



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

Final Subdivision Plan Application

Subdivision Name: _____ **Gardiner Green**

Date of Submission: **8-19-20 revised 9-21-21** Received by: _____

Proposal:

Phase 1

Rehab of the original hospital building (Building 6) into 34 apartment units. 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 fronting Dresden Ave. Parking lot lighting improvements on the western half of the site with parking lot light shielding to better 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 previously submitted. 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.

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.

The 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 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 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)
For the density bonus 6 affordable units are required. We will be providing 7.

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.