

MABEL I. WILSON

MODULAR CLASSROOM ADDITION

MSAD #51

Cumberland, Maine



SITE PLAN APPLICATION

Issued: July 31, 2018

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July 31, 2018

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

RE: Mable I Wilson Temporary Classroom- Site Plan Submittal

Dear Carla,

On behalf of MSAD 51, we are pleased to submit the attached Site Plans and supporting documents for the proposed Temporary Classroom Additions at Mable I Wilson School. As previously described, these additions are necessary to provide classroom space for a significant uptick in the student population, primarily the incoming Kindergarten class. Interior renovations have maximized the amount of interior space that can be expanded for classroom space, and it is apparent that these temporary classroom structures will be necessary to meet this demand.

The project entails delivery and installation of up to four (4) temporary classroom buildings on the east side of the Mable I Wilson School, on the site of the existing hardsurface play area and adjacent to the soft playground area. An initial classroom building was placed on this site in 2017 under a 'temporary permit', and this building is included in this application. 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 as well as common lavatory facilities. The buildings are proposed to be sited to allow multiple egress points, including an accessible ramp on one side and egress steps out from each classroom. All buildings will be connected with water, sanitary sewer, and underground power which all comes from the existing school building. Propane will be distributed to each building by small. Portable tanks located at each building. The location of the buildings has been determined based upon code restrictions (20-foot separation), required maneuverability for their installation (40-foot min) and need to provide adequate fire protection around the east side of the school. As such, the buildings maintain a minimum of 40 feet separation from the existing school. The classroom buildings are also located to minimize any visual impact from Tuttle Road or the School entrances.

The buildings are proposed to be installed in phases over a period of time (5years +). The first building was installed in 2017, and a second classroom building has been ordered and will be installed prior to the 2018-19 school year. Timing on future buildings will be determined based on population size and any future plans for actual building additions which may be explored. As such, we have prepared a Phasing Plan that illustrates how the classroom buildings would be installed over time as part of this application.

It is anticipated that some reconfiguration of the existing soft play area will be required as a result of this installation. As described above, this work will be completed in phases as each classroom building is installed. The encroachment on the playground area is minimal, and ultimately will require relocation/ replacement of 2-3 pieces of play equipment. We believe impact on student playground will be minimal, but ultimately the hard play area will be reduced by approximately 60% over what currently exists. Very minor fence relocation will be necessary at each phase to secure the playground area and provide student/ public access and control.

No major changes to the overall School site are anticipated other than the east side for the classroom buildings. No new vehicular circulation, parking, or pedestrian walkways are required or proposed to support this project.

The site is almost entirely paved and all existing drainage patterns will be maintained. A catch basin currently exists on the west side of the existing portable classroom, which collects all runoff from the east side of the school and discharges into the wet pond located at the south side of the school. The temporary structures are on concrete piers over existing pavement, 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.

Several existing trees are currently located within the hardsurface play area in small, timber lined tree-wells (approx 5 x 5). These trees will need to be removed to make room for the new buildings. They be relocated/ replaced on the school grounds on a phased basis as each building is installed.

The existing school has several wall-mounted lights that provide security lighting for the hardsurface play area, 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 August, with the hope of securing approval in time to install the second classroom building prior to the 2018-19 school year. This project embodies the growth that the Town of Cumberland is currently experiencing, and the District is excited about the opportunities that this will bring to students as well as Town for many years to come. 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 read 'Patrick J. Carroll', with a stylized, flowing script.

Patrick J. Carroll, Principal

Enc.

CC: Jeff Porter, MSAD 51
Scott Poulin, MSAD 51
Stephen Blatt, SBA
Thomas Greer, WEA

**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 four (4) portable buildings containing 8 classrooms on Mable I Wilson School site.
Number of employees _____
Days and hours of operation _____
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 x 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 x No _____

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

Building Information

Are there existing buildings on the site? Yes x No _____ Number: 1
Will they be removed? Yes _____ No x (Note: A demolition permit is required 10 days prior to demolition.)

Will a new structure(s) be built on the site? Yes x No _____

Describe: 4 portable classroom buildings to be located on existing playground area

Number of new buildings 4

Square footage 1848 sf ea, total of 7392 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 x Well _____ (Show location on site plan.)

Sewer/septic: Public sewer x 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 in courtyard will
be maintained

Trees

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

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.) Several existing trees to be relocated or replaced.

Buffering

Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences. Fencing at soft play area will be reconfigured. See Site Plan

Erosion Control

Has an erosion and sedimentation control plan been submitted? Yes _____ No x _____

Stormwater Management Plan

Proposed work is on existing pavement.

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.

Fire Protection

Location of nearest hydrant _____ Sprinklers? Yes _____ No _____

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: July 31, 2018

Site Plan Application Form

APPLICANT INFORMATION

Applicant's Name: MSAD #51 Attn: Scott Poulin, Director of Finance, Human Resources and Operations
Applicant's Mailing Address: MSAD #51 Central Office, 357 Tuttle RD, P.O. Box 6A, Cumberland Center, ME 04021
Phone: Home: _____ Work: 207-829-4800 Cell: _____
Email Address: spoulin@msad51.org Fax #: 207-829-4802
Interest in Property: Own: X Lease: _____ Lease Agreement: _____ Purchase & Sale: _____
Interest in Abutting Property (if any): NONE

PROJECT INFORMATION

Name of Project: Mable I Wilson School Portable Classroom Addition
Address of Project: 353 Tuttle Road, Cumberland Center, ME 04021
Tax Map # U11 Lot # LOT 9 Deed Book #: _____ Deed Page #: _____
Setback Overlay
Zoning District: MDR Overlay District (if any) District 2 Size of Parcel: 51.43 ACRES

Existing Buildings on Site: Yes: X No: _____ To be removed? Yes: _____
No: X

Is the parcel in an approved or proposed subdivision? If so, provide name of subdivision:

N/A

Is Board of Appeals Approval Required? (Required if proposed use is a special exception)

Yes: _____ No: X

Check all outside agency approvals required for this project:

Wetlands: MDEP Tier 1 _____ Tier 2 _____ Army Corp of Engineers: _____ N/A

Stormwater: MDEP General Construction N/A

Traffic: MDOT Traffic Movement _____ MDOT Entrance Permit: _____ N/A

Other outside agency approvals required (list): N/A

CLASSIFICATION OF PROJECT

Major Site Plan X Minor Site Plan _____ Staff Review Minor Site Plan: _____

You must review the plan with the town planner or code enforcement officer to receive correct classification prior to submission of application.

Application Fees per Town's Fee Ordinance: _____

Application Fee: _____

Advertising and Abutter Notice Fee: _____

Staff Review Fee: _____

Outside Review Fee: _____

TOTAL FEES:

Waived

This application form along with the fee payment, submission checklist and all other supporting materials must be submitted to the Town Planner at least 21 days prior to the Planning Board meeting at which it will be considered.

The undersigned, being the applicant, owner or legally authorized representative, states that all information contained in this application is true and correct to the best of his/her knowledge and hereby does submit the information for review by the Town and in accordance with applicable ordinances, statutes and regulation of the Town, State and Federal governments:

Signature of Applicant/Owner/Representative



07/31/2018

Date

SITE PLAN SUBMISSION CHECKLISTS

FOR ALL PROJECTS:

Submission Requirement	Provide Location in Application Packet (e.g., plan sheet number, binder section, narrative)	If requesting a waiver, indicate below:
<i>Example: Erosion Control</i>	<i>Plan Sheet E-1</i>	
General Information:		
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.)	N/A	
Names and Addresses of all property owners within 200 feet	TAB 6- ABUTTERS LIST / MAP	
Boundaries of all contiguous property under control of owner	S-2.0	
Tax map and lot numbers	S-2.0	
Area of the parcel	S-2.0	
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-AUTHORIZATION LETTERS	
Boundary survey	S-2.0	
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	
Existing Conditions Plan showing:		
Name, registration number and seal of person who prepared plan	S-2.0	
North arrow, date, scale, legend	S-2.0	
Area of the parcel	S-2.0	
Setbacks and building envelope	L-1.0	
Utilities, including sewer & water, culverts & drains, on-site sewage	S-1.0, L-2.0	
Location of any septic systems	N/A	
Location, names, widths of existing		

public or private streets ROW's	L-1.0	
Location, dimension of ground floor elevation of all existing buildings	N/A	
Location, dimension of existing driveways, parking, loading, walkways	L-1.0	
Location of intersecting roads & driveways within 200 feet of the site	S-1.0 & S-2.0	
Wetland areas	N/A	
Natural and historic features such as water bodies, stands of trees, streams, graveyards, stone walls, floodplains	N/A	
Direction of existing surface water drainage across the site & off site	L-2.0	
Location, front view, dimensions and lighting of existing signs	N/A	
Location and dimensions of existing easements & copies of documents	S-2.0	
Location of nearest fire hydrant or water supply for fire protection	L-2.0	
Proposed Development Site Plan showing:		
Name of development	L-1.0, L-2.0, L-3.0	
Date	ALL PLAN SHEETS	
North arrow	ALL PLAN SHEETS	
Scale	ALL PLAN SHEETS	
Legend	ALL PLAN SHEETS	
Landscape plan	L-2.0	
Stormwater management	N/A	
Wetland delineation	N/A	
Current & proposed stands of trees	L-1.0	
Erosion control plan		
Landscape plan	L-2.0	
Lighting/photometric plan	N/A	
Location and dimensions of all proposed buildings	TAB 8- ARCHITECTURAL ELEVATIONS	
Location and size of utilities, including sewer, water, culverts and drains	L-2.0	
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	L-1.0, L-2.0	

ROW's		
Location and dimensions of all accessways and loading and unloading facilities	L-1.0	
Location and dimension of all existing and proposed pedestrian ways	L-1.0, L-2.0	
Location, dimension and # of spaces of proposed parking areas, including handicapped spaces	N/A No New Parking is Proposed	
Total floor area and ground coverage of each proposed building and structure	L-2.0	
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	L-2.0	
Solid waste storage location and fencing/buffering	L-2.0	
Location of all fire protection	L1.0, L2.0	
Location of all temporary & permanent monuments	N/A	
Street plans and profiles	N/A	

ADDITIONAL REQUIREMENTS FOR MAJOR SITE PLAN PROJECTS:

Submission Requirement	Provide Location in Application Packet (e.g., plan sheet number, binder section, narrative)	If requesting a waiver, indicate below:
High intensity soils survey	N/A	
Hydro geologic evaluation	N/A	
Traffic Study	N/A	
Market Study	N/A	
Location of proposed recreation areas (parks, playgrounds, other public areas)	L-2.0	
Location and type of outdoor furniture and features such as benches, fountains.	L-2.0	

Jeff Porter
Superintendent of Schools
Julie Olsen, Ed. D
Director of Instructional Support
Ashley Caswell
Community Development & Resource Manager



Scott Poulin
*Director of Finance, Human
Resources & Operations*
Sally Loughlin
Director of Academic Services

Maine School Administrative District #51

July 31, 2018

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 at Mabel I. Wilson School.

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott D. Poulin", written over a horizontal line.

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

Engage • Empower • Inspire

www.msad51.org • 357 Tuttle Road, PO Box 6A, Cumberland, ME 04021 • Phone 207-829-4800 • Fax 207-829-4802

Jeff Porter
Superintendent of Schools
Julie Olsen, Ed. D
Director of Instructional Support
Ashley Caswell
Community Development & Resource Manager



Scott Poulin
*Director of Finance, Human
Resources & Operations*
Sally Loughlin
Director of Academic Services

Maine School Administrative District #51

July 31, 2018

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 at Mabel I. Wilson School.

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

Sincerely,

A handwritten signature in dark ink, appearing to read "Scott D. Poulin", written in a cursive style.

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

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MABEL I. WILSON
MSAD #51
CUMBERLAND, MAINE

MODULAR CLASS ADDITION

7/31/2018

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:

Walsh Engineering Assoc.

One Karen Drive, Suite 2A
Westbrook, ME 04092
Tel: (207) 781-5242
Tom Greer, 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)

Abutters

Page 1

Site Address	Owner Name	Owner Address	Owner City	State	Owner Zip
8 VILLAGE WAY	HEISELBERG GARY L	3715 JENNY LYNNE LANE	FAIRFAX	VA	22030
17 FARWELL AVENUE	CRONIN TERRY	17 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
15 FARWELL AVENUE	HAYES PETER S	15 FARWELL AVENUE	CUMBERLAND	ME	04021
13 FARWELL AVENUE	NOLIN MARK R	13 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
11 FARWELL AVENUE	JACOBS BARBARA J	11 FARWELL AVENUE	CUMBERLAND	ME	04021
9 FARWELL AVENUE	HOWLAND JERRY	42 GRAY ROAD	CUMBERLAND	ME	04021
7 FARWELL AVENUE	MULLIN KATHERINE G	7 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
5 FARWELL AVENUE	FARWELL AVE LLC	PO BOX 66798	FALMOUTH	ME	04105
5R FARWELL AVENUE	CUMBERLAND COTTAGE LLC	PO BOX 66798	FALMOUTH	ME	04105
3 FARWELL AVENUE	HARFORD DONALD W	85 APPLGATE LANE	FALMOUTH	ME	04105
325 MAIN STREET	BACA ANDREW S	325 MAIN STREET	CUMBERLAND CTR	ME	04021
323 MAIN STREET	FROST MICHAEL A	PO BOX 207	CUMBERLAND CTR	ME	04021
321 MAIN STREET	CURRIE DOUGLAS A	321 MAIN STREET	CUMBERLAND	ME	04021
319 MAIN STREET	FLASH ISLAND INC	220 MAINE MALL ROAD	SOUTH PORTLAND	ME	04106
2 VILLAGE WAY	DAVIS JOHN	2 VILLAGE WAY	CUMBERLAND	ME	04021
4 VILLAGE WAY	ARNOLDO, THOMAS	4 VILLAGE WAY	CUMBERLAND	ME	04021
7 VILLAGE WAY	BERMAN, DAWN TRUSTEE	7 VILLAGE WAY	CUMBERLAND	ME	04021
293 MAIN ST	TOWN OF CUMBERLAND	290 TUTTLE RD.	CUMBERLAND	ME	00
299 MAIN STREET	MAD GOLD, LLC	299 MAIN STREET	CUMBERLAND CTR	ME	04021
359 TUTTLE ROAD	CAMPBELL JOSEPH A	361 TUTTLE ROAD	CUMBERLAND	ME	04021
1 CUMBERLAND COMMON	MAYHEW, BRIAN	1 CUMBERLAND CMN	CUMBERLAND CTR	ME	04021
327 MAIN STREET	CHASE'S FLOWER SHOP & GREENHSE	PO BOX 188	BRUNSWICK	ME	04011
12 FARWELL AVENUE	TALBOT CLAIRE M	12 FARWELL AVENUE PO BOX 181	CUMBERLAND CTR	ME	00

Abutters

Page 2

Site Address	Owner Name	Owner Address	Owner City	State	Owner Zip
14 FARWELL AVENUE	MYNAHAN LISA M	14 FARWELL AVENUE	CUMBERLAND	ME	04021
16 FARWELL AV	MCCOY, PENNY M.	16 FARWELL AV	CUMBERLAND	ME	04021
18 FARWELL AVENUE	CLARK, MICHAEL S.	18 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
32 FARWELL AVENUE	SY VINCENT A	32 FARWELL AVENUE	CUMBERLAND	ME	04021
22 FARWELL AVENUE	B&H ENTERPRISES	9 THOMAS DRIVE	WESTBROOK	ME	04092
24 FARWELL AVENUE	LANESE JOHN	24 FARWELL AVENUE	CUMBERLAND	ME	04021
26 FARWELL AVENUE	KUHL DANIKA J	26 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
28 FARWELL AVENUE	HICKS LINDA M	28 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
30 FARWELL AVENUE	MCDONOUGH MICHAEL G	30 FARWELL AVE PO BOX 94A	CUMBERLAND	ME	04021
31 FARWELL AVENUE	WRIGHT MARY H	103 SCHOONER RIDGE ROAD	CUMBERLAND FSDE	ME	04110
29 FARWELL AVENUE	BAILEY BRUCE W	PO BOX 204	CUMBERLAND	ME	04021
27 FARWELL AVENUE	MORRISON KARA K	27 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
25 FARWELL AVENUE	TAYLOR ALBERT H	25 FARWELL AVENUE	CUMBERLAND	ME	04021
23 FARWELL AVENUE	DEWS AMBER J	23 FARWELL AVENUE	CUMBERLAND	ME	04021
21 FARWELL AVENUE	MALLOY PATRICK J	21 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
19 FARWELL AVENUE	WALSH MICHAEL J	19 FARWELL AVENUE	CUMBERLAND	ME	04021
6 LINDEN COURT	GREENE MICHAEL T	6 LINDEN COURT	CUMBERLAND CTR	ME	04021
7 LINDEN COURT	PERCY TRACY D TRUSTEE OF	7 LINDEN COURT	CUMBERLAND	ME	04021
8 LINDEN CT	DOREE, KEVIN P. & JOAN M.	10 STOCKHOLM DR.	CUMBERLAND CTR	ME	04021
9 LINDEN COURT	HULST CAROL	9 LINDEN COURT	CUMBERLAND CTR	ME	04021
10 LINDEN COURT	ROBINSON CAROLYN O	10 LINDEN COURT	CUMBERLAND	ME	04021
11 LINDEN COURT	FITZPATRICK EUGENE E	11 LINDEN COURT	CUMBERLAND	ME	04021
12 LINDEN COURT	FOSTER GREGORY L - TRUSTEE	PO BOX 129	SO BRISTOL	ME	04568
13 LINDEN COURT	BICKFORD CHARLES L	13 LINDEN COURT	CUMBERLAND	ME	04021

Abutters

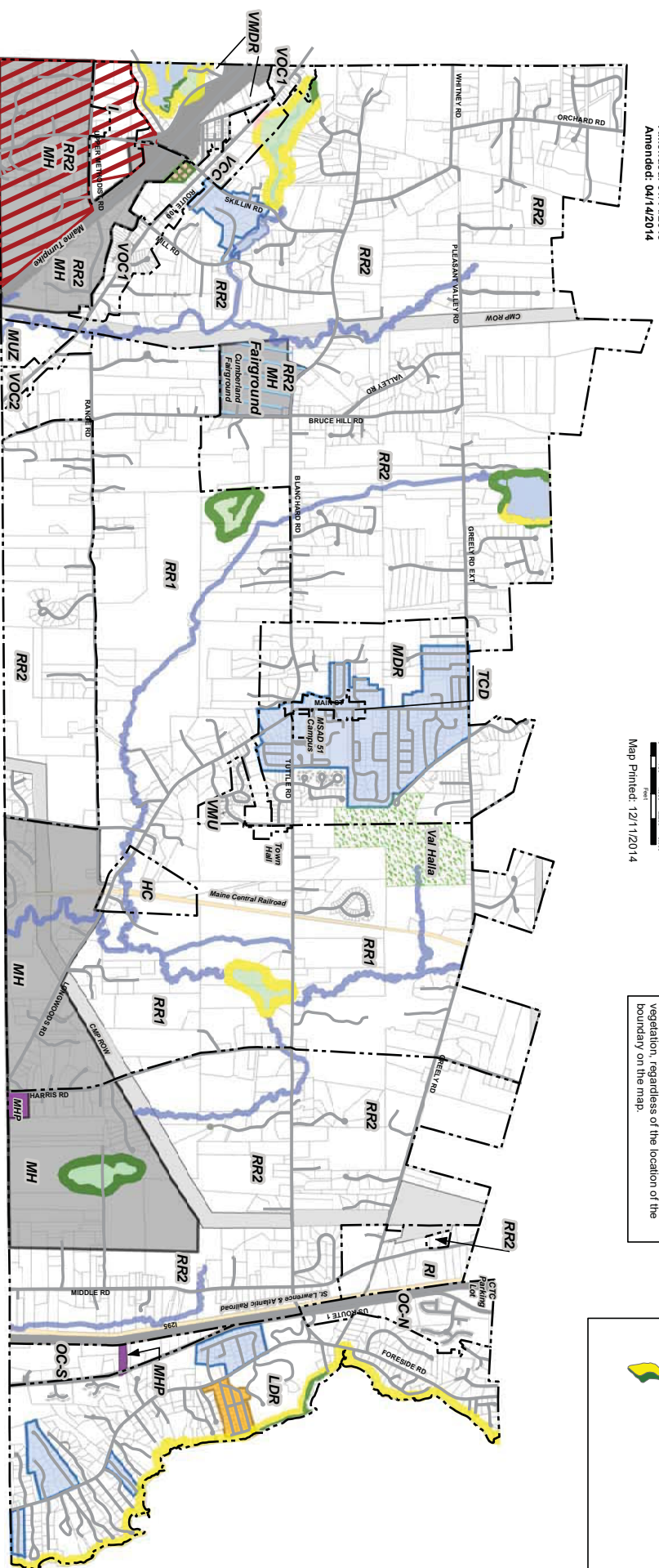
Site Address	Owner Name	Owner Address	Owner City	State	Owner Zip
14 LINDEN COURT	WHITTUM OBAR SUSAN L	14 LINDEN COURT	CUMBERLAND	ME	04021
27 WINTERBERRY COURT	LEIGHTON THOMAS M	27 WINTERBERRY COURT	CUMBERLAND	ME	04021
28 WINTERBERRY COURT	WYMAN, R. SCOTT	28 WINTERBERRY COURT	CUMBERLAND CTR	ME	04021
29 WINTERBERRY COURT	WILLIAMS RICHARD H	29 WINTERBERRY COURT	CUMBERLAND	ME	04021
30 WINTERBERRY COURT	ADAMS DAVID L	1 CANDLEWICK LANE	CUMBERLAND	ME	04021
32 WINTERBERRY COURT	OLDS PATRICIA ANNE	32 WINTERBERRY COURT	CUMBERLAND CTR	ME	04021
33 WINTERBERRY COURT	MORSE JUDITH	33 WINTERBERRY COURT	CUMBERLAND	ME	04021
34 WINTERBERRY COURT	STEARNS BRIAN - TRUSTEE	34 WINTERBERRY COURT	CUMBERLAND	ME	04021
HAWTHORNE COURT	TOWN OF CUMBERLAND	290 TUTTLE RD	CUMBERLAND CTR	ME	00
348 TUTTLE ROAD	CORCIMIGLIA CARMEN T	348 TUTTLE ROAD	CUMBERLAND	ME	04021
1 WILLOW LANE	MCBREAIRTY SHAWN P	1 WILLOW LANE	CUMBERLAND CTR	ME	04021
4 WILLOW LANE	YALE CHRISTOPHER L	4 WILLOW LANE	CUMBERLAND	ME	04021
2 WILLOW LANE	JOHNSON ALAN S	2 WILLOW LANE	CUMBERLAND	ME	04021
10 VILLAGE WAY	JOYCE MARY ELLEN	10 VILLAGE WAY	CUMBERLAND CTR	ME	04021
311 MAIN STREET	MAINE SCHOOL ADMIN DIST 51	311 MAIN STREET	CUMBERLAND	ME	04021
314 MAIN STREET	O'DWYER BABETTE*	314 MAIN STREET	CUMBERLAND	ME	04021
318 MAIN STREET	POISSON LISA D	108 MADELINE STREET	PORTLAND	ME	04103
1-18 LINDEN COURT					00
296 MAIN STREET	CN BROWN COMPANY	PO BOX 200	SOUTH PARIS	ME	04281
300 MAIN STREET	LANDRY STEVEN G	300 MAIN STREET	CUMBERLAND	ME	04021
302 MAIN STREET	GRASS RICHARD E	302 MAIN STREET	CUMBERLAND	ME	04021
306 MAIN STREET	POWERS, PATRICIA M.	306 MAIN STREET	CUMBERLAND CTR	ME	04021
310 MAIN STREET	MOMS MAIN STREET LLC	48 VAL HALLA ROAD	CUMBERLAND CTR	ME	04021
312 MAIN STREET	DUGAS DEBORAH	312 MAIN STREET	CUMBERLAND	ME	04021

Abutters

Site Address	Owner Name	Owner Address	Owner City	State	Owner Zip
20 HEMLOCK DRIVE	GORANSON JEFFREY	20 HEMLOCK DRIVE	CUMBERLAND CTR	ME	04021
22 HEMLOCK DRIVE	BANTON CRAIG	22 HEMLOCK DRIVE	CUMBERLAND	ME	04021
17 BALSAM DR	RIOTTE, ELIZABETH	17 BALSAM DR	CUMBERLAND CTR	ME	04021
8 FARWELL AVENUE	WESSON ANNE ROELSE*	8 FARWELL AVENUE	CUMBERLAND	ME	04021
31 WINTERBERRY COURT	LEIGHTON ROBERT F	31 WINTERBERRY COURT	THE VILLAGES	FL	32162
5 VILLAGE WAY	ZANDAN SHARON	5 VILLAGE WAY	CUMBERLAND	ME	04021
TUTTLE ROAD	MAINE SCHOOL ADMIN DIST 51	353 TUTTLE ROAD PO BOX 6A	CUMBERLAND	ME	04021
TUTTLE ROAD	WYATT EILEEN L	363 TUTTLE ROAD	CUMBERLAND	ME	04021
3 WILLOW LANE	DRESSEL KAREN L	3 WILLOW LANE	CUMBERLAND	ME	04021
10 FARWELL AVENUE	WHITE JOHN D	10 FARWELL AVE PO BOX 21A	CUMBERLAND	ME	04021

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

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



Map Printed: 12/11/2014

Map Printed: 12/11/2014

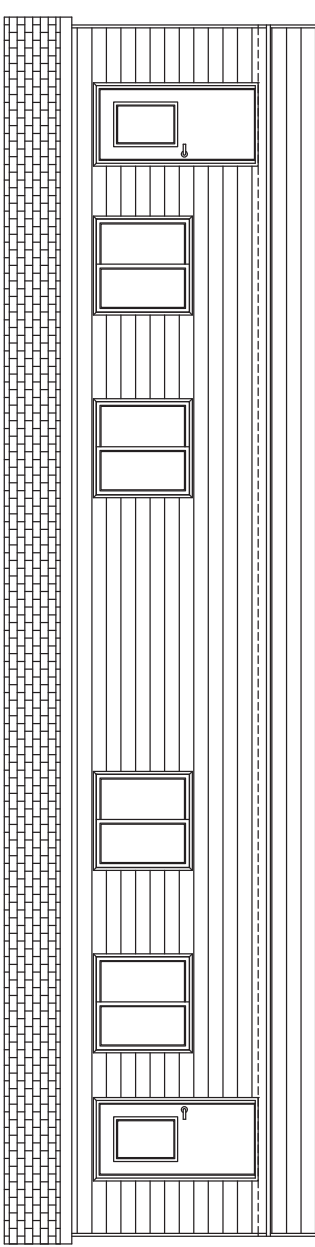
The depiction of the Shoreland Overlay districts on the Official Zoning Map for the Town of Cumberland is merely illustrative of their general location. The boundaries of these districts shall be determined by measurement of the distance indicated on the map from the normal high water mark of the water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

Inset: Sturdivant and Basket Islands



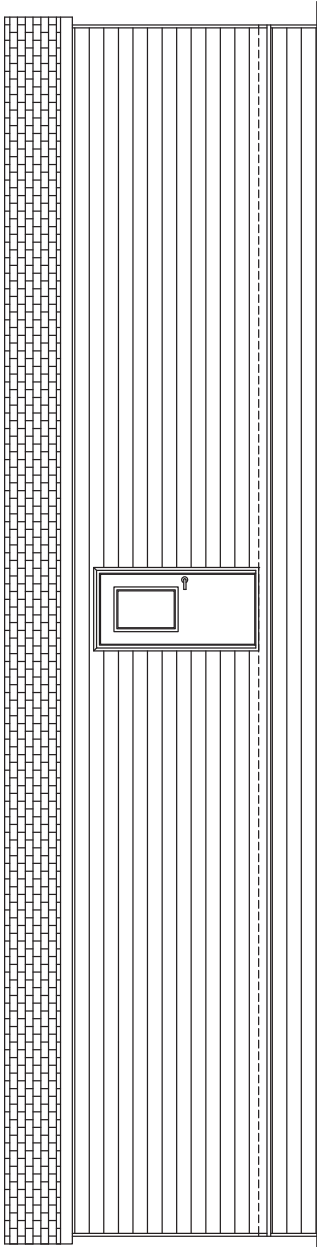
ELEVATION NOTES (TYP.)

- 1.) SEE CROSS SECTION FOR METHOD OF ROOF VENTILATION
- 2.) HANDICAP RAMPS (S), STAIRS), AND HANDRAILS ARE TO BE INSTALLED IN ACCORDANCE WITH OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.
- 3.) FOUNDATION ENCLOSURE (WHICH PROVIDES) MUST HAVE FLOOR AREA, AND AN 18" x 24" MINIMUM CRAWL SPACE ACCESS, SITE INSTALLED BY OTHERS, SUBJECT TO LOCAL JURISDICTION AND APPROVAL.



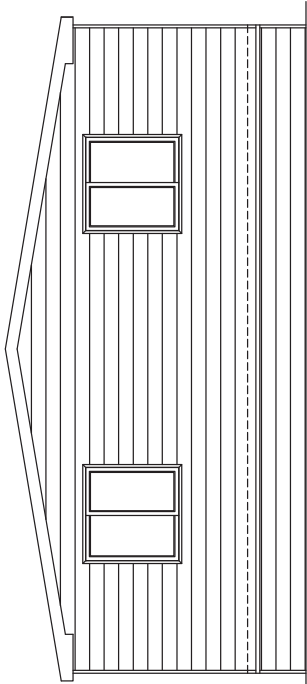
REAR ELEVATION

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



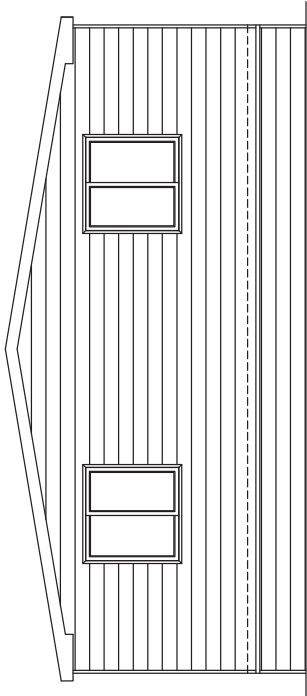
FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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



LEFT SIDE ELEVATION

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



SCHIAVI LEASING
103 AIRPORT ROAD
OXFORD, ME 04270
PH: (207) 539-8211
FAX: WWW.VANGUARDMODULAR.COM

SERIAL #: 359 A/B

OCCUP: E

DRAWING #: VGM-2017-0004

EXTERIOR ELEVATIONS

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Project:

7-24-2017

Drawn By:

J.L.B.

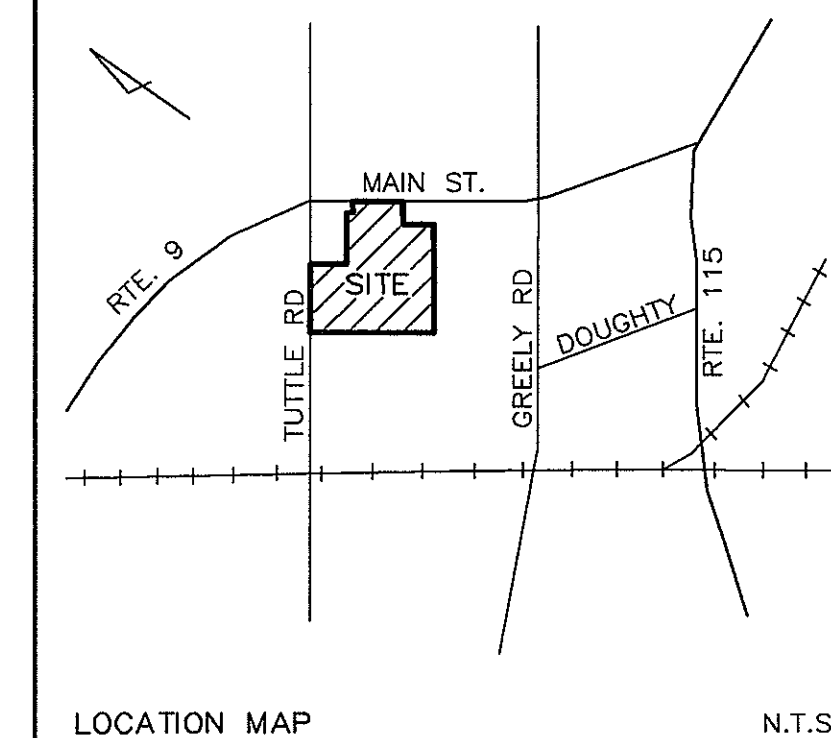
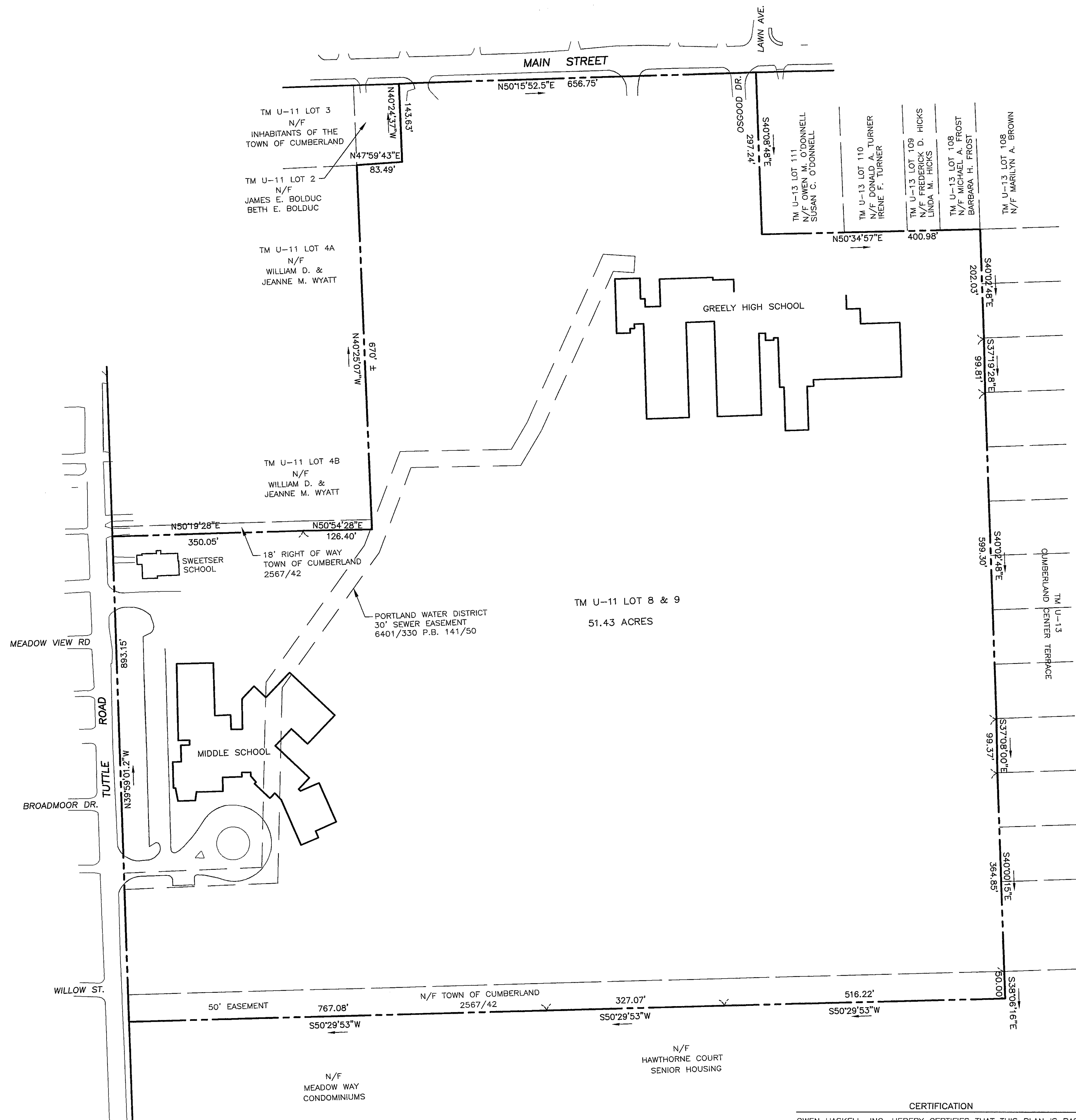
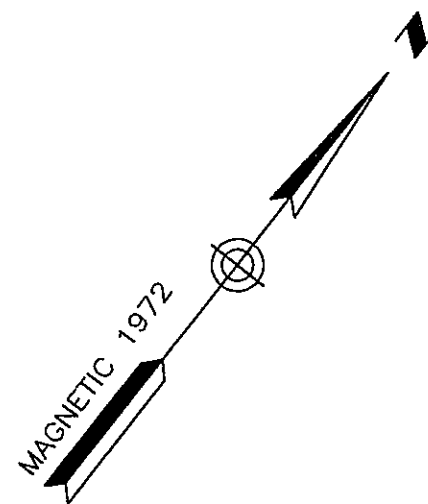
Scale:

3/16"=1'-0"

Sheet:

A1





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.

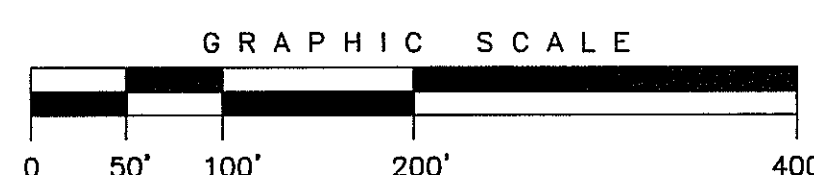
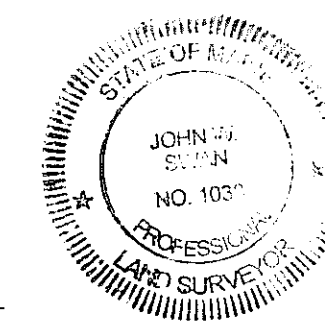
SHEET
S-2.0

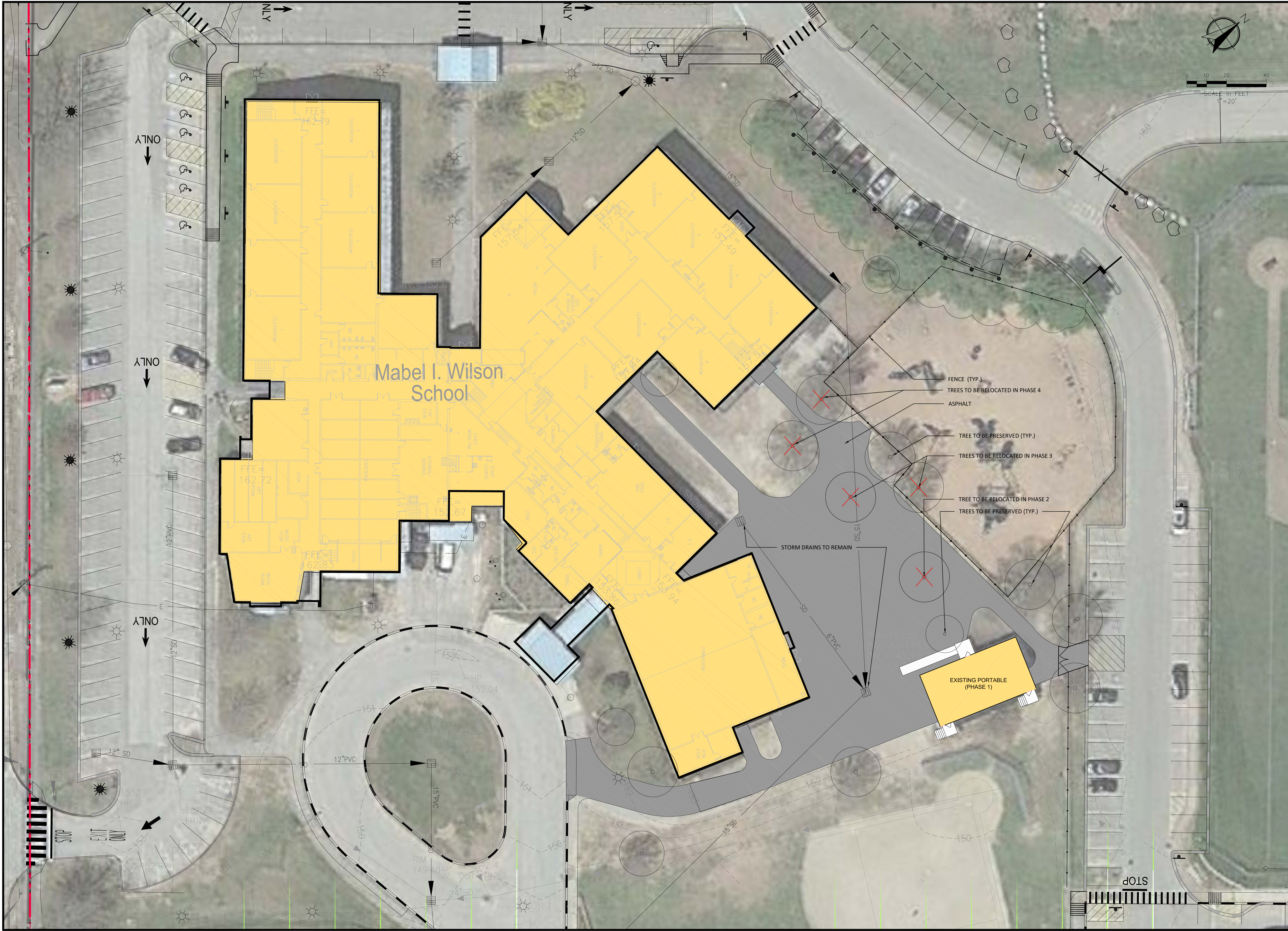
REV. 1	04-08-02	D.O.T. BASIS OF BEARINGS
STANDARD BOUNDARY SURVEY		
MSAD #51		
SCHOOL COMPLEX		
TUTTLE ROAD		
CUMBERLAND, MAINE		
OWEN HASKELL, INC.		
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424		
PROFESSIONAL LAND SURVEYORS		
Drwn By	JLW	Date
Trace By	RWC/JLW	MARCH 8, 2002
Check By	JWS	Scale
Book 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
DATE

JOHN W. SWAN, PLS #1039





OWNER:
MSAD #51
Cumberland, Maine

Project:
**MSAD 51
PORTABLES**

Revisions
Date
Description

Professional Seal
PATRICK J. CARROLL
NO. 127
STATE OF MAINE

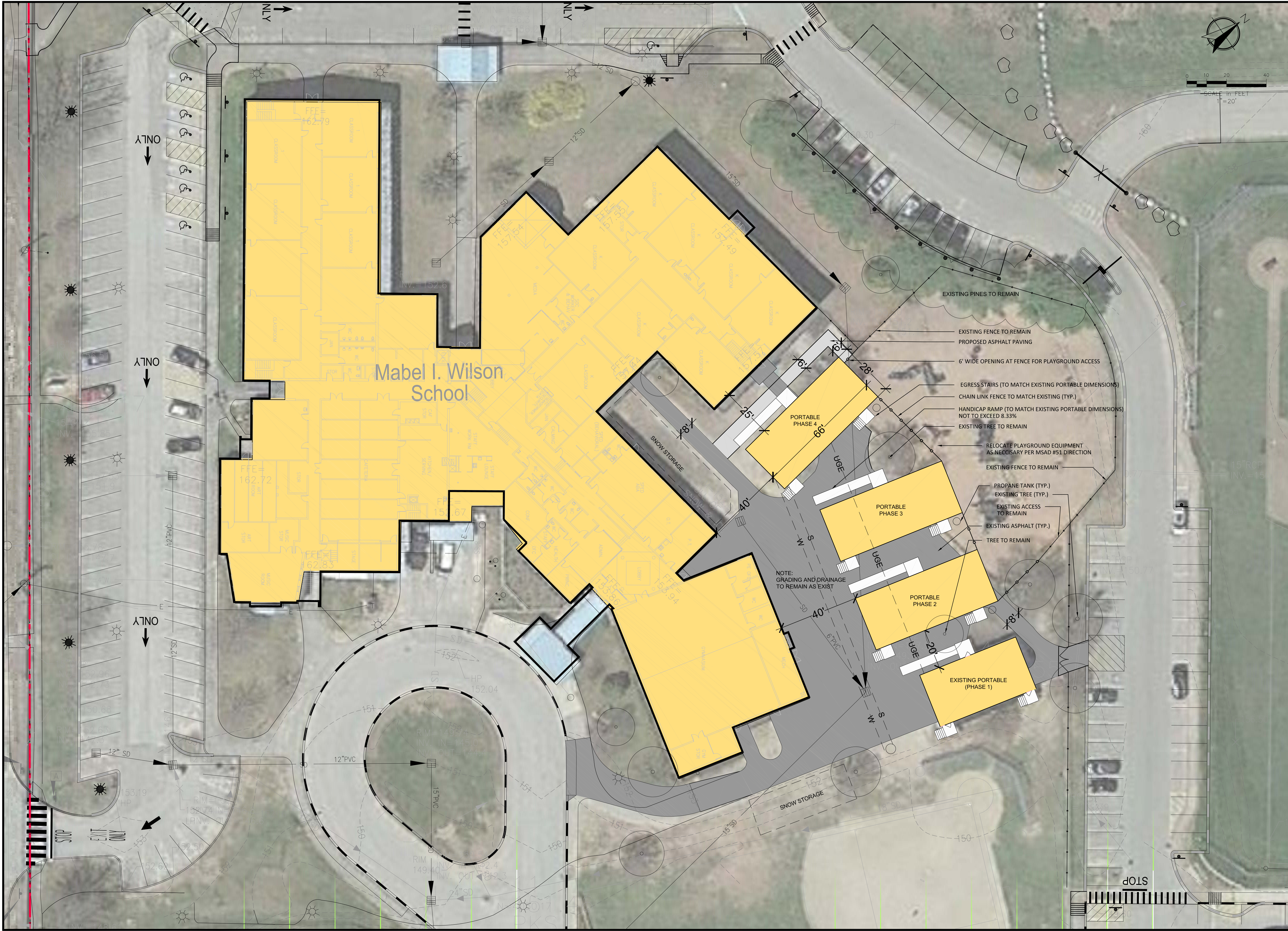
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Approved By: PC
Scale: AS SHOWN

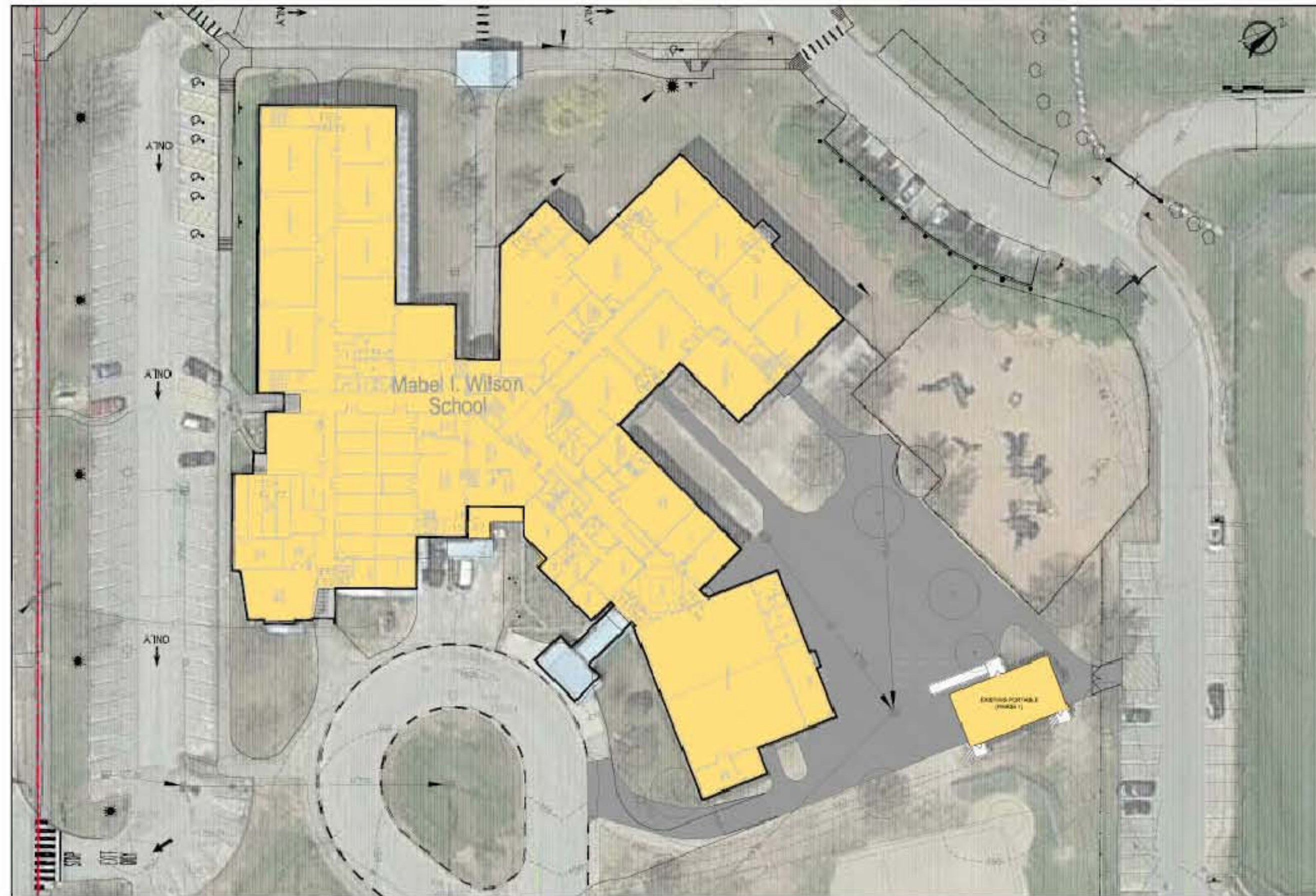
Phase:
PERMITTING

CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
P: 207.772.1652 V: 207.772.0112

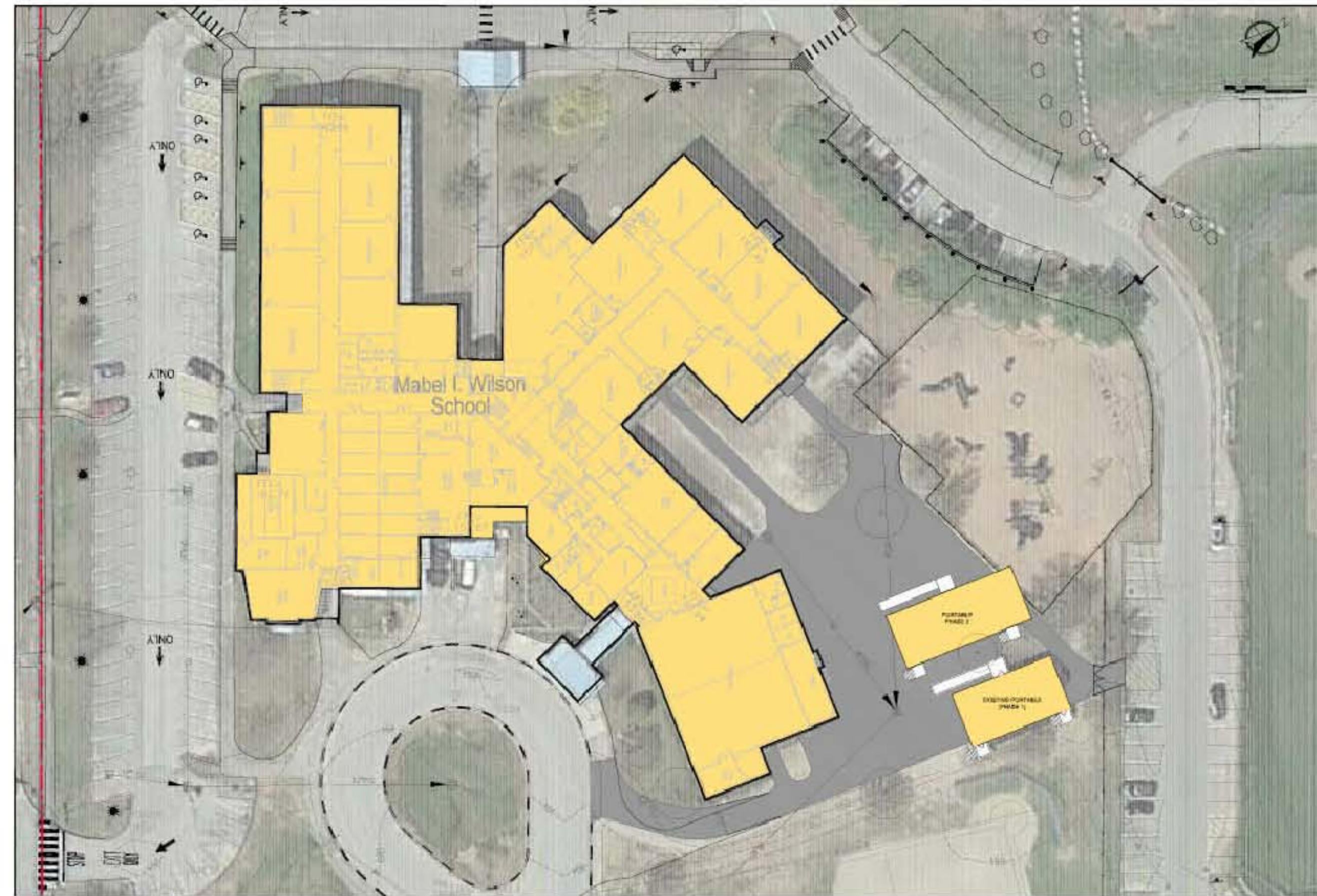
Date:
July 31, 2018

Sheet No:
L1.0



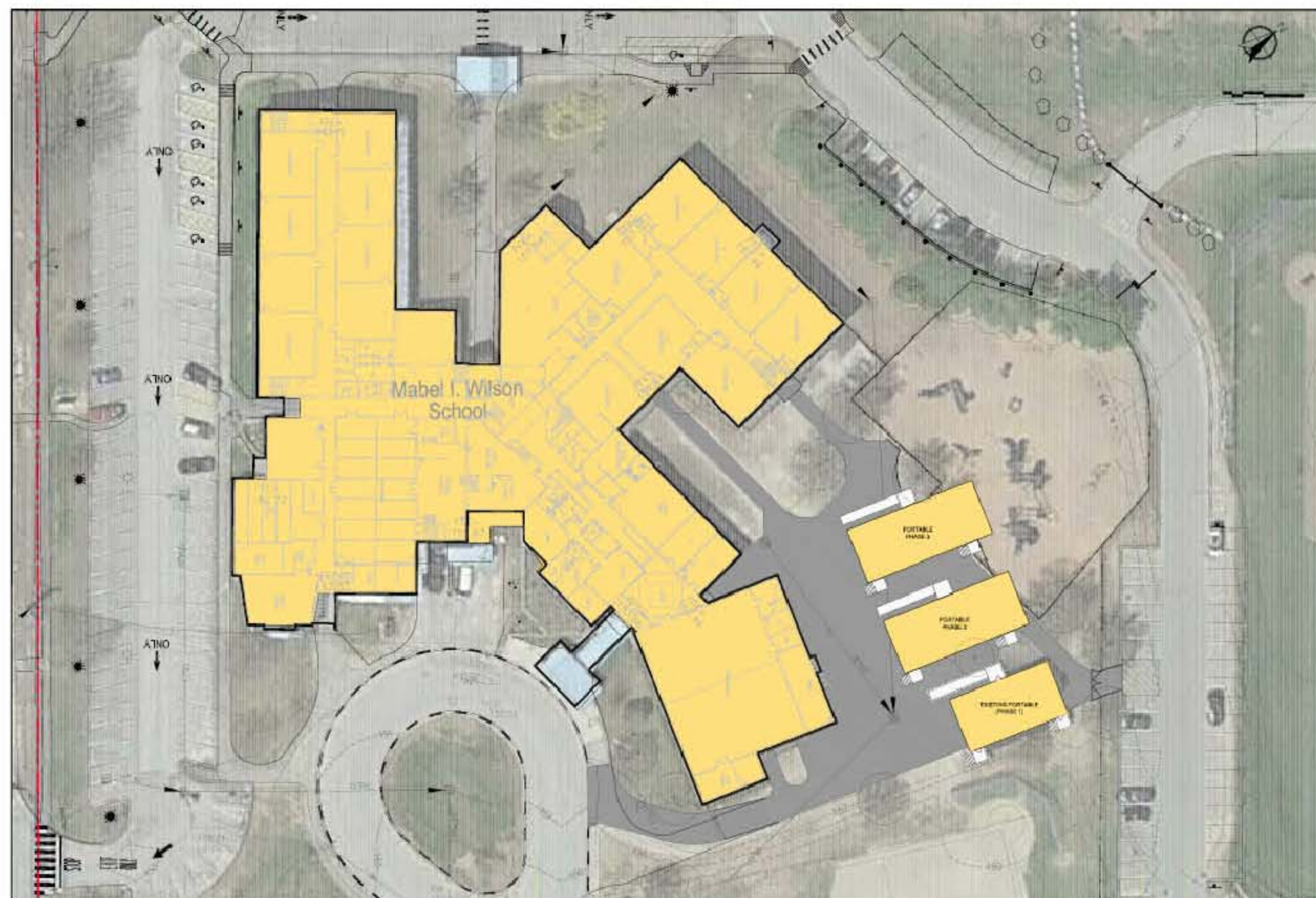


PHASE 1 (2017)



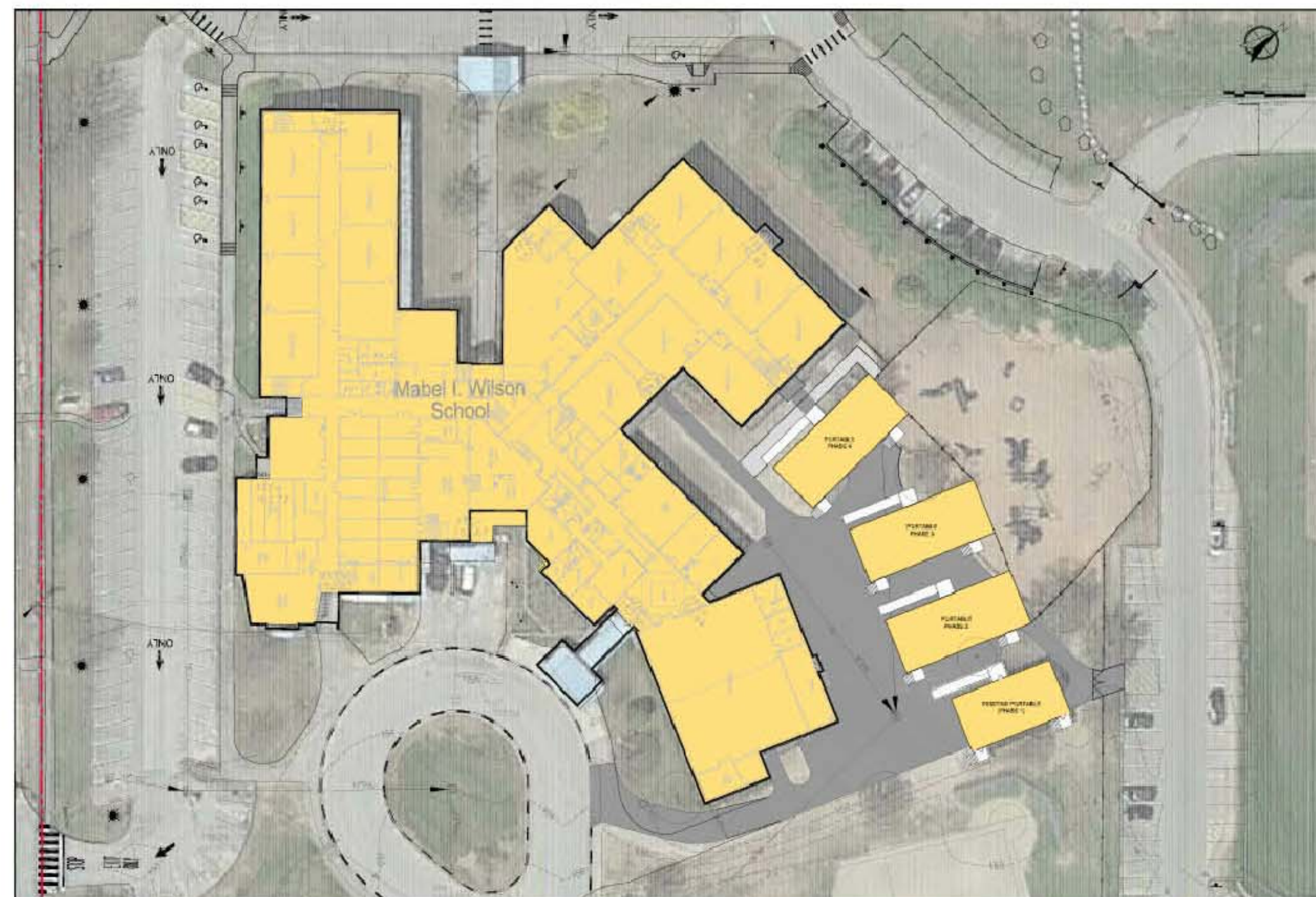
PHASE 2 (2018)

- REMOVE / RELOCATE ONE TREE
- MODIFY SLIDE ON CLIMBING STRUCTURE
- ADJUST FENCING



PHASE 3 (TBD)

- REMOVE / RELOCATE TWO TREES
- RELOCATE SMALL CLIMBING STRUCTURE
- ADJUST FENCING



PHASE 4 (TBD)

- REMOVE / RELOCATE TWO TREES
- RELOCATE SMALL PLAYGROUND STRUCTURE
- ADJUST FENCING
- ADD NEW PEDESTRIAN CONNECTION TO PLAYGROUND

OWNER:

MSAD #51
Cumberland, Maine

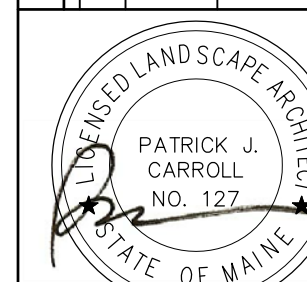
Project:

MSAD 51
PORTABLES

Description

Date

Revisions



Scale: AS SHOWN

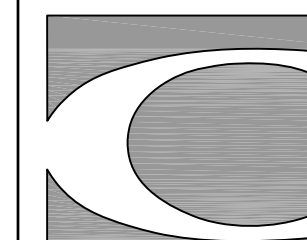
Approved By: PC

Drawn By: MP

PHASING

Phase:

PERMITTING



CARROLL ASSOCIATES
LANDSCAPE ARCHITECTS

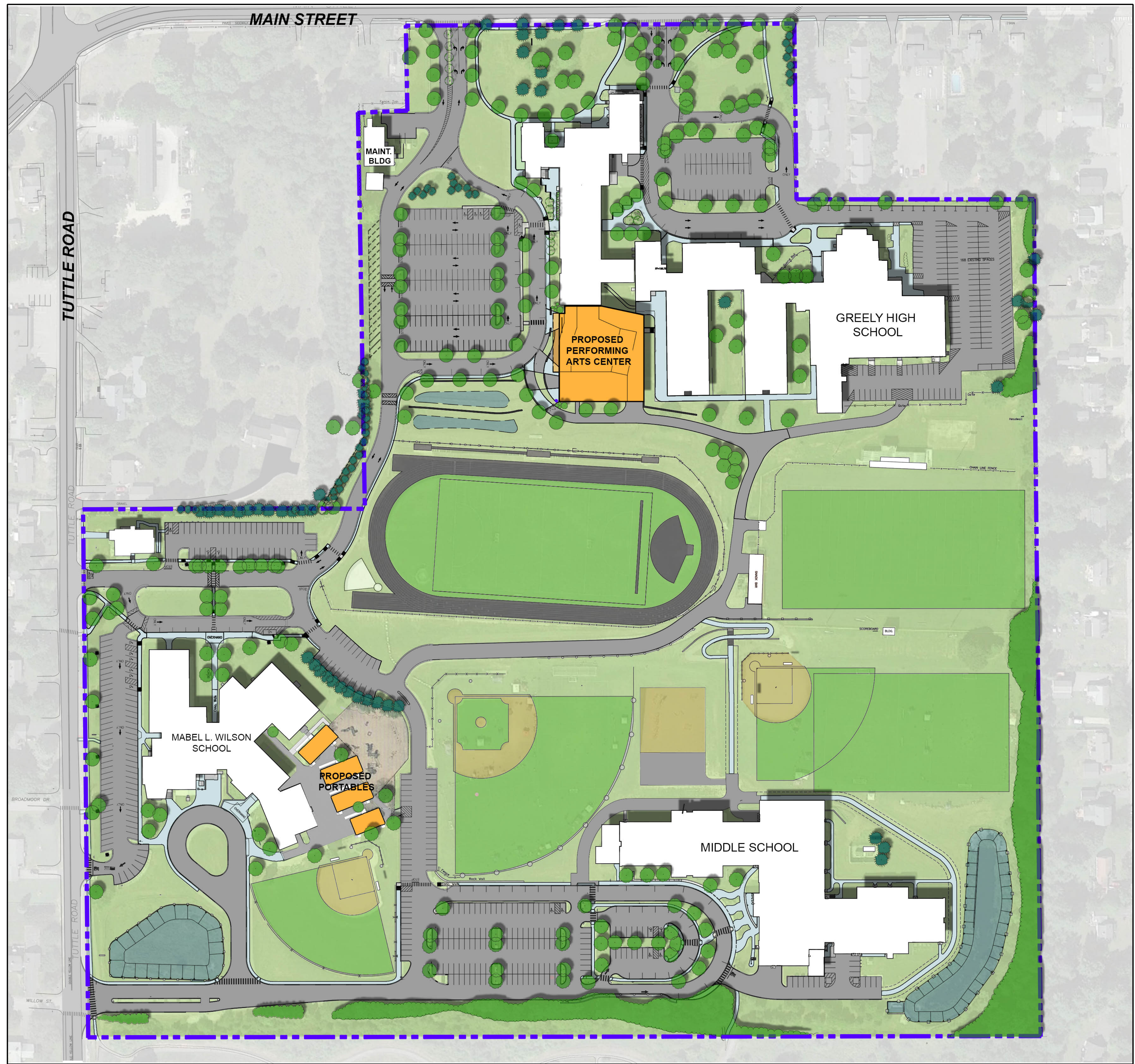
217 COMMERCIAL STREET, STE 200
PORTLAND, MAINE 04101
207.772.1652 V. F. 207.772.0112

Date:

July 31, 2018

Sheet No:

L3.0



GREELY OVERALL MASTERPLAN

UPDATED JULY 31ST 2018

