

To: Gardiner Planning Board
From: Mark Eyerman
Subject: Iron Mine Plans
Date: April 23, 2021

When the Board last discussed the Iron Mine Mobile Home Park application members of the Board expressed frustration about the plans and the difficulty some were having understanding the existing situation and what was being proposed. At that meeting Roland asked if I could work with them to develop a revised set of plans for the Board to review. The Board agreed with this request and the City worked out an agreement for me to work with Roland and his surveyor to provide guidance for them in preparing revised plans. My role in this was to provide oversight to suggest what could be shown on each plan and what the City's requirements are. In this role I did not evaluate what Roland was proposing but I did provide guidance as to what the various standards require. The Board should not read into this that I have approved what Iron Mine is proposing in the revised submission – that is for the Board to review.

The basic concept in developing the revised plan set was to pull the layers of information apart and to show various types of information on separate plans building to an amended subdivision plan that includes both the existing mobile home park and the proposed expansion. To help the Board in its review, I have put together the following overview of the plan set:

1. **Boundary Overview Plan** – This plan shows the land currently owned by Iron Mine, LLC as well as the abutting lots. The plan also shows the easements over Iron Mine's land including the water line easement on the west side of Williams Lane and the easements that the lot owners abutting Williams Lane have to use and maintain that road. The plan also shows the location of the existing road within the mobile home park and the location of the pavement within the Williams Lane R-O-W. This shows the entirety of the Iron Mine ownership that is being addressed through the combination of the consent agreement and the proposed amended subdivision plan.
2. **Consent Agreement Plan** – This plan delineates the area that is subject to the consent agreement between the City and Iron Mine, LLC. This area was not included in the 1987 plan that was approved and recorded. Therefore Jon Pottle recommended that this area not be included in the proposed amended subdivision plan. As a result the City and Iron Mine have entered into an agreement and this plan will become part of the agreement. The plan is intended to serve as a baseline for what exists on that part of the Iron Mine property

including the road R-O-W, lots, and the location of the nine units or pads. This plan is not subject to approval by the Planning Board as part of the pending application and is provided to the Planning Board only for informational purposes. However Town staff should review the plan to see if they agree with what is depicted on the plan. The area subject to the consent agreement is shown only in outline on the other plans since it is not part of the application.

3. **Existing Conditions Survey** – This plan depicts the conditions on the portion of the Iron Mine property that is outside of the consent agreement area. This is the portion of the property that is the subject of the application. This plan provides the following information:
 - a. The approximate location of the lot lines and the road R-O-W depicted on the 1987 plan
 - b. The location of the existing paved road and driveways as well as some of the gravel driveways
 - c. The location of the 15 mobile homes and 2 unoccupied pads
 - d. The topography of the site using a ten foot contour interval
 - e. The location of water and sewer lines and utility poles
 - f. The location and type and size of stormwater drainage facilities
4. **Amended Subdivision Plan** – This plan shows the proposed realignment of the lots within the existing mobile home park and the creation of new lots in the expansion area:
 - a. Within the existing mobile home park lot lines from the 1987 plan are shown with a very light line. These are shown only for information and will disappear with the approval of the revised plan
 - b. Within the existing park the proposed interior lot lines are shown as darker dashed lines with bearings and distances. These proposed lot lines delineate the revised road R-O-W and ten lots to accommodate 19 units (units 12 thru 32). Of the ten proposed lots five are designed to accommodate one unit, two are designed to accommodate two units, two are designed to accommodate three units and one lot is designed to accommodate four units.
 - c. The lots that are designed to accommodate more than one unit have the size of the lot shown and underlined together with the number of units on the lot. Within the lots that are designed to accommodate more than one unit, the 5,000 sf exclusive use area required by the ordinance is shown for each unit by a thin triple dotted broken line and the area available to each unit shown.

- d. Within the expansion area the plan delineates the creation of six new lots to accommodate nine additional units (units 1, 3 and 34 thru 42). Four of the proposed lots will accommodate one unit, one lot will accommodate two units and one lot will accommodate three units. The boundaries of these new lots are shown in a heavy dashed line with bearings and distances.
 - e. Within the lots designated for more than one unit the minimum 5,000 sf exclusive use area is depicted.
 - f. The required minimum setbacks from the lot lines are shown for all lots.
 - g. The required fifty foot buffer strip along the perimeter of the mobile home park where it is adjacent to residential uses that are not part of the park is shown as a cross hatched area.
5. **Stormwater Management and Road Reconstruction Plan** – This plan shows the proposed stormwater facilities including the detention pond and outlet. It also shows the proposed extension of the existing mobile home park road to Williams Lane and the improvements to Williams Lane to provide access to unit 35 and to widen the narrow section of Williams Lane. It should be noted that the vehicular access to unit 37 is proposed to come off Commonwealth Ave.
6. **Landscaping Plan** – The revised submittal includes a narrative discussion of the proposed landscaping.

The first step for the Planning Board should be to determine if the revised submissions provide the Board with a clear understanding of what is being proposed. If the Board is comfortable with the revised information it should then proceed to review the application for conformance with the approval standards and other requirements of the Land Use Ordinance.