

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



CITY OF
Gardiner

Moving Forward

Site Plan Review Application

Project Name: Iron Mine Mobile Home Park Project Cost: \$500,000
Date of Submission: 5-13-2020 Received by: _____ Fees: _____

A complete written description of the proposed project including all other local, state and federal permits required for the project Expansion of Iron Mine Mobile Home Park.

- see written attachment -

Anticipated beginning/completion dates of construction: Summer 2020/fall 2021

1. General Information:

Name of Property Owner: Home Deals of Maine, LLC
Address: PO Box 97, Hinkley, Me 04944
Phone/Fax No: (207-616-0672 FAX) (207-509-9927 office)
Applicant/Agent Name: Applicant - Jo Roderick Agent - Roland Pinette
Address: PO Box 97, Hinkley, Me 04944
Phone/Fax No: Jo - 207-710-4777 Roland - 207-730-0158

Design Professional(s)/Contractor(s): ☒ Surveyor ☐ Engineer ☐ Architect ☒ Contractor
Name: William Acheson - Bombahook Land Surveys
Address: 30 Chestnut Street, Gardiner, ME 04345
Phone/Fax No: 207-446-2997

Name: Bruce MacLeod - MacLeod Structural Engineers, PA
Address: 90 Bridge St. Suite #252
Phone/Fax No: 207-839-0980

Name: Dan Follansbee Home Improvements
Address: 202 Norridgewock Rd, Fairfield, Me 04937
Phone/Fax No: 207-509-8735

Signature: [Signature] Date: 5-13-2020

2. Property Information:

Property Location: 0 Old Brunswick Rd + 43 Old Brunswick Rd; Williams Ln -
Deed Ref. Book 13112 Page 63 City Tax Map(s) 27 Lot(s) 14
Property Size/Frontage: 6691 Acres 61 Sq. Ft. 27 Road 15B Shore

Zoning District(s): MUV (mixed use village)

Lot 14A - Ref Book - 3446 Page - 338 - City Tax Map - 27 - Lot 14A

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: A/A
- ✓ 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.) At intersection of Old Brunswick Rd + Iron Mine Hill Rd.
- ✓ 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. see attachments

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 *N/A*

10. The location and type of any identified historic or archeological resource on the property. *N/A*

✓ 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; *see letters from water + sewer district*

✓ 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; *N/A*

✓ 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; *see individual lot drawings*

✓ 4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities; *gravel base, asphalt top*

5. The proposed flow of vehicular and pedestrian traffic into and through the property; *providing 2 way traffic flow. we are adding a connection between Iron Mine Hill Rd + Williams Lane to meet requirements for emergency vehicle access.*

6. The location and details for any signs proposed to be installed or altered; *install (2) 5 MPH speed limit signs - one at each end of Iron Mine Hill Rd.*

7. The location and details for any exterior lighting proposed to be installed or altered; *N/A*

8. Provisions for landscaping and buffering; and *hydroseed + ornamental trees, shrubs, flowers*

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 *using wood chips, hydroseeding, bails of hay if needed. Roland was 20 years a licensed arborist + ran his own landscape company - he will take preventative measures as needed*

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. *N/A*

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. *N/A*

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. *N/A*

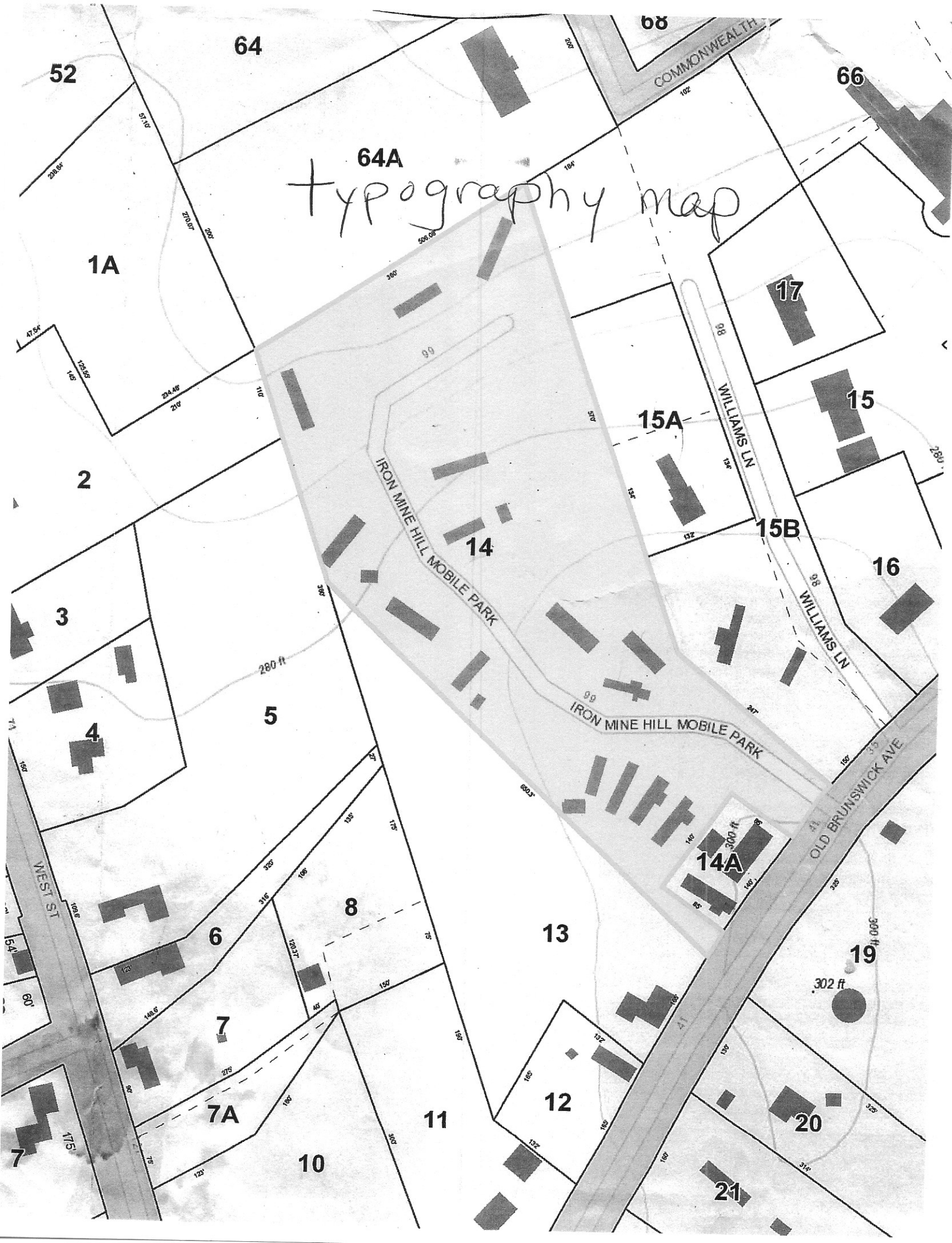
Survey Requirements

✓ 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.

1. Describe the use you desire to make of the property.

We purchased a 24 pad mobile home park from the City of Gardiner in December 2018. Abutting property TM 27, Lot 14 & 15B was purchased in April, 2020. Lot 15B has 3 existing mobile home pads. We are proposing encompassing all 3 city lots to exist as 1 piece of property as a 42 pad mobile home park with a 3 unit building & garage (also existing). We have had this drawn as required through Bruce MacLeod, Architect. All land has been surveyed by William Acheson. We meet setbacks; road frontage, left, right, & rear, as well as square footage, All the pads; existing and proposed have been identified with wooden stakes in the ground – which matches the blueprints.

We plan to join Iron Mine Hill Rd and Williams Lane as we own both streets. This will allow emergency vehicles drive through capabilities. We **DO NOT** plan to open the end of Williams Lane connecting to Griffin Street/Commonwealth Ave intersection.



64A
typography map

The following should be filled
out by Code Enforcement.

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.

6.5.1.3 The proposed activity 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.

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.

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

6.5.1.7 The proposal will provide for adequate storm water management.

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

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

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

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

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

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.

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

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.

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;

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

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;

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;

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;

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;

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;

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

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

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.

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.

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.

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. 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.

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