

October 15, 2020

Tracey Desjardins, Town Planner
Kris McNeill, Assistant Planner, Codes Enforcement
Gardiner City Hall
6 Church Street
Gardiner, ME 04345

**RE: Site Analysis and Inventory Submission
Proposed Residential Subdivision, 134 Spring Street**

Dear Tracey, Kris and Members of the Planning Board,

On behalf of Maine Affordable Properties, LLC, please find attached application and supportive documentation for a Site Analysis and Inventory submission. The property is in the HDR zone, Map 036, Lot 071 and is 1.27 acres total or 55,321.2 square feet.

The ultimate intent of this application is to move forward with a proposed residential subdivision. The multi-family dwelling density in the HDR District requires 5,000 square feet per unit. The land area of 1.27 acres would allow up to 11 units. At this point we are still working through the details of what the buildings and site plan might look like but our initial thoughts are for an 8 to 10 unit (2 existing and 6 to 8 new) condominium style development with smaller, affordable homes within duplex buildings.

This Site Analysis and Inventory submission is Step 1 as outlined in the Ordinance, Sect. 14.5.8.4.1. The following text shown in *italics* is copied directly from the Ordinance, outlining the Site Inventory and Analysis Submission requirements. Our responses follow each item and are shown indented in bold font.

ORDINANCE NARRATIVE

14.5.8.3.4.1 Site Inventory and Analysis Submission Requirements

14.5.8.3.4.1.1 Purpose of the Site Inventory and Analysis. The site inventory and analysis is intended to provide both the applicant and the Planning Board and staff with a better understanding of the site and the opportunities and constraints imposed on its use by both the natural and built environment. It is anticipated that this analysis will result in a development plan that reflects the conditions of the lot and that the areas most suitable for the proposed use will be utilized while those that are not suitable or present significant constraints will be avoided to the

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Yarmouth, Maine 04096
207.749.4032
tsffarmer@gmail.com

maximum extent possible. Therefore, the submission requirements provide that the applicant submit basic information about the lot and an analysis of that information.

14.5.8.3.4.1.2 Contents of the Site Inventory and Analysis Submission. The site inventory and analysis submission must contain, at a minimum, the following information:

14.5.8.3.4.1.2.1 The names, addresses, and phone numbers of the record owner and the applicant.

Refer to the Subdivision Plan Application, included with this submission

14.5.8.3.4.1.2.2 The names and addresses of all consultants working on the project.

Refer to the Subdivision Plan Application, included with this submission

14.5.8.3.4.1.2.3 Evidence of right, title, or interest in the property.

Attached with this submission is the Deed for the property

14.5.8.3.4.1.2.4 Evidence of payment of the site inventory and analysis fee.

As requested, a \$250. Check is submitted with this application.

14.5.8.3.4.1.2.5 Ten (10) copies of an accurate scale inventory plan of the lot or the portion of the lot proposed for subdivision at a scale of not more than one hundred (100) feet to the inch showing as a minimum:

14.5.8.3.4.1.2.5.1 The name of the development, north arrow, date and scale.

14.5.8.3.4.1.2.5.2 The boundaries of the lot.

14.5.8.3.4.1.2.5.3 The relationship of the lot to the surrounding area.

14.5.8.3.4.1.2.5.4 The topography of the lot at an appropriate contour interval depending on the nature of the use and character of the lot (in many instances, submittal of the U.S.G.S. 10' contours will be adequate);

This submission included 10 copies of this complete application, including a Site Inventory and Analysis Plan and Soils Map showing the above information.

14.5.8.3.4.1.2.5.5 The major natural features of the lot and within [one thousand (1,000)] feet of the lot, including coastal and freshwater wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats and fisheries or other important natural features (if none, so state). This information may be based on available, published sources unless the Planning Board determines that field determination is needed to allow review of the opportunities and constraints of the lot.

Based on Town of Gardiner web site ON-LINE mapping, none of the listed major natural features exist on the lot or within of the lot and within 1,000 feet.

14.5.8.3.4.1.2.5.6 Existing buildings, structures, or other improvements on the lot (if none, so state).

One existing residential home exist on the lot. The home currently has an assessor unit and parking for 6 vehicles. No other site improvements exist on the lot.

14.5.8.3.4.1.2.5.7 Existing restrictions or easements on the lot (if none, so state).

None

14.5.8.3.4.1.2.5.8 The location and size of existing utilities or improvements servicing the lot (if none, so state).

Spring Street has existing public water and sewer and overhead electric that will serve the proposed development.

14.5.8.3.4.1.2.5.9 A Class D medium intensity soil survey.

Attached is a soils map downloaded from the Town of Gardiner web site ON-LINE mapping, produced by CAI Technologies. The soils map shows that the soils are BuB2, Buxton Silt Loam, 3 To 8 percent slopes and tend to be deep, moderately well drained soils with a moderate permeability rate.

14.5.8.3.4.1.2.6 Ten (10) copies of a site analysis plan at the same scale as the inventory plan (see above) highlighting the opportunities and constraints of the site. This plan should enable the Planning Board to determine: which portions of the lot are unsuitable for development or use; which portions of the lot are unsuitable for on-site sewage disposal if public sewerage is not available; which areas of the lot have development limitations (steep slopes, flat, soil constraints, wetlands, aquifers, wildlife habitat, fisheries, scenic vistas, floodplains, drainage, etc.) which must be addressed in the development plan; which areas may be subject to off-site conflicts or concerns (i.e., noise, lighting, traffic, etc.); and which areas are well suited to the proposed use.

Attached is a Site Plan showing existing conditions based on the available public information. The site is served by public water and sewer so no on-site utilities will be necessary. The site is only 1.27 acres with approximately ¼ of the site already improved with the existing home, driveway, parking and manicured yard areas.

The remaining .9 acres is relatively flat with no steep or eroding soils, the entire site slopes gently at 1 to 6% slopes toward the east. The site is densely wooded, mostly with Norway Maple Trees, which are considered by the Maine Natural Areas Program and State Dept. of Agriculture, Conservation and Forestry as very invasive in the state. The State highly recommends removal whenever possible. Because of the deep shade provided by Norway Maples, there is essentially no understory or groundcover vegetation.

Based on site walks conducted by me, I did not see or find any significant historic, cultural or environmentally sensitive areas on the site. Because of the long, narrow shape of the site, the proposed residential development would essential mean clearing and stumping of the majority of the site. We intend to leave large mature trees along the property lines and withing the building setback lines, wherever feasible.

Other potential concerns, e.g., noise, lighting or traffic will be similar, comparable and compatible with the surrounding residential neighborhood at a similar density.

14.5.8.3.4.1.2.7 *Ten (10) copies of a narrative describing the existing conditions of the lot, the proposed use and the constraints or opportunities created by the site. This submission should include any traffic studies, utility studies, market studies or other preliminary work that will assist the Planning Board in understanding the site and the proposed use.*

For a small residential development consisting of approximately 1-acre of development area, we do not feel there is a need for major environmental, traffic, utility or market studies to justify the proposed use.

14.5.8.3.4.1.2.8 *Any requests for waivers from the submission requirements for the preliminary plan review application.*

At this point we are not requesting any waivers.

We trust this is enough information to begin the discussion about our proposed subdivision. We look forward to discussing our plans and information with the Board at their November 10, 2020 meeting. Should you have any questions or need additional information prior to that, please do not hesitate to contact me.

Thank you,



Tom Farmer
Landscape Architect



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

Subdivision Preliminary Plan Application

Subdivision Name: 134 Spring Street Subdivision Fees: \$250

Date of Submission: 10.15.2020 Received by: _____

Proposal: 8 to 10 unit residential condominium development. Site Plan and Architectural details to be determined following the first submission for Site Analysis and Inventory.

General Information:

Name of Property Owner: Maine Affordable Properties, LLC

Address: Attn: Robert Anderson, 352 Memorial Hwy, North Yarmouth, ME 04097

Phone/Fax No: 207-415-3919

Applicant Name: SAME

Address: _____

Phone/Fax No _____

Design Consultant(s): Surveyor Engineer Architect Planner

Name: Tom Farmer, Landscape Architect & Land Planner

Address: 22 Abby Lane, Yarmouth, ME 04096

Phone/Fax No 207-749-4032

Name: Other Consultants, e.g. Surveyor, Engineer and Architect, will be required prior to Preliminary submission but unknown at this time

Address: _____

Phone/Fax No _____

Property Information:

City Tax Map: 036 Lot(s): 071 Zoning District(s): HDR

Deed Reference(s): Book _____ Page _____ Book _____ Page _____

Flood Zone: Yes X No

Shoreland Zone: Yes X No

Frontage: Road 188.8' Shore NA Property Size: 1.27 (Acres)

Development Information:

Does the parcel include any water bodies? If yes, describe and shown on plan NO

Has the land been part of a prior approved subdivision? Yes No If Yes, state the following:
Subdivision Name & Approval Date _____

Acres to be Developed: TBD < 1 acre Number of Lots or Units: TBD, 8 to 10 total w 2 existing

Anticipated Date of Construction: Spring 2011 through 2012 Completion: Spring 2013

Will the subdivision be developed in a phase plan, if so, Identify stages: NO

Will the subdivision have any common land or buildings: Yes, common land.

Identify the Water supply system: Municipal

Identify the sewage Disposal System: Municipal

If Public, does it require an extension of the public sewer lines? Yes No

Identify the number of fire hydrants and location(s): _____

Will the subdivision have sidewalks: yes no If yes, describe: _____

Will the streets have curbs: yes no If yes, describe: Low traffic volume allows use of private road for walking

Describe the storm drainage system: TBD. On-site low-impact green infrastructure alternatives to be used

Will the subdivision require a Zoning Variance? yes no If yes, describe: _____

Will the subdivision require a special Exception Permit? yes no If yes, describe: _____

(SPACE ABOVE RESERVED FOR RECORDING INFORMATION)

WARRANTY DEED
(Corporate Grantee)

Matthew C. Shea, of Gardiner County of Kennebec and State of Maine, for consideration paid, grants to Maine Affordable Properties, LLC, with a principal place of business in North Yarmouth, County of Cumberland and State of Maine and a mailing address of 325 Memorial Highway, North Yarmouth, ME 04097, with **Warranty Covenants**, a certain lot or parcel of land situated in Gardiner, Kennebec County, Maine, described as follows:

PARCEL 1:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Gardiner, County of Kennebec and State of Maine, between Spring Street and Highland Avenue, bounded and described as follows: BEGINNING at the southeast corner of land conveyed by Edwin P. Ladd to Gardiner Savings Institution, FSB by deed dated May 9, 1934 and recorded in the Kennebec County Registry of Deeds at Book 690, Page 460; thence running westerly on said land 7 rods, more or less, to land formerly owned by Ichabod Plaisted, deceased; thence southerly on said Plaisted land 16 rods, more or less, to an iron bounded to land formerly of one Webber and now or formerly owned by Delia Sprague; thence easterly on the said Sprague land 7 rods, more or less, to land formerly belonging to the heirs of Michael Woodward; thence northerly on the said Woodward land 16 rods, more or less, to the point of beginning.

There is also conveyed herewith all the right, title and interest in and to a passage way 20 feet wide located on the easterly side of the land described in the deed recorded in Book 690, Page 460.

PARCEL 2:

A certain lot or parcel of land with the buildings thereon, situated in said Gardiner, on the southerly side of Spring Street, and bounded as follows, viz: COMMENCING on said Spring Street at the northwesterly corner of land of the heirs of Michael Woodward, deceased, at an iron bound; thence running westerly on said street 7 rods, more or less, to an iron bound; thence running southerly on land formerly owned by Ichabod Plaisted, deceased, 12 rods to an iron bound; thence easterly and parallel to Spring Street 7 rods, more or less, to an iron bound on land now or formerly belonging to said Woodward heirs; thence northerly 12 rods, more or less, to said Spring Street and bound first mentioned.

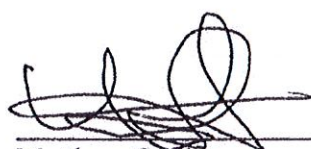
Excepting and reserving forever a passageway 20 feet wide, said passageway located on the easterly side of land above conveyed and adjoining land now or formerly of heirs of Michael Woodward, and to be used to pass and repass on foot and with teams. Said passageway is reserved for the benefit of any lots situated between said Spring Street and Highland Avenue in said Gardiner, as reserved in deed recorded in Book 471, Page 597.

BEING the same lands and premises conveyed to Matthew C. Shea by virtue of Abstract of Divorce Decree dated November 19, 2013 and recorded in the Kennebec County Registry of Deeds in Book 11572, Page 212. Additional reference is made to Warranty Deed from Diane S. Frazier and Christina M. Shea to Matthew C. Shea

and Stacy L. Shea, dated September 11, 2001, and recorded in the Kennebec County Registry of Deeds, in Book 6622, Page 227.

WITNESS my hand this 28th day of January, 2020.

Witness



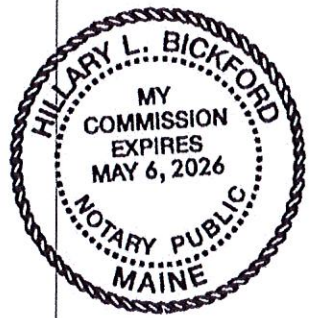
Matthew C. Shea

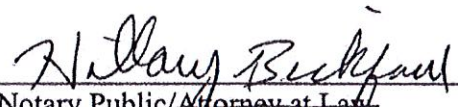
STATE OF MAINE
COUNTY OF CUMBERLAND

January 28, 2020,

Personally appeared the above named Matthew C. Shea and acknowledged the foregoing instrument to be his free act and deed.

Before me,





Notary Public/~~Attorney at Law~~

After recording return to:
Maine Affordable Properties, LLC
325 Memorial Highway
North Yarmouth, ME 04097



Gardiner, ME

1 inch = 200 Feet

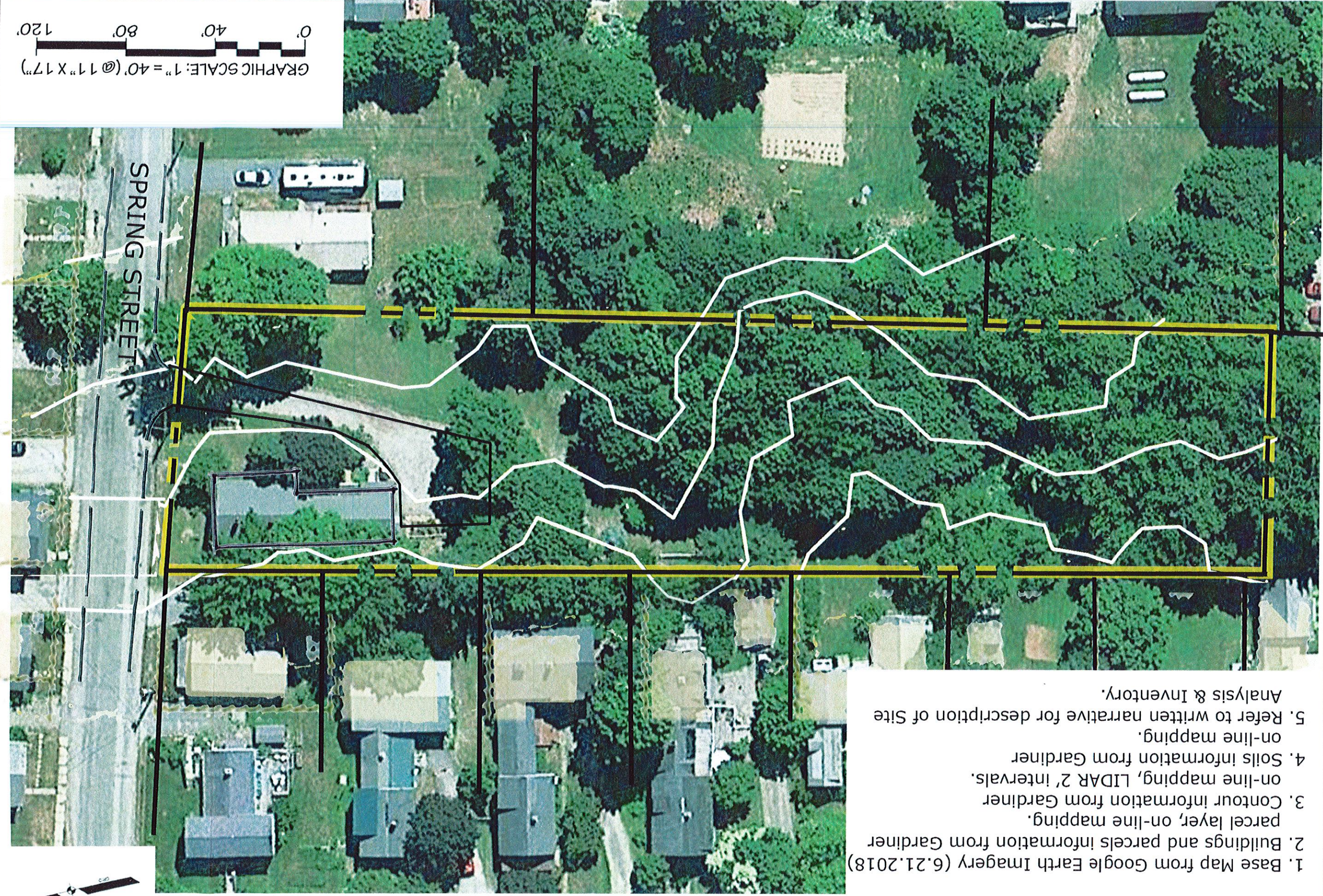


October 14, 2020



	Street Names		Buildings		ScA
	Parcel Lines - No Ortho		Right of Ways		SkC2
	LOT_HOOK		BuB2		SuC2
	PRIVATE_RIGHT-OF-WAY		BuC2		SuD2
	SUBLOT_LINE		PdB		SuE2
	WaterLines		PdC2		

Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



GRAPHIC SCALE: 1" = 40' (@ 11" X 17")
 0' 40' 80' 120'

- NOTES:
1. Base Map from Google Earth Imagery (6.21.2018)
 2. Buildings and parcels information from Gardiner parcel layer, on-line mapping.
 3. Contour information from Gardiner on-line mapping, LIDAR 2' intervals.
 4. Soils information from Gardiner on-line mapping.
 5. Refer to written narrative for description of Site Analysis & Inventory.

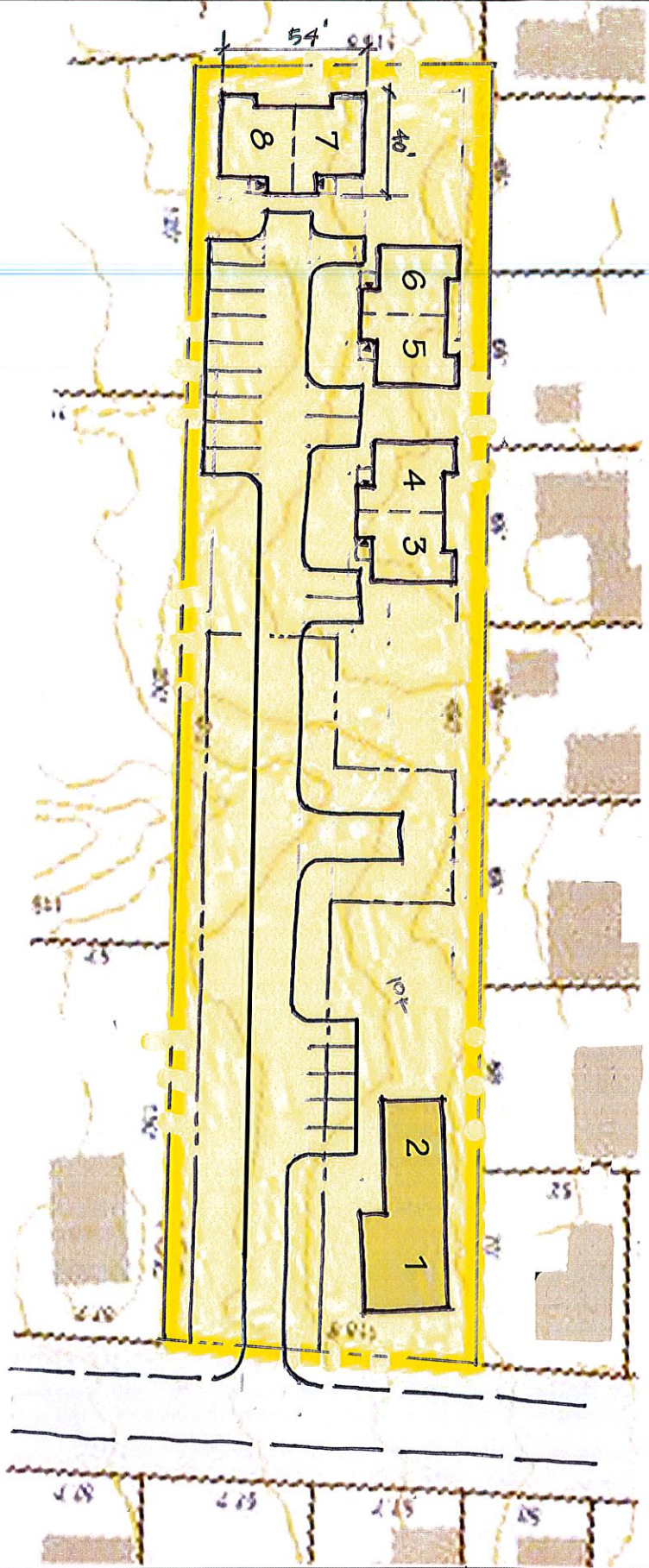
Date: 10/15/2020

SITE ANALYSIS & INVENTORY PLAN
 134 Spring Street, Gardiner ME
 Maine Affordable Properties, LLC.

Tom Farmer, Landscape Architect
 22 Abby Lane, Yarmouth, ME 04096
 tsfarmer@gmail.com
 p: 207.749.4032

TOM FARMER
 LANDSCAPE
 ARCHITECTURE

- NOTES:
1. Base Map from Google Earth Imagery. Approximate scale based on Google Earth software.
 2. Property line information from Gardiner parcel maps, on-line mapping.



GRAPHIC SCALE: 1" = 40' (@ 11" X 17")
 0' 40' 80' 120'

Date:
9/30/2020

PRELIMINARY SITE PLAN
 134 Spring Street, Gardiner ME
 Maine Affordable Properties, LLC.

Tom Farmer, Landscape Architect
 22 Abby Lane, Yarmouth, ME 04096
 tsffarmer@gmail.com
 p. 207749.4032

TOM FARMER
 LANDSCAPE
 ARCHITECTURE

City of Gardiner
----- Receipt -----

10/15/20 4:02 PM ID:KIC #5413-1
TYPE----- REF--- AMOUNT
CED - 2 134 SPRING
SUBDIV NEW 250.00

Total: 250.00*
Paid By: THOMAS FARMER
Remaining Balance: 0.00

Check : 250.00
710 - 250.00