

To: Gardiner Planning Board
From: Mark Eyerman
Subject: Gardiner Green – Site Plan Review – Reuse of Main Building
Date: Updated March 8, 2022 ~~October 5, 2021~~

A. Application

It is my understanding that the revised Site Plan Review application being considered at this meeting is only for the reuse and redevelopment of the main hospital building. However some of the materials submitted by the applicant cover other buildings and other areas of the site. Therefore the Planning Board should clarify what it is being asked to review at this time. I addressed this in an earlier email.

B. Conformance with the Standards

As the Board has previously discussed, the application needs to meet the standards of a number of sections of the ordinance including the Review Criteria of 6.5, the applicable performance standards of Sections 8, 9 and 10, and the standards for the HDR District. The revised application is not subject to the cluster/open space development requirements. I have gone through the revised application and have revised my memo from last October to identify the areas that the PB should review to supplement the normal review by the members of the board:

- 6.5.1.14 – I am not sure where the Board left the issue of financial capacity. I believe that there was discussion that the previously provided “bank letter” was not adequate and no additional documentation has been provided. Jon Pottle made some suggestions for how to address this and I defer to him on this.
- 6.5.2.1 – A key issue is whether the redesign for the hospital building “will be sensitive to the character of the site, neighborhood and district” This potentially includes conformance with the HDR design standards. The HDR provisions of 7.8.4.3 apply to new principal buildings and the “reconstruction of an existing principal building or structure”. So the first question is does the renovation of the hospital building constitute a reconstruction of the building and thus trigger the HDR design standards. Irrespective of the HDR standards, I think the Board should focus on the façade facing Dresden Ave and portion of the south façade closest to the street to assess whether the redesign is sensitive to the character of the site and neighborhood. The applicant has provided a photo simulation to enable the Board to evaluate compliance with this standard.
- 6.5.2.9 – The site plan shows a reconfigured access to the hospital building from Dresden Ave. This includes provision of a sidewalk from the main entrance on the south side of the building to Dresden Avenue together with a connecting

sidewalk to the exit door on the west side of the building. The treatment of this façade facing Dresden Ave is a key factor in determining if the project is sensitive to the character of the neighborhood.

- 6.5.2.10 – The design of the south and north facades does not appear to conform to this standard. While the entrance breaks up the south façade and the view of the north façade from the street is limited the landscaping requirement is not met. Given the context of the site, landscaping along the base of those walls may not be appropriate.
- 6.5.2.12 – The site plan has been revised to provide a connection between the building and Dresden Ave. This includes provision of a sidewalk from the main entrance on the south side of the building to Dresden Avenue together with a connecting sidewalk to the exit door on the west side of the building.
- 7.8.4.3 – If the Board determines that the design standards of the HDR District are applicable to this project, the Board must then determine how to apply them. The basic requirement is that the building must be compatible with the established character of the neighborhood. Given that this is the reconstruction of an existing building that does not conform to the general neighborhood character this is problematic. The specific criteria are tied to the concept of a predominate pattern of development – the idea that changes should be in keeping with the existing character. Probably the only factor that is relevant to this application is 7.8.4.3.5 dealing with the treatment of the wall of the building facing the street. Therefore the treatment of the west façade is important.