



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

Debby Willis, Chairperson  
Angelia Christopher, Administrative Assistant

**PLANNING BOARD**  
**Meeting Minutes**  
**Wednesday April 12, 2023 @ 6:00 PM**  
**City Council Chambers**

**Gardiner Green Continuation**

**1. Call the Meeting to Order-** Chair Willis called the meeting to order at 6:10pm.

**2. Roll Call-** Board members present- Lisa St. Hilaire, Debby Willis, Pam Mitchel, Shawn Dolley, Zachary Hanley, Adam Lemire. Jacob Waltman was not present. Others present included Attorney Jon Pottle, Attorney Mark Bower, Paul Boghossian, Jim Coffin, Phyllis Gardiner, Helen Stevens, Gordon Stevens, Jan Joyce, Robert Monniere, Elizabeth Kennett, Julian Kennett, Melissa Lindley, Karen Montell, Susan Shaw, Cheryl Clark, Mike Gent, Kris McNeill and Angelia Christopher.

**3. Review of the December 15, 2022 and February 16, 2023 meeting minutes-** After discussion, the Board voted to table the minutes so they can review them completely. Pam Mitchel offers a first motion to table. Adam Lemire seconds the motion. No further discussion. All members present in favor to table the 12/15/22 and 02/16/2023 minutes.

**4. Public Hearing: Gardiner Green- Continuation of the February 16, 2023 meeting for the Final Subdivision & Continuation of Site Plan development Public Hearing at 150 Dresden Ave. City Tax map 032 Lots 023-023A in HDR.**

Chair Willis starts the meeting with a recap of this application since its inception. The Board has just two standards that need to be reviewed-

1. 14.4.9 The proposed subdivision conforms to all the applicable standards and requirements of this Ordinance, the Comprehensive Plan, and other local ordinances. In making this determination, the Planning Board may interpret these ordinances and plans.
2. 6.5.1.2 The proposal conforms to all the applicable provisions of this Ordinance

Jim Coffin presented the changes that have been made for this application. In this application there are revised renderings. One shows greenery/landscaping around the building, and another rendering which has the landscaping removed, so that the board can see what the building looks like. The rendering shows a door, which is designed to blend in with the facing wall as much as possible. This door opens into the stairwell and needs to stay per fire code rules. The pediment that was on top of the building has been removed, and the open space areas that were near the Gardiner Family Practice building have been moved to the area near the proposed walking trail.

Board members express that they were under the impression that something architectural would be done with the west wall. Jim Coffin explains that part of the issue with this wall is it's a stair tower, which limits design. Mr. Boghossian offers to landscape with some type of climbing vine, like some of the homes on Dresden Ave. Attorney Pottle suggests that the board address any public comment before moving on.

Phyllis Gardiner speaks and states that in the residents of the neighborhood's view, the changes presented in this application make little to no difference in their opinion. The building is massive, and the modernistic character does not fit in with the other homes on Dresden Ave. Lisa St. Hilaire- Board member who has recused herself from this application because she is an abutter, asks questions about the elevation drawings. She states that these renderings are different from what was presented in February. The applicant states that these are schematic drawings, not construction drawings, and that any errors in dimension will be corrected during the permitting process.

Board member, Pam Mitchel, tells the group that she is stymied by the wall, she expected to see some kind of change. The overall consensus is that Mr. Boghossian has not delivered what was requested. Chair Willis explains to the board that they can vote on this application as is- vote on the application with a series of conditions, or ask for him to come back.

Mr. Boghossian's attorney, Mark Bower reads a section from the last set of minutes- and feels that the minutes were not as clear as they should have been. Shawn Dolley states that no matter what, the board has asked repeatedly that something be done about the large blank, street facing wall, and this topic is not new.

Chair Willis asks if the board wants to vote on this application or send him back for revisions.

After discussion about what could happen with options, the board decides that they will send Mr. Boghossian back once more with clearly defined expectations. They want to see the street facing wall changed so that it is not just a big empty space- something that is more in character with the neighborhood.

Pam Mitchel moves to table this application again, to come back with changes to the street facing wall. Shawn Dolley seconds the motion. The board expresses that there will be a decision vote at the next meeting. No further discussion. All in favor to table

Options for a follow up meeting date were discussed. It is likely that this will be heard sometime in June, but no definite date was set.

**5. Other Business-** There will be a second Planning Board meeting on April 25<sup>th</sup> at 6pm. The agenda includes three ordinance changes, and application for Gardiner Transfer.

**6. Adjourn-**Chair Willis asks for a motion to adjourn. Zachary Hanley moves to adjourn at 8pm. Lisa St. Hilaire seconded the motion. No further discussion. All members present in favor.