

April 1, 1987

PERMIT BUILDING PERMIT APPLICATION Portland

APPLICANT FILL OUT I - VIII AND DETAILS OF WORK ON REVERSE

Please insert N/A (not applicable) for any item not pertaining to your request

I. GENERAL INFORMATION

Location/address of construction: ... Owner or lessee's name: ... Address: 360 Spring Street

000668

Tel. 774-5721

Contractor's name: White Ergs. Address: 95 Main Street Westbrook ME 04092

Subcontractors:

II. NEW SUBDIVISION OR EXISTING LOT REFERENCE Name Lot Block Bk & pg Reg/Deeds Date recorded

III. PROPOSED USE CODE IV. PAST USE V. OWNERSHIP: PUBLIC (federal/state/local government) PRIVATE (individual/corp/nonprofit)

VI. DESCRIPTION OF WORK:

site plan review for athletic facility

Construct new athletic facility as per plans

VII. BUILDING DIMENSIONS: length width square footage height stories

VIII. EST. CONSTRUCTION COST IX. GRASSY/FLORLAND BUILDING

X. RESIDENTIAL BUILDINGS ONLY: NEW DWELLING UNITS WITH EXISTING DWELLING UNITS WITH XI. RESIDENTIAL UNITS: NEW DWELLINGS EXISTING DWELLINGS NET RESIDENTIAL UNITS

XII. SIGNATURE OF APPLICANT DATE

XIII. ZONING: DISTRICT STREET FRONTAGE SETBACKS: front back side side ZONING BOARD APPROVAL: no yes (date) PLANNING BOARD APPROVAL: no yes (date) XIV. OFFICE USE: TAX MAP LOT VALUE/STRUCTURE PERMIT EXPIRATION

XV. CONDITIONAL USE: variance site plan subdivision shore and floccuplain mgmt special exception other (explain)

XVI. SIGNATURE OF FIELD INSPECTOR (CEO) DATE

XVII. FEES: base fee 2,905.00/02/88 pd subdivision fee site plan review fee other fees late fee TOTAL \$350.00

XVIII. SPACE FOR FIGURING /ADDITIONAL COMMENTS:

1. WATER SUPPLY: public private 2. SEWER: public private, type 3. HEAT type fuel 4. FOUNDATION type thickness footing 5. ROOF type pitch covering load 6. PLUMBING: tubs showers lavatories laundry tubs flushes other 7. ELECTRICAL: service entrance size smoke detectors 8. CHIMNEY: flues fireplaces material 9. FRAMING: floor joists size max. on centers ceiling joists rafters studs wall studs 10. If 1-story building w/ masonry walls: wall thickness height 11. BEDROOM WINDOWS height width sill height egress window? yes no PLOT PLAN/DETAILS OF WORK ON REVERSE White - Municipal Office Green - Applicant Yellow - CEO Pink - Tax Assessor Gold - GPCOS

18/1/87

6/20/86 Thompsons Port ~~to~~ 33600 St of H. West  
Inspected the site area ~~nothing started up in the~~  
~~correct location~~ ~~Off road~~  
21  
22  
23  
24

5/16/89 This project appears to be complete 99% of project involves public  
works and not the buildr dept. 11/81

#2/18/91 - Paul says this is long since been  
completed  
to process this accordingly -  
AK

~~AK~~

**KEITH FRENCH & ASSOCIATES**  
 Landscape Architects  
 424 Fore Street  
 PORTLAND, MAINE 04101

Phone 774-4656

**LETTER OF TRANSMITTAL**

DATE 0.1.88	JOB NO. 8743B
ATTENTION	
RE WAYNFLETE ATHLETIC	

TO ERNEST GOODWIN  
PLUMBING INSPECTOR  
CITY OF PORTLAND  
PORTLAND ME 04101  
 HAND DELIVER

WE ARE SENDING YOU  Attached  Under separate cover via \_\_\_\_\_ the following items:

- Shop drawings     Prints     Plans     Samples     Specifications  
 Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
2			PRINTS OF L-3 W/ SEPTIC SYSTEM
1			Original of HFE 200
5			copies " " "

THESE ARE TRANSMITTED as checked below:

- For approval     Approved as submitted     Resubmit \_\_\_\_\_ copies for approval  
 For your use     Approved as noted     Submit \_\_\_\_\_ copies for distribution  
 As requested     Returned for corrections     Return \_\_\_\_\_ corrected prints  
 For review and comment     This is \_\_\_\_\_  
 FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_  PRINTS RETURNED AFTER LOAN TO US

REMARKS  
 OK  
 [Signature]

COPY TO \_\_\_\_\_ SIGNED: Aswanna Adams

If enclosures are not as noted, kindly notify us at once.

# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering  
(207)289-3826

**PROPERTY ADDRESS**

Town Or Plantation: Portland

Street Subdivision Lot #: Osgood Street

**PROPERTY OWNERS NAME**

Last: Waynflete School  
First: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

Mailing Address of Owner/Applicant (if Different): \_\_\_\_\_

**Caution: Permit Required**

The Subsurface Wastewater Disposal System shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the disposal system in accordance with this application and the Maine Subsurface Wastewater Disposal Rules

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to occur a permit

*James J. Thomas* 6/1/88  
Signature of Owner/Applicant Date

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules

Local Plumbing Inspector Signature: \_\_\_\_\_ Date Approved: \_\_\_\_\_

**PERMIT INFORMATION**

<p><b>THIS APPLICATION IS FOR:</b></p> <ol style="list-style-type: none"> <li><input checked="" type="checkbox"/> NEW SYSTEM</li> <li><input type="checkbox"/> REPLACEMENT SYSTEM</li> <li><input type="checkbox"/> EXPANDED SYSTEM</li> <li><input type="checkbox"/> EXPERIMENTAL SYSTEM</li> </ol>	<p><b>THIS APPLICATION REQUIRES:</b></p> <ol style="list-style-type: none"> <li><input checked="" type="checkbox"/> NO RULE VARIANCE</li> <li><input type="checkbox"/> NEW SYSTEM VARIANCE Attach New System Variance Form</li> <li><input type="checkbox"/> REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form</li> <li><input type="checkbox"/> MINIMUM LOT SIZE VARIANCE</li> </ol>	<p><b>INSTALLATION IS:</b></p> <p>COMPLETE SYSTEM</p> <ol style="list-style-type: none"> <li><input checked="" type="checkbox"/> NON-ENGINEERED SYSTEM</li> <li><input type="checkbox"/> PRIMITIVE SYSTEM (Includes Alternative Toilet)</li> <li><input type="checkbox"/> ENGINEERED DISPOSAL AREA INDIVIDUALLY INSTALLED UNITS</li> <li><input type="checkbox"/> TREATMENT</li> <li><input type="checkbox"/> HOLDING TANK _____ GAL</li> <li><input type="checkbox"/> ALTERNATIVE TOILET (ONLY)</li> <li><input type="checkbox"/> NON-ENGINEERED DISPOSAL AREA (ONLY)</li> <li><input type="checkbox"/> ENGINEERED DISPOSAL AREA (ONLY)</li> <li><input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</li> </ol>
<p><del>SEASONAL CONVERSION</del> to be completed by the LPI</p> <ol style="list-style-type: none"> <li><input type="checkbox"/> SYSTEM COMPLIES WITH RULES</li> <li><input type="checkbox"/> CONNECTED TO SANITARY SEWER</li> <li><input type="checkbox"/> SYSTEM INSTALLED PER PLAN</li> <li><input type="checkbox"/> SYSTEM DESIGN RECORDED AND ATTACHED</li> </ol>	<p><del>IF REPLACEMENT SYSTEM:</del></p> <p>YEAR FAILING SYSTEM INSTALLED: _____</p> <p>THE FAILING SYSTEM IS:</p> <ol style="list-style-type: none"> <li><input type="checkbox"/> BED</li> <li><input type="checkbox"/> CHAMBER</li> <li><input type="checkbox"/> TRENCH</li> <li><input type="checkbox"/> OTHER: _____</li> </ol>	<p><del>DISPOSAL SYSTEM TO SERVE:</del></p> <ol style="list-style-type: none"> <li><input type="checkbox"/> SINGLE FAMILY DWELLING</li> <li><input type="checkbox"/> MODULAR OR MOBILE HOME</li> <li><input type="checkbox"/> MULTIPLE FAMILY DWELLING</li> <li><input checked="" type="checkbox"/> OTHER: <u>School Athletic Facilities</u> SPECIFY _____</li> </ol>
<p>SIZE OF PROPERTY: <u>34+</u></p> <p>ZONING: <u>R-5/I-2</u></p>	<p><b>TYPE OF WATER SUPPLY</b></p> <p style="text-align: center;">Public</p>	

**DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)**

<p><b>TREATMENT TANK</b></p> <ol style="list-style-type: none"> <li><input checked="" type="checkbox"/> SEPTIC: <input checked="" type="checkbox"/> Regular <input type="checkbox"/> Low Profile</li> <li><input type="checkbox"/> AEROBIC</li> </ol> <p>SIZE: <u>3000 min</u> GALS.</p>	<p><b>WATER CONSERVATION</b></p> <ol style="list-style-type: none"> <li><input checked="" type="checkbox"/> NONE</li> <li><input type="checkbox"/> LOW VOLUME TOILET</li> <li><input type="checkbox"/> SEPARATED LAUNDRY SYSTEM</li> <li><input type="checkbox"/> ALTERNATIVE TOILET</li> </ol> <p>SPECIFY: _____</p>	<p><b>PUMPING</b></p> <ol style="list-style-type: none"> <li><input type="checkbox"/> NOT REQUIRED</li> <li><input type="checkbox"/> MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION)</li> <li><input checked="" type="checkbox"/> REQUIRED</li> </ol> <p>DOSE: <u>98</u> GALS</p>				
<p><b>SOIL CONDITIONS USED FOR DESIGN PURPOSES</b></p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>PROFILE</th> <th>CONDITION</th> </tr> <tr> <td style="text-align: center;"><u>5</u></td> <td style="text-align: center;"><u>C</u></td> </tr> </table> <p>DEPTH TO LIMITING FACTOR: <u>34</u></p>	PROFILE	CONDITION	<u>5</u>	<u>C</u>	<p><b>SIZE RATINGS USED FOR DESIGN PURPOSES</b></p> <ol style="list-style-type: none"> <li><input type="checkbox"/> SMALL</li> <li><input checked="" type="checkbox"/> MEDIUM</li> <li><input type="checkbox"/> MEDIUM-LARGE</li> <li><input type="checkbox"/> LARGE</li> <li><input type="checkbox"/> EXTRA LARGE</li> </ol>	<p><b>DISPOSAL AREA TYPE/SIZE</b></p> <ol style="list-style-type: none"> <li><input type="checkbox"/> BED _____ Sq Ft</li> <li><input checked="" type="checkbox"/> CHAMBER <u>3436 min</u> Sq Ft <input checked="" type="checkbox"/> REGULAR <input type="checkbox"/> H 20</li> <li><input type="checkbox"/> TRENCH _____ Linear Ft.</li> <li><input type="checkbox"/> OTHER: _____</li> </ol>
PROFILE	CONDITION					
<u>5</u>	<u>C</u>					

**CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC)**

20% Elem. Students @ 7gpd = 1.4

40% Jr. High Students @ 9gpd = 3.6

40% Sr. High Students @ 12gpd = 4.8

1.4+3.6+4.8=9.8

200 students X 9.8 =

DESIGN FLOW 1960

(GALLONS/DAY)

**SITE EVALUATOR STATEMENT**

On Nov. 8, 1987 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules

*Steve Novak* 104 6/1/88  
Site Evaluator Signature SE# Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

**SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION**

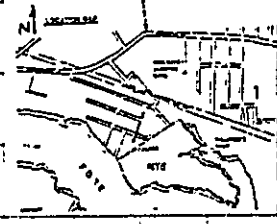
Department of Human Services  
Division of Health Engineering

Town, City, Plantation: PORTLAND Street, Road, Subdivision: DESGOD ST Owners Name: WAYNFLETE SCHOOL

SITE PLAN

Scale 1" = \_\_\_\_\_ Ft.

SITE LOCATION PLAN (Attach Map from Maine Atlas for New System Variance)



**SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)**

Observation Hole L  Test Pit  Boring

\_\_\_\_\_ \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	PS-ES		GRAY-BROWN	
6				
10				NONE
15				
20	PS- SAND		TAN	
25				
30				
35	SAND	SLIGHTLY CONSISTENT	OLIVE	MOTTLED
40				
45	SAND		OLIVE	
50				

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
<u>S</u>	<u>C</u>	<u>0%</u>	<u>3A</u>	<input type="checkbox"/> Above the Layer
				<input type="checkbox"/> Below

Observation Hole C  Test Pit  Boring

\_\_\_\_\_ \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (Inches)	Texture	Consistency	Color	Mottling
0	PS-ES		GRAY-BROWN	
6				
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40				
45	SAND		OLIVE	
50				

Soil Profile	Classification	Slope	Limiting Factor	<input type="checkbox"/> Ground Water
<u>S</u>	<u>C</u>	<u>0%</u>	<u>3A</u>	<input type="checkbox"/> Above the Layer
				<input type="checkbox"/> Below

*Sworhovek*  
Site Evaluator Signature

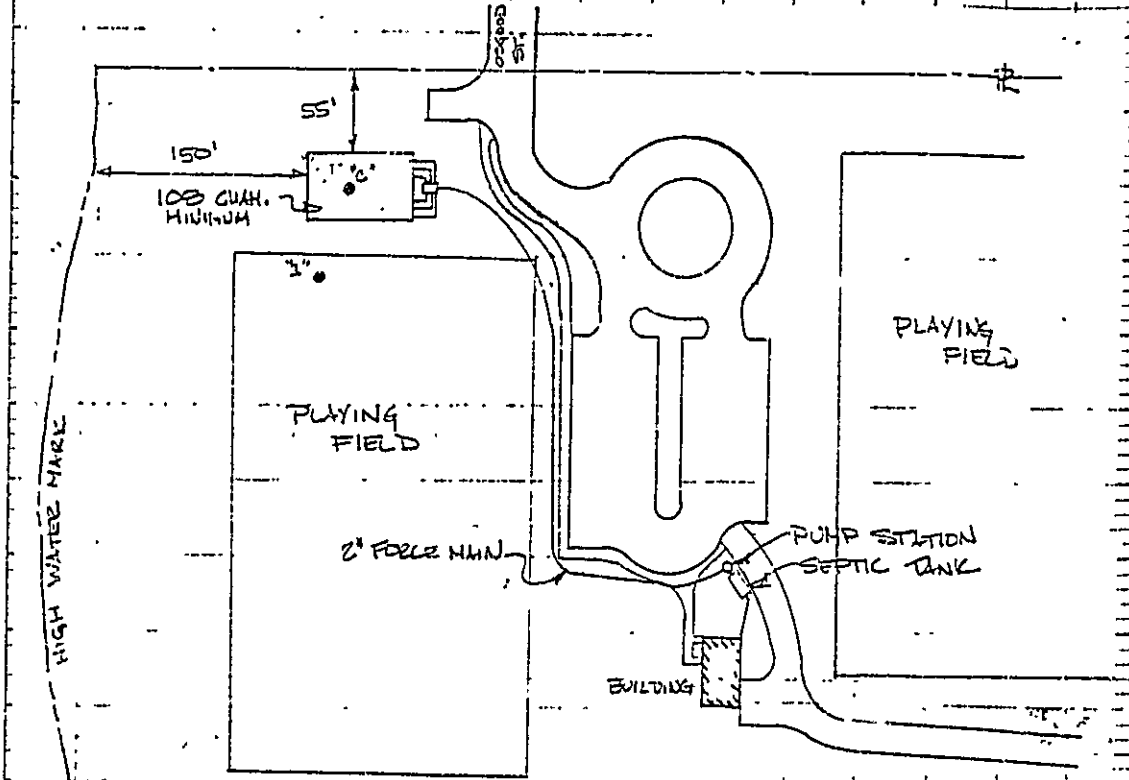
104  
SE#

6/1/88  
Date

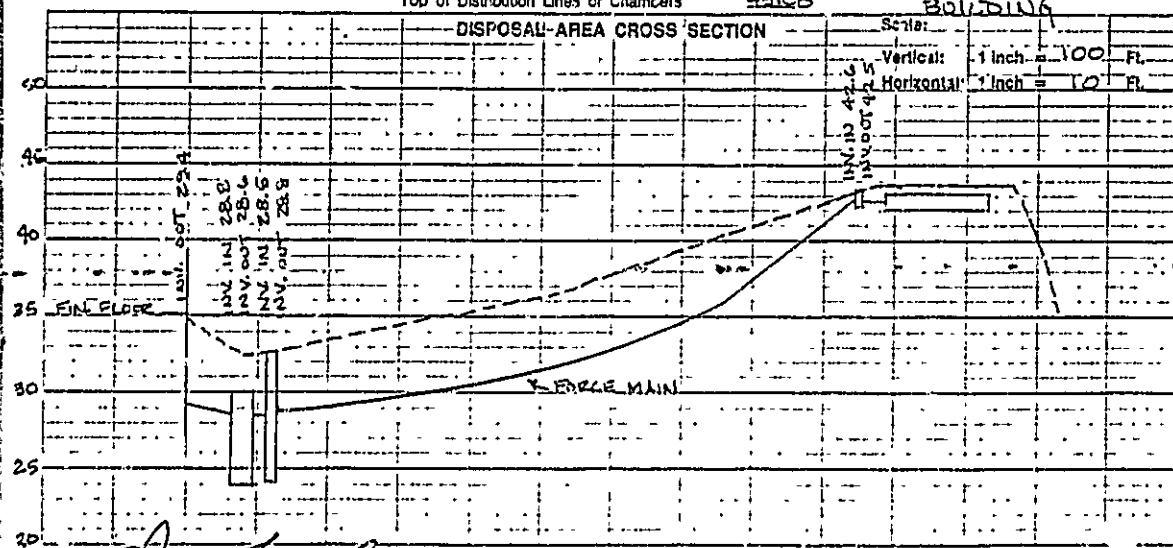
# SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services  
Division of Health Engineering

Town, City, Plantation <b>PORTLAND</b>	Street, Road, Subdivision <b>OSGOOD ST.</b>	Owner's Name <b>WAYNFLETE SCHOOL</b>
<b>SUBSURFACE WASTEWATER DISPOSAL PLAN</b>		Scale: <b>1" = 100' PL.</b>



FILL REQUIREMENTS	CONSTRUCTION ELEVATIONS	ELEVATION REFERENCE POINT LOCATION & DESCRIPTION
Depth of Fill (Upslope)	Reference Elevation is	<b>35.0</b>
Depth of Fill (Downslope)	Bottom of Disposal Area	<b>42.0</b>
	Top of Distribution Lines or Chambers	<b>43.58</b>
		<b>FIN. FLOOR OF BUILDING</b>



*John Lorch*  
Site Evaluator Signature

104  
SE#

6/1/88  
Date



CITY OF PORTLAND, MAINE

369 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

June 8, 1988

Waynflete School  
360 Spring Street  
Portland, ME 04102

RE: Thompson's Point

Dear Sir:

Your application to construct a new athletic facility as planned, has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review:

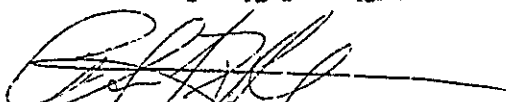
Inspection Services - approved - June 8, 1988 - W.J. Turner  
Planning Division - approved with conditions - A "Knox box" shall be installed at the main gate off Osgood Street. The Knox Box shall meet the specifications of the Fire Dept. - Richard Knowland - May 7, 1988  
Public Works - All driveways to be left open with 4' minimum granite tipdowns. All existing or proposed streets shall be left open or closed with temporary curbing. - S.K. Harris - June 1, 1988

Building Code Requirements:

All lot lines shall be clearly marked before calling for a foundation inspection.

If you have any further questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses  
Chief, Inspection Services

# WAYNFLETE SCHOOL

360 Spring Street • Portland, Maine 04102 • Tel. (207) 774-5721

December 22, 1987

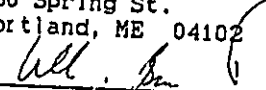
Mr. Richard Knowland  
Planning Department  
City of Portland  
City Hall  
337 Congress Street  
Portland, ME 04101

Re: Waynflete Athletic Fields

Dear Mr. Knowland,

In accordance with Section 14-526 "Final Site Plan" (d) of the Portland code, we shall set forth here the name and address of the owner of the parcel to be developed and the estimated cost of the development.

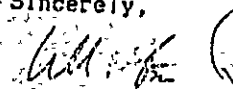
OWNER: Waynflete School  
360 Spring St.  
Portland, ME 04102

SIGNATURE:   
William Bennett  
Headmaster

ESTIMATED COST: \$950,000

If I can be of help in answering any further questions, please call me at 774-5721. Thank you.

Sincerely,

  
William Bennett  
Headmaster



# WAYNFLETE SCHOOL

360 Spring Street • Portland, Maine 04102 • Tel. (207) 774-5721

December 22, 1987

Mr. Richard Knowland  
Planning Department  
City Hall  
389 Congress Street  
Portland, Maine 04101

Dear Mr. Knowland,

In accordance with Section 14-526 "Final site plan" of the Portland code, we shall, herein, respond to (b) (2) a. through g.:

- a) Waynflete School proposes to locate athletic facilities on the site, consisting of two full-size soccer fields, a 51-car parking area with bus unloading zone, six tennis courts, an outdoor swimming pool, a maintenance/bathroom structure, and septic system.
- b) Total land area of site: 34 Acres  
Total floor area of proposed structure: 2400 SF
- c) Waynflete proposes to deed an easement to the City of Portland for the purpose of creating a hammerhead at the end of Osgood Street. No other easements or other burdens now exist on the property.
- d) Collection of solid waste will be handled by private contractor.
- e) Existing off-site public facilities are virtually non-existent. Osgood Street is an unaccepted 15-foot wide gravel road, serviced by a 2-inch water line. No sewer has been installed closer than Congress Street, approximately one-half mile away. Waynflete proposes to upgrade Osgood Street to City standards (32-foot paved surface with granite curbs and 8-inch water line) but without sewer or storm drain systems (per the variance which was granted on December 10, 1987). An onsite septic system will be installed in lieu of a sanitary sewer.
- f) Topographically, the site has a very steep bank along the Fore River, but otherwise is rather gently rolling. Waynflete proposes to leave this steep river bank undisturbed. Because of the high seasonal ground water over much of the site, Waynflete expects to install an underdrain system under the athletic fields. Soil tests indicate that a septic system will be feasible on higher ground.
- g) Waynflete proposes to begin Phase I construction in spring 1988, with completion of Phase II construction anticipated by fall, 1989, depending on fundraising efforts.

If I can be of help in answering and further questions,  
please call me at 774-5721. Thank-you.

Sincerely,

*William Bennett*  
William Bennett  
Headmaster

WAYNFLETE ATHLETIC FIELDS

SUBMISSION TO  
THE CITY OF PORTLAND  
FOR FINAL SITE PLAN APPROVAL

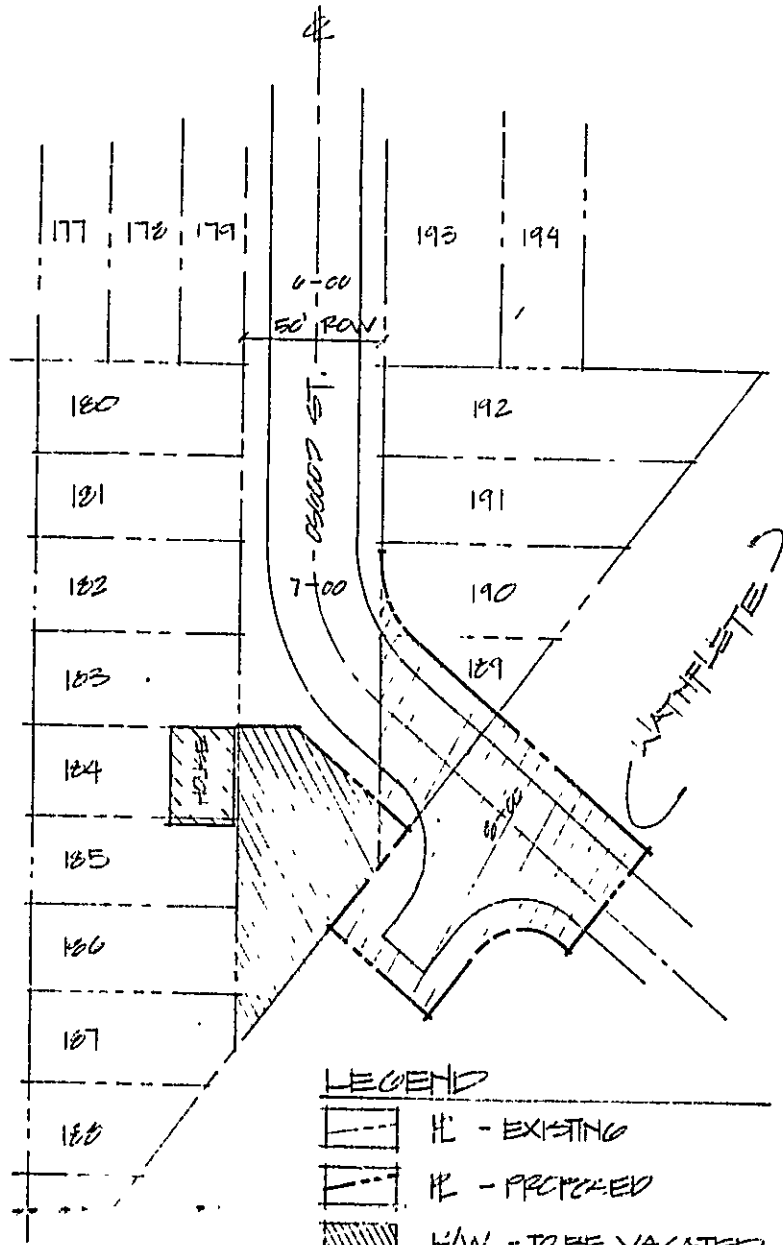
APPLICANT:  
Waynflete School  
360 Spring Street  
Portland, ME 04102

PREPARED BY:  
Keith French & Associates  
Landscape Architects  
424 Fore Street  
Portland, ME 04101

December 22, 1987

TABLE OF CONTENTS

1. Name and Address of Owner
2. Written Statement by Applicant
3. Proposed Vacation/Rededication  
on Osgood Street
4. Soil Test Pit Data
5. Traffic Impact Study



**LEGEND**

	RL - EXISTING
	RL - PROPOSED
	H/W - TO BE VACATED
	R/W - TO BE DEDICATED



**KEITH FRENCH & ASSOCIATES**  
 Landscape Architects  
 424 Fore St. Portland, ME 04101

DATE 2 FEB '87 SCALE 1" = 50'  
 TITLE PROPOSED CHANGE TO R/W LINES  
 JOB WAYFLETE ATHLETIC FIELDS

1354110  
 SPILLER S

SEP 17 1987 REC'D

IRWIN D. NOVAK, PH.D.  
Consulting Geologist  
Deering Pines, Apt. F-10  
1375 Forest Avenue  
Portland, Maine 04103

September 16, 1987

Robert Esterberg  
TEC Associates  
559A Congress Street  
Portland, Maine 04101

Re: Waynfleet School Playing Fields  
Osgood Street, Portland

Dear Bob,

Yesterday I examined four test pits on the above referenced property (see attached map). The purpose of the field examination was to determine the suitability of the area for sub-surface waste disposal in compliance with the state plumbing code. The soils in all four test pits were satisfactory in that mottling (an indication of the water table height) was found to range from 19 to 38 inches below the organic horizon. Fifteen inches is the minimum allowable.

The soils in the pits were fine sandy loams overlying sand. The loam was 4 to 12 inches in depth over stratified fine to medium sand. I believe we will have no difficulty designing an appropriate system for this site.

Sincerely yours,



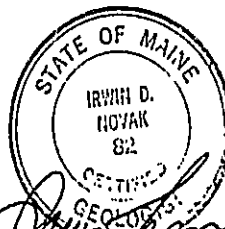
Irwin Novak, Ph.D.  
Certified Geologist No. 82  
Licensed Site Evaluator No. 104

NOV 10 1987 REC D

PREPARED FOR: TEC ASSOCIATES  
 WAYNEFLEET SCHOOL ATHLETIC COMPLEX  
 SOIL DESCRIPTIONS  
 NOVEMBER 8, 1987

COLOR ABBREVIATIONS: DK=dark; LT= light; GR= grey; BR= brown; OR= orange.  
 TEXTURE ABBREVIATIONS: FSL= Fine Sandy Loam; SL= Sandy Loam; LS= Loamy Sand; FS= Fine Sand

TEST PIT NO.	CODE DESIGN.	SYS. SIZE	TEXTURAL CLASSIFICATION	DEPTH OF HOLE IN INCHES	DEPTH TO MOTTLING	DEPTH TO IMPER- VIOUS LAYER
1	5/7C	MED/MED- LGE	1-0 Humus 0-4 BR FSL-FS friable 4-8 Lt. OR-BR FSL- FS 8-19 Lt. Br SAND 19-46 Olive SAND w/silt lenses 46-60 GR Sandy silt w/sand lenses	60"	19"	46"
2	5C	MEDIUM	0-8 GR-BR FSL-FS 8-34 Tan FS-SAND 34-40 Olive SAND (slightly cemented) 40-50 Olive SAND	50"	34"	34"
3	5C	MEDIUM	0-12 BR FSL 12-30 Lt. OR-BR SAND 30-50 Olive SAND	50"	28"	--
4	5C	MEDIUM	0-11 BR FSL 11-24 Lt. OR-BR SAND 24-30 Lt. BR-TAN FS 30-57 Olive SAND w/GR Silt lenses	57"	29"	--



**JOHN L. MURPHY, P.E.**

Civil Engineer  
Traffic Engineer

RD1, BOX 393  
WEST BALDWIN, MAINE 04091  
207-625-8222

August 19, 1987

Jim Amoroso  
Waynflete School  
P.O. Box 9710  
Portland, Maine 04104

Re: Proposed athletic facilities served by Hobart Street and Osgood Street.

Dear Jim:

Based upon our conversations, a weekday game will probably create the most traffic impact on Congress Street at Hobart Street. Based upon your estimate this would be beside to 20 cars of Waynflete fans plus 3 buses and 5 other cars from the Waynflete School and 2 buses for the visiting team. Nearly all of these vehicles will be oriented toward either I-295 at Congress Street or the school area on Spring Street on the Portland West End. Games will start at 3:00 PM and end at approximately 5:45 PM.

The volumes will result in very little traffic impact on Congress Street. Hobart Street is probably the best location to place additional trips on Congress Street due to the drops in Congress Street through trips at the major intersections with Frost Street and Stevens Avenue. Thus for example, on 12/1/86 Congress Street westerly of Frost Street carried a total of 1210 westbound vehicles and 1164 eastbound vehicles during the 4 to 5 PM peak hour. During the same period of time on 12/1/86 the westbound flow of vehicles at Hobart Street was 953 with an eastbound movement of 661. This is a total of 760 vehicles per hour less in front of Hobart Street than westerly of Frost Street during the peak hour.

Congress Street easterly of Hobart Street also has sufficient width for westbound through traffic to bypass a vehicle waiting to turn left into Hobart Street. This all but eliminates impact on through Congress Street traffic.

The left turn from Hobart Street will still result in some delay, but it is likely that your project will not result in any measurable increase in this movement. Also the left turn from Hobart Street will be much easier to execute than from side streets either easterly of Stevens Avenue or westerly of Frost Street.



Conclusions

1. Congress Street in the section in front of Hobart Street will have sufficient capacity and gaps to adequately accommodate the minor addition of traffic from the project.
2. Congress Street is wide enough at Hobart Street to permit bypass, by through traffic, of a westbound vehicle waiting to enter Hobart Street.
3. Most, if not all trips will be oriented to I-295 and other locations easterly of Hobart Street, thus minimizing the number of left turn maneuvers from Hobart Street. This movement is the most difficult to execute at any Congress Street location.

Sincerely,

*John L. Murphy*

John L. Murphy, PE

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Waynefleete School

April 1, 1987

Applicant Spring Street

Thompson's Point

Date

Mailing Address Athletic Facility

Address of Proposed Site

Proposed Use of Site

Site Identifier(s) from Assessors Maps

Area of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes ( ) No

Proposed Number of Floors

Board of Appeals Action Required: ( ) Yes ( ) No

Total Floor Area

Planning Board Action Required: ( ) Yes ( ) No

Other Comments:

Date Dept. Review Due

FIRE DEPARTMENT REVIEW

April 7  
(Date Received)

RECEIVED

MAY 26 1988

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESSE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER
APPROVED								
APPROVED CONDITIONALLY				X				
DISAPPROVED								

CONDITIONS SPECIFIED BELOW  
REASONS SPECIFIED BELOW

REASONS: Structures shall be within 800' from fire hydrant

(Attach Separate Sheet if Necessary)

John P. Dobrowski

SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY



KEITH FRENCH & ASSOCIATES  
Landscape Architecture • Site Planning • Urban Design

May 12, 1988

Mr. Warren Turner  
Department of Inspection  
City of Portland  
Portland, ME 04101

Re: Waynflete Athletic Complex  
Flood Hazard Determination

Dear Mr. Turner,

We are requesting a determination from your Department as to whether we need to apply for a flood hazard permit. As you can see from the accompanying plan, the lowest point of disturbance is at elevation 10 and the actual playing field and buildings are at elevations 16 to 18, 22 to 26, and 35 for the building.

The 100 year flood plain as determined by the H.U.D. flood hazard maps for this area is elevation 10. The edge of the salt-water marsh is at elevation 9 and the mean high tide line is elevation 5.

The D.F.P. has determined, in a letter by Donald Kale dated 2/9/88, that this development does not come under the jurisdiction of the Alteration of Coastal Wetlands Act, the Alteration of Rivers, Streams and Brooks Act, and the freshwater wetlands Statute (38 M.R.S.A. Sections 472 (2), 425, and 405, respectively).

Thank you for your prompt attention to this matter.

Sincerely,

*Susanna Adams*  
Susanna Adams, R.L.A.

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MAY 12 1988

DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

424 Fore Street • Portland, Maine 04101

(207) 774-4656

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Waynelete School  
 Applicant 360 Spring Street  
 Mailing Address Athletic Facility  
 Proposed Use of Site 33 /  
 Acreage of Site / Ground Floor Coverage \_\_\_\_\_

Thompson's Point  
 Address of Proposed Site \_\_\_\_\_  
 Site Identifier(s) from Assessors Maps 1-2  
 Zoning of Proposed Site \_\_\_\_\_

April 1, 1987  
 Date \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors \_\_\_\_\_  
 Total Floor Area \_\_\_\_\_

Other Comments: \_\_\_\_\_  
 Date Dept. Review Due: \_\_\_\_\_

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	1" RB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY			✓													CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: All drive ways to be left open with 4' minimum granite tipdowns.  
All existing or proposed streets shall be left open or closed with temporary curbing.  
 (Attach Separate Sheet if Necessary)

*[Signature]*  
 SIGNATURE OF REVIEWER

PUBLIC WORKS DEPARTMENT COPY

**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

April 1, 1987

Wayne School  
 Applicant: 300 Spring Street  
 Mailing Address: Athletic Facility  
 Proposed Use of Site: 33  
 Acreage of Site / Ground Floor Coverage: \_\_\_\_\_

Thompson's Point  
 Address of Proposed Site: \_\_\_\_\_  
 Site Identifier(s) from Assessors Maps: 1-2  
 Zoning of Proposed Site: \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No  
 Board of Appeals Action Required: ( ) Yes ( ) No  
 Planning Board Action Required: ( ) Yes ( ) No

Proposed Number of Floors: \_\_\_\_\_  
 Total Floor Area: \_\_\_\_\_

Other Comments: \_\_\_\_\_

Date Dept. Review Due: \_\_\_\_\_

**PLANNING DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

- Major Development — Requires Planning Board Approval: Review Initiated  
 Minor Development — Staff Review Below

*APPROVED BY PLANNING BOARD FOR  
SITE PLAN, CONDITIONAL  
JOB, ISLAND REVIEW*

**APPROVED**  
**APPROVED  
CONDITIONALLY**  
**DISAPPROVED**

LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN

CONDITIONS SPECIFIED BELOW  
 REASONS SPECIFIED BELOW

REASONS: A "KNOX BOX" SHALL BE INSTALLED AT THE MAIN GATE OFF OSBORN STREET.  
THE KNOX BOX SHALL MEET THE SPECIFICATIONS OF THE FIRE DEPARTMENT

(Attach Separate Sheet if Necessary)

*Richard Knowland* 5-31-87

SIGNATURE OF REVIEWING STAFF/DATE

PLANNING DEPARTMENT COPY

CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Waynefle e School  
 Applicant  
 360 Spring Street

April 1, 1987

Mailing Address  
 Athletic Facility

Thompson's Point  
 Address of Proposed Site

Proposed Use of Site  
 33

Site Identifier(s) from Assessors Maps  
 1-2

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: ( ) Yes (X) No

Proposed Number of Floors

Board of Appeals Action Required: ( ) Yes (X) No

Total Floor Area

Planning Board Action Required: (X) Yes ( ) No

Other Comments:

Date Dept. Review Due:

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
- Requires Board of Appeals Action
- Requires Planning Board/City Council Action

Explanation

Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK, as applicable

COMPLIES

COMPLIES CONDITIONALLY

DOES NOT COMPLY

REASONS:

DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (23C, 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

*J.R. Warren*  
 SIGNATURE OF REVIEWER / STAFF / DATE

BUILDING DEPARTMENT—ORIGINAL.

April 1, 1987

**BUILDING PERMIT APPLICATION** **Portland** (Previous permit #.....)

**APPLICANT FILL OUT I - XVIII AND DETAILS OF WORK ON REVERSE**

Please insert N/A (not applicable) for any item not pertaining to your request

**I. GENERAL INFORMATION**

Location/address of construction Thompson's Point  
Owner or lessee's name Wayne Plate School Tel 774-5121  
Address 360 Spring Street

Contractor's name W. H. Bros. Tel. 856-9173  
Address 95 W. Main Street Westport ME 04092 854-0436

Subcontractors:  
.....  
.....

<b>II. NEW SUBDIVISION OR EXISTING LOT REFERENCE</b>	
Name	.....
Lot	.....
Bk.	.....
Vol. & Page	.....
Deeds	.....
Date Recorded	.....

**III. PROPOSED USE:**  CODE  If other, explain: Seasonal Condominium Apartments

**IV. PAST USE:** .....

**V. OWNERSHIP:**  PUBLIC (Federal, State, local government)  PRIVATE (Individual or Voluntary)

**VI. DESCRIPTION OF WORK:**

site plan review for athletic facility  
Construct new athletic facility as per plans

**VII. BUILDING DIMENSIONS:** length ..... width ..... square footage ..... height ..... #stories .....

**VIII. PERMIT CONSTRUCTION COST:** ..... **IX. AGRICULTURE OR LAND BUILDING:** .....

<b>X. RESIDENTIAL BUILDINGS ONLY:</b>		<b>XI. RESIDENTIAL UNITS:</b>
<input type="checkbox"/> NEW DWELLING UNITS WITH	<input type="checkbox"/> 1 BDRM <input type="checkbox"/> 2 BDRMS <input type="checkbox"/> 3 BDRMS	<input type="checkbox"/> NEW DWELLINGS
<input type="checkbox"/> EXISTING DWELLING UNITS WITH	<input type="checkbox"/> 1 BDRM <input type="checkbox"/> 2 BDRMS <input type="checkbox"/> 3 BDRMS	<input type="checkbox"/> EXISTING DWELLINGS
		<b>NET RESIDENTIAL UNITS:</b> <u>.....</u>

**XII. SIGNATURE OF APPLICANT:** ..... DATE .....

**DO NOT WRITE BELOW THIS LINE**

**XIII. ZONING:** DISTRICT ..... STREET FRONTAGE .....  
SETBACKS: front ..... back ..... side ..... side .....  
ZONING BOARD APPROVAL: no  yes  (date) .....  
PLANNING BOARD APPROVAL: no  yes  (date) .....

<b>XIV. OFFICE USE:</b>	<input type="checkbox"/>
TAX MAP:	<input type="checkbox"/>
LOT:	<input type="checkbox"/>
VALUE/STRUCTURE:	<input type="checkbox"/>
PERMIT EXPIRATION:	<input type="checkbox"/>

**XV. CONDITIONAL USE:** variance  site plan  subdivision  shore and floodplain mgmt   
special exception  other  (explain) .....

**XVI. SIGNATURE OF FIELD INSPECTOR (CEO):** ..... DATE .....

**XVII. FEES:**  
base fee 2,400 66/01/88 pd.  
subdivision fee .....  
site plan review fee .....  
other fees .....  
late fee .....  
**TOTAL** \$350.00

**XVIII. SPACE FOR FIGURING / ADDITIONAL COMMENTS:**  
.....

1. WATER SUPPLY <input type="checkbox"/> public <input type="checkbox"/> private	6. CHIMNEY * flues * fireplaces	<b>PLOT PLAN/DETAILS OF WORK ON REVERSE</b>
2. SEWER <input type="checkbox"/> public <input checked="" type="checkbox"/> private, type	material	
3. HEAT type <u>.....</u> fuel	9. FRAMING. floor joists	
4. FOUNDATION type		

**DIRECTIONS AND SPECIFICATIONS FOR BUILDING PERMIT APPLICATION**

Note to applicant: Proper forms, as specified by your municipality, must accompany permit.



**I. GENERAL INFORMATION**

Fill out owner and contractor information as appropriate. There is room for a list of subcontractors if necessary.

**II. NEW SUBDIVISION OR EXISTING LOT REFERENCE**

The subdivision and lot reference information should be filled out, if applicable. Enter the subdivision name used at planning board meetings, so the subdivision can be referenced. Enter the subdivision lot number and block number. If possible write in book and page number in the Registry of Deeds and the date recorded.

**III. PROPOSED USE CODES & IV. PAST USE CODES**

- |  |   |
|--|---|
| <p><b>A. Residential</b></p> <ul style="list-style-type: none"> <li>101 detached one family</li> <li>102 attached one family</li> <li>103 2 family house</li> <li>104 3-4 family house</li> <li>105 5 family house</li> <li>112 mobile home</li> <li>113 modular home</li> <li>114 other*</li> </ul> <p><b>B. Non-residential</b></p> <ul style="list-style-type: none"> <li>213 lodging facilities</li> <li>318 amusement/recreation</li> <li>319 church</li> <li>320 industrial</li> <li>321 parking garage</li> <li>322 service/repair garage</li> <li>323 hospital/institutions</li> <li>324 office/bank/professional</li> <li>326 schools/education</li> <li>327 store/mercantile</li> <li>328 other*</li> <li>329 structures other than buildings</li> </ul> | <p><b>C. Expansion</b></p> <ul style="list-style-type: none"> <li>433 new housing unit</li> <li>434 additions/alterations</li> <li>435 alterations/decrease in housing units</li> <li>436 garage</li> <li>437 other* (additional stories, swimming pool)</li> </ul> <p><b>D. Conversion</b></p> <ul style="list-style-type: none"> <li>540 non-residential/non-housekeeping to housekeeping structure</li> <li>541 housekeeping to non-residential/non-housekeeping structure</li> <li>543 single to multi</li> <li>544 other*</li> </ul> <p><b>E. Demolition</b></p> <ul style="list-style-type: none"> <li>645 single family</li> <li>646 2-family house</li> <li>647 3-4 family house</li> <li>648 5 family house</li> <li>649 other*</li> </ul> |
|--|---|
- \* If other\* specify on front page
- In the next part, please identify if it is (was) a seasonal home, condominium, or rental apartment.

**V. OWNERSHIP**

**Private** - all buildings owned by a private individual or company during period of construction. This includes all "Turnkey" housing which is to be sold upon completion to a Local Public Housing Authority; housing built under various low and middle income Housing programs, including housing built by nonprofit organizations; i.e. churches, unions, cooperatives, etc.

**Public** - all buildings owned by a govt body from the outset of construction, i.e. Federal, State, and local governments. Include only residential structures owned by and built under the supervision of a Local Housing Authority.

**VII. BUILDING DIMENSIONS**

Enter building dimensions including square footage of the structure.

**VIII. ESTIMATED COST**

Estimated cost of construction, including equipment rental, tools, labor, materials

**IX. TOTAL GR. SQ. FT OF LAND & BUILDING**

Enter TOTAL gross square feet of building and land.

**X. RESIDENTIAL BUILDINGS ONLY**

Enter the number of residential units in the new and existing structure with the appropriate number of bedrooms.

**XI. RESIDENTIAL UNITS**

Specify the number of residential units in the new dwelling; the number of units in the existing dwelling; and the NET number units after construction is completed. Ex: If add an apartment to existing building - there is a NET increase of 1 unit.

**XII. SIGNATURE OF APPLICANT**

Person applying for the building permit should sign here.

DO NOT FILL OUT SECTIONS XIII - XV. MUNICIPAL OFFICIALS WILL FILL THESE SECTIONS OUT

**INSTRUCTIONS ON DETAILS OF WORK SECTION**

Fill out each section only as applicable to construction. The Code Enforcement Officer in your municipality will specify exactly what is needed.

Use plot plan only as your Code Enforcement Officer requires it.



Applicant: *Waynflote School* Date: *June 8, 1988*  
Address: *Osgood (off Hobart St.)*  
Assessors No.:

CHECK-LIST AGAINST ZONING ORDINANCE

Date -  
Zone Location - *R-5-1/I-2*  
Interior or corner lot -  
Use - *Install athletic fields, parking lot  
and restroom/storage bldg*  
Sewage Disposal - *improve Osgood street from  
Hobart for access to the  
athletic fields*  
Rear Yards -  
Side Yards -  
Front Yards -  
Projections -  
Height -  
Lot Area - *33 acres in T-2 zone*  
Building Area -  
Area per Family -  
Width of Lot -  
Lot Frontage -  
Off-street Parking -  
Loading Bays -  
Site Plan -  
Shoreland Zoning -  
Flood Plains -

Applicant:

Date:

Address:

Assessors No.:

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

Interior or corner lot -

Use -

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

Applicant:

Date:

Address:

Assessors No.:

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location -

Interior or corner lot -

Use -

Sewage Disposal -

Rear Yards -

Side Yards -

Front Yards -

Projections -

Height -

Lot Area -

Building Area -

Area per Family -

Width of Lot -

Lot Frontage -

Off-street Parking -

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

# WAYNFLETE SCHOOL

360 Spring Street • Portland, Maine 04102 • Tel. (207) 774-5721

April 1, 1987

Mr. Warren Turner  
City of Portland  
389 Congress Street  
Portland, Maine 04101

Dear Warren,

This letter constitutes a request to be included on the Planning Board's agenda for a preliminary site plan review for Waynflete's Athletic Facility to be located on our thirty-three acre parcel of land next to Thompson's Point on the Fore River in Portland. The following information is submitted to assist in the site plan review process:

- Name and Address of Applicant - Waynflete School  
360 Spring Street  
Portland, Maine 04102
- Scale and North Point - Refer to site plan drawing for scale and north point.
- Boundaries on the Site - The boundaries of the facility are noted on the site plan drawing.
- Land Area of the Site - The parcel of land to be used for athletic facilities consists of thirty-three acres.
- Topography Indicating Contours at not more than six feet - Refer to site plan map.
- Location, Elevations and Dimensions of Proposed Building - There are two proposed buildings that would be erected on the site in order to support our use. The first building would be one constructed concurrently with the first game field. This building would be used for maintenance as well as

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DEPT OF BUILDING INSPECTIONS  
CITY OF PORTLAND

restrooms. The location is noted on the site plan map. The second building, a field house, would be built later in the development of the facilities - perhaps two years away. The field house is noted on the site plan drawing.

**Location of On-site Utilities** - Existing water lines and CMP service are noted on the site plan map. Water would be piped from either Fenway Street or Hobart Street to the property. The closest sewer is a forced-pressure line which runs parallel to the railroad tracks owned by Portland Terminal Company. The land between Waynflete and the sewer line is owned by Central Maine Power Company. We propose to have on-site sewer disposal.

**Location and Dimension of Proposed Easements, Public and Private Right-of-Ways**

- Refer to site plan drawing.

**Plan for Vehicular and Pedestrian Circulation**

- We are presently surveying the property which will ultimately determine which of two access points will be used for vehicular traffic. However, at this time it appears that Hobart Street will be used as primary vehicular access with parking and loading noted on the site plan drawing.

**Landscaping and Screening**


- As the site plan drawing shows, we would take advantage of heavily landscaped buffers between the playing fields and adjoining properties.

We hope to begin a phased development of the project beginning in mid-summer with additional development over a two year period.

Also in support of this request, I'm enclosing six copies of the site plan drawing and a letter dated November 6, 1984 from Duffesne Henry which supports the site plan drawing. I'm also enclosing a copy of a November 5, 1984 letter from the Maine Historic Preservation Commission concerning the athletic facilities and the section of the Cumberland and Oxford Canal.

I trust this information is sufficient to put us on the agenda. If you need any additional information in order to proceed with your review, please let me know.

Sincerely,

  
James F. Amoroso  
Business Manager

JFA/tb

Dartmouth College

College Name

Engineering Discipline

Associated Discipline

Applied Science

November 6, 1984

Mr. Ron Hall  
Waynflete School  
360 Spring Street  
Portland, Maine 04101

Dear Mr. Hall:

Enclosed please find our Preliminary Plan for athletic facilities on the Dartmouth Company property in the Thompson's Point area of Portland.

Area 1 has the best soil characteristics and is most easily accessed. It is characterized by high point at elevation 42 and slopes to a definite ridge at elevation 30. Auger borings by the Soil Conservation Service indicate a sandy material, and in fact, there appears to be an old gravel pit on the westerly side. In order to make best use of this high ridged area, (outlined in yellow), we propose to construct the two practice fields side by side and use fill obtained from building the practice fields to construct a game field easterly of the two practice fields. The northerly area would be a gravel parking lot separated from the property line by a 50' buffer strip; while the north easterly side would be reserved for tennis courts. The remainder of parcel number 1 is a low, wet area that would remain open space. This area has a high water table and could only be developed with large amounts of fill.

Area 2 can be characterized as having two high spots at elevations 30 and 36 and the remainder of the land sloping away from these high spots. Access to area 2 from area 1 means crossing the Cumberland-Oxford Canal. This canal was a transportation link between Portland and the Sebago area in the mid 1800's and could be of some historic value. We have contacted Maine Historical Society Preservation Commission and Greater Portland Landmarks and neither party has any special problems with our proposal to cross the canal with a gravel road and culvert.

Although this area is hilly, it appears that a game field could be constructed at about elevation 18 just south of the canal. Also on this parcel, enough area could be set aside

for a future athletic house. The exact location would depend on the size of the facility. The remainder of the parcel would remain open space with potential for nature trails or other future needs.

Area 3 sits by itself and is difficult to access. From areas 1 and 2, a bridge would be required, while access from any other direction would require transversing private property. Due to the access problems, we would leave this area in its natural state for the time being.

Other considerations in developing the area are access and utilities.

#### ACCESS

Access to the site is a major consideration in the development. Using extensions of Mitton, Powland or Davis Streets would require crossing the railroad tracks. This would not only require an easement, but also consideration for safety precautions at the track crossing by school buses. Additionally, this would only access us to parcel 3, which would require a bridge to access the other two parcels.

The other possibility is using Hobart Street. This street is accepted by the City and paved to the limit as shown on the Plan. At this point, it travels southerly as an 18' gravel road and ends at a large gully. Access to the property would require huge amounts of fill from the end of the gravel road. The other option is using Osgood Street. This is a dedicated street, unaccepted by the City, but usable. It is a 10' wide gravel road servicing three residences. We would recommend widening this road to 20' wide and using this gravel road as access to the parcel.

Utilities are also a factor in the development of the parcel. Water is a prime consideration for the maintenance of the field. There is a 2" water main that services Hobart Street; however, this is too small to service all of the fields. Going back out Hobart towards Congress, there is a 6" water main on Westland Avenue. This line would have to be extended 1,200 linear feet in order to serve the fields. As an alternate, water from a man made pond or well may be obtained on site. Auger borings by the Soil Conservation Service revealed a high water table on the easterly side of Area 1. By sinking a well or making a shallow man made pond, this area could service all four fields. If a well were dug, electricity would have to be made available.

D. Dufresne-Henry



#### Electrical Power

Power could be supplied from Osgood Street overhead, as a Central Maine Power Cable runs the length of the street to service the last residence. Power could be picked up from this pole and serve the area.

#### Sanitary Facilities

A 30" sanitary sewer runs in the area of the railroad tracks on the north side of the property. Tying into this line would be difficult and expensive due to the terrain and distance. Subsequently, we would recommend an individual system such as a septic tank and leach bed to the maintenance building. Preliminary indications are the west side of area would support such a system.

In summary, the west side of area 1 is the best area for development and as many facilities as possible should be installed in this area. The east side of area 1 is a low wet area. Unless there are aesthetic difficulties in crossing the Cumberland-Oxford Canal, this area should remain open space with possibly a pond. Our feeling is it would be less expensive to cross the Cumberland-Oxford Canal and open up area 2 then it would be to fill the low section of area 1 to make it usable.

Area 2 can be reached by a bridge or a culvert and fill over the Canal. This area may have some ledge, but it appears it would support a game field and a future athletic house.

Area 3 is difficult to access and we recommend it be left in its natural state.

We feel this plan should be a good starting point for discussion and review. We welcome your comments and we would be pleased to make a presentation before the Committee.

D. Dufresne-Henry

As a final note, this is a Preliminary Plan and before final decisions are made, we would require more topographical survey and soil borings. As indicated to you in my previous correspondence, these items plus a boundary survey will be required for Planning Board approval; therefore, obtaining this information would be the next step to firm up the Plan.

Very truly yours,

DUFRESNE-HENRY, INC.

*Michael J. DeLuca*

Michael J. DeLuca, P.E.  
Project Manager

MJD:dr

Enclosure

 Dufresne-Henry



MAINE HISTORIC PRESERVATION COMMISSION  
 55 Capitol Street  
 State House Station 65  
 Augusta, Maine 04333

Earle G. Shettleworth, Jr.  
 Director

Telephone  
 207-289-2133

November 5, 1984

Mr. Michael J. DeLuca, P. E.  
 Dufresne-Henry, Incorporated  
 1321 Washington Avenue  
 Portland, Maine 04103

Dear Mr. DeLuca:

Thank you for your letter of November 2, 1984, concerning your project involving a section of the Cumberland and Oxford Canal.

That portion of the Canal listed on the National Register of Historic Places begins across from Stroudwater, well above your project location. The remaining section of the Canal below Stroudwater was not included because parts of it had been altered over the years. Thus, we would have no concern about your proposals to span the Canal at the point you cite on your maps.

If I can be of further assistance concerning this matter, please do not hesitate to let me know.

Sincerely,

*Earle G. Shettleworth, Jr.*  
 Earle G. Shettleworth, Jr.  
 State Historic Preservation Officer

Dufresne-Henry, Inc
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NOV 6 1984
MAINE HISTORIC PRESERVATION COMMISSION
AUGUSTA, MAINE

ISS/slr