



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

Site Plan Review Application

Project Name: Iron Heights Apartments Project Cost: \$5,000,000

Date of Submission: January 16, 2024 Received by: _____ Fees: \$

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

Anticipated beginning/completion dates of construction: 2025 / 2027

1. General Information:

Name of Property Owner: City of Gardiner / Mastway Development LLC - Purchase Option

Address: _____

Phone/Fax No: _____

Applicant/Agent Name: Mastway Development LLC

Address: 2 Beech Street, Suite 1B, Hallowell, ME 04347

Phone/Fax No 207-441-1538

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

Name: A.E. Hodsdon Engineers

Address: 10 Common Street, Waterville, ME 04901

Phone/Fax No 207-873-5164

Name: _____

Address: _____

Phone/Fax No _____

Name: _____

Address: _____

Phone/Fax No _____

Signature:  Date: 1-16-24

2. Property Information:

Property Location: Summer Street
Deed Ref: Book 2135 Page 338 . City Tax Map(s) 37 Lot(s) 19, 19A
Property Size/Frontage: Acres 0.58 Sq. Ft. 25,265 Road _____ Shore none
Zoning District(s): Cobbossee Corridor, partially within the Shoreland Overlay

3. Development Information:

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:

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.

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

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;
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;
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;
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
5. The proposed flow of vehicular and pedestrian traffic into and through the property;

6. The location and details for any signs proposed to be install or altered;
7. The location and details for any exterior lighting proposed to be installed or altered;
8. Provisions for landscaping and buffering; and
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.

Additional Information Required:

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

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

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.

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.

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.

Survey Requirements

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 a undeveloped parcel or tract of land, whenever 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.

Additional Studies

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

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.

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

This is correct.

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

Following completion of the project the site will be either hardscaped or have stable vegetation. Erodible areas such as steep banks will be

largely undisturbed even during construction. During construction, the contractor will be responsible to maintain the site in an orderly manner.

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

Wastewater will be discharged to the public sewer system. Solid waste will be managed on site with a dumpster which will be emptied

regularly by a licensed private waste hauler.

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 property had been previously developed and does not have any of these resources.

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

The property has been previously developed and does not have wetlands or waterbodies.

6.5.1.7 The proposal will provide for adequate storm water management.

The site was until recently, largely impervious and will continue to be so. No significant changes to the rate or volume of runoff is expected

from historical rates.

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.

Only a portion of the proposed project is within the City's Shoreland Zone. This area was previously developed and has been classified as

a brownfield site. The site has no direct connection to the Cobbossee watershed except via the municipal stormwater collection system.

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.

The proposed project is not within the Floodplain according to the City's GIS mapping.

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

The proposed project will be connected to the municipal water service.

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

The proposed project will have municipal sewerage disposal. Likewise, stormwater disposal will be tied into the municipal system.

No discharges to groundwater other than rain infiltration in wooded and lawn areas is expected.

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

The site has been laid out to permit safe and efficient movement of pedestrians and vehicles. Sidewalks encircle three sides of the development

integrating it into the community. Onsite, pedestrian uses have been separated as much as possible. For example, tenants accessing the

dumpster do not have to go into the parking area.

6.5.1.13 The proposal will not result in a reduction of the quality of any municipal service due to an inability to serve the needs of the development.

This is correct.

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.

Funding for tis project will be a combination of grants from the Maine State Housing Authority and private funding. The MSHA application will

be filed in February following approval of the project by the City.

6.5.2 Site Plan Review Criteria

All applications for Site Plan Review shall meet the Review Criteria contained in 6.5.1 and the additional criteria contained in this section.

This is correct.

6.5.2.1. The proposal will be sensitive to the character of the site, neighborhood and the district in which it is located including conformance to any zoning district specific design standards;

Design of the site amenities will reflect the historic industrial character of the site. Although the former use was industrial in nature it was iconic

but is designed to fit the site and accompany other neighboring apartment buildings.

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties;

The proposed project will not adversely affect neighboring properties and is designed to be a drastic aesthetic improvement over the property's

former industrial buildings.

6.5.2.3 The proposal contains landscaping, buffering, and screening elements which provide privacy to adjacent land uses in accordance with the appropriate performance standards;

Yes, please see attached plans.

6.5.2.4 The building site and roadway design will harmonize with the existing topography and conserve natural surroundings and vegetation to the greatest practical extent such that filling, excavation and earth moving is kept to a minimum;

The building and parking have been designed to fit the existing site and work with its current topography. The existing site is mostly

devoid of trees but there are existing trees located long the northern property lines that will remain. New trees and shrubs will be installed to beautify

the site and harmonize with the neighborhood.

6.5.2.5 The proposal will reflect the natural capabilities of the site to support the development. Buildings, structures, and other features should be located in the areas of the site most suitable for development. Environmentally sensitive areas including waterbodies, steep slopes, floodplains, wetlands, significant plant and wildlife habitats, scenic areas, aquifers and archeological and historic resources shall be preserved to the maximum extent;

The site has been previously developed and has been reclaimed as an EPA cleanup site as a result of it's former use. The proposed

development will adhere to standards and procedures outlined by the DEP for the redevelopment.

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 site will have paved walkways that will connect to sidewalks that surround the site on three sides.

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;

The building will be placed closer to the road than buffering requirements would dictate. A variance to these setback requirements has been

requested and is integral to making the project financially viable. With that the new building and parking will still be located further back from

the property lines than it's former use as T.W. Dick. The former building's concrete foundation walls are still located directly on the property lines.

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

The development is a single building.

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

The building entrance is directed to the parking lot and several accessible parking spaces. This layout is preferred because the Average

Annual Daily Traffic count on the opposite side of the building is close to 14,000 vehicles per day. The proposed configuration also creates

the shortest distance to on site parking areas.

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.

The building has been designed with numerous steps and jogs to break up long walls facing the streets to create character and depth on the

buildings facade. Also large windows and different siding elements have been utilized to create a very attractive design. New trees and shrubs

will be installed along the road frontages

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 required to comply with this provision.

Building materials will include a mixture of brick, vinyl, and some steel elements to pay homage to the properties former use.

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.

The area near the entrance of the building will have a bike rack. The south side of the building will have a park bench facing Summer Street.

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. **No Drive-through services are proposed.**

Applicant shall provide information that demonstrates that the proposal will be sensitive to the character of the site, neighborhood and the district in which it is located by considering the following:

6. Waivers

Waiver of Submission Requirements

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

- Ordinance Section 11.4.4.1 requires parking spaces to be 9-ft-wide. We request a waiver to allow 8.5-ft-width.
- Table 11.4.5 requires 1 parking space per unit. Recently enacted LD2003 allows for 2 spaces per 3 units for affordable housing units which is what we are proposing.
- Buffer requirements in Section 8.11.4.3 requires wider buffers than are possible given the necessary size of the building. We request that the buffer sizes be reduced to the available area.

DESCRIPTION

Outlasting and outperforming 400W metal halide fixtures, this 150W LED area light is ideal for a variety of outdoor applications.

FEATURES

- Up to 130 LPW ultra-high efficiency delivers superior performance over older HID fixtures
- Type III light distribution projects light outwards with a lateral width of 40 degrees
- 0-10V dimming
- Instant on with no warmup

LISTINGS

- IP65
- UL Listed for wet locations
- FCC Part 15, Part B, Class A
- DesignLights Consortium® 5.1 Premium - meets the requirements for the highest DLC qualification for efficacy and lumen maintenance; DLC PN - PLTBF5313

PERFORMANCE

- CRI: 80+
- CCT: 4000K
- Rated lifetime L70: 50,000 hours
- Surge Protection: 6kV
- Light Distribution: Type III
- Philips Lumileds LEDs and Sosen driver

THERMAL

- -40°F to 122°F (-40°C to 50°C) operating temperature

ELECTRICAL

- THD: <20%
- Power Factor: >0.95
- Input Voltage: 120-277V
- Dimmable power supply (0-10V)

INSTALLATION

- Designed to be mounted with Excel Series and select Grandview Series slip fitters, straight arms, or U brackets (all sold separately), see Mounting Accessories section for full list of compatible products. See installation instructions for more information on how to install these fixtures.

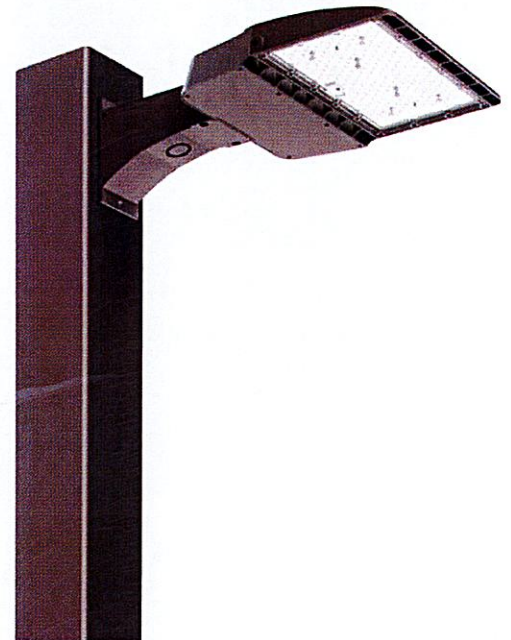
CONSTRUCTION

- Low profile die-cast aluminum housing
- Durable dark bronze powder coat finish

WARRANTY

- 5 year limited warranty; see pltsolutions.com for warranty details

project name	type
catalog number	
comments	voltage
approved by	date



APPLICATIONS

- Parking Lots
- Automotive Dealerships
- Roadways
- Campuses
- Area Security Lighting
- Airports

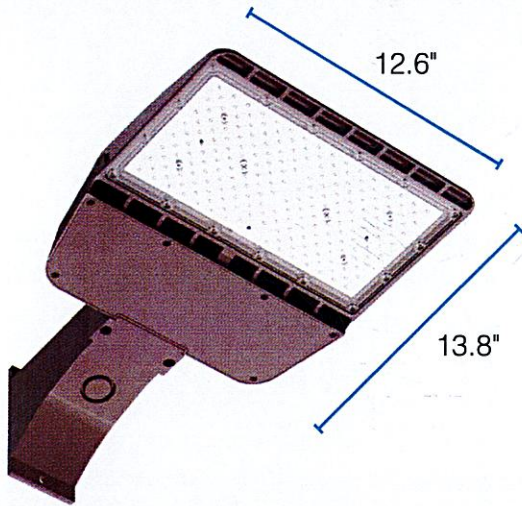
PERFORMANCE SUMMARY

Item #	Family	Watts	Lumens	LPW	CCT	CRI	Dimming	Voltage	Replaces	Light Distribution	DLC Level	DLC #
PLTS-11972	Excel Series	150	19500	130	4000K	80+	0-10V	120-277V	MH400	Type III	5.1 Premium	PLTBF5313

MOUNTING ACCESSORIES (SOLD SEPARATELY)

Item #	Family	Description
PLTS-11989	Excel Series	Adjustable U-bracket for 100W and 150W fixtures
PLTS-11990	Excel Series	Adjustable U-bracket for 220W and 300W fixtures
PLT-11564	Grandview Series	Slipfitter for Tenons up to 2.38" in Diameter
PLT-11565	Grandview Series	6" Mounting Arm for Square Poles
PLT-11102	Grandview Series	6" Mounting Arm for Square or Round Poles

DIMENSIONS



DIMENSIONS

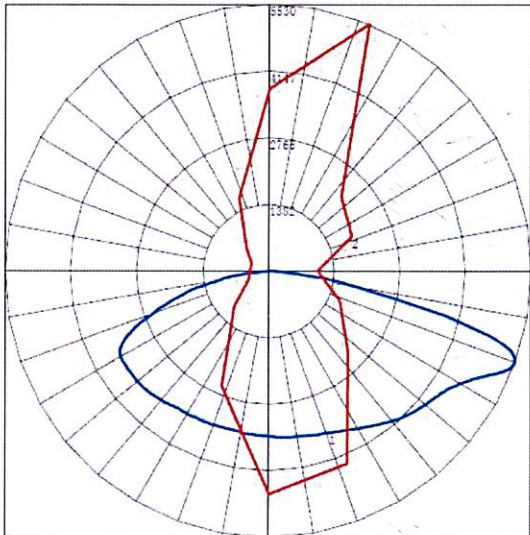
Length: 13.8"

Height: 3"

Width: 12.6"

Weight: 9.4 lbs.

PHOTOMETRICS



Development Information:

3b) The proposed development activity for which approval is requested

1. Estimated water supply and sewage disposal

The proposed housing development will have 32 units. Most (28) will be single bedroom and the remaining 4 will be 2-bedroom units. Maine State Plumbing Code, section 4.E.2, estimates flow as "The design flow for multiple family dwelling units is calculated at 120 gallons per day per unit for 1-bedroom units, and 90 gallons per day per bedroom for multiple bedroom units"

$$28 \text{ units} \times 120 \text{ gpd/unit} = 3,360 \text{ gpd,}$$

$$4 \text{ units} \times 90 \text{ gpd/bedroom} \times 2 \text{ bedrooms} = 720 \text{ gpd}$$

$$3,360 \text{ gpd} + 720 \text{ gpd} = \mathbf{4,080 \text{ gpd water and sewer flow}}$$

This will be supplied by, and discharged to, public treatment systems which will connect at Summer Street near Bridge Street. The proposed water service will require 2 lines, one for domestic use and another for fire protection. We have met with Gardiner Water District Director Zach Lovely and Gardiner Public Works Director John Cameron and they agree with this approach. Letters from Gardiner Water and Sewer have been requested but not yet received.

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

The runoff from the site will flow generally north to south and be directed to existing stormwater catch basins in Summer Street. Six proposed catch basins will be installed in the parking lot and behind the building to intercept run-on from three developed parcels to the north. We have met with Gardiner Public Works Director John Cameron onsite to discuss this approach and he agrees. A letter from Gardiner Public Works been requested but not yet received.

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

This information is shown on the site plan.

4. The location, dimensions, and materials to be used in the construction of drives, parking areas, sidewalks, and similar facilities

The location and dimensions information are shown on the site plan. Walkways and parking areas will be asphalt. Curbing will be granite.

5. The proposed flow of vehicular and pedestrian traffic into and through the property

The previous use of the site as the T.W. Dick offices and garages had multiple curb cuts off Summer Street. The City of Gardiner has since created a sidewalk with curbing along Summer Street. A new curb cut off Summer Street will be used for parking and the primary entrance to the building. There is also an existing curb cut off Highland Avenue which will be used as a service entrance and for access to the dumpster. No tenant parking is located there.

6. The location and details for any signs proposed to be installed

The “Iron Heights Apartments” sign will be building mounted facing Bridge Street. The name of the project and sign are designed to pay homage to the property’s heritage as an Iron and Steel fabrication facility. T.W. Dick is remembered by many throughout Kennebec County as the “Go-to Steel Shop”. Historic images of the previous buildings are included.

7. The location and details for any exterior lighting proposed to be installed

The location of lights is shown on the site plan. In summary, parking lot lighting will be from a single light pole at the west end of the lot and building mounted lights. These will be fully shielded to prevent spilling light on neighboring properties or streets. Properties to the north are much higher than the parking areas and likely will only see the top of the light pole.

Additional lights will be mounted under canopies to illuminate stairways, under cover parking spaces, and access locations.

8. Provisions for landscaping and buffering

Landscaping around the building and adjacent to the parking lot is shown on the site plan. No Landscaped islands or internal landscaping is required in the parking area because there are less than 25 spaces. The island at the end of south parking aisle will be planted with low bushes and shrubs to better delineate the entrance/exit drive.

The north side of the site is a steep slope up to the properties fronting on Highland Avenue. To the west of the parking area, the applicant proposes a Semi-Full Screen – Option 1 buffer, a 6-ft solid fence. The south property line along Summer Street will have a Semi-Full Screen – Option 3 buffer of 3 canopy trees, 6 understory trees and 12 shrubs per 100 feet of length.

Fences and shrubs around the building will shield little of this building due to its height. Nevertheless, trees and shrubs will be planted around the east side of the building abutting Bridge Street to meet the requirements of a partial screen buffer, option 3 which includes 6 understory trees and 6 shrubs per 100 feet of length.

Due to the size and grades of the site and required building sizes, a variance to the buffer widths required in Section 8.11.4.3 has been requested. Section 8.11.4.4 allows the Planning Board to “reduce the width of the required buffer area/strip when [they] find that adequate buffering will be provided within the reduced width due to the unique character of the site including consideration

of the topography and existing vegetative cover of the site.” Although the site is vacant currently, the former buildings that were on the site were industrial and a bit unsightly. The new building and landscape will be creating an aesthetic improvement over its former use.

9. *Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.*

Other necessary information has not been identified at this time.

Additional Information Required:

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

Included later in the application are conceptual building elevations that show these features.

2. *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;*

The proposed development has been designed so the primary entrance will be located centrally of where the former curb cuts on Summer Street. The proposed service entrance off Highland Avenue will have very infrequent traffic of at most, with possibly a few vehicles entering or leaving each day.

The proposed building will have 32 dwelling units. The 11th edition of the ITE Trip Generation Manual, Land Use Code 220 – Multifamily Housing (Low Rise) estimates a peak PM hour trip count of 0.51 trips per dwelling unit.

$$0.51 \times 32 \text{ Units} = 17 \text{ trips (rounded up)}$$

The Maine Department of Transportation Public Map Viewer lists existing traffic counts and capacities for the roads surrounding the site. These are shown in the table below.

Street	AADT*	Lanes	Hourly Capacity	Speed Limit
Highland Avenue	4283	2	1040	25
Bridge Street	13968	4	3040	25
Summer Street	681	2	1000	25

*AADT = Annual Average Daily Traffic

The impact of 17 additional trips per peak hour on Summer Street which has a capacity of 1,000 trips per hour represents an increase of 17/1000, or just 1.7% of the hourly capacity.

ITE tables and formulas for average daily traffic are indeterminate because most studies were for much larger apartment complexes. However, assuming 8 peak hours in a day (8 x 17) would result in 136 trips. This would increase the daily traffic on the end of Summer Street by about (136/681) 20%. There would still be ample capacity on Summer Street because it has an hourly capacity of 1000 vehicles. Once these 136 vehicles per day moved out onto Bridge Street, however, the relative increase there would be (136/13,968) less than 1%.

3. *An erosion and sedimentation control plan*

This plan is included at the end of this narrative

4. *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.*

The project will not require any MDEP permitting because the entire site is less than an acre and much of it was previously impervious. Discussions with the Public Works Department indicate that they do not anticipate problems due to the proposed development.

Nevertheless, we are working with a Jeffrey Allen, PE of A.E. Hodson who is an experienced stormwater engineer. He suggested some onsite measures that could be taken to reduce the rate of runoff if the City believes it necessary. He also suggested that given the property's proximity to the mouth of the stream and the Kennebec River that onsite detention might be detrimental because it may cause the peak discharge from the site to occur at the same time the peak discharge is coming from upstream areas of the stream and river. It may be more prudent to accelerate water off this site so the peak rate from this site subsides prior to upstream peak flows developing.

5. *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.*

This information is included in response to requirement 1 above.

6. *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.*

The following pages include photographs which illustrate the nearby architectural context.

Neighborhood Photos



Photo looking West on Summer Street in front of Subject Parcel



Photo taken at the intersection of Highland Ave. and Bridge St.

Neighborhood Photos



Photo taken at the intersection of Summer Street and Bridge Street.

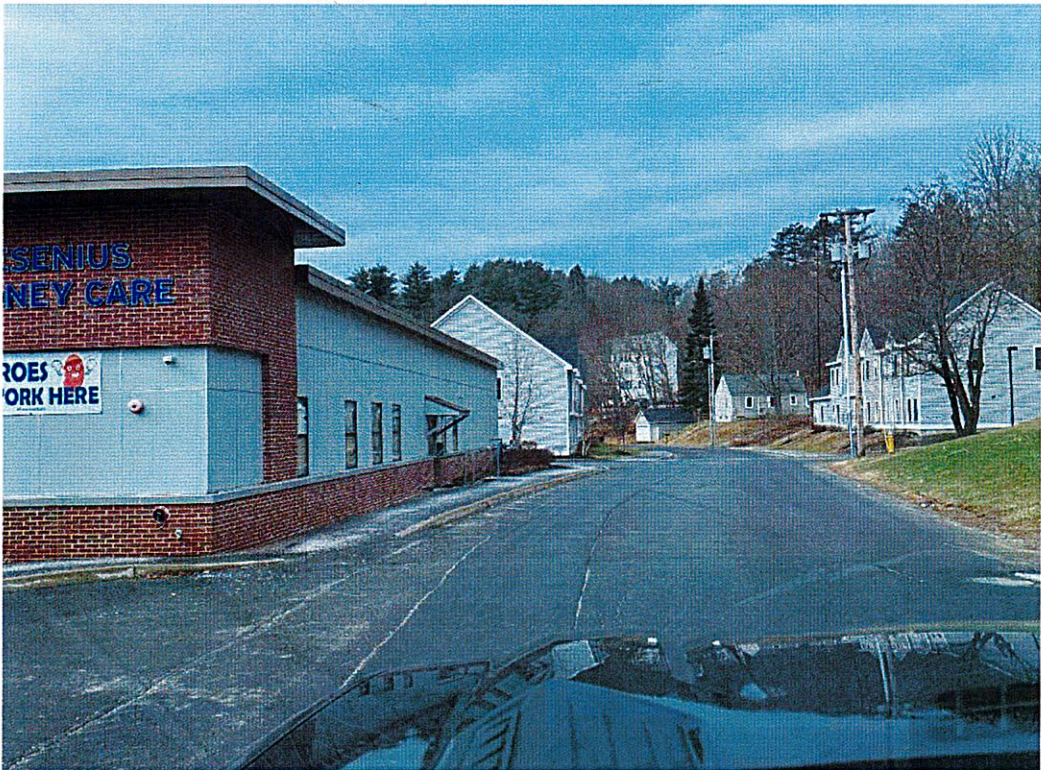


Photo looking further up Summer Street at redeveloped former T.W. Dick properties.

Neighborhood Photos



Photo looking further West on Summer Street.



Photo looking up Highland Ave at abutting properties.

Neighborhood Photos



Photo looking North from Summer Street in front of Subject Parcel.



Photo taken from Subject parcel looking across Highland Ave at abutting property.

Neighborhood Photos



Historic photo taken from Summer Street looking at the former T.W. Dick office building.



Historic photo of the former T.W. Dick buildings taken at the intersection of Highland Ave. and Bridge St.

Neighborhood Photos



Historic photo from Summer Street looking at the former T.W. Dick garage and abutting property.



Historic photo looking down Summer Street at the former T.W. Dick fabrication shop.

Erosion and Sedimentation Control Plan

The site will be permanently stabilized by seeding buffer areas, paving and buildings when completed. During construction the contractor will install bark mulch berms or silt fencing downhill of all earth disturbing activities. Additional measures may be required depending on each phase of construction.

Sediment basins and traps are impractical to install on this site due to the presence of potential contaminated soil and the slope of the site.

An Erosion and Sedimentation Control Plan has been prepared for the proposed project and is attached in this section. The Plan consists of the following sheets:

Sheet C0.1 – Site Plan

Sheet C3.0 – Grading Plan

Inspection and Maintenance Plan

List of Measures

The following erosion control features will be installed on this site and shall be inspected and maintained by the owner or contractor.

1. Silt Fencing
2. Bark Mulch Berms
3. Catch Basin Silt Sacks

B. Inspection and Maintenance

The contractor will inspect all erosion and sediment control measures at least weekly or following rainfall events greater than one half inch. Problem areas will be repaired when they are discovered.

C. Responsible Parties

Mastway Development, LLC
2 Beech Street, Suite 1B
Hallowell, Maine 04347
207-441-1538
e-mail: matt@grandviewbuildersme.com

The engineer who prepared this application is:

Jeffrey Allen, PE

A.E. Hodsdon Engineers
10 Common Street
Waterville, Maine 04901
207-873-5164
e-mail: jeff@nehodsdon.com

Housekeeping Plan

A. Spill Prevention

All ‘household quantities’ of hazardous materials (cleaners, solvents, etc.) stored on-site shall be stored in suitable containers in locked storage rooms. Disposal of household hazardous waste shall be off-site at approved disposal facilities. The proposed facility will not store other than “household quantities” of substances anywhere on-site.

In the case of accidental spills by vehicles or equipment an immediate effort shall be made to contain the spill by ditching, spreading absorbent material (sawdust, Speedi-Dry, cat litter, etc.) or by other means. The material shall be dug up, placed in a suitable container, and disposed of off-site at an appropriate facility. If any hazardous material is spilled, the following shall be immediately notified:

Maine DEP Spill Response – 1-800-482-0777
Gardiner Fire Department – 911 or 207-582-4535
State Police - 911

B. Groundwater Protection

Construction equipment shall be maintained in a leak-free state. No hazardous materials or oils will be disposed of on site. In the event of spills, the procedure outlined above shall be followed.

C. Fugitive Sediment and Dust

Dust on the site shall be controlled during construction by the application of water.

Due to the limited size of the project, soil disturbance will be suspended during wet periods so the typical requirement of a construction entrances can be avoided. The earthwork contractor will make efforts not to track mud onto public roads.

Temporary erosion control measures such as silt fencing, bark mulch berms and Catch Basin silt sacks shall be installed before beginning construction. The soil and erosion control plan (indicated on drawings) shall be followed to prevent unnecessary erosion.

D. Debris and Other Materials

Construction debris, hazardous, waste, or oily waste may not be disposed of on-site for any reason. All such materials shall be transported off-site and disposed of at property licensed disposal facilities.



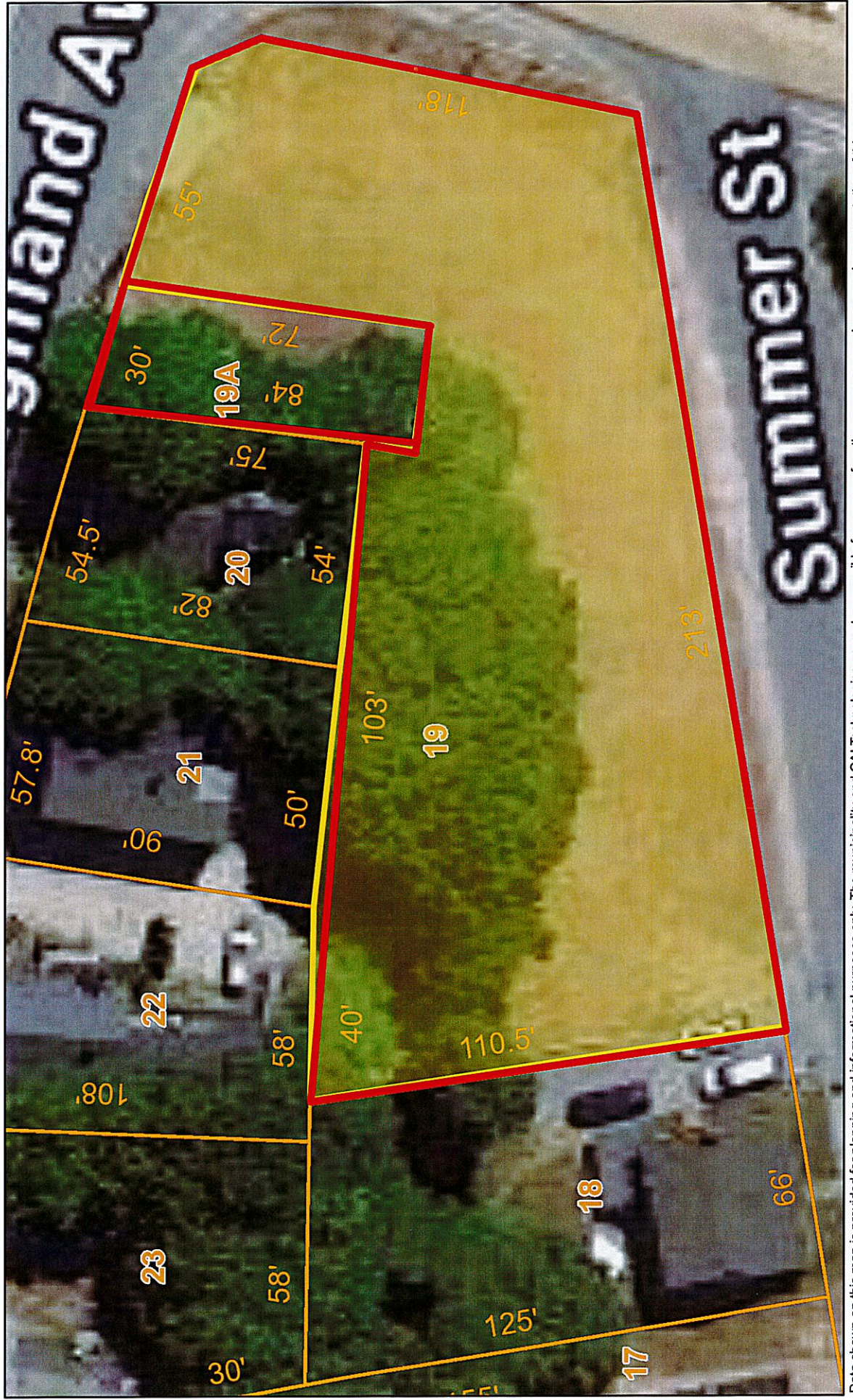
January 18, 2024

Gardiner, ME

1 inch = 33 Feet



www.cai-tech.com



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.

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT		3510 GARDINER, ME	
CITY OF GARDINER		1 Level		2 Public Water		1 Paved		1 Urban		Code Appraised		85,300	
6 CHURCH ST		4 Rolling		3 Public Sewer						Code Assessed		85,300	
GARDINER ME 04345		Alt Prcd ID		DT: Downtown		SEND VALUE E		Assoc Pld#		Code Assessed V		Year Code Assessed Y Year Code Assessed	
		TIF CODE		0000		12-01-2014		0 1L		85,300		2021 9030	
		USE PROGRA		2135		08-10-1978		0 00		85,300		2021 9030	
		TG ENROLL Y								85,300		2021 9030	
		TG PLAN YR								85,300		2021 9030	
		LD#1 TYPE								85,300		2021 9030	
		GIS ID		037019						85,300		2021 9030	

RECORD OF OWNERSHIP												Total		85,300	
CITY OF GARDINER												Total		85,300	
DICK T W CO INC												Total		85,300	

EXEMPTIONS												Total		85,300	
Description												Total		85,300	
Year Code												Total		85,300	

OTHER ASSESSMENTS												Total		85,300	
Description												Total		85,300	
Amount												Total		85,300	
Number												Total		85,300	
Comm Int												Total		85,300	

ASSESSING NEIGHBORHOOD												Total		85,300	
Nbhd Name												Total		85,300	
B												Total		85,300	
Tracing												Total		85,300	

NOTES												Total		85,300	
Appraised Bldg. Value (Card)												Total		85,300	
Appraised Xf (B) Value (Bldg)												Total		85,300	
Appraised Ob (B) Value (Bldg)												Total		85,300	
Appraised Land Value (Bldg)												Total		85,300	
Special Land Value												Total		85,300	
Total Appraised Parcel Value												Total		85,300	

APPRaised VALUE SUMMARY												Total		85,300	
Exemption												Total		85,300	

BUILDING PERMIT RECORD												Total		85,300	
Permit Id												Total		85,300	
Issue Date												Total		85,300	
Type												Total		85,300	
Description												Total		85,300	
Amount												Total		85,300	
Insp Date												Total		85,300	
% Comp												Total		85,300	
Date Comp												Total		85,300	
Comments												Total		85,300	

LAND LINE VALUATION SECTION												Total		85,300	
Zone												Total		85,300	
Description												Total		85,300	
Land Units												Total		85,300	
Land Type												Total		85,300	
Unit Price												Total		85,300	
Size Adj												Total		85,300	
Site Index												Total		85,300	
Cond.												Total		85,300	
Nbhd.												Total		85,300	
Nbhd. Adj												Total		85,300	
Notes												Total		85,300	
Location Adjustment												Total		85,300	
Adj Unit P												Total		85,300	
Land Value												Total		85,300	

This signature acknowledges a visit by a Data Collector or Assessor

CONSTRUCTION DETAIL		CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Element	Cd						
Style: 99	Vacant Land								
Model: 00									
Grade:									
Stories:									
Occupancy:									
Exterior Wall 1									
Exterior Wall 2									
Roof Structure:									
Roof Cover:									
Interior Wall 1									
Interior Wall 2									
Interior Flr 1									
Interior Flr 2									
Heat Fuel:									
Heat Type:									
AC Type:									
Total Bedrooms:									
Total Bthrms:									
Total Half Baths:									
Total Xtra Fixtrs:									
Total Rooms:									
Bath Style:									
Kitchen Style:									
CONDO DATA									
Parcel Id	C	Ownr	S						
Adjust Type	Code	Description	Factor%						
Condo Flr									
Condo Unit									
COST / MARKET VALUATION									
Building Value New		0							
Year Built		0							
Effective Year Built		0							
Depreciation Code									
Remodel Rating									
Year Remodeled									
Depreciation %									
Functional Obsol									
External Obsol									
Trend Factor		1							
Condition		100							
Condition %		48							
Percent Good		0							
RCNLD									
Dep % Ovr									
Dep Ovr Comment									
Misc Imp Ovr									
Misc Imp Ovr Comment									
Cost to Cure Ovr									
Cost to Cure Ovr Comment									
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)									
Code	Description	L/B	Units	Yr Bilt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
BUILDING SUB-AREA SUMMARY SECTION									
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprc Value			
Ttl Gross Liv / Lease Area		0	0	0	0	0			0

No Sketch



CITY OF
GARDINER
KENNEBEC CO.
MAINE



LEGEND

- Lock Hook
- Private Right of Way
- Sublet Line
- Transmission Line ROW
- River, Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Parcel

For Assessment Purposes, Not to be used for Conveyances.



Cornerstone
Digital Spatial Solutions, Inc.
300 State Street, Suite 200
Portland, ME 04102
Tel: 603.733.7888



Map 37
Parcel 3/2022
Effective Date: 4/1/2022





CEO Kris McNeill
Gardiner Planning Board
Office of Economic and Community Development

January 22, 2024

Subject: Apartment Complex @ 1 Summer St.
DBA Mastway Development, LLC
1 Summer Street
Gardiner, Maine 04345

Based upon information provided and based upon information now known, this business appears to have appropriate operational and safety measures in place to open and operate in the City of Gardiner. With the appropriate systems in place, it is my belief that the Gardiner Police Department will have the ability to respond safely and effectively to any emergency or criminal activity that may occur there. It is not anticipated that these calls will have an impact on the overall services that the Gardiner Police Department delivers.

Sincerely,

A handwritten signature in black ink, appearing to read "Chief Todd H. Pilsbury".

Chief Todd H. Pilsbury
Gardiner Police Department
City of Gardiner



**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Chief Richard Sieberg

January 23, 2024

Dear Mr. Morrill,

I have received your proposal to construct a large apartment building at the former T.W. Dick site on the corner of Summer Street and Highland Ave.

After reviewing the plans and discussing them with Code Enforcement, conceptually at this stage in planning I don't believe this will create a negative impact on the Fire Department.

I look forward to being a part of this project as it moves along. Please feel free to reach out to the Fire Department if you have questions or concerns.

Sincerely,

Richard Sieberg
Gardiner Fire Department
Fire Chief



Office of Code Enforcement

6 Church Street
Gardiner, Maine 04345

Phone: 207 582-6892
Fax: 207 582-6895

January 25, 2024

Mastway Development Planning Board Review

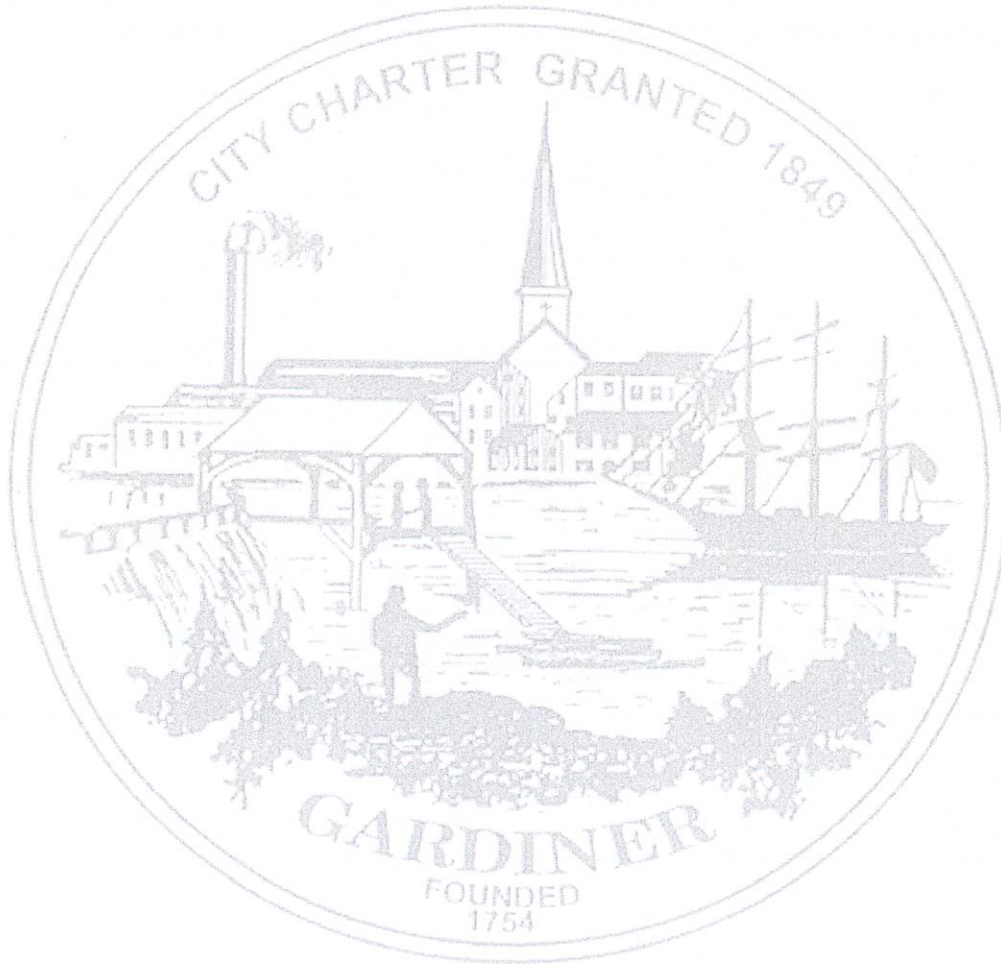
This letter is to state that the Code Enforcement Office does not have any issues with Mastway Development's application to construct a Housing development at 1 Summer Street. If you have any further questions, feel free to contact me at 207-620-4853.

Kris McNeill
Code Enforcement Officer
City of Gardiner Maine

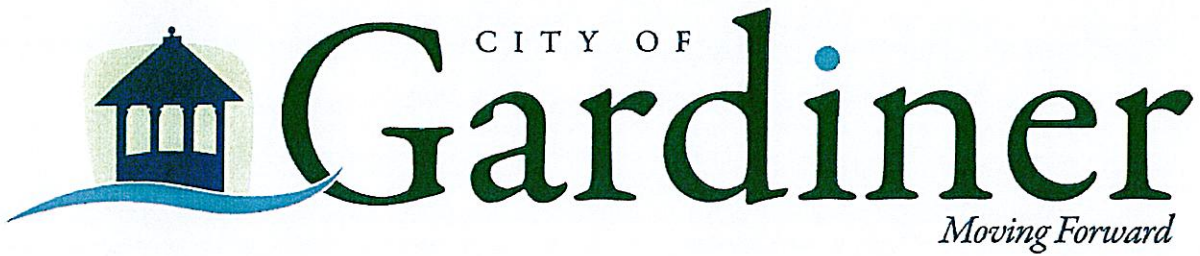


CITY OF
Gardiner
Moving Forward

Hi Matt Morrill, as we discussed when we met the other week on site on summer St. To do with the sewer and storm water connections for the project that you provided plans for. The public works department has no issues with these plans you provided.



Department of Public Works
6 Church Street | Gardiner, ME 04345
207-582-4800 | 207-582-6895 (fax) | jdouglass@gardinermaine.com
www.GardinerMaine.com



January 25, 2024

Planning Board
City of Gardiner
6 Church Street
Gardiner, ME

Re: Mastway, LLC

Please be advised that the proposed development located at 1 Summer Street, Gardiner, Maine, operated by, Matt Morrill Dba Mastway, LLC, will not have any adverse effects on the City of Gardiner Wastewater transport and treatment system, which has adequate capacity to handle the domestic wastewater coming from the site. If you have any questions, please let me know.

Best regards,

Douglas E. Clark
Wastewater Director
City of Gardiner WWTF

Angelia Christopher

From: Zach Lovely <zlovelygwd@yahoo.com>
Sent: Thursday, January 25, 2024 2:13 PM
To: Angelia Christopher
Subject: Re: letters for PB applications

Angelia.

Gardiner water District has the ability to serve both Drop Box furniture and Mastway Development.

Thank you,
Zach

On Jan 24, 2024, at 3:24 PM, Angelia Christopher <AChristopher@gardinermaine.com> wrote:

Good afternoon,

I have two planning board applications that are due to be heard on February 13th.

The two applications are for Mastway LLC(Matt Morrill matt@grandviewbuildersme.com) and for E. Dodge- (Effie Harvey <dancin_effie@yahoo.com) BoxDrop furniture.

I believe that the applicants have reached out to all the dept heads, for their input on these projects.

I understand that schedules are tight, and you all are busy. This is an Ordinance/Planning Board requirement,

that City Departments offer their input on proposed developments.

I have the applications for both projects at my desk, and Kris McNeill can answer questions as well. An email, offering your input, will work.

The letters that are needed for these projects are listed below, by application.

Box Drop-

Public Works
Gardiner Water
Codes

Mastway

Wastewater
Gardiner Water,
Public Works
Code

*Angelia M. Christopher
Planning and Development Assistant
General Assistance Director
6 Church St.
Gardiner Maine, 04345*