



City of Gardiner
Site Plan Review Application

Project Name: Spring Street Condominiums

Project Cost: \$1,520,000

Date of submission: _____

Received by: _____

Fees: \$250 Site Plan

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

Construction of a new 400' long private road including municipal water and sewer, to access 8 new residential condominium homes in 4 duplex buildings. Besides local Subdivision approval, no other local, state, or federal permits are required. Refer to cover letter for additional information.

Anticipated beginning/completion dates of construction: Summer/Fall 2021 / Fall 2022 or Spring 2023

1. General Information: (6.3.2)

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/Agent Name: Same as above

Address: _____

Phone/Fax No _____

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

Name: Tom Farmer, Landscape Architect & Land Planner

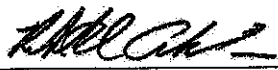
Address: 22 Abby Lane, Yarmouth, ME 04096

Phone/Fax No 207-749-4032

Name: Little River Land Surveying, Inc.

Address: PO BOX 332, LISBON FALLS MAINE 04252

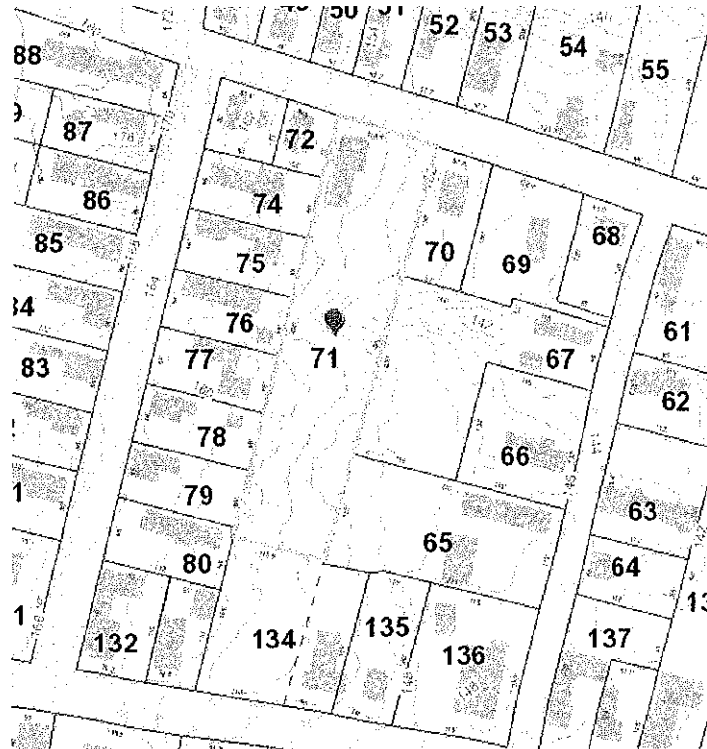
Phone/Fax No: (207) 840056

Signature: 

Date: 5-11-2021

2. Property Information: (6.3.2)

- * Property Location: 134 Spring Street City Tax Map(s) 036 Lot(s) 071
- * Deed Ref: Book 13463 Page 70 Zoning District(s): HDR
- * Copy of the tax map showing the property and surrounding location.



- * Verification of the applicant's right, title, and interest in the property. The Deed was submitted during conceptual review phase

3. Development Information: (6.3.2.7 & 6.3.4.1)

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: (6.3.2.7.1)
 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.

All the above information has been submitted previously and/or shown on the latest plan set for the project, dated 4/19/2021.

b.) The proposed development activity for which approval is requested including: (6.3.2.7.2)

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;
The Gardiner sewer, water, public works, police and fire services have all reviewed the application and have responded with no objections to serve the project.
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;
Refer to Sheet L-3 and L-4 for the proposed drainage and stormwater control.
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;
Refer to Sheet L-2, Layout and Dimensions Plan for the proposed locations of buildings
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
Refer to Sheet L-2, Layout and Dimensions Plan.
5. The proposed flow of vehicular and pedestrian traffic into and through the property;
Refer to Sheet L-2, Layout and Dimensions Plan.
6. The location and details for any signs proposed to be install or altered;
A new entrance sign identifying the project will be located at the intersection of Spring Street. Refer to Sheet L-4 for location. The size of the sign and the name of the project will comply with the sign ordinance. We are proposing that these details be reviewed and approved by the Codes Enforcement Officer, Kris McNeill following project approval.
7. The location and details for any exterior lighting proposed to be installed or altered;
No roadway or site lighting is proposed. Any lighting will be residential in scale and attached to the buildings, e.g., front porch, garage, and back deck/patio lighting.
8. Provisions for landscaping and buffering; and
Refer to Sheet L-4, Landscaping Plan

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. (6.3.2.8)
No additional permits are required.

Additional Information Required: (6.3.3)

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

Refer to Sheet A-1 and A-2 for building plans

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

Refer to Sheet L-3 Grading and Utilities Plan for location of erosion control berm and silt fence.

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. (6.3.3.4)

The project does not require a stormwater permit from the Maine Department of Environmental Protection but a Stormwater report and design has been prepared and submitted for 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. (6.3.4)

Refer to Sheet A-1 and A-2 for building plans

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. (6.3.5)

Refer to Sheet P-1, Neighborhood Context and A-2 for building plans

The Code Enforcement Officer or 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 an undeveloped parcel or tract of land, whenever the Code Enforcement Officer or 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.

Because the project is a subdivision, there will need to be a plan to be recorded with the Kennebec County Registry-Deeds. A DRAFT copy of this plan has been submitted with the latest application. Pending any Final Conditions of Approval and Planning Board review, the plan will be updated by the survey company and then returned to the City for Final Planning Board Signatures and then recorded. The Plan will show the existing boundary survey and the proposed new private drive and building locations.

Additional Studies (6.3.6)

The Code Enforcement Officer or 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 (6.5.1)

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.

To the best of our knowledge the application is complete and all fees have been paid.

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

To the best of our knowledge the proposal conforms to all applicable provisions of the Zoning, Site Plan and Subdivision Ordinance.

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

Sheet L-3 Shows locations of the erosion control measures. As designed, the project will not result in 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.

Wastewater will be handled by the Gardiner Wastewater treatment facility. A letter from them stating acceptance has been included with the Preliminary Subdivision Application material.

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 project area is 1.21 acres in size and located within a densely populated residential area overrun by invasive plant species and no previous signs of settlement. There are no known wildlife habitats, unique natural areas, shoreline access, visual quality, scenic areas or archeological and historic resources on the property.

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

There are no waterbodies and wetlands on the property.

6.5.1.7 The proposal will provide for adequate storm water management.

Refer to Stormwater Management and Erosion & Sedimentation control plan dated February 9, 2021 for stormwater design and full report

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.

N/A

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

Water supply will be handled by the Gardiner municipal water. A letter from them stating acceptance has been included with the Preliminary Subdivision Application material.

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

The project will be served by municipal sewer and water. Groundwater will not be negatively affected.

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

Spring Street is not considered a collector or through-street and speeds are very low, posted at 25 MPH. Sight distance is straight and excellent in both directions at the new intersection

No sensitive environmentally areas exist on the site. To the greatest extend possible, we have designed the condominium development to have the least impacts to the existing land. The land is relatively flat and the proposed earthwork is relatively minimal. The new homes have been kept as far away as possible from the abutting property lines.

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;

The complete project area is 1.21 Acres. A private 400' road will provide for pedestrian use. There are no existing sidewalks on Spring Street.

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;

All the proposed buildings have been designed to be 24' from the edge of the proposed travel-way of the private road, just enough space to allow for a car to be parked in front of the garage doors, while keeping the homes as far away from abutting property lines. All building and structure setback requirements are being met.

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

Refer to Sheet L-2 for the location of a 5-car visitor parking area that will serve the 8 new residential units. Additionally, each Unit will have 2 off-street parking spaces.

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

No public roads are proposed but this has been accomplished for the private road.

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.

There will be limited views from a public road. Refer to sheet L-4 for the proposed landscaping.

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.

Refer to Sheet A-1 for proposed building materials and colors. Refer to Sheet P-1 for photos of abutting and surrounding homes in the neighborhood.

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.

N/A

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.

N/A

6. **Waivers** (6.3.1)

Waiver of Submission Requirements

The CEO or 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 set forth in Sections 6.3.2, 6.3.3 and 6.3.4 provided such waiver will not unduly restrict the review process. The CEO or Planning Board may condition such a waiver on the applicant's compliance with alternative requirements. Good cause may include the CEO or Planning Board's finding that particular submissions are inapplicable, unnecessary, or inappropriate for a complete review. Notwithstanding the waiver of a submission requirement, the CEO or 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.

No waivers are being requested.