



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

Site Plan Review Application

Project Name: _____ **Gardiner Green** _____ Project Cost: _ **\$3.65M**

Date of Submission: ____ **6-16-20 revised 9-21-21** ____ Received by: _____ Fees: **\$256.25**

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

Phase 1

Rehab of the original hospital building (Building 6) into 34 apartment units with no net increase in footprint. There will be 6 studio rental apartments, 18 one-bedroom rental apartments and 10 two-bedroom rental apartments. Seven apartments will be designated as affordable. All affordable units would be in the first building done and available from the outset and indistinguishable from the market rate apartments in fit, finish and location within the building. Three of the affordable units will be studios, three will be 1 bedroom and one will be a 2 bedroom. We will abide by whatever term the board promulgates for the affordable duration, but no Maine municipality has a restriction of more than 30 years. There is a strong school of thought that an indefinite term is unenforceable which is why we have proposed a term of 25 years.

The buffering from adjacent properties would be done in this phase as well as the driveway improvements on the Dresden Ave side of the site. Parking lot lighting improvements on the western half of the site with parking lot light shielding to maintain the dark sky would be done in this phase. The central garden will be done at this time adding to an 11% overall reduction in site impervious surface at the end of this phase. The building façade design and schematic layout was submitted previously. Please advise if you need it again.

Phase 2

Rehab of the hospital south annex building into 4 townhouse condominiums. This would involve adding a second story to the building. Overall resultant height 32' 3". Please see roof height study dated April 14, 2021 that was previously submitted.

Rehab of the boiler house building into 2 townhouse condominiums.

This would involve adding back a second story that was previously removed which would be no higher than the two-story building portion that currently stands. Building façade designs and schematic layouts to be approved by the board prior to the issuance of a building permit.

Site impervious surface reduction after this phase 13%.

Phase 3

Rehab of the Gardner Family Medicine building into 8 townhouse condominiums with garage parking at the ground level. The new townhouse construction would involve adding a second story to the existing building and changing the roofline. Overall resultant height no more than 42'. Please see roof height study dated April 12, 2021 and the Concept Images dated 4-21-21 previously submitted. A revamp and significant reduction of the main parking lot will be done at this time along with the swimming pool and other amenities on the south side of the site. New construction of 8 townhouses in 4 structures to build the full permitted complement of 56 units will be done at this time replacing the paved area to the north of GFM. Any stormwater improvements would also be done at this time. The building façade designs and schematic layouts to be approved by the board prior to the issuance of a building permit. Ultimate site impervious surface reduction 18% after this phase.

A total of 56 dwelling units will be developed; 49 market units and 7 affordable units. There will be no commercial occupancy. Current HDR zoning permits one unit for every 5000sf with a 20% affordable housing bonus. $5.43 \text{ Acres} \times 43560 = 236,530.8 \text{ sf}$ minus 1230 sf of stormwater infrastructure = $235,300.8 \text{ sf} / 5000 \text{ sf/unit} = 47.06 \text{ units}$ (and 56.47 units with a 20% density bonus) For the density bonus 6 affordable units are required. We will be providing 7.

Anticipated beginning/completion dates of construction: __1-31-21 to 5-30-25__

1. General Information:

Name of Property Owner: _____
MaineGeneral Medical Center
35 Medical Center Parkway,
Augusta, ME 04330
207-626-1512

Applicant/Agent Name:
Hathaway Holdings, LLC/Paul Boghossian
Hathaway Center
10 Water St. Box 68,
Waterville, ME 04901
207-873-1800 / 401-714-2106

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

Engineers:

Sewall Engineering / Diane Morabito
40 Forest Falls Ave Suite 2, Yarmouth, Maine 04096
207-817-5440

SJR Engineering / Steve Roberge
16 Thurston Drive, Monmouth, ME 04259
207-242-6248

Coffin Engineering / Jim Coffin
432 Cony Road, Augusta, ME 04330
207-623-0016

Land Surveyors:

Dirigo Surveying/Shawn Tyler
165 South Road, Winthrop, Maine 04330
207-923-3443

Planit Mapping/ Kevin Farrar
488 Main St, Lewiston, Maine 04240
207-215-6340

Architects:

Sustainable Communities and Design/Jim Shipsky
30 Johnson Heights, Waterville, ME 04901
207-649-0363

Newport Collaborative/John Grosvenor
2 Marlborough St, Newport. RI 02840
401-855-2947

Signature: _____ Date: _____

2. Property Information:

Property Location: 150-152 Dresden Avenue

Deed Ref: Book 2680 Page 269 and Book 4869 Page 103 City Tax Map(s) 32 Lot(s) 23 and 23A

Property Size/Frontage: Acres 5.43 Sq. Ft. 236,530.8 Road 244.87' Shore _____

Zoning District(s): HDR

3. Development Information:

One or more site maps drawn to scale, prepared and sealed by a professional engineer or architect showing the following:

Appendix H Maps Included:

- Gardiner Tax Map 32 (included with previous application and has not changed)
- Existing Site Plan dated 7-1-20 showing property boundaries, existing structures and existing improvements. Zoning currently is HDR. (was included with previous application and has not changed)
- Proposed Site Plan including buffering after Phase 1 C-1.1 dated 9-22-21 from Coffin Engineering.
- Proposed Site Plan including buffering after Phase 2 C-1.2 dated 9-22-21 from Coffin Engineering.
- Proposed Site Plan including buffering after Phase 3 C-1.3 dated 9-22-21 from Coffin Engineering.
- Proposed Site Plan including buffering Overall C-1.0 dated 9-22-21 from Coffin Engineering.
- Existing Conditions Survey with topography from Planit Mapping (was included with previous application and has not changed) Please advise if you need it again.
- Wetlands Map from Planit Mapping Updated 4-2-21 (was included with previous application and has not changed) Please advise if you need it again.

a.) The existing conditions on the property including:

1. The property boundaries;
2. The zoning district and zoning district boundaries if the property is located in more than one zone;

3. The location of required setbacks, buffers and other restrictions;
4. The location of any easements or rights-of-way;
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property;
6. The locations of existing utilities on and adjacent to the property including sewers, water mains, stormwater facilities, gas mains, and electric and other telecommunication facilities;
7. The location of the nearest source of a fire protection water supply (hydrant, fire pond, etc.)
8. The general topography of the property indicating the general slope of the land and drainage patterns. The CEO and/or Planning Board may require a topographic survey of all or a portion of the property for projects involving the construction of new or expanded structures or site modifications.
9. The location, type and extent of any natural resources on the property including wetlands, vernal pools, floodplains, waterbodies, significant wildlife habitats, rare or endangered plants or animals, or similar resources; and
10. The location and type of any identified historic or archeological resource on the property.

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

1. The estimated demand for water supply and sewage disposal together with the proposed location and provisions for water supply and wastewater disposal including evidence of soil suitability if on-site sewage disposal is proposed;
2. The direction of proposed surface water drainage across the site and from the site together with the proposed location of all stormwater facilities and evidence of their adequacy;
3. The location, dimensions, and ground floor elevations of all proposed buildings and structures including expansions or modifications to existing buildings that change the footprint of the building;
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities;
5. The proposed flow of vehicular and pedestrian traffic into and through the property;
6. The location and details for any signs proposed to be install or altered;
7. The location and details for any exterior lighting proposed to be installed or altered;
8. Provisions for landscaping and buffering; and
9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance.

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal.

Additional Information Required:

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

An estimate of the peak hour and average daily traffic to be generated by the project and evidence that the additional traffic can be safely accommodated on the adjacent streets;

An erosion and sedimentation control plan; and

A stormwater management plan demonstrating how any increased runoff from the site will be handled if the project requires a stormwater permit from the Maine Department of Environmental Protection or if the Planning Board determines that such information is necessary based on the scale of the project and the existing conditions in the vicinity of the project.

Existing stormwater system to be maintained and supplemented with a plunge pool in Phase 3. Erosion and sedimentation plan is on the site layouts prepared by Coffin Engineering.

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.

See renderings and roof height studies dated April 12, 2021 and April 14, 2021. Also Gardiner Family concept drawings dated 4-21-21. These were all included with the previous application. Please advise if you need them again.

Photographs or similar photo representations or drawings showing the architectural design and context of the proposed structures and adjacent properties on both sides of the road.

Survey Requirements

The Planning Board may require the applicant to submit a survey of the perimeter of the tract, giving complete descriptive data by bearing and distances, made and certified by a Registered Land Surveyor. The survey may be required for the construction of new structures or any construction proposed on a undeveloped parcel or tract of land, whenever the Planning Board finds that a survey is necessary to show compliance with the requirements of this Ordinance due to the size of the lot, location of the lot or the placement of existing or proposed structures on the lot or neighboring properties.

Additional Studies

The Planning Board may require the applicant to perform additional studies or may hire a consultant to review the application or portions thereof. The cost to perform additional studies or hire a consultant shall be borne by the applicant.

4. Review Criteria

An applicant shall demonstrate that the proposed use or uses meet the review criteria listed below for the type of application. The Planning Board shall approve an application unless one or the other of them makes a written finding that one or more of the following criteria have not been met.

6.5.1.1 The application is complete and the review fee has been paid.

\$256.25 paid

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

Yes

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

Stormwater system and a reduction in impervious surface will result in decreased runoff and improved groundwater quality. Total impervious surface reduced from 98525 sf to 80451 sf; an 18074 sf reduction for a total reduction of 18.3%. We expect to make further improvements in the final phase by utilizing the townhouse green as a detention area/rain garden to further absorb runoff. Our team has utilized this design elsewhere with great success. There will also be constructed a plunge pool in Phase 3.

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

There is a designated trash and recycling area where residents will deposit their trash and recycling. That area will be screened and is noted on the Proposed Site Plan.

We will contract with a private hauler to handle the waste generated. Project is connected to the City Sewer system.

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.

None known – most of the property is buildings and asphalt. There is one wooded section with no special attributes. Much of that will be retained as open space which will be easement restricted.

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.

Currently there are drainage swales and catch basins in the driveway and parking areas. They will continue to be utilized. At the end of the first phase there will be an 11% reduction in site impervious surface. At the end of the final phase there will be an 18% reduction in site impervious surface. Lastly, there will also be constructed a plunge pool in Phase 3.

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

Not Applicable

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

Not Applicable

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

A letter from the Gardiner Water Dept is included in Appendix D previously submitted

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

To the contrary, this project will decrease runoff and improved groundwater quality. At the end of the first phase there will be an 11% reduction in site impervious surface. At the end of the final phase there will be an 18% reduction in site impervious surface.

Also, intensity of the proposed use is a fraction of the previous with population and vehicle trips reduced by 2/3 or more.

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development. Intensity of the proposed use is a fraction of the previous with population and vehicle trips reduced by 2/3 or more.

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. Letters from Gardiner City Agencies (Appendix D) were submitted with the previous application and have not changed

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance. Please see Appendix F - Team Experience and Appendix G previously submitted - Financing References A financing letter of interest from Skowhegan Savings Bank was previously submitted. Also included with this submission a letter from Internal Revenue withdrawing the lien that was previously extant.

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 is substantially 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. Our goal is to beautify the site and buildings so that they become an asset to the neighborhood. The use we propose is much less intensive than what has existed on the site up until now. Under the previous hospital use last year the GFM Building alone generated 150 staff and patient visits (and 300 car trips) per day. Also on site 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).

The revamped and repurposed site will be more attractive and quieter and will result in a substantial decrease in traffic. Our efforts will result in an improvement to stormwater runoff and create a more parklike setting.

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties; To the contrary, we think this project will have a positive impact on neighboring values.

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;

Please see the Proposed Site Plans including a Buffering Plan to see the buffering and landscaping proposed. Most of the buffering will be done in Phase 1. We remain open to further enhancements to better harmonize with neighboring properties.

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;

No new roads proposed. We are reconfiguring the footprint and access to the connector between Building 6 and Building 5 but the building net footprint remains the same. At the end of the first phase there will be

an 11% reduction in site impervious surface. At the end of the final phase there will be an 18% reduction in site impervious surface.

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; **We are designating 56000 sf of wooded land as open space which will be left undisturbed in perpetuity with the exception of a maintained walking trail. This 56000 sf set aside is memorialized on the siteplan. The developed part of the site will go from 98525 sf of impervious to 80791 sf; an 18% reduction. Moreover, there will be extensive landscaping and buffering work done in the developed portion of the site such that it will be more park-like.**

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;

Most existing pedestrian ways will be maintained. New footpaths will be built only where existing roads and parking will be removed and pedestrian access is still warranted and desired. Also a walking trail in the open space will be developed.

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;

Parking will be landscaped and buffered. Please see the updated site plan, including buffering, from ES Coffin dated September 22, 2021.

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

One common parking lot and 3 smaller lots all of which will be buffered and landscaped will replace the huge central asphalt parking lot and 3 satellite lots that currently exist.

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

A reconfigured entrance to the hospital building will front on Dresden Ave. There will also be a new entrance on the east side of the building at the basement level.

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 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. Please see the Building Renderings previously submitted. We are open to having the board review the plans for the successive buildings to make sure they adhere to the same high standard.

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.

See above response please

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.

Yes, amenities like benches and bike racks will be provided to make the setting attractive and comfortable for residents and visitors. There will also be a walking trail on the designated 56000 sf of open space on the property.

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. **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:

Please see neighborhood photos and response to 6.5.2.1 above. This is a site that is presently not at all in harmony with the neighborhood. Our efforts will make it much more beautiful and an asset to the neighborhood. One has to look no further than the abandoned hulk of the former Merrill Manor Nursing home next door to see what the trajectory of the hospital complex could be. The complex already has seen deterioration from when it was last in service in April of 2020.

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.

This application is for 56 units as a rehab of four existing structures and some new construction in what is currently a parking lot.

The requested density is allowed by virtue of the square footage of the site and there are NO new roads proposed nor is there any increase in impervious surfaces. At the end of the first phase there will be an 11% reduction in site impervious surface. At the end of the final phase there will be an 18% reduction in site impervious surface.

Permission requested to add a second floor to the GFM Building (footprint of 7145 sf) and to the hospital annex (Building 5 (footprint of 2305 sf). Also, to replace a second floor of 858 sf on the boiler house building that was previously removed. All of these changes will aid in making the subject buildings more aesthetically pleasing. The GFM floor addition is designed at 42 feet though we have submitted an alternate design at 35 feet which we think is decidedly less aesthetic. The proposed 42 foot version is still lower than the 44 foot height of the main hospital building #6.