



CITY OF GARDINER

PLANNING BOARD

Gardiner Planning Board

City of Gardiner, Maine

April 24, 2006 @ 5:00 PM
Site Walk Notes
Water Street, Usdan Property

ROLL CALL

Present: Pat Hart Deborah Willis James Montell
Pamela Mitchel

Absent: Edward Lawrence Bob Moody

Also Present: Dorothy Morang, Planning Board Recording Secretary
David Cichowski, Code Enforcement Officer (CEO)
Jason Simcock, Director Planning & Development, City of Gardiner
Pat Gilbert, Director of City Services, City Of Gardiner

Mark Felder Francis Grey Jr. Dorothy Washburn

SITE WALK, WATER ST 5:00 PM

The Gardiner Planning Board will conduct a Site Walk to view the area where the City of Gardiner is proposing to add up to 5,000 cubic yards of fill on a vacant lot owned by the City, for future development. The property, located on Water Street, City Tax Map 30, Lot 36, within the Central Business/Shoreland Overlay and Resource Protection Zoning Districts.

The Board viewed the area and specifically where the fill would go. They looked at the V-wrap area and other area restricted by Maine Department of Environmental Protection (MDEP). The CEO measured the distance from the Stream back 100' and also from the Stream to the back of the area where the fill would end.

Pat Gilbert said that years ago they were going to fill it in and much of what's there now is street sweepings. They would like to continue to use street sweepings and also clean fill from the northwest quadrant. There would be no hot top or other hazardous materials in

the fill. They would level the area near the street and back slope 2 to 1 towards the Stream 200 – 300'. They would use a silt fence and seed.

Mark Felder asked if someone could put a building on the sand. Jason said they would have to dig and do tests to determine what is there and if it is suitable or if some other preparation would have to be done before construction. He said they will remove all metal debris. Mark said this area could be a beautiful park area and lead in to the trail. Pat Gilbert explained to Mark what could be put in there and what could not because of MDEP regulations. A parking area is one allowable use.

Mark asked why the City was doing this. Jason said this has been in the talking stage for a very long time to re-develop this area.

Chair Hart asked if it had been brought up to the City Council. Jason said yes and they were going to work on it at the next Council meeting. The Cobbossee Corridor Committee were also going to try to be there to put it all into perspective within their plan. Jason said the use is a policy decision and would go to the Council for them to decide.

5:30 PM Site Walk ended.



CITY OF GARDINER

PLANNING BOARD

Gardiner Planning Board

City of Gardiner, Maine

April 24, 2006 @ 6:00 PM
Site Walk Notes
Marston Road, Leathers Property

ROLL CALL

Present: Pat Hart Deborah Willis James Montell
Pamela Mitchel Ed Lawrence

Absent: Bob Moody

Also Present: Dorothy Morang, Planning Board Recording Secretary
David Cichowski, Code Enforcement Officer (CEO)
Jason Simcock, Director Planning & Development, City of Gardiner

Dorothy Washburn Chris Leathers Jim Leathers
Valerie Leathers Kane Coffin

SITE WALK, MARSTON RD 6:00 PM

The Gardiner Planning Board will conduct a Site Walk to view the area of a proposed 4-lot Sub-Division named Leathers Subdivision. The Applicant is Kane Pl Coffin, E. S. Coffin Engineering & Surveying. The property, owed by James R. and Valerie J. Leathers, is located on the Marston Road, City Tax Map 12, Lot 10, within the Rural Zoning District.

Kane Coffin showed the Board members the area for each lot and the proposed driveways. He gave them the measurements for sight distance for each lot. The Board members viewed each lot and the common area behind the lots as well as the lot being retained by the owners and the lot sold to Mike Adams.

Site Walk ended at 7:15 PM