

Date October 12, 2023  
To Town of Cumberland Planning Board  
From Carla Nixon, Town Planner  
Subject **Site Plan Review MSAD # 51 Amendment re: Portable Classrooms**

**1. REQUEST/PROJECT DESCRIPTION:**

The applicant is MSAD # 51. Scott Poulin, Director of Finance, Human Resources and Operations for the MSAD, is the representative along with Patrick Carroll, Carroll Associates. The application is for an as-built amendment to an approved site plan. The amendment application details the site revisions that have been completed that were not part of the initial application and approval. The changes were required due to site conditions found once the construction commenced.

The parcel is shown on Cumberland Tax Assessor's Map U-11, Lot 1 and Lot 9.

The use, classified as an Accessory Building to a Municipal Use, is a permitted use in the Medium Density Residential (MDR) zoning district. The minimum lot size is 1 acre. The parcel is 51.4 acres in size. Setback Overlay 2 applies.

The design engineer is Andy Johnston, P.E. of Atlantic Resources Consultants. The representatives will be Patrick Carroll of Carroll Associates and Doug Breer of Stephen Blatt Architects. Dan Diffin, P.E., from Sevee and Maher Engineering has reviewed the plans for compliance with the Town of Cumberland's ordinances.

**2. DESCRIPTION:**

<b>Proposed Use:</b>	Portable Classrooms
<b>Employees:</b>	N/A
<b>Parking:</b>	N/A
<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.

**3. OUTSIDE AGENCY APPROVALS:** None required.

**4. SECTION 229-4: WAIVERS AND MODIFICATIONS (from April 23, 2023 approval):** *Where the Planning Board or Town Planner finds that there are special circumstances of a particular plan that make a particular submission requirement or standard inapplicable, a waiver may be granted, provided that such waiver will not have the effect of nullifying the intent and purpose of the Comprehensive Plan. The applicant shall submit, in writing, the reason for the requested waiver. In granting waivers or modifications, the Planning Board or Town Planner may require such conditions that will substantially secure the objectives of the standards so waived or modified.*

In support of the Site Plan Application submitted on behalf of MSAD 51, the Applicant requests the following Waivers to the Cumberland Site Plan Ordinance:

### **Section 229-10-C. – Stormwater Management and Erosion Control**

Waiver Request: Stormwater Management. The proposed portable classrooms and other site development improvements are proposed over currently developed portions of the site, and current existing drainage patterns will be maintained. No newly developed areas will be disturbed as part of this project. The temporary structures are to be installed on concrete piers over existing ground (either paved or playground) replacing existing classroom structures that were installed on the site in 2021. Two small permanent structures (snack shack and shade structure) will be installed adjacent to the temporary buildings, resulting in a small increase in flows but negligible impact on overall stormwater management. Permanent stormwater management improvements will include stone drip strips along the eave sides of the temporary buildings to collect and treat any roof runoff from the buildings. Given the size and scope of the project and limited changes to the existing developed and impervious areas, a full stormwater study of runoff and routing calculations is not warranted for this project and a waiver of this Standard is requested.

Waiver Request: Erosion Control. Given the limited scope of this project, a full Erosion Control Narrative and Plan are unwarranted for this project. All disturbed areas of the site will be restored prior to completion and use of the facilities. We have included standard details for temporary erosion protection including Silt Fencing and Catch Basin Protection in the Application. A waiver to the Erosion Control Standards is requested for this project.

### **Section 229-10-D. – Water, sewer, and fire protection**

Waiver Request: Water, Sewer, and Fire Protection The 2023 Portable Classroom Project is intended to serve existing student population at Mabel I Wilson and Greely Middle Schools. Both Schools are served by Public Water from the Portland Water Company. The temporary Structures provide a total of 9 restrooms, allowing student use in each classroom building without having to travel to the main school building for use. Given that the student population is currently in the schools, an Ability to Serve Letter from PWD is unwarranted and we request a waiver to this Standard.

### **Section 229-10-I. – Buffering and Landscaping**

Waiver Request: Buffering and Landscaping. Several existing trees will be removed as part of this project, necessary to locate the temporary structures close to the existing school and allow appropriate space for relocating the Tuttle town Playground. The proposed site is internal to the school campus and minimally visible from a public right of way. We would request a waiver from any landscape or buffer requirements for this project.

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## **5. TOWN ENGINEER'S REVIEW:**

October 3, 2023

Ms. Carla Nixon, Town Planner

Town of Cumberland

290 Tuttle Road

Cumberland, Maine 04021

Subject: Peer Review for Site Plan Application

Modular Classroom Additions (As Built Amendment)

MSAD 51 – Mabel I. Wilson Elementary School

Dear Ms. Nixon:

As requested, Sevee & Maher Engineers, Inc. (SME) has conducted a peer review of the Amended Site Plan Application for the As-Built Portable Classroom Installation at Mabel I Wilson School (MIW) located off Tuttle Road in Cumberland, Maine. The application materials received by SME were prepared by Stephen Blatt Architects and Carroll Associates Landscape Architects (Carroll) consist of the following:

- ☐ Planning Board Application package dated September 26, 2023; and
- ☐ L2.0 -Site Layout Plan -MIW dated September 26, 2023;

## PROJECT DESCRIPTION

The applicant proposes to provide updates and additions to modular classrooms at Mabel I Wilson Elementary School. The Mabel I Wilson Elementary School proposes to add a 68-foot-wide x 180-foot long 12-classroom modular building, relocate existing 68-foot-wide x 148-foot long 10-classroom modular building, relocation, expansion of the Tuttle Road Playground, adding shade structure to the relocated playground, add a Pre-K play space and general use hard play area, and remove the two existing 2- classroom modulares. The modular classroom buildings are configured with a central, double loaded corridor with bathrooms and utilities in the middle, and an accessible ramp on one end/entry and egress steps out at the opposite end/entry. All modular classroom buildings will connect to underground utilities.

This project is being reviewed as outlined in Chapter 229, Sections 8 to 10 - Site Plan Review of the Town of Cumberland Ordinances, most recently amended and adopted on October 13, 2020.

220449.00 20231003 Greely Portables Review

April 12, 2022

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### Chapter 229: Site Plan Review

SME has reviewed the applicable sections of Chapter 229. All sections have been reviewed and found to comply with the Site Plan Review standards.

### Chapter 315: Zoning

SME has reviewed the applicable sections of Chapter 315. All sections have been reviewed and found to comply with Chapter 315 requirements.

### General Comments

1. Please provide stamped final drawings for final Planning Board submission.

Please feel free to call me at 207.829.5016 or email me at [dpd@smemaine.com](mailto:dpd@smemaine.com) with any questions, or if you would like, I could meet with you to discuss our comments.

Sincerely,

SEVEE & MAHER ENGINEERS, INC.

Daniel P. Diffin, P.E., LEED AP BD+C

Vice President

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## Chapter 229 – SITE PLAN REVIEW

*The following are the findings of fact from the original approval granted on April 25, 2023.*

*The only finding that has changed is related to stormwater management.*

## 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 proposed portable classroom building at MIW and GMS will be located on existing developed areas with direct access to building support services. The existing Tuttle Town playground will be relocated to the outfield of the softball field and MIW and enlarged, along with the addition of a shade structure. The additional hard play area and Pre-K play area are also being located on areas previously developed adjacent to support services and building access. The proposed concession stand will be located at the west end of the football field adjacent to other associated buildings with similar needs with direct access to the access way through the campus.***

***Based on the above findings of fact, the Planning Board 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 existing site circulation, parking areas or pedestrian ways. All ramps and stairs from the new modular units will connect to existing paved walkways and hard surface areas.***

***Based on the above findings of fact, the Planning Board 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.

***All existing drainage patterns will be maintained wherever possible. The temporary modular classroom buildings are installed on concrete piers/pads over existing grade which allows existing drainage to move under them with no disturbance of existing patterns. Four-foot wide drip edges along each long side of the new and related portables will be installed.***

***Erosion control measures including silt fence and silt sack catch basin inlet devices are proposed and detailed. The buildings will be placed over existing developed surfaces.***

***Additional finding of fact for 10-17-23 amendment: A revised Stormwater Management Narrative dated 9-14-23 has been submitted, reviewed and approved by the Town Engineer.***

***Based on the above findings of fact, the Planning Board 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.

**(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.

**(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.

**(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.

***Public water and sewer connections will be made to each of the modular classroom buildings. A new sewer service will be required for the concession stand. Underground power and communication service will connect all modular classroom buildings with the existing school buildings. Power will be connected to the concession stand.***

***All portable classrooms will be fully accessible by emergency vehicles and personnel. A minimum 20' clear zone has been maintained between the buildings and the existing school. Sprinkler service connections are proposed to each of the modular classroom buildings.***

***Based on the above findings of fact, the Planning Board finds the standards of this standard have 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 modular classrooms are served by public water and sewer and will not impact any groundwater sources on adjacent properties. No hazardous materials are proposed to be used at this site. The site is not located within the Town Aquifer Protection Area.***

***Based on the above finding of fact, the Planning Board 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 project is not located within a special flood hazard area as identified in the latest FEMA flood maps.***

***Based on the above finding of fact, the Planning Board 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 Planning Board 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 new exterior lighting is proposed other than that provided by lights at either ends of the portables. School uses are proposed to occur during daytime hours. The existing school buildings have several wall mounted lights that provide security lighting for the hard surface play area and internal walkways.***

***Based on the above findings of fact, the Planning Board 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 site is within the interior of the campus and is limited visually from abutting properties. Given their temporary nature, the installation of landscaping to buffer the portables is not feasible.***

***Based on the above findings of fact, the Planning Board finds the standards of this section have***

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

***The portables will not generate noise that would affect neighboring properties.***



***Based on the above findings of fact, the Planning Board 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.

**A dumpster is shown on the site plan for the project.**

**Based on the above findings of fact, the Planning Board 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 an architect, landscape architect, civil engineer 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 Planning Board 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: None**

**MABEL I. WILSON**  
**ELEMENTARY SCHOOL**  
**MODULAR CLASSROOM ADDITION**  
**(AS-BUILT AMENDMENT)**

MSAD 51

Cumberland, Maine

**APPLICATION FOR**  
**AMENDED SITE PLAN REVIEW**

Submitted to Town of Cumberland Planning Board

September 25, 2023

Prepared By:

Carroll Associates

217 Commercial Street

Portland, ME 04101

1) cover letter



September 25, 2023

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

**RE: MSAD 51 – Mabel I. Wilson Elementary School  
Modular Classroom Addition (As-Built Amendment)  
Amended Site Plan Review**

Dear Carla,

On behalf of MSAD 51, we are pleased to submit the attached As-Built Site Plans along with supporting documents for the Modular Classroom Addition at the Mabel I Wilson Elementary School (MIW). This application is intended to update the Planning Board and Town Staff on the minor revisions that were required to fit the site based on field conditions.

A summary of the minor site revisions is listed below:

**Mabel I Wilson Elementary School**

1. Add modular block retaining walls at both modular classroom buildings;
2. Adjust modular classroom finish floor elevation;
3. Reconfiguration of modular classroom building entry steps/ramps;
4. Reconfiguration of asphalt pavement areas. Infill between modular classroom buildings and expansion of walkways;
5. Add gated connections to parking lot sidewalk: north side of ten classroom building, between modular classroom buildings and at relocated playground;
6. Reconfiguration/addition of fence;
7. Relocation of shade structure (shift to the south) closer to the playground
8. Expand Pre-K play space and add raised garden beds with bench;
9. Adjustment/relocation of site utilities

We are requesting an amendment to our approved Site Plans at the Planning Board meeting on October 17th. This project embodies the commitment by MSAD 51 to provide safe educational facilities for all of its students and staff. Attached you will find a package of plans and support documents which illustrate the As-Built buildings and site conditions. Please do not hesitate to contact me if you have any questions or need additional information.

Regards,  
CARROLL ASSOCIATES

Patrick J. Carroll, Principal

Enclosures

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

This submission consists of the following:

Exhibits: (1) paper copy and (1) pdf

- 1 Cover Letter
- 2 Application: Site Plan Review, Appendix C
- 3 Application: Submission Checklist
- 4 Letter of Authorization
- 5 Letter of Financial Capacity
- 5.1 Project Directory
- 6 Abutters Map
- 6.1 Abutters Addresses
- 7 Map: Overlay Zoning
- 8 Site Plan Standards Responses
- 9 Stormwater Management Narrative

Plans: (1) 24"x36" paper set of plans and (1) pdf

- L-2.0 Site Layout Plan: MIW (as-built condition)  
L-3.0 Site Utility Plan: MIW (as-built condition)

2) application

SITE PLAN REVIEW

229 Attachment 3

Town of Cumberland

Appendix C

Planning Board Site Plan Review Application  
[Amended 7-26-2021; 10-24-2022]

Applicant's name MSAD 51  
Applicant's address 357 Tuttle Road, Cumberland, Maine  
Cell phone \_\_\_\_\_ Home phone \_\_\_\_\_ Office phone 207-829-4800  
Project address 353 Tuttle Road, Cumberland  
Project name MSAD 51 Modular Classroom Additions (Mabel I Wilson As-Built Amendment)  
Describe project See cover letter for details  
Number of employees N/A  
Days and hours of operation Mon-Fri : regular school hours  
Project review and notice fee N/A  
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)

**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: See Site Plans  
Will they be removed? Yes ☒ No \_\_\_\_\_ (Note: A demolition permit is required 10 days prior to demolition.) **(1) ex modular 10 classroom**

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

Describe:

**new modular 12-classroom building and shade pavilion**

Number of new buildings: **2**

Square footage See below

Number of floor levels including basement 1 level (no basement)

**1 - 12 classroom building @ 68'W x 180'L = 12,240 sf**  
**1 - 10 classroom building @ 68'W x 148'L = 10,064 sf**  
**1 - shade structure @ 30'W x 50' = 1,500 sf**

Supp 32, Oct 2022

## CUMBERLAND CODE

### Parking

Number of existing parking spaces 188 PS

Number of new parking spaces No new parking is proposed

Number of handicapped spaces unknown

**Each portable classroom will have at a min. one (1) fully accessible entrance and a total of two Entrance (2) end egress doors with stairs**

Location: \_\_\_\_\_

Width    \* Length    \* **\* varies, see Site Plans and modular classroom plans**

Is it paved? \_\_\_\_\_ Yes \_\_\_\_\_ No \_\_\_\_\_ If not, do you plan to pave it? **Wood stairs and ramps will connect**

Where will snow storage for entrance and parking be located? Show on site plan. **to paved areas**

**Adjacent lawn areas, see Site Plans**

### 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. **See L-3.0 + L-3.1**

### Signs

Number:   N/A  

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   N/A   Stream   N/A   Wetland   N/A   Pond   N/A   Lake   N/A   Stone walls   N/A  

Are there any other historic or natural features?   NO  

### Lighting

Will there be any exterior lights? Yes   X   No \_\_\_\_\_ Show location on site plan (e.g., pole fixtures, wall packs on building) and provide fixture and lumen information. **See Modular Classroom Plans**

### Trees

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

### 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. Waiver previously granted.**



## SITE PLAN REVIEW

### Buffering

Show any existing or proposed buffering measures for adjacent properties, e.g., plantings, fences. **See Site Plans**

### Erosion Control

Has an erosion and sedimentation control plan been submitted in accordance with Chapter 242, Article III? Yes \_\_\_\_\_ No **X** **Silt fence + silt sack sediment capture devices were used during construction**

### Stormwater Management Plan/Low Impact Development

Has stormwater information been submitted in accordance with Chapter 242, Article II, Post Construction Stormwater Management and Article IV, Low Impact Development?

Yes \_\_\_\_\_ No **X** **Existing site drainage patterns to be maintained and drip edges installed**

### Fire Protection

#### Intersection of Campus Drive + MIW driveway

Location of nearest hydrant **X** Sprinklers? Yes **X** 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 Exhibit 5.1**

### Financial Capacity

Please indicate how project will be financed. If obtaining a bank loan, provide a letter from the bank \_\_\_\_\_

**See Exhibit 5, Financial Ability. Project was funded through on-going capital budgets, no new financing will be required for this project**

CUMBERLAND CODE

<ul style="list-style-type: none"><li>• Zoning district: <b>MDR . MSAD Campus</b></li><li>• Minimum lot size: <b>1 AC</b></li><li>• Classification of proposed use: <b>SCHOOL / INSTITUTIONAL</b></li><li>• Parcel size: <b>51.4 AC</b></li><li>• Frontage: <b>SEE BOUNDARY SURVEY</b></li><li>• Setbacks: Front * Side * Rear * <b>SEE SITE PLANS</b></li><li>• Board of Appeals Required? <b>NO</b></li><li>• Tax Map <b>U11</b> Lot <b>9</b> Deed book Deed page</li><li>• Floodplain map number Designation</li><li>• Vernal pool identified? <b>NO</b></li><li>• Is parcel in a subdivision? <b>NO</b></li><li>• Outside agency permits required: MDEP Tier 1 <b>NO</b> MDEP Tier 2 Army Corps of Engineers</li><li>• MDEP general construction (stormwater) permit (for disturbance of 1 acre or more)</li><li>• MDOT entrance permit <b>NO</b></li><li>• MDOT traffic movement permit <b>NO</b></li><li>• Traffic study required <b>NO</b></li><li>• Hydrogeologic evaluation <b>NO</b></li><li>• Market study <b>NO</b></li><li>• Route 1 Design Guidelines? <b>NO</b></li><li>• Route 100, VMU or TCD Design Standards? <b>NO</b></li></ul>
--

Please provide two paper copies of a complete application packet with full-size plan sets and one electronic application packet.

Applicant's signature:



Submission date: September 25,2023

### 3) application checklist

# **PLANNING BOARD SITE PLAN REVIEW** **SUBMISSION CHECKLIST**

## **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.)	N/A	
Names and Addresses of all property owners within 200 feet	TAB 6 – ABUTTERS MAP / LIST	
Boundaries of all contiguous property under control of owner	N/A	
Tax map and lot numbers	N/A	
Area of the parcel	N/A	
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 – TECH + FINANICAL ABILITY	
Boundary survey	N/A	
List of waiver requests on separate sheet with reason for request.	TAB 1 - COVER LETTER	
Proposed solid waste disposal plan	CONTINUED USE OF EX DUMPSTERS	
	WASTE GOES TO ECO-MAINE	
<b>Existing Conditions Plan showing:</b>		
Name, registration number and seal of person who prepared plan	N/A	
North arrow, date, scale, legend	N/A	
Area of the parcel	N/A	
Setbacks and building envelope	L-2.0 SITE LAYOUT PLAN	
Utilities, including sewer & water, culverts & drains, on-site sewage	L-3.0 SITE UTILITY AND GRADING	
Location of any septic systems	N/A	
Location, names, widths of existing public or private streets ROW's	N/A	

Location, dimension of ground floor elevation of all existing buildings	N/A	
Location, dimension of existing driveways, parking, loading, walkways	L-2.0 SITE LAYOUT PLAN	
Location of intersecting roads & driveways within 200 feet of the site	L-2.0 SITE LAYOUT PLAN	
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	L-3.0 SITE UTILITY AND GRADING	
Location, front view, dimensions and lighting of existing signs	N/A	
Location and dimensions of existing easements & copies of documents	N/A	
Location of nearest fire hydrant or water supply for fire protection	L-2.0 SITE LAYOUT PLAN	
<b>Proposed Development Site Plan showing:</b>		
Name of development	ALL PLANS	
Date	ALL PLANS	
North arrow	ALL PLANS	
Scale	ALL PLANS	
Legend	N/A	
Landscape plan	N/A	
Stormwater management	TAB 9 SWM + SITE PLANS	
Wetland delineation	N/A	
Current & proposed stands of trees	N/A	
Erosion control plan	SITE PLANS	
Landscape plan	N/A	
Lighting/photometric plan	N/A	
Location and dimensions of all proposed buildings	L-2.0	
Location and size of utilities, including sewer, water, culverts and drains	L-3.0	
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 ROW's	N/A	

Location and dimensions of all accessways and loading and unloading facilities	L-2.0	
Location and dimension of all existing and proposed pedestrian ways	L-2.0	
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	Application and L-2.0	
Proposed sign location and sign lighting	N/A	
Proposed lighting location and details	Modular classroom plans previously submitted/approved	
Covenants and deed restrictions proposed	N/A	
Snow storage location	L-2.0	
Solid waste storage location and fencing/buffering	N/A	
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:**

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	

4) letter of authorization

# 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



5) letter of financial capacity

# 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: 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,

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

## 5.1) project directory

## 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 204  
Portland, ME 04101  
Tel: (207) 772-1552  
Pat Carroll, Landscape Architect

### **CIVIL ENGINEER:**

#### **Atlantic Resource Consultants**

541 US Route One  
Freeport, ME 04092  
Tel: (207) 449-6616  
Andy Johnston, Civil Engineer

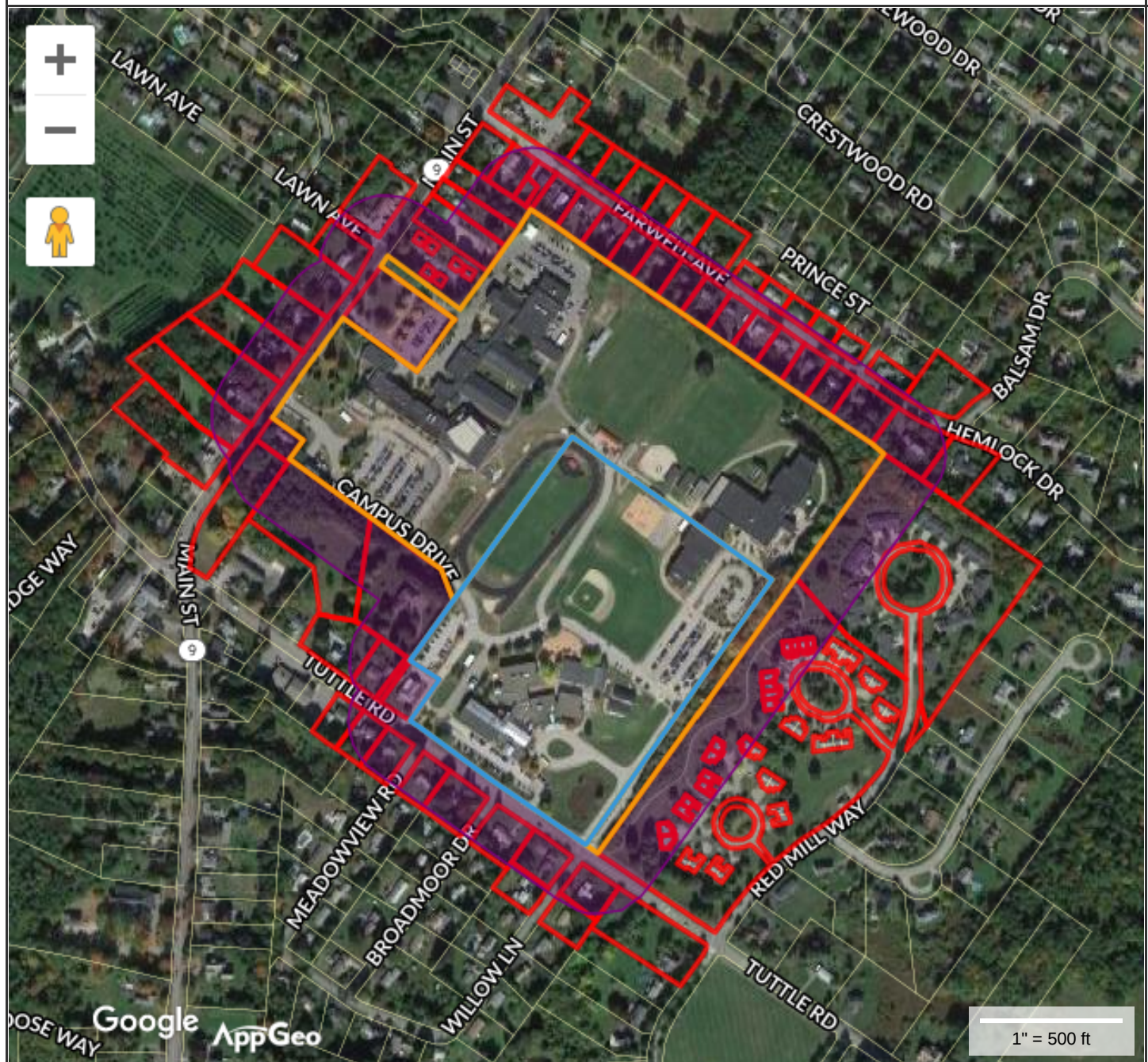
### **SURVEYOR:**

#### **Owen Haskell**

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

6) abutters map

## Abutters of MSAD 51 within 200 feet



## Property Information

Property ID 0U11 0009 0000  
Location TUTTLE RD  
Owner MAINE SCHOOL ADMIN DIST 51

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.

Geometry updated 6/10/2020  
Data updated monthly (see property record card)

Print map scale is approximate.  
Critical layout or measurement  
activities should not be done using  
this resource.

## 6.1) abutters addresses



Site Address	Owner Name	Co-Owner Name	Owner Address	Owner City	Owner State	Owner Zip
1 CUMBERLAND COMMON	BLISS HENRY M	BLISS MELISSA H	1 CUMBERLAND COMMON	CUMBERLAND	ME	04021
299 MAIN ST	BUSH, NATHAN J	WILLIAMS, FLORENCE R	55 THIRLMERE AVE	SOUTH PORTLAND	ME	04106
293 MAIN ST	TOWN OF CUMBERLAND		290 TUTTLE RD.	CUMBERLAND	ME	04021-9321
TUTTLE RD	WYATT, WILLIAM		PO BOX 51493	PIEDMONT	SC	29673-2020
359 TUTTLE ROAD	CAMPBELL JOSEPH A		361 TUTTLE ROAD	CUMBERLAND	ME	04021
363 TUTTLE RD	STEPHENS, TONY	SMITH, COLEEN	363 TUTTLE RD	CUMBERLAND	ME	04021
361 TUTTLE ROAD	CAMPBELL JOSEPH A		361 TUTTLE ROAD	CUMBERLAND CTR	ME	04021
357 TUTTLE RD	MAINE SCHOOL ADMIN DIST 51		357 TUTTLE ROAD	CUMBERLAND	ME	04021
352 TUTTLE ROAD	HANSON SUSAN M	SWEETSER SCHOOL OFFICES	352 TUTTLE ROAD	CUMBERLAND	ME	04021
354 TUTTLE ROAD	LAMBERT DANIEL E	HANSON TERRY C	354 TUTTLE ROAD	CUMBERLAND	ME	04021
358 TUTTLE RD	KEATING KENNETH D & ELIZABETH A		358 TUTTLE RD	CUMBERLAND	ME	04021
360 TUTTLE ROAD	WATT ROBERT B	WATT CATHY R	360 TUTTLE ROAD	CUMBERLAND	ME	04021
362 TUTTLE RD	REILLY, JR, JAMES T		261 FORESIDE RD	FALMOUTH	ME	04105
348 TUTTLE RD	CORCIMIGLIA CARMEN T	CORCIMIGLIA DEBORAH D	348 TUTTLE ROAD	CUMBERLAND	ME	04021
1 WILLOW LN	KNUUTI, KEITH P	KNUUTI, IRENE W	1209 HONOKALUIA ST	HONOLULU	HI	96825
3 WILLOW LANE	DRESSEL KAREN L		3 WILLOW LANE	CUMBERLAND	ME	04021
4 WILLOW LANE	CLOUTIER, TODD		15 CIDER HILL LN	CUMBERLAND	ME	04021
2 WILLOW LN	TREMBLE, ELAINE		2 WILLOW LN	CUMBERLAND	ME	04021
1-18 LINDEN COURT						
HAWTHORNE CT	TOWN OF CUMBERLAND		290 TUTTLE RD	CUMBERLAND CTR	ME	04021-9321
6 LINDEN COURT	JONES, KATHLEEN A		46 FULLER RD	CUMBERLAND	ME	04021
7 LINDEN COURT	HIGGINS, JAMES A	HIGGINS, PATRICIA G	7 LINDEN CT	CUMBERLAND CTR	ME	04021
8 LINDEN CT	PROFIT PROPERTIES, LLC		22 HEDGEROW DR	CUMBERLAND	ME	04021
9 LINDEN COURT	MORSE, ANDREA R		9 LINDEN COURT	CUMBERLAND	ME	04021
10 LINDEN CT	CASEY, SUSAN E		10 LINDEN CT	CUMBERLAND	ME	04021
11 LINDEN COURT	WHITTUM, LINDA	WHITTUM, JEFFREY P	11 LINDEN CT	CUMBERLAND CTR	ME	04021
12 LINDEN CT	RPF REALTY TRUST		12 LINDEN CT	CUMBERLAND	ME	04021
13 LINDEN COURT	BICKFORD CHARLES L	BICKFORD JUDITH A	13 LINDEN COURT	CUMBERLAND	ME	04021
14 LINDEN COURT	WHITTUM OBAR SUSAN L	OBAR MICHAEL S	14 LINDEN COURT	CUMBERLAND	ME	04021
27 WINTERBERRY COURT	LEIGHTON THOMAS M		27 WINTERBERRY COURT	CUMBERLAND	ME	04021
28 WINTERBERRY CT	WILMOT, SUSAN J	LEVESQUE; DEWEESE, SCOTT; LINDSEY G; L	28 WINTERBERRY CT	CUMBERLAND	ME	04021
29 WINTERBERRY COURT	WILLIAMS RICHARD H	WILLIAMS HEIDI	29 WINTERBERRY COURT	CUMBERLAND	ME	04021
30 WINTERBERRY COURT	ADAMS, ELIZA J		30 WINTERBERRY COURT	CUMBERLAND	ME	04021
31 WINTERBERRY COURT	WAGNER, LYNN S		31 WINTERBERRY CT	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	WALTON, SHANNON S.		34 WINTERBERRY CT	CUMBERLAND	ME	04021
296 MAIN STREET	CN BROWN COMPANY		PO BOX 200	SOUTH PARIS	ME	04281
300 MAIN STREET	LANDRY STEVEN G	HALL KAREN E	300 MAIN STREET	CUMBERLAND	ME	04021
302 MAIN STREET	GRASS RICHARD E	GRASS SHARON E	302 MAIN STREET	CUMBERLAND	ME	04021
306 MAIN ST	POWERS, PATRICIA M.	POWERS, THOMAS E.	306 MAIN STREET	CUMBERLAND CTR	ME	04021
310 MAIN STREET	HANKENS, KEVIN W	HANKENS, MELISSA L	310 MAIN ST	CUMBERLAND	ME	04021
312 MAIN STREET	DUGAS, DEBORAH J 2022 TRUST	DUGAS, DEBORAH J TRUSTEE	312 MAIN STREET	CUMBERLAND	ME	04021
327 MAIN STREET	CHASE'S FLOWER SHOP & GREENHSE	C/O ATLANTIC REGIONAL FED CU	PO BOX 188	BRUNSWICK	ME	04011
8 FARWELL AVENUE	WESSON ANNE ROELSE*		8 FARWELL AVENUE	CUMBERLAND	ME	04021
10 FARWELL AVENUE	WHITE JOHN D	WHITE CONSTANCE A	10 FARWELL AVE PO BOX 21A	CUMBERLAND	ME	04021
12 FARWELL AVENUE	TALBOT, DONALD E	TALBOT, CLAIRE M	PO BOX 181	CUMBERLAND	ME	04021
14 FARWELL AVENUE	MANGINI, GIOVANNINA M	KEELER, CHRISTOPHER B	14 FARWELL AVE	CUMBERLAND	ME	04021
16 FARWELL AV	THOMPSON, CHARLES K	CORNELIUS, JULIE R	16 FARWELL AVE	CUMBERLAND	ME	04021
18 FARWELL AVENUE	CLARK, MICHAEL S.	CLARK, ANGELA E.	18 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
32 FARWELL AVE	SY VINCENT A		32 FARWELL AVENUE	CUMBERLAND	ME	04021



22 FARWELL AVENUE	B & H ENTERPRISES, LLC	LANESE MARY ANN	9 THOMAS DR	WESTBROOK	ME	04092
24 FARWELL AVE	LANESE JOHN	LANESE MARY ANN	24 FARWELL AVENUE	CUMBERLAND	ME	04021
26 FARWELL AVE	BOHRMANN, MARGARET A	, WILLIAM GROVES	26 FARWELL AVE	CUMBERLAND	ME	04021
28 FARWELL AVE	MCKENNEY, REBECCA		28 FARWELL AVE	CUMBERLAND	ME	04021
30 FARWELL AVE	MCDONOUGH MICHAEL G	MCDONOUGH MARY L	30 FARWELL AVE PO BOX 94A	CUMBERLAND	ME	04021
31 FARWELL AVE	A&M WRIGHT, PROPERTIES LLC		4 PRESERVATION DR	FALMOUTH	ME	04105
29 FARWELL AVE	ZADAKIS, STACEY L		29 FARWELL AVE	CUMBERLAND	ME	04021
27 FARWELL AVE	MORRISON KARA K		27 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
25 FARWELL AVE	DEWS AMBER H	TAYLOR KATHLEEN B	25 FARWELL AVENUE	CUMBERLAND	ME	04021
23 FARWELL AVE	MALLOY PATRICK J	DEWS ADAM C	23 FARWELL AVENUE	CUMBERLAND	ME	04021
21 FARWELL AVENUE	KAPLAN, JOSHUA	PIKE DEANNA G	21 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
19 FARWELL AVENUE	MORGAN, MICHAEL P		49 NEWELL RIDGE RD	CUMBERLAND	ME	04021
17 FARWELL AVENUE	HAYES WENDY	THOMPSON, CAROLINE E	17 FARWELL AVE	CUMBERLAND CTR	ME	04021
15 FARWELL AVE	NOLIN MARK R		15 FARWELL AVENUE	CUMBERLAND	ME	04021
13 FARWELL AVENUE	JACOBS BARBARA J	NOLIN MAURA C	13 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
11 FARWELL AVENUE	PANDOLFO, FRANK	PANDOLFO, MARIE	11 FARWELL AVENUE	CUMBERLAND	ME	04021
9 FARWELL AVENUE	MULLIN KATHERINE G	MULLIN MICHAEL J	PO BOX 492	CUMBERLAND	ME	04021
7 FARWELL AVE	KIELY, ELISE P W	KIELY, NEIL J	7 FARWELL AVENUE	CUMBERLAND CTR	ME	04021
5 FARWELL AVE	CUMBERLAND, COTTAGE LLC		161 WOODLANDS DR	FALMOUTH	ME	04105
5R FARWELL AVE	HARFORD, MARILYN G		PO BOX 66798	FALMOUTH	ME	04105
3 FARWELL AVE	BACA ANDREW S	GATTINE MELISSA A	777 STEVENS AVE.,	PORTLAND	ME	04103-2686
325 MAIN STREET	FFD MAINE, LLC		325 MAIN STREET	CUMBERLAND CTR	ME	04021
323 MAIN STREET	CURRIE DOUGLAS A	CURRIE CAROLYN R	323MAIN ST	CUMBERLAND	ME	04021
321 MAIN ST	FLASH ISLAND INC		321 MAIN STREET	CUMBERLAND	ME	04021
319 MAIN STREET	DAVIS JOHN		C/O GINN REAL ESTATE	SOUTH PORTLAND	ME	04106
2 VILLAGE WAY	ARNOLDO, CHRISTINE A.		2 VILLAGE WAY	CUMBERLAND	ME	04021
4 VILLAGE WAY	MALLAR, JAMES L	ARNOLDO, CHRISTINE A.	4 VILLAGE WAY	CUMBERLAND	ME	04021
5 VILLAGE WAY	RANGER JOHN S	MALLAR, DEBORAH G	5 VILLAGE WAY	CUMBERLAND	ME	04021
7 VILLAGE WAY	LEGERE, LORI L	RANGER CAROL B	7 VILLAGE WAY	CUMBERLAND CTR	ME	04021
8 VILLAGE WAY	BUFFINTON, LEE		8 VILLAGE WAY	CUMBERLAND	ME	04021
10 VILLAGE WAY	MAINE SCHOOL ADMIN DIST 51		10 VILLAGE WAY	CUMBERLAND	ME	04021
311 MAIN STREET	O'DWYER BABETTE*		311 MAIN STREET	CUMBERLAND	ME	04021
314 MAIN STREET	POISSON LISA D		314 MAIN STREET	CUMBERLAND	ME	04021
318 MAIN STREET	DEMONT, ROBERT D	DEMONT, PRISCILLA T	108 MADELINE STREET	PORTLAND	ME	04103
20 HEMLOCK DRIVE	BANTON CRAIG	BANTON VICKI	20 HEMLOCK DR	CUMBERLAND	ME	04021
22 HEMLOCK DR	RIOTTE, ELIZABETH		22 HEMLOCK DRIVE	CUMBERLAND	ME	04021
17 BALSAM DRIVE			17 BALSAM DRIVE	CUMBERLAND CTR	ME	04021

7) overlay zoning map

# 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: 04/17/2012

Amended: 06/17/2013

Amended: 01/14/2013

Amended: 04/14/2014

Amended: 09/15/2015

Amended: 07/24/2017

Amended: 12/10/2018

Amended: 01/14/2019

Amended: 01/24/2022

## Shoreland Overlay Zones

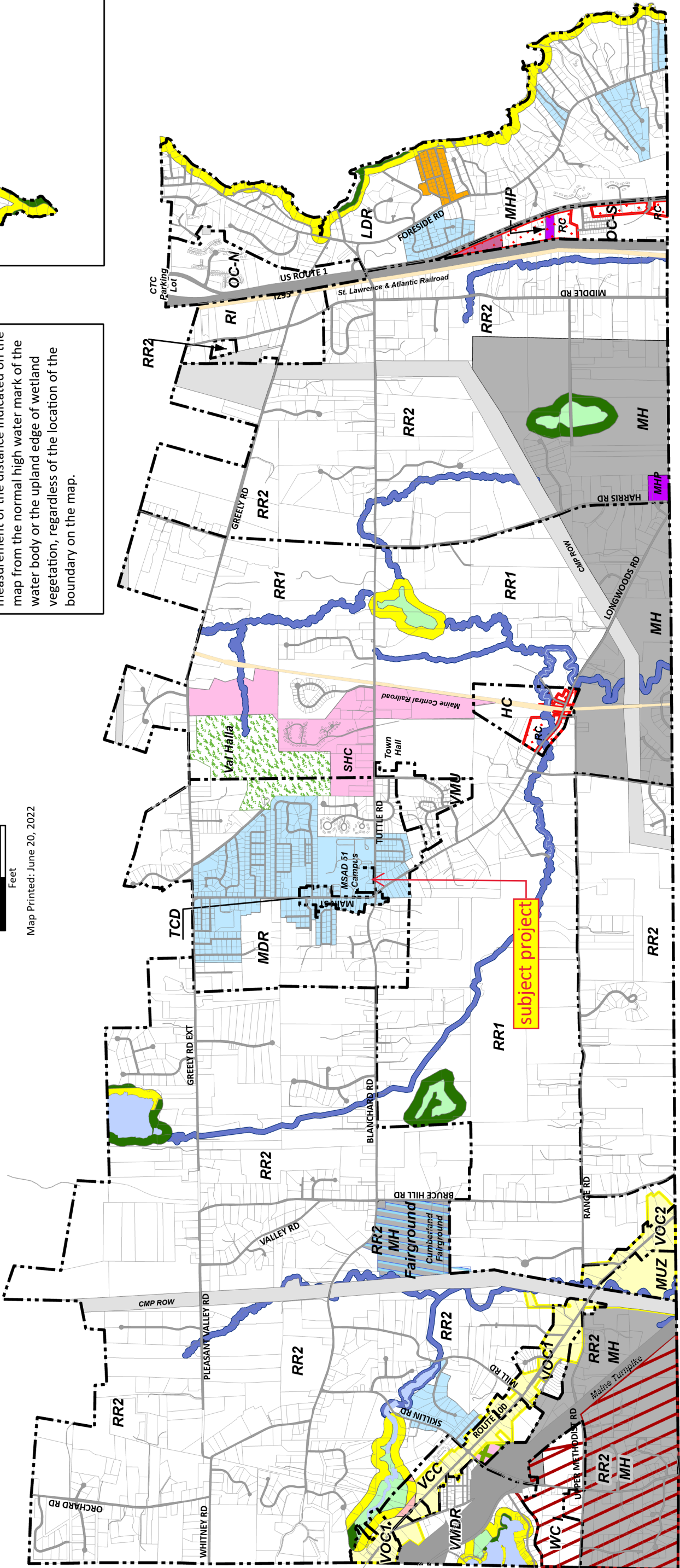
- General Development
- Limited Residential
- Resource Protection
- Stream Protection
- Wetlands

## Overlay Zones

- Route 100 Corridor Residential Overlay
- Office Commercial (South) Retail, Restaurant, Multiplex Dwelling, Mixed-Use Overlay
- Senior Housing Community (SHC)
- West Cumberland Housing
- Registered Caregiver (RC)
- Val Halla Golf & Rec Center Overlay
- West Cumberland Field Rec Facility Overlay
- Setback Overlay 1
- Setback Overlay 2 (SB2)
- Manufactured Housing Overlay (MH)
- Mobile Home Park (MHP)
- Land Use Zones

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



## 8) site plan standards responses



**MSAD 51 Mabel I Wilson Modular Classroom Addition  
Amended Site Plan Review Submittal  
Response to SECTION 10 - APPROVAL STANDARDS & CRITERIA**

**10.1 Utilization of the site**

**Response:** Both the relocated and new portable classroom buildings at MIW were located on existing developed areas with direct access to building support services. This is the most practical 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 playground was relocated to the underutilized outfield, providing space for the ten-classroom building, along with the addition of a shade structure. The additional hard play area and Pre-K play area are located on areas previously developed adjacent to support services and building access.

The project will not have any addition effect 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 spaces, or new points of vehicular access as part of this project. Access and drives will remain the same.

**10.2.2 Access way Location and Spacing**

**Response:** No new access ways are part of the project.

**10.2.3 Internal Vehicular Circulation**

**Response:** The modular classrooms were located to 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 existing parking will be affected and no new off-street parking are part of the project.

**10.2.5 Building and Parking Placement**

**Response:** See comments for 10.2.3 and 10.2.4.

#### 10.2.6 Pedestrian Circulation

**Response:** The modular classroom buildings are configured with a central, double loaded corridor and bathrooms/ utilities in the middle. The site layout for the modular classroom buildings provides accessible routes to each building with an accessible ramp on one end/entry and egress steps at both ends/entries. All ramps/stairs connect to existing paved walkways and hard surface areas. Field modifications were: retaining walls at each classroom building to provide accessible entry and accessways, and three gated pedestrian connections from the project to the parking lot sidewalk/crosswalks (at north side of ten classroom building, between the modular classroom buildings and at the relocated playground).

### 10.3 Stormwater Management and Erosion Control

#### 10.3.1 Stormwater Management

**Response:** All existing drainage patterns were maintained when possible. The temporary modular classroom buildings are installed on concrete piers/pads over crushed stone or reclaim base, which allows existing drainage to move under them with no disturbance of existing patterns. As such, construction disturbance is minimal. Drip edges are proposed to be installed along both long sides of the portables. These were designed to meet MDEP Chapter 500 Requirements. See Exhibit 9 Stormwater Management Narrative.

#### 10.3.2 Erosion Control

**Response:** The buildings were placed over existing developed surfaces; minimal disturbance was required except for piers/pads, retaining walls and underground utility connections. Both silt fence and silt sack catch basin inlet devices were used during construction.

### 10.4 Water, Sewer, and Fire Protection

#### 10.4.1 Water Supply Provisions

**Response:** Water service is connected to each of the modular classroom buildings for both domestic and sprinkler system use.

#### 10.4.2 Sewage Disposal Provisions

**Response:** Sewer service is connected to each of the modular classroom buildings.

#### 10.4.3 Utilities

**Response:** Underground power and communication service connect all modular classroom buildings with the existing school.

#### 10.4.4 Fire Protection

**Response:** All portable classrooms are located so they are fully accessible by emergency vehicles and personnel. A minimum 20- foot clear zone has been maintained between the buildings and the existing school. Each of the modular classroom buildings is fully protected by a sprinkler system.

#### 10.5 Water protection

##### 10.5.1 Groundwater Protection

**Response: The modular classrooms are served by public water and sewer and will not impact any groundwater sources on adjacent properties.**

##### 10.5.2 Water Quality

**Response: The modular classrooms are served by public sewer so there will be no water quality issues. No hazardous materials will be used at this site.**

##### 10.5.3 Aquifer Protection

**Response: The site is not located within the Town's 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 Site Location of Development Permit and no historic or archeological resources are known to exist.**

#### 10.8 Exterior Lighting

**Response: School uses will occur during daytime hours. The existing school buildings have several wall-mounted lights that provide security lighting for the hard surface play area and internal walkway, and it is anticipated these lights will remain and provide adequate lighting for the core area. The modular classroom buildings have lights at their ends for egress safety and at regular intervals along their lengths.**

#### 10.9 Buffering and Landscaping

##### 10.9.1 Buffering of Adjacent Uses

**Response: The project site is located well within the interior of the Campus, which are all compatible uses with the modular classrooms. No buffering is required for this use. A waiver was previously granted not requiring landscape or buffer requirements.**

##### 10.9.2 Landscaping

**Response: No new landscaping was part of this project.**

#### 10.10 Noise

**Response: The classroom buildings will be located well within the project boundaries and will not generate any new noise that might be considered objectionable to neighboring properties.**

#### 10.11 Storage of Materials

**Response: No additional storage or waste removal systems (dumpsters) are part of 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 zoning 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 zoning 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 zoning 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 zoning district and is not subject to the Village Mixed Use Performance Standards.**



9) stormwater management narrative

# **GREELY CAMPUS TEMPORARY CLASSROOM ADDITIONS STORMWATER MANAGEMENT NARRATIVE - REVISED 09-14-23**

Introduction - The project consists of the addition of two new portable classroom buildings and a small concession stand, the re-location of a third portable classroom building and the removal five existing portable classroom buildings on the existing school campus. Minor reconfiguration of other existing ancillary site improvements will be required to accommodate the new building locations. All proposed work is within the existing developed area of the site and there will be no expansion of the previously established limits of disturbance.

**Existing Conditions** – The new modular classroom buildings will be located at existing building locations, on existing playground, walkways and adjacent lawn areas at the site. The topography of the proposed building locations is generally flat, with gentle slopes (1-2%) away from the existing buildings. Soils in the area of the proposed improvements are identified by the Natural Resource Conservation Service (NRCS) Web Soil Survey as Nicholville series sandy loams and Windsor series loamy sands. 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. Windsor series soils are described as excessively drained outwash deposits. Depth to restrictive layer is generally greater than 80 inches, with seasonal high water table elevations greater than 80 inches below the surface. The saturated hydraulic conductivity (Ksat) is moderately high to very high with values of between 1.42in/hr and 99.90 in/hr typical.

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

**Proposed Improvements** – Adjacent to the Mabel I Wilson School the existing 10 classroom portable will be re-located to the east, over the existing playground, and a new 12 classroom portable will be installed parallel with the access drive and parking area on the northeast side of the main school building. The two existing 2 classroom portables located on the east side of the school will be removed and the existing playground will be re-located to this area.

Adjacent to the Greely Middle School the three 2 classroom portables will be removed and replaced by a single 10 classroom portable in approximately the same location. A small concessions building will be located between the track and the football field.

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.

Filtering Drip Strip Sizing - The treatment storage area of the filtering drip strips have been sized to

accept and treat the runoff from a one-inch storm event over the contributing roof area. Each half of the roof is 34 feet wide. The runoff volume per linear foot of roof is as follows:

$$34\text{ft} \times 1/12 = 2.83 \text{ cu.ft per linear foot}$$

The original design for the drip edges anticipated a four foot wide drip edge with a two foot deep stone reservoir. Assuming a void ratio of 40% in open graded stone, a four-foot wide strip, two feet deep provides the following:

$$4 \times 2 \times 0.4 = 3.2 \text{ cu.ft per linear foot}$$

It is our understanding that during construction the dimensions of the drip edges were modified to better fit the site, and to provide wider access walkways between the buildings. The modified drip edges are three feet wide with a 2.5 foot deep reservoir course. Assuming a void ratio of 40% in open graded stone, a three-foot wide strip, two and one half feet deep provides the following:

$$3 \times 2.5 \times 0.4 = 3.0 \text{ cu.ft per linear foot}$$

Therefore, a drip strip with a storage area three feet wide and two and one half feet deep provides sufficient treatment storage to treat the first one inch of roof runoff (the 90 percentile annual storm). The storage layer of the drip edge filter are underlain by a one foot deep filtering sand layer. Additional storage volume for runoff is provided beneath the new buildings and paved areas. In order to provide a level base for these, granular borrow was imported to the site and laid over the underlying native soil materials. During normal storm events runoff entering the filtering drip strips will drain into the underlying granular materials and then 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, or drain via sheet flow across the surface to existing drain inlets.

The size and scope of this project, and the limited changes to the existing developed and impervious areas does not warrant runoff and routing calculations as any impact on overall runoff rates from the site will be negligible. It is our opinion that the additional storage provided by the drip strips and imported granular materials, and the infiltration capacity of the underlying soils will adequately compensate for the minor increase in runoff due to the additional impervious area.

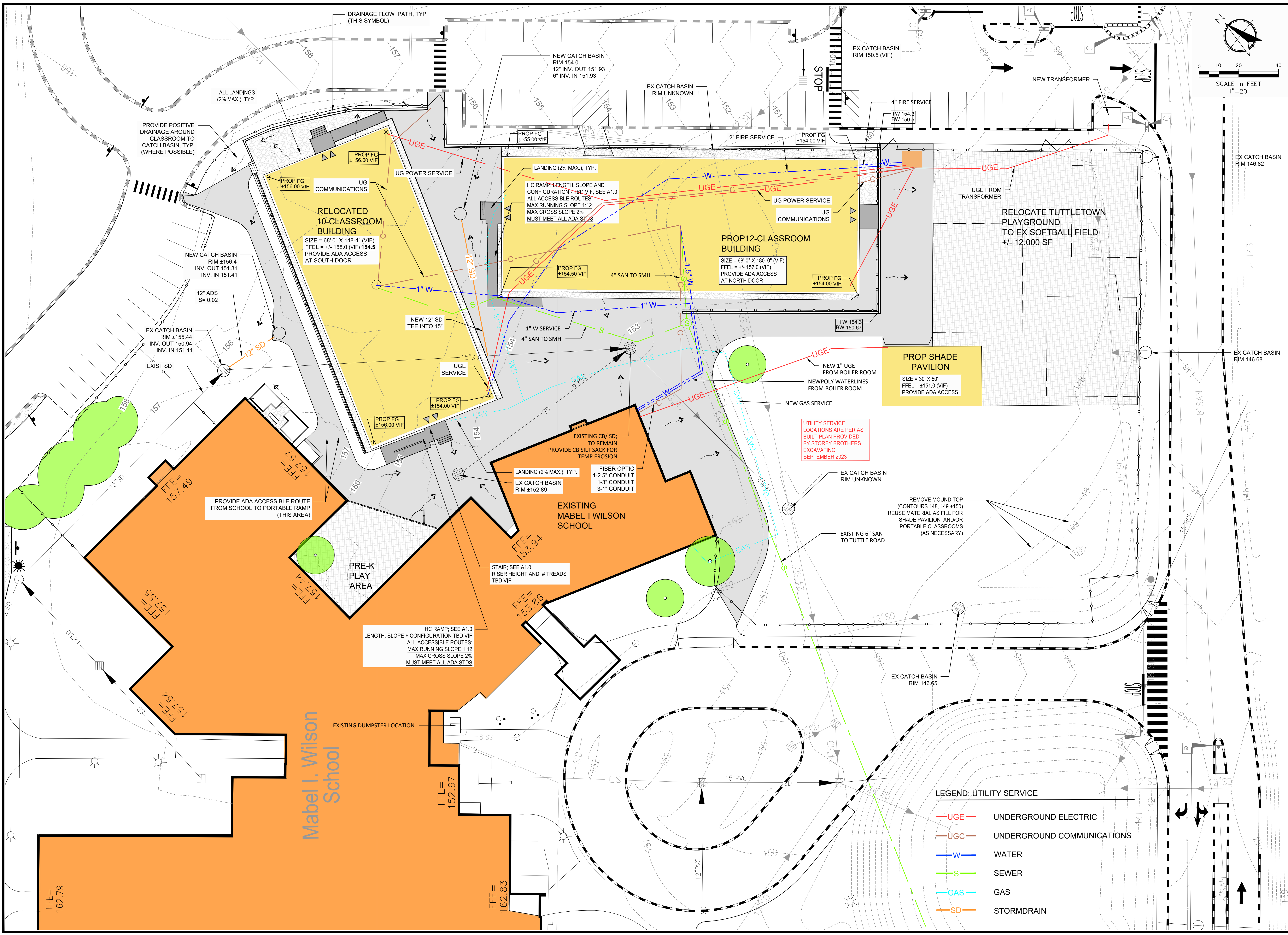
The drip strips will need to be maintained on a regular basis to ensure their continued function. Basic maintenance will include quarterly inspection and removal of debris from the stone surface. If surface ponding on the strip is evident after rainfall events, the stone surface layer will need to be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











OWNER:

MSAD #51

Cumberland, Maine

Project:

MSAD 51

MODULAR CLASSROOM

ADDITIONS

Revisions	Date	Description
1	04-08-23	REV EXIST COND PLAN
2	06-02-23	FOR CONSTRUCTION
3	09-25-23	FOR AMENDMENT

Drawn By: MB

Approved By: PC

Scale: AS SHOWN

Phase: PERMITTING

CARROLL ASSOCIATES

LANDSCAPE ARCHITECTS

217 COMMERCIAL STREET, STE 200

PORTLAND, MAINE 04101

207.772.1550 V F 207.772.0712

Date:

SEPTEMBER 26, 2023

Sheet No:

L3.0