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Debby Willis, Chairperson  
Angelia Christopher, Administrative Assistant

**PLANNING BOARD**  
**Meeting Minutes**  
**Tuesday March 8, 2022 @ 6:00 PM**  
**City Council Chambers**

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

**2. Roll Call-** board members Lisa St. Hilaire, Adam Lemire, Chair Debby Willis, Pam Mitchel, Zachary Hanley, Shawn Dolley, Matt Murphy. Attorney Jon Pottle, City Planner Mark Eyerman participated via zoom. City Staff present-Tracey Desjardins Economic and Development Director. Applicant and representation- Paul Boghossian- Hathaway Holdings and Jim Coffin- Coffin Engineering, Attorney Mark Bower-via conference call. Residents- Phyllis Gardiner, Robert Logan Johnston, Mike Gent, Lisa St. Hilaire, Cheryl Clark, Robert Monniere, Melanie Mohney, Elizabeth Kennett, Karen Montell, Donald Brown, Ian Burnes participated via conference call.

**3. Review of February 8, 2022 meeting minutes-** Chair Willis asks for any changes or corrections to the 2/8/22 minutes. No changes. Pam Mitchel moves to accept the minutes as written. Adam Lemire seconded to motion. No further discussion. All members present in favor.

**4. Public Hearing- Gardiner Green-** This is continuation of the October 10, 2021 meeting, which was the last time that the board reviewed the Gardiner Green project. Jim Coffin- Coffin Engineering has presented an application for the Final Subdivision Plan and also an application for Phase 1 Site Plan for development at 150 Dresden Ave. City Tax map 032 Lots 023-023A in HDR- Planning Board members have reviewed the applications and will review them one at a time. The City's Planner- Mark Eyerman has suggested that the board start with the Subdivision plan first. Chair Willis asks board members if there is anyone that cannot hear this application in an unbiased manner. Lisa St. Hilaire recused herself. All other board members agree that they can hear this application without bias.

Chair Willis asks the applicant to give some information about the project. Mr. Boghossian introduces himself and the engineer that he has hired for this project, Mr. Coffin. Mr. Boghossian's attorney, Mark Bower, Esq. is

participating via conference call. There is also a memo in the application packet from Mr. Bower, offering up the applicant's stance on questions that have been brought up from abutting property owners in previous reviews. Mr. Boghossian feels these applications offered a measured and reasonable way to approach this project. Approving this project will put the property back on the tax rolls, and will add much needed housing to this area. Mr. Boghossian states that he feels that retirees and hospital employees will be highly motivated by this housing opportunity and once this project is complete, it will be a beautiful, safe place to live.

Jim Coffin speaks to tell the board that they are presenting Phase 1 as the work that is being done in the main building. These applications will deal with the proposed 34 units for this large building. Any further work on the lot will need to come back to the Planning Board for review. Seven of the thirty four units are to be designated as affordable housing. There will be 103 parking spaces at the site with 10 designated for handicapped accessibility. All utilities are accessible at the site, however they will be bringing in natural gas. This project will need a significant amount of landscaping with 25' buffers on side rear, and front property lines where there are residential properties abutting. Mr. Coffin reports that this project will use full screen option #3 and this will be a big improvement from what is existing at the site. There is enough density for this project with the lot size now at 5.42 acres. They have requested a waiver in regards to stormwater due to the fact that the project will decrease impervious surface, therefore stormwater cannot increase. They are aware that there is a section of pavement in disrepair and this will be repaired and stabilized. The lighting plan that they have included meets the lumen requirements that are allowed for that area, and all current lights will be shielded for dark skies requirements. Mr. Coffin asks if there are any questions from board members before moving on. Adam Lemire asks if the total lot area is listed on the recording plan. After looking closer at this document, Mr. Coffin reports that it must have been left out, and he will have this corrected. .

Attorney Jon Pottle states at the last time this application was reviewed, the board wanted information about how construction debris would be handled included in the plan. These applications are working exclusively with the main hospital building and the 34 units that are designated for it. There will not be any land cleared during this phase, and there should not be a large amount of debris for this phase. However Pam Mitchel states that if there is a requirement of the Subdivision plan, to review the info about the disposal of construction debris, then that information should be included in the application. There are no other questions at this time.

\*The Board will start with the Final subdivision plan application.

Chair Willis states that the applicant has shown right, title and interest. There is a deed included in the application that shows the additional land that was obtained from Maine General Rehabilitation and Long Term Care. This deed shows a road maintenance agreement between Gardiner Green, and MGRLTC.

This application has a letter of financial capacity from Skowhegan savings, as well as a copy of a release of a lien. There are photos of neighboring homes included in this application, although it was later brought up that the board would like to see more photos, which better show the surroundings of this project. The application also contains a soil survey, a traffic study, and flood and tax maps. All required for a Subdivision application. Pam Mitchel asks if any types of permits like DEP or Army Corp of Engineers are needed for this application. No there is not. There does not need to be a Performance guarantee or a stormwater permit either. Pam Mitchel states that it appears that all required items are included in this application. Board members agree that there should be a list of construction items, and estimates of those items. The total cost for the entire project is listed in the application but the board is only reviewing phase 1, which consists of 34 units in the main hospital building.

Chair Willis asks if the board will entertain public comments on the subdivision application completeness. Yes

Chair Willis opens the meeting for public comment.

Phyllis Gardiner introduces herself and tells the board that she is speaking as a representative for other neighbors and abutters of this project. The group feels that a number of things are missing from this application submission. They feel the project plans do not show all of the natural features and note there is no topography in the area that will be designated as open space on the map. There should be some information on cost estimates and with the cost of materials these days, there needs to be. She states that her and her neighbors feel that there are many discrepancies in this application. There are also questions why some of the abutting neighbors were not notified. Two abutting property owners were not notified. Board member Pam Mitchel asks if the notification process had to be followed due to this application being held as a continuance. Attorney Pottle states that this application has been considered a continuance for quite some time, and it is not required to do public notice or send notifications. The applicant sent out notice as a courtesy. It is explained that because the dimensions of the lot have changed due to the additional land from MGRLTC, the list that is generated for abutters has changed from the original list. Mr. Coffin's firm had the current information for 200' abutters to the present day lot, which has not been updated on the City's GIS maps.

There was discussion about what this application should be called. After several conflicting opinions, City Attorney Pottle, and Planner Mark Eyerman state that it is imperative that there be absolute clarity on what is being approved. It is unknown for sure what the future for the rest of the property will actually be, so there needs to be a record that is perfectly clear as to what is being done for work, at this time and Attorney Pottle states that this is something that can be conditioned. The applicant has no problem changing the name and offers Gardiner Green Recording plat as a replacement. No further discussion.

Pam Mitchel makes a motion that the subdivision application is complete, with the condition that the name on the Rec1 be changed to Gardiner Green Subdivision. Zac Hanley seconds the motion. All board members present in favor that the subdivision application is complete.

Chair Willis opens the meeting for public comment. Jim Coffin states that the floor plans will include 3 stories, on 3 different plans. There will need to be building cross section drawings. The Site plan cannot be approved tonight. The application states that there are 34 units, but board members have counted 35. Plans will need to be revised to reflect 34. Mr. Coffin tells the board that he would rather come back, with a correct plan after finding out what needs to be changed at this meeting. Shawn Dolley agrees and asks if they can check the Site Plan for completeness, so that step is done and members agree.

The public hearing for the subdivision plan will be tabled and continued until the next submission meeting.

Site Plan application – The board will review for completeness. Mr. Coffin states that the rendering for the main building is well done. There is a building that is off to the side of the hospital building that is not part of this step in this project. Several opinions are offered up, and it is decided to leave the building there. Mark Eyerman asks if the presented renderings will fit into the requirements for HDR. The first four requirements cannot be met, due to the building being existing. The building can't be moved, made smaller, shorter, and or have a different roof. This project will have porches, which are predominant on this street. The building is never going to look like a Victorian home, but it can still be nicely done.

The board discussed what would be needed for buffering at this site. The buffer in the front is 15'. There were several questions about the south side of the property, which abuts MGR LTC and what the buffering should be there. Mark Eyerman states the intention of the buffering requirements is to protect an adjacent residential use. 8.11.4.4 allows for the ability for the Planning Board to adjust the buffering required measurements to something that is more appropriate for the project and or/neighborhood.

The application includes a traffic study, an erosion plan, a stormwater plan, and information about any historic and archeological resources. So those areas are all set.

The board agrees that this application needs to have more photos of neighboring homes, so they can see what the area looks like. They request photos that show the front of home, and also across the street from this project.

Pam Mitchel tells the applicant that if there is going to be lighting on the building, it would be good to show it, as well as locations of any lighting that will be in the parking lot. Mr. Coffin states that he will make sure this is shown on the updated plans.

Chair Willis asks what the abutters feel about the completeness of the site plan. Phyllis Gardiner tells the group that she feels the topo lines need to be added in the area that has been designated for open space. As far as the façade rendering, the neighbors feel that the façade should show what the project will look like when it is done. This means that a building shown in the rendering should be included. They also would like to see any and all intended lighting for the building and the parking lot to be shown on the rec plan. Ms. Gardiner also states that there appears to be 2 existing structures on the ‘flag lot’, which is the area that has been designated for open space. These structures appear to be the shed and the propane tank pad that MGRLTC uses. The neighbors feel that if the buildings are on that land, then they should be featured on the plan.

Lisa St. Hilaire speaks on behalf of the group of abutters and neighbors and tells the group that they are pleased with the tone of this application, the work of the engineers, and with the smaller scope of the project in this application. They would like to state that they are not totally opposed to this project, they just have concerns.

In order for the application to be complete, it needs to have topo lines added to both the rec plan, and to C-1.1. Both the rec plan and C1.1 should have any existing and intended lighting on the outside of the building and in the parking lot added. There needs to be more photos added of the neighboring homes and the area.

This application, along with the subdivision application, is still open, and will come back as a continuation. Mr. Coffin tells the board that in order for him to get the items requested, that these applications will not be back for the April PB meeting, but more than likely will be ready for the May agenda. Public hearing should be continued for both site plan and subdivision plans.

**5. Other Business-**Nothing at this time.

**6. Adjourn-** Motion to adjourn. Matt Murphy offered a motion to adjourn at 8:45pm. Lisa St. Hilaire seconded the motion. All board members present in favor.