

Date July 15, 2021  
To Town of Cumberland Planning Board  
From Carla Nixon, Town Planner  
Subject **Planning Board Site Plan Review MSAD # 51: Portable Classrooms**

### **1. REQUEST/PROJECT DESCRIPTION:**

The applicant is MSAD # 51. Carroll Associates Landscape Architects prepared the application and will represent the applicant at the Planning Board meeting. The application is to add up to 5 portable classrooms totaling 9,072 square feet. Two of the portables will be placed near the Mabel I Wilson School and three will be located at the Greely Middle School. The parcel is shown on Cumberland Tax Assessor's Map U-11, Lot 9.

No major changes to the site are anticipated. There will be no new vehicular circulation, parking, or pedestrian walkways required to support this project.

The use, classified as an Accessory Building to a Municipal Use is a permitted use in the Medium Density Residential (MDR) zoning district.

The project is subject to review by the Planning Board because the square footage to be added exceeds 3,000 sf.

### **2. DESCRIPTION:**

<b>Proposed Use:</b>	Portable Classrooms
<b>Water and Sewer:</b>	From adjacent school building
<b>Floodplain:</b>	Map # 230162 0015B - Designation: Zone C (area of minimal flooding)
<b>Lighting:</b>	No new lighting proposed. Existing lighting from school bldg. will suffice.
<b>Fire Protection:</b>	Hydrant on Main Street. Alarm system in portables.
<b>Solid Waste Disposal:</b>	None Required

### **3. Outside Agency Approvals:** Maine Fire Marshall's Permit Pending.

## **Chapter 229 – SITE PLAN REVIEW**

### **SECTION 10: APPROVAL STANDARDS AND CRITERIA**

The following criteria shall be used by the Planning Board in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board determines that the applicant has failed to meet one or more of these standards. In all instances, the burden of proof shall be on the applicant who must produce evidence sufficient to warrant a finding that all applicable criteria have been met.

#### **Chapter 229 - Site Plan Review, Section 10: Approval Standards and Criteria**

The following criteria shall be used by the Planning Board in reviewing applications for site plan review and shall serve as minimum requirements for approval of the application. The application shall be approved unless the Planning Board determines that the applicant has failed to meet one or more of these standards. In all

instances, the burden of proof shall be on the applicant who must produce evidence sufficient to warrant a finding that all applicable criteria have been met.

**A. Utilization of the Site:** Utilization of the Site - The plan for the development, including buildings, lots, and support facilities, must reflect the natural capabilities of the site to support development. Environmentally sensitive areas, including but not limited to, wetlands, steep slopes, floodplains, significant wildlife habitats, fisheries, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, and sand and gravel aquifers must be maintained and preserved to the maximum extent. The development must include appropriate measures for protecting these resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

***The additional portable classroom space being added to existing impervious areas of the MSAD's campus will not affect any environmentally sensitive areas.***

***Based on the above findings of fact, the Town Planner finds the standards of this section have been met.***

## **B. Traffic, Circulation and Parking**

**(1) Traffic Access and Parking.** Vehicular access to and from the development must be safe and convenient.

**(a)** Any driveway or proposed street must be designed so as to provide the minimum sight distance according to the Maine Department of Transportation standards, to the maximum extent possible.

**(b)** Points of access and egress must be located to avoid hazardous conflicts with existing turning movements and traffic flows.

**(c)** The grade of any proposed drive or street must be not more than + 3% for a minimum of two (2) car lengths, or forty (40) feet, from the intersection.

**(d)** The intersection of any access/egress drive or proposed street must function: (a) at a Level of Service D, or better, following development if the project will generate one thousand (1,000) or more vehicle trips per twenty-four (24) hour period; or (b) at a level which will allow safe access into and out of the project if less than one thousand (1,000) trips are generated.

**(e)** Where a lot has frontage on two (2) or more streets, the primary access to and egress from the lot must be provided from the street where there is less potential for traffic congestion and for traffic and pedestrians hazards. Access from other streets may be allowed if it is safe and does not promote short cutting through the site.

**(f)** Where it is necessary to safeguard against hazards to traffic and pedestrians and/ or to avoid traffic congestion, the applicant shall be responsible for providing turning lanes, traffic directional islands, and traffic controls within public streets.

**(g)** Access ways must be designed and have sufficient capacity to avoid queuing of entering vehicles on any public street.

**(h)** The following criteria must be used to limit the number of driveways serving a proposed project:

(1) No use which generates less than one hundred (100) vehicle trips per day shall have more than one (1) two-way driveway onto a single roadway. Such driveway must be no greater than thirty (30) feet wide.

(2) No use which generates one hundred (100) or more vehicle trips per day shall have more than two (2) points of entry from and two (2) points of egress to a single roadway. The combined width of all access ways must not exceed sixty (60) feet.

### **(2) Access way Location and Spacing**

Access ways must meet the following standards:

**(a)** Private entrance / exits must be located at least fifty (50) feet from the closest un-signalized intersection and one hundred fifty (150) feet from the closest signalized intersection, as measured from the point of tangency for the corner to the point of tangency for the access way. This requirement may be reduced if the shape of the site does not allow conformance with this standard.

**(b)** Private access ways in or out of a development must be separated by a minimum of seventy-five (75) feet where possible.

**(3) Internal Vehicular Circulation.** The layout of the site must provide for the safe movement of passenger, service, and emergency vehicles through the site.

- (a) Projects that will be served by delivery vehicles must provide a clear route for such vehicles with appropriate geometric design to allow turning and backing.
- (b) Clear routes of access must be provided and maintained for emergency vehicles to and around buildings and must be posted with appropriate signage (fire lane - no parking).
- (c) The layout and design of parking areas must provide for safe and convenient circulation of vehicles throughout the lot.
- (d) All roadways must be designed to harmonize with the topographic and natural features of the site insofar as practical by minimizing filling, grading, excavation, or other similar activities which result in unstable soil conditions and soil erosion, by fitting the development to the natural contour of the land and avoiding substantial areas of excessive grade and tree removal, and by retaining existing vegetation during construction. The road network must provide for vehicular, pedestrian, and cyclist safety, all season emergency access, snow storage, and delivery and collection services.

**(4) Parking Layout and Design.** Off street parking must conform to the following standards:

- (a) Parking areas with more than two (2) parking spaces must be arranged so that it is not necessary for vehicles to back into the street.
- (b) All parking spaces, access drives, and impervious surfaces must be located at least fifteen (15) feet from any side or rear lot line, except where standards for buffer yards require a greater distance. No parking spaces or asphalt type surface shall be located within fifteen (15) feet of the front property line. Parking lots on adjoining lots may be connected by accessways not exceeding twenty-four (24) feet in width.
- (c) Parking stalls and aisle layout must conform to the following standards.

Parking Angle	Stall Width	Skew Width	Stall Depth	Aisle Width
90°	9'-0"		18'-0"	24'-0" 2-way
60°	8'-6"	10'-6"	18'-0"	16'-0" 1-way
45°	8'-6"	12'-9"	17'-6"	12'-0" 1-way
30°	8'-6"	17'-0"	17'-0"	12'-0" 1 way

- (d) In lots utilizing diagonal parking, the direction of proper traffic flow must be indicated by signs, pavement markings or other permanent indications and maintained as necessary.
- (e) Parking areas must be designed to permit each motor vehicle to proceed to and from the parking space provided for it without requiring the moving of any other motor vehicles.
- (f) Provisions must be made to restrict the "overhang" of parked vehicles when it might restrict traffic flow on adjacent through roads, restrict pedestrian or bicycle movement on adjacent walkways, or damage landscape materials.

**(5) Building and Parking Placement**

- (a) The site design should avoid creating a building surrounded by a parking lot. Parking should be to the side and preferably in the back. In rural, uncongested areas buildings should be set well back from the road so as to conform to the rural character of the area. If the parking is in front, a generous, landscaped buffer between road and parking lot is to be provided. Unused areas should be kept natural, as field, forest, wetland, etc.
- (b) Where two or more buildings are proposed, the buildings should be grouped and linked with sidewalks; tree planting should be used to provide shade and break up the scale of the site. Parking areas should be separated from the building by a minimum of five (5) to ten (10) feet. Plantings should be provided along the building edge, particularly where building facades consist of long or unbroken walls.

**(6) Pedestrian Circulation:** The site plan must provide for a system of pedestrian ways within the development appropriate to the type and scale of development. This system must connect the major building entrances/ exits with parking areas and with existing sidewalks, if they exist or are planned in the vicinity of the project. The pedestrian network may be located either in the street right-of-way or outside of the right-of-way in open space or recreation areas. The system must be designed to link the project with residential, recreational, and commercial facilities, schools, bus stops, and existing sidewalks in the neighborhood or, when appropriate, to connect the amenities such as parks or open space on or adjacent to the site.

***There are no proposed changes to the site circulation or parking involved in this project.***

***Based on the above findings of fact, the Town Planner finds the standards of this section have been met.***

## **C. Stormwater Management and Erosion Control**

**(1) Stormwater Management.** Adequate provisions must be made for the collection and disposal of all stormwater that runs off proposed streets, parking areas, roofs, and other surfaces, through a stormwater drainage system and maintenance plan, which must not have adverse impacts on abutting or downstream properties.

**(a)** To the extent possible, the plan must retain stormwater on the site using the natural features of the site.

**(b)** Unless the discharge is directly to the ocean or major river segment, stormwater runoff systems must detain or retain water such that the rate of flow from the site after development does not exceed the predevelopment rate.

**(c)** The applicant must demonstrate that on - and off-site downstream channel or system capacity is sufficient to carry the flow without adverse effects, including but not limited to, flooding and erosion of shoreland areas, or that he / she will be responsible for whatever improvements are needed to provide the required increase in capacity and / or mitigation.

**(d)** All natural drainage ways must be preserved at their natural gradients and must not be filled or converted to a closed system unless approved as part of the site plan review.

**(e)** The design of the stormwater drainage system must provide for the disposal of stormwater without damage to streets, adjacent properties, downstream properties, soils, and vegetation.

**(f)** The design of the storm drainage systems must be fully cognizant of upstream runoff which must pass over or through the site to be developed and provide for this movement.

**(g)** The biological and chemical properties of the receiving waters must not be degraded by the stormwater runoff from the development site. The use of oil and grease traps in manholes, the use of on-site vegetated waterways, and vegetated buffer strips along waterways and drainage swales, and the reduction in use of deicing salts and fertilizers may be required, especially where the development stormwater discharges into a gravel aquifer area or other water supply source, or a great pond.

### **(2) Erosion Control**

**(a)** All building, site, and roadway designs and layouts must harmonize with existing topography and conserve desirable natural surroundings to the fullest extent possible, such that filling, excavation and earth moving activity must be kept to a minimum. Parking lots on sloped sites must be terraced to avoid undue cut and fill, and / or the need for retaining walls. Natural vegetation must be preserved and protected wherever possible.

**(b)** Soil erosion and sedimentation of watercourses and water bodies must be minimized by an active program meeting the requirements of the Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices, dated March 1991, and as amended from time to time.

***There are no proposed changes to the existing stormwater system. Grading and drainage will remain as it currently exists. There will be minimal ground disturbance as the buildings will be placed over existing developed surface. Temporary erosion control measures consisting stone drip strips around the perimeter of the buildings will be installed as per the Maine Erosion and Sediment Control Handbook.***

***Based on the above findings of fact, the Town Planner finds the standards of this section have been met.***

## **(D) Water, Sewer, and Fire Protection**

**(1) Water Supply Provisions:** The development must be provided with a system of water supply that provides each use with an adequate supply of water. If the project is to be served by a public water supply, the applicant must secure and submit a written statement from the supplier that the proposed water supply system conforms with its design and construction standards, will not result in an undue burden on the source of distribution system, and will be installed in a manner adequate to provide needed domestic and fire protection flows.

***No water connections are required.***

**(2) Sewage Disposal Provisions:** The development must be provided with a method of disposing of sewage which is in compliance with the State Plumbing Code. If provisions are proposed for on-site waste disposal, all such systems must conform to the Subsurface Wastewater Disposal Rules.

***No sewer service is required.***

**(3) Utilities:** The development must be provided with electrical, telephone, and telecommunication service adequate to meet the anticipated use of the project. New utility lines and facilities must be screened from view to the extent feasible. If the service in the street or on adjoining lots is underground, the new service must be placed underground.

***Utility connections will be from existing school buildings.***

**(4) Fire Protection:** The site design must comply with the Fire Protection Ordinance. The Fire Chief shall issue the applicant a "Certificate of Compliance" once the applicant has met the design requirement of the Town's Fire Protection Ordinance.

***There will be full access for emergency vehicles and personnel.***

***Based on the above findings of fact, the Town Planner finds the standards of this section been met.***

#### **E. Water Protection**

**(1) Groundwater Protection:** The proposed site development and use must not adversely impact either the quality or quantity of groundwater available to abutting properties or to the public water supply systems. Applicants whose projects involve on-site water supply or sewage disposal systems with a capacity of two thousand (2,000) gallons per day or greater must demonstrate that the groundwater at the property line will comply, following development, with the standards for safe drinking water as established by the State of Maine.

**(2) Water Quality:** All aspects of the project must be designed so that:

**(a)** No person shall locate, store, discharge, or permit the discharge of any treated, untreated, or inadequately treated liquid, gaseous, or solid materials of such nature, quantity, obnoxious, toxicity, or temperature that may run off, seep, percolate, or wash into surface or groundwaters so as to contaminate, pollute, or harm such waters or cause nuisances, such as objectionable shore deposits, floating or submerged debris, oil or scum, color, odor, taste, or unsightliness or be harmful to human, animal, plant, or aquatic life.

**(b)** All storage facilities for fuel, chemicals, chemical or industrial wastes, and biodegradable raw materials, must meet the standards of the Maine Department of Environmental Protection and the State Fire Marshall's Office.

**(3) Aquifer Protection:** If the site is located within the Town Aquifer Protection Area, a positive finding by the Board that the proposed plan will not adversely affect the aquifer is required.

**The site is not located within the Town Aquifer Protection Area.**

***There will be no storage of fuel, chemicals, chemical or industrial wastes or biodegradable raw materials. Nor will there be any discharge of liquid, gaseous or solid materials.***

***Based on the materials included in the application, the Town Planner finds that the standards of this section have been met.***

**F. Floodplain Management:** If any portion of the site is located within a special flood hazard area as identified by the Federal Emergency Management Agency, all use and development of that portion of the site must be consistent with the Town's Floodplain management provisions.

***The site is not located in a mapped floodplain.***

***Based on the above finding of fact, the Town Planner finds the standards of this section have been met.***

**G. Historic and Archaeological Resources:** If any portion of the site has been identified as containing historic or archaeological resources, the development must include appropriate measures for protecting these

resources, including but not limited to, modification of the proposed design of the site, timing of construction, and limiting the extent of excavation.

***There are letters on file from previous site plan applications) stating that the Maine Historic Preservation Commission has not found there to be any historical or archaeological resources present on the site of the school campus.***

***Based on the above finding of fact, the Town Planner finds the standards of this section have been met.***

#### **H. Exterior Lighting:**

The proposed development must have adequate exterior lighting to provide for its safe use during nighttime hours, if such use is contemplated. All exterior lighting must be designed and shielded to avoid undue glare, adverse impact on neighboring properties and rights - of way, and the unnecessary lighting of the night sky.

***No portable classroom will have an exterior light.***

***Based on the above findings of fact, the Town Planner finds the standards of this section have been met.***

#### **I. Buffering and Landscaping**

**(1) Buffering of Adjacent Uses:** The development must provide for the buffering of adjacent uses where there is a transition from one type of use to another use and for the screening of mechanical equipment and service and storage areas. The buffer may be provided by distance, landscaping, fencing, changes in grade, and / or a combination of these or other techniques.

**(2) Landscaping:** Landscaping must be provided as part of site design. The landscape plan for the entire site must use landscape materials to integrate the various elements on site, preserve and enhance the particular identity of the site, and create a pleasing site character. The landscaping should define street edges, break up parking areas, soften the appearance of the development, and protect abutting properties.

***The proposed project is located within the interior of the site. No additional buffering or landscaping is required.***

***Based on the above findings of fact, the Town Planner finds the standards of this section have been met.***

**J. Noise:** The development must control noise levels such that it will not create a nuisance for neighboring properties.

***The portables will not emit noise.***

***Based on the above findings of fact, the Town Planner finds the standards of this section have been met.***

#### **K. Storage of Materials**

**(1)** Exposed nonresidential storage areas, exposed machinery, and areas used for the storage or collection of discarded automobiles, auto parts, metals or other articles of salvage or refuse must have sufficient setbacks and screening (such as a stockade fence or a dense evergreen hedge) to provide a visual buffer sufficient to minimize their impact on abutting residential uses and users of public streets.

**(2)** All dumpsters or similar large collection receptacles for trash or other wastes must be located on level surfaces which are paved or graveled. Where the dumpster or receptacle is located in a yard which abuts a residential or institutional use or a public street, it must be screened by fencing or landscaping.

**(3)** Where a potential safety hazard to children is likely to arise, physical screening sufficient to deter small children from entering the premises must be provided and maintained in good condition.

***There are no additional storage or waste removal systems proposed for this project.***

***Based on the above findings of fact, the Town Planner finds the standards of this section have been met.***

**L. Capacity of the Applicant:** The applicant must demonstrate that he / she has the financial and technical capacity to carry out the project in accordance with this ordinance and the approved plan.

**Technical Ability:** *The applicant has retained a licensed landscape architect and surveyor to assist in preparing the site plan.*

**Financial Capacity:** *The leasing of the portables will be paid for from the operating budget of the MSAD.*

***Based on the above findings of fact, the Town Planner finds the standards of this section have been met.***

**M. Design and Performance Standards**

- (1) Route 100 Design Standards
- (2) Route 1 Design Standards
- (3) Town Center District Design and Performance Standards
- (4) Village Mixed Use Performance Standards.

**None of the above are applicable to this project.**

**VIII. STANDARD CONDITIONS OF APPROVAL:**

This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted by the applicant. Any variation from the plans, proposals and supporting documents, except de minimus changes as so determined by the Town Planner which do not affect approval standards, is subject to review and approval of the Planning Board prior to implementation.

**IX. LIMITATION OF APPROVAL:**

Construction of the improvements covered by any site plan approval must be substantially commenced within twelve (12) months of the date upon which the approval was granted. If construction has not been substantially commenced and substantially completed within the specified period, the approval shall be null and void. The applicant may request an extension of the approval deadline prior to expiration of the period. Such request must be in writing and must be made to the Planning Board. The Planning Board may grant up to two (2) 1 year extensions to the periods if the approved plan conforms to the ordinances in effect at the time the extension is granted and any and all federal and state approvals and permits are current.

**Proposed Conditions of Approval:**

- 1. A building permit shall be issued by the CEO prior to the placement of the portables.
- 2. Any required permits from the Fire Chief or State Fire Marshall's Office will be submitted prior to the building permit being issued.

**MABEL I. WILSON**  
**GREELY MIDDLE SCHOOL**  
**MODULAR CLASSROOM ADDITIONS**

MSAD #51  
Cumberland, Maine

**APPLICATION FOR**  
**SITE PLAN APPROVAL**

Prepared By:  
Stephen Blatt Architects  
5 South Street  
Portland, ME 04101

Carroll Associates  
217 Commercial Street  
Portland, ME 04101

Submitted to Town of Cumberland  
June 29, 2021



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June 29, 2021

Ms. Carla Nixon, Planner  
Cumberland Town Office  
290 Tuttle Road  
Cumberland, ME 04021

**RE: MSAD 51 Temporary Classroom Additions- Site Plan Submittal**

Dear Carla,

On behalf of MSAD 51, we are pleased to submit the attached Site and Architectural Plans and supporting documents for the proposed Temporary Classroom Additions at the Mable I Wilson and Greely Middle Schools. These additions are necessary to provide appropriate classroom space required under the State of Maine COVID protocol as the schools prepare for full classroom instruction this fall. Interior renovations have maximized the amount of interior space that can be expanded for classroom space, and these temporary classroom structures will be necessary to meet this demand for greater separation of students.

The project entails delivery and installation of up to five (5) temporary classroom buildings, two to be located on the south side of the Mable I Wilson School on the site of the existing softball infield area and adjacent to the portable classroom which was installed in 2020. Three (3) portable classrooms are proposed to be located on the north side of the Greely Middle School on the existing softball field, directly adjacent to the paved walkway that connects the Middle School and High School. These buildings are all to be leased to the District and their cost will be funded from ongoing yearly operating budgets.

The buildings are each approximately 27.5 feet wide and 66 feet long and each will contain two classrooms. The buildings are proposed to be sited to allow a single egress that includes an accessible ramp on one side and egress steps out from each classroom. All buildings will be connected with underground power which all comes from the existing school buildings. No interior plumbing is proposed for these classrooms, and so no water or sewer connections will be required. Propane will be distributed to each building by small portable tanks located at each building. The location of the buildings have been determined based upon code restrictions (20-foot separation), required maneuverability for their installation, and need to provide adequate fire protection around the school buildings. The classroom buildings are also located to minimize any visual impact from Tuttle Road or the School entrances.

No major changes to the overall School site are anticipated. No new vehicular circulation, parking, or pedestrian walkways are required or proposed to support this project.

The MIW site on the softball infield is currently non-vegetated and all existing drainage patterns will be maintained. The Middle School classrooms will be placed on the softball outfield area, which will result in minimal increase in impervious area. The temporary structures are installed on concrete piers over existing grade, which allows existing drainage to move under them with no disturbance of existing patterns. As such, construction disturbance is minimal and we request a waiver from the requirements for formal Stormwater and Erosion Control Plans as part of this application.

The existing school buildings have several wall-mounted lights that provide security lighting for the hardsurface play area and walkway, and it is anticipated these lights will remain and provide adequate lighting for the classroom buildings. No new site lighting is proposed for this project.

We are requesting Plan Review with the Planning Board at their regular scheduled meeting in July, with the hope of securing approval in time to install the classroom buildings prior to the 2021-2022 school year. This project embodies the commitment by MSAD 51 to provide safe educational facilities for all of its students and staff, and the District is excited about the opportunities that this will bring to students in the coming school year. Attached you will find a package of plans and support documents which illustrate the proposed buildings and site development. Please do not hesitate to contact me if you have any questions or need additional information.

Regards,  
CARROLL ASSOCIATES

A handwritten signature in black ink, appearing to be 'P. Carroll', with a stylized flourish at the end.

Patrick J. Carroll, Principal

Enc.

CC: Jeff Porter, MSAD 51  
Scott Poulin, MSAD 51  
Doug Breer, SBA  
Andy Johnston, ARC



**SITE PLAN REVIEW  
Town of Cumberland**

**Appendix C  
Planning Board Site Plan Review Application**

Applicant's name MSAD 51

Applicant's address 357 Tuttle Road, Cumberland, ME

Cell phone \_\_\_\_\_ Home phone \_\_\_\_\_ Office phone \_\_\_\_\_

Email Address spoulin@msad51.org

Project address 353 Tuttle Road, Cumberland

Project name Portable Classroom Plan

Describe project Install five (5) portable buildings containing 10 classroom, two at Mable I Wilson School and three at Greely Middle School.

Number of employees NA

Days and hours of operation NA

Project review and notice fee NA

Name of representative Scott Poulin, Director of Finance

Contact information: Cell: \_\_\_\_\_ Office: 207-829-4800

What is the applicant's interest in the property?

Own ☒ Lease \_\_\_\_\_ Purchase and sale agreement \_\_\_\_\_ (provide copy of document)

If you are not the owner, list owner's name, address and phone number \_\_\_\_\_

If you are not the owner, list owner's name, address and phone number \_\_\_\_\_

**Boundary Survey**

Submitted? Yes ☒ No \_\_\_\_\_

Are there any deed restrictions or easements? Yes \_\_\_\_\_ No ☒ If yes, provide information and show easement location on site plan.

**Building Information**

Are there existing buildings on the site? Yes ☒ No \_\_\_\_\_ Number: 1

Will they be removed? Yes \_\_\_\_\_ No ☒ (Note: A demolition permit is required 10 days prior to demolition.)

Will a new structure(s) be built on the site? Yes ☒ No \_\_\_\_\_

Describe: 5 portable classroom buildings to be located on existing playfield areas at MIW and Middle School

Number of new buildings 5

Square footage 1848 sf ea, total of 9240 sf

Number of floor levels including basement 1

**Parking**

Number of existing parking spaces 188  
Number of new parking spaces No new parking is anticipated  
Number of handicapped spaces             
Will parking area be paved? x Yes    No

**Entrance**

Location: ea bldg will have a fully accessible entrance and 2 side egress doors  
Width NA Length             
Is it paved?            Yes            No x If not, do you plan to pave it? Wood stairs and ramps proposed

Where will snow storage for entrance and parking be located? Show on site plan. See Site Plan

**Utilities**

**Water:** Public water NA Well            (Show location on site plan.)

**Sewer/septic:** Public sewer NA Private septic            Show location on site plan and submit HHE-200 septic design or location of passing test pit locations if new system is proposed. Also show any wells on abutting properties within 200 feet of the site.

**Electric:** On site? Yes x No           

Show location of existing and proposed utilities on the site plan and indicate if they are above or below ground.

**Signs**

Number: NA

Size:           

Material:           

Submit sign design and completed sign application.

Will the sign be lighted?            Submit information on type and wattage of lights.

Show location of sign(s) on the site plan.

**Natural Features**

Show location of any of the following on the site plan:

River NA Stream NA Wetland NA Pond NA Lake NA Stone walls NA

Are there any other historic or natural features? No

**Lighting**

Will there be any exterior lights? Yes            No x Show location on site plan (e.g., pole fixtures, wall packs on building) and provide fixture and lumen information.

Existing wall mtd lights will be maintained

**Trees**

Show location of existing trees on the site plan and indicate if any are to be removed. NA

**Landscaping**

Is there existing landscaping on the site? Yes x No            Show type and location on site plan.

Is new landscaping proposed? (Note: if property has frontage on Route 100, a twenty-five-foot landscape easement to the Town is required.) No new landscaping is proposed

**Buffering**

Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences. No new buffering is proposed.

**Erosion Control**

Has an erosion and sedimentation control plan been submitted? Yes   X   No         
See Memo from Atlantic Resource Consultants

**Stormwater Management Plan**

Provide stormwater information for both pre and post development of the site. Show location of any detention areas and/or culverts on the site plan. Existing site drainage patterns to be maintained. Proposed work is on existing playfield area. See memo from ARC.

**Fire Protection**

Location of nearest hydrant        Sprinklers? Yes        No   X    
Do you plan to have an alarm system? Yes   X   No        Please contact the Fire/EMS Department at 829-4573 to discuss any Town or state requirements.

**Trash**

Will trash be stored inside   X   outside       . If outside, will a dumpster be used? Yes        No       . Show location on site plan and show type of screening proposed (e.g., fencing, plantings).

**Technical Capacity**

List and provide contact information for all consultants who worked on the project, for example: licensed land surveyor, licensed soils evaluator, professional engineer, attorney, etc.

See Narrative

**Financial Capacity**

Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank Project funded through ongoing Capitol Budgets, no new financing will be required for this project.



- 
- Zoning district: MDR / MSDA 51 Campus
  - Minimum lot size: 1 ac
  - Classification of proposed use: school
  - Parcel size: 51.4 ac
  - Frontage: \_\_\_\_\_
  - Setbacks: Front \_\_\_\_\_ Side \_\_\_\_\_ Rear \_\_\_\_\_
  - Board of Appeals Required? no
  - Tax Map U11 Lot 9 Deed book \_\_\_\_\_ Deed page \_\_\_\_\_
  - Floodplain map number \_\_\_\_\_ Designation \_\_\_\_\_
  - Vernal pool identified? no
  - Is parcel in a subdivision? no
  - Outside agency permits required:  
MDEP Tier 1 no MDEP Tier 2 \_\_\_\_\_ Army Corps of Engineers \_\_\_\_\_  
MDEP general construction (stormwater) permit (for disturbance of 1 acre or more) no
  - MDOT entrance permit no
  - MDOT traffic movement permit no
  - Traffic study required no
  - Hydrogeologic evaluation no
  - Market study no
  - Route 1 Design Guidelines? no
  - Route 100, VMU or TCD Design Standards? no

Applicant's signature \_\_\_\_\_

Submission date: June 29, 2021



## **SITE PLAN SUBMISSION CHECKLISTS**

### **FOR ALL PROJECTS:**

<b>Submission Requirement</b>	<b>Provide Location in Application Packet (e.g., plan sheet number, binder section, narrative</b>	<b>If requesting a waiver, indicate below:</b>
<i>Example: Erosion Control</i>	<i>Plan Sheet E-1</i>	
<b>General Information:</b>		
Completed Site Plan Application Form	TAB 2 - APPLICATION	
Names and addresses of all consultants	TAB 5 – PROJECT DIRECTORY	
Narrative describing existing conditions and the proposed project	TAB 1 – COVER LETTER	
Evidence of right, title or interest (deed, option, etc.)		
Names and Addresses of all property owners within 200 feet	TAB 6 – ABUTTERS MAP / LIST	
Boundaries of all contiguous property under control of owner	LS-1.0	
Tax map and lot numbers	LS-1.0	
Area of the parcel	LS 1.0	
FEMA Floodplain designation & map #	'A' FLOOD ZONE	
Zoning classification	TAB 7 – ZONING & OVERLAY MAPS	
Evidence of technical and financial capability to carry out the project	TAB 5 – FINANCIAL & TECHNICAL ABILITY	
Boundary survey	LS-1.0	
List of waiver requests on separate sheet with reason for request.	N/A	
Proposed solid waste disposal plan	CONTINUED USE OF EXISTING DUMPSTERS – WASTE GOES TO ECOMAINE	
<b>Existing Conditions Plan showing:</b>		
Name, registration number and seal of person who prepared plan	S-1.0 & S-2.0	
North arrow, date, scale, legend	S-1.0 & S-2.0	
Area of the parcel	LS-1.0	
Setbacks and building envelope	LS-1.0	
Utilities, including sewer & water, culverts & drains, on-site sewage	NA	
Location of any septic systems	N/A	
Location, names, widths of existing public or private streets ROW's	LS-1.0	

Location, dimension of ground floor elevation of all existing buildings	N/A	
Location, dimension of existing driveways, parking, loading, walkways	S-1.0	
Location of intersecting roads & driveways within 200 feet of the site	LS-1.0 & S-1.0	
Wetland areas	N/A	
Natural and historic features such as water bodies, stands of trees, streams, graveyards, stonewalls, floodplains	N/A	
Direction of existing surface water drainage across the site & off site	S-1.0	
Location, front view, dimensions and lighting of existing signs	N/A	
Location and dimensions of existing easements & copies of documents	LS-1.0	
Location of nearest fire hydrant or water supply for fire protection	S-1.0	
<b>Proposed Development Site Plan showing:</b>		
Name of development	S-1.0, S-2.0	
Date	ALL PLAN SHEETS	
North arrow	ALL PLAN SHEETS	
Scale	ALL PLAN SHEETS	
Legend	N/A	
Landscape plan	N/A	
Stormwater management	TAB 8	
Wetland delineation	N/A	
Current & proposed stands of trees	NA	
Erosion control plan	TAB 8	
Landscape plan	N/A	
Lighting/photometric plan	N/A	
Location and dimensions of all proposed buildings	S-1.0	
Location and size of utilities, including sewer, water, culverts and drains	NA	
Location and dimension of proposed on-site septic system; test pit locations and nitrate plumes	N/A	
Location of wells on subject property and within 200' of the site	N/A	
Location, names and widths of existing and proposed streets and ROW's	S-1.0 /S-2.0	
Location and dimensions of all accessways and loading and unloading facilities	S1.0	

Location and dimension of all existing and proposed pedestrian ways	L2.0	
Location, dimension and # of spaces of proposed parking areas, including handicapped spaces	N/A	
Total floor area and ground coverage of each proposed building and structure	N/A	
Proposed sign location and sign lighting	N/A	
Proposed lighting location and details	N/A	
Covenants and deed restrictions proposed	N/A	
Snow storage location	L2.0	
Solid waste storage location and fencing/buffering	L2.0	
Location of all fire protection	N/A	
Location of all temporary & permanent monuments	N/A	
Street plans and profiles	N/A	

**ADDITIONAL REQUIREMENTS FOR MAJOR SITE PLAN PROJECTS:**

<b>Submission Requirement</b>	<b>Provide Location in Application Packet (e.g., plan sheet number, binder section, narrative)</b>	<b>If requesting a waiver, indicate below:</b>
High intensity soils survey		
Hydro geologic evaluation		
Traffic Study		
Market Study		
Location of proposed recreation areas (parks, playgrounds, other public areas)		
Location and type of outdoor furniture and features such as benches, fountains.		



# MSAD #51

*The Schools of Cumberland and North Yarmouth, Maine*

**Jeffrey Porter**, *Superintendent of Schools*

**Scott Poulin**, *Director of Finance, Human Resources & Operations*

**Julie Olsen, Ed.D.**, *Director of Instructional Support*

**Susie Robbins**, *Director of Academic Services*

**Dirk Van Curan**, *Director of Technology Services*



June 24, 2021

Town of Cumberland  
290 Tuttle Road  
Cumberland, ME 04021

RE: Letter of Authorization

To Whom It May Concern:

I hereby authorize Pat Carroll of Carroll Associates Landscape Architects and Doug Breer of Stephen Blatt Architects to act as agents on behalf of MSAD #51 in obtaining Cumberland Planning Board and Maine DEP approvals/permits for modular classroom additions.

Sincerely,

Scott D. Poulin

Director of Finance, Operations and Human Resources





# MSAD #51

*The Schools of Cumberland and North Yarmouth, Maine*

**Jeffrey Porter**, *Superintendent of Schools*

**Scott Poulin**, *Director of Finance, Human Resources & Operations*

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**Dirk Van Curan**, *Director of Technology Services*



June 24, 2021

Town of Cumberland  
290 Tuttle Road  
Cumberland, ME 04021

RE: Owner's Technical and Financial Capacity

To Whom It May Concern:

Please find attached a list of all consultants working on the modular classroom additions.

The project and portables will be funded out of the current budget.

Sincerely,

A blue ink signature of Scott D. Poulin, written in a cursive style.

Scott D. Poulin  
Director of Finance, Operations and Human Resources

PROJECT DIRECTORY

**ARCHITECT:**

**Stephen Blatt Architects**

5 South Street  
Portland, ME 04103  
Tel: (207) 761-5911  
Doug Breer, Architect

**LANDSCAPE ARCHITECT:**

**Carroll Associates**

217 Commercial St., Suite 200  
Portland, ME 04101  
Tel: (207) 772-1552  
Pat Carroll, L.Arch.

**CIVIL ENGINEER:**

**Atlantic Resource Consultants**

541 US Route One  
Freeport, ME 04092  
Tel: (207) 449-6616  
Andy Johnston, P.E.

**SURVEYOR:**

**Owen Haskell**

390 U.S. Route One, Unit 10  
Falmouth, ME 04105  
Tel: (207) 774-0424



## Abutters of Greely HS within 200 ft

**MAP FOR REFERENCE ONLY  
NOT A LEGAL DOCUMENT**

Town of Cumberland, ME makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Parcels updated 1/1/2015  
Properties updated monthly (see property record card)

Site Address	Owner Name	Owner Address	Owner City	State
8 VILLAGE WAY	LEGERE, LORI	8 VILLAGWAY	CUMBERLAND	ME
17 FARWELL AVENUE	MORGAN, MICHAEL	17 FARWELL AVENUE	CUMBERLAND CTR	ME
15 FARWELL AVENUE	HAYES WENDY	15 FARWELL AVENUE	CUMBERLAND	ME
13 FARWELL AVENUE	NOLIN MARK R	13 FARWELL AVENUE	CUMBERLAND CTR	ME
11 FARWELL AVENUE	JACOBS BARBARA J	11 FARWELL AVENUE	CUMBERLAND	ME
9 FARWELL AVENUE	FOX, BETH A	9 FARWELL AVENUE	CUMBERLAND	ME
7 FARWELL AVENUE	MULLIN KATHERINE G	7 FARWELL AVENUE	CUMBERLAND CTR	ME
5 FARWELL AVENUE	KEILY, ELISE	161 WOODLANDS DRIVE	FALMOUTH	ME
5R FARWELL AVENUE	CUMBERLAND COTTAGE LLC	PO BOX 66798	FALMOUTH	ME
3 FARWELL AVENUE	HARFORD MARILYN	777 STEVENS AVE APARTMENT 515	PORTLAND	ME
325 MAIN STREET	BACA ANDREW S	325 MAIN STREET	CUMBERLAND CTR	ME
323 MAIN STREET	FROST MICHAEL A	323 MAIN STREET	CUMBERLAND CTR	ME
321 MAIN STREET	CURRIE DOUGLAS A	321 MAIN STREET	CUMBERLAND	ME
319 MAIN STREET	FLASH ISLAND INC	220 MAINE MALL ROAD	SOUTH PORTLAND	ME
2 VILLAGE WAY	DAVIS JOHN	2 VILLAGE WAY	CUMBERLAND	ME
4 VILLAGE WAY	ARNOLDO, THOMAS	4 VILLAGE WAY	CUMBERLAND	ME
7 VILLAGE WAY	RANGER, JOHN S	7 VILLAGE WAY	CUMBERLAND	ME
293 MAIN ST	TOWN OF CUMBERLAND	290 TUTTLE RD.	CUMBERLAND	ME
299 MAIN STREET	BUSH, NATHAN	55 THIRLEMERE AVE	SOUTH PORTLAND	ME
359 TUTTLE ROAD	CAMPBELL JOSEPH A	361 TUTTLE ROAD	CUMBERLAND	ME
1 CUMBERLAND COMMON	BUSS, HENRY	1 CUMBERLAND CMN	CUMBERLAND CTR	ME
327 MAIN STREET	CHASE'S FLOWER SHOP & GREENHSE	PO BOX 188	BRUNSWICK	ME

12 FARWELL AVENUE	TALBOT CLAIRE M	12 FARWELL AVENUE PO BOX 181	CUMBERLAND CTR	ME
Site Address	Owner Name	Owner Address	Owner City	State
14 FARWELL AVENUE	COFFIN, JUSTIN	14 FARWELL AVENUE	CUMBERLAND	ME
16 FARWELL AV	THOMPSON, CHARLES	16 FARWELL AV	CUMBERLAND	ME
18 FARWELL AVENUE	CLARK, MICHAEL S.	18 FARWELL AVENUE	CUMBERLAND CTR	ME
32 FARWELL AVENUE	SY VINCENT A	32 FARWELL AVENUE	CUMBERLAND	ME
22 FARWELL AVENUE	B&H ENTERPRISES	9 THOMAS DRIVE	WESTBROOK	ME
24 FARWELL AVENUE	LANESE JOHN	24 FARWELL AVENUE	CUMBERLAND	ME
26 FARWELL AVENUE	US BANK AND TRUST	13801 WIRELESS WAY	OKLAHOMA CITY	OK
28 FARWELL AVENUE	HICKS LINDA M	28 FARWELL AVENUE	CUMBERLAND CTR	ME
30 FARWELL AVENUE	MCDONOUGH MICHAEL G	30 FARWELL AVE PO BOX 94A	CUMBERLAND	ME
31 FARWELL AVENUE	A&M WRIGHT PROPERTY	4 PRESERVATION DRIVE	FALMOUTH	ME
29 FARWELL AVENUE	HOGAN, GREGORY	29 FARWELL AVENUE	CUMBERLAND	ME
27 FARWELL AVENUE	MORRISON KARA K	27 FARWELL AVENUE	CUMBERLAND CTR	ME
25 FARWELL AVENUE	TAYLOR ALBERT H	25 FARWELL AVENUE	CUMBERLAND	ME
23 FARWELL AVENUE	DEWS AMBER J	23 FARWELL AVENUE	CUMBERLAND	ME
21 FARWELL AVENUE	MALLOY PATRICK J	21 FARWELL AVENUE	CUMBERLAND CTR	ME
19 FARWELL AVENUE	KAPLAN, JOSHUA	49 NEWELL RIDGE ROAD	CUMBERLAND	ME
6 LINDEN COURT	BROOKS, KATHERINE	6 LINDEN COURT	CUMBERLAND CTR	ME
7 LINDEN COURT	HIGGINS, JAMES	7 LINDEN COURT	CUMBERLAND	ME
8 LINDEN CT	DOREE, KEVIN P. & JOAN M.	10 STOCKHOLM DR.	CUMBERLAND CTR	ME
9 LINDEN COURT	MORSE, ANDREA	9 LINDEN COURT	CUMBERLAND CTR	ME
10 LINDEN COURT	CASEY, SUSAN	10 LINDEN COURT	CUMBERLAND	ME
11 LINDEN COURT	WHITTUM, LINDA	11 LINDEN COURT	CUMBERLAND	ME

12 LINDEN COURT	MARKOWSKI, LINDA TRUSTEE	PO BOX 129	SO BRISTOL	ME
13 LINDEN COURT	BICKFORD CHARLES L	13 LINDEN COURT	CUMBERLAND	ME
<b>Site Address</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner City</b>	<b>State</b>
14 LINDEN COURT	WHITTUM OBAR SUSAN L	14 LINDEN COURT	CUMBERLAND	ME
27 WINTERBERRY COURT	LEIGHTON THOMAS M	27 WINTERBERRY COURT	CUMBERLAND	ME
28 WINTERBERRY COURT	WILMOT, SUSAN	28 WINTERBERRY COURT	CUMBERLAND CTR	ME
29 WINTERBERRY COURT	WILLIAMS RICHARD H	29 WINTERBERRY COURT	CUMBERLAND	ME
30 WINTERBERRY COURT	ADAMS DAVID L	1 CANDLEWICK LANE	CUMBERLAND	ME
32 WINTERBERRY COURT	OLDS PATRICIA ANNE	32 WINTERBERRY COURT	CUMBERLAND CTR	ME
33 WINTERBERRY COURT	MORSE JUDITH	33 WINTERBERRY COURT	CUMBERLAND	ME
34 WINTERBERRY COURT	WALTON, SHANNON S	34 WINTERBERRY COURT	CUMBERLAND	ME
HAWTHORNE COURT	TOWN OF CUMBERLAND	290 TUTTLE RD	CUMBERLAND CTR	ME
348 TUTTLE ROAD	CORCIMIGLIA CARMEN T	348 TUTTLE ROAD	CUMBERLAND	ME
1 WILLOW LANE	MCBREAIRTY SHAWN P	1 WILLOW LANE	CUMBERLAND CTR	ME
4 WILLOW LANE	YALE CHRISTOPHER L	4 WILLOW LANE	CUMBERLAND	ME
2 WILLOW LANE	JOHNSON ALAN S	2 WILLOW LANE	CUMBERLAND	ME
10 VILLAGE WAY	BUFFINGTON, LEE	10 VILLAGE WAY	CUMBERLAND CTR	ME
311 MAIN STREET	MAINE SCHOOL ADMIN DIST 51	311 MAIN STREET	CUMBERLAND	ME
314 MAIN STREET	O'DWYER BABETTE*	314 MAIN STREET	CUMBERLAND	ME
318 MAIN STREET	POISSON LISA D	108 MADELINE STREET	PORTLAND	ME
1-18 LINDEN COURT				
296 MAIN STREET	CN BROWN COMPANY	PO BOX 200	SOUTH PARIS	ME
300 MAIN STREET	LANDRY STEVEN G	300 MAIN STREET	CUMBERLAND	ME
302 MAIN STREET	GRASS RICHARD E	302 MAIN STREET	CUMBERLAND	ME

306 MAIN STREET	POWERS, PATRICIA M.	306 MAIN STREET	CUMBERLAND CTR	ME
310 MAIN STREET	HANKENS, KEVIN	310 MAIN STREET	CUMBERLAND CTR	ME
312 MAIN STREET	DUGAS DEBORAH	312 MAIN STREET	CUMBERLAND	ME
<b>Site Address</b>	<b>Owner Name</b>	<b>Owner Address</b>	<b>Owner City</b>	<b>State</b>
20 HEMLOCK DRIVE	DEMONT,ROBERT	20 HEMLOCK DRIVE	CUMBERLAND CTR	ME
22 HEMLOCK DRIVE	BANTON CRAIG	22 HEMLOCK DRIVE	CUMBERLAND	ME
17 BALSAM DR	RIOTTE, ELIZABETH	17 BALSAM DR	CUMBERLAND CTR	ME
8 FARWELL AVENUE	WESSON ANNE ROELSE*	8 FARWELL AVENUE	CUMBERLAND	ME
31 WINTERBERRY COURT	WAGNER, LYNN	31 WINTERBERRY COURT	THE VILLAGES	FL
5 VILLAGE WAY	FERRANTE, KATHERYN	5 VILLAGE WAY	CUMBERLAND	ME
TUTTLE ROAD	MAINE SCHOOL ADMIN DIST 51	353 TUTTLE ROAD PO BOX 6A	CUMBERLAND	ME
TUTTLE ROAD	STEVENS, TONY	363 TUTTLE ROAD	CUMBERLAND	ME
3 WILLOW LANE	DRESSEL KAREN L	3 WILLOW LANE	CUMBERLAND	ME
10 FARWELL AVENUE	WHITE JOHN D	10 FARWELL AVE PO BOX 21A	CUMBERLAND	ME





# Overlay Zoning Map Cumberland, Maine

I certify this to be a true copy of the  
Official Zoning Map as amended by  
vote of the Town Council.

## Town Clerk

Adopted: 01/25/1999  
Amended: 01/15/2008  
Amended: 06/22/2009  
Amended: 04/11/2011  
Amended: 10/10/2011  
Amended: 06/17/2012  
Amended: 06/17/2013  
Amended: 01/14/2013  
Amended: 04/14/2014

## Shoreland Overlay Zones

- General Development
- Limited Residential
- Resource Protection
- Stream Protection
- Wetlands

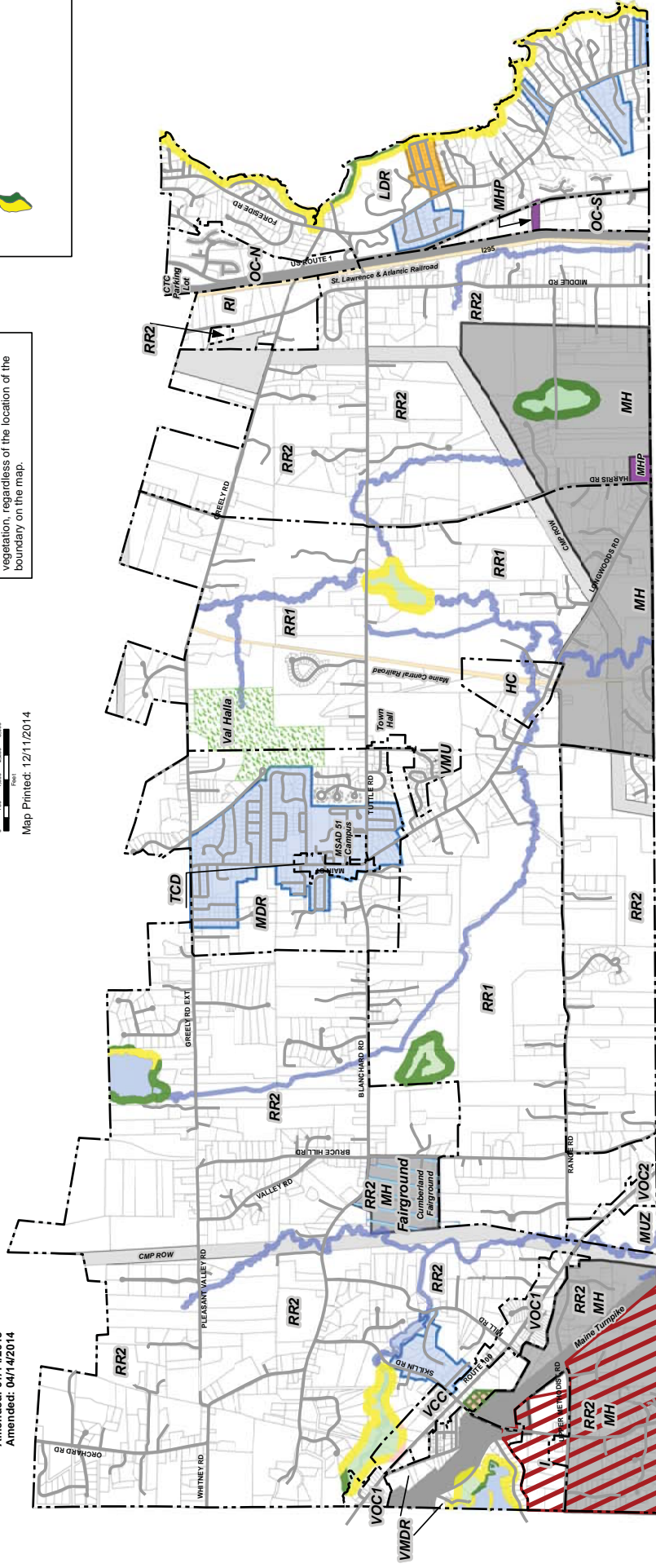
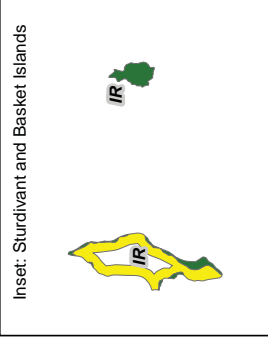
- Setback Overlay District 1
- Setback Overlay District 2
- Fairgrounds Overlay
- Val Halla Golf & Rec Center Overlay
- West Cumberland Field Rec Facility Overlay

- Manufactured Housing Overlay (MH)
- West Cumberland Housing Overlay
- Mobile Home Park Overlay (MHP)
- Land Use Zoning

The depiction of the Shoreland Overlay districts on the Official Zoning Map for the Town of Cumberland is merely illustrative of their general location. The boundaries of these districts shall be determined by measurement of the distance indicated on the map from the normal high water mark of the water body or the upland edge of wetland vegetation, regardless of the location of the boundary on the map.



0 750 1,500 2,250 3,000  
Feet  
Map Printed: 12/11/2014







**MSAD 51 Temporary Classroom- Site Plan Submittal**  
**Response to SECTION 10- APPROVAL STANDARDS & CRITERIA**

**10.1 Utilization of the site**

**Response:** The proposed portable classroom units have been placed on existing developed areas with direct access to building support services. These are the most practicable location for the classroom buildings, providing a secure area for students and minimizing any visual impact of the buildings from the public right-of-way. The proposed project will not have any additional affect on the environment or existing conditions.

**10.2. Traffic, Circulation and Parking**

**10.2.1 Traffic Access and Parking**

**Response:** There are no new drives, streets, parking, or new points of access proposed for this project. Access and drives will remain the same.

**10.2.2 Access way Location and Spacing**

**Response:** No new access ways are proposed.

**10.2.3 Internal Vehicular Circulation**

**Response:** The building locations provide a minimum 20-foot clearance between the portables and existing school buildings for any emergency access that might be required.

**10.2.4 Parking Layout and Design**

**Response:** No new off-street parking is proposed.

**10.2.5 Building and Parking Placement**

**Response:** See comments for 10.2.4 and 10.2.4.

**10.2.6 Pedestrian Circulation**

**Response:** The proposed layout for the portable classroom buildings anticipates accessible routes to each building through wooden ramps that connects existing paved walkway and hardsurface areas approximately 20" to the finish floor of the buildings. Each building will also have two egress doors with steps, one in each classroom.

**10.3 Stormwater Management and Erosion Control**

**10.3.1 Stormwater Management**

**Response:** There are no proposed changes to the existing stormwater system. Grading and drainage will remain as it currently exists.

**10.3.2 Erosion Control**

**Response:** The buildings will be placed over existing developed surface; minimal disturbance will be required except for foundations and underground power connections to the portables. Temporary Erosion Control measures consisting of stone drip strips around the perimeter of the buildings will be installed meeting the requirements of the Maine Erosion and Sediment Control Handbook.

#### 10.4 Water, Sewer, and Fire Protection

##### 10.4.1 Water Supply Provisions

**Response:** No bathroom or kitchen facilities are proposed inside the classrooms and therefore no water service connections are proposed.

##### 10.4.2 Sewage Disposal Provisions

**Response:** No bathroom or kitchen facilities are proposed inside the classrooms and therefore no sewer service connections are proposed.

##### 10.4.3 Utilities

**Response:** Underground power and communication service will connect all portable classrooms with the existing School Buildings.

##### 10.4.4 Fire Protection

**Response:** All portable classrooms will be fully accessible by emergency vehicles and personnel. A minimum 20- foot clear zone has been maintained between the buildings and the existing Schools.

#### 10.5 Water protection

##### 10.5.1 Groundwater Protection

**Response:** The proposed classroom additions are not served by public water and sewage and will not impact any groundwater sources on adjacent properties.

##### 10.5.2 Water Quality

**Response:** No hazardous materials are proposed to be used at this site.

##### 10.5.3 Aquifer Protection

**Response:** Based on our review of the Town Aquifer Map, we believe the site is not located within the Town Aquifer Protection Area.

#### 10.6 Floodplain Management

**Response:** The project site is not located within a special flood hazard area as identified in the latest FEMA flood maps.

#### 10.7 Historic and Archaeological Resources

**Response:** The project was previously reviewed by the Maine Historic Preservation Commission as part of the DEP Silt Location of Development Permit and no historic or archeological resources are known to exist.

#### 10.8 Exterior Lighting

**Response:** No new lighting is proposed for this project. School uses are proposed to occur during daytime hours. Building mounted lighting exists on the existing school building that provides adequate security lighting on this side of the school.

#### 10.9 Buffering and Landscaping

##### 10.9.1 Buffering of Adjacent Uses

**Response:** The proposed project site is well located within the interior of the Campus, which are all compatible with the proposed use. No buffering is required for this use.

10..9.2 Landscaping

**Response:** No new plant material is proposed for this project.

10.10 Noise

**Response:** The classroom buildings will not generate any new noise that might be considered objectionable to neighboring properties.

10.11 Storage of Materials

**Response:** There are no additional storage or waste removal systems (dumpsters) proposed for this project.

10.12 Capacity of the Applicant

**Response:** A financial capacity letter, and list of Design Team members has been provided as part of the application submittal.

10.13 Design and Performance Standards

10.13.1 Route 100 Design Standards

**Response:** The project lies in the Town MDR zone district and is not subject to the Route 100 Design Standards.

10.13.2 Route 1 Design Guidelines

**Response:** The project lies in the Town MDR zone district and is not subject to the Route 1 Design Standards.

10.13.3 Town Center District Performance Standards

**Response:** The project lies in the Town MDR zone district and is not subject to the Town Center District Performance Standards.

10.13.4 Village Mixed Use Performance Standards

**Response:** The project lies in the Town MDR zone district and is not subject to the Village Mixed Use Performance Standards.



## **GREELY CAMPUS TEMPORARY CLASSROOM ADDITIONS STORMWATER MANAGEMENT NARRATIVE**

**Introduction** - The project consists of the addition of five new portable classroom units on the existing school campus. Two of the new units (28'x68') will be located on the skinned infield of the existing softball field south of the Mabel I Wilson School building. Three additional units will be located on the outfield of the existing softball field north of the Greely Middle School Building. Two of these are 68'x28' and the third is 52'x28'. The total new building area is approximately 9,000sf.

The Greely campus is in the watershed of the East Branch Piscataqua River, a tributary to the Presumpscot River. The site is served by a stormwater management system that includes ponds to the south of the Mabel Wilson school and to the northwest of the Greely Middle School

The Stormwater Management Plan for the new classroom additions aims to supplement the existing stormwater system by capturing and treating runoff from the roof areas of the new buildings in filtering drip strips, before allowing it to drain to the existing site infrastructure. This will effectively disconnect runoff from the new impervious area associated with the new buildings, providing localized treatment and detention, while maintaining existing site drainage patterns.

**Existing Conditions** – The new modular classroom buildings will be located on existing playing fields at the site. The buildings at the Mabel Wilson school are located on the clay skinned infield of the existing softball field, which approximates to impervious cover. The new buildings at the Middle School are located in the softball field outfield. This is currently grass. The topography of both areas is generally flat, with gentle slopes (1-2%) away from the existing buildings. Soils in the area are identified by the Natural Resource Conservation Service (NRCS) Web Soil Survey as Nicholville series sandy loams. Nicholville series soils are described as moderately well drained glaciomarine deposits. Depth to restrictive layer is generally greater than 80 inches, with seasonal high water table elevations between 18 and 30 inches below the surface. The saturated hydraulic conductivity (Ksat) is moderately low to moderately high with values of between 0.14in/hr and 1.42 in/hr typical.

**Proposed Improvements** – RSU 51 is proposing to install a total of five modular classroom buildings at the Greely campus in Cumberland. A concrete pad will be installed to provide a stable, level surface for each of the new buildings. Treatment of stormwater runoff will be provided in new filtering drip strips that run the length of each of the long sides of each building. This will effectively disconnect and treat runoff from the roof areas of each building. Entrances to the building are at the ends, via accessible ramps and stairs and these will not conflict with the proposed drip edges.



**Filtering Drip Strip Sizing** - The treatment storage area of the filtering drip strips are sized to accept and treat the runoff from a one-inch storm event over the contributing roof area. Each half of the roof is 14 feet wide. The runoff volume per linear foot of roof is as follows:

$$14\text{ft} \times 1/12 = 1.167\text{cu.ft per linear foot}$$

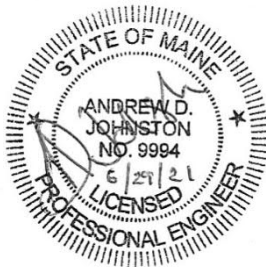
Assuming a void ratio of 40% in open graded stone, a three-foot wide strip, two feet deep provides the following:

$$3 \times 2 \times 0.4 = 2.4 \text{ cu.ft per linear foot}$$

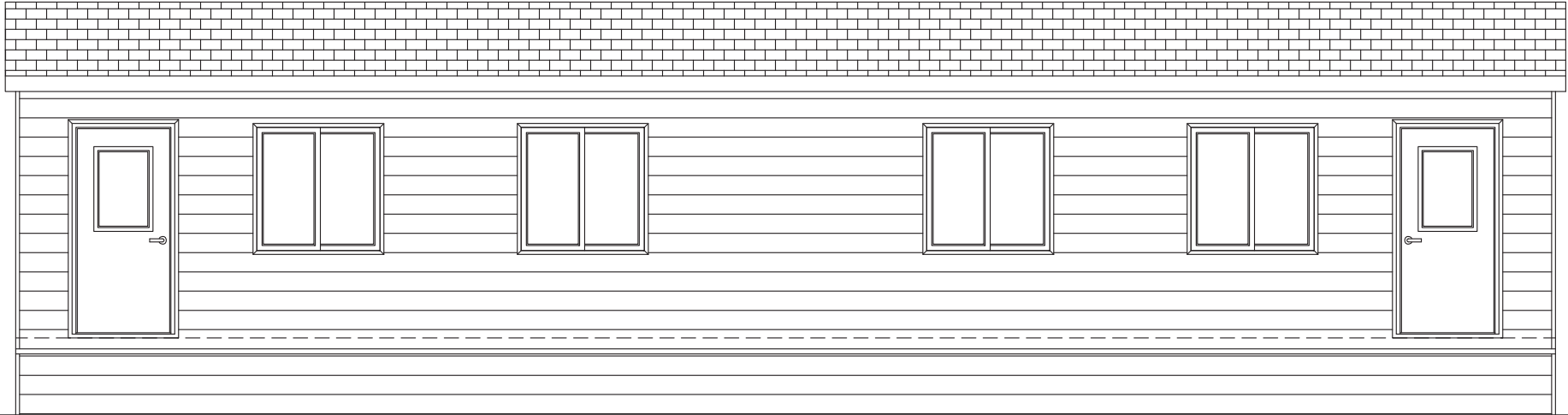
Therefore, a drip strip with a storage area 3 feet wide and two feet deep provides sufficient treatment storage to treat the first two inches of roof runoff. The filtering drip strips will drain by infiltration to the underlying soils at an estimated rate of between 0.5in/hr and 1in/hr. The fine sandy loam soils will effectively filter and treat the roof runoff and allow beneficial groundwater recharge. Excess rainfall entering the drip strips during large storms will be evenly distributed to surrounding soils. The stone will act as an effective energy dissipater, minimizing the potential for erosion in receiving areas.

The size and scope of this project does not warrant runoff and routing calculations as any impact on overall runoff rates from the site will be negligible, and certainly within the margin of error for any standard modeling methodology. It is our opinion that the additional storage provided by the drip strips, and the infiltration capacity of the underlying soils will adequately compensate for the minor increase in runoff due to the additional impervious area.

The drip strips will need to be maintained on a regular basis to ensure their continued function. Basic maintenance will include quarterly inspection and removal of debris from the stone surface. If surface ponding on the strip is evident after rainfall events, the stone surface layer will need to be removed and replaced.

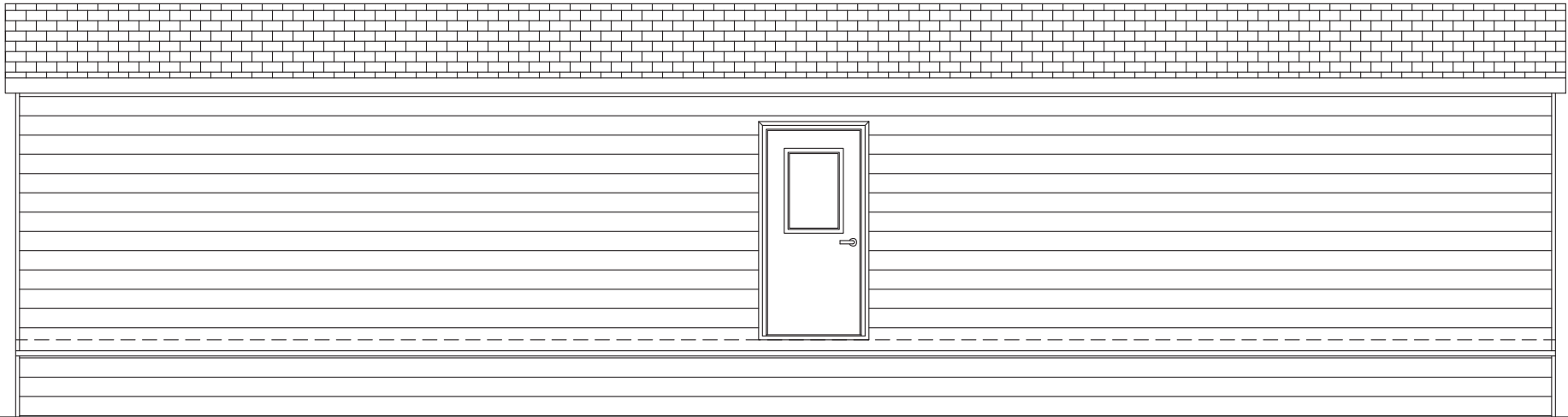






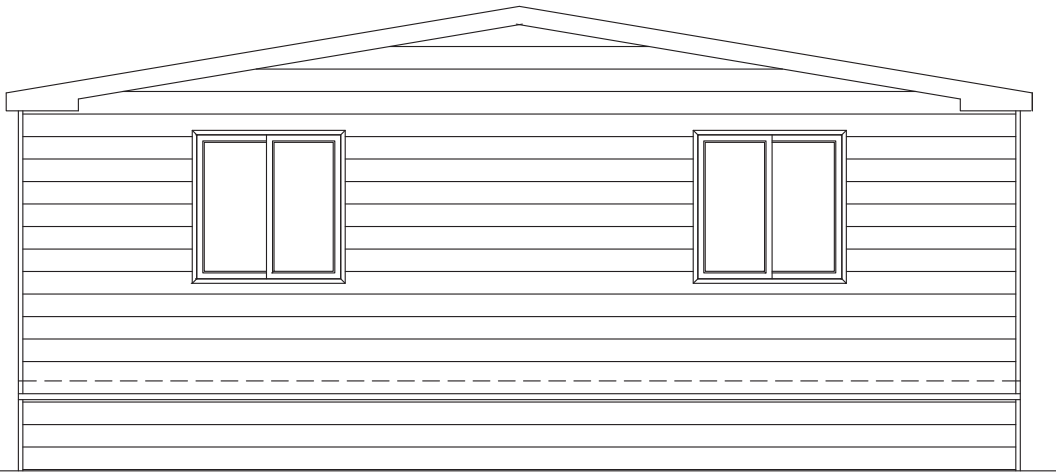
REAR ELEVATION

SCALE: 3/16"=1'-0"



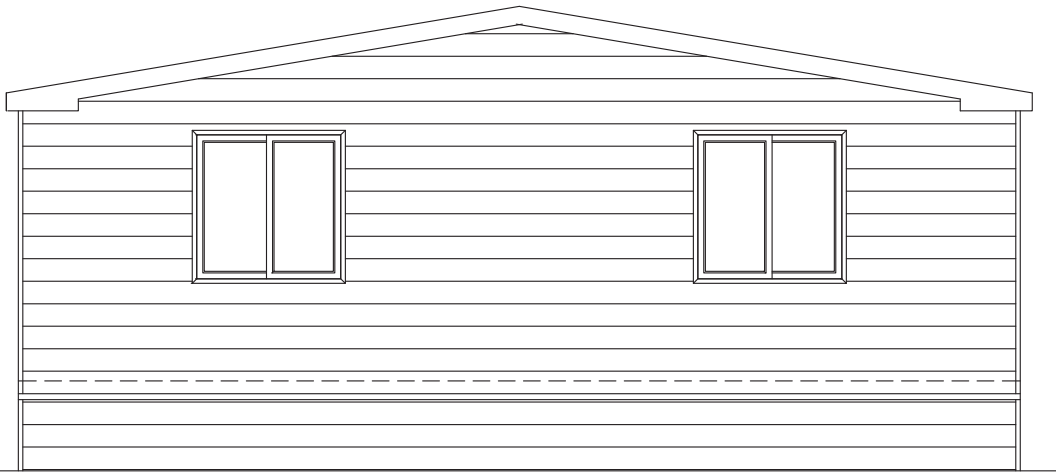
FRONT ELEVATION

SCALE: 3/16"=1'-0"



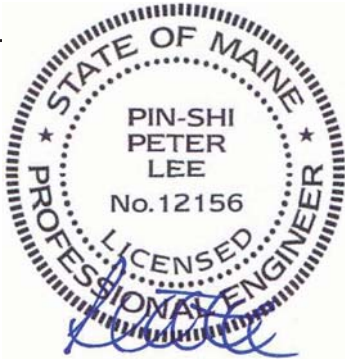
RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



PETER LEE, P.E. M.S.  
ENGINEERING INTERNATIONAL, INC.  
ENGINEER: PETER LEE, P.E., M.S.  
CONSULTING ENGINEER  
23329 CENTURY DRIVE  
ELKHART, IN 46514

June 09, 2021



SCHIAVI LEASING  
DAVID CURRIER  
103 AIRPORT ROAD  
OXFORD, ME 04270  
PH: (207) 539-8211  
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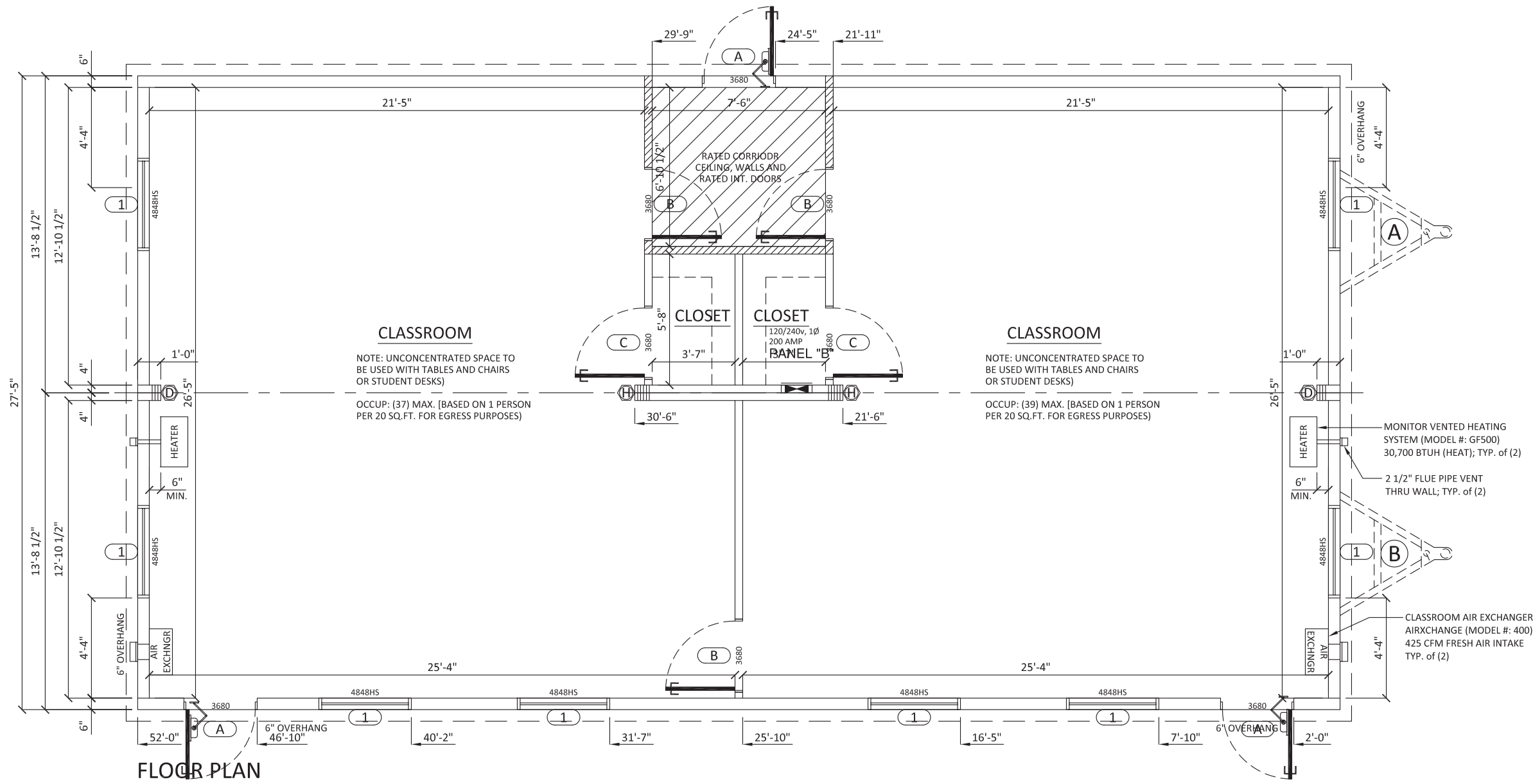
SERIAL #: 1521 A-B  
OCCUP: E  
DRAWING #: VGM-2021-0009

EXTERIOR ELEVATIONS

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Drawing Date:  
5-17-2021  
Drawn By:  
J.L.B.  
Scale:  
3/16"=1'-0"

Project:  
  
Sheet:  
**A1**



#### COLUMN STRAPPING SCHEDULE

- |                              |                              |
|------------------------------|------------------------------|
| (A) (2) 2x4 SPF #2 THIS HALF | (B) (2) 2x4 SPF #2 EACH HALF |
| (C) (3) 2x4 SPF #2 THIS HALF | (D) (3) 2x4 SPF #2 EACH HALF |
| (E) (4) 2x4 SPF #2 THIS HALF | (F) (4) 2x4 SPF #2 EACH HALF |
| (G) (5) 2x4 SPF #2 THIS HALF | (H) (5) 2x4 SPF #2 EACH HALF |

- \* ADD RIDGE BEAM BEARING STIFFENER
- \* STRUCTURAL HEADER ABOVE OPENING PER APPROVED PACKAGE

- NOTES:
1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
  2. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
  3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.

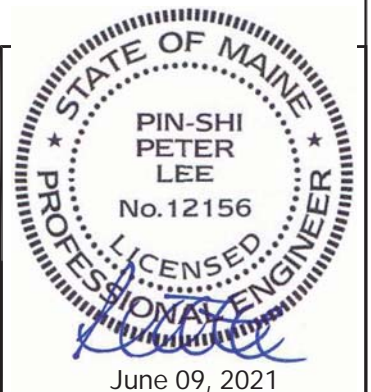


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SERIAL #: 1521 A-B  
OCCUP: E  
DRAWING #: VGM-2021-0009

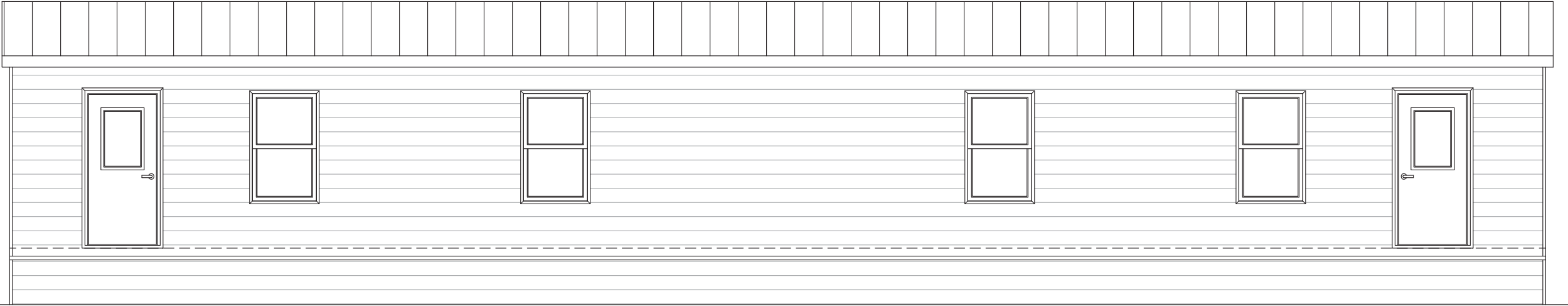
## FLOOR PLAN

PETER LEE, P.E. M.S.  
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23329 CENTURY DRIVE  
ELKHART, IN 46514



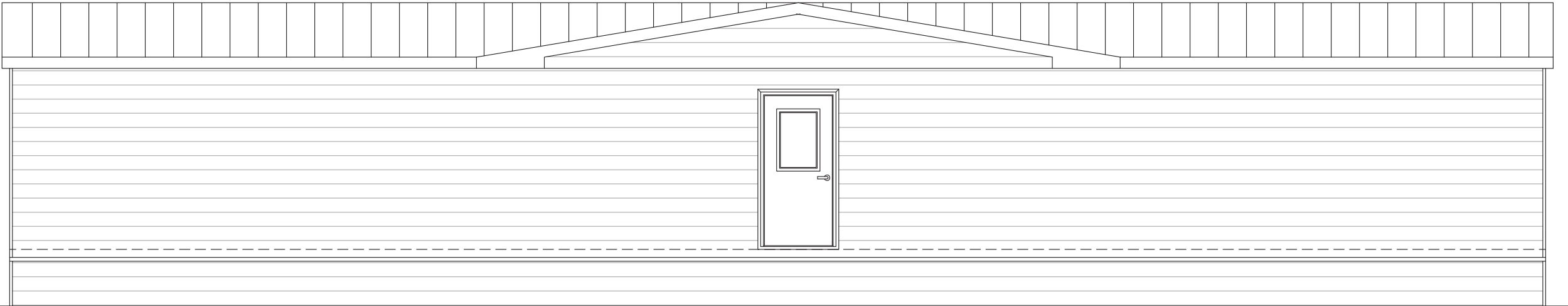
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Drawing Date:	Project:
5-17-2021	
Drawn By:	Sheet:
J.L.B.	A2
Scale:	
3/16"=1'-0"	



FRONT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"



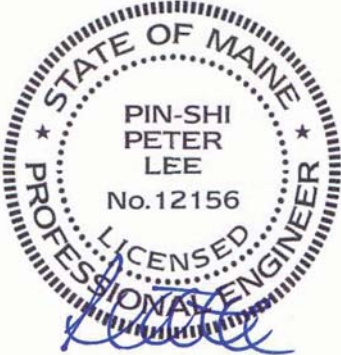
RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"



LEFT SIDE ELEVATION

SCALE: 3/16"=1'-0"



June 03, 2021

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ELKHART, IN 46514



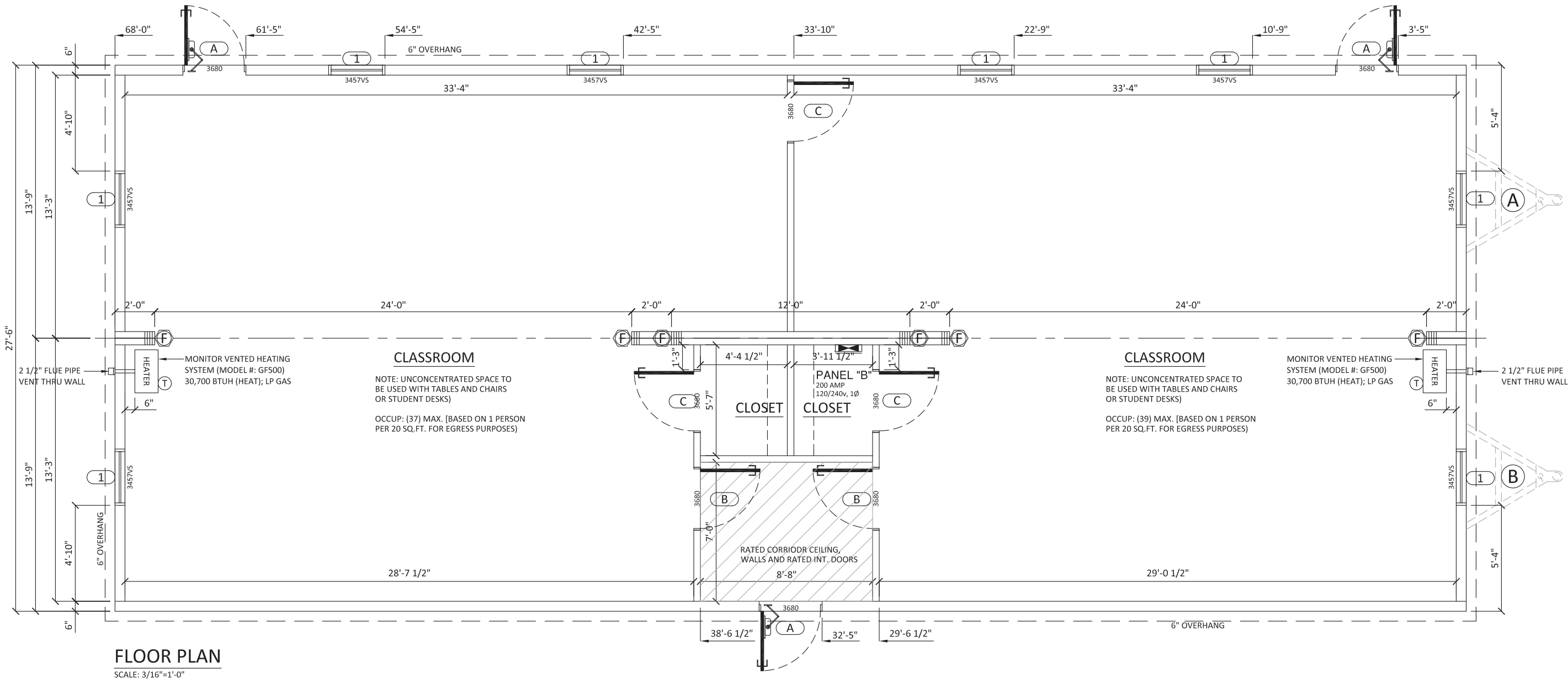
SCHIAVI LEASING  
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SERIAL #: 324 A-B  
OCCUP: E  
DRAWING #: VGM-2021-0005

EXTERIOR ELEVATIONS

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Drawing Date: 5-17-2021  
Project:  
Drawn By: J.L.B.  
Scale: 3/16"=1'-0"  
Sheet: A1



FLOOR PLAN  
SCALE: 3/16"=1'-0"

COLUMN STRAPPING SCHEDULE

- |                              |                              |
|------------------------------|------------------------------|
| (A) (2) 2x4 SPF #2 THIS HALF | (B) (2) 2x4 SPF #2 EACH HALF |
| (C) (3) 2x4 SPF #2 THIS HALF | (D) (3) 2x4 SPF #2 EACH HALF |
| (E) (4) 2x4 SPF #2 THIS HALF | (F) (4) 2x4 SPF #2 EACH HALF |
| (G) (3) 2x6 SPF #2 THIS HALF | (H) (3) 2x6 SPF #2 EACH HALF |

- \* ADD RIDGE BEAM BEARING STIFFENER
- \* STRUCTURAL HEADER ABOVE OPENING PER APPROVED PACKAGE

- NOTES:
1. ALL COLUMN STUDS SHALL BE GLUE/NAILED TOGETHER. PVA GLUE WITH 100% COVERAGE SHALL BE USED.
  2. INSTALL TWO STEEL STRAPS AT EACH STUD OF EACH COLUMN.
  3. COLUMN STUDS SHALL NOT BE NOTCHED OR BORED.



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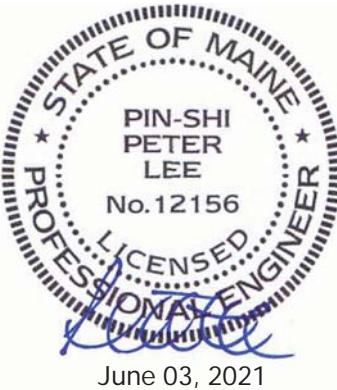
SERIAL #: 324 S-B  
OCCUP: E  
DRAWING #: VGM-2021-0005

FLOOR PLAN

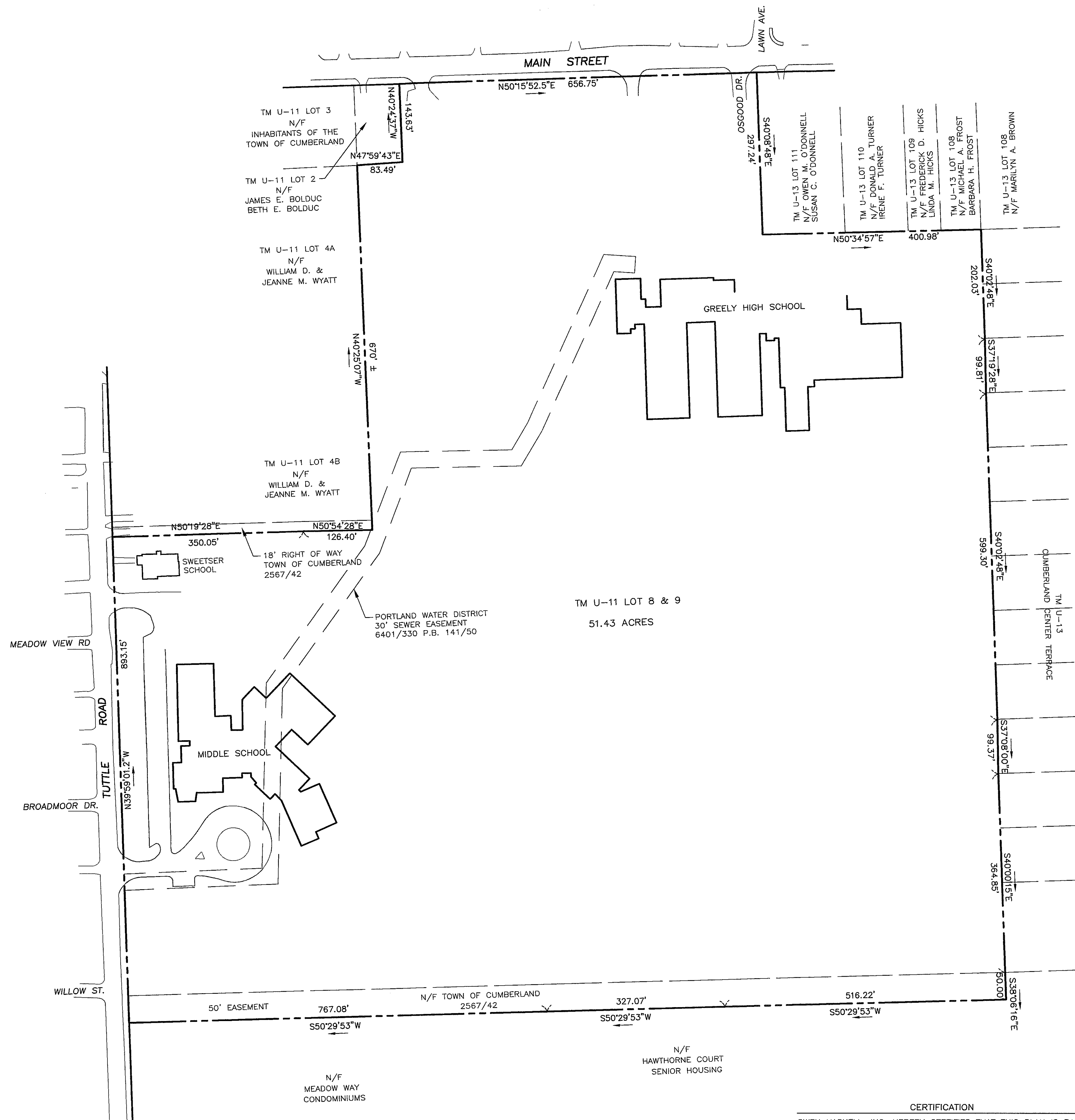
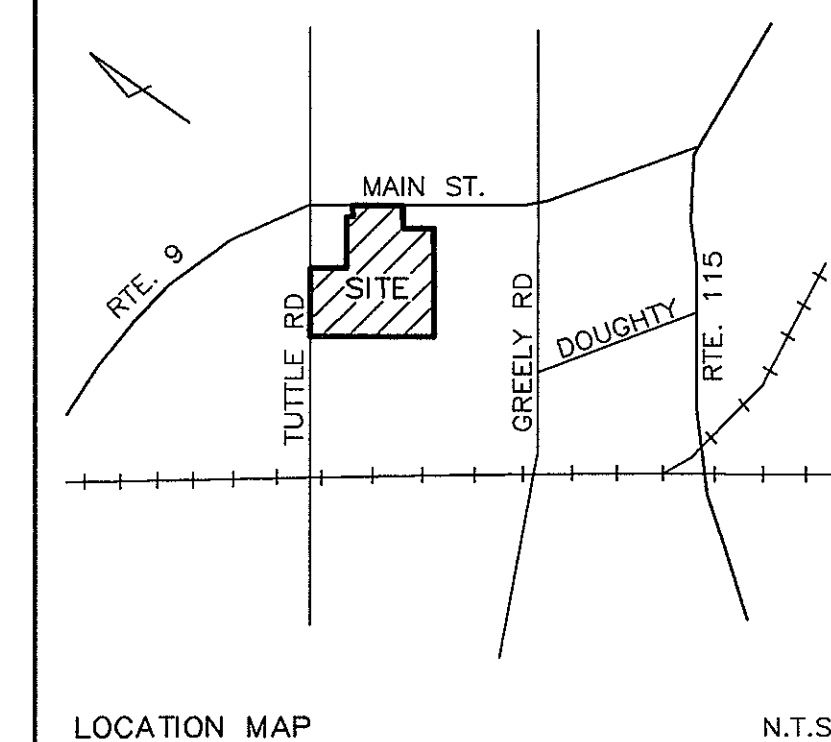
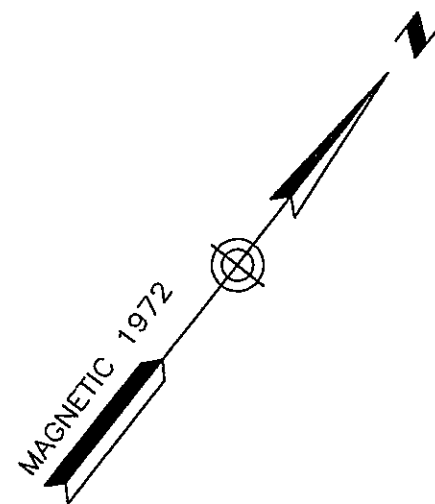
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Drawing Date: 5-17-2021  
Project:  
Drawn By: J.L.B.  
Scale: 3/16"=1'-0"  
Sheet: A2

PETER LEE, P.E. M.S.  
ENGINEERING INTERNATIONAL, INC.  
ENGINEER: PETER LEE, P.E., M.S.  
CONSULTING ENGINEER  
23329 CENTURY DRIVE  
ELKHART, IN 46514







- PLAN REFERENCES
1. PLAN OF PROPERTY IN CUMBERLAND, MAINE MADE FOR THE MEADOWS STANDARD BOUNDARY SURVEY DATED 29 AUGUST 1986 BY H.I. & E.C. JORDAN.
  2. STANDARD BOUNDARY SURVEY AND TOPOGRAPHIC PLAN TUTTLE ROAD, CUMBERLAND, MAINE MADE FOR S.A.D. #51 DATED JAN. 4, 1993 DRAWING NO. L-0.1 BY OWEN HASKELL, INC.
  3. MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY "138" CUMBERLAND FEDERAL AID PROJECT NO. RS-STP-138S(1) D.O.T. FILE NO. 3-397 SHEETS 1, 2, 3 AND 4 OF 12 DATED APRIL 1992.

- NOTES
1. OWNER OF RECORD: TOWN OF CUMBERLAND, DEED BOOK 933 PAGE 65; BOOK 2277 PAGE 1; BOOK 2257 PAGE 225; BOOK 2567 PAGE 42; BOOK 2567 PAGE 40; GREELY INSTITUTE BOOK 932 PAGE 457; S.A.D. #51 BOOK 2980 PAGE 426; BOOK 2980 PAGE 80; BOOK 2986 PAGE 584.
  2. BEARINGS ARE BASED ON MARKERS FOUND. AS SHOWN ON PLAN REFERENCE 3.
  3. REFERENCE IS MADE TO EXISTING CONDITIONS PLAN MSAD #51 MIDDLE SCHOOL, TUTTLE ROAD, CUMBERLAND MAINE DATED JAN. 23, 2002 BY OWEN HASKELL, INC. FOR SITE IMPROVEMENTS.

SHEET LS-1.0

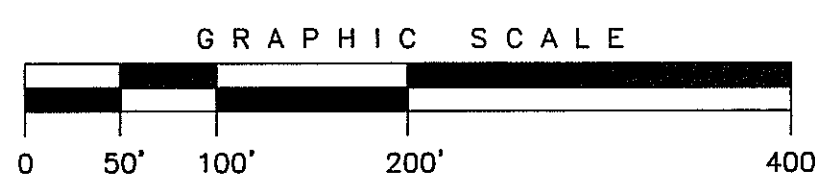
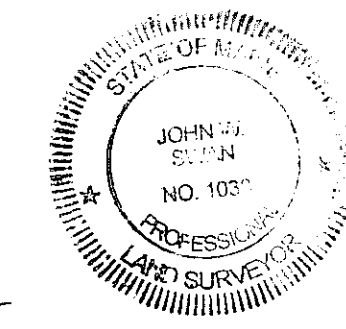
REV. 1	04-08-02	D.O.T. BASIS OF BEARINGS
STANDARD BOUNDARY SURVEY		
MSAD #51		
SCHOOL COMPLEX		
TUTTLE ROAD		
CUMBERLAND, MAINE		
OWEN HASKELL, INC.		
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424		
PROFESSIONAL LAND SURVEYORS		
Drwn By	JLW	Date
Trace By	RWC/JLW	MARCH 8, 2002
Check By	JWS	Scale
Book No.	-	1" = 100'
Job No.	2001-246C	Drwg. No.
		2

CERTIFICATION

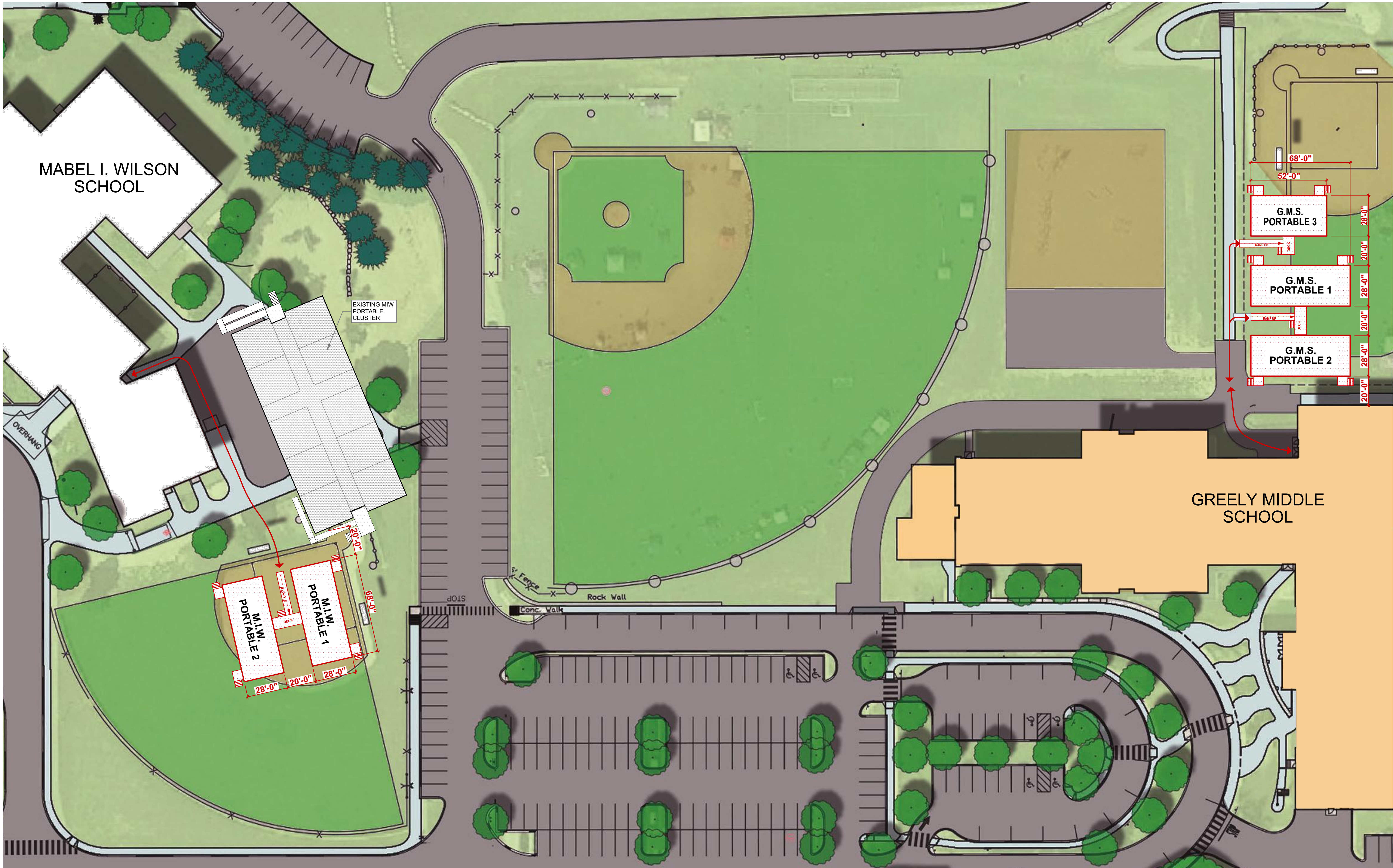
OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

4/8/02

JOHN W. SWAN, PLS #1039







Site Plan for Portables  
SCALE: 1" = 30'

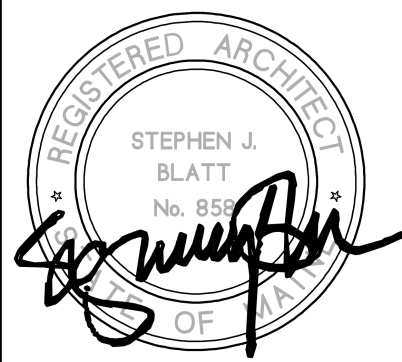
**MSAD 51  
Mabel I. Wilson  
Elementary &  
Greely Middle School  
Portables**

353 Tuttle Rd.  
Cumberland Center,  
ME 04021

Revisions



5 South Street  
Post Office Box  
583  
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04112-0583  
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Email:  
sba@sbarchitects.com

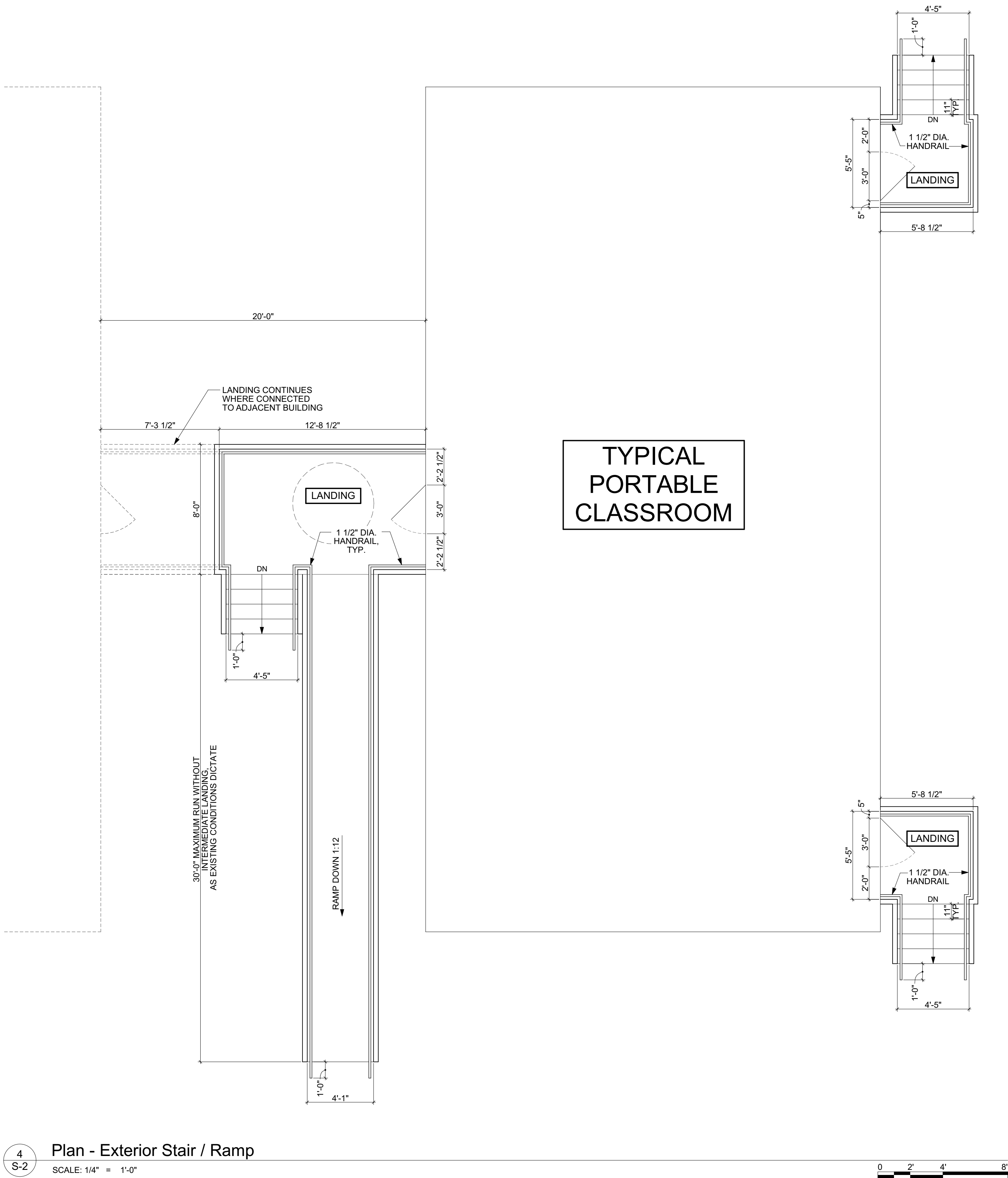


Job No.: 21.01  
Date: 6/16/2021  
Scale: As Noted  
Drawn by:  
Checked by:

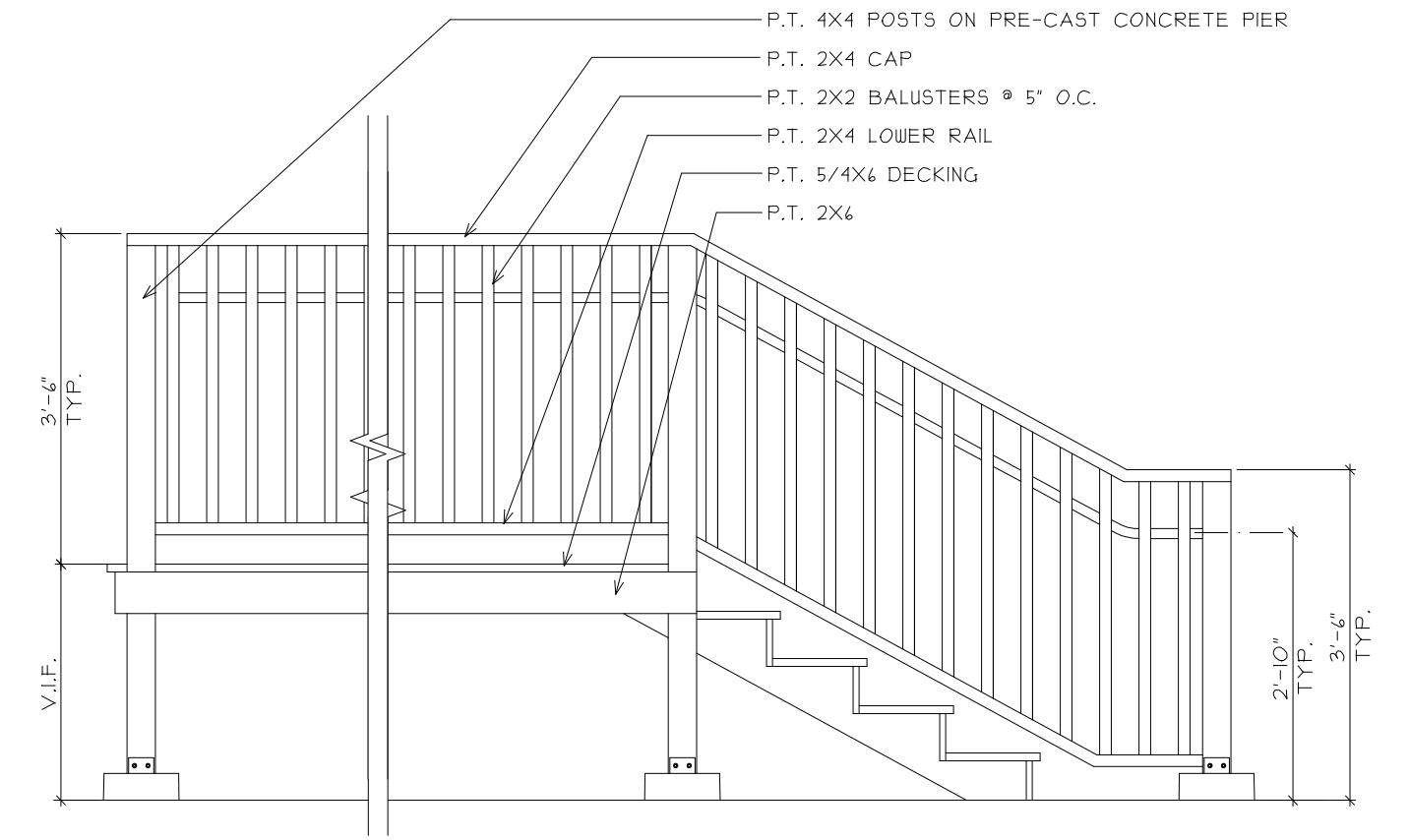
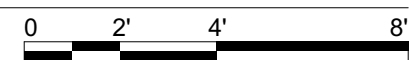
Drawing Title:  
**Site Plan for  
Portables**

**S-1**  
**PERMIT SET**

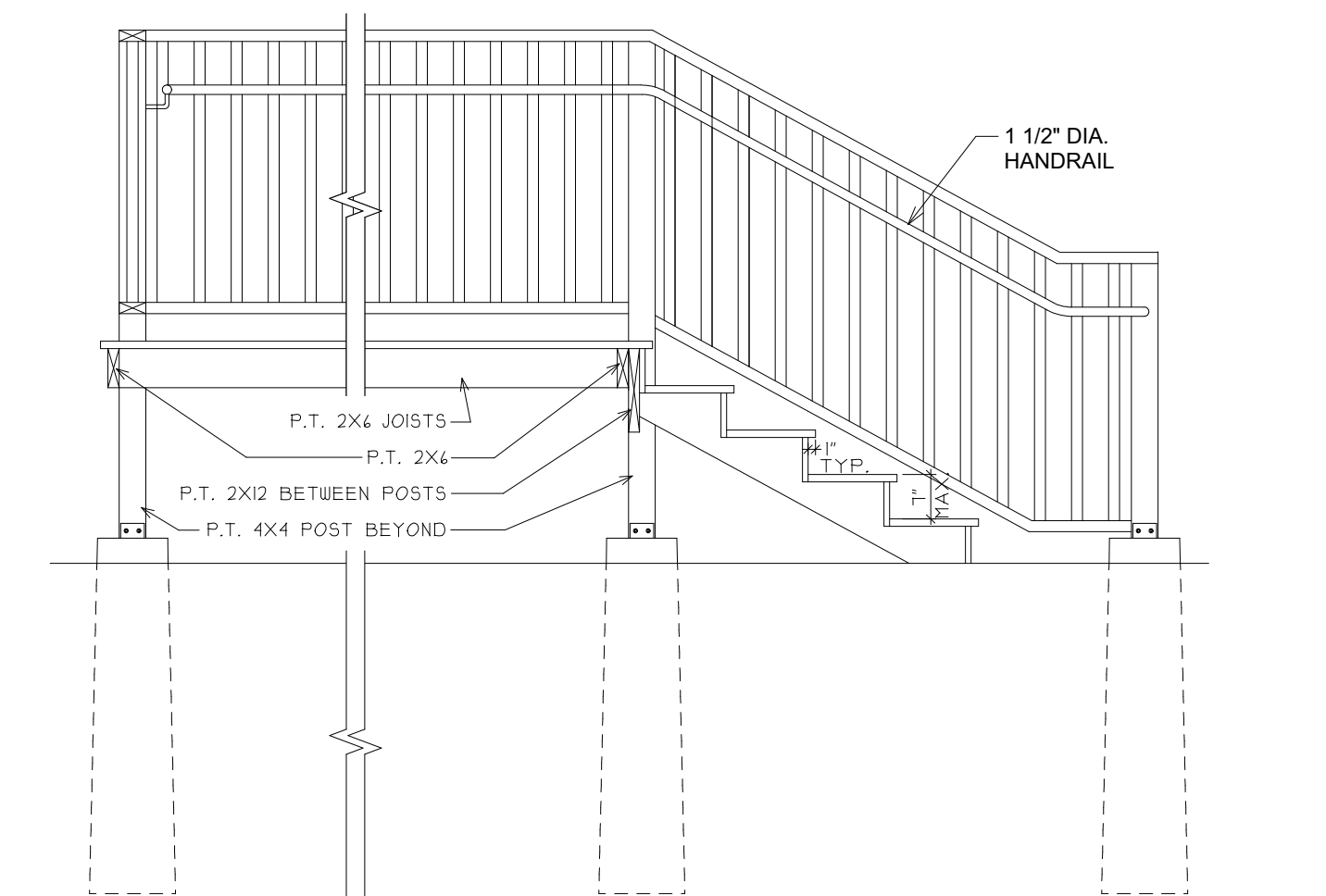
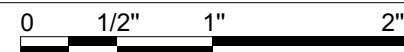




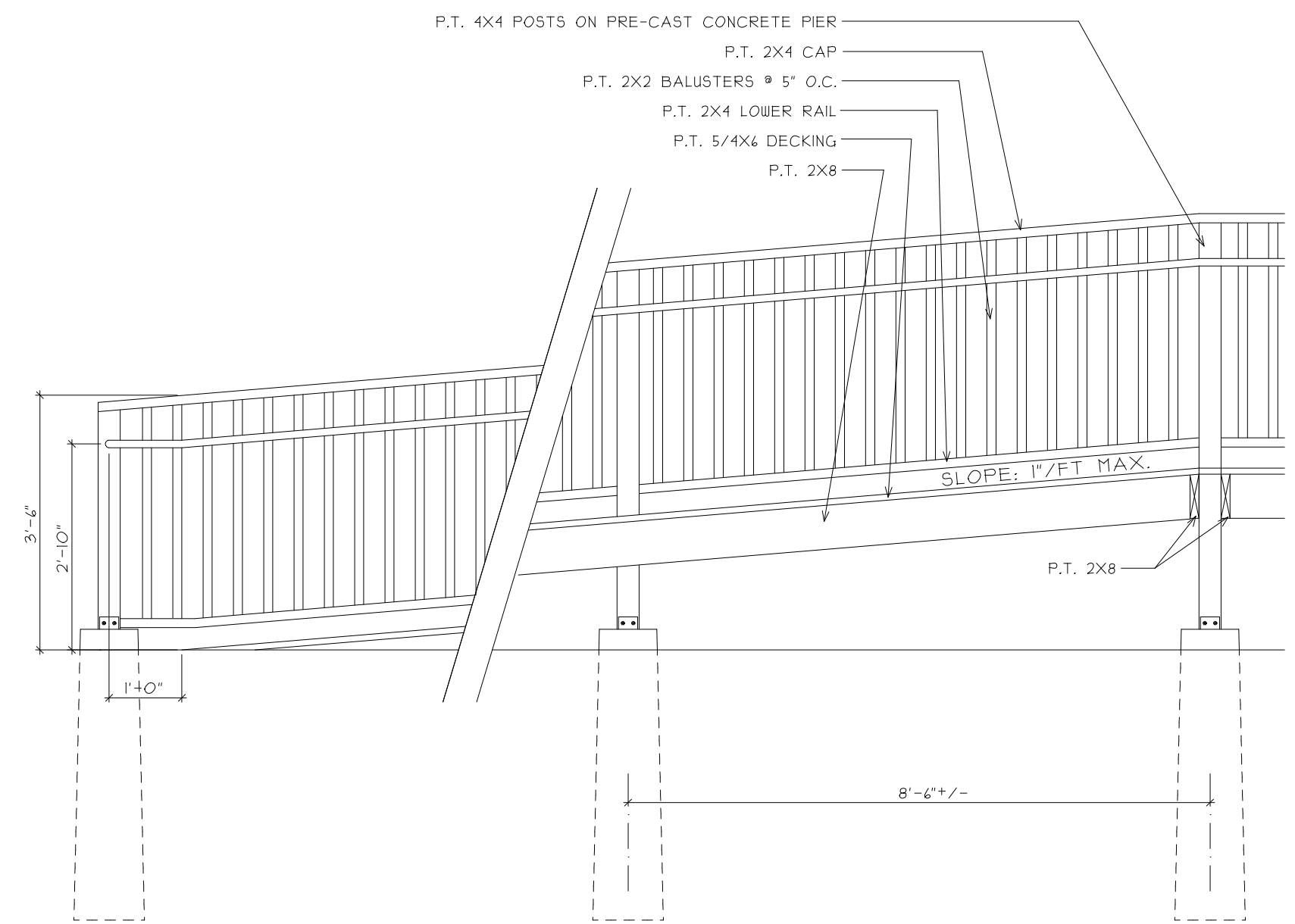
4  
S-2  
Plan - Exterior Stair / Ramp  
SCALE: 1/4" = 1'-0"



1  
S-2  
Elevation - Exterior Stair  
SCALE: 1' = 1'-0"



2  
S-2  
Section - Exterior Stair  
SCALE: 1' = 1'-0"



3  
S-2  
Section - Exterior Ramp  
SCALE: 1' = 1'-0"

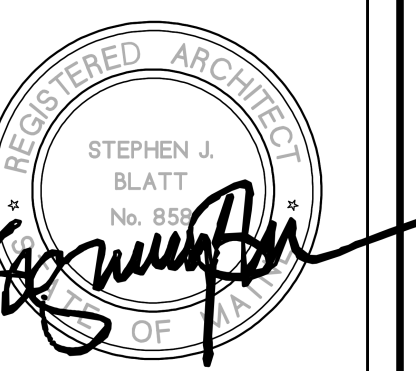


**MSAD 51**  
**Mabel I. Wilson**  
**Elementary &**  
**Greely Middle School**  
**Portables**  
  
353 Tuttle Rd.  
Cumberland Center,  
ME 04021

Revisions

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Voice:  
207.761.5911  
Email:  
sba@sbarchitects.com



Job No.: 21.01  
Date: 6/16/2021  
Scale: As Noted  
Drawn by:  
Checked by:

Drawing Title:  
**Stair and Ramp**  
**Details**

**S-2**

**PERMIT SET**

PROJECT: MSAD 51, Portland, ME  
DATE: 6/16/2021  
DRAWN BY: SBA  
CHECKED BY: SBA