



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

**Site Plan Review Application**

Project Name: Gardiner Green Project Cost: \$5,181,500

Date of Submission: January 23, 2023 Received by: \_\_\_\_\_ Fees: \$250

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

**This project involves the rehabilitation of the original hospital building (#6 - closest to Dresden Avenue) into 34 apartment units with no net increase in footprint. A portion of the building to the south will be demolished and a new addition erected on to it as shown in the architectural plans. There will be 8 studio rental apartments, 15 one-bedroom rental apartments and 11 two-bedroom rental apartments.**

**A new entrance off of Dresden Avenue and cul-de-sac will be installed along with 10 parking spaces. A sidewalk will be constructed to provide ADA access into the renovated building. This parking lot will be buffered as well as buffering from some of the adjacent properties. There are driveway improvements on the Dresden Avenue side of the site. There will be parking lot lighting improvements on the western half of the site with parking lot light shielding of any new fixtures to maintain the dark sky. The existing parking lot along the north side of the property will remain as is with the exception of adding grassed islands and re-striping to clearly mark parking spaces. There is some proposed buffering along the west side of this parking lot, but the existing wooded area to the north and east complies with the landscaping requirements of the Land Use Ordinance. The light fixture in this parking lot will be relocated as shown on C1.1 and the other fixture in the northeast corner will remain as is. Both of these fixtures are over 140' from any property line. The illumination from these fixtures is not shown on the photometric plan because they are pre-existing. The central garden will be done at this time along with some planting beds with walkways around these areas.**

**There is 100,500 sf of impervious area on site today and at the end of the project there will be 97,960 sf resulting in a decrease of 2,540 sf. The open space (34,195 sf) is shown on a plan entitled Open Space Plan dated January 23, 2023. This plan shows the open space areas around the proposed apartment building and includes the walking trail through the wooded area to the north. This walking trail is provided for the residents to give them a place to walk in a wooded setting.**

Anticipated beginning/completion dates of construction: Aug 2023 - Jan 2025

**1. General Information:**

Name of Property Owner: Hathaway Holdings, LLC/Paul Boghossian

Address: 10 Water St. Box 68, Waterville, ME 04901

Phone/Fax No: 401-714-2106 207-873-1800

Applicant/Agent Name: Hathaway Holdings, LLC/Paul Boghossian

Address: 10 Water St. Box 68, Waterville, ME 04901

Phone/Fax No 401-714-2106 207-873-1800

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

Civil Engineer:

Name: E.S. Coffin Engineering & Surveying (c/o Jim Coffin)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475(p) / 207-623-0016(f)

Traffic Engineer:

Name: Sewall Engineering (c/o Diane Morabito)

Address: 40 Forest Falls Ave Suite 2, Yarmouth, Maine 04096

Phone/Fax No: 207-817-5440

Architect:

Name: Newport Collaborative/John Grosvenor

Address: 2 Marlborough St, Newport, RI 02840

Phone/Fax No 401-855-2947

Surveyor:

Name: Dirigo Surveying (c/o Shawn Tyler)

Address: 165 South Road, Winthrop, Maine 04330

Phone/Fax No: 207-923-3443

Signature: \_\_\_\_\_ Date: January 23, 2023

**2. Property Information:**

Property Location: 150 Dresden Avenue

Deed Ref: Book 14210 Page 170 City Tax Map(s) 32 Lot(s) 23 & 23A

Property Size/Frontage: Acres 5.42 Sq. Ft. 236,531 Road 245' Shore N/A

Zoning District(s): High Density Residential (HDR)

**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;  
The property boundaries are shown on the Boundary Survey by Dirigo Surveying.
2. The zoning district and zoning district boundaries if the property is located in more than one zone;  
The parcel is within the High Density Residential (HDR) District.

3. The location of required setbacks, buffers and other restrictions:  
**The setbacks and buffers can be found on the Site Plan (C-1.1).**
  4. The location of any easements or rights-of-way;  
**There is a right of way along the south property line that allows access to Maine General's Rehabilitation and Long-Term Care Alzheimer's Center as shown on the Boundary Survey by Dirigo Surveying. A sewer easement extends from Dresden Avenue in a west-east direction for the City of Gardiner.**
  5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;  
**The existing structures are shown on the Boundary Survey. The site was formerly used by MaineGeneral, but has been vacant since April 2021.**
  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;  
**All utilities can be found on the Topographic Survey Plan.**
  7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)  
**The nearest fire hydrant is on the west side of Dresden Avenue.**
  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.  
**A topographic survey is included with this submission.**
  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  
**There is a stream located just north of the applicant's property. A stream determination letter is included from Vaughn Smith Associates verifying that there are no streams on the applicant's property. There are some drainage ways along the north side of the property with some associated wetlands, but none of these will be impacted as a result of the project. A Firmette is included indicating that the project is not within the flood zone.**
  10. The location and type of any identified historic or archeological resource on the property.  
**The site contains no buildings of any historical value.**
- 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;  
**A letter has been received from Paul Gray of the Gardiner Water District indicating that the district has sufficient water capacity for the proposed project.**
  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 stormwater facilities will for the most part remain unchanged. There will however be a reduction in impervious area of 2,540 sf and therefore a reduction in peak hour flows for the project. All stormwater facilities are shown on the attached plans.**
  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;  
**These elements can be found in the architectural drawings and site plan (C-1.1).**
  4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;  
**These elements can be found on the site plan (C-1.1) and site detail sheets.**

5. The proposed flow of vehicular and pedestrian traffic into and through the property;  
Vehicles can come into the site from two different curb cuts off Dresden Avenue and with 79 parking spaces available there is ample parking to choose from. Grassed islands have been added and the striping and traffic flow arrows will be repainted as shown on the Site Plan (C-1.1).
  6. The location and details for any signs proposed to be install or altered;  
A free-standing sign complying with the LUO will be erected along Dresden Avenue in place of an existing sign. Details of the sign will be submitted to the CEO when applying for the sign permit.
  7. The location and details for any exterior lighting proposed to be installed or altered;  
The proposed exterior lights are shown on Sheet L01 for the complete buildout. There are three new pole mounted lights (15' high) along the west side of the building to add light for the proposed parking lot. Five wall packs have been included on the converted apartment building. All lights are dark-sky and comply with the LUO in regard to foot candles (0.1 fc) at the property lines.
  8. Provisions for landscaping and buffering; and  
All Buffering is shown on the site plan (C-1.1).
  9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.  
There isn't any additional information at this time.
- c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal.  
ES Coffin Engineering will obtain all pertinent permits needed. There do not appear to be any DEP permits required with this project.

**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;

Architectural drawings are included depicting the floor plans and building elevations. There is also included a building height study included with the submission.

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;

A traffic report has been included from Sewall Company indicating that the project will result in a significant reduction in peak hour trips when compared to the former use.

An erosion and sedimentation control plan; and

The erosion & sedimentation control plan is shown on Sheet C-2.

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.

There will be a reduction in impervious area of 2,540 sf and therefore a reduction in peak hour flows for the project. A stormwater permit is not required for this 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.

Floor plans and building elevations with façade details are included in the planning board submission.

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.

Neighborhood photographs are included in the Photo Log that show the existing houses in the immediate area.

## **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.

**Boundary and topographic survey plans are included with this submission.**

## **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.

The application is complete and the Site Plan Review fee of \$250.00 has been paid.

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

The project conforms to all applicable provisions of the LUO.

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

The application contains all pertinent erosion and sediment control devices needed for the project.

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

A letter has been received from Doug Clark (Wastewater Department) indicating that there is sufficient capacity available for the proposed project. The site plan depicts a buffered dumpster area to be installed. A private waste contractor will be contracted with to provide all solid waste disposal services.

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 majority of the site is comprised of buildings and asphalt. A letter is included from the IF&W with the typical concerns of bats and vernal pools. As previously mentioned, the former Maine General site contains no historical value.

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

There is a stream located just north of the applicant's property. A stream determination letter is included from Vaughn Smith Associates verifying that there are no streams on the applicant's property. There are some drainage ways along the north side of the property with associated wetlands, but none of these will be impacted as a result of the project. A Firmette is included indicating that the project is not within the flood zone.

6.5.1.7 The proposal will provide for adequate storm water management.

With a decrease in impervious area there cannot be an increase in stormwater runoff associated with the project. A letter is included in this submission addressing stormwater. All pertinent erosion control devices are depicted in the set of plans.

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

The project is not within Shoreland Zoning and this section is not applicable.

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

The project is not within the 100-year flood elevation and this section is not applicable.

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

A letter has been received from Paul Gray of the Gardiner Water District indicating that the district has sufficient water capacity for the proposed project.

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

The project will connect to public water and sewer. There are no other contaminants on site that will 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.

There are 79 parking spaces available and only 68 spaces required. Vehicles can safely maneuver on site and sidewalks have been added for pedestrians. Traffic flow arrows and new striping will be added to the site so that adequate vehicular circulation will take place.

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.

A letter has been received from Jerry Douglass (Public Works Director) verifying that the project will have not have a negative impact to the public works department.

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

E.S. Coffin Engineering & Surveying has the technical ability to complete the project. The applicant has included several exhibits indicating financial capacity to complete the project. Moreover, past projects that the applicant has successfully completed demonstrate technical capacity on the applicant's part.

## 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;

This is already a site that is not at all in harmony with the neighborhood. It contains a large amount of asphalt and 1970s Soviet-style buildings that no one would consider attractive, comprising 42% of the site. There is little landscaping and almost no buffering. The goal is to beautify the site and buildings so that they become an asset to the neighborhood. The proposed use is much less intensive than what has existed on the site up until recently. Under the previous hospital use in 2020 the GFM Building alone generated 150 staff and patient visits (and 300 car trips) per day. Also on site in the Main Building was the Visiting Nurse Office (55 employees) the AIDS Clinic (6 employees and many patients) the Print Shop (5 employees and substantial truck traffic) and the X-Ray Clinic (8 employees and many patients).

The revamped and repurposed site will be more attractive, quieter and will result in a substantial decrease in traffic as shown in the traffic report by Sewall. There will be a reduction in impervious area of 2,540 sf.

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

The project will not have an adverse impact on neighboring properties. This site has been a blight in the neighborhood and with the proposed landscaping it should create a much more attractive park-like area. Dust will be controlled during construction by using water or calcium. Having said that, this rehab will entail minimal site disturbance.

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;

The project is required to implement a 25' wide buffer along the side, rear and front property lines whenever the development abuts residential properties. Landscaping has been provided along the north side of the building. For this project we are proposing a total of 12 canopy trees, 50 understory trees and 98 deciduous shrubs, which will be a huge upgrade to what exists on the site today.

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 existing building is being renovated with a new, much more inviting, entrance off Dresden Avenue that will provide handicap access into the building. There will be some fill added in this area to comply with ADA standards.

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;

There is 34,195 sf of open space as shown on the Open Space Plan. This 34,195 sf includes a maintained walking trail which is depicted on the site plan. There will be extensive landscaping and buffering installed that will add greenery to the site.

**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;

**There will be a new parking lot and sidewalk installed with access to Dresden Avenue that will greatly improve pedestrian access on site.**

**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;

**There is an addition being erected onto the existing building that is being renovated, but the addition will be no closer to Dresden Avenue than the existing building. Moreover, there is a portion of the building being demolished, so the result is no net increase in footprint.**

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

**While there are multiple buildings on site only one principal one is being modified. There is adequate parking available for the proposed 34 residential units.**

**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 main building entrance faces Dresden Avenue and will be redesigned to be much more inviting.**

**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.

**Changes proposed to the main hospital building replace an unfortunate cast block Soviet-style façade with a series of balconies, windows and cypress wood panels with concrete framing. The result will be highly aesthetic. Reference is made to the Building Renderings submitted as part of this package. Landscaping has been added to the north side of the converted apartment building to comply with the Land Use Ordinance and soften the visual experience.**

**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.

**Building materials are depicted on the architectural drawings.**

**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 building entrance contains sidewalks that open onto Dresden Avenue. Benches and bike racks will be provided to make the setting attractive and comfortable for residents and visitors.**

**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.

**There is no drive-through service associated with the project and this section is not applicable.**



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:

In regard to the General Performance Standards in Section 8 of the LUO;

**8.7 Exterior Lighting:**

The proposed exterior lights are shown on Sheet L01 for the complete buildout. There are three new pole mounted lights (15' high) along the west side of the building to add light for the proposed parking lot. Five wall packs have been added on the converted apartment building. All light fixtures are dark-sky and comply with the LUO in regard to foot candles at the property lines.

**8.11 Buffering & Screening Standards:**

The project is required to implement a 25' wide buffer along the side, rear and front property lines whenever the development abuts residential properties. Landscaping has been provided along the north side of the building. For this project we are proposing a total of 12 canopy trees, 50 understory trees and 98 deciduous shrubs, which will be a huge upgrade to what exists on the site today.

In regard to Environmental Performance Standards in Section 9 of the LUO:

**9.1 Air Quality:**

Dust will be controlled during construction will be implemented by applying calcium and water as needed. Overall, this rehab will entail minimal site disturbance.

**9.5.3 Construction Debris:**

With regard to organic debris from any site clearing, it will be ground up and spread on the adjacent soil. Any debris that is not organic, such as asphalt, will be loaded into a dumpster and hauled off by a licensed contractor to a licensed facility.

**9.12.8 & 9 Earth Moving Activity:**

With regard to earth moving, it will only occur from 7:00 am to 6:00 pm and there does not appear to be more than 500 cubic yards in earth moving associated with this project.

**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.

A waiver for stormwater quantity is being asked for with this submission. A letter has been included indicating that there can't be an increase in stormwater runoff without an increase in impervious area,



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

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## Final Subdivision Plan Application

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Subdivision Name: Gardiner Green

Date of Submission: 1-23-23 Received by: \_\_\_\_\_

**Proposal:**

**This project involves the rehabilitation of the original hospital building (#6 - closest to Dresden Avenue) into 34 apartment units with no net increase in footprint. A portion of the building to the south will be demolished and a new addition erected onto it as shown in the architectural plans. There will be 8 studio rental apartments, 15 one-bedroom rental apartments and 11 two-bedroom rental apartments.**

**A new entrance off of Dresden Avenue and cul-de-sac will be installed along with 10 parking spaces. A sidewalk will be constructed to provide ADA access into the renovated building. This parking lot will be buffered as well as buffering from some of the adjacent properties. There are driveway improvements on the Dresden Avenue side of the site. There will be parking lot lighting improvements on the western half of the site with parking lot light shielding of any new fixtures to maintain the dark sky. The existing parking lot along the north side of the property will remain as is with the exception of adding grassed islands and re-striping to clearly mark parking spaces. There is some proposed buffering along the west side of this parking lot, but the existing wooded area to the north and east complies with the landscaping requirements of the Land Use Ordinance. The light fixture in this parking lot will be relocated as shown on C1.1 and the other fixture in the northeast corner will remain as is. Both of these fixtures are over 140' from any property line. The illumination from these fixtures is not shown on the photometric plan because they are pre-existing. The central garden will be done at this time along with some planting beds with walkways around these areas.**

**There is 100,500 sf of impervious area on site today and at the end of the project there will be 97,960 sf resulting in a decrease of 2,540 sf. The open space (34,195 sf) is shown on a plan entitled Open Space Plan dated January 23, 2023. This plan shows the open space areas around the proposed apartment building and includes the walking trail through the wooded area to the north. This walking trail is provided for the residents to give them a place to walk in a wooded setting.**

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Phone/Fax No 401-714-2106/ 207-873-1800

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

Civil Engineer:

Name: E.S. Coffin Engineering & Surveying (c/o Jim Coffin)

Address: P.O. Box 4687 Augusta, ME 04330

Phone/Fax No: 207-623-9475(p) / 207-623-0016(f)

Traffic Engineer:

Name: Sewall Engineering (c/o Diane Morabito)

Address: 40 Forest Falls Ave Suite 2, Yarmouth, Maine 04096

Phone/Fax No: 207-817-5440

Architect:

Name: Newport Collaborative/John Grosvenor

Address: 2 Marlborough St, Newport, RI 02840

Phone/Fax No 401-855-2947

Surveyor:

Name: Dirigo Surveying (c/o Shawn Tyler)

Address: 165 South Road, Winthrop, Maine 04330

Phone/Fax No: 207-923-3443

Signature: \_\_\_\_\_ Date: December 1, 2022

## **2. Property Information:**

Property Location: 150 Dresden Avenue

Deed Ref: Book 14210 Page 170 City Tax Map(s) 32 Lot(s) 23 & 23A

Property Size/Frontage: Acres 5.42 Sq. Ft. 236,531 Road 245' Shore N/A

Zoning District(s): High Density Residential (HDR)

### **Final Subdivision Plan submission requirements**

- The final plan submissions shall consist of the following:
- A final plan application form and all required attachments and maps.
- All the submission materials required for a preliminary plan.
- A performance guarantee, if applicable.
- All additional studies and/or materials required by the Planning Board, as applicable.

- If the subdivision contains any private roads, a statement as follows: the subdivision roads are designed as private roads and are not eligible for acceptance by the City of Gardiner, unless the road is improved to meet the appropriate standards for road acceptance.
- Written copies of any documents of land dedication, and written evidence that the City Manager is satisfied with the legal sufficiency of any documents accomplishing such land dedication.
- Proof that all other applicable state and federal permits have been obtained.

### **The Final Subdivision Plan**

- The Final Subdivision Plan (map) shall contain the following:
- All conditions and modifications approved by the Planning Board for the preliminary plan.
- Any conditions required by the Planning Board for the final plan.
- Conditions or restrictions placed on the subdivision by the Applicant. (*Note: Planning Board-imposed conditions shall be listed separately from any conditions or restrictions placed on the subdivision by the applicant*).
- All waivers approved by the Planning Board.
- The location and type of all permanent markers set at all lot corners.
- Any variances granted by the Board of Appeals.
- A signature block.



# Gardiner Green

## Project Plan- Timeline / Tasks

2023

Tasks	Jan	Feb	Mar	Apr	May	June	July
<b>Master Planning</b>							
Existing Conditions Review - Complete	█						
Conceptual reuse Plan/ Proforma - Complete	█						
Refinement of selected Alternatives - Complete		▲					
<b>Schematic Design</b>							
Development of Final Floor Plans		█					
Development of Final Elevations		█					
Pro-forma			▲				
Refinement of Selected Alternatives			▲				
<b>Permitting</b>							
Planning Board Review - Complete							
Development of Review Timetable - Complete				█			
Site Plan Review - Complete							█
Building Permit							█
<b>Design Development</b>							
Integration of Structural Engineering	█						
Integration of Mechanical Engineering	█						
Integration of Landscape / Site Work							
Updated Pro-forma		█					
Meeting With Fire				▲			
Meeting with Building Inspector				▲			
<b>Construction Documents</b>							
Detail Floor Plans and Elevations			█				
Detail Sections			█				
Coordinated Structural Drawings			█				
Coordinated Schematic Mechanicals			█				
Specifications for Bidders							
Meeting With Fire					▲		
Meeting with Building Inspector					▲		
<b>Bidding</b>							
Meet selected Construction Managers						█	▲
Award Construction Contracts						█	▲
<b>Construction Administration</b>							
Visit site Weekly					█	█	█
Review RFP's and CO's					█	█	█
Review Constr Manager requisitions					█	█	█
Coordinate drawing Changes					█	█	█
<b>Project Close Out</b>							
As Built Drawings							



