

City of Gardiner  
Planning Board Review Packet  
“Necessary Tires Too”  
907 Brunswick Avenue

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City of Gardiner  
Planning Board Review Application

Project Name: NECESSARY TIRES TOO Project Cost: 60,000  
Date of submission: 3/30/23 Received by: JMC Fees: 125

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

CHANGE OF USE OF THE FORMER WINGATE LANDSCAPING FACILITY, APPROVED 2-17-2009 TO ACCOMMODATE A NEW BUSINESS CALLED "NECESSARY TIRES TOO", CHANGES TO INCLUDE: ADDITION OF 2 TIRE BAYS, NEW O.H. DOOR FOR ALIGNMENT RACK, NEW BLOB FACADE

Anticipated beginning/completion dates of construction: 5-2023 / 7-2023 FORMER GREENHOUSE & BULK STORAGE BINS TO BE USED FOR NEW & USED TIRE STORAGE

1. **General Information:** (6.3.2)

Name of Property Owner: MCGEE PROPERTIES, LLC  
Address: 537 HIGH ST WEST GARDINER  
Phone/Fax No: 582-8810

Applicant/Agent Name: MCGEE PROPERTIES, LLC  
Address: \_\_\_\_\_  
Phone/Fax No \_\_\_\_\_

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

Name: DAN LAFLIN P.L.S.  
Address: 537 HIGH ST W. GARDINER  
Phone/Fax No 582-8810 - 776-8009

Name: MCGEE CONSTRUCTION  
Address: 537 HIGH ST. W. GARDINER  
Phone/Fax No \_\_\_\_\_

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Phone/Fax No \_\_\_\_\_

Signature: [Handwritten Signature] Date: 3/22/23

**2. Property Information:** (6.3.2)

- \* Property Location: 907 BRUNSWICK AVE City Tax Map(s) 11 Lot(s) 15 3/16
- \* Deed Ref. Book 8183 Page 347 Zoning District(s): PD
- \* Copy of the tax map showing the property and surrounding location. ✓
- \* Verification of the applicant's right, title, and interest in the property. ✓

**3. Development Information:** (6.3.2.7)

One or more site maps drawn to scale showing the following:

a.) The existing conditions on the property including: (6.3.2.7.1) ✓

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 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: (6.3.2.7.2) ✓

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. (6.3.2.8)

**Additional Information Required:** (6.3.3)

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. (6.3.3.4)

**Survey Requirements** (6.3.5)

The Code Enforcement Officer or 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 Code Enforcement Officer or 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** (6.3.6)

The Code Enforcement Officer or 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 (6.5.1)**

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Code Enforcement Officer and/or 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.

SUBMITTED

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

YES SEE WAIVER REQUEST

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

THE PREVIOUSLY APPROVED SITE PLAN FOR WINGATE LANDSCAPING INCLUDED A STORMWATER LEVEL SPREADER AT THE END OF AN 18" OUTFALL PIPE FROM A CATCH BASIN, ALL WERE INSTALLED AND ARE STILL FULLY FUNCTIONAL. STORMWATER IS DISCHARGED INTO A FORESTED BUFFER 2,200 FEET FROM COBBOSSEE STREAM.

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

A 6" SEWER SERVICE WAS INSTALLED PER THE APPROVED 2009 PLAN TIED INTO PUBLIC SEWER LINE ON BRUNSWICK AVE.

**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.

NO, NONE ON SITE

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

NO, NONE ON SITE

**6.5.1.7** The proposal will provide for adequate storm water management.

YES, PER MEASURES APPROVED AND INSTALLED ON THE 2009 WINGATE LANDSCAPING SITE PLAN

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

SITE IS NOT IN A SHORELAND ZONE

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

N/A THE SITE DOES NOT FALL WITHIN A FLOODPLAIN

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

YES, THE PROPOSED TIRE FACILITY WILL USE SUBSTANTIALLY LESS WATER THAN THE PREVIOUSLY APPROVED WINGATE LANDSCAPING

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

NO IT WILL NOT, PER THE PREVIOUSLY INSTALLED STORM DRAIN MEASURES

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

YES SEE SITE PLAN FOR PROPOSED PARKING AND PEDESTRIAN WALK & SIGNAGE

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.

NO, VERY LOW IMPACT ON MUNICIPAL SERVICES

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

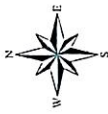
YES, STEVE MCGEE HAS BEEN IN BUSINESS SINCE 1976







MAP 11 LOTS 15 316



March 21, 2023

Gardiner, ME

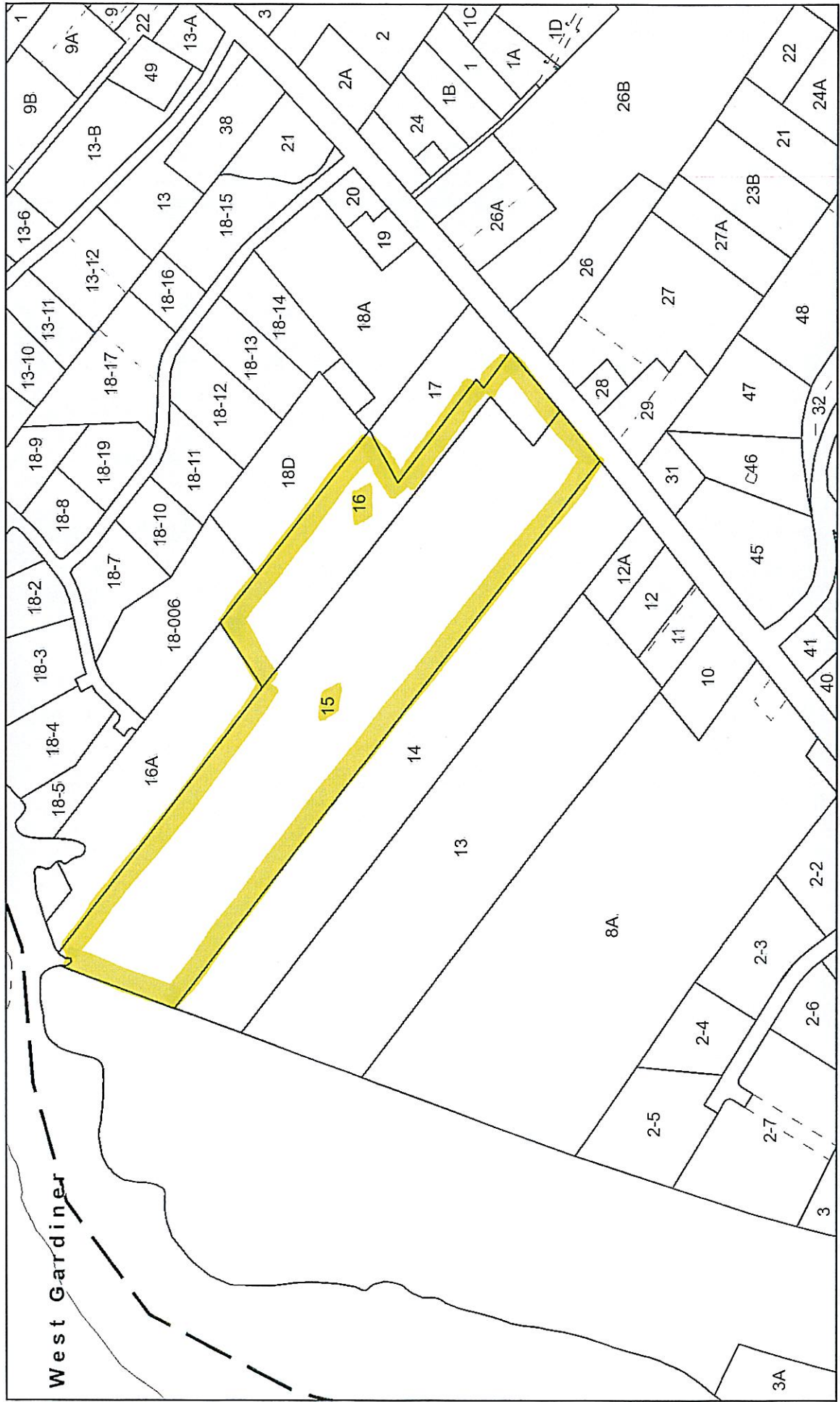
1 inch = 540 Feet



www.cai-tech.com



CAI Technologies  
Professional Mapping & Visualization



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.

7



Received Kennebec SS.  
02/13/2014 8:23AM  
# Pages 2 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

**TRANSFER  
TAX  
PAID**

**WARRANTY DEED**

**KNOW ALL MEN BY THESE PRESENTS,**

**THAT I, ANITA M. LEVESQUE**, of Houlton, County of Aroostook, State of Maine, in consideration of one dollar and other valuable consideration, paid by **MC GEE PROPERTIES, LLC**, a Maine limited liability company with a place of business in West Gardiner, County of Kennebec, State of Maine,

whose mailing address is: 537 High Street, West Gardiner, Maine 04345

the receipt whereof, we do hereby acknowledge, do hereby **GIVE, GRANT, BARGAIN, SELL and CONVEY** unto the said **MC GEE PROPERTIES, LLC**, its successors and assigns forever,

A certain lot or parcel of land with the buildings thereon, situated on the Brunswick Road, so-called, in the Town of Gardiner, County of Kennebec and State of Maine, bounded and described as follows, to wit:

Commencing at the Southeast corner of land now or formerly owned by Meta Brown; thence running in a Southerly direction along said Brunswick Road a distance of two hundred thirty (230') feet, more or less, to land now or formerly owned or occupied by Ralph Davis; thence running in a Westerly direction along said Davis' Southerly line to the Cobbossee Stream, so-called; thence running in a Northerly direction along said Stream to a point which is nineteen (19) rods, more or less, Southerly from land now or formerly owned by Eben Marston; thence running in an Easterly direction and along a line parallel to said Davis' South line to the Westerly boundary of land of said Meta Brown; thence running in a Southerly direction along the Westerly boundary of said Meta Brown's land to the Southwest corner of land of said Meta Brown; thence running in an Easterly direction eleven (11) rods, more or less, to the point of beginning.

**EXCEPTING AND RESERVING** the right to use or a right of way over the road across the Northerly side of the above described premises running from Cobbossee Stream to other land of Clarence B. Thompson. Also excepting and reserving the right to pipe water from the well on the above described premises as was conveyed by Clarence B. Thompson to Meta Brown.

**MEANING and INTENDING** hereby to convey the premises conveyed to Albert B. Walton and Florence Walton by deed from Anita Marie Walton dated April 1, 1983 and recorded in Book 2552, Page 12 of the Kennebec County Registry of Deeds. Albert B. Walton conveyed the premises to Anita M. Levesque by deed dated July 26, 2004 and recorded in Book 8048, Page 246 of the Kennebec County Registry of Deeds. Reference is made to a deed from Florence Walton to Anita M. Levesque dated December 23, 2013 to be recorded herewith.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said **MCGEE PROPERTIES, LLC**, its successors and assigns, to its use and behoof forever.

**AND I do COVENANT** with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances except as hereinbefore set forth; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid and that me and my heirs shall and will **WARRANT** and **DEFEND** the same to the said Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, I, **ANITA M. LEVESQUE** have hereunto set my hand and seal this 7 day of February, in the year two thousand fourteen.

Signed, Sealed and Delivered  
in presence of:

James D. Griffin

Anita M. Levesque  
Anita M. Levesque

STATE OF MAINE,  
COUNTY OF AROOSTOOK

February 7, 2014

Personally appeared the above named **ANITA M. LEVESQUE** and acknowledged the foregoing instrument to be her free act and deed,

Before me,

Cheryl M. Cameron  
Notary Public  
Printed Name: Cheryl M. Cameron

SEAL



**TRANSFER  
TAX  
PAID**

**QUIT-CLAIM DEED  
(WITHOUT COVENANT)**

**KNOW ALL MEN BY THESE PRESENTS,**

THAT, we, **Patrick F. Staples**, of Gardiner, County of Kennebec and State of Maine and **Steven A. McGee**, of West Gardiner, County of Kennebec and State of Maine, in consideration of one dollar and other valuable consideration, paid by **McGee Properties, LLC**, a Maine limited liability company with its principal offices in West Gardiner, County of Kennebec and State of Maine,

whose mailing address is : 537 High Street, West Gardiner, Maine 04345

the receipt whereof we do hereby acknowledge, do hereby **REMISE, RELEASE, BARGAIN, SELL AND CONVEY**, and forever **QUIT-CLAIM** unto the said McGee Properties, LLC, its successors and assigns forever,

A certain lot or parcel of land together with the buildings and improvements thereon situated in the City of Gardiner, County of Kennebec and State of Maine and being bounded and described as follows:

**COMMENCING** at the northwest corner of land now or formerly owned by Meta Brown; thence running in a westerly direction to the southwest corner of land now or formerly owned or occupied by Cordelia Lawrence; thence running in a northerly direction to land now or formerly of Eben Marston; thence running in a westerly direction along said Marston's southerly line to Cobbosseecontee Stream, so-called; thence running in a southerly direction along said Cobbosseecontee Stream 19 rods, more or less, to the northwest corner of land conveyed from Clarence B. Thompson to Albert Walton in 1947; thence running in an easterly direction along said Walton's northerly line to land of said Meta Brown; thence running in a northerly direction along said Brown's westerly line to the point of beginning.

**EXCEPTING and RESERVING**, however, from the above described premises a certain lot or parcel of land conveyed from Elizabeth C. Thompson to Richard P. Smith et ux by deed dated November 5, 1970 and recorded in said Registry at Book 1536, Page 58.

**ALSO ANOTHER** certain lot or parcel of land together with the buildings and improvements thereon situated in the City of Gardiner, County of Kennebec and State of Maine and being bounded and described as follows:

**BEGINNING** at the southwest corner of land now or formerly owned or occupied by Cordelia Lawrence; thence in a westerly direction along the northerly side of the Brunswick Road, so-called, 19 rods, more or less, to an iron bound; thence northerly at right angles with said Brunswick Road 11 rods, more or less, to an iron bound; thence easterly at right angles with the westerly line of land herein described 19 rods, more or less, to an iron bound; thence in a

3) In P.A. . . .



southerly direction along the west line of land of the aforesaid Cordelia Lawrence to the point of beginning.

**ALSO** included is the right to pipe water from the well on the land of Albert Walton as described in the deed from Clarence B. Thompson to Meta Brown, dated February 18, 1946 and recorded in said Registry at Book 832, Page 73.

**EXCEPTING and RESERVING** from the above described lots or parcels of land the following lot or parcel of land conveyed from Clarence B. and Elizabeth C. Thompson to Fred V. and Dianne Thompson by deed dated December 13, 1976 and recorded in said Registry of Deeds.

**COMMENCING** at a pin at the southwest corner of land of the said Clarence B. and Elizabeth C. Thompson on Cobbosseecontee Stream, said point being the northwest corner of land conveyed from said Thompson's to Albert Walton; thence in a northerly direction along Cobbosseecontee Stream 12 rods, more or less, to an iron pin at the southwest corner of land of Richard P. Smith et ux; thence in an easterly direction 200 feet, more or less, along Smith's southerly boundary to an iron pin being Smith's southeast corner; thence in a northerly direction 200 feet, more or less, along Smith's easterly boundary to an iron pin and land of Raymond Swift; thence in an easterly direction along Swift's southerly boundary 427 feet, more or less, to an iron pin; thence turning and running in a southerly direction 19 rods, more or less, running to and through a stone wall, along the westerly boundary of land of the said Thompson's, to an iron pin in the northerly boundary of land of said Walton; thence turning and running in a westerly direction along the northerly boundary of land of said Walton 38 rods, more or less, to the point of beginning.

**ALSO EXCEPTING and RESERVING** the right of way conveyed from Elizabeth C. Thompson to Richard Smith et ux by deed dated November 4, 1970 and recorded in said Registry at Book 1536, Page 58.

**ALSO CONVEYING** the right to use with others who have a like right, a right of way over the road across the northerly side of said Albert Walton's land and land conveyed to said Fred Thompson et ux running to Cobbosseecontee Stream from land herein conveyed.

The above mentioned right of way across the northerly side of said Albert Walton's land having been excepted and reserved in a deed from Clarence B. Thompson to Albert Walton, dated June 18, 1947 and recorded in said Registry at Book 864, Page 59.

**EXCEPTING and RESERVING** from the above described premises the parcel of land conveyed to Fred V. Thompson and Dianne Thompson bounded and described as follows: A certain lot or parcel of land situated in Gardiner, County of Kennebec and State of Maine, bounded and described as follows: **BEGINNING** at an iron pin at the northeast corner of premises conveyed to Fred V. and Dianne Thompson by deed of Clarence B. and Elizabeth C. Thompson recorded in Book 1964, Page 282; thence running easterly in a continuation of the northerly line of Fred V. and Dianne Thompson referenced above a distance of 627 feet, more or less, to an iron pin set; thence southerly a distance of 19 rods, more or less, to an iron pin set; thence westerly a distance of 627 feet, more or less, to an iron pin at the southeast corner of



premises of Fred V. and Dianne Thompson referenced above; thence northerly along the easterly line of said Fred V. and Dianne Thompson referenced above a distance of 19 rods, more or less, to the point of beginning.

**ALSO CONVEYING** a right of way for ingress, egress and utilities over the camp road as the same presently exists with the intent that the same benefit the above-described premises and other property of the Grantees referenced herein.

Subject to the rights of way of record which effect the premises if any.

Reference is made to deed from Patrick F. Staples to Steven A. McGee dated May 25, 2002 and recorded in the Kennebec County Registry of Deeds at Book 6924, Page 248.

**TO HAVE AND TO HOLD**, the same, together with all the privileges and appurtenances thereunto belonging, to the said McGee Properties, LLC, its successors and assigns forever.

**IN WITNESS WHEREOF**, I, the said Patrick F. Staples and Steven A. McGee, have hereunto set our hands and seals this 29 day of October in the year two thousand four.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

Daniel Laffin  
Daniel Laffin

Patrick F. Staples  
Patrick F. Staples  
Steven A. McGee  
Steven A. McGee

STATE OF MAINE, KENNEBEC, ss 29-October, 2004

Personally appeared the above-named Patrick F. Staples and acknowledged the above instrument to be his free act and deed,

Before me,



Deborah L. Greeley  
Notary Public  
Printed Name:

Received Kennebec SS.  
11/01/2004 1:28PM  
# Pages 3 Attest:  
BEVERLY BUSTIN-HATHEWAY  
REGISTER OF DEEDS

DEBORAH L. GREELEY  
Notary Public, Maine  
My Commission Expires July 7, 2011



0311



# CITY OF GARDINER

## PLANNING BOARD

### Gardiner Planning Board

#### Board Order

#### In the Matter of

Wingate Landscape Co.  
P O Box 333  
175 Outlet Rd  
Hallowell, ME 04347

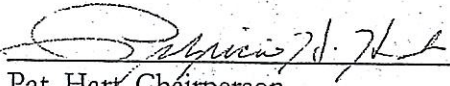
(Construct an office/retail showroom and  
(Greenhouse

On Tuesday, February 10, 2009, the Gardiner Planning Board met to consider a Minor Site Plan Application from TSS LLC dba Wingate Landscape Co., Applicant to construct an office/retail showroom and greenhouse. The property, owned by McGee Properties, LLC and located at 921 Brunswick Av, is within the Planned Development (PD) Zoning District, City Tax Map 11, Lot 016.

After review and Public Hearing, the Gardiner Planning Board voted to approve the Application with two conditions:

- 1. The Applicant places landscape timbers in the parking areas to show the parking angle; and
- 2. A reminder to obtain a copy of the Google Earth image of the property to be placed in the file to show any natural features on the property.

Signed and Dated this 17 Day of February 2009.

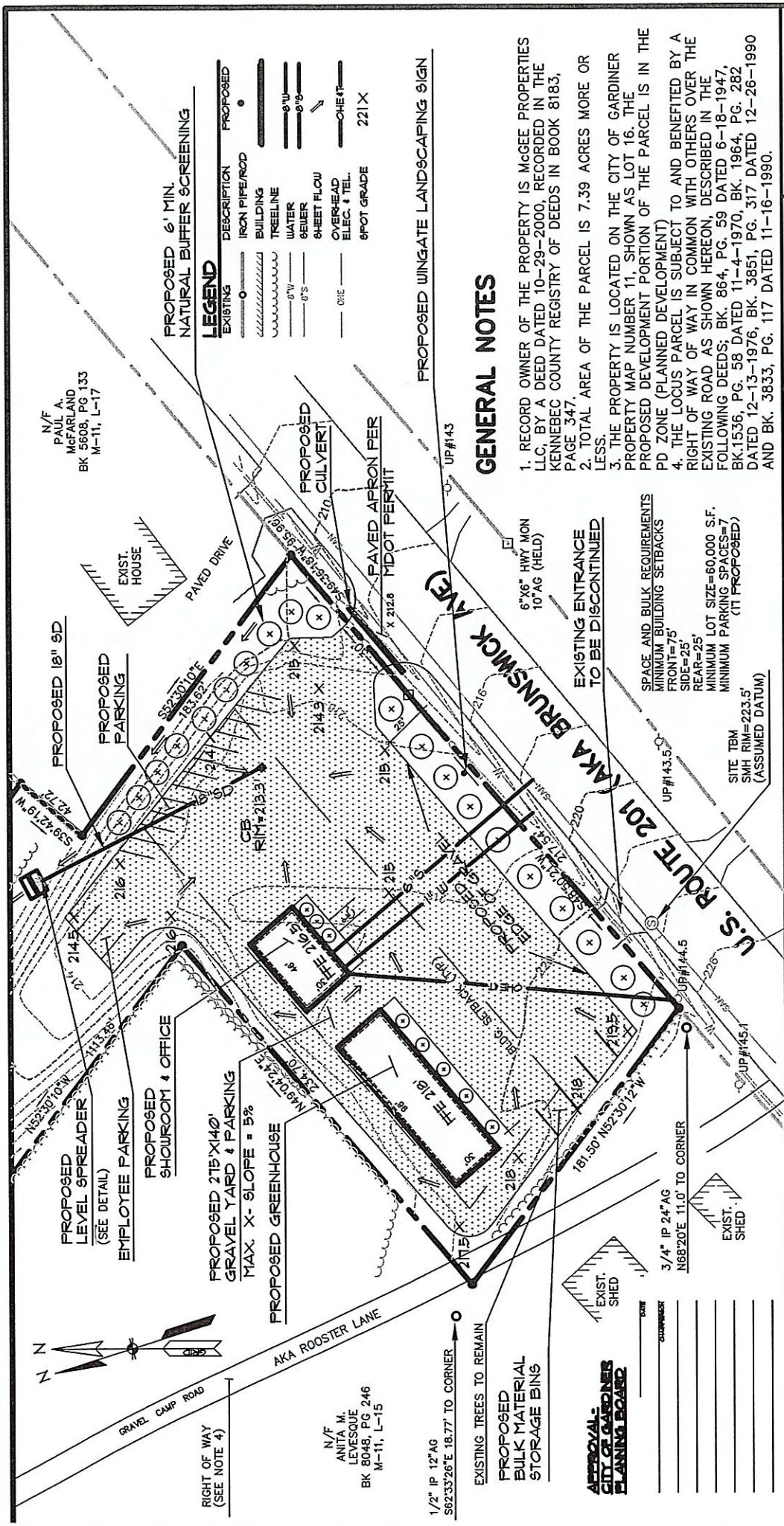
  
Pat Hart, Chairperson  
City of Gardiner Planning Board

PH/dnm



h1

2009 APPROVED PLAN



**GENERAL NOTES**

1. RECORD OWNER OF THE PROPERTY IS MCGEE PROPERTIES LLC, BY A DEED DATED 10-29-2000, RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 8183, PAGE 347.
2. TOTAL AREA OF THE PARCEL IS 7.39 ACRES MORE OR LESS.
3. THE PROPERTY IS LOCATED ON THE CITY OF GARDINER PROPERTY MAP NUMBER 11, SHOWN AS LOT 16. THE PROPOSED DEVELOPMENT PORTION OF THE PARCEL IS IN THE PD ZONE (PLANNED DEVELOPMENT)
4. THE LOCUS PARCEL IS SUBJECT TO AND BENEFITED BY A RIGHT OF WAY OF WAY IN COMMON WITH OTHERS OVER THE EXISTING ROAD AS SHOWN HEREON, DESCRIBED IN THE FOLLOWING DEEDS; BK. 864, PG. 59 DATED 6-18-1947, BK.1536, PG. 58 DATED 11-4-1970, BK. 1964, PG. 282 DATED 12-13-1976, BK. 3851, PG. 317 DATED 12-26-1990 AND BK. 3833, PG. 117 DATED 11-16-1990.

<b>SITE PLAN</b>	
OF <b>PROPOSED OFFICE/SHOWROOM &amp; GREENHOUSE</b>	
921 BRUNSWICK AVE GARDINER, KENNEBEC COUNTY, MAINE	
FOR <b>WINGATE LANDSCAPING CO</b> 175 OUTLET RD, HALLOWELL, MAINE	
DESIGN BY:	DRL
DRAWN BY:	SAM
CHECKED BY:	SAM
DATE:	2-4-09
SCALE:	1"=50'
FIELD BK:	
PROJ. NO.:	05110
DRAWING:	WINGATE-SP-rev-1
<b>SHEET 1 OF 3</b>	

**McGee Construction**

"What Don't We Do!"

537 High Street  
West Gardiner, Maine 04345  
Tel (207) 592-8810

**APPROVAL:**  
CITY OF GARDINER  
PLANNING BOARD

EXISTING TREES TO REMAIN  
PROPOSED BULK MATERIAL STORAGE BINS

N/F ANITA M. LEVESQUE  
BK 8046, PG 246  
M-11, L-15

RIGHT OF WAY (SEE NOTE 4)

N/F PAUL A. MCFARLAND  
BK 5608, PG 133  
M-11, L-17

1/2" IP 12" AG  
S62°33'26"E 18.77' TO CORNER

3/4" IP 24" AG  
N68°20'E 11.0' TO CORNER

EXIST. SHED

SITE TBM  
SMH RIM=223.5'  
(ASSUMED DATUM)

SPACE AND BULK REQUIREMENTS  
MINIMUM BUILDING SETBACKS  
FRONT=75'  
SIDE=25'  
REAR=25'  
MINIMUM LOT SIZE=60,000 SF.  
MINIMUM PARKING SPACES=7  
(IF PROPOSED)

EXISTING ENTRANCE TO BE DISCONTINUED

6"X6" HWY MON  
10" AG (HELD)

PROPOSED WINGATE LANDSCAPING SIGN

PROPOSED PAVED APRON PER  
M/DOT PERMIT

PROPOSED CULVERT

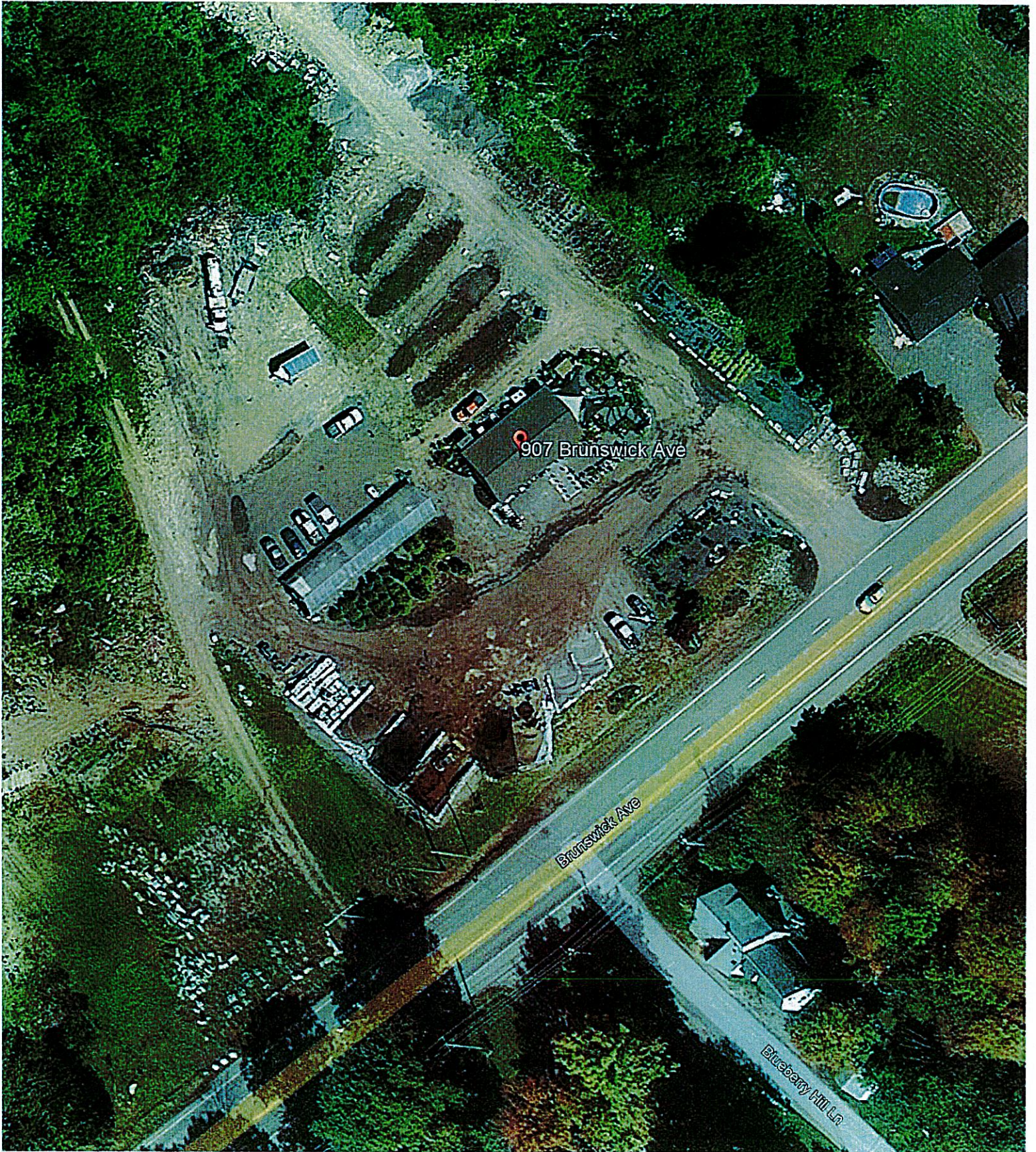
PROPOSED 6' MIN. NATURAL BUFFER SCREENING

**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
○	IRON PIPE/ROD	○
▭	BUILDING	▭
~	TREELINE	~
— 8"W	WATER	— 8"W
— 6"S	SEWER	— 6"S
—	SHEET FLOW	—
—	OVERHEAD ELEC. & TEL.	—
—	SPOT GRADE	221X



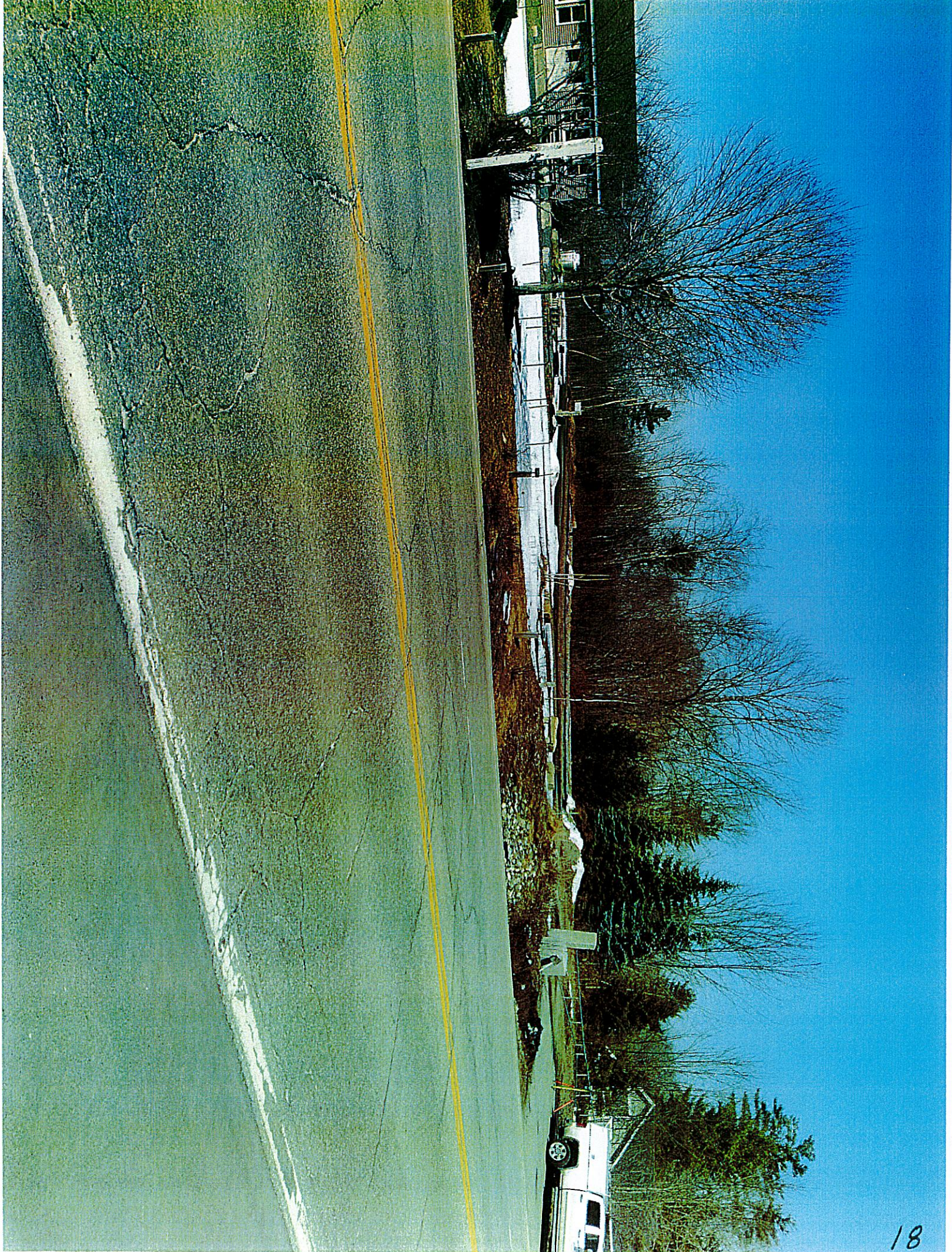
GOOGLE EARTH IMAGE



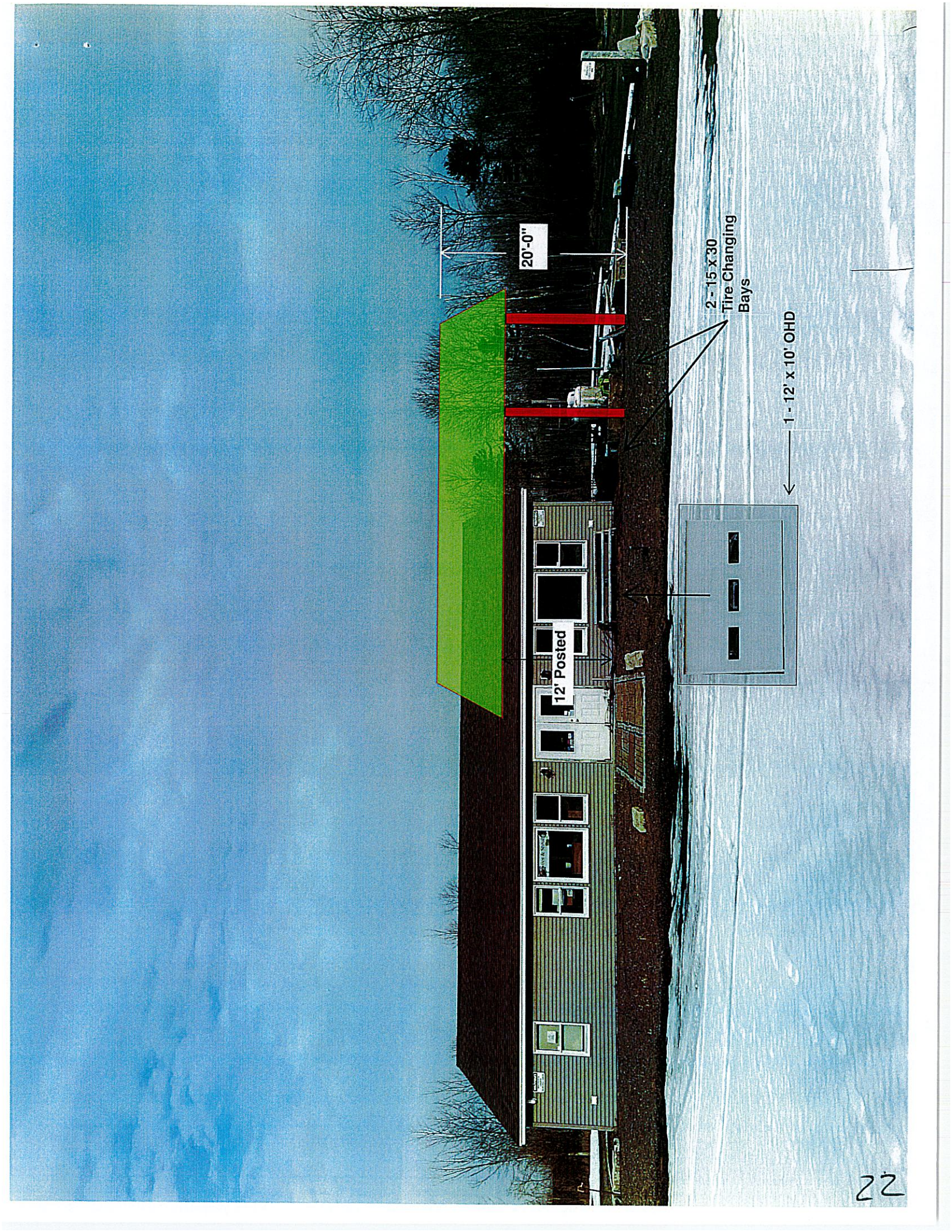










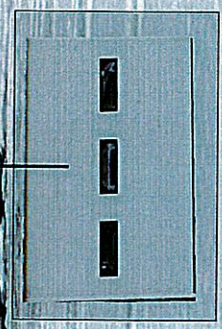


20'-0"

2 - 15' x 30'  
Tire Changing  
Bays

1 - 12' x 10' OHD

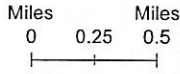
12' Posted





# City of Gardiner Zoning District Map

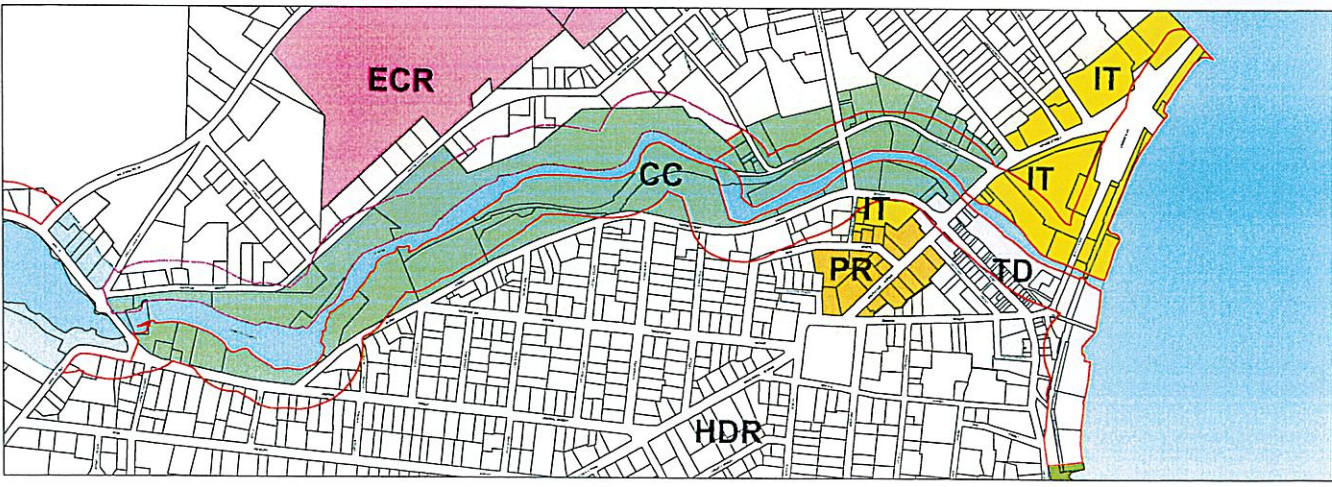
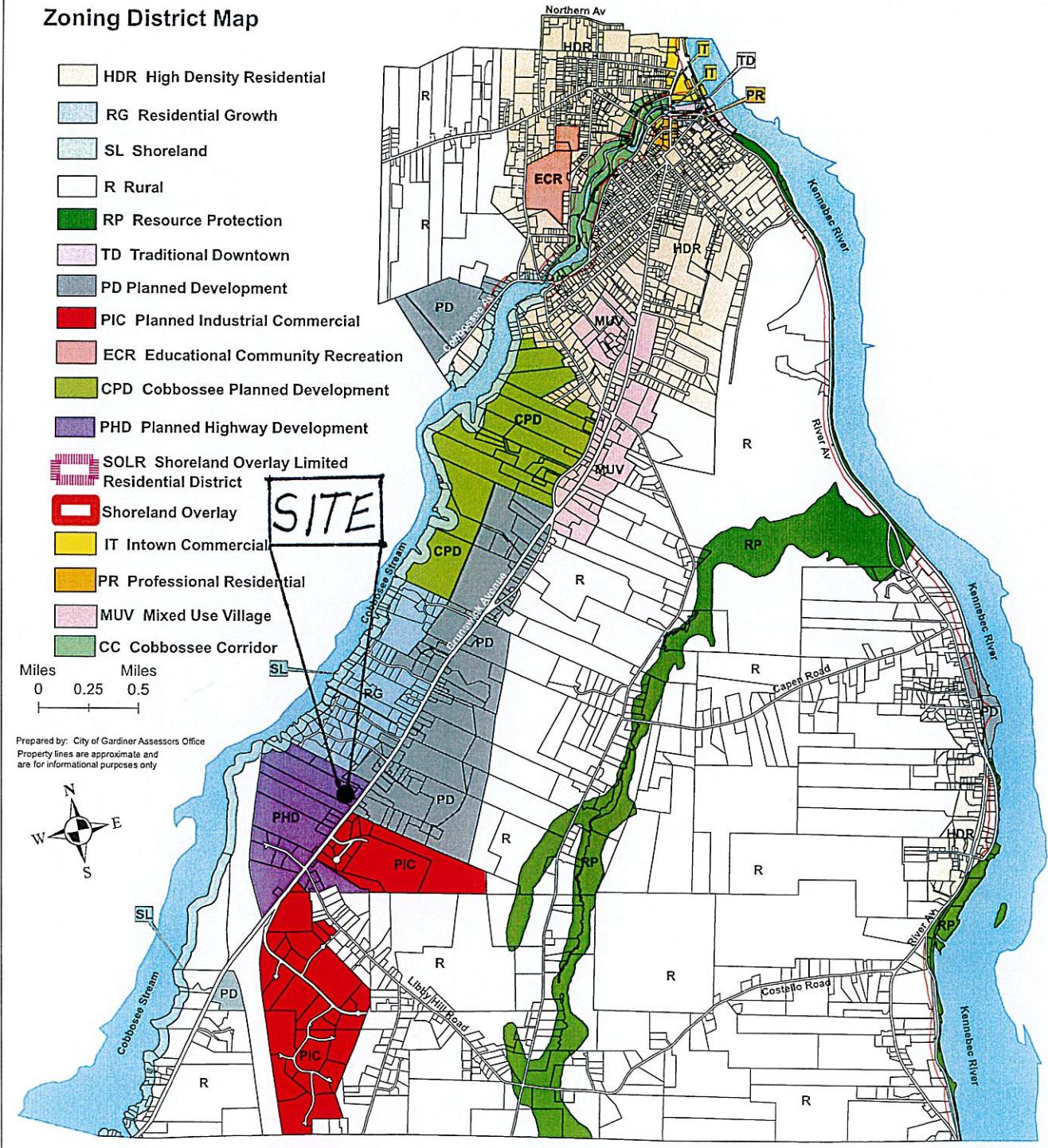
- HDR High Density Residential
- RG Residential Growth
- SL Shoreland
- R Rural
- RP Resource Protection
- TD Traditional Downtown
- PD Planned Development
- PIC Planned Industrial Commercial
- ECR Educational Community Recreation
- CPD Cobossee Planned Development
- PHD Planned Highway Development
- SOLR Shoreland Overlay Limited Residential District
- Shoreland Overlay
- IT Intown Commercial
- PR Professional Residential
- MUV Mixed Use Village
- CC Cobossee Corridor



Prepared by: City of Gardiner Assessors Office  
Property lines are approximate and are for informational purposes only



**SITE**







Open Bay

Open Bay





# 200 foot Abutters List Report

Gardiner, ME  
March 20, 2023

## Subject Property:

Parcel Number: 011016  
CAMA Number: 011016  
Property Address: 907 BRUNSWICK AV

Mailing Address: MCGEE PROPERTIES LLC  
537 HIGH ST  
WEST GARDINER, ME 04345

## Abutters:

Parcel Number: 011015  
CAMA Number: 011015  
Property Address: 917 BRUNSWICK AV

Mailing Address: MCGEE PROPERTIES LLC  
537 HIGH STREET  
WEST GARDINER, ME 04345

Parcel Number: 011016A  
CAMA Number: 011016A  
Property Address: 112 ROOSTER LN

Mailing Address: MAZEROLL-SWIFT DEBRA SWIFT  
MICHAEL E  
218 HIGHLAND AV  
GARDINER, ME 04345

Parcel Number: 011017  
CAMA Number: 011017  
Property Address: 895 BRUNSWICK AV

Mailing Address: FIRST CHURCH OF THE NAZARENE OF  
GARDINER  
6 NAZARENE WAY  
GARDINER, ME 04345

Parcel Number: 011018006  
CAMA Number: 011018006  
Property Address: 38 EVERGREEN WY

Mailing Address: DAY DANIEL  
38 EVERGREEN WY  
GARDINER, ME 04345

Parcel Number: 011018A  
CAMA Number: 011018A  
Property Address: 6 NAZARENE WY

Mailing Address: NAZARENE FIRST CHURCH OF  
6 NAZARENE WY  
GARDINER, ME 04345

Parcel Number: 011018B  
CAMA Number: 011018B  
Property Address: 20 NAZARENE WY

Mailing Address: ANDERSON TRACIE  
20 NAZARENE WY  
GARDINER, ME 04345

Parcel Number: 011018D  
CAMA Number: 011018D  
Property Address: 36 NAZARENE WY

Mailing Address: HUTCHINS CATHY M HUTCHINS KIM M  
36 NAZARENE WY  
GARDINER, ME 04345

Parcel Number: 011026  
CAMA Number: 011026  
Property Address: 11 ALLIES WY

Mailing Address: MAYLIN JEFFREY D MAYLIN BETTY J  
510 NECK RD  
WEST GARDINER, ME 04345

Parcel Number: 011027  
CAMA Number: 011027  
Property Address: 2A BLUEBERRY HILL LN

Mailing Address: MCLAUGHLIN JONATHAN D  
735A BRUNSWICK AV  
GARDINER, ME 04345

Parcel Number: 011028  
CAMA Number: 011028  
Property Address: 916 BRUNSWICK AV

Mailing Address: WESTON CHESTER W JR WESTON  
VICTORIA A  
916 BRUNSWICK AV  
GARDINER, ME 04345



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# 200 foot Abutters List Report

Gardiner, ME  
March 20, 2023

Parcel Number: 011029  
CAMA Number: 011029  
Property Address: 918 BRUNSWICK AV

Mailing Address: CLARK JAMES B CLARK KRISTINA S  
14032 SOUTHEAST 125TH LN  
OCKLAWAHA, FL 32179

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3/20/2023

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# **BUSINESS PLAN**

Necessary Tires Too, Inc.

Brunswick Avenue, Gardiner, Maine 04345

November 09, 2022



## **Executive Summary**

### ***The Company***

We officially incorporated Necessary Tires Too in the Fall of 2022. We saw a need for a Retail / Wholesale tire company in the Gardiner area and surrounding communities that does not have high pressure sales. Buying car and truck tires is a major purchase for the consumer. We have over 40 years experience in all aspects of tire sales and service.

### ***The Ownership***

The company is structured as a corporation with four shareholders.

### ***The Management***

The company decisions are jointly made between Robert Garrett, Carole Garrett, George Beam and Jerry Ravanis. Robert, having 40+ years of experience in the tire industry, makes the majority of the tire purchases. Carole, having a 22+ year background in the legal field, and 3+ years in the tire industry, makes the majority of the office management, to include accounts payable/accounts receivable, and payroll decisions. George will be managing sales and running this Gardiner location and Jerry will be managing the shop, to include tire service and alignments. Carole is also the sole owner of Necessary Tires located at 102 York Street in Kennebunk, Maine, and manages all office duties, as well as sales at this location. Robert manages all sales and service aspects of Necessary Tires in Kennebunk and will assist as needed in Gardiner.

### ***The Goals and Objectives***

The immediate goal is to open this second location to increase buying power and offer tire service to customers in Gardiner and the surrounding communities. We want to continue with a 5-star reputation in Gardiner as we do in Kennebunk. This will assist in growing profitability and help lower product cost for our customers, benefiting the customer with pricing.

### ***The Product***

We will be an all-brands new tire dealer. We will mount, balance and/or install passenger car and light truck tires to retail, commercial and wholesale customers, as well as align vehicle tires/wheels.

### ***The Target Market***

With over 450,000 cars and trucks registered in Maine, our target market is consumers in and around the Kennebec and surrounding counties. Pricing Strategy With 40+ years in tire sales, Robert has acquired significant relationships with tire distribution centers. This enables the ability to purchase on a level to compete against any size competitors. We will have 3 different levels of tires to accommodate sales.

### ***The Competitors***

Town Fair Tire would be considered our closest competition, as they are another independent tire only business. However, they cannot provide the all-important locally owned and personal service that Necessary Tires Too offers.

### ***Capital Requirements***

Over \$       TBD       and time will be invested to open Necessary Tires Too, increasing our visibility and name recognition, thereby expanding customer base and service. Having this second location, we will get increased volume discounts from suppliers. This will increase employee and employment opportunities and create more jobs.



## **Business Plan - Necessary Tires Too**

### **The Company**

#### *Business Sector*

The company will operate in the retail sector.

#### *Company History*

We officially incorporated Necessary Tires Too in the Fall of 2022, and affiliated with Necessary Tires in Kennebunk, Maine, also incorporated in the Fall of 2018.

We saw a need for a Retail / Wholesale tire company that does not have high pressure sales. Buying car and truck tires is a major purchase for the consumer. We have over 43 years combined experience in all aspects of tire sales and service.

#### *Company Goals and Objectives*

The immediate goal is to open this location and increase buying power and service to customers. We want to continue a 5-star reputation from our affiliated location in Kennebunk. This will assist in growing profitability and help lower product cost.

#### *Company Ownership Structure*

The company is structured as a corporation.

### **Ownership/Shareholder Background**

Carole Garrett – Shareholder/President: 25 years experience as a paralegal, including meeting with clients, prepare and edit legal documents, court appearances to assist attorney and attend seminars. Other experience include, for both the legal office and the retail/wholesale tire store, is all aspects of office management such as billing, accounts payables, accounts receivables, banking, interviewing, and hiring. Also, almost three and one-half years experience in tire sales.

George Beam – Shareholder/Vice President: 22 years experience with truck driving, 3 years of sales, as well as experience with HVAC systems.

Robert Garrett – Shareholder/General Manager: 40 years experience in the tire business. Dealing with all aspects of retail and wholesale tire sales. Past experience includes being a Regional Manager for the 4th largest independent tire company in the U.S. Managing approximately 30 shop personnel, 15 sales people and 10 drivers. Managed sales totaling in excess of 15 million dollars.

Jerry Ravanis – Shareholder/Shop Manager: 15 years experience in the auto and tire industry as an alignment/tire tech, and mechanic. Jerry also has 20 years experience as a tow truck driver, which is useful in the tire industry.

### *Company Management Structure*

The company decisions will be jointly made between Carole, George, Robert and Jerry. Robert makes the majority of the tire purchases, as well as the structure of sales and service. Carole handles the majority of the office management, to include accounts payable/accounts receivable, and payroll decisions. George will be running the Gardiner location with all aspects of sales and service. Jerry will be managing the shop at the Gardiner location with all aspects of tire installation and alignments.

### *Organizational Timeline*

After approval of this Gardiner location, we anticipate being opened in 45 days. Flyers and advertising will be distributed 10 days before opening. Signage at the location will be immediately erected at the time of the board approval.

### *Company Assets*

The company will acquire, to start, 1 delivery vehicle; 1 tire changing machine; 1 tire balancer; 1 pad lift; 1 7hp or higher compressor; 1 alignment rack/lift; associated shop supplies; store displays, banners and signs; office furnishings and equipment; customer waiting area furnishings. Most shop equipment will be purchased new for roughly \$50,000 and a used alignment rack with updated software for approximately \$15,000. Over 250 tires and 50 reconditioned tires with



an approximate value of \$40,000. Passenger car and light truck wheels will be available by our wheel suppliers. Miscellaneous tools, business computers and furnishings will add another \$20,000 worth of value. A long-term lease will be signed with the owner of the property. Increasing the size of the building or an additional location will be sought after great success with this Gardiner location.

### *The Product*

We will be an all-brands new tire dealer. We will mount, balance and/or install passenger car and light truck tires to retail, commercial and wholesale customers, as well as align tires/wheels.

### *Marketing Plan*

The Target Market With over 450,000 cars and trucks registered in Maine, our target market is consumers in and around the Kennebec and surrounding counties. Location Analysis Located on Brunswick Avenue (aka Route 201) in Gardiner with high visibility and only minutes from Interstate 95 and Interstate 295, a Park and Ride location, as well as many neighboring businesses give our tire business a great boost.

### *Established Customers*

We have a large amount of retail and commercial contacts throughout Kennebec and surrounding counties, as well as personal relationships with consumers from previous employments, acquaintances of existing customers from the Kennebunk location, as well as acquaintances with local Gardiner businesses, and family/friends in the area.

### *Pricing*

With 40+ years in tire sales, Robert has acquired significant relationships with tire distribution centers. This enables the ability to purchase on a level to compete against any size competitors. We have 3 different levels of tires to accommodate sales.



## *Advertising*

We will produce seasonal flyers passed out in hand, as well as business cards. We will seek to have advertising with a local radio station, as well as seek advertising with a local periodical. Many of our customers, like in Kennebunk, will be derived from word of mouth, which deems to be our best advertisement.

## *Competitor Analysis*

### The Competitors

Town Fair Tire, who was recently bought out by Mavis Tire, and Mavis Tire, only months later, was bought out by an investment company, who, not long thereafter, was bought out by another investment company, would be considered our closest (13+ miles away) competition, as they are another independent tire only business. However, they cannot provide the all-important locally owned and personal service that Necessary Tires Too will offer.

## *Operations*

### Daily Operations

The Shareholders will start each day preparing for customers. A schedule will be written so we can get our customers in as scheduled, as well as serviced efficiently and professionally. Junk tires (aka take off disposables) will be picked up for recycling on a regular basis.

### Staffing

Initially, the store will require a store manager and salesman, an office manager, operations manager, tire/alignment tech. Additional tire techs and a driver will be sought as the business increases its sales and service.



## Suppliers

Our main tire supplier will be the wholesale division of Sullivan Tire, as well as NTW and MFI Warehouses. These are some of the largest distributors of tires in the U.S. We hold various accounts with wheel suppliers as well, such as Tire Rack, CarID, and Custom Wheels.





## Office of Code Enforcement

6 Church Street  
Gardiner, Maine 04345

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

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May 8, 2023

Mr. Laflin

The Code Enforcement Office has reviewed this application and feels it will not negatively impact any municipal services.

A handwritten signature in black ink, appearing to read "Kris McNeill", with a long, sweeping underline.

Kris McNeill  
Code Enforcement Officer



## Angelia Christopher

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**From:** John Cameron  
**Sent:** Wednesday, April 26, 2023 11:02 AM  
**To:** 'Dan Laflin'; Angelia Christopher  
**Subject:** RE: Proposed Necessary Tires Too

I don't have any concerns about an impacts on the public works servicers.

**From:** Dan Laflin <dlaflin@mcgeeconstruction.com>  
**Sent:** Wednesday, April 26, 2023 9:23 AM  
**To:** John Cameron <JCameron@gardinermaine.com>; Angelia Christopher <AChristopher@gardinermaine.com>  
**Subject:** Fwd: Proposed Necessary Tires Too

Hi John,

Just following up on this, if you could send the letter directly to Angelia and copy me in that would be greatly appreciated.

Thanks,

Dan

### **Daniel R. Laflin P.L.S.**

Senior Survey Manager  
cell 207-776-8009

#### **McGee Construction**

537 High St, W. Gardiner, ME 04345  
207-582-8810

[dlaflin@mcgeeconstruction.com](mailto:dlaflin@mcgeeconstruction.com)

----- Forwarded message -----

**From:** **Dan Laflin** <[dlaflin@mcgeeconstruction.com](mailto:dlaflin@mcgeeconstruction.com)>  
**Date:** Wed, Apr 19, 2023 at 8:48 AM  
**Subject:** Proposed Necessary Tires Too  
**To:** <[JCameron@gardinermaine.com](mailto:JCameron@gardinermaine.com)>

Hi John,

We have submitted to the City of Gardiner Planning Board the attached Site Plan Application for a change of use of the former Wingate Landscaping to become Necessary Tires Too. The Planning Board requires letters





## CITY OF GARDINER FIRE & RESCUE DEPARTMENT



*Chief Richard Sieberg*

*April 19, 2023*

Dear Mr. Laflin,

I have received your proposal to change the usage of the property at 907 Brunswick Ave, formerly known as Wingate Landscaping.

After reviewing the documents sent it does not appear changing this business to Necessary Tires Too will create a significant burden to the Fire Department.

As always we look forward to working with all of the businesses in the City. Please feel free to reach out to the Fire Department if you have questions or concerns.

Sincerely,

Richard Sieberg  
Gardiner Fire Department  
Fire Chief



## GARDINER POLICE DEPARTMENT



Chief Todd H. Pilsbury

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

McGee Properties, LLC  
DBA – Necessary Tires Too  
907 Brunswick Avenue  
Gardiner, Maine 04345

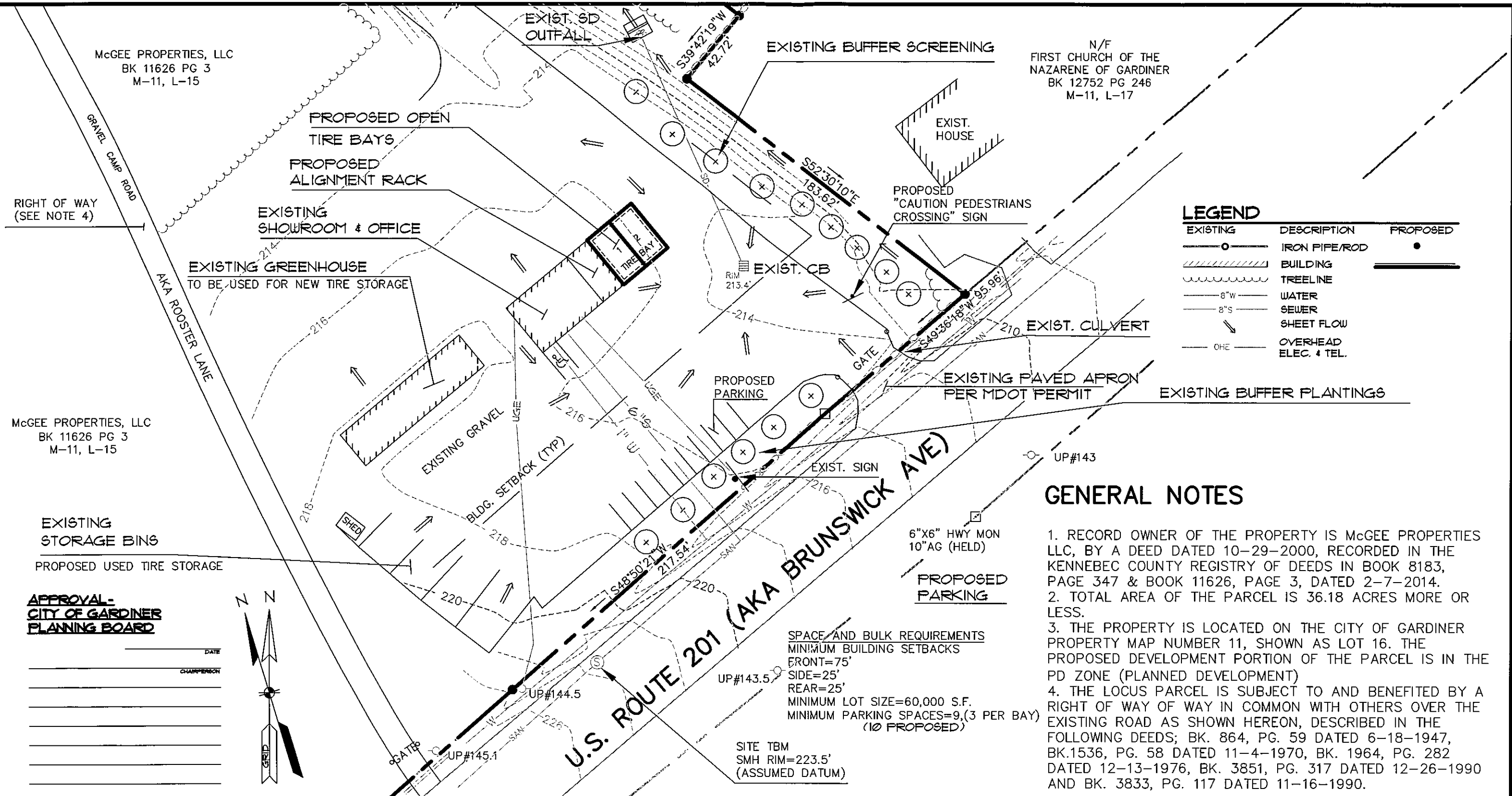
Based upon information provided, this business appears to have appropriate operational and safety measures in place to open and operate in the City of Gardiner. As such, it is my belief that the Gardiner Police Department will have the ability to respond safely and effectively to any emergency or criminal 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





**LEGEND**

EXISTING	DESCRIPTION	PROPOSED
○	IRON PIPE/ROD	●
▨	BUILDING	▨
~~~~~	TREELINE	~~~~~
— 8" W —	WATER	— 8" W —
— 8" S —	SEWER	— 8" S —
↘	SHEET FLOW	↘
— OHE —	OVERHEAD ELEC. & TEL.	— OHE —

**GENERAL NOTES**

1. RECORD OWNER OF THE PROPERTY IS MCGEE PROPERTIES LLC, BY A DEED DATED 10-29-2000, RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS IN BOOK 8183, PAGE 347 & BOOK 11626, PAGE 3, DATED 2-7-2014.
2. TOTAL AREA OF THE PARCEL IS 36.18 ACRES MORE OR LESS.
3. THE PROPERTY IS LOCATED ON THE CITY OF GARDINER PROPERTY MAP NUMBER 11, SHOWN AS LOT 16. THE PROPOSED DEVELOPMENT PORTION OF THE PARCEL IS IN THE PD ZONE (PLANNED DEVELOPMENT)
4. THE LOCUS PARCEL IS SUBJECT TO AND BENEFITED BY A RIGHT OF WAY OF WAY IN COMMON WITH OTHERS OVER THE EXISTING ROAD AS SHOWN HEREON, DESCRIBED IN THE FOLLOWING DEEDS; BK. 864, PG. 59 DATED 6-18-1947, BK. 1536, PG. 58 DATED 11-4-1970, BK. 1964, PG. 282 DATED 12-13-1976, BK. 3851, PG. 317 DATED 12-26-1990 AND BK. 3833, PG. 117 DATED 11-16-1990.

**McGee Construction**  
 "What Don't We Do!"  
 537 High Street  
 West Gardiner, Maine 04345  
 Tel (207) 582-8810

**SITE PLAN & EXISTING CONDITIONS**  
 OF  
**PROPOSED NECESSARY TIRES TOO**  
 907 BRUNSWICK AVE  
 GARDINER, KENNEBEC COUNTY, MAINE  
 FOR  
**NECESSARY TIRES**  
 102 YORK STREET, KENNEBUNK, MAINE

DESIGN BY:
DRAWN BY: DRL
CHECKED BY: SAM
DATE: 3-17-2023
SCALE: 1"=50'
FIELD BK:
PROJ. NO: 05110
DRAWING: TIRE CO SP
<b>SHEET 1 OF 1</b>







Gardiner, ME

April 5, 2023

1 inch = 33 Feet



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April 5, 2023

Gardiner, ME

1 inch = 67 Feet



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