



APPLICATION FOR SITE PLAN REVIEW

**Gardiner Transfer Company, LLC
Trailer Parking Expansion
10 Troiano Way
Gardiner, Maine**

Submitted to:

**City of Gardiner
6 Church Street
Gardiner, Maine 04345**

Prepared by:

**St.Germain
846 Main Street
Westbrook, Maine 04092**

December 2021

St.Germain File No.: 1172-0002

**Kyle Jacobson, PE
Project Manager**

**Patrick J. Coughlin
Senior Manager**

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COVER LETTER

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

Site Plan Review Application

Project Name: Gardiner Transfer Expansion Project Cost: \$81,000
Date of Submission: December 3, 2021 Received by: _____ Fees: 250.00

A complete written description of the proposed project including all other local, state and federal permits required for the project. Please see Attachment 1

Anticipated beginning/completion dates of construction: 2/1/2022 / 6/1/2022

1. General Information:

Name of Property Owner: Gardiner Transfer Company, LLC

Address: 10 Troiano Way, Gardiner, ME

Phone/Fax No: 207-767-2070

Applicant/Agent Name: TJ Troiano

Address: PO Box 3451, Portland, ME

Phone/Fax No: 207-767-2070

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

Name: St.Germain - Kyle Jacobson, PE

Address: 846 Main Street, Westbrook, ME 04092

Phone/Fax No: 207-857-7526

Name: _____

Address: _____

Phone/Fax No: _____

Name: _____

Address: _____

Phone/Fax No: _____

Signature: _____ Date: _____

2. Property Information:

Property Location: 10 Troiano Way, Gardiner, ME
Deed Ref: Book 12224 Page 103 . City Tax Map(s) 2/1/2022 Lot(s) 22
Property Size/Frontage: Acres 13.49 Sq. Ft. 587,779 Road 200' Shore 0
Zoning District(s): PIC (Planned industrial Commercial)

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;
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.

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.

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.

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.

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

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.
Erosion control is addressed as shown on the plan set, and stormwater flow has been designed
to ensure that the project does not result in water pollution as described in Attachment 5.

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.
The proposed expansion area will not result in any increase in wastewater or solid waste
generated on site.

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.
As part of the Site Location of Development permitting process, the impacts mentioned above
were evaluated and addressed.

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.
Wetlands exist on the site that are not impacted by this development. Proposed work on the site
remains out of the wetlands areas.

6.5.1.7 The proposal will provide for adequate storm water management.
Please see Attachment 5.

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.
The proposed expansion is not in the Shoreland Zone.

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.
The site is in an area of minimal flood hazard, Zone x, on the Federal Emergency Management Agency's National Flood Hazard Map.

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.
No new water connections are proposed for this project.

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.
The proposed new gravel area will be used for storage of empty trailers and containers.
No groundwater impacts are anticipated.

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.
The layout of the additional parking area has been planned for safe and efficient operation.
The only pedestrian access in the parking area will be truck drivers. The facility will not be open to the public. A turning radius diagram is shown in Attachment 6.

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.
No additional municipal services are needed to accomodate this parking expansion.

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.
Gardiner Transfer Company, LLC will work with qualified contractors to complete the expansion.
A construction cost estimate and a letter from Comerica bank are provided in Attachment 3 of this application package.

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.
Please see responses below.

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;
The parking expansion is an allowed use in the PIC (Planned Industrial Commercial) district.
The site is subject to a Site Location of Development permit for the industrial park and the proposed expansion is within the impervious area allowance permitted for the lot.

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties;
The proposed use is consistent with other uses in the commercial park and will not cause offsite impacts.

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 existing natural buffers will be maintained surrounding the developed area as shown on the plan.

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 proposed parking lot will extend down into the site away from the road generally following the existing topography. A natural buffer of 25-ft will be maintained around the proposed parking to conserve the natural surroundings.

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;
The proposed expansion is designed in accordance with the Site Location of Development Permit which addressed the natural capabilities of the site. The wetland areas of the site are not impacted by the proposed expansion.

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;
The proposed expansion is designed to reduce interaction between pedestrians (employees) accessing the existing maintenance building and the parking/storage of trailers.

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;
This requirement is not applicable to the the proposed expansion.

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent;
No new buildings are proposed; one building exists on site.

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach.
No buildings are proposed.

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.
No buildings are proposed.

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.
No buildings are proposed.

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.
No buildings are proposed.

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.
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:

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.

Stormwater from the expansion area will be directed into the sufficiently-sized
existing stormwater structures in accordance with the permit. Further explanation is
provided in Attachment 5.

Therefore, a waiver is requested for the requirement to provide a Stormwater
Management Plan.

6.3.2.7.2.7 - Exterior lighting - Existing lighting covers the asphalt area and meets the safety, security, and aesthetic of the site. (8.7.4.6)

1.0 PROJECT DESCRIPTION AND CONSTRUCTION SCHEDULE

1.1 PROJECT DESCRIPTION

Gardiner Transfer Company, LLC (GTC) is seeking to add a gravel trailer parking pad on the southern end of the existing paved asphalt area (See Site Plan in Attachment 7) at the Gardiner Transfer Company facility at 10 Troiano Way in Gardiner. The proposed expansion consists of 28,735 square feet of new impervious (gravel) area for the parking of empty trailers on site. No buildings or utility connections are proposed. Stormwater from the new impervious area will be directed into the existing stormwater structures as described further in Attachment 5 of this application package.

The facility is operated by Troiano Waste Services (TWS).

The previously approved traffic assessment provided for 5 vehicles entering and exiting the facility during the peak hour (5am and 3pm). The addition of 5-6 trucks with the proposed parking expansion will result in approximately 11 vehicles entering and exiting during those peak hours. The average daily traffic will be 15 round trips per day at the facility.

1.2 CONSTRUCTION SCHEDULE

Immediately following approval, GTC will work with a qualified contractor to plan the construction. Work will begin as weather allows early in 2022 with the goal of making the parking area available at the earliest opportunity. A breakdown of the expected phasing is as follows:

Planning Board Approval: January 2022
Contractor Coordination: February-March 2022
Site Clearing and Erosion Control: March-April 2022
Construction Start: May-June (depending on weather, roads, etc.) 2022
Completion of Construction: October 2022

2.0 TITLE, RIGHT, OR INTEREST

The deed for the parcel is provided in this section.

**TRANSFER
TAX
PAID**OPR BK 12224 PGS 103 - 106 02/12/2016 08:58:15 AM
INSTR # 2016002860 # OF PAGES 4
ATTEST: BEVERLY BUSTIN-HATHEWAY
REGISTER OF DEEDS KENNEBEC COUNTY, ME

MUNICIPAL QUITCLAIM DEED

CITY OF GARDINER, a body corporate and politic located in Kennebec County, Maine, for consideration paid, releases to **GARDINER TRANSFER COMPANY, LLC**, a Maine limited liability company with a principal place of business in South Portland, Cumberland County, Maine, with a mailing address of c/o Troiano Waste Services, LLC, P.O. Box 3541, Portland, ME 04104, certain lots or parcels of land in **Gardiner**, Kennebec County, Maine, described as follows:

PARCEL ONE: A certain parcel of land located southerly of First Right Road within the Libby Hill Business Park described as Lot number 22 containing 13.49 acres as shown on drawings numbered Sheet 1 and Sheet 2 of plans entitled "Libby Hill Business Park Phase 2" prepared by Milone and MacBroom, Inc. and Maine Coast Surveying Inc. of Newcastle, Maine dated March 6, 2007, approved by the Gardiner Planning Board April 10, 2007 and signed by the Gardiner Planning Board May 23, 2007. Said Subdivision Plans are recorded at the Kennebec County Registry of Deeds on July 11, 2007, Book 2007, Plan 137-138.

PARCEL TWO: A certain parcel of land located westerly of Technology Drive within the Libby Hill Business Park described as Lot number 23 containing 2.78 acres as shown on said Subdivision Plans.

SUBJECT TO the terms, restrictions and conditions contained in the Site Location of Development approval L-19861-39-A-N/L - 19861-T3-B-N by the Maine Department of Environmental Protection for the Libby Hill Business Park dated May 19, 1999, as revised, which shall be binding upon the Grantee, its heirs and assigns and shall be included by reference in all future conveyances.

ALSO SUBJECT TO the terms and conditions of the Maine Department of Environmental Protection Findings of Fact and Order, dated May 19, 1999, and recorded in said Registry in Book 5960, Page 31, as modified by the Order dated October 1, 1999, and recorded in said Registry in Book 6075, Page 203, and revised by the Order dated February 15, 2008 and recorded in said Registry in Book 9654, Page 210.

ALSO SUBJECT TO the terms and conditions of the Maine Department of Environmental Protection Findings of Fact and Order, dated March 11, 2008 and recorded in said Registry in Book 9680, Page 276, as affected by the Condition Compliance dated November 4, 2008 and recorded in said Registry in Book 9913, Page 14, and as modified by the Minor Revision Findings of Fact and Order dated February 2, 2009 and recorded in said Registry in Book 9989, Page 46.

④ Lambert Coffin

ALSO SUBJECT TO the terms and conditions set forth in a Maine Department of Environmental Protection permit dated May 17, 1999, and recorded in said Registry in Book 5960, Page 26.

ALSO SUBJECT TO the terms, condition, rights and easements set forth in the deed from the City of Gardiner to the Gardiner Water District, dated January 3, 2001, and recorded in said Registry in Book 6378, Page 22.

ALSO SUBJECT TO the provisions of the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated April 11, 2008 and recorded in said Registry in Book 9733, Page 247 and the Declaration of Covenants and Restrictions of the Libby Hill Business Park dated October 27, 2014 and recorded in said Registry in Book 11837, Page 2.

ALSO SUBJECT TO the terms, conditions and easements appearing on said Subdivision Plans.

ALSO SUBJECT TO the following which shall run with and bind the above-described parcels ("Premises) and Grantee's successors and assigns shall be subject to the same:

Within twenty-four (24) months from the date of this deed ("Completion Deadline"), Grantee shall cause to be completed upon the Premises (a) certain site improvements including the construction of a driveway and parking lot with curbing and sidewalks, lot clearing, site grading, installation of water and sewer lines, electrical distribution system, and other improvements of a similar nature (the "Site Improvements") and (b) a certain building with a minimum valuation for municipal tax purposes, upon completion, of Two Hundred Thousand Dollars (\$200,000.00) and being 3,000 square feet (the "Build-out A"). Construction of Build-out A shall be pursuant to duly issued City of Gardiner permits in compliance with all zoning requirements, building codes, approved site plans and Libby Hill Business Park covenants. Upon completion of the Site Improvements and Build-out A, Grantor, upon Grantee's request, shall execute a release, in recordable form, evidencing termination of this covenant.

In the event Build-out A is not complete by the Completion Deadline, or such later date as agreed upon by the Parties pursuant to the terms and conditions recited herein, Grantee agrees to make a payment in lieu of taxes for Build-out A as if Build-out A had been completed. Such payment shall be calculated by multiplying the current mil rate of 21.60 per \$1,000.00 of the said \$200,000 minimum valuation of Build-out A; provided, however, the maximum annual amount due for such payment shall be \$6,000.00. Such payment shall only be required until Grantee completes Build-out A as set forth herein.

The following additional terms and conditions described in Article 4 of the Purchase and Sale Agreement dated December 17, 2014 by and between Grantor and Grantee:

A. Until the construction of Build-out A is complete, Grantor or its duly authorized agents, employees or independent contractors, shall, after notice to Grantee, be entitled to enter upon the Premises, and any portion thereof, for the purpose of inspecting and testing the same for progress of the construction to determine that the same is in conformity with the terms and requirements hereof. It is expressly understood and agreed that Grantor is under no duty to supervise or to inspect the work of construction and that any such inspection is for the sole purpose of preserving Grantor's rights hereunder. Failure to inspect the work or any part thereof shall not constitute a waiver of any of Grantor's rights hereunder. Inspection not followed by notice of default shall not constitute a waiver of any default then existing, nor shall it constitute a representation that there has been or will be compliance with the terms and requirements hereof or that the construction is free from defective materials or workmanship.

B. Upon agreement of the parties, the Completion Deadline may reasonably be extended to allow for unanticipated permitting delays or project construction delays, provided that Grantee is making reasonable progress toward obtaining the permits concerned or completing the Site Improvements and Build-out A.

Meaning and intending to convey a part of the premises conveyed to the City of Gardiner by deed from the Gardiner Board of Trade dated October 26, 2006 and recorded in said Registry in Book 9125, Page 310.

IN WITNESS WHEREOF, the City of Gardiner has caused this instrument to be signed and sealed by Scott Morelli, City Manager, duly authorized, this 10 day of February, 2016.

City of Gardiner

Witness

By Scott Morelli
Scott Morelli, City Manager

CUMBERLAND County

STATE OF MAINE

FEB. 10, 2016

Personally appeared the above-named Scott Morelli, City Manager of the City of Gardiner, and acknowledged before me the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said body corporate and politic.



Notary Public/Attorney at Law

ELIZABETH BOERPPLE
Print or type name as signed

3.0 FINANCIAL CAPACITY

Construction cost estimates and a bank letter of credit worthiness are provided in this section.

Construction Cost Estimate
 Gardiner Truck Parking
 Gardiner Transfer
 Company, LLC
 Gardiner, Maine

Estimate By: Kyle Jacobson, PE

Reviewed By: Pat Coughlin

ITEM NO.	ITEM DESCRIPTION	UNIT	AVERAGE UNIT PRICE	TOTAL QUANTITY	TOTAL COST
1	Clearing & Grubbing	Acre	\$ 5,250.00	0.8	\$ 3,900.00
2	Common Excavation	Cubic Yard	\$ 20.00	1,300	\$ 26,000.00
3	MEDOT 703.06 Type D Gravel	Cubic Yard	\$ 27.00	1,300	\$ 35,100.00
4	MEDOT 703.06 Type A Crushed Gravel	Cubic Yard	\$ 35.00	400	\$ 14,000.00
5	Erosion Control	Lump Sum	\$ 1,500.00	1	\$ 1,500.00
6	Seed, Fertilizer, and Mulch	Lump Sum	\$ 500.00	1	\$ 500.00

Project Total: \$ 81,000.00

Notes & Assumptions:

1. Average Unit Prices obtained from local pit's online prices. Unit prices subject to change.



Environmental Services Department
411 West Lafayette St
7th Floor; MC 3236
Detroit, MI 48226-3241
(313) 222-5900
(313) 222-9564 (fax)

Jeffrey C. Andersen
Vice President

November 15, 2021

Gardiner Transfer Company, LLC
Attn: TJ Troiano
10 Filmike Way
South Portland, ME 04106

Dear TJ:

It has come to my attention that you need a letter from the Comerica Bank, "Comerica" referencing the credit relationship between Comerica Bank and Troiano Waste Services, Inc. and Gardiner Transfer Company, LLC or "Company".

In June 2021, the Company and Comerica entered a loan credit facility and depository account relationship, and the Company has full availability as of this date. To date, all accounts have been handled in a satisfactory manner to the best of our knowledge.

Please feel free to share this letter with your contact. Should you like to discuss this matter further, feel free to call me at (313)222-5900.

Sincerely,

Jeff Andersen
Vice President

4.0 NOTIFICATIONS

A neighborhood meeting is scheduled for December 16, at 5pm in the Council Room of the Gardiner City Hall, 6 Church Street, Gardiner, Maine.

Property owners within 200 feet of the project will be notified by the City of Gardiner of the Neighborhood Meeting and of the public hearing for this application. An announcement will also be published in a newspaper as required by Gardiner's ordinance.

In this section, there is a list of the property owners within 200 feet and the City tax map.

Also attached are the initial request for review correspondence with following City Departments:

- Fire Department
- Police Department
- Department of Public Works
- Gardiner Wastewater
- Gardiner Water District
- Codes Enforcement



CITY OF
GARDINER
KENNEBEC CO.,
MAINE



LEGEND

- Lot Lines
- Private Right of Way
- Subdivided Line
- Transmission Line Right of Way
- River Stream or Pond
- Railroad
- Road
- Town Line
- Building
- Parcel

For Assessment Purposes, Not
to be used for conveyances.

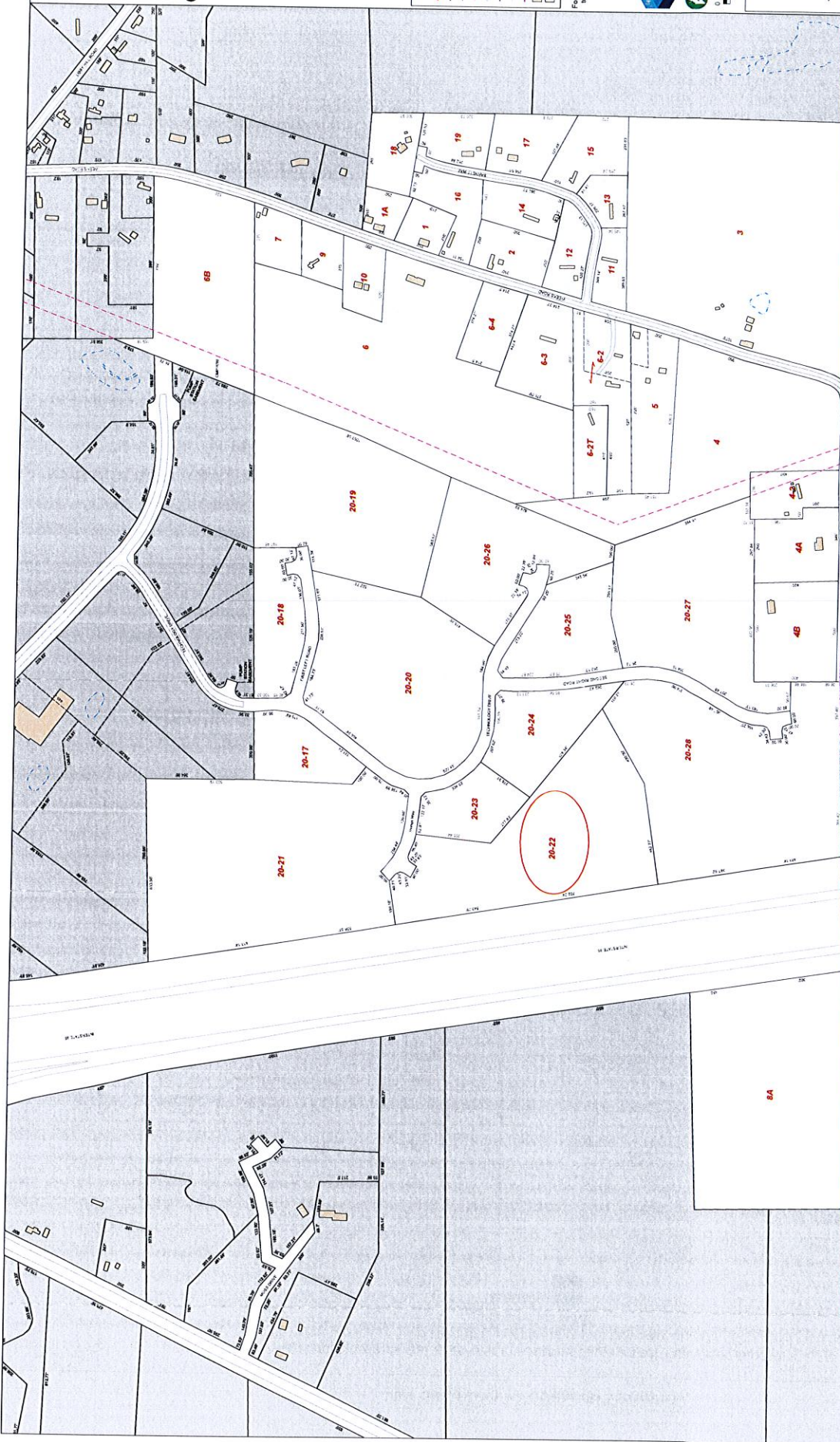


Cornerstone
Survey Systems, Inc.
4000 Highway 100, Suite 100
Portland, ME 04106
Tel: 207.633.1234
Fax: 207.633.1235
www.cornerstone-survey.com



Map 2

Project: 94/0219
Effective Date: 4/1/2019





200 foot Abutters List Report

Gardiner, ME
November 12, 2021

Subject Property:

Parcel Number: 002020022
CAMA Number: 002020022
Property Address: 12 TROIANO WY

Mailing Address: GARDINER TRANSFER COMPANY LLC
C/O TOIANO WASTE SERVICES INC PO
BOX 3541
PORTLAND, ME 04104

Abutters:

Parcel Number: 002020021
CAMA Number: 002020021
Property Address: TROIANO WY

Mailing Address: AUBURN ASPHALT LLC
PO BOX 91
SUNDERLAND, MA 01375

Parcel Number: 002020023
CAMA Number: 002020023
Property Address: TECHNOLOGY DR

Mailing Address: GARDINER TRANSFER COMPANY LLC
C/O TROIANO WASTE SERVICES INC PO
BOX 3541
PORTLAND, ME 04104

Parcel Number: 002020024
CAMA Number: 002020024
Property Address: 89 TECHNOLOGY DR

Mailing Address: OAK GROVE CEMETARY ASSOCIATION
C/O OAK GROVE CREMATORY
PO BOX 597
GARDINER, ME 04345

Parcel Number: 002020025
CAMA Number: 002020025
Property Address: TECHNOLOGY DR

Mailing Address: GARDINER CITY OF
6 CHURCH ST
GARDINER, ME 04345

Parcel Number: 002020028
CAMA Number: 002020028
Property Address: 55 INDUSTRIAL DR

Mailing Address: STRR1 LLC
537 HIGH STREET
WEST GARDINER, ME 04345



www.cai-tech.com

Data shown on this report is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this report.

11/12/2021

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Office of Code Enforcement

6 Church Street
Gardiner, Maine 04345

Phone: 207 582-6892
Fax: 207 582-6895

December 21, 2021

12 Troiano Way Ave Planning Board Application

This letter is to state that the Code Enforcement Office does not have any issues with the applicant's proposal to enlarge the parking lot going before the Planning Board. I do not feel that the proposed activity will negatively impact municipal services in any way. If you have any further questions, feel free to contact me at 207-620-4853.

Kris McNeill
Code Enforcement Officer
City of Gardiner Maine

Angelia Christopher

From: Jerry Douglass
Sent: Tuesday, December 28, 2021 3:36 PM
To: Kyle Jacobson; Angelia Christopher
Cc: Ellen Rathbone
Subject: RE: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner

Good afternoon Mr. Jacobson,

I have reviewed the documents in regards to the proposed expanded parking lot at 12 Troiano Way. At this time, the Gardiner Public Works Department has no concerns or objections to the project.

Thanks

Jerry

Jerry Douglass, PWD
City of Gardiner
6 Church Street, 04345
207-504-2234
jdouglass@gardinermaine.com

From: Kyle Jacobson <kylej@stgermain.com>
Sent: Tuesday, November 23, 2021 2:57 PM
To: Jerry Douglass <JDouglass@gardinermaine.com>
Cc: Ellen Rathbone <ellenr@stgermain.com>
Subject: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner

Hello Mr. Douglass,

I am working on a project that will be applying for Site Plan Review with the Gardiner Planning Board. The project consists of a new gravel parking lot at the existing garage/maintenance facility at 12 Troiano Way in the Libby Hill Industrial Park. We are not proposing any additional connections to the public facilities or entrances to site from the ROW.

I am wondering if you would be able to take a look at the attached plan set for the proposed project and provide comments.

Please let me know if you have any questions,
Thanks,
Kyle

Kyle Jacobson, PE (ME, MA, WI), Civil Engineer
St.Germain
Westbrook, ME
Office: 207-591-7000

Kyle Jacobson

From: Doug Clark <DClark@gardinermaine.com>
Sent: Tuesday, November 23, 2021 4:06 PM
To: Kyle Jacobson
Cc: Ellen Rathbone; Tracey Desjardins; Jerry Douglass
Subject: RE: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner

Hi Kyle,

If there is to be no more additional flow into the sanitary sewer than the 5 to 6 employees you mentioned than there are no concerns from the City Wastewater Dept. You may, however, want to forward this to the Gardiner Public Works Director Jerry Douglass for his review regarding traffic or stormwater issues.

Thanks,

Doug Clark
Gardiner Wastewater Treatment

From: Kyle Jacobson <kylej@stgermain.com>
Sent: Tuesday, November 23, 2021 3:00 PM
To: Doug Clark <DClark@gardinermaine.com>
Cc: Ellen Rathbone <ellenr@stgermain.com>
Subject: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner

Hello Mr. Clark,

I am working on a project that will be applying for Site Plan Review with the Gardiner Planning Board. The project consists of a new gravel parking lot at the existing garage/maintenance facility at 12 Troiano Way in the Libby Hill Industrial Park.

We are not proposing any additional fixtures or connections to the sewer facilities and minimal additional flow could be expected in the increase of 5-6 drivers picking up their trucks in the morning.

I am wondering if you would be able to take a look at the attached plan set for the proposed project and provide comments.

Please let me know if you have any questions,
Thanks,
Kyle

Kyle Jacobson, PE (ME, MA, WI), Civil Engineer

St.Germain

Westbrook, ME

Office: 207-591-7000

Direct: 207-857-7526

StGermain.com

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GARDINER WATER DISTRICT

P.O. Box 536 • Gardiner, Maine 04345 • (207) 582-5500 • Fax (207) 582-3093

November 24, 2021

Kyle Jacobson, PE
St Germain
Westbrook Me.

Kyle,

After reviewing the plans for your proposed parking lot expansion at 12 Troiano Way in Gardiner, the proposed expansion will have no adverse impact on operations of the Gardiner Water District. Please contact me if anything further is needed.

Sincerely,

Paul Gray Supt. GWD

Kyle Jacobson

From: Jim Toman <JToman@gardinermaine.com>
Sent: Tuesday, November 30, 2021 9:02 AM
To: Kyle Jacobson; Angelia Christopher
Cc: Ellen Rathbone
Subject: RE: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner

Good afternoon Mr. Jacobson,

I have reviewed the documents in regards to the proposed expanded parking lot at 12 Troiano Way. At this time, the Gardiner Police Department has no concerns or objections to the project.

Respectfully,

Chief James M. Toman
Gardiner Police Department
6 Church Street
Gardiner, Maine 04345
Office - 207-582-5150 x1112

"The mission of the Gardiner Police Department is to enhance the quality of life and provide a sense of safety and security within the City of Gardiner. Through highly dedicated employees, we are committed to the protection of constitutional guarantees, maintenance of order and safeguarding of life and property"

Like GPD on facebook - <https://www.facebook.com/pages/Gardiner-Police-Department-Maine-/62769587812>

<https://www.gardinermaine.com/departments-public-safety/police-department>

From: Kyle Jacobson <kylej@stgermain.com>
Sent: Tuesday, November 23, 2021 2:50 PM
To: Jim Toman <JToman@gardinermaine.com>
Cc: Ellen Rathbone <ellenr@stgermain.com>
Subject: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner

Hello Chief Toman,

I am working on a project that will be applying for Site Plan Review with the Gardiner Planning Board. The project consists of a new gravel parking lot at the existing garage/maintenance facility at 12 Troiano Way in the Libby Hill Industrial Park. There is existing security lighting over the existing parking lot, this project does not propose to extend that lighting.

I am wondering if you would be able to take a look at the attached plan set for the proposed project and provide comments.

Kyle Jacobson

From: Kyle Jacobson
Sent: Tuesday, November 23, 2021 2:53 PM
To: rick.sieberg@gardinermaine.com
Cc: Ellen Rathbone
Subject: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner
Attachments: 1172-0002 Gardiner Parking For Review.pdf

Hello Chief Sieberg,

I am working on a project that will be applying for Site Plan Review with the Gardiner Planning Board. The project consists of a new gravel parking lot at the existing garage/maintenance facility at 12 Troiano Way in the Libby Hill Industrial Park. There are no new structures proposed and no waste will be stored on site or return to the site in the trucks or containers. There is an existing hydrant near the entrance of the facility.

I am wondering if you would be able to take a look at the attached plan set for the proposed project and provide comments.

Please let me know if you have any questions,
Thanks,

Kyle

Kyle Jacobson, PE (ME, MA, WI), Civil Engineer

St.Germain

Westbrook, ME

Office: 207-591-7000

Direct: 207-857-7526

StGermain.com

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Angelia Christopher

From: Kristopher McNeill
Sent: Friday, December 17, 2021 11:28 AM
To: Angelia Christopher
Subject: FW: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner

Kris McNeill
Code Enforcement Officer
City of Gardiner, Maine
Kmcneill@gardinermaine.com

----- Original message -----

From: Kyle Jacobson <kylej@stgermain.com>
Date: 12/17/21 11:22 AM (GMT-05:00)
To: Kristopher McNeill <kmcneill@gardinermaine.com>
Cc: Ellen Rathbone <ellenr@stgermain.com>
Subject: FW: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner

FYI

Kyle Jacobson, PE (ME, MA, WI)
Office: 207-591-7000
Direct: 207-857-7526

From: Rick Sieberg <rick.sieberg@gardinermaine.com>
Sent: Friday, December 17, 2021 11:10 AM
To: Kyle Jacobson <kylej@stgermain.com>
Cc: Ellen Rathbone <ellenr@stgermain.com>
Subject: RE: Project Review - Proposed parking lot - 12 Troiano Way, Gardiner

le,

do not see any problems for the fire department with this proposal. Thank you for including the plan set.

Rick Sieberg
Fire Chief | City of Gardiner
Church Street
Gardiner, ME 04345
207-620-0217
207-582-4535
rick.sieberg@gardinermaine.com

5.0 STORMWATER

Gardiner Transfer Company, LLC is proposing to further develop Tax Map 2 Lot 20-22 located within the Libby Hill Business Park in Gardiner, Maine. The subject parcel is owned by Gardiner Transfer Company, LLC and is within the Planned Industrial/Commercial (PIC) zoning district. The site is bounded by commercial parcels to the north, south, and west, and Interstate 295 to the east.

The 13.49-acre parcel contains an office and maintenance garage, asphalt parking and circulation areas, and utility infrastructure. There is an existing wet pond located in the southeast portion of the property that was constructed when the industrial park was first developed. Runoff from the site generally flows from north to south/southeast toward wetlands along the southern and eastern perimeter of the parcel. The project will include the construction of 28,735 square foot (SF) truck, trailer, and container parking area to support the existing office and maintenance garage use.

The site is subject to Maine Department of Environmental Protection (DEP) Site Location of Development (SLODA) license conditions for the Libby Hill Business Park. The SLODA license addresses stormwater management for each lot. Lot 22 has a designated capacity of 96,808 SF of impervious area and 226,132 SF of developed area that is treated by the existing onsite wet pond. The existing impervious area for the lot is 28,815 SF. This project proposes an additional 28,735 SF of impervious area. The total proposed impervious area for the site is 57,550 SF, well below the allotment listed in the SLODA license. Refer to the plan set for details.

The entire site is within the Abagadasset River watershed and ultimately discharges into the Kennebec River. The Abagadasset River is not listed in DEP's Chapter 502 as an urban impaired stream.

6.0 TURNING RADIUS WORKSHEET

Site turning radii and traffic flow for the proposed improvements are shown in the worksheet provided in this section.

TRUCK TURNING
RADIUS OUTLINE

OFFICE/
GARAGE
4,000SF
FFE=
249.0

SMH
RIM 243.1±

15" RCP
INV IN 240.3±
INV OUT 237.9±

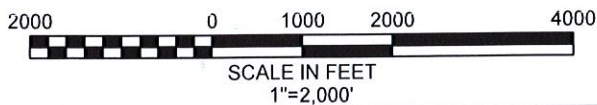
TURNING RADIUS WORKSHEET

LOT 22
LIBBY HILL BUSINESS PARK
GARDINER, MAINE 04345

GARDINER TRANSFER COMPANY, LLC
PO BOX 3541
PORTLAND, ME 04092



FIGURE
1



REFERENCE:
35 FOOT LONG REAR LOAD WASTE TRUCK

6.1 TRAFFIC

The previously approved traffic assessment provided for 5 vehicles entering and exiting the facility during the peak hour (5am and 3pm). The addition of 5-6 trucks with the proposed parking expansion will result in approximately 11 vehicles entering and exiting during those same peak hours. The facility is well below the 100 trip, in a one-hour period, threshold described in Land Use Ordinance Section 11.1.3.8.

The average daily traffic will be 15 round trips per day at the facility.

6.2 SITE LIGHTING

The existing lighting on the site consists of wall pack lights on the building and a light pole at the existing extents of the parking lot. No increase in lighting is proposed with this project. The existing lighting provides ample security and safety around the building and parking lot, and after the existing tree line is moved, will cover a portion of the new parking area.

7.0 PLAN SET

Engineering plans for the proposed improvements are provided in this section.

