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## Final Subdivision Plan Application

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Subdivision Name: \_\_\_\_\_ **Gardiner Green**

Date of Submission: **8-19-20 revised 6-28-21** Received by: \_\_\_\_\_

**Proposal:**

**Phase 1**

Rehab of the original hospital building into 34 apartment units. There will be 11 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 (Building 6) and available from the outset and indistinguishable from the market rate apartments in fit, finish and location in the building. The buffering from adjacent properties and the central garden and driveway improvements would be done in this phase as well as any shielded lighting on the western half of the site to maintain the dark sky. Site impervious surface reduction after this phase 11%.

**Phase 2**

Rehab of the hospital south annex building into 4 townhouse condominiums. This would involve adding a second story to the building.

Rehab of the boiler house building into 2 townhouse condominiums.

This would involve adding back a second story that was previously removed.

Overall resultant height 32' 3". Please see roof height study dated April 14, 2021 previously submitted.

Site impervious surface reduction after this phase 13%.

**Phase 3**

Rehab of the Gardner Family Medicine building into 7 townhouse condominiums. This 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. Lighting improvements on the eastern half of the site with shielding to maintain the dark sky will be done at this time along with the swimming pool and other amenities on the south of the site. New construction of townhouses (up to 9 units; 8 duplex and 1 single townhouse) to build the full permitted complement of 56 units. The new construction would be done in the currently paved area to the north of GFM. Stormwater improvements would be done during this phase. Ultimate site impervious surface reduction 18%.

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 5000 sf with a 20% affordable housing bonus.  $5.43 \text{ Acres} \times 43560 = 236,530.8 \text{ sf}$  minus 1230 sf of stormwater infrastructure  $= 235,300.8 \text{ sf} / 5000 \text{ sf/unit} = 47.06 \text{ units}$  (56.47 units w 20% density bonus)

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### **General Information:**

Name of Property Owner: \_\_\_\_\_ **MaineGeneral Medical Center** \_\_\_\_\_

Address: \_\_\_\_\_ **35 Medical Center Parkway, Augusta, ME 04330**

\_\_\_\_\_  
Phone/Fax No: 207-626-1512\_\_\_\_\_

Applicant Name: Hathaway Holdings, LLC\_\_\_\_\_

Address: Hathaway Center 10 Water St. Box 68, Waterville, ME 04901\_\_\_\_\_

Phone/Fax No (207) 873-1800\_\_\_\_\_

Design Consultant(s):                    ☒ Surveyor   ☒ Engineer   ☒ Architect   ☐ Planner

Engineers

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

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

Coffin Engineering / Jim Coffin  
Address: 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

\_\_\_\_\_  
Owner/Applicant Signature

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Date

**Property Information:**

City Tax Map: 32 Lot(s): 23 and 23A \_\_\_ Zoning District(s): HDR

Deed Reference(s): Book \_\_2680\_ Page \_269 Book \_\_4869 Page \_103

Flood Zone: ☐ Yes ☒ No

Shoreland Zone: ☐ Yes ☒ No

Frontage: Road \_244.87' \_ Shore \_\_\_\_\_ Property Size: \_5.43\_ 236,530.8  
(Acres) (Sq. Ft.)

### **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.