

To: Gardiner Planning Board
From: Mark Eyerman
Subject: Revised Subdivision Plan
Date: March 1, 2022

Hathaway Holdings, LLC has submitted a revised subdivision application for the former hospital property. The revised application includes the entire 5.43 acre parcel resulting from the transfers from the hospital and the Alzheimer's facility to Hathaway Holdings.

The revised subdivision plan seeks approval only for the conversion of the main hospital building into 34 dwelling units. It does not address any reuse of the other existing buildings or for the construction of any new buildings on the parcel. This change has significant implications for the scope of the Planning Board's review of the subdivision application. Since Hathaway Holdings is only seeking approval for the reuse of one building, the link to the cluster/open space development provisions does not apply. In addition since the application is only for 34 units on 5.43 acres or almost 7,000 square feet of area per unit, the affordable housing density bonus is not needed to comply with the minimum lot area requirement. The application still indicates that some of the 34 units will be affordable but in terms of this approval that is immaterial.

The revised plan does not include any enlargement of the main parking lot so drainage is essentially unchanged and the amount of impervious surface is reduced. The only proposed change relative to stormwater management is to correct an existing erosion problem at the edge of the main parking lot.

The application and Recording Plan continue to refer to this as Phase 1. Since no additional development is being proposed in this application, I think it would be appropriate to no longer refer to this as Phase 1. Maybe it gets referred to the initial reuse of the property or something like that so there is no future implication that the Planning Board was approving or endorsing additional development or redevelopment of the property. Along this line General Note 6 on the recording plan should be revised to say simply that any additional development or redevelopment on the lot will require Planning Board approval.

Procedurally, the Board should probably step back and determine that the revised application is complete even though it has gone through this for the previous application. However I will defer to Jon Pottle on this question. Once the Board finds that the application is complete, it should then review the revised application for

approval of the redevelopment of the main hospital building into 34 dwelling units for compliance with the subdivision review standards.