



6 Church Street,
Gardiner, Maine 04345
Phone (207) 582-4200

Site Plan Review Application

Project Name: Common Wealth Poultry Slaughterhouse Project Cost: \$300,000

Date of Submission: _____ Received by: _____ Fees: _____

A complete written description of the proposed project including all other local, state and federal permits required for the project. Remodeling of existing building including erecting walls, installing electrical and water service. Paving the front of the building which was approved in original permit when building was constructed. Installing restrooms, coating the floor and installation of production equipment.

Anticipated beginning/completion dates of construction: 7/20/2020 / 12/31/2020

1. General Information:

Name of Property Owner: STRRI LLC

Address: 55 Industrial Drive

Phone/Fax No: 207-582-8810

Applicant/Agent Name: STRRI LLC

Address: 537 High St West Gardiner Maine 04345

Phone/Fax No 207-582-8810

Design Professional(s)/Contractor(s): Surveyor Engineer Architect Contractor

Name: McGee Construction

Address: 537 High Street West Gardiner Maine 04345

Phone/Fax No 207-582-8810

Name: _____

Address: _____

Phone/Fax No _____

Name: _____

Address: _____

Phone/Fax No _____

Signature: _____ Date: _____

2. Property Information:

Property Location: 55 Industrial Drive
Deed Ref: Book 13544 Page 0186 . City Tax Map(s) 002020 Lot(s) 028
Property Size/Frontage: Acres 17.23 Sq. Ft. 750,630 Road 317.48 Shore 0
Zoning District(s): _____

3. Development Information:

One or more site maps drawn to scale, prepared and sealed by a professional engineer or architect showing the following:

a.) The existing conditions on the property including:

1. The property boundaries;
2. The zoning district and zoning district boundaries if the property is located in more than one zone;
3. The location of required setbacks, buffers and other restrictions;
4. The location of any easements or rights-of-way;
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;
6. The locations of existing utilities on and adjacent to the property including sewers, water mains, stormwater facilities, gas mains, and electric and other telecommunication facilities;
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)
8. The general topography of the property indicating the general slope of the land and drainage patterns. The CEO and/or Planning Board may require a topographic survey of all or a portion of the property for projects involving the construction of new or expanded structures or site modifications.
9. The location, type and extent of any natural resources on the property including wetlands, vernal pools, floodplains, waterbodies, significant wildlife habitats, rare or endangered plants or animals, or similar resources; and
10. The location and type of any identified historic or archeological resource on the property.

b.) The proposed development activity for which approval is requested including:

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed;
2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy;
3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building;
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
5. The proposed flow of vehicular and pedestrian traffic into and through the property;

6. The location and details for any signs proposed to be install or altered;
7. The location and details for any exterior lighting proposed to be installed or altered;
8. Provisions for landscaping and buffering; and
9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal.

Additional Information Required:

Building and structure drawings showing the footprint, height, front, side and rear profiles and all design features necessary to show compliance with this Ordinance;

An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets;

An erosion and sedimentation control plan; and

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project.

Elevation drawings prepared by a professional engineer or architect showing the façade and roof of the side of all proposed structures facing the road, and the side facing the customer entrance. The drawings shall clearly illustrate the profile of the roof. All façade and roof materials shall be identified including color and texture.

Photographs or similar photo representations or drawings showing the architectural design and context of the proposed structures and adjacent properties on the both sides of the road.

Survey Requirements

The Planning Board may require the applicant to submit a survey of the perimeter of the tract, giving complete descriptive data by bearing and distances, made and certified by a Registered Land Surveyor. The survey may be required for the construction of new structures or any construction proposed on a undeveloped parcel or tract of land, whenever the Planning Board finds that a survey is necessary to show compliance with the requirements of this Ordinance due to the size of the lot, location of the lot or the placement of existing or proposed structures on the lot or neighboring properties.

Additional Studies

The Planning Board may require the applicant to perform additional studies or may hire a consultant to review the application or portions thereof. The cost to perform additional studies or hire a consultant shall be borne by the applicant.

4. Review Criteria

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Planning Board shall approve an application unless one or the other of them makes a written finding that one or more of the following criteria have not been met.

6.5.1.1 The application is complete and the review fee has been paid.

Application is complete and fee paid

6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance.

The proposal conforms to all applicable provisions of the ordinance

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.

The modifications to the structure will have no effect on pollution, erosion or sedimentation into water bodies

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

The proposal provides for the adequate disposal of wastewater and solid waste

6.5.1.5 The proposal will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality, scenic areas and archeological and historic resources.

The proposal will have no adverse effect upon wildlife habitat. Project is not in a unique natural area there is no shoreline, scenic area or archeological and historic resources

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.

The proposal will have no adverse effect on wetlands or waterbodies.

6.5.1.7 The proposal will provide for adequate storm water management.

The proposal provides for adequate storm water management

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.

The project contains no shoreline.

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.

The proposal conforms to all Floodplain Management requirements

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.

Sufficient water is available to meet the projects needs

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.

Proposal will not adversely affect groundwater quality or quantity

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.

Proposal will provide for safe and adequate vehicle and pedestrian circulation

6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.

Proposal will not result in a reduction of the quality of any municipal service

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.

Financial and technical capacity is adequate to meet the provisions of this Ordinance

6.5.2 Site Plan Review Criteria

Site Plan Review shall meet the Review Criteria contained in 6.5.1 and the additional criteria contained in this section

All applications for.

All criteria is met-

6.5.2.1. The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;

Proposal is in accordance with the character of the site

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties;

Proposal will not have an adverse impact upon neighboring properties

6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses in accordance with the appropriate performance standards;

Proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land

6.5.2.4 The building site and roadway design will harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum;

Building site and roadway design will harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent

6.5.2.5 The proposal will reflect the natural capabilities of the site to support the development. Buildings, structures, and other features should be located in the areas of the site most suitable for development. Environmentally sensitive areas including waterbodies, steep slopes, floodplains, wetlands, significant plant and wildlife habitats, scenic areas, aquifers and archeological and historic resources shall be preserved to the maximum extent;

Proposal will reflect the natural capabilities of the site to support the development

6.5.2.6 The proposal will provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. The system will connect building entrances/exits with the parking areas and with existing sidewalks, if they exist or are building entrances/exits with the parking areas planned in the vicinity of the project;

Proposal will provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area. Building entrances/exits will connect with the parking areas.

6.5.2.7 In urban and built-up areas, buildings will be placed closer to the road in conformance with setback requirements and parking areas shall be located at the side or rear of the building;

Proposal is not within and urban area

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent;

Common parking area is designed into the project

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach.

Entrances are aligned with public roads

6.5.2.10 Exterior building walls greater than 50 feet in length which can be viewed from the public road will be designed with a combination of architectural features with a variety of building materials and shall include landscaping abutting the wall for at least 50% of the length of the wall.

Building is not viewable from a public road

6.5.2.11 Building materials will match the character of those commonly found in the City and surrounding area including brick, wood, native stone, tinted/textured concrete block or glass products. Materials such as smooth-faced concrete block or concrete panels and steel panels will only be used as accent features. Materials shall be of low reflectance, subtle, neutral or earth tone colors. High-intensity and bright colors shall be prohibited except when used as trim or accent. Building materials for industrial or commercial buildings located within an approved industrial park or subdivision are not be required to comply with this provision.

Project will not be effecting the exterior of the building which constructed as similar buildings in the area

6.5.2.12 Building entrances and points where the development intersects with the public road and sidewalk will be provided with amenities appropriate for the area such as benches, bike racks, bus stop locations and other similar landscape features.

Amenities are appropriate for the area

6.5.2.13 A proposal which includes drive-through service will be designed to minimize impact on the neighborhood. Drive-through lanes will be fully screened from adjacent residential properties and communication systems will not be audible on adjacent properties.

Applicant shall provide information that demonstrates that the proposal will be sensitive to the character of the site, neighborhood and the district in which it is located by considering the following:

Proposal does not include or require drive-through service

6. Waivers

Waiver of Submission Requirements

The Planning Board may, for good cause shown and only upon the written request of an applicant specifically stating the reasons therefor, waive any of the application requirements provided such waiver will not unduly restrict the review process. The Planning Board may condition such a waiver on the applicant's compliance with alternative requirements. Good cause may include the Planning Board's finding that particular submissions are inapplicable, unnecessary, or inappropriate for a complete review. Notwithstanding the waiver of a submission requirement, the Planning Board may, at any later point in the review process, rescind such waiver if it appears that the submission previously waived is necessary for an adequate review. A request for a submission previously waived shall not affect the pending status of an application.

20-22

20-24

20-23

20-27

Common Wealth Poultry Co

4B

Richmond

Wecks Rd

Industrial

Industrial Dr

Industrial Dr

482.77'

406.110'

160.21'

262.13'

26.73'

314.063'

254.15'

397.62'

560.14'

297.402'

267.429'

160.25'

163.13'

34.83'

42.30'

33.00'

30.00'

20.00'

60.00'

34.00'

50.67'

262.57'

400'

366.42'

186.86'

397.40'

38.66'

500'

Property Location: 55 INDUSTRIAL DR
 Vision ID: 100067

Account # 002834

MAP ID: 002/ 020/ 028/ /

Bldg #: 2 of 2 Sec #: 1 of 1 Card 2 of 2

State Use: 4022
 Print Date: 07/25/2019 07:34

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Style	47 Cold Storage		
Model	96 Industrial		
Grade	06 Good		
Stories	1		
Occupancy	1		
Exterior Wall 1	27 Pre-finish Metl		
Exterior Wall 2	01 Flat		
Roof Structure	01 Tar & Grv/Rub		
Roof Cover	04 Cnst Wd Panel		
Interior Wall 1	06 Concrete		
Interior Wall 2	03 Concrete		
Interior Floor 1	01 Wood/Coal/None		
Interior Floor 2	01 None		
Heating Fuel	01 None		
Heating Type	01 None		
AC Type	01 None		
Bldg Use	4022 IND BLDG		
Total Rooms	1		
Total Bedrms			
Total Baths			
Heat/AC	00 None		
Frame Type	02 Wood		
Baths/Plumbing	00 None		
Ceiling/Wall	00 None		
Rooms/Ptns	04 Extensive		
Wall Height	04		
% Conn Wall	18		

BUILDING SUB-AREA SUMMARY SECTION		BUILDING EXPIRATION SUMMARY SECTION	
Code	Description	Living Area	Gross Area
BAS	First Floor	10,800	10,800
		EF Area	Unit Cost
		10,800	1,111,343

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)	
Element	Description	Element	Description
Code	4022 IND BLDG	Code	4022 IND BLDG
Description	IND BLDG	Description	IND BLDG
Percentage	100	Percentage	100
NEEDY USE			
Adj. Base Rate: 102.90			
Replace Cost: 0,111,343			
AYB: 2017			
EYB: 2017			
Dep Code			
Remodel Rating			
Year Remodeled			
Dep %			
Functional Obstrc			
External Obstrc			
Cost Trend Factor			
Condition			
% Complete: 35			
Overall % Cond: 35			
Apprais Val: 389,000			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

BAS
 No Photo On Record
 120

Property Location: 55 INDUSTRIAL DR
 Vision ID: 100067

Account # 002834

MAP ID: 002/ 020/ 028/ /

Bldg #: 2 of 2

Bldg Name:

Sec #: 1 of 2

State Use: 4022

Print Date: 07/25/2019 07:34

CURRENT OWNER
 LOVELY WILLIAM
 LOVELY ANETTE
 25 ABJ DRIVE
 GARDINER, ME 04345
 Additional Owners:

TOPO
 4 Rolling
UTILITIES
 1 Paved
STREET/ROAD
 3 Rural
HOAC/SECTION
 SEND VALU
 TAX ACQ PH FRCLSR
 LISTING AG
 LIST PRICE
 SPEC DISTR
 LD #1 TYPE
 GIS ID: 002020028
ASSOC PID#

RECORD OF OWNERSHIP
 LOVELY WILLIAM
 GARDINER CITY OF

BK/OL/PAGE
 11820/ 070
 9125/ 310

SALE DATE
 10/08/2014
U/V
 U V
SALE PRICE
 146,250
 746,668
% C
 1E
 1G

PREVIOUS ASSESSMENTS (HISTORY)
 Yr. Code Assessed Value
 2019 4022 1,316,500
 2019 4022 382,200
 2019 4022 12,600

APPRaised VALUE SUMMARY
 Appraised Bldg. Value (Card)
 Appraised XF (B) Value (Bldg)
 Appraised OB (L) Value (Bldg)
 Appraised Land Value (Bldg)
 Special Land Value

APPRaised VALUE SUMMARY
 Total Appraised Parcel Value
 Valuation Method:
 Exemptions
 Adjustments:
 Net Total Appraised Parcel Value

EXEMPTIONS

OTHER ASSESSMENTS

APPRaised VALUE SUMMARY

APPRaised VALUE SUMMARY

APPRaised VALUE SUMMARY

APPRaised VALUE SUMMARY

ASSESSING NEIGHBORHOOD
 NBHD/ SUB
 0001/A

ASSESSING NEIGHBORHOOD
 NBHD Name
 Street Index Name

ASSESSING NEIGHBORHOOD
 Tracing
 Batch

ASSESSING NEIGHBORHOOD
 Tracing
 Batch

ASSESSING NEIGHBORHOOD
 Tracing
 Batch

ASSESSING NEIGHBORHOOD
 Tracing
 Batch

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD

BUILDING PERMIT RECORD

LAND LINE VALUATION SECTION

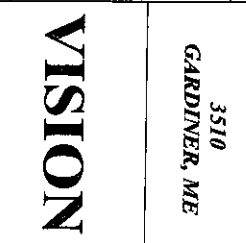
LAND LINE VALUATION SECTION

LAND LINE VALUATION SECTION

LAND LINE VALUATION SECTION

LAND LINE VALUATION SECTION

LAND LINE VALUATION SECTION



Property Location: 55 INDUSTRIAL DR
 Vision ID: 100067

Account # 002834

MAP ID: 002/020/028/1

Bldg #: 1 of 2

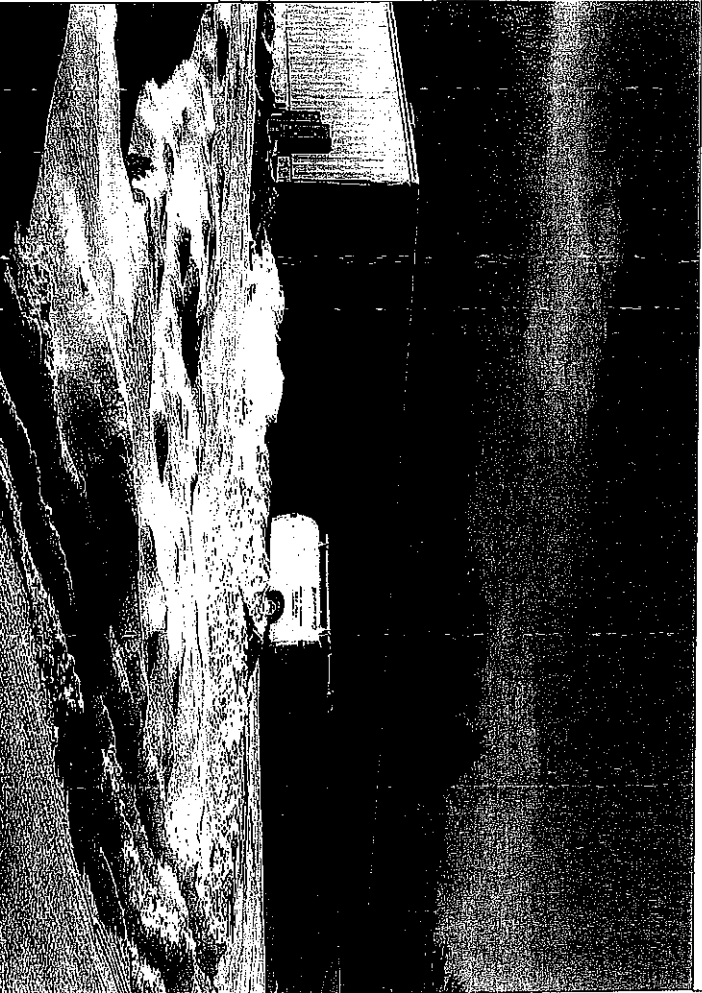
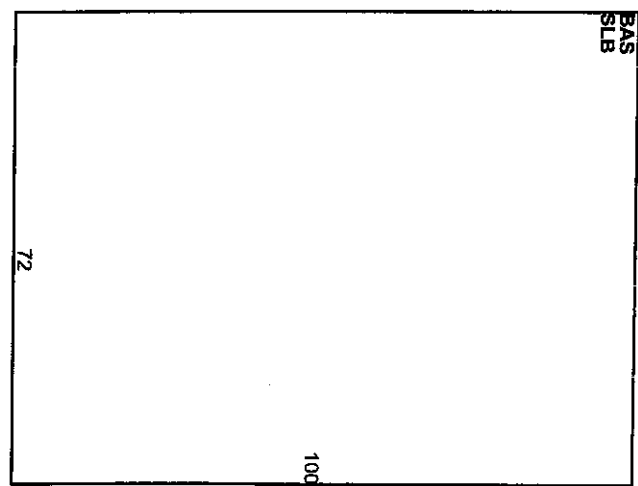
Bldg Name: Sec #: 1 of 1 Card 1 of 2

State Use: 4022
 Print Date: 07/25/2019 07:33

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)								
Element	Cd	Ch	Description	Element	Cd	Ch	Description					
Style	47		Cold Storage									
Model	96		Industrial									
Grade	06		Good									
Stories	1											
Occupancy	1											
Exterior Wall 1	27		Pre-finish Metl									
Exterior Wall 2												
Roof Structure	01		Flat									
Roof Cover	02		Roll'd Comp									
Interior Wall 1	06		Cust Wd Panel									
Interior Wall 2	05		Drywall									
Interior Floor 1	03		Concrete									
Interior Floor 2												
Heating Fuel	03		Gas									
Heating Type	04		Forced Air-Duc									
AC Type	03		Central									
Bldg Use	4022		IND BLDG									
Total Rooms	15											
Total Bedrms	0											
Total Baths	2											
Heat/AC	01		Heat/AC Pkg									
Frame Type	02		Wood									
Baths/Plumbing	02		Average									
Ceiling/Wall	06		Cell and Walls									
Rooms/Prtis	04		Extensive									
Wall Height	18											
% Conn Wall												
OB-UBUILDING & YARD ITEMS/EX-BUILDING EXTRAFEATURES(0)												
Code	Description	Sub	Sub Descript	L/B Units	Unit Price	Yr	Gde	Dp	Rr	Cnd	%Cnd	Apr Value
PAVI	PAVING-ASPH			7,000	1.80	2015		0			100	12,600
BUILDING SUB AREA SUMMARY SECTION												
Code	Description	Living Area	Gross Area	EF Area	Unit Cost	Undeprc. Value						
BAS	First Floor	7,200	7,200	7,200		927,531						
SLB	Slab	0	7,200	0		0						

MIXED USE	
Code	Description
4022	IND BLDG
	Percentage 100

COST/MARKET FLUCTUATION	
Adj. Base Rate:	
	128.82
Replace Cost	927,531
AYB	2015
FYB	2008
Dep Code	A
Remodel Rating	
Year Renodeled	
Dep %	0
Functional Obslnc	0
External Obslnc	0
Cost Trend Factor	1
Condition	
% Complete	100
Overall % Cond	
Apprais Val	927,500
Dep % Ovr	0
Dep Ovr Comment	
Misc Imp Ovr	0
Misc Imp Ovr Comment	
Cost to Cure Ovr	0
Cost to Cure Ovr Comment	



ROLLING	UTILITIES	SERIAL ROAD	MOGATION	GENERAL ASSESSMENT
4 Rolling		1 Paved	3 Rural	INDUSTR. IND LAND INDUSTR.
				Code 4022 4022 4022
				Appraised Value 1,316,500 382,200 12,600
				Assessed Value 1,316,500 382,200 12,600
SUPPLEMENTAL DATA Other ID: THE CODE: LH AWT USE PROGRAM: TAX ACQ PII FRCLSR TC ENROLL YI: LISTING AG TC PLAN YR: LIST PRICE LD #1 TYPE: SPEC DISTR GIS ID: 002020028 ASSOC PID#				3510 GARDINER, ME

RECORD OF OWNERSHIP	REVOL/PAGE	SALE DATE	QU	VI	SALE PRICE	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
LOVELY WILLIAM GARDINER CITY OF	11820/070 9125/310	10/08/2014	U	V	146,250 746,668	2019 2019	4022 4022	1,316,500 382,200	2018 2018	4022 4022	1,316,500 382,200	2017 2017	4022 4022	1,075,200 382,200
PREVIOUS ASSESSMENTS (HISTORY) Total: 1,711,300 Total: 1,711,300 Total: 1,470,000														

EXEMPTIONS	Amount	Code	Description	Number	Amount	Comm. Int.
OTHER ASSESSMENTS Total: 927,500 Appraised Bldg. Value (Card) Appraised XF (B) Value (Bldg) Appraised OB (L) Value (Bldg) Appraised Land Value (Bldg) Special Land Value Total Appraised Parcel Value Valuation Method: Exemptions Adjustments: Net Total Appraised Parcel Value						

ASSESSING NEIGHBORHOOD	Street Index Name	Tracing	Batch
NBHD/SUB 0001/A	NBHD Name		

PERMIT RECORD	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
Permit ID								

LANDLINE VALUATION SECTION	Use	Zone	D	Front	Depth	Units	SF	AC	Unit Price	I. Factor	S.A.	Disc	Acres	C. Factor	ST	Adj.	Notes-Adj	Special Pricing	S Adj	Adj. Unit Price	Land Value
B #	4022	IND BLDG	19			43,560	7,00	9.23	1.08	1.1500	F	1.0000	1.0000	1.00	30	1.00			1.00	1.24	54,100
	4022	IND BLDG				46,900	80			1.0000	0	0.9400	1.00	1.00	30	1.00			1.00	44,086.00	308,600
	4022	IND BLDG				2,250	80			0	0.9400	1.00	1.00	1.00	30	1.00			1.00	2,115.00	19,500
Total Card Land Units: 17.23 AC Parcel Total Land Area: 17.23 AC Total Land Value: 382,200																					

VISIT/CHANGE HISTORY	Date	Type	IS	ID	CD	Purpose/Result
	04/02/2019	CL			26	Building Permit Visit
	07/02/2018	CL			26	Building Permit Visit
	04/03/2017	CL			15	Building Permit Visit
	01/14/2015	CL			43	Assessor Review
	01/07/2015	CL			43	Assessor Review



This signature acknowledges a visit by a Data Collector or Assessor

KEYED NOTES:

- ① CONNECT NEW 2" WATER TO EXISTING 2" WATER. PROVIDE CURB STOP.
- ② CONNECT NEW 8" PVC SEWER TO EXISTING SEWER.
- ③ CONNECT NEW UNDERGROUND ELECTRIC TO EXISTING TRANSFORMER.
- ④ WATER FROM PROPOSED DISTRIBUTION BUILDING ROOF DRAINS TO BE COLLECTED FOR RE-USE ONSITE AND NOT NEED TREATMENT.

IMPERVIOUS AREAS:

CURRENTLY PERMITTED:

BUILDING:	19,250 SF
PAVEMENT:	<u>33,650 SF</u>
COMBINED AREA:	52,900 SF

PROPOSED:

BUILDING*:	10,800 SF
PAVEMENT:	<u>19,400 SF</u>
COMBINED AREA:	30,200 SF

NET INCREASE*: 19,400 SF

TOTAL AREA

NEEDING TREATMENT*: 72,300 SF

* STORM WATER FROM PROPOSED DISTRIBUTION BUILDING ROOF DRAINS TO BE COLLECTED FOR RE-USE ONSITE AND NOT NEED TREATMENT.



GARDINER WATER DISTRICT

P.O. Box 536 • Gardiner, Maine 04345 • 207-582-5500 • Fax 207-582-3093

June 15, 2020

David Matulonis
Commonwealth Poultry

Dear Mr. Matulonis,

In regards to our conversation this morning, the Gardiner Water District has sufficient capacity to serve your proposed expansion of Commonwealth Poultry in the Libby Hill Business Park. Please contact me if you have any further questions.

Sincerely,

Paul Gray

Superintendent GWD

F/E

Angelia Christopher

From: Kristopher McNeill
Sent: Friday, June 12, 2020 1:33 PM
To: Angelia Christopher
Subject: FW: Informal planning hearing

Kris McNeill
Code Enforcement Officer

kmcneill@gardinermaine.com

FIRST PREVENTERS: A First Preventer may go under the title of building inspector, building official, code enforcement officer, fire chief, fire marshal, building safety official, electrical inspector, plumbing inspector, plan reviewer or health officer. But the labels merely obscure their common mission: to prevent harm by ensuring compliance with building safety codes before a disaster occurs. From hurricanes to tornados, floods, wildfires and earthquakes, building safety codes administered by First Preventers play a major role in saving lives, protecting property and reducing recovery costs often paid for by taxpayer dollars.

From: Paul Boghossian <paulboghossian@gmail.com>
Sent: Friday, June 12, 2020 11:52 AM
To: Kristopher McNeill <kmcneill@gardinermaine.com>
Subject: Informal planning hearing

Hi Chris,

As we discussed this morning, we'd love to get on the planning schedule for an informal hearing about the Dresden Avenue property and the town's appetite for our proposed redevelopment.

Thank you,

Paul

--

Paul Boghossian

401-714-2106
207-873-1800



Planning Board, Gardiner Maine

RE: Commonwealth Poultry Expansion

June 10, 2020

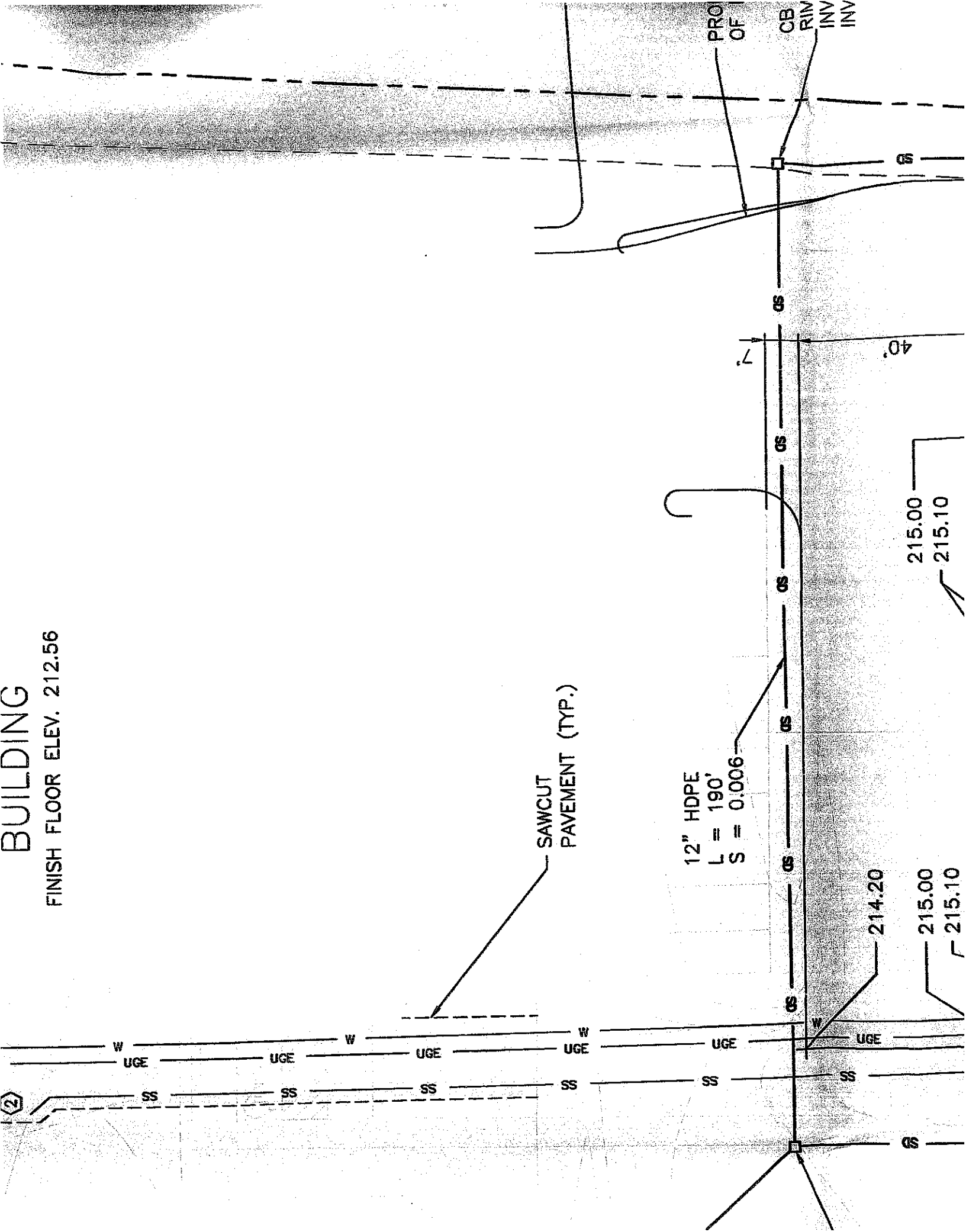
On June 9, 2020 I visited the site of the Commonwealth Poultry processing facility in the Libby Hill Business Park and spoke with Ryan concerning his plans to expand the business by doubling chicken processing quantities as well as adding beef production. Ryan indicated to me that the current water consumption will be increased as a result of the expansion to a level as high as 33 gallons per minute continuous throughout one 10 hour production day. Recent pump checks and drawdown rates show a current pumping capacity of 80 gallons per minute. Therefore the City of Gardiner wastewater transport and treatment facilities do in fact have the capacity to handle this increase in flow.

If you have any questions please let me know.

Doug Clark

BUILDING

FINISH FLOOR ELEV. 212.56



SAWCUT PAVEMENT (TYP.)

12" HDPE
L = 190'
S = 0.006

215.00
215.10

215.00
215.10

214.20

40'

7'

PROJ OF

CB RIM INV INV

W

UGE

SS

W

UGE

SS

W

UGE

SS

W

UGE

SS

UGE

SS

UGE

SS

SS

2