new parking area. Per staff's request, the applicant has included a 6' high board fence at the western end of the new parking area. Staff would ask that planting be designated on the landscape plan for both sides of this fence.

Building Design

The applicant is proposing to construct a two-story addition with a pitched roof. The brick exterior will match the existing brick. Entrances to the new addition will be canopied. The addition appears to be compatible in terms of style and materials with the existing building.

Attachments:

1. Staff Letter to Applicant, dated 2-16-01
2. Staff Letter to Applicant, dated 3-12-01
3. Applicants Response to Attachment 2, received 2-23-01
4. Proposed catalog cut for wall mounted fixture
5. Revised Photometric Study
6. Existing Site Plan
7. Proposed Site Plan
8. Site Plan Erosion and Sedimentation Control Measures
9. First Floor Plan
10. Exterior Elevations
11. Standards for the Institutional Conditional Use R-3
12. Regular Conditional Use Standards

Concerns

- Buffer w/ neighbor property
- Lighting
- Stormwater treatment

MA66E

- Day Care
- Conditional Use

RE: First Lutheran Church - ID #20010012, CBL #374-A-13
Response to letter from J. Spence dated March 12, 2001

FROM: William Whited

1. Delivered by messenger is a better copy of the wall-mounted fixture that I had selected for the Type H fixture. I checked with the distributor for this fixture, and he tells me that looking straight in, the lamp is not visible but that from the underside looking up, it is. He is sending me cuts as soon as he receives them for a substitute fixture which is much more expensive. However, the nearest house to the west is 340 ft. away. I have a hard time believing that the originally selected fixture will cause any light pollution to that house. Again, the nearest houses to the south are 130 ft. away and screened by thick evergreens and firs along the property line. Again, I question whether there will be any light pollution to those houses.

2. Photometrics for Fixture Type J mounted in a 20 ft. pole are being delivered by messenger. 3. Delivered by messenger is a copy of Sheet 2.4 showing a board fence along the west end of the parking lot extension. I disagree with the added planting recommended by staff. The plantings will be continually damaged by snow removal. 4. The trees to the south of the proposed addition are along the property line beyond the Portland Water District right-of-way and are well outside the construction work lines. No protection of them is needed.

5. Landscape islands between the two parking areas will only be in the way of snow removal on this lot. After a storm such as happened March 5, they would be plowed off and would need continual replacement. This small lot, quite isolated, does not warrant landscape islands. 6. You have received letters from the Portland Water District and the Portland Public Works Department regarding adequacy of their utilities to serve this addition. The First Lutheran Church will be submitting the letter of financial capability.

6.c. A storm water quality swale is shown on Sheets 2.2 and 2.4, being delivered by messenger. This treatment swale is designed to catch the runoff from the added pavement to allow sediment to settle and storm water to infiltrate into the underlying soil. A level lip spreader is designed to allow the 10-year storm to overflow. Calculations are included in the submittal.

Please call me if you have questions.

William E. Whited
P. E., R.A.

July 25, 2005

City of Portland
Planning Department
389 Congress St.
Portland, ME 04101

Dear Sir or Madam:

Please find enclosed the proposal for a six foot stockade style privacy fence that has been installed at First Lutheran Church at 132 Auburn Street as requested by your office. This fence provides a visual barrier for neighbors on Sanborn Street as requested. As requested, please file a copy of this fencing company proposal for your records. The fence was installed on Friday, July 22, 2005 and Monday, July 25, 2005.

Sincerely,



Ken Conant, Vice President, First Lutheran Church



Anchor Fence Company

P.O. Box 1117 Route 1 South
Kennebunk, Maine 04043
(207) 985-6018 \ 6004 FAX (207) 985-3898
In ME Toll Free 1 (800) 244-6018
Email: anchorfence@adelphia.net

Date of Proposal: 5/25/05

Proposal To:

FIRST LUTHERAN CHURCH
132 AUBURN ST
PORTLAND, ME 04102

Job Name:

Architect:

Date of Plans:

Contact: TONY

Job Location: SAME

We hereby submit specifications and estimates for:

SCALLOPED STOCARDE PRIVACY FENCE

Provide and install:

Approximately, 166 lf. of 6" Solid Scalloped Standard Grade Cedar Stockade privacy fence on 9' rd posts including 1-4" W Walk gate.

TOTAL INSTALLED \$ 3,900.00

All ledge excavation and/or compressor work will be subject to an additional charge over and above this contract amount.

* ALL PERMITS BY OWNER *

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

Three thousand nine hundred and 00/100 Dollars \$3,900.00

Payment to be made as follows:

\$1,950.00 deposit with contract acceptance. Balance upon job completion, net 10 days.

Anchor Fence Company assumes no responsibility for any damage to underground pipes, power lines, etc. in the process of installing posts. If the Company is not notified of existence and locations of same in writing. We are fully insured for Worker's Compensation, Public Liability, and Property Damage. Certificates of our coverage will be forwarded upon request. Please sign and return a copy of this contract with required deposit.

Authorized Signature:

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Accounts over 30 days will be subject to a 1 1/2 percent per month interest charge.

Acceptance of Proposal - 6/23/05

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Signature:

Authorized Signature:

Date of Acceptance: 6/23/05

Note: This contract price does not include labor and material needed to install this fence in ledge, large tree roots, or when rocks are larger than the post hole required. If any of these conditions are encountered during installation, the purchaser agrees to pay Anchor Fence Co. the following additional charges which will be added to the final balance due: Equipment - Compressor/Rock Drill \$150.00 per day. Post drilled and pinned \$25.00 each. Cement \$15.00 per bag.

April 30, 2001

Jaimy Caron, Chair
Deborah Krichels, Vice Chair
Kenneth M. Cole III
Cyrus V. Haggie
Erin Rodriguez
Mark Malone
Orlando E. DeLogu

Mr. William E. Whited, P.E., R.A.
William E. Whited, Inc.
1321 Washington Avenue
Portland, ME 04103

RE: First Lutheran Church, 132 Auburn Street
(ID# 20010012, CBL# 374-A-13)

Dear Mr. Whited:

On April 24, 2001 the Portland Planning Board voted 5-0 (Caron and Haggie absent) to approve the conditional use of the First Lutheran Church located at 132 Auburn Street.

The Planning Board also voted 5-0 (Caron and Haggie absent) that the plan is in conformance with the Site Plan Standards of the Land Use Code with the following conditions:

- i. that the site plan be amended to designate the land at the west end of the new parking lot as an area to remain free of snow storage and that the area to the south of the lot be specified as a snow storage location.
- ii. that the landscaping element of the site plan be amended to include the placement of 6' high Eastern Arborvitae 10' on center between the parking area and the western property line behind the proposed addition.

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 Works representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide

Site Review Pre-Application

Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling

or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the information below for Site Plan Review

NOTE** If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

First Lutheran Church

Applicant

132 Auburn Street

Applicant's Mailing Address

Portland, ME 04103

Consultant/Agent

William E. White, P.E., R.A.

Applicant/Agent Daytime telephone and FAX 207-878-4530

207-878-4533 (Fax)

Assessor's Reference Chart, Block Lot# Map 374; A-13, A-16 through A-19, A-27 and A-28

Change of Use Residential Office Retail

Manufacturing Warehouse/Distribution Other(Specify) _____

R3

Zoning

Proposed Building Square Footage and/or # of Units

13,370 sq. ft. addition

Average of Site

3.3

You must include the following with you application:
 (1) A Copy of Your Deed or Purchase and Sale Agreement
 (2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.
 Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant:

Paul David R. Sturmel

Date:

January 25, 2001

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

Project Name, Address of Project
First Lutheran Church, 132 Auburn St.

Id. Number

Section 14-525 (b,c)

Submitted On & Date

Item

Required Information

Item	Required Information	Submitted On & Date
(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	
(2)	Name and address of applicant and name of proposed development	
(3)	Scale and north points	
(4)	Boundaries of the site	
(5)	Total land area of site	
(6)	Topography - existing and proposed (2 feet intervals or less)	
(7)	Plans based on the boundary survey including:	
(8)	Existing soil conditions	
(9)	Location of water courses, marshes, rock outcroppings and wooded areas	
(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	
(11)	Approximate location of buildings or other structures abutting the site	
(12)	Location of on-site waste receptacles	
(13)	Public utilities	
(14)	Water and sewer mains	
(15)	Culverts, drains, existing and proposed, showing size and directions of flows	
(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	
(17)	Location and dimensions of on-site pedestrian and vehicular accessways	
(18)	Parking areas	
(19)	Loading facilities	
(20)	Design of ingress and egress of vehicles to and from the site onto public streets	
(21)	Curb and sidewalks	
(22)	Landscape plan showing:	
(23)	Location of existing proposed vegetation	
(24)	Type of vegetation	
(25)	Quantity of plantings	
(26)	Size of proposed landscaping	
(27)	Existing areas to be preserved	
(28)	Preservation measures to be employed	
(29)	Details of planting and preservation specifications	
(30)	Location and dimensions of all fencing and screening	
(31)	Location and intensity of outdoor lighting system	
(32)	Location of fire hydrants, existing and proposed	
(33)	Written statement	
(34)	Description of proposed uses to be located on site	
(35)	Quantity and type of residential, if any	
(36)	Total land area of the site	
(37)	Total floor area and ground coverage of each proposed building and structure	
(38)	General summary of existing and proposed easements or other burdens	
(39)	Method of handling solid waste disposal	

O:\PLANNING\CORRESPONDENCE\SECRETARY\FORMS\SP\LIST.JMD

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Multiple horizontal lines for text entry.

Other comments:

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study;
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions; and
- a wind impact analysis.

including (but not limited to):

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information.

- (40) Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets
- (41) Description of any problems of drainage or topography, or a representation that there are none
- (42) An estimate of the time period required for completion of the development
- (43) A list of all state and federal regulatory approvals to which the development may be subject
- (44) The status of any pending applications
- (45) Anticipated timeframe for obtaining such permits
- (46) A letter of non jurisdiction
- (47) Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved.

5
6
7
8
h8
h8

ATTACHMENT TO CITY OF PORTLAND

SITE REVIEW PRE-APPLICATION FOR

FIRST LUTHERAN CHURCH, 132 AUBURN STREET

1. Standard boundary survey stamped by Robert J. Roy, R.L.S. #1281, at scale of 1 in. equals 40 ft. showing the following:
 2. Name and address of First Lutheran Church, 132 Auburn Street, Portland, Maine, as the applicant.
 3. Scale and north point.
 4. Boundaries of the site.
 5. Total land area of 142,341 sq. ft.
 6. Topography, existing 2 ft. contour interval. Later development of the site is reflected in the Site Plan prepared by Squaw Bay Corp., in 1994. Proposed contours are shown on Sheet 2.2 prepared by William E. Whited, Inc., for this proposed addition.
 - 7 & 8. Soil types and boundaries are shown on Sheets 2.1 and 2.2 prepared by William E. Whited, Inc., for this proposed addition.
 9. Water courses, wetlands, and wooded areas are shown on Drawing C-100 prepared by Squaw Bay Corp., in 1994.
 10. Location, ground floor area, and grade elevations of building and other structures existing and proposed, elevation drawings and materials to be used, are shown on the following sheets prepared for this addition by William E. Whited, Inc:
 - Sheet 2.1 - Existing Site Plan
 - Sheet 2.2 - Proposed Site Plan
 - Sheet 4.1 - First Floor Plan
 - Sheet 4.4 - Exterior Elevations
 11. Approximate locations of building or other structures on parcels abutting the site have been added by William E. Whited, P.E., to Sheets 2.1 and 2.2.
 12. On-site waste receptacle is shown on Sheets 2.1 and 2.2.
 13. Water, sewer and electric utilities services are shown on Sheets 2.1 and 2.2.
 14. Water and sewer mains are shown on the Standard Boundary Survey and all subsequent plans of the site.
 15. Culverts are shown on the Squaw Bay Corp., Drawing C-100 Site Plan for Parking Expansion, and subsequent Drawings 2.1 and 2.2.
 16. Portland Water District 25 ft. easement is shown on the Standard Boundary Survey and all subsequent plans of the site.
 17. Walks and vehicular accessways are shown on Sheets 2.1 and 2.2.
 18. Parking areas are shown on all site plans for this project, including proposed added parking on Sheet 2.2.
 19. Loading facilities - not applicable.
 20. No changes are proposed for ingress and egress onto public streets.
 21. This project has no impact on existing curbs and sidewalks.
 22. Landscape work is shown on Sheet 2.2.
 23. Nineteen screen trees are proposed around the parking lot extension.
 24. Grass is proposed around the proposed addition.

- 25. No other plantings beyond screen trees are proposed.
- 26. Five ft. wide grass strip proposed around addition.
- 27. All areas except 64 ft. by 108 ft. parking area will remain as is. The proposed addition will be located within the existing paved parking at the rear of the present church.
- 28 & 29. Drawing Sheet 2.4 specifies the erosion and sedimentation control measures.
- 30. No fencing is proposed. The proposed screening of the added parking is by 19 six ft. high eastern arborvitae plantings.
- 31. A single pole-mounted 250 Watt HPS Type III site fixture is proposed for the added parking area. Lighting level at the site opposite the pole-mounted fixture will be approximately 0.1 foot candles. A wall pack fixture of 70 Watt Metal Halide is proposed over each exit door from the addition.
- 32. No fire hydrants are proposed. The nearest fire hydrant is approximately 150 ft. away on Auburn Street.
- 33. Written statement:
- 34. The existing building is used as a church, fellowship hall, daycare, and parish offices. The proposed addition will be for added daycare, religious education, and parish community use. The second floor of the addition is unfinished in this proposal, but will be used for parish community purposes in the future.
- 35. Not residential.
- 36. Total land area - 142,341 sq. ft.
- 37. Building Area Tabulation:

	Existing	Proposed Addition	Total
Ground coverage	11,632 SF	6,235 SF	17,867 SF
Building Area	13,967 SF	13,370 SF	27,337 SF

- 38. Portland Water District has a 25 ft. wide easement along the south line of the property. There are no other encumbrances nor any proposed.
- 39. Solid waste is placed in the waste receptacle for weekly removal by Yarmouth Rubbish Removal.
- 40. Off-site utilities have served this complex for many years and will be adequate for the proposed addition.
- 41. Hydrological analysis of the stormwater indicates that the increase in runoff rate for this property will be insignificant and will not present any problems related to drainage.
- 42. Project should be completed within one year after Site Plan Review approval.
- 43. State of Maine Fire Marshal approval.
- 44. No other application is pending.
- 45. Not applicable.
- 46. What is a letter of non-jurisdiction?!
- 47. Letter of financial capability is attached.

William E. Whited, Professional Engineer and Registered Architect, has prepared the construction documents for this project.

Worksheet 2: Runoff curve number and runoff

Project: 1ST LUTHERAN

By: LXW

Date: 01-21-01

Location: FORTLAND

Checked:

Date: _____

Circle one: Present Developed _____

1. Runoff curve number (CN) PRESENT

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/sealed-impervious area ratio)	CN 1/			Area Acres mi ² %	Product of CN x area
		Table 2-2	Fig. 2-3	Fig. 2-4		
Walpole C	FIELD				1.25	88.75
	PAVED				0.13	12.74
Totals =					1.38	101.49
CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = <u>73.54</u>					74	S = 3,5

Soil name	Cover description	CN 1/			Area	Product of CN x area
		Table 2-2	Fig. 2-3	Fig. 2-4		
Walpole C	FIELD				1.09	77.39
	PAVED				0.29	28.42
Totals =					1.38	105.81
CN (weighted) = $\frac{\text{total product}}{\text{total area}}$ = <u>76.67</u>					77	S = 2,99

2. Runoff

Frequency yr
 Rainfall, P (24-hour) in
 Runoff, Q in
 (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

$$Q = \frac{(P - 0.2S)^2}{(P + 0.8S)} \quad S = \frac{1000 - 10 \cdot CN}{}$$

PRESENT

Storm #1	Storm #2	Storm #3	Storm #4
2	10	25	100
3.0	4.7	5.5	6.7
0.91	2.13	2.78	3.79

DEVELOPED

Storm #1	Storm #2	Storm #3	Storm #4
1.07	2.37	3.04	4.09

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

T_c Present Developed
T_t through subarea

Project _____
Location _____

Sheet flow (Applicable to T_c only) Segment ID

1. Surface description (table 3-1)
2. Manning's roughness coeff., n (table 3-1) ..
3. Flow length, L (total L < 300 ft)
4. Two-yr 24-hr rainfall, P₂
5. Land slope, s
6. $T_c = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_c

PRESENT

Grass	Grass	
0.24	0.24	
40	80	
3.0	3.0	
.033	.05	
.133	.142	

= .275

DEVELOPED

Grass	Grass	
0.24	0.24	
60	80	
3.0	3.0	
.033	.05	
.133	.142	

= .275

Shallow concentrated flow Segment ID

7. Surface description (paved or unpaved)
8. Flow length, L
9. Watercourse slope, s
10. Average velocity, V (figure 3-1)
11. $T_c = \frac{L}{3600 V}$ Compute T_c

UN	UN
200	
.01	
1.2	
.046	

= .046

UN	
200	
.01	
1.2	
.046	

= .046

Channel flow Segment ID

12. Cross sectional flow area, a
13. Wetted perimeter, P_w
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r
15. Channel slope, s
16. Manning's roughness coeff., n
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V
18. Flow length, L
19. $T_c = \frac{L}{3600 V}$ Compute T_c
20. Watershed or subarea T_c or T_t (add T_c in steps 6, 11, and 19)

= 4.3

= 0.3

Worksheet 5a: Basic watershed data

Project 1st WATERSHED Location PERUVUD By WWS Date 01-22-70
 Circle one: Present Developed Frequency (yr) ALL Checked Date

Subarea Name	Drainage area A_m (mi ²)	Time of concentration T_c (hr)	Travel time through subarea T_t (hr)	Downstream subarea names	Travel time summation to outlet ET_c (hr)	24-hr Rain-fall P (in)	Runoff curve number CN	Run-off Q (in)	$A_m Q$ (mi ² -in)	Initial abstraction I_a (in)	I_a/P
<u>1st</u> <u>WATERSHED</u>											
2	.0022	.3	-		.3	3	74	.91	.0020	.703	.23
10	"	"			"	4.7	"	2.13	.0047	"	.15
25	"	"			"	5.5	"	2.78	.0061	"	.13
100	"	"			"	6.7	1	3.79	.0083	"	.10
2	"	"			"	3.0	77	1.07	.0024	.597	.20
10	"	"			"	4.7	"	2.37	.0052	"	.13
25	"	"			"	5.5	"	3.04	.0067	"	.11
100	"	"			"	6.7	"	4.09	.0090	"	.09

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From worksheet 3

↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑ ↑
From worksheet 2

↑ ↑ ↑ ↑ ↑
From table 5-1

PRESENT DEVELOPED

Worksheet 5b: Tabular hydrograph discharge summary

Project ST LUTHERAN Location PORTLAND By WJL Date 01-22-01

Circle one: Present ~~Developed~~ Frequency (yr) ALL Checked _____ Date _____

Subarea Name-Year	Basic watershed data used ^{1/}				Select and enter hydrograph times in hours from exhibit 5- ^{2/}																						
	Sub-area T _c (hr)	ET _t to outlet (hr)	I _a /P	A _m Q (mi ² -in)	Discharges at selected hydrograph times ^{3/} (cfs)																						
2	.3	.3	.2	.002																							
10	"	"	.15	.0047																							
25	"	"	.1	.0061																							
100	"	"	.1	.0083																							
2	.3	.3	.2	.0024																							
10	"	"	.1	.0052																							
25	"	"	.1	.0067																							
100	"	"	.1	.0089																							

Composite hydrograph at outlet

^{1/} Worksheet 5a. Rounded as needed for use with exhibit 5.
^{2/} Enter rainfall distribution type used.
^{3/} Hydrograph discharge for selected times is A_mQ multiplied by tabular discharge from appropriate exhibit 5.

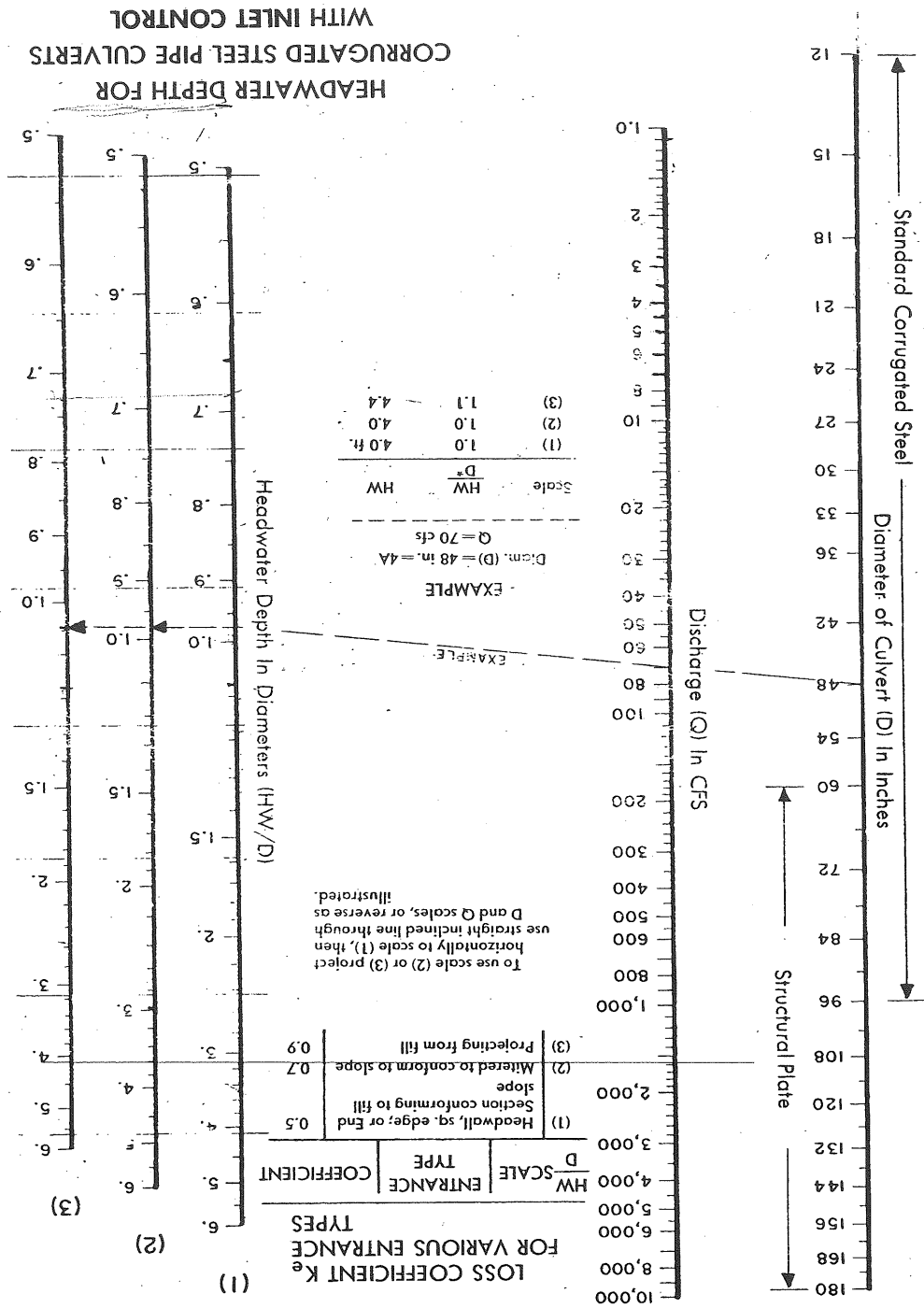
CULVERT - D = 15" L = 75' S = .0027
 SUBMERGED INLET & OUTLET:
 INLET WATER ELEV = 112.0 OUTLET @ 110.0
 $H_w = 3.2$ $h_o = 1.4$ $H = 2.0$
 $Q = 5.2$ cfs > 4.5 cfs 100 YR STORM
 CULVERT WILL CARRY EXISTING AND PROPOSED
 ROOFS

INLET	109.3	0.5	0.9	Q
WATER ELEV	110.4	0.4	2.2	
INLET CONTROL	110.9	0.7	3.0	
"	111.5	1.3	4.1	
INLET	109.4	0.6	1.1	Q
WATER ELEV	110.5	0.5	2.6	
INLET CONTROL	111.0	0.8	3.3	
"	111.6	1.4	4.5	

JOB 1 ST WITHGRAN,
 SHEET NO. _____ OF _____
 CALCULATED BY WV DATE 01-22-01
 CHECKED BY _____ DATE _____
 SCALE _____

WILLIAM E. WHITED, INC.
 Architect - Engineer
 1321 Washington Ave.
 PORTLAND, MAINE 04103
 (207) 878-4530

Fig. 4-18. Inlet control nomograph for corrugated steel pipe culverts. The manufacturers recommend keeping HW/D to a maximum of 1.5 and preferably to no more than 1.0.



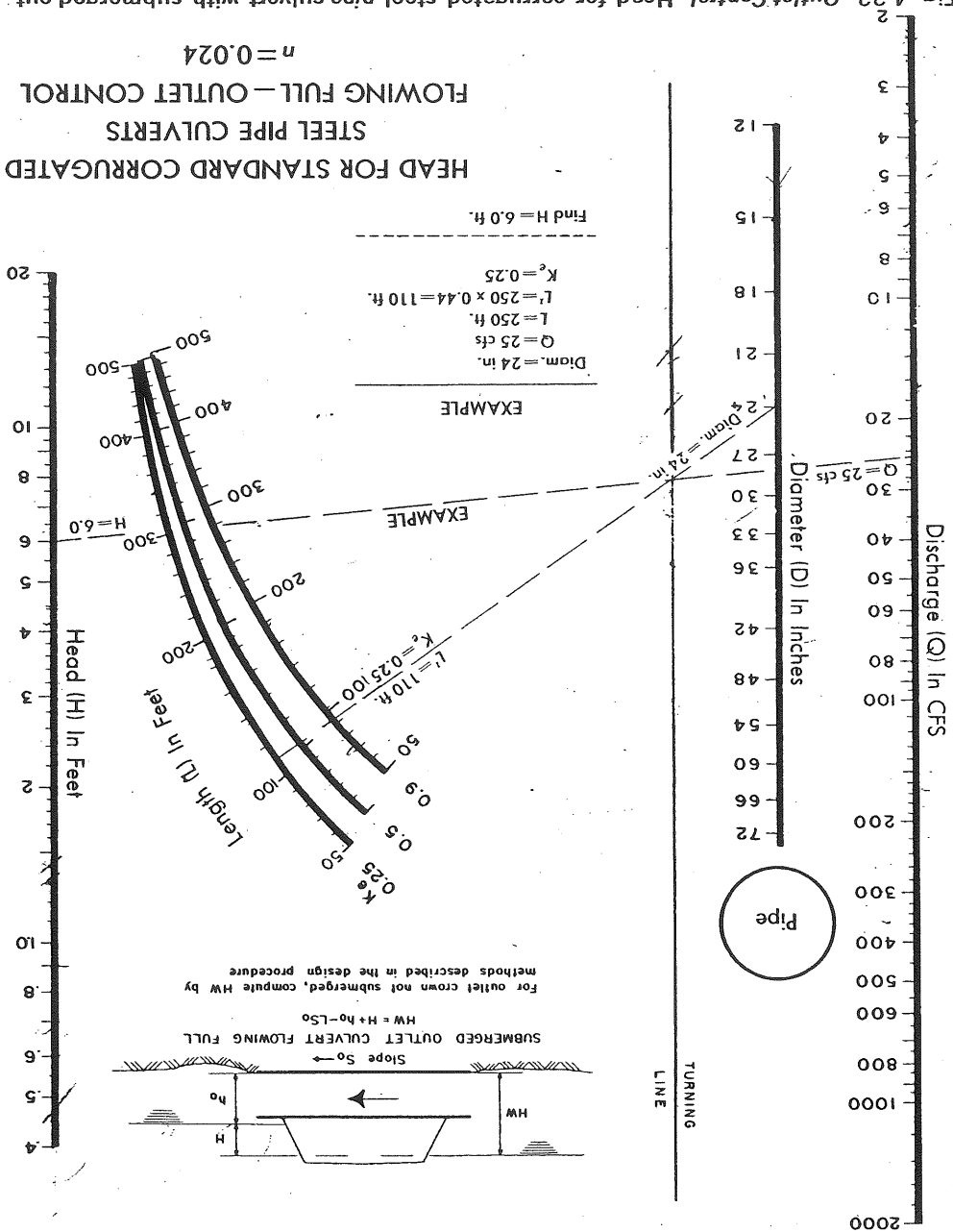


Fig. 4-22. Outlet Control. Head for corrugated steel pipe culvert with submerged outlet and culvert flowing full. See note under sketch at top.

Length Adjustment for Improved Hydraulics

Pipe Diameter in Inches	12 24 36 48
Roughness Factor n' for Helical Corr.*	.011 .016 .019 .020
Length Adjustment Factor $\left(\frac{n}{n'}\right)^2$.21 .44 .61 .70

*Other values of roughness, n , are applicable to paved pipe, lined pipe and pipe with 3 x 1 in. corrugations. See Table 4-10. To use the above chart for these types of pipe and pipe-arches, use "adjusted length factors" computed per equation 14, page 160.

MAINE REAL ESTATE TRANSFER TAX PAID

KNOW ALL MEN BY THESE PRESENTS, THAT FIRST LUTHERAN CHURCH OF PORTLAND, a Corporation organized and existing under the laws of the State of Maine and having a place of business at Portland, in the County of Cumberland and State of Maine, for consideration paid, GRANTS to KATHRYN A. HOPKINS, of Cape Elizabeth, County of Cumberland and State of Maine, whose mailing address is: 60 Woodland Road, Cape Elizabeth, Maine 04105, with WARRANTY covenants the land in Portland, County of Cumberland, State of Maine, described as follows:

A certain lot or parcel of land, with all buildings thereon, situated on the easterly sideline of Washington Avenue in the City of Portland, County of Cumberland and State of Maine, more particularly bounded and described as follows:
Beginning at an iron pipe at the intersection of the northwesterly corner of land of the Grantor and said easterly sideline of Washington Avenue;
Thence, North 72° 55' 05" East along said northerly boundary of land of the Grantor, a distance of one hundred (100.00) feet to a point;
Thence, South 17° 04' 55" East along said land of the Grantor a distance of seventy-five (75.00) feet to a point;
Thence, South 72° 55' 05" West along said land of the Grantor, a distance of one hundred (100.00) feet to a point on said easterly sideline of Washington Avenue;
Thence, North 17° 04' 55" West along said easterly sideline of Washington Avenue, a distance of seventy-five (75.00) feet to a point at the northwesterly corner of land of the Grantor and the point of beginning.

Being a portion of the premises conveyed to First Lutheran Church of Portland by deed of Nancy D. McAdam, a/k/a Nancy DiPietro, f/k/a Nancy E. Coggins, dated July 13, 1987

WARRANTY DEED
Corporate Grantor
Maine Statutory Short Form

04:654

EX390870008

[Signature]

CUMBERLAND COUNTY

1989 SEP 14 PM 2:56

RECEIVED
RECORDS SECTION: RE DEEDS

Printed Name: Charles H. McLaughlin Esq.

Notary Public/Attorney at Law

[Signature]

Before me,

Then personally appeared the above-named John R. Opperman, President of said grantor Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

STATE OF MAINE
COUNTY OF CUMBERLAND, SS
Sept 14, 1989

By: John R. Opperman
Its President

FIRST LUTHERAN CHURCH OF PORTLAND

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:

of September, 1989.
Opperman, its President, thereunto duly authorized, this 14 day
corporate seal and signed in its corporate name by John R.

Portland has caused this instrument to be sealed with its

IN WITNESS WHEREOF, the said First Lutheran Church of

and recorded in the Cumberland County Registry of Deeds in Book 7874, Page 283, by deed of Lewis L. Plummer, dated April 1, 1966 and recorded in said Registry of Deeds in Book 2955, Page 711, and by deed of Peter K. Constantine and Trenton N. Karalekas, dated December 17, 1957 and recorded in said Registry of Deeds in Book 2390, Page 344.

BOOK 7874
PAGE 283

8K8908P50009

Known all Men by these Presents,

That NANCY D. MCDAM a/k/a/ Nancy DiPietro f/k/a Nancy E. Coggins

of Portland, County of Cumberland, State of Maine,

being unmarried, for consideration paid, grant to FIRST LUTHERAN CHURCH OF PORTLAND, a non-profit organization existing under the laws of the State of Maine

of Portland, County of Cumberland, State of Maine,

whose mailing address is 132 Auburn Street
Portland, Maine

with warranty towards, the land in Portland, County of Cumberland,

State of Maine, described as follows: A certain lot or parcel of land situated in said Portland, on the easterly side of Washington Avenue, and bounded and described as follows: BEGINNING at a point on the easterly sideline of Washington Avenue at the southwest corner of land now or formerly of one Constantine, thence running northwesterly along the line of land of the said Constantine and along line of land now or formerly of one Jackson, three hundred (300) feet, more or less, to a point at the northwesterly corner of the third parcel of land conveyed by Lewis L. Plummer to the First Lutheran Church of Portland, Maine, by deed dated April 1, 1966, and recorded in the Cumberland County Registry of Deeds in Book 2955, Page 711; thence running southeasterly on a line parallel to the easterly sideline of Washington Avenue, along the westerly sideline of said First Lutheran Church land, one hundred twenty (120) feet, to a point at the southwest corner of said First Lutheran Church land; thence running southwesterly parallel to said line of land of said Jackson and said line of land of said Constantine, three hundred (300) feet, more or less, to said easterly sideline of Washington Avenue; and thence running northwesterly by said easterly sideline of Washington Avenue, one hundred twenty (120) feet to the point of beginning.

Being the same premises conveyed to the grantor herein by Quit-claim of Richard M. Coggins dated January 3, 1985 and recorded in the Cumberland County Registry of Deeds in Book 6657, Page 155.

~~XXXX~~

~~XXXX~~ grantor, joins as grantor, and releases all rights by descent and all other rights.

Witness her hand and seal this 13th day of the month of

July, 19 87.

signed, sealed and delivered

in presence of

Nancy D. McAdam

State of Maine, County of Cumberland, July 13, 19 87.

Then personally appeared the above named Nancy D. McAdam

and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Notary Public

RECEIVED
RECORDED REGISTRY OF DEEDS
1987 JUL 15 AM 10:19
CUMBERLAND COUNTY
James J. White

20 0023 04 000944

CHICAGO TITLE INSURANCE COMPANY

SUBJECT TO THE EXCLUSIONS FROM COVERAGE, THE EXCEPTIONS CONTAINED IN SCHEDULE B AND THE PROVISIONS OF THE CONDITIONS AND STIPULATIONS HEREOF, CHICAGO TITLE INSURANCE COMPANY, a Missouri corporation, herein called the Company, insures, as of Date of Policy shown in Schedule A, against loss or damage, not exceeding the amount of insurance stated in Schedule A, and costs, attorneys' fees and expenses which the Company may become obligated to pay hereunder, sustained or incurred by the insured by reason of:

1. Title to the estate or interest described in Schedule A being vested otherwise than as stated therein;
2. Any defect in or lien or encumbrance on such title;
3. Lack of a right of access to and from the land; or
4. Unmarketability of such title.

In Witness Whereof, CHICAGO TITLE INSURANCE COMPANY has caused this policy to be signed and sealed as of the date of policy shown in Schedule A, the policy to become valid when countersigned by an authorized signatory.

CHICAGO TITLE INSURANCE COMPANY

By: *Richard J. Palle*
President.

ATTEST:



Robert C. Haines
Secretary.

Issued by:
ATLANTIC TITLE COMPANY
Two Canal Plaza
Portland, Maine 04112
(207) 774-4400

IMPORTANT

This policy necessarily relates solely to the title as of the date of the policy. In order that a purchaser of the real estate described herein may be insured against defects, liens or encumbrances, this policy should be reissued in the name of such purchaser.

OWNERS FORM

SCHEDULE A

1		2		3		4	
Owners		Loan		DATE OF POLICY		AMOUNT OF INSURANCE	
OFFICE FILE NUMBER	20 0023 04 000944	OFFICE FILE NUMBER	1st LUTHERAN	DATE OF POLICY	July 15, 1987 at 10:19 A.M.	AMOUNT OF INSURANCE	\$115,000.00
OFFICE FILE NUMBER		OFFICE FILE NUMBER		DATE OF POLICY		AMOUNT OF INSURANCE	

NOTE: A loan policy on the encumbrance described in this Schedule has been issued naming as the insured:

1. Name of Insured:
First Lutheran Church of Portland

2. The estate or interest in the land described herein and which is covered by this policy is:
Fee simple

3. The estate or interest referred to herein is at Date of Policy vested in the insured.
4. The land herein described is encumbered by the following mortgage or trust deed, and assignments:
NONE

and the mortgages or trust deeds, if any, shown in Schedule B hereof.
5. The land referred to in this policy is located at 1559 Washington Avenue Street,
in the City/Town of Portland, County of Cumberland,
State of Maine and is described as follows:
See SCHEDULE A attached hereto and made a part hereof

This policy valid only if Schedule B is attached.

SCHEDULE A

A certain lot or parcel of land situated in said Portland, on the easterly side of Washington Avenue, and bounded and described as follows: BEGINNING at a point on the easterly sideline of Washington Avenue at the southwest corner of land now or formerly of one Constantine; thence running northeasterly along the line of land of the said Constantine and along line of land now or formerly of one Jackson, three hundred (300) feet, more or less, to a point at the northwest corner of the third parcel of land conveyed by Lewis L. Plummer to the First Lutheran Church of Portland, Maine, by deed dated April 1, 1966, and recorded in the Cumberland County Registry of Deeds in Book 2955, Page 711; thence running southeasterly on a line parallel to the easterly sideline of Washington Avenue, along the westerly sideline of said First Lutheran Church land, one hundred twenty (120) feet, to a point at the southwest corner of said First Lutheran Church land; thence running southwesterly parallel to said line of land of said Jackson and said line of land of said Constantine, three hundred (300) feet, more or less, to said easterly sideline of Washington Avenue; and thence running northwesterly by said easterly sideline of Washington Avenue, one hundred twenty (120) feet to the point of beginning.

SCHEDULE B

Policy Number 20 0023 04 000944
Owners

Policy Number _____
Loan

This policy does not insure against loss or damage by reason of the following:

General Exceptions:

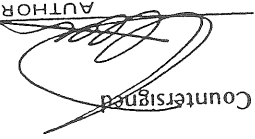
- (1) Rights of present tenants, lessees or parties in possession.
- (2) Any liability for mechanics' or materialmen's liens.
- (3) Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which an accurate survey and inspection of the premises would disclose.

Special Exceptions: The mortgage, if any, referred to in Item 4 of Schedule A. (This exception does NOT apply to Loan Policies)

- (4) Real Estate Taxes and Assessments (including Liens not yet due and payable) as follows: Taxes assessed as of April 1, 1987, which are not yet due and payable, and for subsequent years.
- 5. Title to and rights of the public in and to those portions of the insured premises lying within the bounds of adjacent streets, roads, and ways.

General Exceptions numbered _____ are hereby omitted from the Loan Policy. (NONE are omitted from the Owners Policy unless there is an endorsement attached authorizing specific deletions). Affirmative insurance language under Special Exceptions of Schedule B does NOT apply to the Owners Policy unless otherwise specified. Inclusion of a specific survey exception under Special Exceptions of Schedule B does NOT eliminate General Exception (3) in the Owners Policy.

Countersigned



AUTHORIZED SIGNATORY

NOTE: The following endorsements appearing after Schedule B are an integral part of this policy.

 E-1, E-2, (etc...)

INFLATION ENDORSEMENT I
INF. 1

signature.

Note: This endorsement shall not be valid or binding until countersigned by an authorized

Authorized Signatory

[Signature]

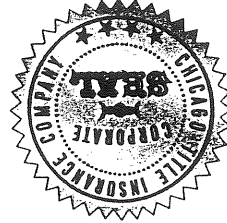
Secretary.

[Signature]

ATTEST:

President.

[Signature]



CHICAGO TITLE INSURANCE COMPANY

This Endorsement is made a part of the policy or commitment and is subject to all the terms and provisions thereof and of any prior endorsements thereto. Except to the extent expressly stated, it neither modifies any of the terms and provisions of the policy or commitment and prior endorsements, if any, nor does it extend the effective date of the policy or commitment and prior endorsements or increase the face amount thereof.

- a. The land described in this policy is a parcel on which there is only a one-to-four family residential structure, including all improvements on the land related to residential use, in which the Insured Owner resides or intends to reside; or,
- b. The land consists of a residential condominium unit, together with the common elements appurtenant thereto and related to residential use thereof, in which the Insured Owner resides or intends to reside.

Date of Policy:

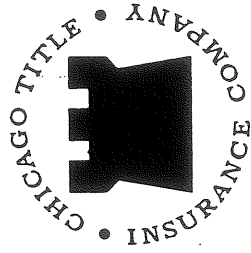
PROVIDED, HOWEVER, this endorsement shall be effective only if one of the following conditions exists at

1. Notwithstanding anything contained in said Policy to the contrary, the amount of insurance provided by said Policy, as stated in Schedule A thereof, is subject to cumulative annual upward adjustments in the manner and to the extent hereinafter specified.
2. "Adjustment Date" is defined, for the purpose of this Endorsement, to be 12:01 a.m. on the first January 1 which occurs more than six months after the Date of Policy, as shown in Schedule A of the Policy to which this Endorsement is attached, and on each succeeding January 1.
3. An upward adjustment will be made on each of the Adjustment Dates, as defined above, by increasing the maximum amount of insurance provided by said Policy (as said amount may have been increased thereto under the terms of this Endorsement) by the same percentage, if any, by which the United States Department of Commerce Composite Construction Cost Index for the month of September immediately preceding exceeds such Index for the month of September one year earlier; provided, however, that the maximum amount of insurance in force shall never exceed 150% of the amount of insurance stated in Schedule A of said Policy, less the amount of any claim paid under said Policy which, under the terms of the Conditions and Stipulations, reduces the amount of insurance in force. There shall be no annual adjustment in the amount of insurance for years in which there is no increase in said Construction Cost Index.
4. In the settlement of any claim against the Company under said Policy, the amount of insurance in force shall be deemed to be the amount which is in force as of the date on which the insured claimant first learned of the assertion or possible assertion of such claim, or as of the date of receipt by the Company of the first notice of such claim, whichever shall first occur.

HOME OWNER'S INFLATION PROTECTION ENDORSEMENT
ATTACHED TO POLICY NO. 20 0023 04 000944
ISSUED BY
CHICAGO TITLE INSURANCE COMPANY

American Land Title Association
Owner's Policy Form B-1970
(Amended 10-17-70)

POLICY OF TITLE INSURANCE



CHICAGO
TITLE INSURANCE
COMPANY
111 WEST WASHINGTON STREET
CHICAGO, ILLINOIS 60602

CONDITIONS AND STIPULATIONS (Continued)

- any policy insuring either (a) a mortgage shown or referred to in Schedule B hereof which is a lien on the estate or interest covered by this policy, or (b) a mortgage hereafter executed by an insured which is a charge or lien on the estate or interest described or referred to in Schedule A, and the amount so paid shall be deemed a payment under this policy. The Company shall have the option to apply to the payment of any such mortgages any amount that otherwise would be payable hereunder to the insured owner of the estate or interest covered by this policy and the amount so paid shall be deemed a payment under this policy to said insured owner.
- 10. Apportionment**
If the land described in Schedule A consists of two or more parcels which are not used as a single site, and a loss is established affecting one or more of said parcels but not all, the loss shall be computed and settled on a pro rata basis as if the amount of insurance under this policy was divided pro rata as to the value on Date of Policy of each separate parcel to the whole, exclusive of any improvements made subsequent to Date of Policy, unless a liability or value has otherwise been agreed upon as to each such parcel by the Company and shown by an express statement herein or by an endorsement attached hereto.
- 11. Subrogation Upon Payment or Settlement**
Whenever the Company shall have settled a claim under this policy, all right of subrogation shall vest in the Company unaffected by any act of the insured claimant. The Company shall be subrogated to and be entitled to all rights and remedies which such insured claimant would have had against any person or property in respect to such claim had this policy not been issued, and if requested by the Company, such insured claimant shall transfer to the Company all rights
- 12. Liability Limited to this Policy**
This instrument together with all endorsements and other instruments, if any, attached hereto by the Company is the entire policy and contract between the insured and the Company.
Any claim of loss or damage, whether or not based on negligence, and which arises out of the status of the title to the estate or interest covered hereby or any action asserting such claim, shall be restricted to the provisions and conditions and stipulations of this policy.
No amendment of or endorsement to this policy can be made except by writing endorsed hereon or attached hereto signed by either the President, a Vice President, the Secretary, an Assistant Secretary, or validating officer or authorized signatory of the Company.
- 13. Notices, Where Sent**
All notices required to be given the Company and any statement in writing required to be furnished the Company shall be addressed to its principal office at 111 West Washington Street, Chicago, Illinois 60602, or at any branch office of the Company.

COST ESTIMATE OF IMPROVEMENTS TO BE COVERED BY PERFORMANCE GUARANTEE

Department of Planning and Urban Development
 SUBDIVISION/SITE DEVELOPMENT

Date: 05-11-01

Name of Project: Addition and Renovations to First Lutheran Church

Address/Location: 132 Auburn Street, Portland, ME

Developer: First Lutheran Church

Form of Performance Guarantee: _____

Type of Development: Subdivision _____
 Site Plan (Major/Minor) Major

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road-Paved area & striping						
Granite Curbing						
Sidewalks						
Espianades						
Monuments						
Street Lighting						
Street Opening Repairs						
Other						
2. EARTH WORK						
Cut - For Paved Area				385	CY	\$7.15
Fill - For Paved Area				320	CY	\$3.85
3. SANITARY SEWER						
Manholes						
Piping						
Connections						
Main Line Piping						
House Sewer Service Piping						
Pump Stations						
Other						
4. WATER MAINS						
20 LF		\$49.00	\$980	120	LF	\$49.00
5. STORM DRAINAGE						
Manholes						
Catchbasins						
Piping						
Detention Basin						
Stormwater Quality Units						
Other						
SJB TOTAL			\$980			\$26,996

Post-it® Fax Note	7671	Date	5-22	# of pages	2
To	Mr. R. ...	From	City of ...	Co./MPO	...
Co./MPO	...	Co.	...	Phone #	818 4530
Fax #	756-8258	Fax #	818 4533		

A:	2.0% of totals:			
OR				
B:	Alternative Assessment:			
	Assessed by:	(name)	(name)	

INSPECTION FEES (to be filled out by the City)

6.	SITE LIGHTING	1 EA	\$1,000	\$1,000
7.	EROSION CONTROL	520 LF	\$3	\$1,560
	Silt Fence			
	Check Dams			
	Ripe Inlet/Orlet Protection			
	Level Lip Spreader			
	Slope Stabilization			
	Geotextile			
	Hay Bale Barriers			
	Catch Basin Inlet Protection			
8.	RECREATION AND OPEN SPACE AMENITIES			
9.	LANDSCAPING			
	(Attach breakdown of plant materials, quantities, and unit costs)			
10.	MISCELLANEOUS			
	TOTAL:			\$16,453
	GRAND TOTAL:		\$980	\$43,449

Handwritten: \$4,429.00 TL

April 24, 2001

Portland Planning Board
Portland, Maine

Submitted to:

**CHURCH EXPANSION
SITE PLAN AND CONDITIONAL USE REVIEW
FIRST LUTHERAN CHURCH, APPLICANT**

PLANNING BOARD REPORT #15-01

130 Auburn Street

I. INTRODUCTION

The First Lutheran Church has requested site plan approval for a 13,370 sq. ft. addition to the existing church building. The addition will be used for added daycare, religious education and parish community use. The second floor of the addition is unfinished in this proposal, but will be used for parish community uses in the future. The site is approximately 3.27 acres and is zoned R-3. The development would be reviewed for conditional use as an institutional use in the R-3 zone and site plan review. The standards for the institutional conditional use and the regular conditional use are attached.

The site currently has an existing 13,967 sq. ft. building used as a church, fellowship hall, daycare and parish offices. The proposed addition will be located on the rear of the existing building.

A workshop for this project was held on March 27, 2001. A question was raised as to whether the uses of the proposed addition were permitted in the R-3 zone district. A memo from Marge Schmuckal, Zoning Administrator, clarifying the permitted uses in the R-3 zone district is included as attachment 3.

A legal ad appeared in the April 16th and 17th issues of the *Portland Press Herald*. 493 notices have been sent to area property owners in the vicinity of the project.

II. STAFF REVIEW

The proposal has been reviewed for compliance with the R-3 Residential Zone, Site Plan Ordinance, and Conditional Use Standards of the Land Use Code. The plan has been reviewed by the Inspections, Traffic, Fire, Public Works, and Planning Department.

III. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

Access to the site will be from Auburn Street via an existing paved driveway. The 24 parking spaces displaced by the proposed addition will be reconstructed on the western end of the existing parking area. The applicant is proposing no additional parking spaces. Zoning Administration has reviewed the parking plan and found it to be adequate.

2. Bulk, Location, Height of Building and Uses Thereof

The applicant is proposing to construct a 13,370 square foot, two-story addition with a pitched roof. The brick exterior will match the existing brick. Entrances to the new addition will be canopied. The addition appears to be compatible in terms of style and materials with the existing building. Elevation drawings are included as Attachment 2.

3. Utilities/Essements/Solid Wastes

The applicant is proposing to tie into existing sanitary sewer and water lines in Auburn Street. Letters received from Department of Public Works and the Portland Water District confirm the

availability of service.

4. Landscaping

The applicant is proposing the placement of twelve 6' high Eastern Arborvitae along the northern perimeter of the new parking area. In addition, the applicant will erect a 6' high board fence on the western end of the parking area with three 8' Canadian Hemlock and two 3' Catwba Rhododendrons planted on the adjacent properties side of this fence. This landscape plan has been reviewed and approved by the City Arborist. Staff recommends that the area between the new fence and the new parking area not be used for snow storage due to the possibility of damage to the fence and plantings in addition to its potential as a visual obstruction to the adjacent property owner. A potential condition of approval is:

- that the site plan be amended to designate the land at the west end of the new parking lot as an area to remain free of snow storage and that the area to the south of the lot be specified as a snow storage location.

5. Drainage

Drainage from the proposed parking lot expansion will flow to the southeast to an identified freshwater wetland. Stormwater treatment for this flow will be accomplished through an infiltration swale and level lip spreader. Steve Bushey, Engineering Consultant for the City of Portland has reviewed and approved the drainage and stormwater treatment plans. His comments are included as attachment 4.

6. Lighting

The applicant has provided a lighting plan including photometrics and catalog cuts for the proposed fixtures. The lighting plan is in compliance with the lighting standards.

7. Fire Safety

The site plan has been reviewed and approved by the Fire Department.

8. Financial Capability

The applicant has provided a letter from Peoples Bank attesting to the financial capability of the applicant to complete this project. See attachment 5.

IV. **CONDITIONAL USE REVIEW**

1. The following standards apply for review of an institutional expansion in the R-3 zone. Section 14-88(2)

i. In the case of expansion of existing such uses onto land other than the lot on

i. That the plan is/is not in conformance with the Conditional Use Standards of the Land
 On the basis of plans and materials submitted by the applicant and on the basis of information
 provided in Planning Board Report #15-01 relevant to standards for site plan and conditional use
 review, the Board finds:

V. MOTIONS FOR THE BOARD TO CONSIDER

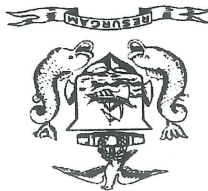
- iii. The impacts of this site are similar as those normally expected from such a use
 in this zone.
 Such impact differs substantially from the impact which would normally occur
 from such a use in that zone.
 - ii. It does not appear that there will be any adverse impacts associated with the proposed
 project.
 There will be an adverse impact upon the health, safety, or welfare of the public
 or the surrounding area; and
 There are no known unique or distinctive characteristics associated with the
 proposed use.
 - i. There are unique or distinctive characteristics or effects associated with the
 proposed conditional use;
 There are no known unique or distinctive characteristics associated with the
 proposed use.
- Section 14-474(2)
- 2. The following standards apply for all conditional uses:
 - iii. In the case of a use or use expansion which constitutes a combination of an
 above-listed use with capacity for concurrent operations, the applicable
 minimum lot sizes shall be cumulative.
 The applicable lot sizes have been met.
 - ii. The proposed use will not cause significant displacement or conversion of any
 residential uses as of June 1, 1983, or thereafter; and
 The addition will not cause the displacement or conversion of any residential
 units.
 The placement of the addition will be within church property
 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 areas; and

- ii. That the plan is/is not in conformance with the Site Plan Standards of the Land Use Code.
- i. Potential Conditions of Approval:
 - 1. that the site plan be amended to designate the land at the west end of the new parking lot as an area to remain free of snow storage and that the area to the south of the lot be specified as a snow storage location.

Attachments:

- 1. Site Plan
- 2. Elevations
- 3. Memo from Marge Schmuckal clarifying acceptable use
- 4. Memo from Steve Bushey, Engineering Consultant
- 5. Letter of Financial Capability
- 6. Standards for the Institutional Conditional Use R-3
- 7. Regular Conditional Use Standards

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

Att. # 3

CITY OF PORTLAND

March 29, 2001

TO: Portland Planning Board
FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: Clarification of Review – Updated Memo

RE: First Lutheran Church – 132 Auburn Street – 374-A-013 - R-3 zone-
Site Plan review #2001-0012

It has been brought to my attention that some clarification is considered necessary concerning the review of this proposal at the First Lutheran Church. The principal use of this land is a church use. In the R-3 zone, church uses are allowed under the conditional use provisions, as an institutional use. Our microfiche show copies of those original permits and approvals. As you know, currently the proposal before you is a new addition to the church and an expansion of the parking area to accommodate the required off-street parking. The uses shown within this expansion area are church related and no different than typical functions associated with church activities. Any time there is a proposal for an expansion of an institutional use, the Planning Board has had review authority over it as a conditional use appeal. Because there is an addition of 13,000 square feet and additional parking, there is also a major site plan review performed by the Planning Board.

There is also a daycare as an accessory use that is located within the Church. Daycares are also considered an allowable principal use under the conditional use provisions. Daycares are not listed as an institutional use. They are listed under "other". The daycare is not expanding at this time. They may relocate into the new addition. The daycare use does not need any specific review approval at this time. It may continue.

CC: Sarah Hopkins, Planning
Jonathan Spence, Planning
Penny Littell, Corporation Counsel

Room 315 – 389 Congress Street - Portland, Maine 04101

(207) 874-8695 - FAX: (207) 874-8716 - TTY: (207) 874-8936

Att # 4

From: "stephen bushey" <bushey@maine.rr.com>
To: Portland.CityHall(JSpence)
Date: Wed, Apr 18, 2001 7:27 PM
Subject: first Lutheran Church

Jonathan,

I have reviewed the plan last revised 3-22-01 for the First Lutheran Church and find that the applicant has substantially addressed my earlier comments. The plans include provisions for water quality treatment and erosion control. My only comment relates to the proposed 15" CWP to be installed beneath the parking area at the west side of the site. This culvert will have less than 1' of cover near the outlet side and will be prone to frost action. This can likely be addressed during construction and suggest this be reviewed for proper installation when the applicant is looking for a certificate of occupancy or performance guarantee release.

If you have any questions please call.

Steve Bushey Technical Reviewer

Joseph E. Gray Jr.
Director



CITY OF PORTLAND

February 16, 2001

Mr. William E. White, P.E., R.A.
William E. White, Inc.
1321 Washington Avenue
Portland, ME 04103

RE: First Lutheran Church, 132 Auburn Street
(ID# 20010012, CBI#374-A-13)

Dear Mr. White:

The Planning Department has received your application for an addition and new parking area for the First Lutheran Church located at 138 Auburn Street. After review of the submitted plans and materials, the following comments have been generated:

1. Applicant must submit letters from Portland Water District regarding water availability and Public Works Department regarding sewer availability for the addition.
2. At this time, staff is concerned with the number of parking spaces. It states in the application that the proposed addition will be for added daycare and religious education use. Will there be an increase in the number of children attending the daycare? Also, the floor plan shows six (6) classrooms. What are these classrooms going to be used for and who will be using them?
3. The proposal for the second floor is that it will be unfinished, but will be used for parish community purposes in the future. What will the parish community purposes be? More classrooms? Assembly area? Staff will need additional information to determine if the existing number of parking spaces will be adequate.
4. Catalogue cuts of the pole mounted light fixture and the wall pack fixtures must be submitted for staff's review. All fixtures must be cut-off fixtures. A lighting photometric plan for all three light fixtures must be submitted to determine that there is no spillover onto abutting properties. Also, what will be the height of the lights?
5. A letter of financial capability from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved must be submitted to staff.

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Caron and Members of the Portland Planning Board

FROM: Jonathan Spence, Planner

DATE: March 23, 2001

SUBJECT: First Lutheran Church, 132 Auburn Street

Introduction

The First Lutheran Church has requested site plan approval for a 13,370 sq. ft. addition to the existing church building. The addition will be used for added daycare, religious education and parish community use. The second floor of the addition is unfinished in this proposal, but will be used for parish community uses in the future. The site is approximately 3.27 acres and is zoned R-3. The development would be reviewed for conditional use as an institutional use in the R-3 zone and site plan review. The standards for the institutional conditional use and the regular conditional use are attached.

The site currently has an existing 13,967 sq. ft. building used as a church, fellowship hall, daycare and parish offices. The proposed addition will be located on the rear of the existing building.

Access/Circulation

Access to the site will be from Auburn Street via an existing paved driveway. The 24 parking spaces displaced by the proposed addition will be reconstructed on the western end of the existing parking area. The applicant is proposing no additional parking spaces. Zoning Administration has reviewed the parking plan and found it to be adequate.

Utilities

The applicant is proposing to tie into existing sanitary sewer and water lines in Auburn Street. Letters received from Department of Public Works and the Portland Water District confirm the availability of service.

Drainage

Drainage from the proposed parking lot expansion will flow to the southeast to an identified freshwater wetland. Technical standards require stormwater treatment for all parking areas in excess of 25 spaces. Although this development proposes the construction of 24 spaces, the cumulative total well exceeds the minimum number of spaces requiring stormwater treatment. The applicant is working with Steven Bushey, engineering consultant for the City of Portland, to come to an agreement on an acceptable plan.

Lighting

The applicant proposes one new 20-foot pole light to be placed in the vicinity of the new parking area. In addition, three wall-mounted fixtures are proposed for the new addition. The revised photometric study is attached and appears acceptable. The catalog cuts supplied for the wall-mounted fixtures do not comply with the standards outlined in the lighting regulations. Catalog cuts for alternative lighting fixtures are requested.

Landscaping

The applicant intends to preserve the existing trees located to the south of the proposed addition. The applicant is proposing new landscaping consisting of the placement of twelve 6' high Eastern Arborvitae along the northern perimeter of the new parking area. Per staff's request, the applicant has included a 6' high board fence at the western end of the new parking area. Staff would ask that planting be designated on the landscape plan for both sides of this fence.

Building Design

The applicant is proposing to construct a two-story addition with a pitched roof. The brick exterior will match the existing brick. Entrances to the new addition will be canopied. The addition appears to be compatible in terms of style and materials with the existing building.

Attachments:

1. Staff Letter to Applicant, dated 2-16-01
2. Staff Letter to Applicant, dated 3-12-01
3. Applicant's Response to Attachment 2, received 2-23-01
4. Proposed catalog cut for wall mounted fixture
5. Revised Photometric Study
6. Existing Site Plan
7. Proposed Site Plan
8. Site Plan Erosion and Sedimentation Control Measures
9. First Floor Plan
10. Exterior Elevations
11. Standards for the Institutional Conditional Use R-3
12. Regular Conditional Use Standards

Joseph E. Gray Jr.
Director

CITY OF PORTLAND



February 16, 2001

Mr. William E. White, P.E., R.A.
William E. White, Inc.
1321 Washington Avenue
Portland, ME 04103

RE: First Lutheran Church, 132 Auburn Street
(ID# 20010012, CBL#374-A-13)

Dear Mr. White:

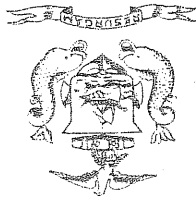
The Planning Department has received your application for an addition and new parking area for the First Lutheran Church located at 138 Auburn Street. After review of the submitted plans and materials, the following comments have been generated:

1. Applicant must submit letters from Portland Water District regarding water availability and Public Works Department regarding sewer availability for the addition.
2. At this time, staff is concerned with the number of parking spaces. It states in the application that the proposed addition will be for added daycare and religious education use. Will there be an increase in the number of children attending the daycare? Also, the floor plan shows six (6) classrooms. What are these classrooms going to be used for and who will be using them?
3. The proposal for the second floor is that it will be unfinished, but will be used for parish community purposes in the future. What will the parish community purposes be? More classrooms? Assembly area? Staff will need additional information to determine if the existing number of parking spaces will be adequate.
4. Catalogue cuts of the pole mounted light fixture and the wall pack fixtures must be submitted for staff's review. All fixtures must be cut-off fixtures. A lighting photometric plan for all three light fixtures must be submitted to determine that there is no spillover onto abutting properties. Also, what will be the height of the lights?
5. A letter of financial capability from a responsible financial institution stating that it has reviewed the planned development and would seriously consider financing it when approved must be submitted to staff.

ATT. # 1

Joseph E. Gray Jr.
Director

CITY OF PORTLAND



March 12, 2001

Mr. William E. White, P.E., R.A.
William E. White, Inc.
1321 Washington Avenue
Portland, ME 04103

RE: First Lutheran Church, 132 Auburn Street
(ID# 20010012, CBL#374-A-13)

Dear Mr. White:

I would like to take this opportunity to introduce myself. My name is Jonathan Spence and I am a new Planner with the City of Portland. I will be working with Kandice Talbot on the proposal for the addition and new parking area for the First Lutheran Church located at 138 Auburn Street. After review of the submitted materials in conjunction with a visit to the site, the following comments have been generated:

1. Site lighting standards do not permit any portion of the lamp to extend below the surface of the fixture housing. The proposed wall mounted lighting fixtures do not meet these standards. Alternative designs must be submitted.
2. The proposed 25ft. pole light exceeds the maximum allowable height of 20ft. The photometric plan for this light does show some minor spillover onto an adjacent property. This spillover might be eliminated through a reduction in the height of this light. A revised photometric plan must be submitted in addition to a revised height for this light. With the addition of this light to the site, will the other pole light in the vicinity be able to be angled more towards the ground?
3. Where off-street parking abuts a lot in a residential zone district, a chain link, picket or sapling fence, not less than 48 inches in height, must be erected and maintained between the parking lot and the lot line. Staff would ask that the landscape plan be revised to include an opaque 6ft. fence of wood materials to be located at the west end of the proposed new parking area. In addition, planting is recommended on both sides of this fence.
4. Will the trees located to the south of the proposed addition remain after the completion of construction? Staff would ask that these trees be noted on the plan and appropriate measures taken during the construction phase of the project to assure that they are not damaged.
5. The proposed parking appears adequate. Staff would ask that the new parking area include landscaped islands to break up the two rows of parking spaces.

ATT.# 2

RE: First Lutheran Church - ID #20010012, CBL #374-A-13
Response to letter from J. Spence dated March 12, 2001

FROM: William Whited

1. Delivered by messenger is a better copy of the wall-mounted fixture that I had selected for the Type H fixture. I checked with the distributor for this fixture, and he tells me that looking straight in, the lamp is not visible but that from the underside looking up, it is. He is sending me cuts as soon as he receives them for a substitute fixture which is much more expensive. However, the nearest house to the west is 340 ft. away. I have a hard time believing that the originally selected fixture will cause any light pollution to that house. Again, the nearest houses to the south are 130 ft. away and screened by thick evergreens and firs along the property line. Again, I question whether there will be any light pollution to those houses.

2. Photometrics for Fixture Type J mounted in a 20 ft. pole are being delivered by messenger. 3. Delivered by messenger is a copy of Sheet 2.4 showing a board fence along the west end of the parking lot extension. I disagree with the added planting recommended by staff. The plantings will be continually damaged by snow removal.

4. The trees to the south of the proposed addition are along the property line beyond the Portland Water District right-of-way and are well outside the construction work lines. No protection of them is needed.

5. Landscape islands between the two parking areas will only be in the way of snow removal on this lot. After a storm such as happened March 5, they would be plowed off and would need continual replacement. This small lot, quite isolated, does not warrant landscape islands. 6. You have received letters from the Portland Water District and the Portland Public Works Department regarding adequacy of their utilities to serve this addition. The First Lutheran Church will be submitting the letter of financial capability.

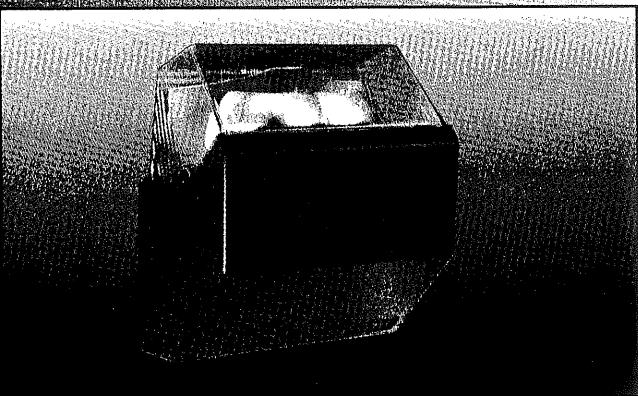
6.c. A storm water quality swale is shown on Sheets 2.2 and 2.4, being delivered by messenger. This treatment swale is designed to catch the runoff from the added pavement to allow sediment to settle and storm water to infiltrate into the underlying soil. A level lip spreader is designed to allow the 10-year storm to overflow. Calculations are included in the submittal.

Please call me if you have questions.

William E. Whited
P. E., R.A.

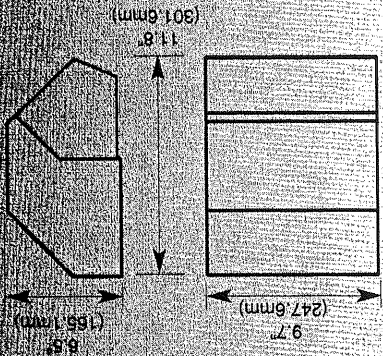
Precision Cutoff Small Series

High Performance Vertical Lamp Wallpack



50 to 70 Watt (MA) Metal Halide and (LX) High Pressure Sodium

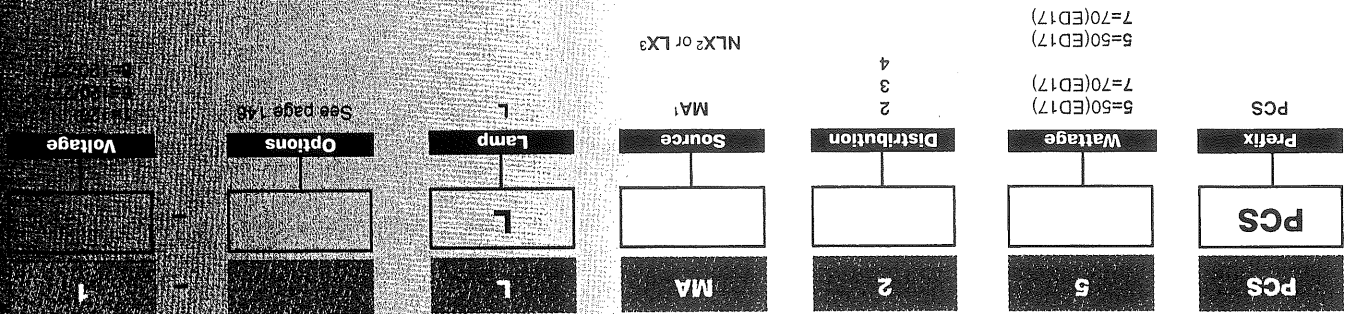
Dimensions



ISO 9001 Registered

OPTIONS & ACCESSORIES—SEE PAGES 146-147.
PHOTOMETRICS—SEE PAGE 266.

ORDERING GUIDE



APPLICATIONS

- Accent, Perimeter, Area, Security, Walkways, Entrances, Driveways, Alleys, Underpasses, Tunnels, Parking Garages.

CONSTRUCTION

- Cover is injection molded, UV stabilized, impact resistant polycarbonate.
- Fade resistant impregnated bronze finish.
- Electrical and optical components are mounted to die-cast aluminum tray.
- Captive hardware is stainless steel.
- Deep ribbing on back side of component tray permits air flow cooling.

ELECTRICAL

- Porcelain spring-loaded 4KV pulse rated socket-medium base.
- Core and coil ballast mounted to electrical component tray.
- High reactance HPF ballast.
- Lamp furnished installed in fixture.
- Starting temperature: LX(HPS)-40°F/-40°C, MA(MH)-20°F/-30°C.

OPTICS

- Patented bioptical lens made of injection molded UV stabilized high impact acrylic.
- Reflector system is hydroformed anodized aluminum.
- Units are furnished with Type II, III or IV distribution.
- Type II distribution yields 6:1 spacing.
- Internal baffles provide precise cutoff/glare control.

MOUNTING

- Lightweight mounting bracket allows for timesaving installation.
- Electrical/Optical tray (assembled and ready to wire) attaches to mounting box via two captive 1/4" bolts (supplied).
- Integral bubble level and slotted mounting holes ensure a level installation.

WARRANTY/LISTINGS

- UL 1572 listed for wet locations.
- Published five year limited warranty.

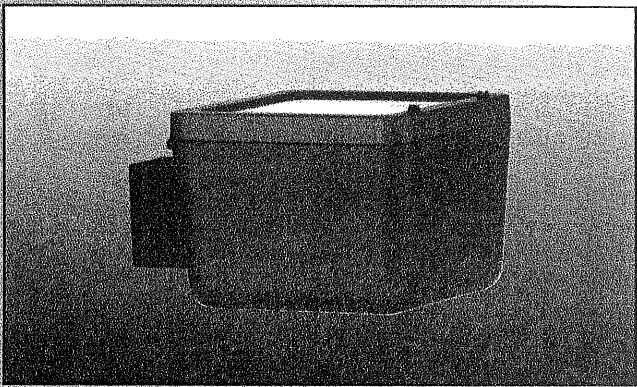
1Voltage is 6(120/277). 2Normal Power Factor. Voltage is 1(120).
3Voltage is 8(120-277).



AT #4
TYPE "H"
70 W MA

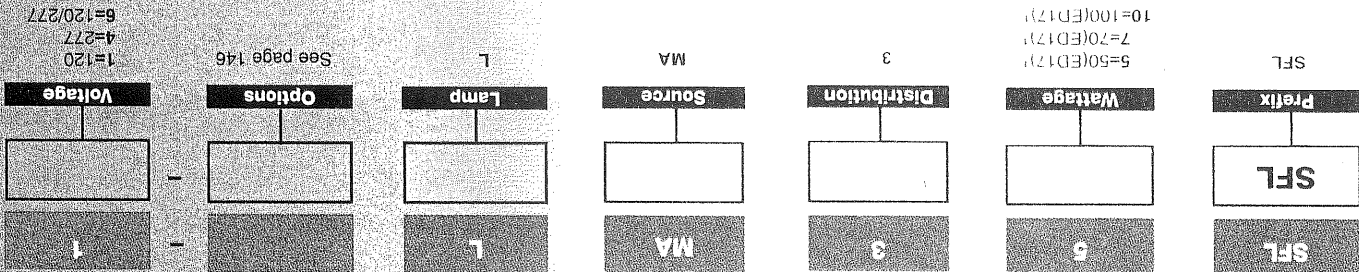
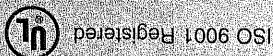
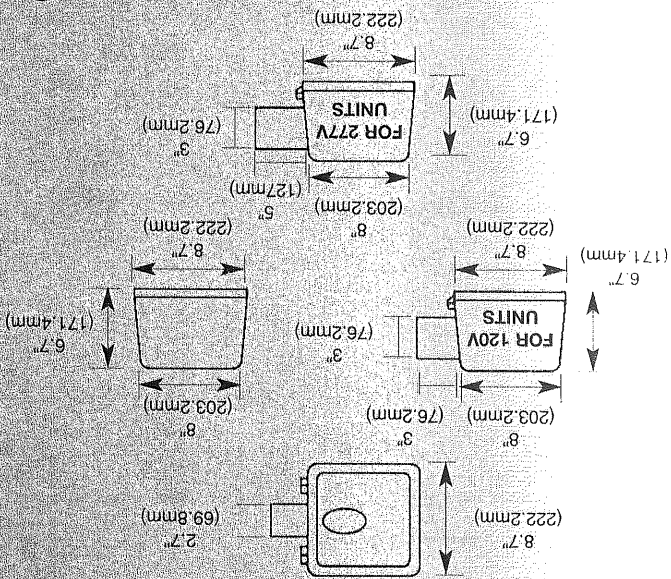
Silhouette Facade Luminaire Series

Arm Mount Cutoff Wall Bracket



70 50 to 100 Watt (MA) Metal Halide
35 to 150 Watt (LX) High Pressure Sodium

Dimensions



ORDERING GUIDE

15=150(E 17)
10=100(E 17)
7=70(E 17)
5=50(E 17)
3=35(E 17)

10=100(E D17)
7=70(E D17)
5=50(E D17)

NLX² or HLX³
NLX² or HLX³
NLX² or HLX³
NLX² or HLX³
NLX² or HLX³

- ### APPLICATIONS
- Entrances, ATM machines, Security, Parking Lots, Walkways.
- ### CONSTRUCTION
- Precision die-cast aluminum housing.
 - One-piece die-cast aluminum lens frame.
 - Corrosion resistant Duraplex II bronze polyester powder coated finish.
 - Optional designer finishes available. See page 281.
 - Heat and shock resistant tempered glass lens is permanently sealed.
- ### ELECTRICAL
- Porcelain spring loaded 4kV pulse rated socket medium base.
 - Ballast mounted to integral heat sink for maximum heat dissipation.
 - Starting temperature: LX (FPS) 40°F, 40°C; MA (MH) 20°F, 30°C.
- ### OPTICS
- One piece injection molded thermoplastic reflector with high reflective finish for consistent performance.
 - Reflector system precisely designed for IFS Type III cutoff.
- ### MOUNTING
- Enclosed cast arm compartment hooks onto mounting plate for easy installation.
 - The wall mounting plate attaches directly to recessed GFM, 3 1/2" and 4" octagonal, or single FS box, and comes complete with threaded stem, cap nut and bracket.
- ### WARRANTY/LISTINGS
- UL 1572 listed for wet locations.
 - Published five year limited warranty.
- ### OPTIONS & ACCESSORIES
- SEE PAGES 146-147
PHOTOMETRICS SEE PAGE 268

William E. Whited, Inc.
Architecture/Engineering/Interior Design
William E. Whited, President
Judith E. Bernier, Vice President

March 1, 2001

Mr. James Pandiseio
Engineering Dept.
Portland Water District
P.O. Box 3443
Portland, ME 04104

RE: First Lutheran Church, 132 Auburn St., Portland

Dear Jim:

A portion of the site plan for this project has been faxed and mailed to you. This plan shows the proposed sprinkler service from the water main in Auburn Street running parallel to the church just outside the Portland Water District easement.

Would you please send a copy of the letter of adequacy to Kandice Talbot at the City of Portland Planning Department when you respond to me.

Sincerely,


William E. Whited
P.E., R.A.

1321 Washington Avenue, Portland, ME 04103
(207) 878-4530
Fax (207) 878-4533

Development Review Status Log

Project: Add:tion to First Lutheran Church ID#: 20010612

Address: 132 Auburn Street

Contact Telephone #: 978-4530 -William W.isted

Date	Comments
3/8	Project received from Kand:
3/9	Site Visit w/ KT
3/12	Letter sent to applicant regarding issues and needs
3/15	Discussed at Dev Rev meeting Shared party idea not supported
3/19	Applicant phoned - Issues discussed

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Kandi Talbot" <KCOTE@cl.portland.me.us>
Date: Tue, Feb 27, 2001 8:42 AM
Subject: First Lutheran Church

Kandi,

I have reviewed the Site plan application materials dated January 30, 2001 for the First Lutheran church expansion project and offer the following comments:

1. The existing site plan (sheet 2.1) and the proposed site plan show a different property boundary along the site's west side than shown on the original boundary plan. Did the Church purchase some land from the abuttor at #1559 Washington Avenue?
2. I have reviewed the stormwater computations and find that the increases in runoff due to the parking lot expansion are quite small and thus the applicant's proposal to not provide any stormwater quantity control is acceptable. However, the parking area for the project exceeds 25 spaces, thus water quality treatment is necessary in accordance with the City's technical standards. For this project it appears that an infiltration swale constructed in accordance with the State's BMP guidelines might be a suitable method to provide treatment since the site's runoff is primarily conveyed in an open swale/ditch system. The applicant's engineer should review the Technical standard and make the necessary design revisions to provide water quality treatment.
3. The applicant should get a sign off letter from the Portland Water District regarding the sprinkler feed installation in their water main easement. The District may also have concerns regarding the close proximity of work to the 42" water main.
4. The plan should be revised to include some slope stabilization along the ditch area that will be constructed at the new 15" culvert inlet at the new parking area.
5. The riprap apron should be sized and riprap sized in accordance with the State's BMP's.
6. The plan depicts grading work within the wetland area for creation of a shallow interceptor swale. The applicant should provide evidence as to the MeDEP permitting status and applicability for the part of the work.
7. I might recommend that a double row of plantings and/or fence be provided at the end of the new parking area so as to provide a more effective buffer against glare from vehicle lights onto the #1559 Washington Ave. property.
8. The pavement section detail should be corrected to identify a 1 1/4" layer of Surface pavement rather than binder pavement I believe.

If you have any questions regarding these comments please call.

Steve Bushey Technical reviewer

CC: Portland.gwgwia("wwhited@wwhited.com")



CITY OF PORTLAND

15 March 2001

Mr. William E. White, P.E., R.A.,
William E. White, Incorporated,
1321 Washington Avenue,
Portland, Maine 04103

**RE: The Capacity to handle Wastewater Flows, From
The Proposed First Lutheran Church Addition &
Renovations, at 132 Auburn Street, Portland, Maine.**

Dear Mr. White:

The existing fifteen-inch diameter vitrified clay sanitary sewer pipe located in Auburn Street has adequate capacity to transport the anticipated wastewater flows of 000 GPD, from your proposed addition and renovation. The Portland Water District sewage treatment facilities located off Marginal Way have adequate capacity to treat the anticipated wastewater flows of 000 GPD, from your proposed addition and renovation.

Anticipated Wastewater Flows from the Proposed addition	= 542 GPD
Current Wastewater flows	= 000 GPD
Addition & Renovations @ 000 GPD/Addition & Renovations	= 000 GPD
Total Anticipated Increase in Wastewater Flows for this Project	= 000 GPD

If I can be of further assistance, please call me at 874-8832.

Sincerely,
CITY OF PORTLAND
Frank J. Branceley
Frank J. Branceley, BA, MA
Senior Engineering Technician

FJB

cc: Joseph E. Gray, Director, Department of Planning, & Urban Development, City of Portland
Kandice Talbot, Planner, Dept. of Planning & Urban Development, City of Portland
Katherine A. Staples, PE, Engineering Manager, City of Portland
Bradley Roland, PE, Environmental Projects Engineer, City of Portland
Anthony W. Lombardo, PE, Project Engineer, City of Portland
Stephen K. Harris, Assistant Engineer, City of Portland
Desk File



225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961
FAX (207) 761-8307
www.pwd.org

March 1, 2001

William Whited
William E. Whited, Inc.
1321 Washington Ave.
Portland, Me. 04103

Re: First Lutheran Church

Dear William,

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed expansion of 132 Auburn St. Checking District records, I find there is an 6" water main on the west side of the Auburn St. as well as a 12" main on the east side of the street. The current 1.5" domestic water service comes from the 6" water main that would be adequate for the new fire service.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Auburn St. 2000' north of Washington Ave.
Hydrant # 1013
Static pressure = 56 PSI
Flow = 731 GPM
Last Tested = 8/6/93

If the district can be of further assistance in this matter, please let us know.

Sincerely,
Portland Water District

Jim Pandiscio
Means Coordinator

Cc:Kandice Talbot- City of Portland

Candy Hill

To: kcote@ci.portland.me.us
Subject: First Lutheran Church, Auburn St., Portland ID: #20010012, CBL#374-A-13

RE: Response o Kandi Talbot's review letter of Feb. 16, 2001

FROM: William Whited

1. Requests for a letter of adequacy have been made to the Portland Water District and the Portland Public Works Department.

2. The classrooms in the proposed addition are for the church's Sunday School program. They will also have some evening use as committee meeting rooms that now use cramped spaces within the existing building.

The daycare program will continue in the existing building.

The 116 parking spaces on the property serve 328 people in the church during services. This is the maximum parking use need. By code, the 116 parking spaces can accommodate up to 580 people. The parking needs for the daycare program will use a few of the 116 spaces available.

3. The second floor space use has not yet been formalized. I think that it may be used for church social functions, church suppers, receptions, etc. Uses of that nature would accommodate about 200 people after space for tables, chairs and a serving kitchen is taken from the total floor area. Use will be by existing members, not open necessarily to the public, as money-raising functions.

4. Photometrics submitted under separate cover.

5. First Lutheran Church will provide letter from Peoples Bank.

William E. Whited
P.E., R.A.

Post-it® Fax Note	7671	Date	3-2	# of pages	2
To	Kandi Talbot	From	Wm Whited		
Co./Dept.	City of Portland	Co.	City of Portland		
Phone #		Phone #	818 4536		
Fax #	818 4536	Fax #	818 4536		

Jonathan Spence
Planner

The meeting is a workshop session and is scheduled to begin at 3:30 p.m. in Room 209, City Hall, 389 Congress Street, Portland, Maine. The workshop is an opportunity for the applicant to present a plan to the Planning Board in an informal session, which is open to the public. Public comments are not generally received at the workshop meeting. If you wish to submit written comments on the proposal, please address your comments to Joseph E. Gray, Jr., Director of Planning and Urban Development, City Hall, 4th Floor, 389 Congress Street, Portland, Maine 04101.

On Tuesday, March 27, 2001, the Portland Planning Board will consider a plan by First Lutheran Church to construct a 13,370 sq. ft. addition to be used for daycare, religious education and parish offices. The plan also includes the construction of 24 additional parking spaces displaced by the proposed addition. The site is approximately 3.27 acres and is zoned R-3.

TO RESIDENTS AND PROPERTY OWNERS IN THE VICINITY OF
132 AUBURN STREET

Jonathan Spence
Planner

The meeting is a workshop session and is scheduled to begin at 3:30 p.m. in Room 209, City Hall, 389 Congress Street, Portland, Maine. The workshop is an opportunity for the applicant to present a plan to the Planning Board in an informal session, which is open to the public. Public comments are not generally received at the workshop meeting. If you wish to submit written comments on the proposal, please address your comments to Joseph E. Gray, Jr., Director of Planning and Urban Development, City Hall, 4th Floor, 389 Congress Street, Portland, Maine 04101.

On Tuesday, March 27, 2001, the Portland Planning Board will consider a plan by First Lutheran Church to construct a 13,370 sq. ft. addition to be used for daycare, religious education and parish offices. The plan also includes the construction of 24 additional parking spaces displaced by the proposed addition. The site is approximately 3.27 acres and is zoned R-3.

TO RESIDENTS AND PROPERTY OWNERS IN THE VICINITY OF
132 AUBURN STREET

Candy Hill

To:

srbushey@maine.rr.com

Cc:

kcote@ci.portland.me.us

Subject:

First Lutheran Church, Auburn St., Portland

RE: Responses to Steve Bushey's comments of Feb. 27, 2001

FROM: William Whited

1. The church purchased all the land in the "L", then sold off the house and 75 ft. by 100 ft. lot at 1559 Washington Avenue. Deeds in application covered this.

2. Parking area is for 24 cars added for church use to offset existing spaces overlain by the proposed addition. I don't believe that stormwater treatment is justified. These spaces need to be distinguished from a shopping center parking lot that has daily use. The church will use these spaces for part of a day one day a week, and that use will generate minimal pollutants.

If the City is going to impose standards for a 25 car lot on a 24 car lot, then the detail of an infiltration swale sketch is proposed.

However, I believe that the natural wetland vegetation adjacent to the lot is a much more effective stormwater treatment means than any man-made contrivance. I would rather let natural treatment take over and not build an infiltration swale. I request that the requirement of the infiltration swale be deleted.

3. Letters are pending from Portland Water District and Portland Public Works Department.

4. Slope stabilization shall be provided as shown on Sheet 2.4 Jute Mat Detail.

5. Riprap detail added to Sheet 2.4

6. Delete grading in wetland.

7. This parking will be used very little at night. It is for the Sunday services. Request that this recommendation be deleted.

8. Section corrected.

William E. Whited
P.E., R.A.

William E. White, Inc.
Architecture/Engineering/Interior Design

William E. White, President
Judith E. Bernier, Vice President

January 30, 2001

City of Portland
ATTN: Site Plan Review Committee
389 Congress Street
Portland, ME 04103

RE: Addition and Renovations to First Lutheran Church, 132 Auburn St.

Dear Committee Members:

This application is made on behalf of the First Lutheran Church to request approval of an addition to the existing church and additional parking area to offset the spaces lost under the proposed addition.

The proposed addition is two floors and partial basement for the boiler room. The ground coverage of the proposed addition is 6,235 sq. ft., and its building area is 13,370 sq. ft. The ground coverage for the existing building is 11,632 sq. ft. and its building area is 13,967 sq. ft. The ground coverage after the addition is constructed will be 17,867 sq. ft., and the total floor area will be 27,337 sq. ft. The proposed parking area is 64 ft. by 108 ft. to accommodate 24 cars, the same number as lost due to the building addition.

The building's proposed use will be for a daycare, religious education, and parish community uses. The second floor of the addition is unfinished in this proposal, but will be used for parish community purposes in the future. The exterior building construction is brick veneer to match the red brick on the existing building.

Sincerely,



William E. White, P.E., R.A.

1321 Washington Avenue, Portland, ME 04103
(207) 878-4530
Fax (207) 878-4533

Candy Hill

To: kcote@ci.portland.me.us
Subject: First Lutheran Church, Auburn St, Portland ID, #20010012, CBL#374-A-13

RE: Response o Kandl Talbot's review letter of Feb. 16, 2001

FROM: William Whited

1. Requests for a letter of adequacy have been made to the Portland Water District and the Portland Public Works Department.

2. The classrooms in the proposed addition are for the church's Sunday School program. They will also have some evening use as committee meeting rooms that now use cramped spaces within the existing building.

The daycare program will continue in the existing building.

The 116 parking spaces on the property serve 328 people in the church during services. This is the maximum parking use needed. By code, the 116 parking spaces can accommodate up to 580 people. The parking needs for the daycare program will use a few of the 116 spaces available.

3. The second floor space use has not yet been formalized. I think that it may be used for church social functions, church suppers, receptions, etc. Uses of that nature would accommodate about 200 people after space for tables, chairs and a serving kitchen is taken from the total floor area. Use will be by existing members, not open necessarily to the public, as money-raising functions.

4. Photometrics submitted under separate cover.

5. First Lutheran Church will provide letter from Peoples Bank

William E. Whited
P.E., R.A.

Post-it® Fax Note	7671	Date	3-2	# of pages	2
To	Kandi Talbot	From	William Whited		
Co./Dept	City of Portland	Co.	City of Portland		
Phone #		Phone #	818 4530		
Fax #	818 4533	Fax #	818 4533		

From: "Steve Bushey" <srbushey@maine.rr.com>
To: "Kandi Talbot" <KCOTE@ci.portland.me.us>
Date: Fri, Mar 2, 2001 11:23 AM
Subject: First Lutheran Church

Kandi,

I have received Bill Whited's email response to my comments and find them generally acceptable. However he seems to be intent on the stormwater treatment of not providing treatment. For consistency with other projects I would say that treatment is necessary. The lot well exceeds 25 spaces considering the existing spaces plus the new therefore I will leave it up to the applicant to propose an acceptable treatment method.

If you have any questions please call.

Steve Bushey technical reviewer

to do
Action

- speak w/ Applicant ~~to~~ / mail in regard to needs/issues

- Enacted MARGE TO check on parkings

- Need
- ~~water~~
- sewer
- Financial Ability
- o Treatment Plan for waste water

- Landscaping
- perimeter fence near residence

- Lighting
- height
- glare
- type

- parking
- # of spaces needed
- landscaping with

Stored parkings?

- Issues

First Lutheran church

CITY OF PORTLAND



March 12, 2001

Mr. William E. White, P.E., R.A.
William E. White, Inc.
1321 Washington Avenue
Portland, ME 04103

RE: First Lutheran Church, 132 Auburn Street
(ID# 20010012, CBL#374-A-13)

Dear Mr. White:

I would like to take this opportunity to introduce myself. My name is Jonathan Spence and I am a new Planner with the City of Portland. I will be working with Kandice Talbot on the proposal for the addition and new parking area for the First Lutheran Church located at 138 Auburn Street. After review of the submitted materials in conjunction with a visit to the site, the following comments have been generated:

1. Site lighting standards do not permit any portion of the lamp to extend below the surface of the fixture housing. The proposed wall mounted lighting fixtures do not meet these standards. Alternative designs must be submitted.

2. The proposed 25ft. pole light exceeds the maximum allowable height of 20ft. The photometric plan for this light does show some minor spillover onto an adjacent property. This spillover might be eliminated through a reduction in the height of this light. A revised photometric plan must be submitted in addition to a revised height for this light. With the addition of this light to the site, will the other pole light in the vicinity be able to be angled more towards the ground?

3. Where off-street parking abuts a lot in a residential zone district, a chain link, picket or sapling fence, not less than 48 inches in height, must be erected and maintained between the parking lot and the lot line. Staff would ask that the landscape plan be revised to include an opaque 6ft. fence of wood materials to be located at the west end of the proposed new parking area. In addition, planting is recommended on both sides of this fence.

4. Will the trees located to the south of the proposed addition remain after the completion of construction? Staff would ask that these trees be noted on the plan and appropriate measures taken during the construction phase of the project to assure that they are not damaged.

5. The proposed parking appears adequate. Staff would ask that the new parking area include landscaped islands to break up the two rows of parking spaces.

Zoning Division
Marge Schmuckal
Zoning Administrator



Department of Urban Development
Joseph E. Gray, Jr.
Director

CITY OF PORTLAND

March 29, 2001

TO: Portland Planning Board
FROM: Marge Schmuckal, Zoning Administrator

SUBJECT: Clarification of Review – Updated Memo

RE: First Lutheran Church – 132 Auburn Street – 374-A-013 - R-3 zone-
Site Plan review #2001-0012

It has been brought to my attention that some clarification is considered necessary concerning the review of this proposal at the First Lutheran Church. The principal use of this land is a church use. In the R-3 zone, church uses are allowed under the conditional use provisions, as an institutional use. Our microfiche show copies of those original permits and approvals. As you know, currently the proposal before you is a new addition to the church and an expansion of the parking area to accommodate the required off-street parking. The uses shown within this expansion are church related and no different than typical functions associated with church activities. Any time there is a proposal for an expansion of an institutional use, the Planning Board has had review authority over it as a conditional use appeal. Because there is an addition of 13,000 square feet and additional parking, there is also a major site plan review performed by the Planning Board.

There is also a daycare as an accessory use that is located within the Church. Daycares are also considered an allowable principal use under the conditional use provisions. Daycares are not listed as an institutional use. They are listed under "other". The daycare is not expanding at this time. They may relocate into the new addition. The daycare use does not need any specific review approval at this time. It may continue.

CC: Sarah Hopkins, Planning
Jonathan Spence, Planning
Penny Littell, Corporation Counsel

WILLIAM E. WHITED, INC.
Architect - Engineer
1321 Washington Ave.
PORTLAND, MAINE 04103
(207) 878-4530

JOB _____
OF _____ SHEET NO. _____
CALCULATED BY WJW
DATE 03-22-01
CHECKED BY _____
DATE _____

STORM WATER QUALITY :
RUNOFF FROM NEW PAVEMENT - 10 YEAR STORM

$$P = 4.7 \quad C = 98 \quad S = \frac{1000}{98} - 10 = 0.2041$$
$$Q = \frac{(P - 0.25)^2}{(P + 0.85)} = \frac{(4.7 - 0.25)^2}{(4.7 + 0.85)} = \frac{(4.45)^2}{5.55} = 4.46 \text{ CFS}$$

$$T_c = \frac{0.011 \times L}{S} = \frac{0.011 \times 64}{0.04} = 0.04 \text{ FT/FT}$$
$$T_c = \frac{3.0 \times 0.5 \times 0.04^4}{0.007 \times (0.011 \times 64)^{0.8}} = 0.01 \text{ HR}$$

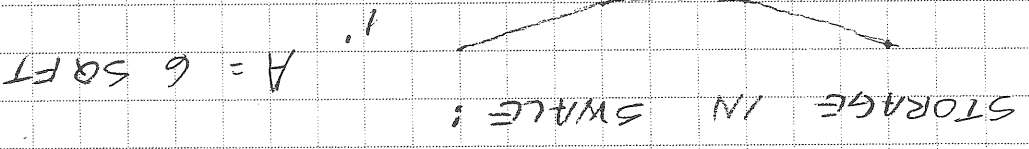
$$\text{AREA} = \frac{43560 \times 640}{64 \times 108} = 0.000248 \text{ SQ MI}$$

$$T_c = 0.01 \text{ USE } 0.1 \text{ HR} = T_f$$
$$P = 4.7 \quad CN = 98 \quad Q = 4.46 \quad A_m Q = 0.0011$$
$$I_a = 0.041 \quad I_a/p = 0.0087 - \text{USE } 0.10$$

$$Q = 0.0011 \times 662 = 0.733 \text{ CFS}$$

LENGTH OF LEVEL LIP SPREADER:
 $\frac{0.733 \text{ CFS}}{0.25 \text{ CFS/FT}} = 2.93 \text{ FT}$
USE 6 FEET

$$V \text{ OVER SPREADER} = 0.733/6 = 0.122 \text{ FPS} < 0.25$$



$$V = 6 \times 97 = 582 \text{ CU FT.}$$

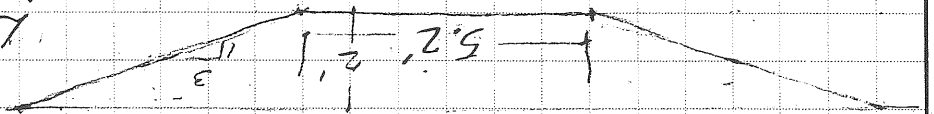
$$V_r = Q A_m 53.33 = 4.46 \times 0.00248 \times 53.33 = 0.059 \text{ AC-FT}$$
$$= 2570 \text{ CU FT}$$

ENLARGE SWALE TO STORE 3 YEAR STORM

RUNOFF FROM NEW PAVEMENT - 2 YEAR STORM
 $P = 3.0 \quad C = 98 \quad S = 0.2041$
 $Q = \frac{(3 - .25)^2}{3 + .85} = 2.77 \text{ CFS}$
 $T_c = 0.01 \text{ USE } 0.1 \text{ HR}$
 AREA = .000248 SQ MI
 $P = .041 \quad I_a = .041 \quad I_a/P = .0137 \text{ USE } 0.10$

$Q A_m = 2.77 \times .000248 = .0007$
 $Q = .0007 \times 662 = 0.4548 \text{ CFS}$
 $V_r = 2.77 \times .000248 \times 53.33 = 0.0366 \text{ ACFT} = 1596 \text{ CUFT}$

SWALE:



$A = 22.4 \text{ SF}$
 $K = 97.17$
 $V = 2.173 \text{ CUFT}$
 $= -0.05 \text{ ACFT}$

USE

N.T.S.

CULVERT OUTLET APRON

SCHEDULE				
CULVERT DIAMETER (D)	LENGTH (L)	WIDTH (W)	STONE THICKNESS	50
12"	10'	12'	6"	14"
15"	10'	12'	6"	14"

