



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

PROJECT NAME: Presumpscot School Outdoor Stage Platform

PROJECT ADDRESS: 69 Presumpscot Street CHART/BLOCK/LOT: 425-A-007

APPLICATION FEE: (\$50.00) 427-I-001

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

CONTACT INFORMATION:

OWNER/APPLICANT

Name: Cynthia Loring
Address: 69 Presumpscot Street
Portland
Work #: 874-8220
Cell #: 408-3103
Fax #: 874-8286
Home #: 797-8268
E-mail: lorinc@portlandschools.org

CONSULTANT/AGENT

Name: Michael Walker
Address: Portland, Maine 04103
Work #: _____
Cell #: 650-3724
Fax #: _____
Home #: _____
E-mail: _____

Criteria for an Administrative Authorizations: (see section 14-523(4) on pg .2 of this appl.)

Applicant's Assessment Planning Division Y(yes), N(no), N/A

| | Y(yes), N(no), N/A | Y(yes), N(no), N/A |
|---|--------------------|------------------------------|
| a) Is the proposal within existing structures? | <u>N</u> | <u>No</u> |
| b) Are there any new buildings, additions, or demolitions? | <u>Y</u> | <u>yes-stage on pavement</u> |
| c) Is the footprint increase less than 500 sq. ft.? | <u>N</u> | <u>yes</u> |
| d) Are there any new curb cuts, driveways or parking areas? | <u>N</u> | <u>N</u> |
| e) Are the curbs and sidewalks in sound condition? | <u>N/A</u> | <u>Y</u> |
| f) Do the curbs and sidewalks comply with ADA? | <u>N/A</u> | <u>Y</u> |
| g) Is there any additional parking? | <u>N/A</u> | <u>N</u> |
| h) Is there an increase in traffic? | <u>N</u> | <u>N</u> |
| i) Are there any known stormwater problems? | <u>N</u> | <u>N</u> |
| j) Does sufficient property screening exist? | <u>Y</u> | <u>Y</u> |
| k) Are there adequate utilities? | <u>N/A</u> | <u>Y</u> |
| l) Are there any zoning violations? | <u>N</u> | <u>N</u> |
| m) Is an emergency generator located to minimize noise? | <u>N/A</u> | <u>NA</u> |
| n) Are there any noise, vibration, glare, fumes or other impacts? | <u>N/A</u> | <u>NA</u> |

| | |
|---|-------------------------|
| Signature of Applicant: <u>Cynthia A Loring</u> | Date: <u>10-31-2011</u> |
|---|-------------------------|

Planning Division Use Only

Authorization Granted Partial Exemption Exemption Denied

Barbara Berlynd 1/25/11

Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

**PROVISION OF PORTLAND CITY CODE
14-523 (SITE PLAN ORDINANCE)
RE: Administrative Authorization**

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
 (See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
 Y(yes), N(no), N/A

Planning Division
 Use Only

| | | |
|---|-----|----------------------|
| a) Is the proposal within existing structures? | No | N |
| b) Are there any new buildings, additions, or demolitions? | Yes | Y –stage on pavement |
| c) Is the footprint increase less than 500 sq. ft.? | No | Y |
| d) Are there any new curb cuts, driveways or parking areas? | No | N |
| e) Are the curbs and sidewalks in sound condition? | n/a | N |
| f) Do the curbs and sidewalks comply with ADA? | n/a | Y |
| g) Is there any additional parking? | n/a | Y |
| h) Is there an increase in traffic? | No | N |
| i) Are there any known stormwater problems? | No | N |
| j) Does sufficient property screening exist? | Yes | N |
| k) Are there adequate utilities? | n/a | Y |
| l) Are there any zoning violations? | No | Y |
| m) Is an emergency generator located to minimize noise? | n/a | N/A |
| n) Are there any noise, vibration, glare, fumes or other impacts? | n/a | N/A |
| | | |

The Administrative Authorization for 69 Presumpscot Street, Presumpscot School, was approved by Barbara Barhydt, Development Review Services Manager on November 25, 2011 with the following Standard Condition of Approval listed below:

1. **Standard Condition of Approval:** The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.

Platform / Stage Drawing
(sits on tar)

Presumpscot
School

26' 11" x 10' 11"

BENCHES

5' 10" 1/2

12 feet

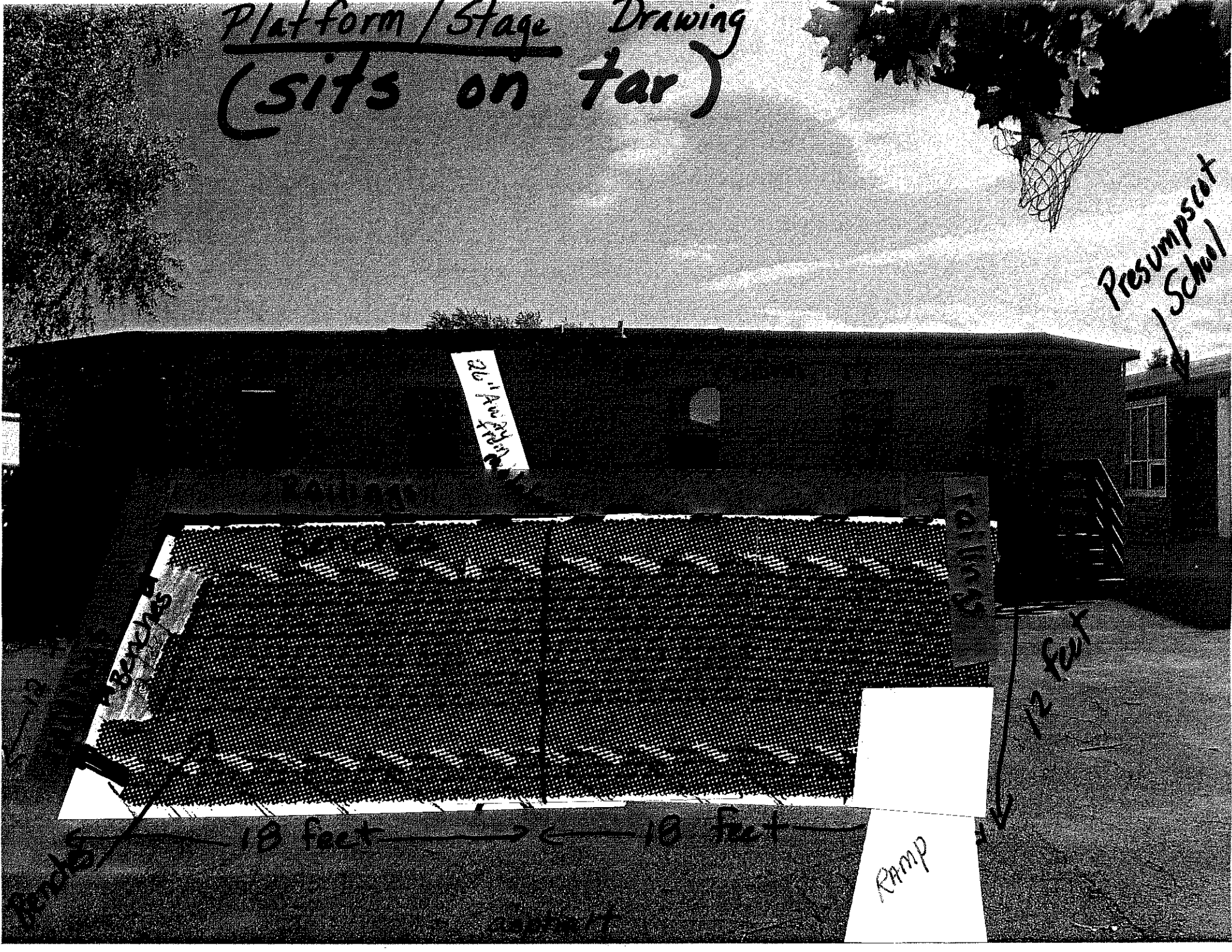
18 feet

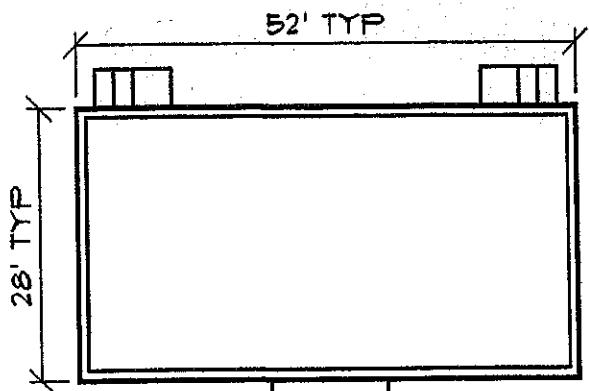
18 feet

RAMP

18 feet

approx





52' TYP

28' TYP

RAMP

UP

UP

UP

UP

Perimeter Line

*

CENTER RAMP DOORS.

20'

UGL

APPROX. LOC. EX. DOORS

20'

PRESUMPCOT SCHOOL

Portland Public Schools

Presumpscot School

69 Presumpscot Street

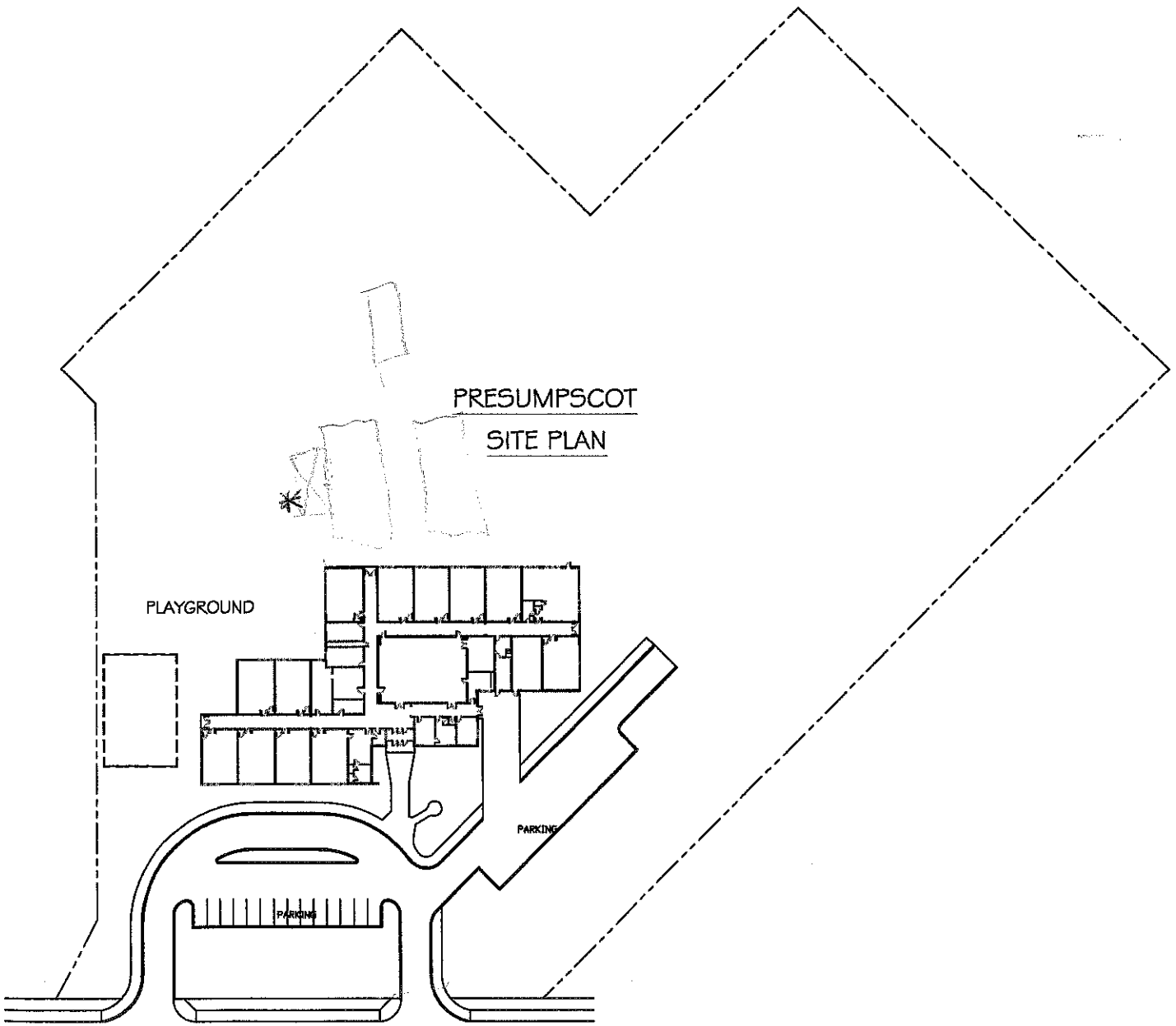
Proposed Outdoor Stage/Platform

Free Standing, Resting on the Ground/Asphalt, In between the back stairs of 1 modular

1. Two Rectangular platforms to be built & placed side by side to look like one large stage area (each platform 18 ft X 12 ft)
2. Platforms will be placed side by side in between two sets of stairs off the modular, but will rest 26 inches away from the modular building.
3. Platforms will be set on the asphalt that already exists but they will not be anchored to the ground, modular, or the stairs.
4. Stairs will not be needed since the platform will be on the ground but a ramp will be built on the right side for wheel chair access.
5. Floor joists, beams and ends will be 2X8X12 with 5/4 X6X12 deck boards.
6. The back of the platform and the sides near the modular stairs will have railings.
7. There will be benches built all the way around except for a space for the ramp to the ground.
8. Lowe's is donating all the materials. Our contact there is Ms. Tiara Gaudet at 482-2828, or 450-8008 (Cell)

fax # 482-2803

PRESUMPCOT
SITE PLAN



Presumpscot School GIS view

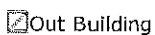
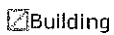


Interstate



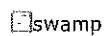
Streets

Buildings

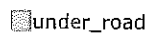


Parcels

Wetland



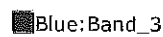
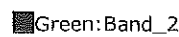
Lake/Pond



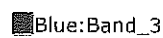
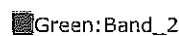
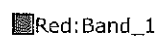
Jetport



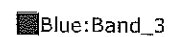
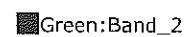
Photos 2006 (peninsula)



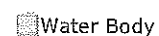
Photos 2006 (islands)



Photos 2001



ME Towns



Ocean

Presumpscot School GIS close in view

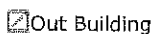


Interstate



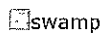
Streets

Buildings

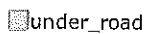


Parcels

Wetland



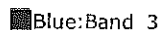
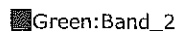
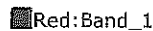
Lake/Pond



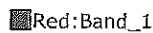
Jetport



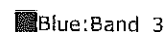
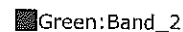
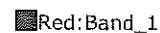
Photos 2006 (peninsula)



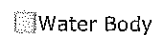
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Ocean