



City of Gardiner Subdivision Preliminary Plan Application

Subdivision Name: Gardiner Green 150-152 Dresden Avenue
Subdivision Fees: Yes \$358.75

Date of Submission: 8-19-20 revised 10-12-20 Received by: _____

Proposal: _____

Phase 1 Rehab of the original hospital building into a total of 34 apartment units. There will be 11 studio apartments, 14 one-bedroom apartments and 9 two-bedroom apartments.

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.

Phase 3 Rehab of the Gardner Family Medicine building into 11 townhouse condominiums. This would involve adding a second story to the existing building.

With sufficient additional land, construction of 17 new townhouse condominiums; 2 freestanding townhouses, 6 duplex townhouses and 1 triplex townhouse.

A total of 51 dwelling units will be developed. There will be no commercial occupancy. Current HDR zoning permits one unit for every 5000sf with a 20% affordable housing bonus. 5.02 Acres x 43560 = 218671.2 sf / 5000 sf/unit = 43.73 units (52.48 units w 20% density bonus)

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/Paul Boghossian, Member
Address: Hathaway Center 10 Water St. Box 68, Waterville, ME 04901
Phone/Fax No 207-873-1800 / 401-714-2106

Design Consultant(s): Surveyor Engineer Architect Planner

Architect:

Sustainable Communities and Design/Jim Shipsky
Address: ___30 Johnson Heights, Waterville, ME 04901
Phone/Fax No ___207-649-0363

Surveys:

Dirigo Surveying/Shawn
Address: ___165 South Road, Winthrop, Maine 04330
Phone/Fax No ___207-923-3443

Planit Mapping/ Kevin Farrar
Address: ___488 Main St, Lewiston, Maine 04240
Phone/Fax No ___207-215-6340

Engineers:

Sewall Engineering / Diane Morabito
Address: ___40 Forest Falls Ave Suite 2, Yarmouth, Maine 04096
Phone/Fax No ___207-817-5440

SJR Engineering / Steve Roberge
Address: ___16 Thurston Drivr, Monmouth, ME 04259
Phone/Fax No ___207-242-6248

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: 5.02 218,671.2
(Acres) (Sq. Ft.)

Development Information:

Does the parcel include any water bodies? No.

If yes, describe and shown on plan _____

Has the land been part of a prior approved subdivision? Yes No

If Yes, state the following:

Subdivision Name & Approval Date _____

Acres to be Developed: 5.02 Number of Lots or Units: 51 units

Anticipated Date of Construction: May 2021 Completion: December 2023

Will the subdivision be developed in a phase plan, if so, Identify stages: Yes, outlined in Proposal Section on page 1

Will the subdivision have any common land or buildings: No

Identify the Water supply system: Town of Gardiner Water System

Identify the sewage Disposal System: Town of Gardiner Sewer System

If Public, does it require an extension of the public sewer lines? Yes No

Identify the number of fire hydrants and location(s): FDC on North side of Building 6

Will the subdivision have sidewalks: yes no If yes, describe: _____

Will the streets have curbs: yes no If yes, describe: N/A No streets, just driveway access

Describe the storm drainage system: Currently there are drainage swales and catch basins in the driveway and parking areas. They will continue to be utilized.

Will the subdivision require a Zoning Variance? yes no If yes, describe: _____

Will the subdivision require a special Exception Permit? yes no If yes, describe: Height variance requested to add a second floor to the GFM Building.

SUBMISSION REQUIREMENTS:

In addition the Application and preliminary plan, the following submissions are required:

- a. Location map showing:
 - 1) Existing subdivisions in the proximity of the proposed subdivision. None
 - 2) Locations and names of existing and proposed streets. Not Applicable
 - 3) Boundaries and designations of all Shoreland zoning and other land use districts. None
 - 4) An outline of the proposed subdivision and any remaining portion of the owner's property if not included in the subdivision proposal. All property included
- b. Proof of right, title or interest in the property. See Appendix A
- c. A copy of all existing and proposed deed restrictions, rights-of-way, or other encumbrances affecting the property. No medical uses permitted. Included in the application - a letter from MaineGeneral that an easement will be forthcoming to use the shared driveway. This is contained in Appendix A
- d. The book, page, and tax map and lot information of the property.
150 Dresden Ave Book 2860, Page 269, Map 32, Lot 23

- e The names of all property owners abutting the property. **See Appendix B**
- f Acreage of the proposed subdivision, acreage of roads, and acreage of any land not included in the subdivision. **5.02 Acres in total. No roads, only driveways**
- g A copy of that portion of the county soil survey covering the subdivision. **See Appendix C or this link:**
https://websoilsurvey.sc.egov.usda.gov/WssProduct/xwztkiatrplwt3cmusbkbc0j/DL_00000/20201013_17043805397_1_Soil_Report.pdf
- h. When connection to the public sewer is proposed, a letter from the City Manager indicating that there is adequate capacity. **Included in Appendix D**
- i. The location of all existing and proposed wells and appropriate documentation. If public water is proposed, a letter from the water district indicating that there is adequate supply and pressure.
Included in Appendix D
- j. A written statement from the Police Chief approving all street traffic patterns, parking, curb cuts and traffic impacts. **Included in Appendix D**
- k. A written statement from the Fire Chief approving all hydrant locations and any other fire suppression measures proposed. **Included in Appendix D**
- l. Phosphorus control measures, if subdivision is located w/in the direct watershed of a great pond.
Not Applicable
- m. Road plans, specifications, and appropriate documentation. **Not Applicable**
- n. Traffic access data for the site including an estimate of the amount of vehicular traffic to be generated on a daily basis. **See Appendix E for traffic report**
- o. A statement indicating how the solid waste from the subdivision will be handled.
There will be a designated trash and recycling area where residents will deposit their trash and recycling. We will contract with a private hauler to handle the waste generated.
- p. Documentation indicating that the applicant has the financial and technical capacity to meet the requirements of this Ordinance. **See Appendix F**
- q. Any other data necessary in order to meet the requirements of this Ordinance.
- r. A description of the anticipated types of land use that will be developed within the proposed subdivision.
The first building will be a rehab of the original principal hospital building (Building 6) into residential apartments as follows:

11 studio apartments
14 one-bedroom apartments
9 two-bedroom apartments

Average SF 620 SF
Average rent \$1021/month

The next building will be a rehab of the hospital annex building (Building 5) into four for-sale condominiums of approximately 1800-2000 SF each

The next building will be a rehab of the hospital boiler building into two for-sale condominiums of approximately 2000 SF each

The last building is a rehab of the former Gardiner Family Medicine Building (GFM) into eleven for-sale condominiums of 1500 to 2200 SF each

A total of 51 dwelling units will be developed; 68 units if additional land is secured.

A new rendering of the Building 6 elevation appears in Appendix H

- s. A description of how all roads and other public improvements will be maintained until the improvements are dedicated to the city or for private roads and improvements, how they will be maintained over their life span. **Not Applicable**

PRELIMINARY PLAN MAP

Appendix G Maps Included:

- Existing conditions map showing property boundaries, existing structures and existing improvements. Zoning currently is HDR.
- Proposed Site Plan
- Topographical map showing general slope of the land and drainage.
- Survey updated 9-19-20 from Planit Mapping

A subdivision plan consisting of one or more maps drawn to a scale of not more than 100 feet to the inch. The plan shall show the following:

Name of the subdivision.

Number of lots.

Date, north point, graphic scale.

Proposed lot lines with dimensions.

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 corner of the tract shall be located on the ground and marked by permanent markers. The plan shall indicate the type of permanent marker proposed to be set or found at each lot corner.

Contour intervals of 10 feet when any land in the proposed subdivision falls outside of 10% grade. **Not Applicable**

The location of all wetlands regardless of size. **None**

The location of all rivers, streams, brooks and ponds within or adjacent to the subdivision. **None**

The location of all slopes in excess of 10% slope. **Not Applicable**

The number of acres within the subdivision, location of property lines, existing buildings, vegetative cover type, and other essential existing features. **Included**

The location of any significant sand and gravel aquifers. **None**

The boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the most recent FIRM Map. **None**

The location and boundaries of any significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife. **None known – most of the property is buildings and asphalt. There is one wooded section with no special attributes**

The location of any site or structure listed on the National Register of Historic Places or any archeological site identified by the State Historic Preservation Commission. **None**

The location of all scenic areas and rare and endangered plants as identified by the City of Gardiner. **None**

The location of all subsurface wastewater disposal system test pits or borings and test data and appropriate documentation. **None**

The location of any open space, trails, and recreation features.

The location, type, size and design of all proposed essential services and utilities.

All erosion control features proposed for the site. **No changes proposed to the site**

All stormwater control features proposed for the site. **Existing stormwater system to be maintained**

All parcels of land proposed to be owned or held in common or joint ownership by the subdivision or individual lot owners. All land proposed to be offered for public acceptance to the city. **Not Applicable**

The type and location of any proposed fire control features, and appropriate documentation. **FDC connector indicated on site plan**

WAIVERS

The Applicant is requesting a waiver of the following submission requirements:

(Cite Ordinance reference(s); item(s) to be waived and reason)

As requested by the board, a new survey is included. This application is for 51 units as a rehab of four existing structures.

The requested density is allowed by virtue of the square footage of the site and there are NO new roads or buildings proposed.

A subdivision plan consisting of one or more maps drawn to a scale of not more than 100 feet to the inch. The plan shall show the following:

Name of the subdivision.

Number of lots.

Date, north point, graphic scale.

Proposed lot lines with dimensions.

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 corner of the tract shall be located on the ground and marked by permanent markers. The plan shall indicate the type of permanent marker proposed to be set or found at each lot corner.

Contour intervals of 10 feet when any land in the proposed subdivision falls outside of 10% grade.

The location of all wetlands regardless of size.

The location of all rivers, streams, brooks and ponds within or adjacent to the subdivision.

The location of all slopes in excess of 10% slope.

The number of acres within the subdivision, location of property lines, existing buildings, vegetative cover type, and other essential existing features.

The location of any significant sand and gravel aquifers.

The boundaries of any flood hazard areas and the 100-year flood elevation as depicted on the most recent FIRM Map.

The location and boundaries of any significant wildlife habitat as identified by the Department of Inland Fisheries and Wildlife.

The location of any site or structure listed on the National Register of Historic Places or any archeological site identified by the State Historic Preservation Commission.

The location of all scenic areas and rare and endangered plants as identified by the City of Gardiner.

The location of all subsurface wastewater disposal system test pits or borings and test data and appropriate documentation.

The location of any open space, trails, and recreation features.

The location, type, size and design of all proposed essential services and utilities.

All erosion control features proposed for the site.

All stormwater control features proposed for the site.

All parcels of land proposed to be owned or held in common or joint ownership by the subdivision or individual lot owners. All land proposed to be offered for public acceptance to the city.

The type and location of any proposed fire control features, and appropriate documentation. **Sprinklers proposed for Building 6. FDC connector is indicated on the survey.**

