

425-A-7

2001-0319

69 Presumpscot St.

Modular
School Dept.

on Spreadsheet

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

2001-0319

Application I. D. Number

12/19/01

Application Date

Presumpscot Modular

Project Name/Description

Sherwood, Doug / Facilities Engr.

Applicant

331 Veranda St., Portland, ME 04103

Applicant's Mailing Address

Greer, Thomas & Pinkham

Consultant/Agent

Applicant Ph: (207) 874-8126 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

69 - 69 Presumpscot St, Portland, Maine

Address of Proposed Site

245-007 425-A-7

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) **Modular Building**

34' x 28' sq. ft.

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan _____ Subdivision _____ Engineer Review _____ Date _____

Planning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
 See Attached

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

OK to Issue Building Permit _____
 signature date

Performance Guarantee **Required*** **Not Required**

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

City of Portland Site Plan Application

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.

Location/Address of Construction: 69 Presumpscot Street		
Total Square Footage of Proposed Structure 34 x 28	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 245 A 7	Property owner, mailing address: Portland School Dept 331 Veranda St. Portland, ME	Telephone: 874-8126 FAX 756-8495
Consultant/Agent, mailing address, phone & contact person Thomas Greer Pinkham & Greer 170 U.S. Route One Falmouth, ME	Applicant name, mailing address & telephone: DAUG SHERWOOD Facilities Engineer Portland School Dept.	Project name: Presumpscot Modular
Proposed Development (check all that applies) <input type="checkbox"/> New Building <input type="checkbox"/> Building Addition <input type="checkbox"/> Change of Use <input type="checkbox"/> Residential <input type="checkbox"/> Office <input type="checkbox"/> Retail <input type="checkbox"/> Manufacturing <input type="checkbox"/> Warehouse/Distribution <input type="checkbox"/> Parking lot <input type="checkbox"/> Subdivision, amount of lots _____ <input checked="" type="checkbox"/> Other: Modular Classroom on Back Playground (paved)		
Major Development _____ \$500.00 Minor Development <input checked="" type="checkbox"/> \$400.00		
Who billing will be sent to: Budget Transfer		
Mailing address: State and Zip: Same as owner	Contact person: Randy MANN STUART or	Phone: 874 8100

Nine (9) separate packets must include the following: **Delvia J. Giles**

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

All plans must be folded neatly and in packet form

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .25 per page, you may also visit the web site: ci.portland.me.us chapter 14

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work 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 a permit for work 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 permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Douglas Ritter Sherwood	Date: December 19, 2001
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This application is for site review ONLY, a building Permit application and associated fees will be required prior to construct

PLANNING BOARD REPORT #24-97

MODULAR CLASSROOM AT PRESUMPCOT SCHOOL

SITE PLAN AND CONDITIONAL USE REVIEW

PORTLAND SCHOOL DEPARTMENT, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

June 24, 1997

I. INTRODUCTION

The Portland School Department is requesting site plan and conditional use review for the placement of an additional modular classroom at the Presumpscot School. There are currently two modular classrooms located at the Presumpscot School. The modular classroom is proposed behind the two existing modular classrooms, in the grass area, approximately 25 ft. away from the existing baseball backstop. The Presumpscot School is located at the corner of Presumpscot and Sherwood Streets. The site is approximately 5 acres and zoned R-5 Residential. A site plan is included as Attachment 4.

A legal ad appeared in the June 15th and 16th issues of the *Portland Press Herald*. 269 notices have been sent to area property owners in the vicinity of the project.

II. FINDINGS

Zoning:	R-5 Residential
Number of Proposed Modular Units:	1
Number of Existing Modular Units:	2
Square Footage:	24 x 55 ft.

III. STAFF REVIEW

The proposal has been reviewed for compliance with the R-5 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 Departments.

IV. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

Primary access to the proposed modular unit will be through the parking lot located behind Presumpscot School. Access to the parking lot is from Sherwood Street.

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

The modular unit is 24 ft. x 55 ft. The modular unit will be similar to those units currently used by the School Department.

3. Utilities/Easements/Solid Wastes

Utilities to the modular classroom will be connected underground.

4. Landscaping

No new landscaping is proposed for this development. The City Arborist has reviewed and approved the plan.

5. Drainage

There are no existing drainage problems at this site and there is no indication that the placement of the unit will cause any complications. The Development Review Coordinator has reviewed and approved the site plan.

6. Lighting

No additional lighting has been proposed for the modular unit.

7. Fire Safety

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

V. **CONDITIONAL USE REVIEW**

1. The following standards apply for review of an institutional expansion in the R-5 zone.

Section 14-118(2)

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

The placement of the modular will be within school property.

- ii. The proposed use will not cause significant displacement or conversion of residential uses as of June 1, 1983, or thereafter; and

The installation of the modular will not cause the displacement or conversion of any residential units.

- iii. In the case of a use or use expansion which constitutes a combination of a above-listed uses with capacity for concurrent operations, the applicable minimum lot sizes shall be cumulative.

This standard does not apply to the placement of modular classrooms.

2. The following standards apply for all conditional uses:

Section 14-474(2)

- i. There are unique or distinctive characteristics or effects associated with the proposed conditional use;

- ii. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and
- iii. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Board has previously approved the location of modular units at the proposed location, and has placed time limitations on the use of the two modular units at this site. The condition was that the conditional use approval for each modular unit shall terminate and be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first. The June 13, 1995 approval letter is included as Attachment 2. The Planning Board may wish to place the same condition on this conditional use approval.

V. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Board Report #24-97 relevant to standards for site plan and conditional use review, the Board finds:

- i. That the plan is/is not in conformance with the Site Plan Standards of the land Use Code.
- ii. That the plan is/is not in conformance with the Conditional use Standards of the Land Use Code.

Potential Condition of Approval:

- That the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first.

Attachments

- 1. Letter from Applicant
- 2. June 13, 1995 Approval Letter
- 3. Pictures of Modular Classroom
- 4. Site Plan

Portland Public Schools

Attachment 1

Administrative Offices
331 Veranda Street, Portland, Maine 04103-5599
207-874-8100



May 2, 1997

Cyrus Hagge, Chairman
Planning Board
City of Portland

Dear Mr. Hagge:

This letter is to inform you that the Presumpscot School will need a modular classroom unit for the 1997-98 school year.

For a two year period, Presumpscot School was able to use classroom space at the Cummings School; Cummings School is no longer available for classroom space. Due to steadily increasing enrollments, Presumpscot School will have an additional teacher and an additional classroom in grade five by the 1997-98 school year, and has no space for this classroom. The district is in the midst of a long-term planning process to address program and space needs in our elementary schools -- at this time there is no other way to provide space except through temporary use of the modular.

Thank you for your help with this.

Sincerely,

A handwritten signature in cursive script that reads "Miriam L. Remar".

Miriam L. Remar
Director of Elementary and Secondary Education

MLR:mc

**CITY OF PORTLAND, MAINE
MEMORANDUM**

TO: Chair Hagge and Members of the Portland Planning Board

FROM: Kandice Talbot, Planner

DATE: May 27, 1997

SUBJECT: Modular Classroom at Presumpscot School, 69 Presumpscot Street

The Portland School Department is requesting site plan and conditional use review for the placement of a modular classroom at the Presumpscot School, which is located at the corner of Presumpscot and Sherwood Streets. The site is approximately 5 acres and zoned R-5.

For the past two years, Presumpscot School has been able to use classroom space at the Cummings School. Cummings School is no longer available for classroom space. During the 1997-98 school year, there will be a need for an additional teacher and classroom in grade five.

The applicant is proposing to add one 24' x 55' modular unit to the two units that are already existing at the Presumpscot School. This unit will be located behind the two existing modular classrooms, in the grass area, approximately 25 ft. away from the existing baseball backstop.

Attachments

1. Letter from Applicant
2. Pictures of Modular Classroom
3. Site Plan



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

I. D. Number _____

City of Portland School Dept

3/26/97

Applicant

Application Date

331 Veranda St- Ptlld ME 04103

Applicant's Mailing Address

Project Name/Description

Richard Jones 874-8126

69 Presumpscot St

Consultant/Agent

Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): addtnl New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

modular bldg 24'x55'

appx 5 acres

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
<input checked="" type="checkbox"/> (major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300 - transfer voucher subdivision _____

Approval Status:

Reviewer Steve Bushy

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/11/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address:



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

I. D. Number _____

City of Portland School Dept

3/26/97

Applicant _____

Application Date _____

Applicant's Mailing Address _____

Project Name/Description _____

Consultant/Agent _____

Address of Proposed Site _____

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 Other (specify) _____

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan *5300*

*Submitted
Wednesday
All copies*

Approval Status:

- Approved Denied
1. _____
2. _____
3. _____
4. _____

Approval Date _____ Appro _____ date _____ Additional Sheets Attached

Condition Compliance _____ date _____

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	
Performance Guarantee Reduced	_____ date _____	_____ remaining balance _____	_____ signature _____
Performance Guarantee Released	_____ date _____	_____ signature _____	
Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
Defect Guarantee Released	_____ date _____	_____ signature _____	

Address: _____

Portland Public Schools

331 Veranda Street, Portland, Maine 04103
207-775-0900



- T 1-11
wood grooved every 8"
- wood siding
- vinyl siding

Administrative Offices

March 31, 1987

To: Portland Planning Board

Fr: Tim Meagher, Acting Assistant Superintendent for Elementary Education

Re: Classroom Space Needs

The schools have a need for additional space for fall 1987. The need is not limited to a single school and is a result of increasing elementary enrollments, the increase in local special education programs and the issue of accessibility at the Middle School level.

Many possible solutions were reviewed in recent weeks, including the reopening of a school closed six years ago. At present, the preferred solution for solving the above stated problem is to place two-classroom modular units at five different school sites throughout the city.

The modular approach, although a short range solution, is an appropriate one for the next couple of years. The modular unit solution will provide the necessary space for fall (and where it is needed), does not disrupt families and is the most cost effective of the various solutions.

The School Committee proposes to place a modular unit (24'x56') at:

King Middle
Jack Elementary
Baxter Elementary
Lyseth Elementary
Moore Middle

At the present time, according to Maine Department of Educational and Cultural Services, 55 school districts in Maine are using modular units to resolve space needs.

Use of modulares can provide the School Department the time necessary for long range planning including any necessary redistricting. We see modulares as an interim solution.

CITY OF PORTLAND, MAINE
MEMORANDUM

TO: Chair and Members of the Portland Planning Board

FROM: Sarah Greene, Planner

DATE: June 26, 1990

SUBJECT: Modular classrooms at the Moore Middle and West Schools

The Portland School Department is requesting site plan and conditional use review for the placement of modular classrooms at the Moore Middle and West Schools. The Moore Middle School is located at the intersection of Auburn Street and Bartley Avenue and is zoned R-2 Residential. The West School is located at the intersection of Congress and Douglas Street, in the R-5 Residential Zone.

The applicant proposes to add one 1,440 sq. ft. modular unit to the two units already existing at the Moore Middle School. This added modular classroom will be moved from its current location at the Lyseth School. The unit will be placed along the east side of the circular parking lot, near the tennis courts. Three trees, including a Bradford Pear, Austrian Pine and Summit Ash, will be planted around the modular classroom. There are 5 trees planted around the existing modular classrooms.

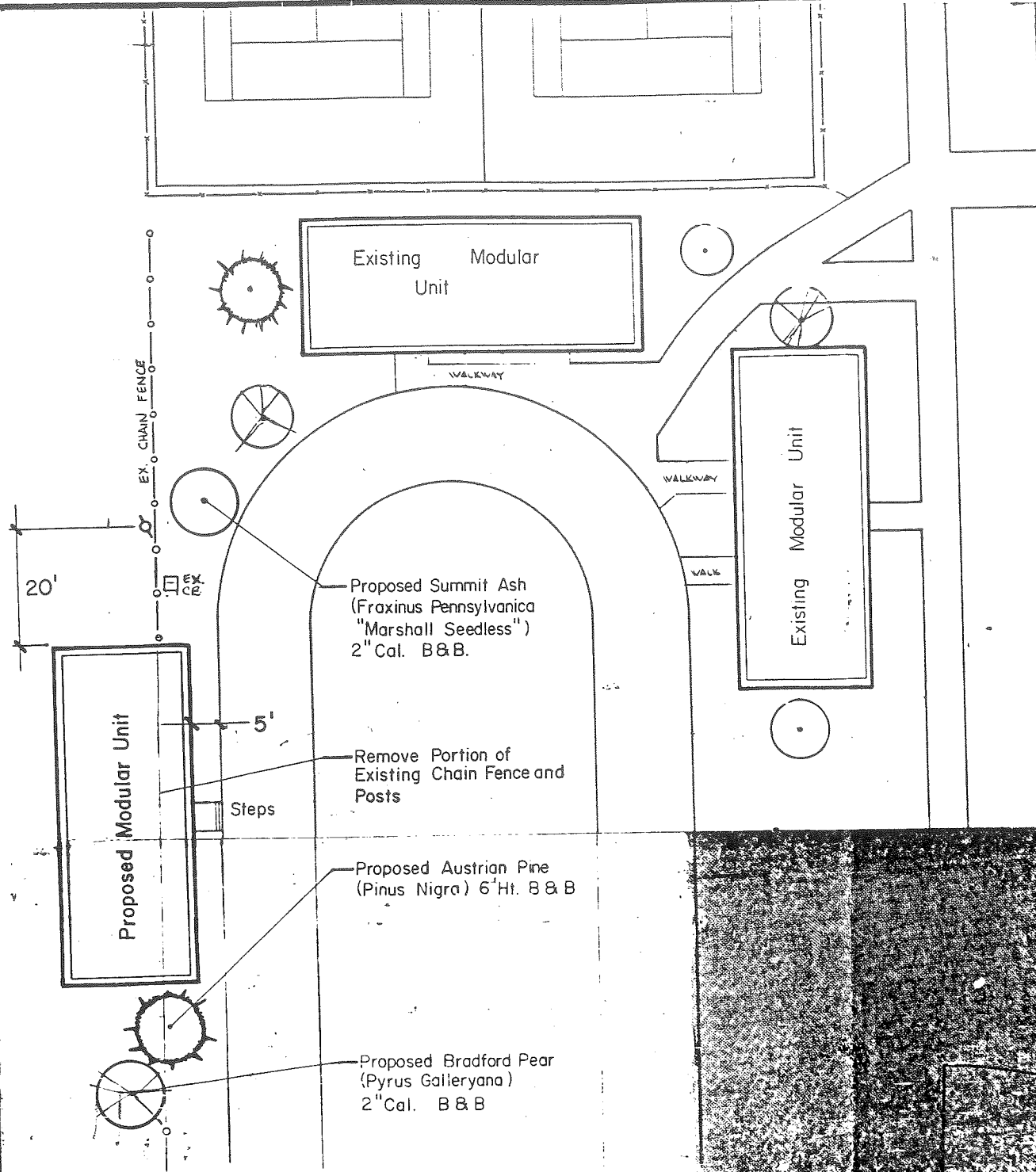
The Portland School Department is also proposing to place two modular classrooms, presently located at the Jack and Longfellow Schools, at the West School. The units will be placed behind the school, bounded by concrete barriers to block automobile traffic. Six Austrian Pines will be planted along the northwest side of the school, in addition to the 4 Bradford Pears, 2 Summit Ashes, and 2 Austrian Pines to be planted along the road to the playing fields, to the rear of the school.

The shifting of the modular classrooms is proposed to alleviate crowding conditions at the West and Moore Middle Schools. The change in student population at the Jack, Lyseth, and Longfellow Schools has allowed the removal of these three existing units. A letter of explanation has been requested from the school department.

Given the temporary nature of these modular classrooms, the City Arborist has suggested that in the future, the landscaping be placed in more permanent positions within school property. Placing trees along entry roads and around playgrounds may be more beneficial than landscaping a modular unit which may only remain for a school year.

Attachments

1. Moore Middle School Site Plan
2. West School Site Plan

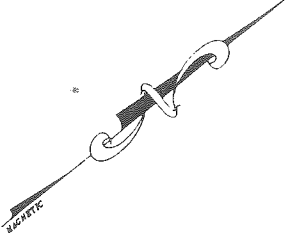


Edge of Moore Middle School

Landscape Detail

Scale 1" = 20'

New Modular Addition (24' x 60') Relocated

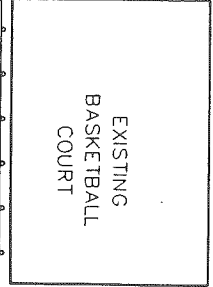


EXISTING BALLFIELDS



EXISTING PLAYGROUND AREA

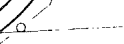
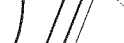
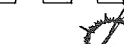
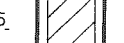
EX. 4' BIT. WALK



EXISTING BASKETBALL COURT

EX GUARDRAIL

CONCRETE BARRIER (TYP) 24' x 56' MODULAR UNIT (TYP)



EX WATER ETHER BOX

6 AUSTRIAN PINE (PINUS NIGRA) 6' HT. B 8 B



12'

30'

SCHOOL DRIVE

NEW RAMP FOR EMERGENCY ACCESS

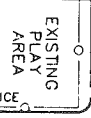
WEST SCHOOL

TO BALLFIELDS

2 SUMMIT ASH (FRAXINUS PENNSYLVANICA "MARSHALL SEEDLESS") 2" CAL. B 8 B
2 BRADFORD PEAR (PYRUS GALLERYANA) 2" CAL. B 8 B

2 BRADFORD PEAR (PYRUS GALLERYANA) 2" CAL. B 8 B
2 AUSTRIAN PINE (PINUS NIGRA) 6' HT. B 8 B

EXISTING CONCRETE PAD W/ RAMP



EXISTING PLAY AREA

EXISTING UNDERGROUND OR. YARN

EXISTING SHED

EX CHAIN LINK FENCE

UCR

EXISTING PARKING AREA

TO DOUGLASS STREET

TO DOUGLASS STREET

PLAN VIEW

SCALE: 1" = 50'



SCHOOL SPACE *continued*

six 864 square foot classrooms, four 1,180 square foot classrooms, and a separate restroom building. Phelps said that the larger classrooms can accommodate up to 72 students each, while the smaller classrooms hold up to 50 students. Classroom amenities include built-ins with base cabinets and sinks, wall-to-wall carpeting and wiring for PA and fire systems.

Short-Term Solutions

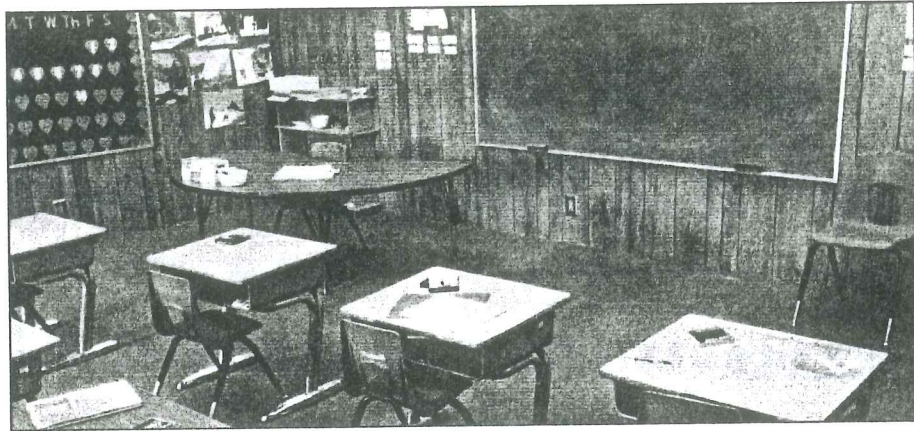
School districts frequently rely on modularity to meet short-term space needs, too. For example: When Our Lady of the Lake School in LaPlace, La., had to condemn its school and administrative building because of a sinking foundation, short-term, economical space was needed quickly. Marc Scheinberg, then New Orleans Branch Sales Manager, leased fourteen 720 square foot mobile classrooms, a 300 square foot restroom facility and one 1,728 square foot modular administrative building to the school for five months until the permanent building was shored up. Scheinberg says, "The buildings were ready for occupancy within one month of placing the order, avoiding any interruption in class schedules." The 1,728 square foot building is still being used as a principal's office.

When the general contractor for the new Emmett, Idaho, Pecan St. Elementary School building fell behind in construction, Gelco Space's Boise Branch Sales Manager Kay Howard was called in to provide 22 mobile classrooms within 20 days...in time for the new school term to begin on schedule. All were delivered on time to the grounds of a neighboring schoolyard and will be occupied until the new building is complete.

Enrollment has grown considerably in the past several years at Boutte Christian Academy in Louisiana and all available space in the school was full at the elementary school level. Because completed expansion of the permanent building is still several years away, two 632 square foot modular classrooms were purchased to provide a quick and economical way to solve the space problems. Boys and girls restrooms, heavy-duty exterior doors with panic hardware and fire-coded doors and walls were incorporated into the modularity to meet local building codes.

Meeting An Emergency

Emergency procurement due to fire



Tackboards, chalkboards and plenty of floor space make Gelco Space mobile and modular classrooms ideally suited to meet school space needs.

was the case recently when the ROTC building at the University of California at Berkeley burned to the ground. John Drinan, Western Division General Manager, came to the university's aid with thirteen modular sections (720 square feet each) from available stock at the San Leandro Branch. The modularity, with open floor area, were completely remodeled by Gelco Space into 16 offices, a reception area, two large training classrooms, cadet offices and a locker/shower room. The building now serves as a permanent replacement for the building that burned.

When the Cerritos Elementary School in Los Angeles burned this past August, Gelco Space West Los Angeles Branch Sales Manager David Phelps was given three weeks to provide new classrooms. Phelps said, "From existing inventory, we were able to modify two 1,440 square foot buildings and two 2,160 square foot buildings into nine classrooms plus a graphic arts room." Costs were contained by installing doors between classrooms and only one exterior ramp, instead of numerous ramps. Other amenities include insulation in in-

terior walls to minimize noise, recessed lighting, and tack and chalkboards. The classrooms were ready for the first day of class.

Meeting The School District's Budget

Many institutions would like to pay for their buildings as they go—to work out of operating budgets rather than making large capital expenditures. "By leasing modular and mobile buildings, rather than an outright purchase, the institution is able to enjoy the benefits of the building immediately," Bob Coker said.

Lease/purchase agreements with an option to buy are also popular with institutions, especially when population growth is undetermined. A finance lease, with the knowledge at the beginning of the agreement that at the end of a specified time the school district owns the buildings, is also available. These payments would be made on a monthly basis rather than a major capital expenditure, or down payment up front, thus easing a financial drain on the school's funds.

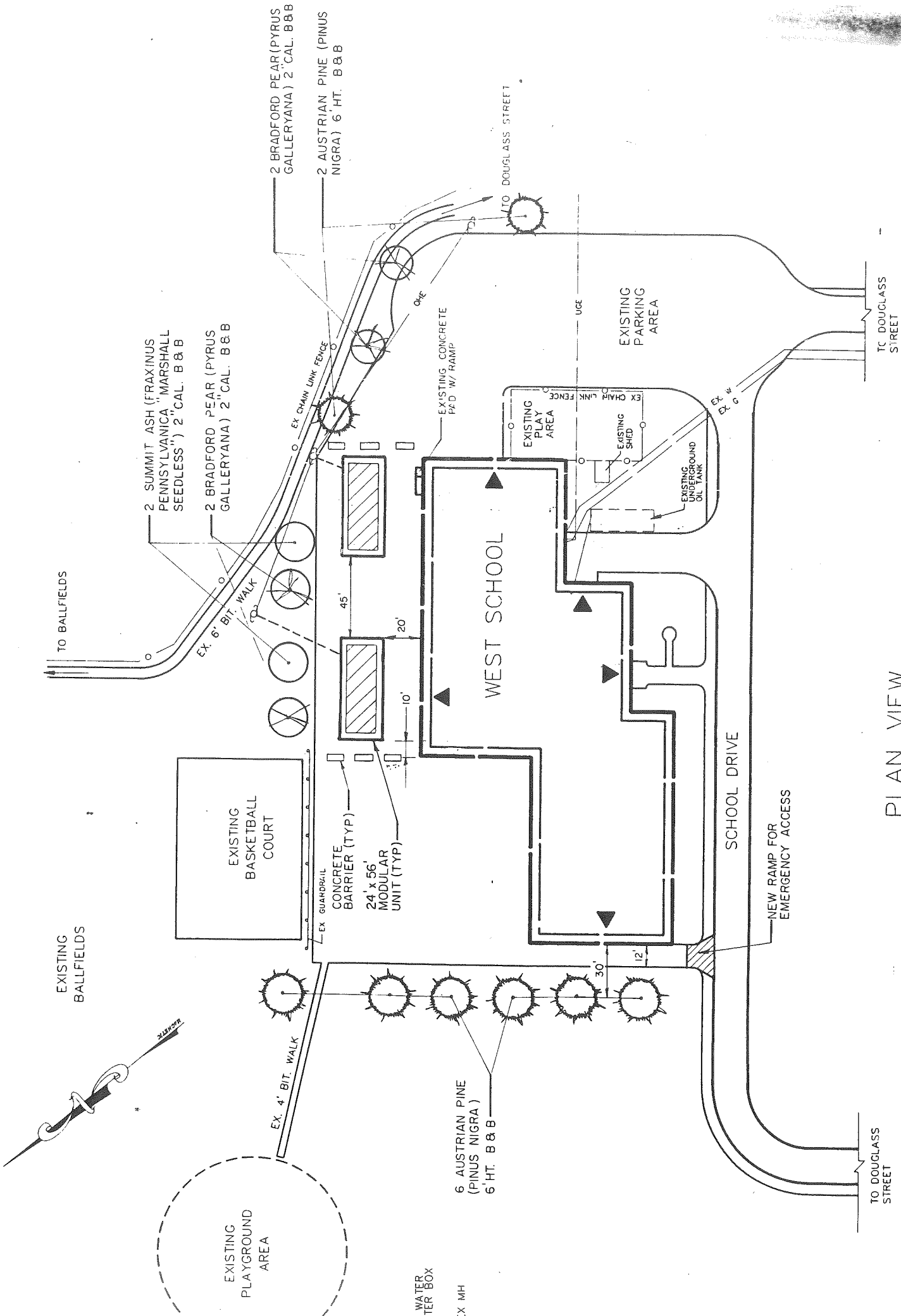


ORDERING THE RIGHT SPACE—A PRIMER FOR SCHOOLS—

- 1. Seek Referrals.** Contact several colleagues at different school districts to discuss their experience with using mobile and modular space. Ask them to recommend suppliers.
- 2. Visit Other Sites.** Once you have a particular supplier in mind, visit several installations completed by that company to get an idea of the quality of work they will do for you.
- 3. Contract The Supplier ASAP.** Give the supplier sufficient time to process your order; this will increase the ease and efficiency of installation.

- 4. Meet With The Experts.** Take time to review your space needs with the project architect or design engineer so you can work out your special needs *before* the installation is complete. Now is the time to decide if you need things like larger doors, a porch, or child-sized bathrooms.
- 5. Visit The Plant.** You may enjoy a visit to the plant when your building is in production. This is educational as well as interesting. You'll get a sense that your complex is constructed as well as, if not better than, conventionally constructed buildings.





PLAN VIEW

SCALE: 1" = 50'

**69 PRESUMPCOT STREET
REVISED MOTIONS FOR THE BOARD TO CONSIDER – January 22, 2002**

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Report #6-02 relevant to standards for site plan and conditional use review, the Board finds:

- i. That the plan [is/is not] in conformance with the Site Plan Standards of the Land Use Code.

Potential condition of approval:

- 1. That the plans be revised in accordance with the Development Review Coordinator's memo dated January 17, 2002 regarding finished floor elevation, erosion and sediment control and utility connections.

- 2. That the applicant confirm that the grassed area near the proposed modular will support an emergency vehicle to meet Fire Department's standards and if required by the Fire Department, the applicant will construct a paved walkway from the second means of egress to a paved area.

- ii. That the plan [is/is not] in conformance with the Conditional Use Standards of the Land Use Code.

Potential Condition of Approval:

- 1. That the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, [2005/2007], whichever is first.

PLANNING REPORT #6-02

MODULAR CLASSROOM AT PRESUMPSCOT SCHOOL
SITE PLAN AND CONDITIONAL USE REVIEW
PORTLAND SCHOOL DEPARTMENT, APPLICANT

Submitted to:

Portland Planning Board
Portland, Maine

January 22, 2002

I. INTRODUCTION

The Portland School Department is requesting site plan and conditional use review for the placement of an additional modular classroom at the Presumpscot School to allow for a pre-kindergarten program. There are currently two modular classrooms located at the Presumpscot School. The modular classroom is proposed behind the two existing modular classrooms, in the grass area, approximately 25 ft. away from the existing baseball backstop. The Presumpscot School is located at the corner of Presumpscot and Sherwood Streets. The site is approximately 5 acres and zoned R-5 Residential. A site plan is included as Attachment 4.

A legal ad appeared in the January 14th and 15th issues of the *Portland Press Herald*. Notices have been sent to area property owners in the vicinity of the project.

II. HISTORY

In 1997, the Planning Board approved a modular classroom in the same location as the proposed modular. A condition was placed on the approval which stated, "that the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first."

The School Department removed the modular unit in the summer of 2000. Since the modular has been removed from the site for more than one year, the approval has lapsed.

III. FINDINGS

Zoning: R-5
Number of Proposed Modular Units: 1
Number of Existing Modular Units: 2
Square Footage of the Proposed Unit: 34 ft. x 28 ft.

IV. STAFF REVIEW

The proposal has been reviewed for compliance with the R-5 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 Departments.

V. SITE PLAN REVIEW

1. Traffic/Circulation/Parking

Primary access to the proposed modular unit will be through the parking lot located behind Presumpscot School. Access to the parking lot is from Presumpscot Street.

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

The modular unit is 34 ft. x 28 ft. The modular unit will be similar to those units currently used by the School Department.

3. Utilities/Esasements/Solid Wastes

The applicant is proposing that utilities will be connected underground. The Development Review Coordinator is recommending that the plan be revised to show the proposed utility connections and locations.

4. Landscaping

No new landscaping is proposed for this development. The site is contains an existing landscape buffer between the school property and abutting properties.

5. Drainage

There does not appear to be any existing drainage problems at this site and there is no indication that the placement of the unit will cause any complications. The Development Review Coordinator is requesting that the plans reflect the elevation difference between the existing ground elevation and the proposed finished floor. The plans should also show a line of silt fence for erosion and sediment control. The Development Review Coordinator's memo is included as Attachment 3. A potential condition of approval is: that the plans be revised in accordance with the Development Review Coordinator's memo dated January 17, 2002 regarding finished floor elevation, erosion and sediment control and utility connections.

6. Lighting

No additional lighting has been proposed for the modular unit.

7. Fire Safety

The Fire Department has reviewed the plan and is requesting that the applicant confirm that the grassed area near the rear door will support the weight of an emergency vehicle. Staff has concerns with the second means of egress exiting onto a grassed area with no walkway to a paved area. Staff has requested that the Fire Department review this and will have comments from the Fire Department at the public hearing. A potential condition of approval is:

- That the applicant confirm that the grassed area near the proposed modular will support an emergency vehicle to meet the Fire Department's standards.

VI. CONDITIONAL USE REVIEW

1. The following standards apply for review of an institutional expansion in the R-5 zone.

Section 14-118(2)

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

The placement of the modular will be within school property.

ii. The proposed use will not cause significant displacement or conversion of residential uses as of June 1, 1983, or thereafter; and

The installation of the modular will not cause the displacement or conversion of any residential units.

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.

This standard does not apply to the placement of modular classrooms.

2. The following standards apply for all conditional uses:

Section 14-474(2)

i. There are unique or distinctive characteristics or effects associated with the proposed conditional use;

ii. There will be an adverse impact upon the health, safety, or welfare of the public or the surrounding area; and

iii. Such impact differs substantially from the impact which would normally occur from such a use in that zone.

The Board has previously approved the location of modular units at the proposed location, and has placed time limitations on the use of the two modular units at this site. The condition was that the conditional use approval for each modular unit shall terminate and be removed from the site six months after cessation of use by students or on July 31, 2005, whichever is first. The School Department has stated that they anticipate the need for the proposed modular will not exceed 5 years. The Planning Board may wish to place the same condition on this conditional use approval with the termination date of July 31, 2005 or a termination date of July 31, 2007, which would give the School Department the five years that they are anticipating they will need the modular.

VII. MOTIONS FOR THE BOARD TO CONSIDER

On the basis of plans and materials submitted by the applicant and on the basis of information provided in Planning Report #6-02 relevant to standards for site plan and conditional use review, the Board finds:

- i. That the plan [is/is not] in conformance with the Site Plan Standards of the Land Use Code.

Potential condition of approval:

- 1. That the plans be revised in accordance with the Development Review Coordinator's memo dated January 17, 2002 regarding finished floor elevation, erosion and sediment control and utility connections.

- 2. That the applicant confirm that the grassed area near the proposed modular will support an emergency vehicle to meet the Fire Department's standards.

- ii. That the plan [is/is not] in conformance with the Conditional Use Standards of the Land Use Code.

Potential Condition of Approval:

- 1. That the conditional use approval for the modular unit shall terminate and the modular unit be removed from the site six months after cessation of use by students or on July 31, [2005/2007], whichever is first.

Attachments:

- 1. Applicant's Submittal
- 2. Public Works' Memo dated January 9, 2002
- 3. DRC's Memo dated January 17, 2002
- 4. Plan

This one classroom modular is required for a recently awarded pre-kindergarten program to be housed at Presumpscot School, 69 Presumpscot Street, Portland, Maine. We anticipate the need will not exceed 5 years. We will remove it from the site within 6 months of the cessation of use by students.

**PORTLAND SCHOOL DEPARTMENT
PRESUMPSCOT MODULAR
December 2001 Application**

Att. 1

1a

PORTLAND PUBLIC SCHOOLS
PROPOSED MODULAR
FOR
GRANT FUNDED PRESCHOOL PROGRAM
AT
PRESUMPSCOT ELEMENTARY

Additional Information

General Purpose Classrooms	14
Library	1
Computer Lab	1
Art Room	1
Designated Offices	1
110 SF	1
266 SF	3
666 SF	1

Number of designated parking spaces: 36

Note 1: The multipurpose room; supply, book and other storage areas; boiler room; electrical room; kitchen (inactive – prep only – food is prepared at a central kitchen); and hallways are not included in the above information.

Note 2: Four of the general purpose classrooms are in the two existing modular buildings that share a common ramp and landing.

Note 3: The proposed modular building cannot be seen from either Sherwood or Presumpscot Streets. The permanent school building is approximately 12 feet high and the change in elevation from Presumpscot Street to the building is at least 7 feet. The Sherwood Street view is obstructed by residential properties and a recreational field complex.

3' skirt
± 3 1/2' above ground

Kandt,
Public Works has no issues with the proposal.

From: Anthony Lombardo
To: Kandi Talbot
Date: Wed, Jan 9, 2002 11:36 AM
Subject: Presumpscot Modular

Att. 2

Att. 3

From: James Seymour <jseymour@sebagotechncs.com>
To: 'Kandi Talbot' <KCOTE@ci.portland.me.us>
Date: Thu, Jan 17, 2002 2:21 PM
Subject: RE: Presumpscot School Modular Addition (STI#-01P319)

Kandi,
 The plans should reflect the elevation difference between the existing ground elevation and the proposed finish floor. This typically is reflected with topography and a set grade of the foundation. Since the plan has no contour elevations, either the plan should indicate "spot" grades with the foundation grade also noted, or at a minimum, the intended reveal of foundation above the proposed outside ground elevation should be noted on the plan.


There was a situation with the rear access door needing a walkway for emergency pedestrian egress, which needs to tie into an existing walkway or access. This is similar to what was required on Jack Elementary.

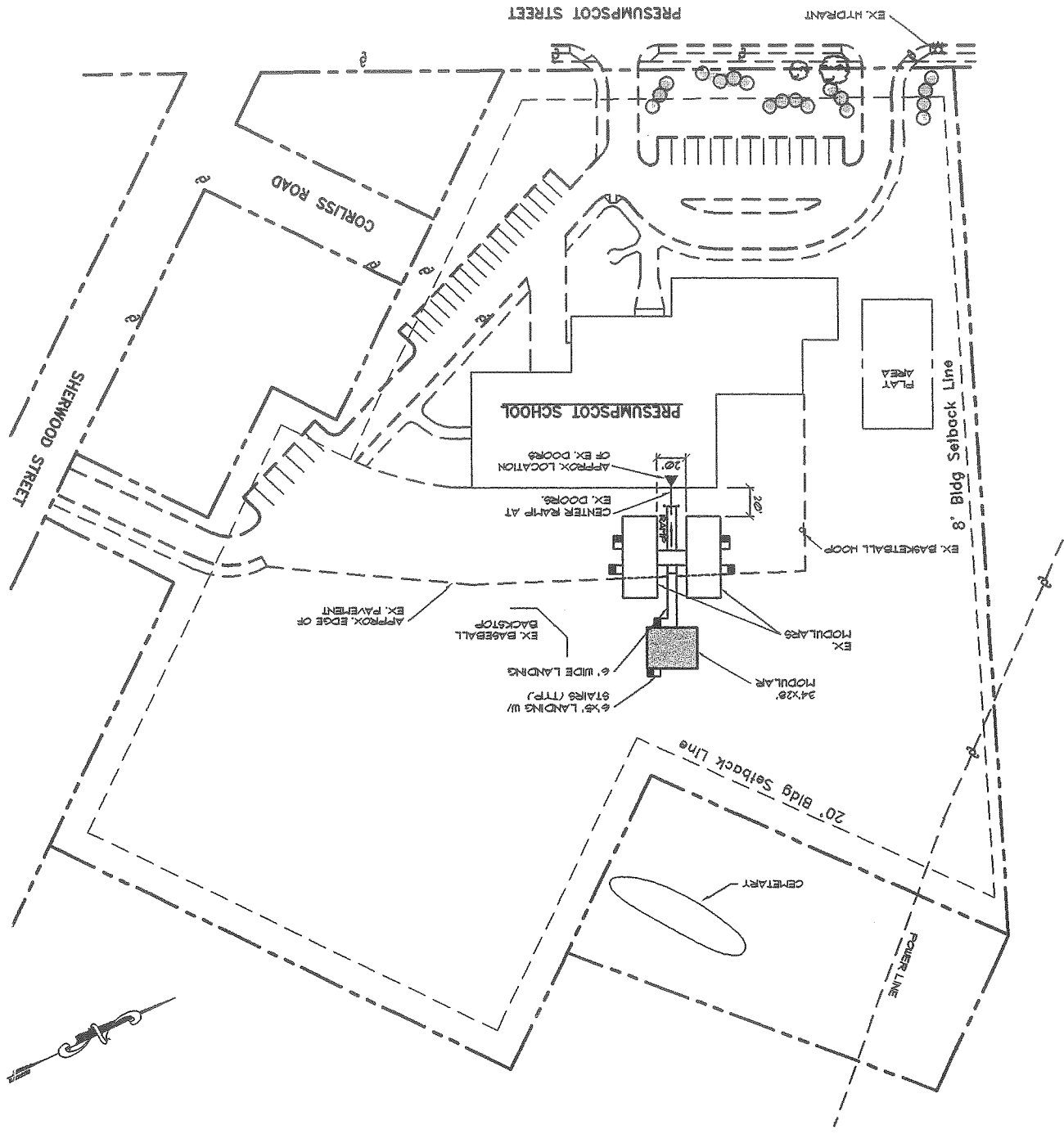
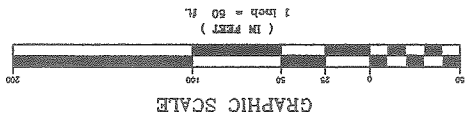
The plan needs to show proposed utility connections/locations, needs a detail for the sidewalk construction (cross section), and needs to show a line of silt fence for erosion and sediment control.
 I really don't have anything else other than I would recommend that the utility services be installed underground.

I assume that Marge must have a survey on file and is ok with the property line information and zoning requirements. Please call if you need further assistance or have questions.

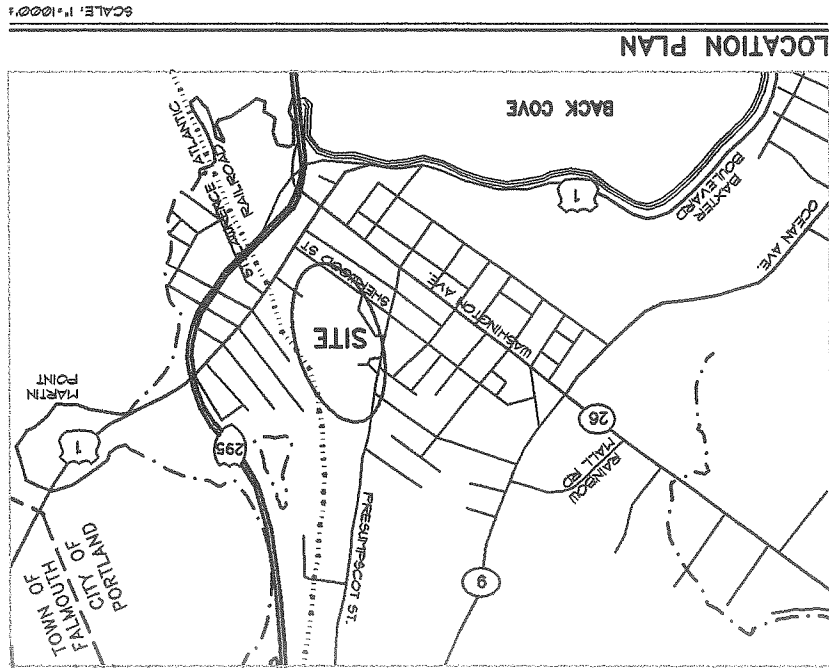
Jim Seymour

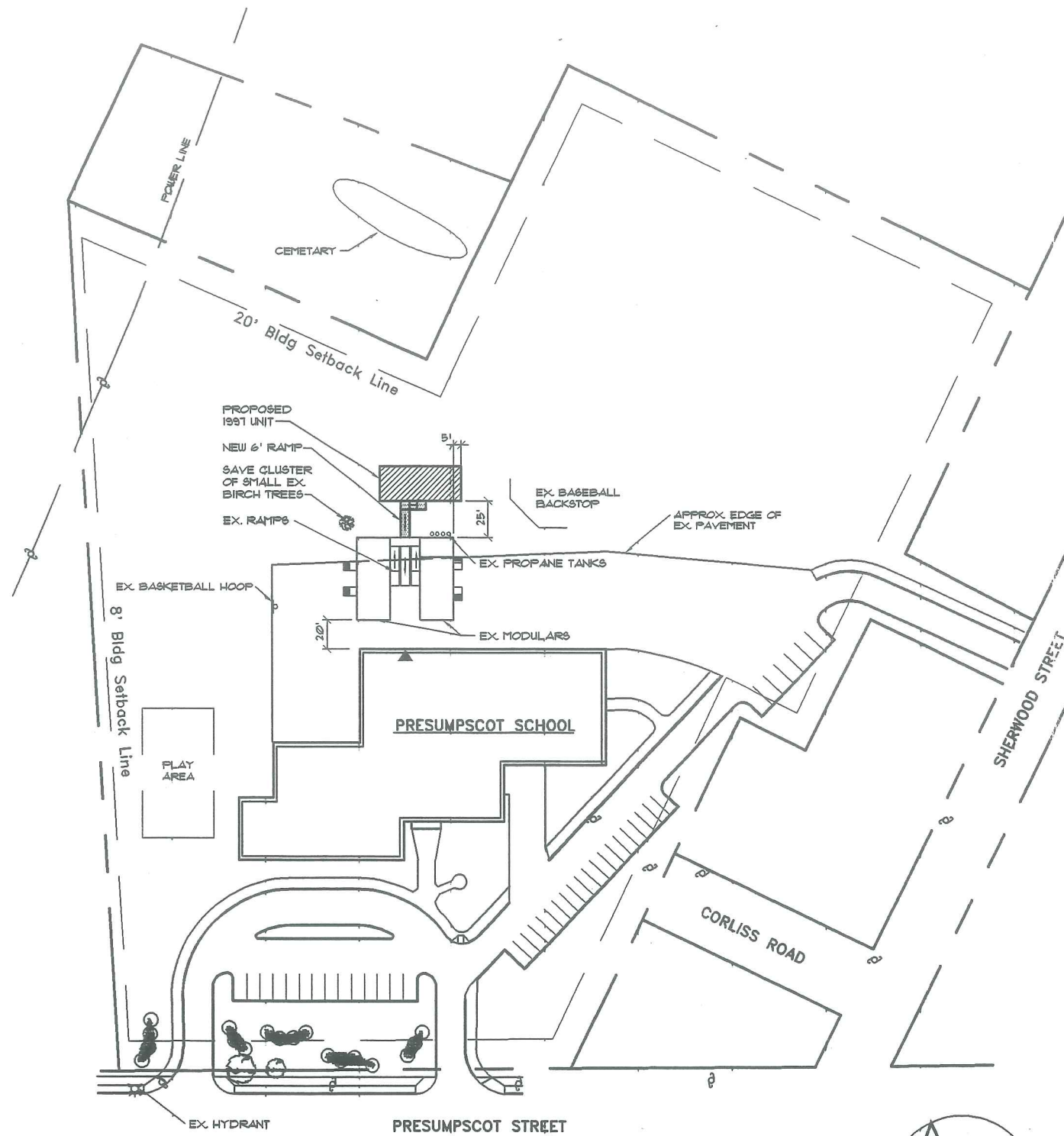
>-----Original Message-----
 > From: Kandi Talbot [SMTP:KCOTE@ci.portland.me.us]
 > Sent: Thursday, January 17, 2002 1:47 PM
 > To: jseymour@sebagotechncs.com
 > Subject: Presumpscot School Modular
 > Jim,
 > All your looking for on this project is the finished floor elevation,
 > right? Is there anything else?
 > The school department says it will be set at the same floor elevation as
 > the existing modulars because they will have to hook into the ramp. Is
 > this adequate or do you need to know the actual elevation?
 > Thanks.
 > Kandi

	PROJECT:	CHK BY: TSG
	DATE:	DEC. 17, 2001
	DESIGN BY:	TSG
SCALE:	1"=50'	DRN BY: JDC
2002 MODULAR LOCATION CONSULTING ENGINEER, INC. PRESUMPSCOT SCHOOL PRESUMPSCOT ST., PORTLAND PORTLAND, MAINE		
REV.	DATE	DESCRIPTION



- NOTES FOR 2002 INSTALLATION:**
- BOUNDARY INFORMATION IS FROM ORIGINAL CONSTRUCTION PLANS.
 - PLAN ASSUMES NEW UNIT TO BE SET AT SAME FLOOR ELEVATION. CONTRACTOR MAY ADJUST FLOOR ELEVATIONS WITH OWNER'S APPROVAL.
 - LANDING AND STAIRS TO BE 6' WIDE W/ HANDRAILS AND MIDRAILS OR BALUSTERS OF PRESSURE TREATED MATERIAL.
 - MODULAR CLASSROOM, LANDING AND STAIRS TO BE INSTALLED TO MEET THE B.O.C.A. CODE REQUIREMENTS.
 - CALL DIG-SAFE (1-800-225-4377) PRIOR TO BEGINNING WORK.
- ZONING:**
- R-5; RESIDENTIAL ZONE-"CONDITIONAL USE" (INSTITUTIONAL)
 MINIMUM YARD DIMENSIONS (SETBACKS):
 FRONT YARD-PRINCIPAL & ACCESSORY STRUCTURES 20'
 REAR YARD-PRINCIPAL STR. 20', ACCESSORY STR. 5'
 SIDE YARD-PRINCIPAL & ACCESSORY STRS. 5'
 SIDE YARD ON SIDE STREET-PRINCIPAL & ACCESSORY STRS. 5'





NOTES FOR 1997 INSTALLATION:

1. BOUNDARY INFORMATION IS FROM ORIGINAL CONSTRUCTION PLANS.
2. PLAN ASSUMES BOTH UNITS TO BE SET AT SAME FLOOR ELEVATION. CONTRACTOR MAY ADJUST FLOOR ELEVATIONS WITH OWNERS APPROVAL.
3. RAMP, LANDINGS AND STAIRS TO BE 6' WIDE W/ HANDRAILS AND MIDRAILS OR BALUSTERS OF PRESSURE TREATED MATERIAL.
4. MODULAR CLASSROOMS, RAMPS, LANDINGS AND STAIRS TO BE INSTALLED TO MEET THE B.O.C.A. CODE REQUIREMENTS.
5. ARROW ON RAMP INDICATES DIRECTION 'DOWN'. MAX. SLOPE = 1:12, MEET ADA STANDARDS.
6. CALL DIG-SAFE (1-800-225-4977) PRIOR TO BEGINNING WORK.

Zoning Analysis

R-5: Residential Zone—"Conditional Use" (Institutional)

Minimum Yard Dimensions (Setbacks):

- Front Yard—Principal & Accessory Structures 20'
- Rear Yard—Principal Str. 20', Accessory Str. 5'
- Side Yard—Principal & Accessory Str's. 8'
- Side Yard on Side Street—Principal & Accessory Str's 15'

GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Site Location

PRESUMPCOT ELEMENTARY SCHOOL

PINKHAM & GREER
CONSULTING ENGINEERS