



Site Plan Review Application

Project Name: GARDINER GREEN Project Cost: \$6.2 M

Date of Submission: 6-16-20 Received by: _____ Fees: _____

A complete written description of the proposed project including all other local, state and federal permits required

for the project: **Phase 1** Rehab of the original hospital building into a total of 34 apartment units. There will be 11 studio apartments, 14 one-bedroom apartments and 9 two-bedroom apartments.
Phase 2 Rehab of the hospital south annex building into 4 townhouse condominiums. This would involve adding a second story to the building. Rehab of the boiler house building into 2 townhouse condominiums. This would involve adding back a second story that was previously removed.
Phase 3 Rehab of the Gardiner Family Medicine building into 11 townhouse condominiums. This would involve adding a second story to the existing building.
 Construction of 17 new townhouse condominiums; 2 freestanding townhouses, 6 duplex townhouses and 1 triplex townhouse.
 A total of 68 dwelling units will be developed. There will be no commercial occupancy.

Anticipated beginning/completion dates of construction: 12-31-20 / 12-31-23

I. General Information:

Name of Property Owner: Owner:
MaineGeneral Medical Center
 Address: 35 Medical Center Parkway, Augusta, ME 04330
207-626-1512

Phone/Fax No: _____

Applicant/Agent Name: Applicant/Prospective Owner:
Hathaway Holdings, LLC/Paul Boghossian
 Address: Hathaway Center 10 Water St. Box 68, Waterville, ME 04901
207-873-1800 / 401-714-2106

Phone/Fax No _____

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

Name: _____ Architect:
Sustainable Communities and Design
 Address: 30 Johnson Heights
Waterville, ME 04901
 Phone/Fax No 207-649-0363

Name: _____ Survey:
Dirigo Surveying
 Address: 165 South Road
Winthrop, Maine 04330
 Phone/Fax No 207-923-3443

Name: _____ Traffic Engineer:
Sewall
 Address: 40 Forest Hills Drive
Yarmouth, ME 04096
 Phone/Fax No 207-441-0703

Signature: Date: 6-16-20
MEMBER

2. **Property Information:** 150 Dresden Ave, Book 2860, Page 269, Map 32, Lot 23
 Property Location: _____ 152 Dresden Ave, Book 4869, Page 103, Map 32, Lot 23A _____
 Deed Ref: Book _____ Page _____ . City Tax Map(s) _____ Lot(s) _____
 Property Size/Frontage: Acres 5.09 Sq. Ft. 224,720 Road 244' Shore N/A
 Zoning District(s): HDR

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.

The application is complete and an application fee of \$275 has been paid _____

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

6.5.1.2 The proposal conforms to all the applicable provisions of the Ordinance. A building height variance, however, is requested for the GFM building in order to make it more functional and aesthetically pleasing. A building height study is attached to assist in the evaluation of this request.

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

The proposal will not result in any water pollution, erosion or sedimentation to water bodies _____

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

6.5.1.4 Adequate disposal of all waste water and solid waste is in the plan. _____
A confirming letter from the Sewer Department is in the works.

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.

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

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

The proposal will not have an adverse impact upon water bodies and wetlands. _____

6.5.1.7 The proposal will provide for adequate storm water management.

6.5.1.7 The proposal will result in exemplary stormwater management. We expect most, if not all of the stormwater generated to remain on the site and, eventually, be returned to groundwater. The total impervious surface of the site currently is 98,525 ft.² or 44.4% of the site. After the development is fully built out the total impervious surface of the site will be 80,330 ft.² or 36.2% of the site; an 18% reduction.

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

N/A

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

The proposal will conform to all applicable floodplain management requirements.

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

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development. A confirming letter from the Water Department is in the works.

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

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity. We expect both, in fact, to be much improved.

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

The 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.

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 developments. Confirming letters from the Police Department, Public Works Department and from the Fire Department are in the works.

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

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

6.5.2 Site Plan Review Criteria

All applications for Site Plan Review shall meet the Review Criteria contained in 6.5.1 and the additional criteria contained in this section.

6.5.2 The site plan review meets the review criteria contained in the ordinance.

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;

6.5.2.1 The proposal is sensitive to the character of the site and the neighborhood and the district including conformance to any district-specific design standards.

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

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties. Quite to the contrary, it is expected that it will be a much less intensive use of the site than what was there previously.

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;

6.5.2.3 The proposal contains landscaping, buffering and screening elements to provide privacy to adjacent land uses. Moreover, we are open to suggestions as to landscaping and buffering in order to be a good neighbor. As a business practice, our orientation is toward more and nicer green space. After development is fully built out, green space will increase from 55.5% of the site to 63.8% of the site; a 15% increase.

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;

6.5.2.4 The building site and roadway design will harmonize with the existing topography and conserve natural valley surroundings and vegetation.

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;

The proposal reflects 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 planned in the vicinity of the project;

6.5.2.6 The proposal provides for a system of pedestrian ways and trails within the site appropriate to the development.

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;

6.5.2.7 Buildings are placed closer to the road in conformance with setback requirements. Parking areas will be much reduced and screened for visual enhancement.

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

6.5.2.8 Multiple buildings are designed and placed to utilize common parking areas and enhanced green areas.

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

6.5.2.9 Building entrances are oriented to the public road or parking areas that already exist.

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.

6.5.2.10 Exterior building walls greater than 50 feet long that can be viewed from the public road will be designed with decks or other architectural features that break up the mass and lend to aesthetics and visual enhancement.

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.

6.5.2.11 Building materials will be of a character that fit with historic applications or contemporary structures such as the new MaineGeneral building on Rt 201.

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.

6.5.2.12 Building entrances and points where the development intersects with the public road will be provided with amenities such as benches and bike racks. Furthermore, many of the pedestrian paths through the development will be open to public use.

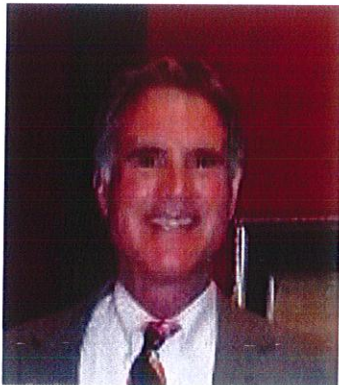
6.5.2.13 A proposal which includes drive-through service will be designed to minimize impact on the neighborhood. Drive-through lanes will be fully screened from adjacent residential properties and communication systems will not be audible on adjacent properties.

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:

6.5.2.13 Not applicable

Proposal is sensitive to the character of the site and neighborhood and will feature architecturally pleasing structures and beautiful and sensitive landscaping and buffering.

Development Bio and References



Paul Boghossian III is the immediate past Chairman of Coventry, RI-based Concordia Manufacturing, LLC which, under his leadership, made notable advances in the research, development and manufacture of technical yarns, fibers, fabrics and composites for advanced end uses. The firm designs and produces custom yarn, fiber and fabric constructions for use in aerospace, sporting goods, anti-counterfeiting and biomedical fibrous and fabric structures. Concordia's latest and most exciting development is engineered implantable biofelts for knee ligament and other body tissue repair as well as carbon fiber composite materials for aviation and other uses.

The Concordia website is www.concordiafibers.com

He also founded the Manufacturers Comp Group of Rhode Island (MCGRI) a successful self insurance group that saved member companies millions of dollars in workers compensation premiums. MCGRI became a part of Beacon Mutual Insurance in 1999. Mr. Boghossian is the immediate past Chairman of that group.

On the development front, Paul Boghossian has led numerous rehab projects with the common theme of creative reuse of older buildings. These include:

Waterville ME: \$35 MM Adaptive use mixed use and loft space development of the former Hathaway Shirt factory that has won accolades and numerous awards and spurred other redevelopment downtown. Now complete and fully occupied.

Portland, ME: Restoration and sale of three commercial buildings near the Public Market, The Wadsworth -- 28-34 Preble Street, The Earl -- 341 Cumberland Ave, and The Monticello. In excess of 100 apartments and 12 commercial spaces were redeveloped.

Coventry, RI: Purchase and repositioning of the 180,000 sf Anthony Mill and securing approvals for apartment rehab. Now complete and fully occupied.

Wickford, RI: 7 Main Street. Rehab and redeployment of a 150 year old harborfront commercial building with increased public access to the waterfront.

Jamestown, RI: 1076 East Shore Road. Interpretive conversion/restoration of four poorly planned condominium units contained in a landmark Jamestown Inn into a single family residence.

Newport, RI: 73 and 75 Washington Street. An historic restoration of two adjoining houses in Newport's "Point" waterfront district. This project won several awards.

Current rehab projects all have the common theme of creative reuse of older buildings within walking distance of a commercial center.

Most notable is the Hathaway Center in Waterville, Maine, a 450,000 square foot mixed use and loft space development, the first 230,000 square feet of which is complete. More than 600 people now live and work in the complex with many times that number visiting daily.

The Hathaway website is www.hathawaycreativecenter.com

Here is a link to a recent television clip on the project:

<https://www.newscentermaine.com/video/news/mill-repurposed-as-hathaway-creative-center/97-280dfcc1-a086-417a-8b96-bc0c0d5ba293>

For references on this transformative project:

Mike Roy, City Manager 207-680-4203

Kim Lindlof, President Mid Maine Chamber 207-873-3315

Also underway is Gehring Green, a project in downtown Bethel, ME that combines the practices of historic adaptive reuse, smart growth and green building.

Mr. Boghossian was honored in 2015 with Maine's highest award for historic preservation by the Maine Historic Preservation Commission. He also was recently named to the Preservation Advisory Committee of the Maine State Legislature.

A 1976 graduate of Colby College, Mr. Boghossian also holds an MBA from the University of Rhode Island, graduating with distinction. He sits on the board of numerous companies and organizations including several schools, multiple children's charities as well as business and civic groups. He is a member of the Rhode Island Commodores and the World President's Organization (WPO). Mr. Boghossian and is a frequent and much sought after guest lecturer at colleges and universities throughout New England.



GSF		
BLDG. 6		
Basement	6,950	
1st Floor	11,561	
2nd Floor	10,794	
subtotal		29,305
BLDG. 5		
Basement	2,305	
1st Floor	2,305	
subtotal		4,610
GFM		
Basement	7,145	
1st Floor	7,145	
subtotal		14,290
BLDG.		
Basement	2,030	
1st Floor	1,153	
subtotal		3,183
total		51,388

Roof Area	37,690
Pavement	74,400
Total Impermeable	96,525

Sustainable Communities & Design
 55 Johnson Heights, Waterville, ME 04901
 www.sustainablecommunitiesanddesign.com
 207-873-1800 or 207-649-0363

Former Gardiner Hospital and Former Gardiner Family Medicine
Exist. Site Plan



Nov. 9, 2019
 revised Nov. 17, 2019



Sustainable Communities & Design
 55 Johnson Heights, Waterville, ME 04901
 www.sustainablecommunitiesanddesign.com
 207-873-1800 or 207-649-0363

**Former Gardiner Hospital and Former Gardiner Family Medicine
 Proposed Site Plan + Topography**

Nov. 9, 2019
 revised Nov. 17, 2019
 revised June 25, 2020





Proposed GSF		
Bldg. 6		
Basement	6,950	
1st Floor	11,561	
2nd Floor	10,794	
subtotal		29,305
Bldg. 5		
Basement	2,305	
1st Floor	2,305	
Prop. New	2,305	
subtotal		6,915
GFM		
Basement	7,145	
1st Floor	7,145	
Prop. New	7,145	
subtotal		21,435
Boiler Bldg.		
Basement	2,030	
1st Floor	1,153	
Prop. New	858	
subtotal		4,041
Proposed Free-standing		
subtotal		40,800
grand total		102,496
Roof Area		37,690
Pavement		36,230
Total Impermeable		73,920

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**Former Gardiner Hospital and Former Gardiner Family Medicine
 Proposed Site Plan**



Nov. 9, 2019
 revised Nov. 17, 2019
 revised June 25, 2020



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23A

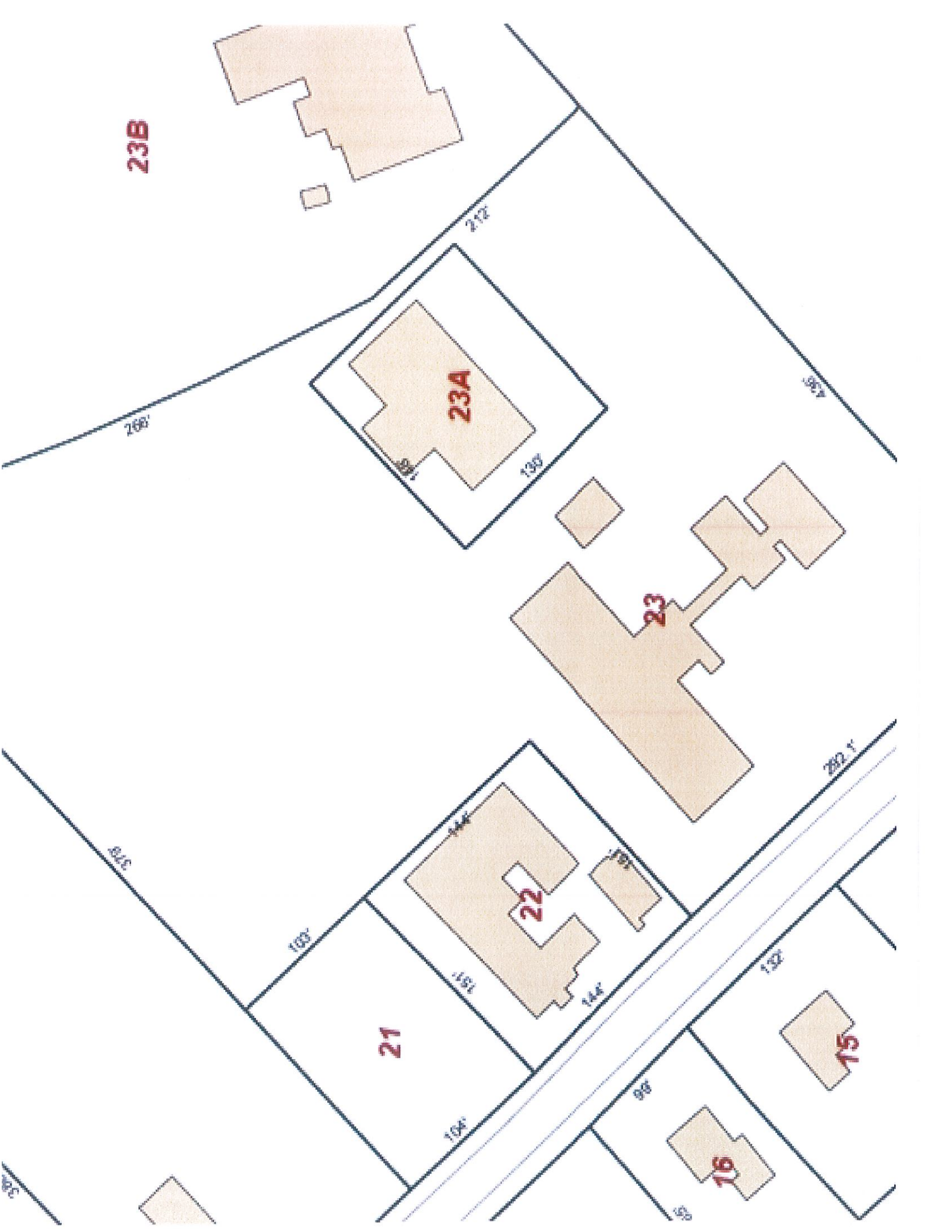
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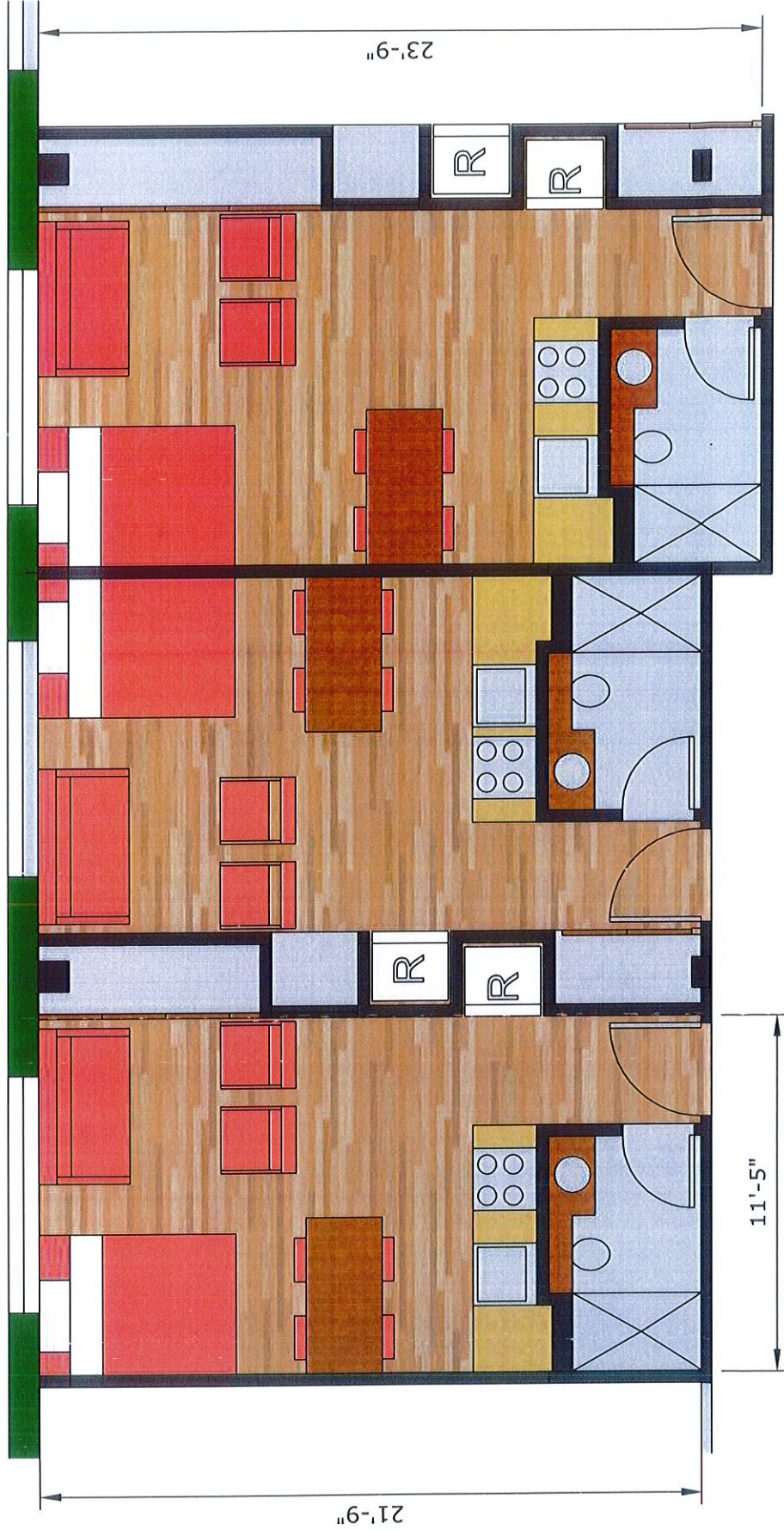
14

25

24

16





**Studio Unit
Plus 2' of Corridor**

**Studio Units
Exist. Corridor**



1 BR Unit

Jim Shipy Architect
 55 Johnson Heights, Waterville, ME 04901
 jimshipy1@gmail.com, 207-649-0363

Bldg. 6, Former Gardiner Hospital

Nov. 21, 2019



NORTH ELEVATION

Jim Shipsky Architect
55 Johnson Heights, Waterville, ME 04901
jimshipsky1@gmail.com, 207-649-0363

Bldg. 6, Former Gardiner Hospital
Sketch Proposed Balconies

Nov. 15, 2019



Jim Shipsky Architect
55 Johnson Heights, Waterville, ME 04901
jimshipsky1@gmail.com, 207-649-0363

**Bldg. 6, Former Gardiner Hospital
Sketch Proposed Balconies**

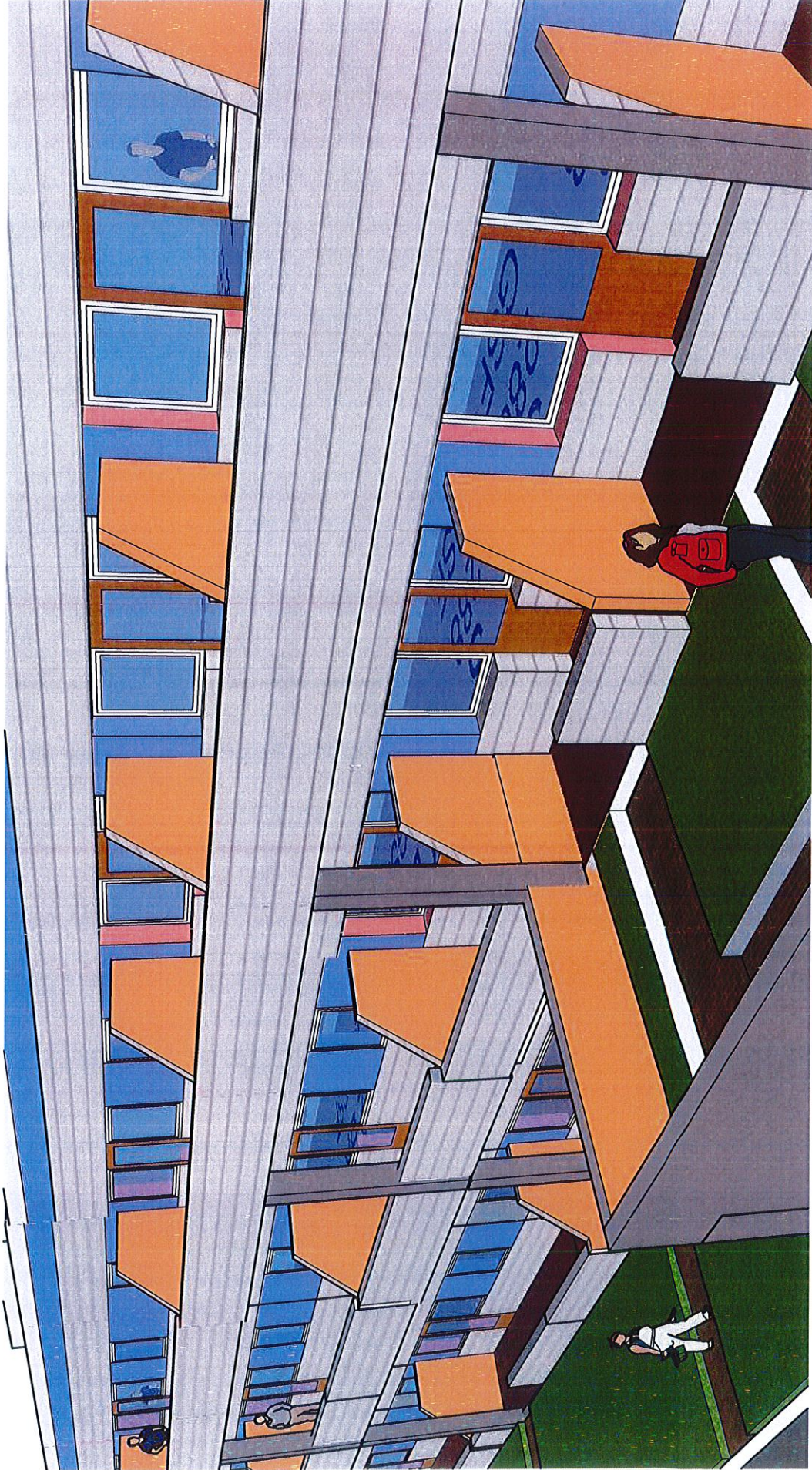
Nov. 15, 2019



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Bldg. 6, Former Gardiner Hospital
Sketch Proposed Balconies

Nov. 15, 2019



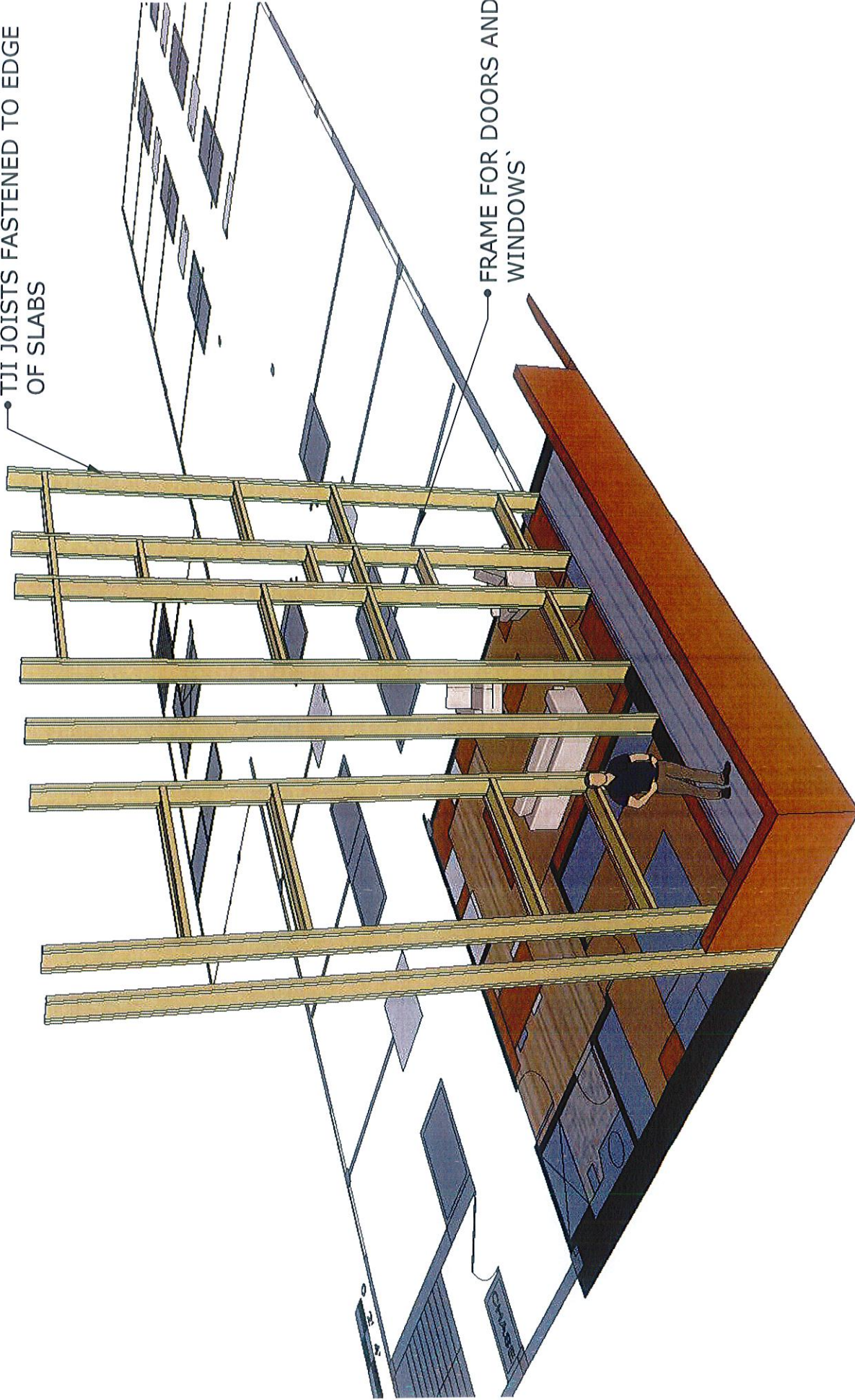
Jim Shipsky Architect
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**Bldg. 6, Former Gardiner Hospital
Sketch Proposed Balconies**

Nov. 15, 2019

TJI JOISTS FASTENED TO EDGE
OF SLABS

FRAME FOR DOORS AND
WINDOWS



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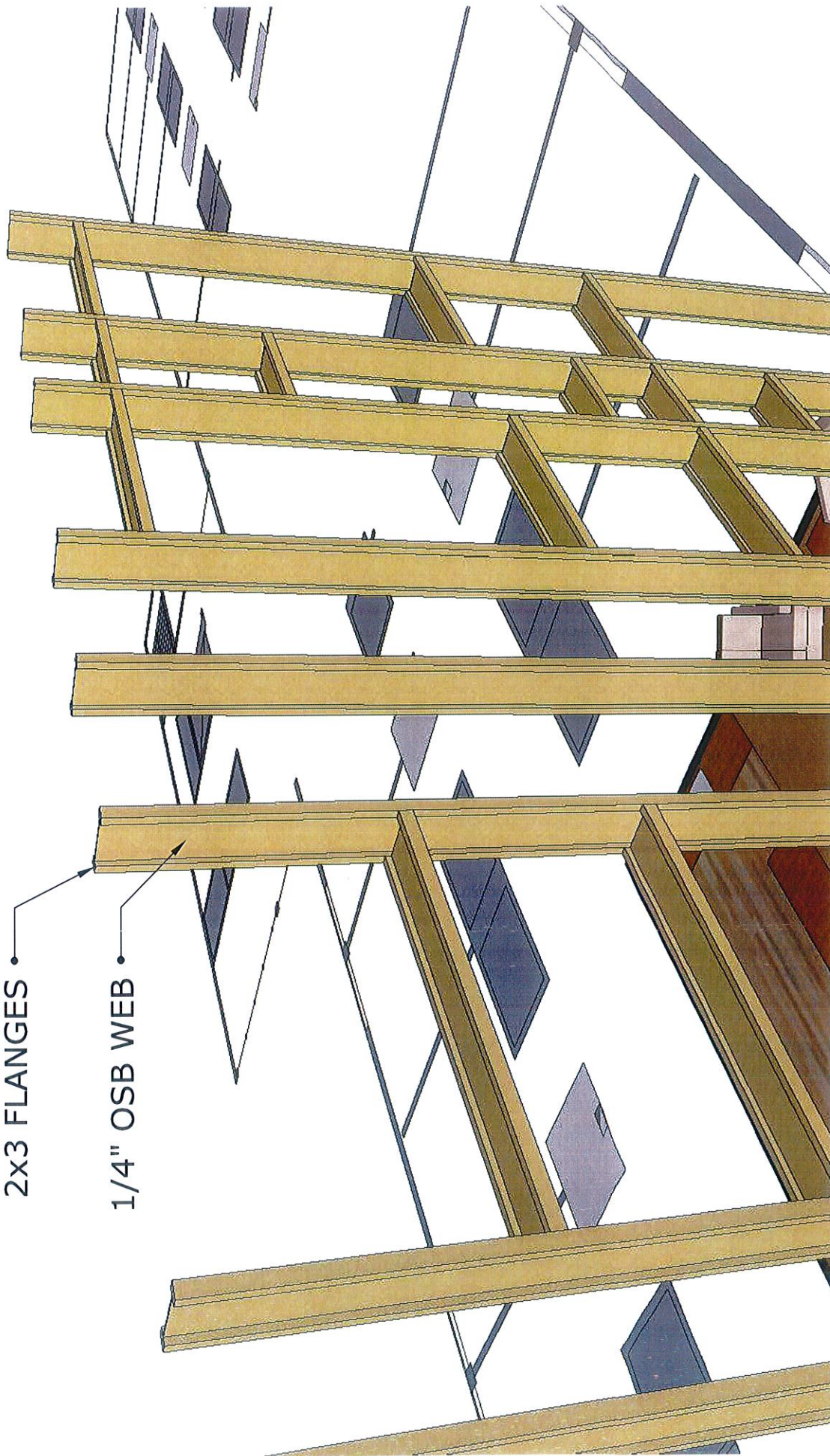
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Sketch Proposed Balconies

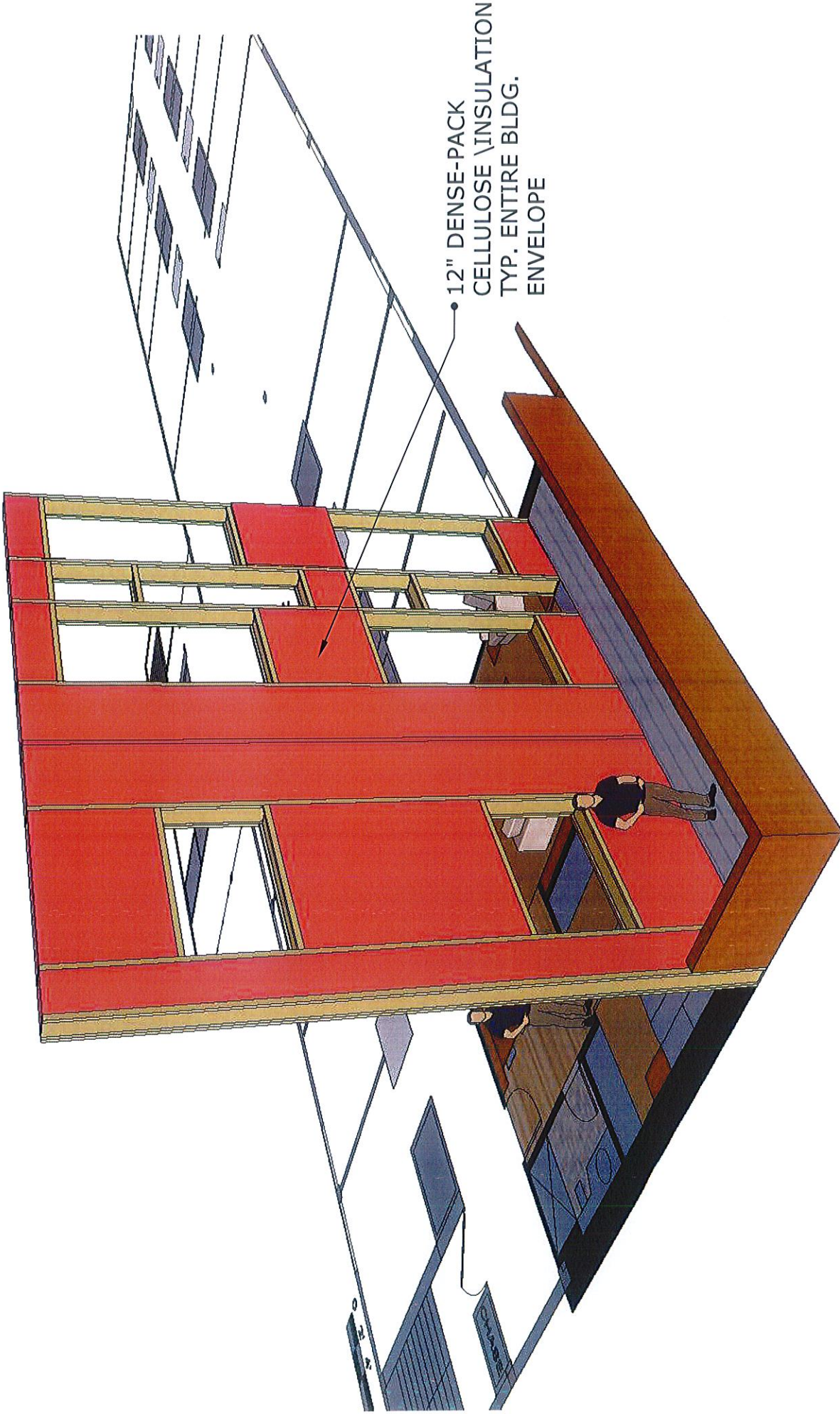
Nov. 15, 2019

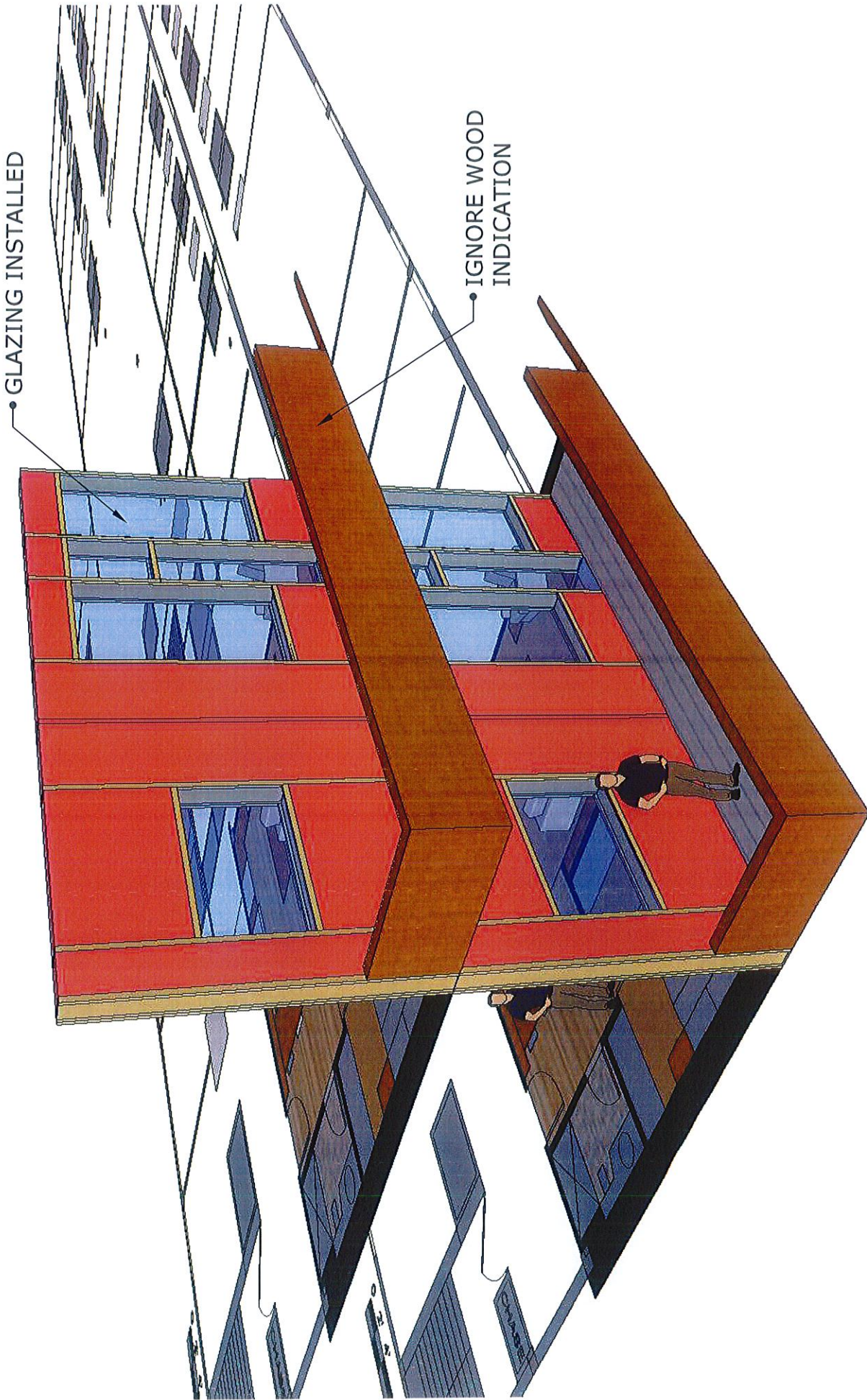
CLOSEUP OF TJIS

2x3 FLANGES

1/4" OSB WEB



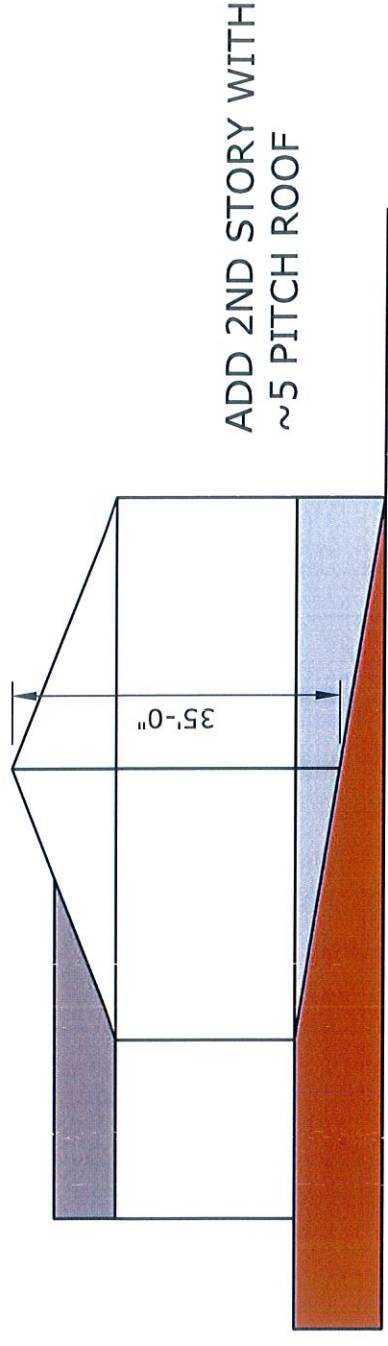
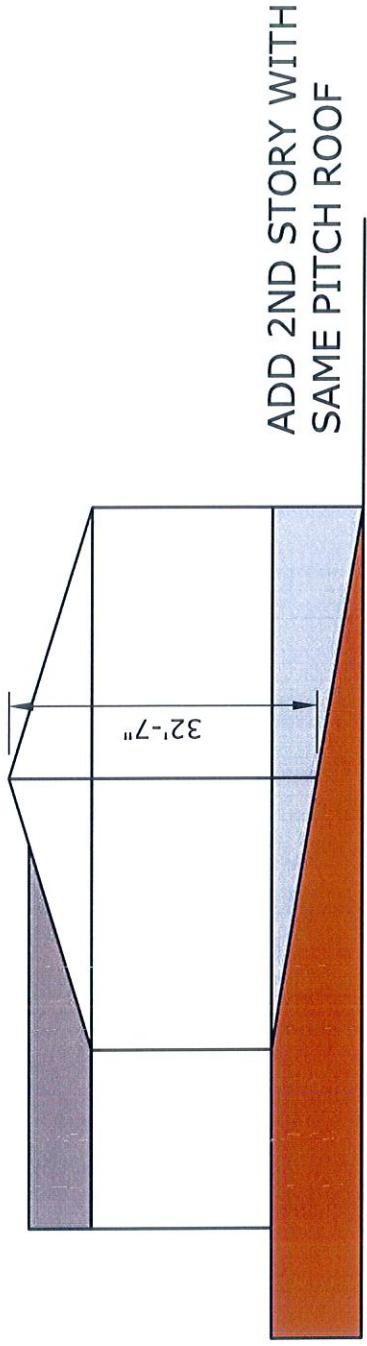
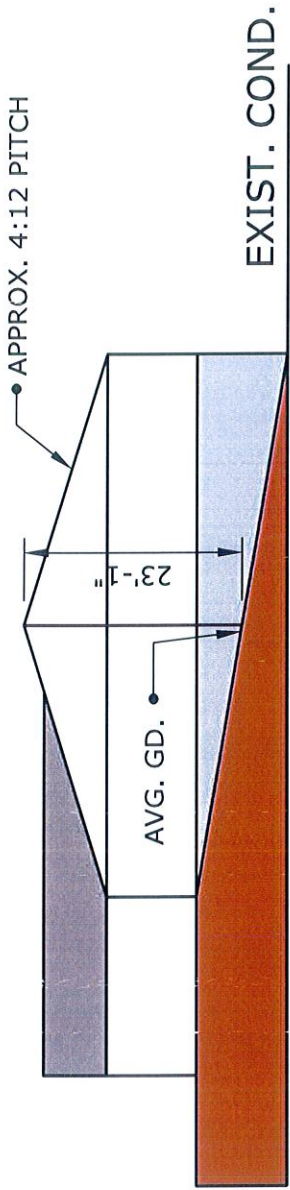


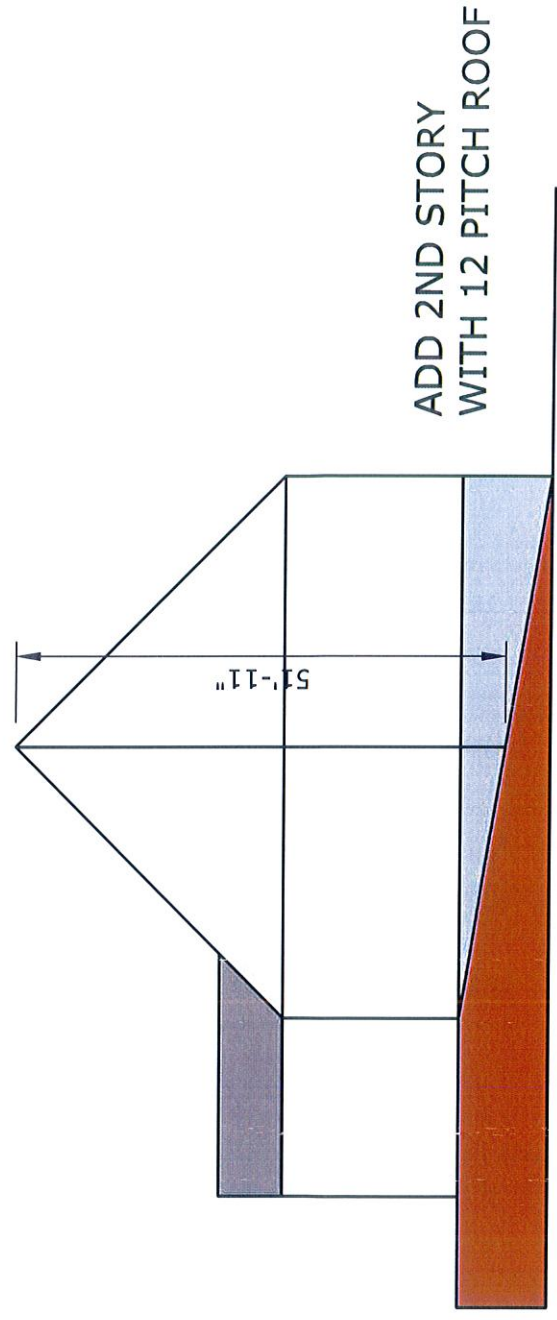
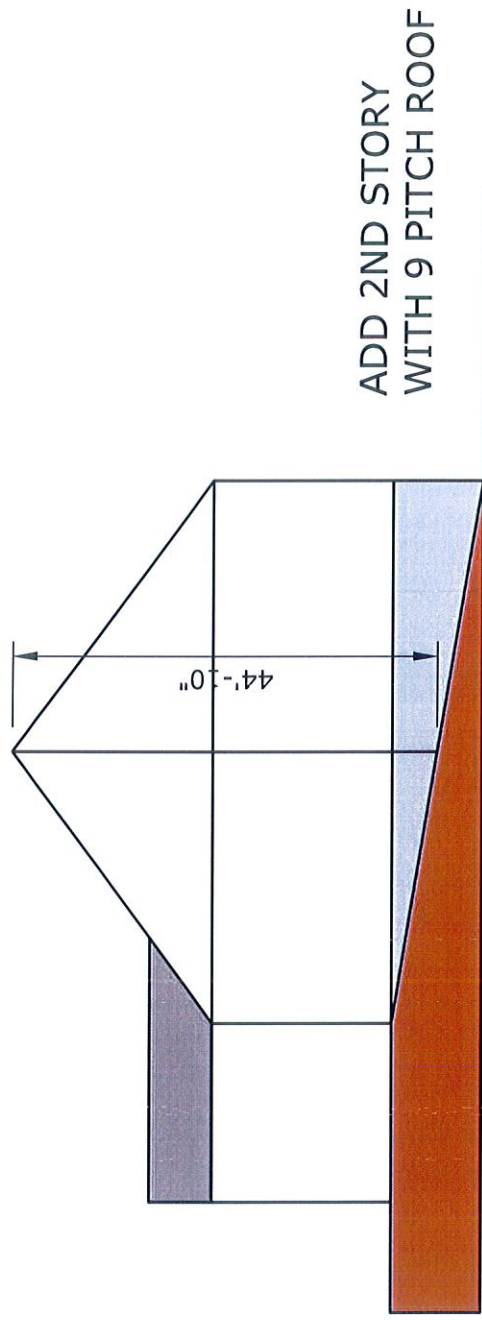




CONTINUOUS
CLERESTORY TO
BRING DAYLIGHT
INTO CORRIDOR
AND NORTH-FACING
APARTMENTS

12" CELLULOSE INSULATION
OUTSIDE EXIST. STRUCTURE

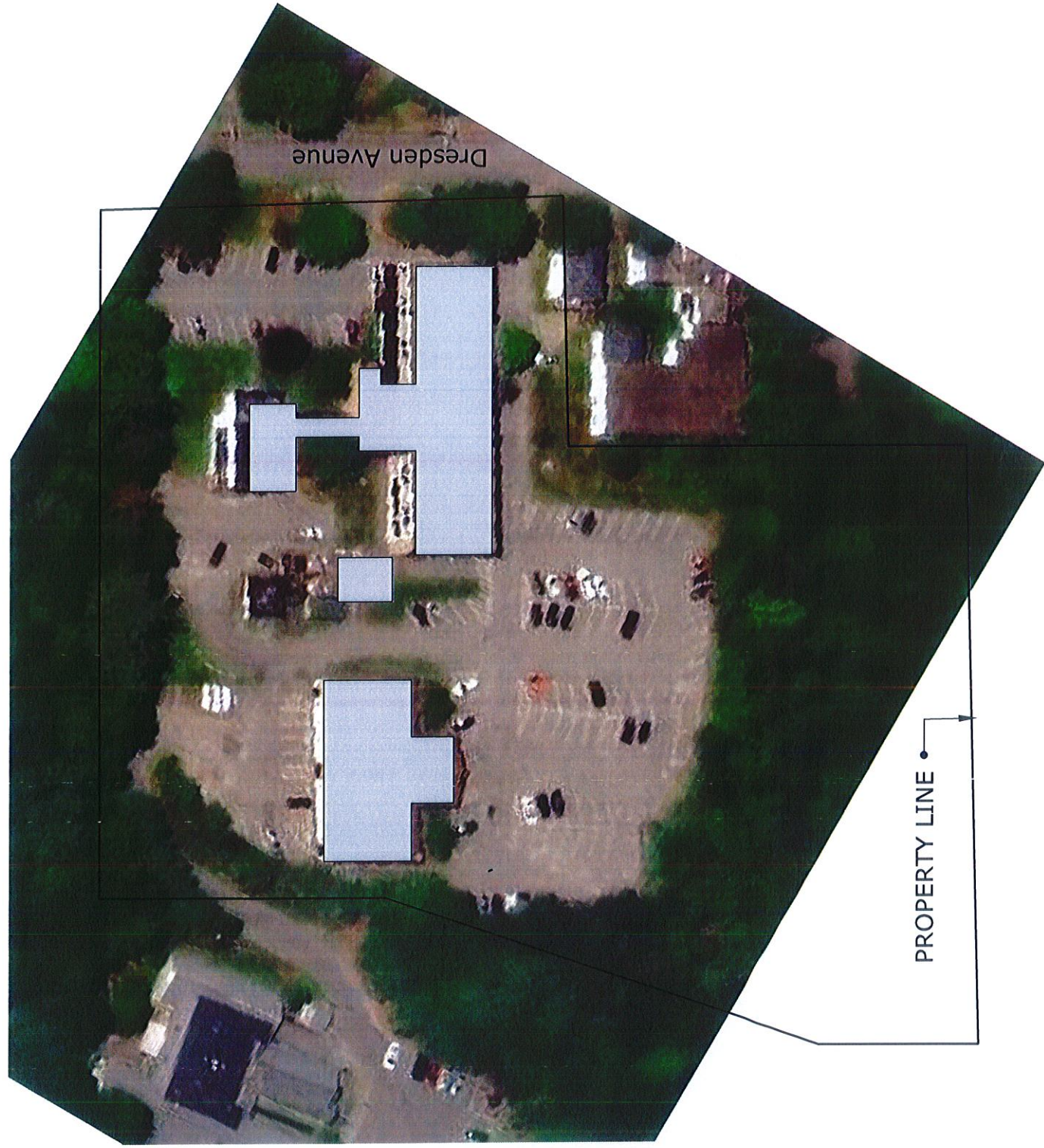




Unit Count - Actual and Effective

Building 6 - Main Hospital Building

Apartment Type	Apartment Count		Studio or One Bedroom Less Than 800 sf Counts as 0.5 Units	Studio or One Bedroom Greater Than 800 sf	Two Bedroom Less Than 1000 sf Counts as 0.75 Units	Two Bedroom Greater Than 1000 sf	Zoning Effective Total	Comments
	By Type	Actual Total						
Studio	11			0	N/A	N/A		
One Bedroom	14		14	N/A	N/A	N/A		
Two Bedroom	9		0	N/A	7	2		
Actual Total Apt Count	34		25	0	7	2		
Effective Apt Count for Zoning			12.5	0	5.25	2	19.75	
Building 5 - Hospital South Annex								
For Sale Condo Unit Count		<u>Actual Total</u>				<u>Two or Three Bedroom Greater Than 1000 sf</u>		Townhouses Two 2-Story to West Two 3-Story to East
		4				4	4	
Boiler House Building								
For Sale Condo Unit Count		<u>Actual Total</u>				<u>Two or Three Bedroom Greater Than 1000 sf</u>		Townhouses
		2				2	2	
New Construction								
For Sale Condo Unit Count		<u>Actual Total</u>				<u>Two or Three Bedroom Greater Than 1000 sf</u>		Two Freestanding Six Duplex One Triplex
		17				17	17	
GFM Building								
For Sale Condo Unit Count		<u>Actual Total</u>				<u>Two or Three Bedroom Greater Than 1000 sf</u>		Townhouses Five 2-Story to North Six 3-Story to South
		11				11	11	
GRAND TOTAL							53.75	

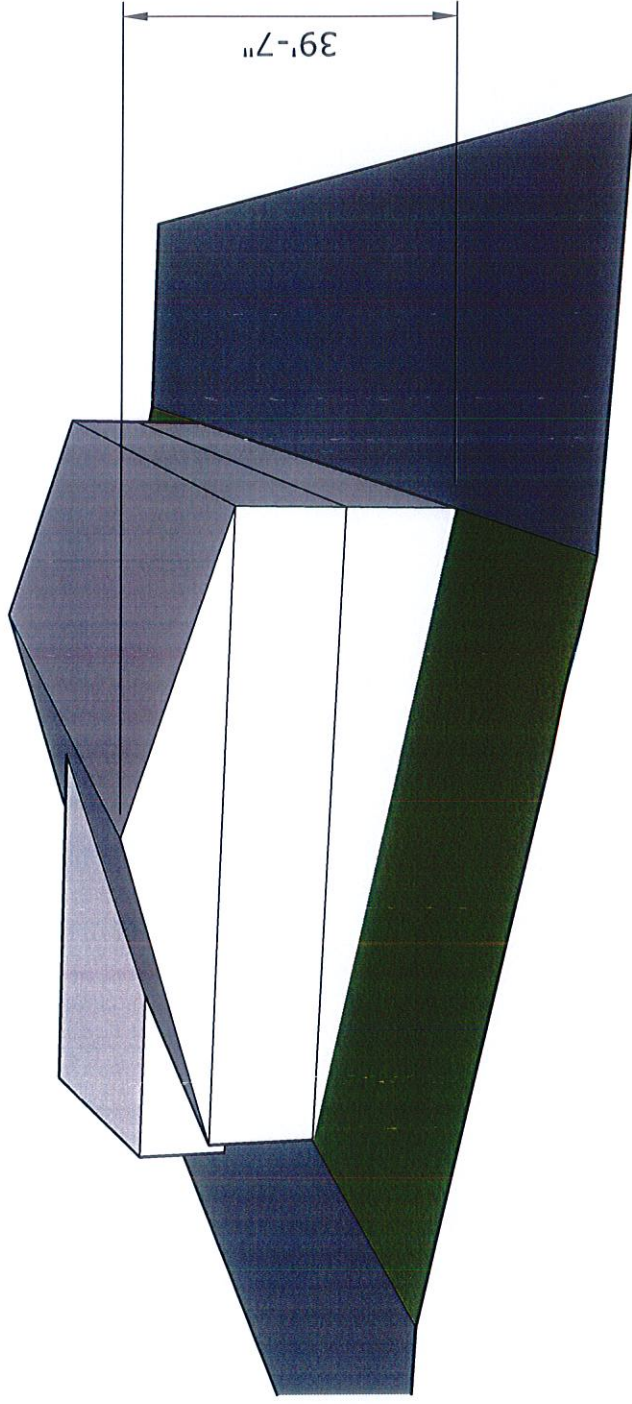


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Proposed Sustainable Village
Dresden Avenue
Gardiner, ME

Initial Parking Study

Oct. 3, 2019



Site Plan Review Application

6-16-20

Gardiner Green

150-152 Dresden Avenue

Gardiner, Maine

Project Overview

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1. General Information:

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Augusta, ME 04330
207-626-1512

Applicant/Prospective Owner:

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Architect:
Sustainable Communities and Design
30 Johnson Heights
Waterville, ME 04901
207-649-0363

Survey:
Dirigo Surveying
165 South Road
Winthrop, Maine 04330
207-923-3443

2. Development Information:

Maps included as follows:

- Existing conditions map showing property boundaries, existing structures and existing improvements. Zoning currently is HDR.
- Topological map showing general slope of the land and drainage.
- Survey updated in January, 2020
- Gardiner Tax Map

No known wetlands or significant wildlife habitat. No known historic or archaeological resources.

Demand for water supply and sewage disposal should be significantly less than when the facility operated as a hospital. Property is connected to city water and sewer so no on-site requirement for these utilities is needed.

The total impervious surface of the site currently is 98,525 ft.² or 44.4% of the site. After the development is fully built out the total impervious surface of the site will be 73,920 ft.² or 33.3% of the site; a 25% reduction. Moreover, we intend to engineer the site drainage so that most, if not all of the runoff will be absorbed within the site.

The flow of vehicular traffic will enter the site from two Dresden Avenue locations, both of which currently exist as entrances. Vehicular traffic will exit onto Dresden Avenue from three locations, all of which currently exist as exits. Vehicle trips to and from the site should be significantly reduced from when the facility was operating as a hospital and medical office facility. Truck traffic, in particular, should be particularly lower. Traffic noise, notably ambulance sirens, should be reduced to essentially nothing.

There will be one sign for the property in the general vicinity of the current facility sign.

Exterior lighting will be revamped in the parking areas that will be retained. Exterior lighting in the areas that will revert from parking to green space or new construction will be eliminated.

Open to suggestions as to landscaping and buffering to be a good neighbor. As a business practice, our orientation is toward more and nicer green space.

3. Additional Information:

- Actual and Effective Unit Count
- Building 6 (Main Hospital Building) schematic elevation attached
- Sample schematic layout for studio apartments and 1 BR apartments attached
- Height Study GFM Building attached
- Aerial Photo of Site attached
- Development Bio and References attached



Proposed GSF			
Bldg. 6			
	Basement	6,950	
	1st Floor	11,561	
	2nd Floor	10,794	
	subtotal		29,305
Bldg. 5			
	Basement	2,305	
	1st Floor	2,305	
	Prop. New	2,305	
	subtotal		6,915
GFM			
	Basement	7,145	
	1st Floor	7,145	
	Prop. New	7,145	
	subtotal		21,435
Boiler Bldg.			
	Basement	2,030	
	1st Floor	1,153	
	Prop. New	858	
	subtotal		4,041
Proposed Free-standing			
	grand total		27,781
			79,169

Roof Area	37,690
Pavement	36,230
Total Impermeable	73,920



Sustainable Communities & Design
 55 Johnson Heights, Waterville, ME 04901
www.sustainablecommunitiesanddesign.com
 207-873-1800 or 207-649-0363

**Former Gardiner Hospital and Former Gardiner Family Medicine
 Proposed Site Plan**

Nov. 9, 2019
 revised Nov. 17, 2019



GSF			
Bldg. 6			
	Basement	6,950	
	1st Floor	11,561	
	2nd Floor	10,794	
	subtotal	29,305	
Bldg. 5			
	Basement	2,305	
	1st Floor	2,305	
	subtotal	4,610	
GFM			
	Basement	7,145	
	1st Floor	7,145	
	subtotal	14,290	
Bldg.			
	Basement	2,030	
	1st Floor	1,153	
	subtotal	3,183	
	total	51,388	

Roof Area	37,690
Pavement	74,400
Total Imperviarable	98,525



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**Former Gardiner Hospital and Former Gardiner Family Medicine
 Exist. Site Plan**

Nov. 9, 2019
 revised Nov. 17, 2019



June 22, 2020

MEMO

To: Kris McNeill, CEO

Tracey Desjardins, EDD

City of Gardiner Planning Board

From: Christine M. Landes, City Manager *Christine M. Landes*

Re: Dresden Avenue

Please allow this letter to serve as notification (in my temporary role as Public Works Director) that the City sees no issues as far as Public Works is concerned, with the increased development on Dresden Avenue. The road was last hot topped approximately five (5) years ago, so the life of the asphalt should be adequate for a few years.

The increased traffic on Dresden Avenue will not pose any issues with Public Works.

If you have any questions, please do not hesitate to reach out to me.

