

Planning Board Review Packet

596 Water Street Apartments

Echo Property Management LLC

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CITY OF Gardiner

Moving Forward

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

Site Plan Review Application

Project Name: Water Street Apartments Project Cost: 75,000

Date of Submission: 2/10/25 Received by: _____ Fees: \$ 350

A complete written description of the proposed project including all other local, state and federal permits required

for the project. We would like to construct 3X 1100-sq-ft single family apartments on existing lot, Each home will have an attached single car garage. We are excited to add 3X new homes to further help needed housing inventory. Each home will feature a similar design with individual siding color palette

Anticipated beginning/completion dates of construction: April 2025 / March 31st 2026

I. General Information:

Name of Property Owner: Ted Mitchell / Echo Development LLC

Address: PO BOX 2374 Hampton NH 03843

Phone/Fax No: 603-893-6272

Applicant/Agent Name: Ted Mitchell

Address: _____

Phone/Fax No: _____

Design Professional(s) Contractor(s): Surveyor Engineer Architect Contractor

Name: Berube Excavation and Contracting

Address: 73 Oak Hill Rd Litchfield ME 04350

Phone/Fax No: _____

Name: _____

Address: _____

Phone/Fax No: _____

Name: _____

Address: _____

Phone/Fax No: _____

Signature: Ted Mitchell Date: 2/10/25

2. Property Information:

Property Location: 596 Water Street
Deed Ref: Book 17314 Page 113 City Tax Map(s) 028 Lot(s) 010
Property Size Frontage: Acres .42 Sq. Ft. 17,760 Road 74' Shore n/a
Zoning District(s): 12

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: shown on site plan
2. The zoning district and zoning district boundaries if the property is located in more than one zone: The property is located in Zone 12-HOR
3. The location of required setbacks, buffers and other restrictions: shown on plan
4. The location of any easements or rights-of-way: There will not be a necessary easement of any kind
5. The locations of existing structures and other existing improvements on the property including a description of the current use of the property: removal of prior SFH new layout / improvements shown on site plan
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: see utility plan
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. see topo map - 20' contours please see topo map
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 there are no known natural resources on the property
10. The location and type of any identified historic or archeological resource on the property. there are no known historic or archeological resources 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: There will be a need to service 3x single family homes. They will be connected to city water and sewer. See utility plan and wastewater letter of approval
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: stormwater currently flows off the property into end of Water Street.
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: shown on proposed plans
4. The location, dimensions and materials to be used in the construction of drives, parking areas, sidewalks and similar facilities: shown on proposed plans
5. The proposed flow of vehicular and pedestrian traffic into and through the property: see proposed site plan

6. The location and details for any signs proposed to be install or altered: *There is no sign of any signage*
7. The location and details for any exterior lighting proposed to be installed or altered: *None*
8. Provisions for landscaping and buffering: and *See site plan for landscaping / fence plan*
9. Any other information necessary to demonstrate compliance with the review criteria or other standards of the Land Use Ordinance. *None*

c.) Evidence that the applicant has or can obtain all required permits necessary for the proposal. *Yes, in conformity with all necessary steps signed with CEO*

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: *See Floor plan designs*

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: *We estimate a maximum of 20 vehicle trips per day during business hours we will be receiving 2-3 delivery shipments per week*

An erosion and sedimentation control plan: and *typical erosion control methods and practices will be followed during construction*

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. *once construction is complete, impervious surface will remain the same as pre construction amounts. No DEP permit is required for this 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. *see site plan, 1) Harbor Gray*

We will be using asphalt shingles on the roof we will use Truewell vinyl siding, 2) Lakeside Fir
 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. *see "Alter Property Visuals" 3) Pebblestone*

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.

We have completed the application to the best of our abilities and have paid the fee of \$350 on 2/11/25.

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

We feel this proposal complies to all applicable provisions

6.5.1.3 The proposed activity will not result in water pollution, erosion or sedimentation to water bodies.

Measures will be taken to ensure that no erosion or sedimentation will take place during construction.

6.5.1.4 The proposal will provide for the adequate disposal of all wastewater and solid waste.

All liquid waste will enter the public sewer system and will consist of typical household effluent. Please see letter of Approval from Public Works and Wastewater.

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.

This project will not have an adverse impact upon wildlife habitat, unique natural areas, shoreline access or visual quality scenic areas and archeological and historic resources.

6.5.1.6 The proposal will not have an adverse impact upon waterbodies and wetlands.

There are no waterbodies or wetlands adjacent to the property.

6.5.1.7 The proposal will provide for adequate storm water management.

The property has not had any storm water issues in years. This project will not alter stormwater run-off nor will it increase the amount of impervious surface on the site.

6.5.1.8 The proposal will conform to all applicable Shoreland Zoning requirements.

This property is in the Shoreland Residential Overlay Zone.

6.5.1.9 The proposal will conform to all applicable Floodplain Management requirements.

This property is not in the floodzone

6.5.1.10 The proposal will have sufficient water available to meet the needs of the development.

This project will use a quantity of water adequate for 3x 1100 sqft homes. There is no concern the public water supply will be a concern.

6.5.1.11 The proposal will not adversely affect groundwater quality or quantity.

This project will not adversely affect groundwater quality

6.5.1.12 The proposal will provide for safe and adequate vehicle and pedestrian circulation in the development.

We will provide safe and adequate vehicle and pedestrian circulation/access on the property. Each apartment will safely be able to park 2x vehicles in garage and individual driveways. Turn around access and the end of the private road will provide appropriate access

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 it will not

6.5.1.14 The applicant has the adequate financial and technical capacity to meet the provisions of this Ordinance.

Yes we do. Please reference "Statement of Financial Capacity" in appendix

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.

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:

Yes we are excited to bring needed inventory to Eastland and deliver a nice product aesthetically which will not only conform to the community but add long term value.

6.5.2.2 The proposal will not have an adverse impact upon neighboring properties:

No - will not. All access for construction will not require any disruption of neighbors.

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:

We will ensure to appropriately provide buffering/screening during construction.

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:

Yes, we will deliver a final product that will harmonize and align with existing topography. We will have to remove a few trees for construction. We will however ensure very minimal change to surroundings + vegetation.

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:

Yes we are placing each structure in the most appropriate location on the project site. Wetland, wildlife habitat, scenic areas are not applicable on this site.

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 3x apartments will not require an additional walkway beyond the driveway access. There is ample, adequate and safe space for pedestrian access on the site plan.

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:

We will meet all setback requirements. Parking will be located individually per unit (2x spaces per unit). There will be additional to avoid space before unit 3 if necessary.

6.5.2.8 Proposals with multiple buildings will be designed and placed to utilize common parking areas to the greatest practical extent:

Yes, there will be additional space for parking on the front/side of Unit 3.

6.5.2.9 Building entrances will be oriented to the public road unless the layout or grouping of the buildings justifies another approach.

In this case the houses will be facing the driveway access. The site plan illustrates the orientation. The site plan demonstrates setback requirements are met and the 3x apartment layout efficiency.

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.

None of the 3x apartments will have the length of wall.

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.

Yes the materials being utilized for this project will align and harmonize with the community. We will be using asphalt shingles for the roof material. We will be using Truwall vinyl siding for each home.

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.

Not applicable for this project.

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:

The driveway access will adequately and safely provide access to the 3x apartments. There is not a drive through service on the driveway.

After Recording Return To:
Echo Property Management LLC
PO Box 2374
Hampton NH 03843

BK14314 PGS 113 - 114 01/07/2022 11:15:19 AM
INSTR#: 2022000552 ATTEST: DIANE WILSON
RECEIVED KENNEBEC SS ACTING REGISTRAR
eRecorded Document

MAINE REAL ESTATE
TRANSFER TAX PAID

DLN: 1002240179140

Municipal Claim Deed

The Inhabitants of the Municipality of Gardiner, with a mailing address of 6 Church Street, City of Gardiner, County of Kennebec and State of Maine, do hereby certify that, in order to be paid, release to Echo Property Management LLC, a New Hampshire Limited Liability Company with a mailing address of PO Box 2374, City of Hampton, County of Rockingham and State of New Hampshire, 03843, the real estate described as follows:

A certain lot or parcel of land together with the buildings and improvements thereon situated in Gardiner, County of Kennebec and State of Maine, and being located and described as follows:

Northwesterly by Cedar Street, Easterly by land owned by George M. Cunningham and land owned by Rufus William; northerly by the northerly line of land conveyed to Franklin Stewart and Easterly by the northerly line of land conveyed to Christine Susan Stewart and George A. Sheloske by deed dated January 9, 1969 and recorded in the Kennebec County Registry of Deeds in Book 1487, Page 315, and Easterly by land of L.H. and together with a strip of land one half rod in width, being the westerly side of the lot first above described.

and premises, and subject to all easements, and agreements of record, if any, insofar as the same may affect the same.

That the same premises obtained by the City of Gardiner by virtue of automatic foreclosure of the mortgage of the same, as assessed against Penny L. Sergeant, recorded in the Kennebec County Registry of Deeds in Book 12933, Page 137.

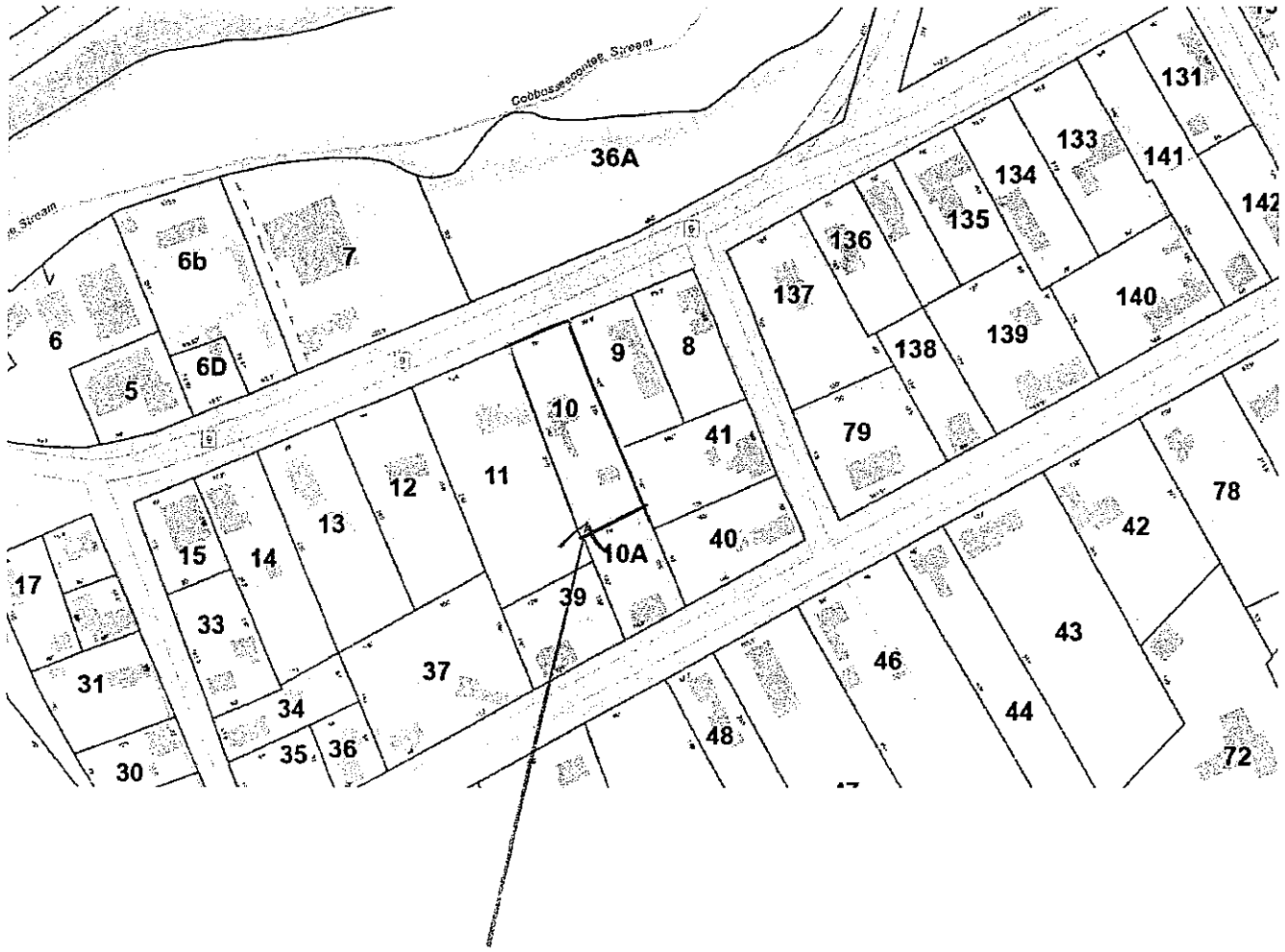
Being shown on Gardiner Tax Map 28, Lot 10 and known as 596 Water Street, Gardiner, Maine.

TAX MAP Lot 010



9a

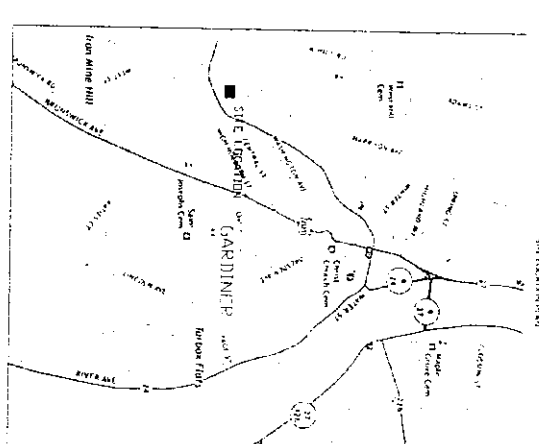
TAX MAP Lot 010



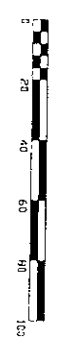
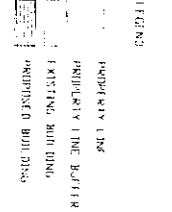
Existing
Conditions



Site Plan



- NOTES:**
- 1) BOUNDARY LINES ARE BASED ON TAX MAP INFORMATION.
 - 2) PROPERTY IS IN THE HIGH DENSITY RESIDENTIAL ZONING DISTRICT.
 - 3) DISTRICT OF THE PROJECT IS MAP 28 - 11 11.
 - 4) PROPOSED HOUSES ARE 10'00' SIDE SET.
 - 5) 75' UP BOND TYPICAL.
 - 6) SIDE WALKS 5'00'.
 - 7) SIDE WALK 5'00'.
 - 8) SIDE WALK 5'00'.
 - 9) SIDE WALK 5'00'.
 - 10) SIDE WALK 5'00'.



5066 WATER STREET
LARCH
DATE: 01-24-17
SCALE: 1/8" = 1'-0"

8. DESIGN: CSM, ISSUED FOR APPROVAL
9. DESIGN: CSM, ISSUED FOR APPROVAL
REV: DATE BY: DESCRIPTION

596 Water

Gardiner, ME

1 inch = 135 Feet



www.cai-tech.com



March 19, 2024



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596 Water

Gardiner, ME

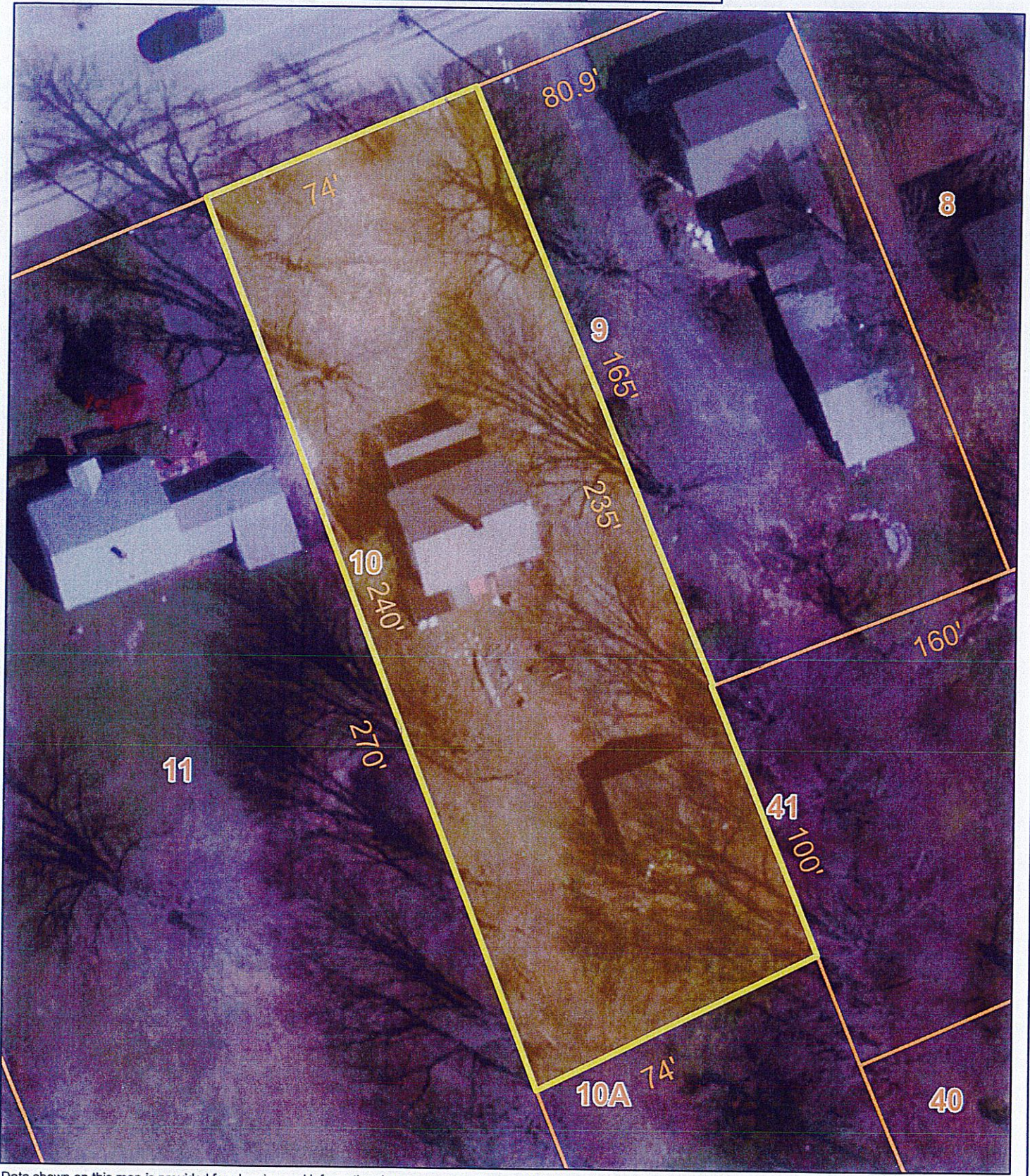
1 inch = 33 Feet



www.cai-tech.com



March 19, 2024



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topo map 596 Water st

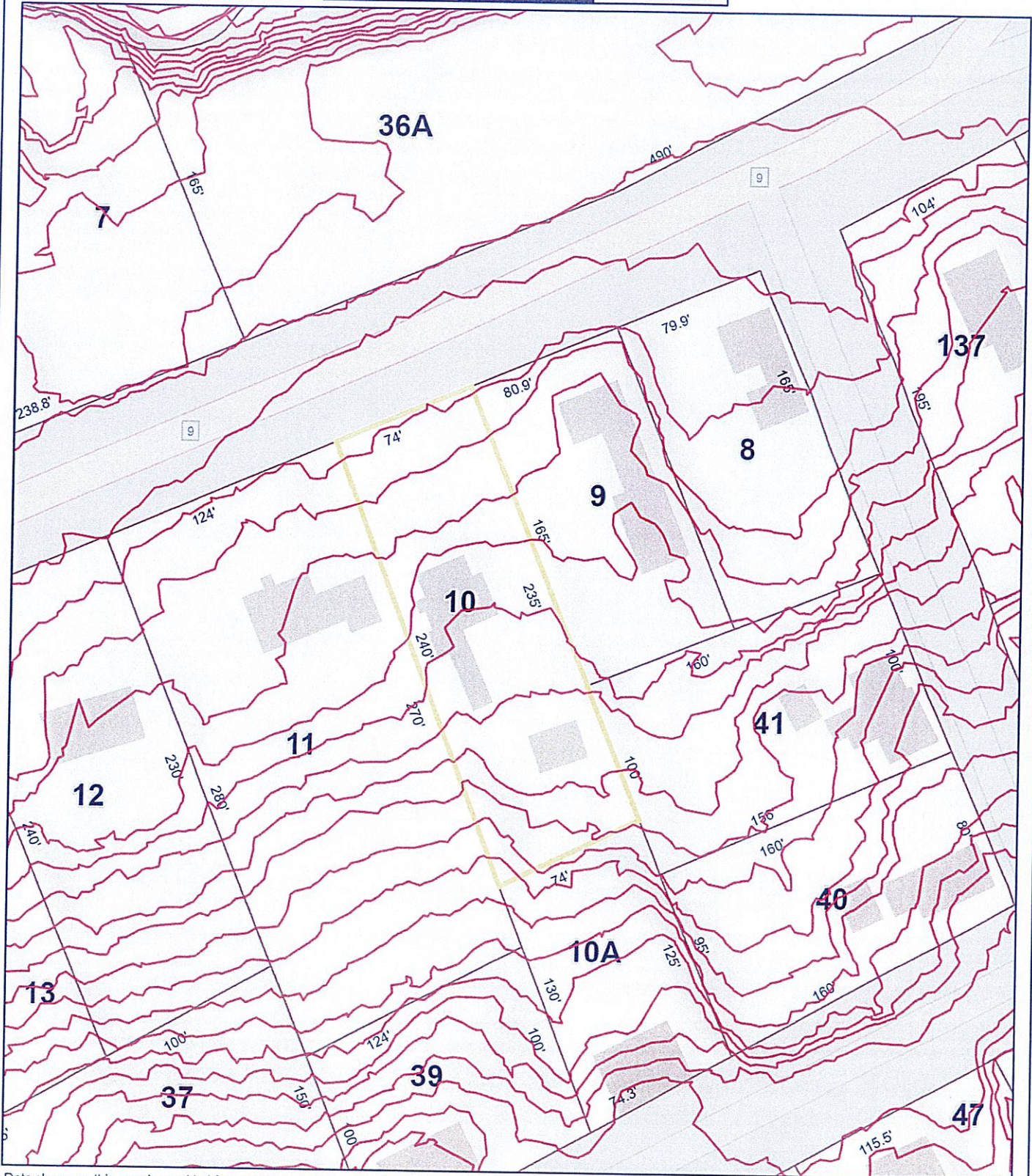
Gardiner, ME

1 inch = 68 Feet



www.cai-tech.com

February 4, 2025



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2ft lines

14



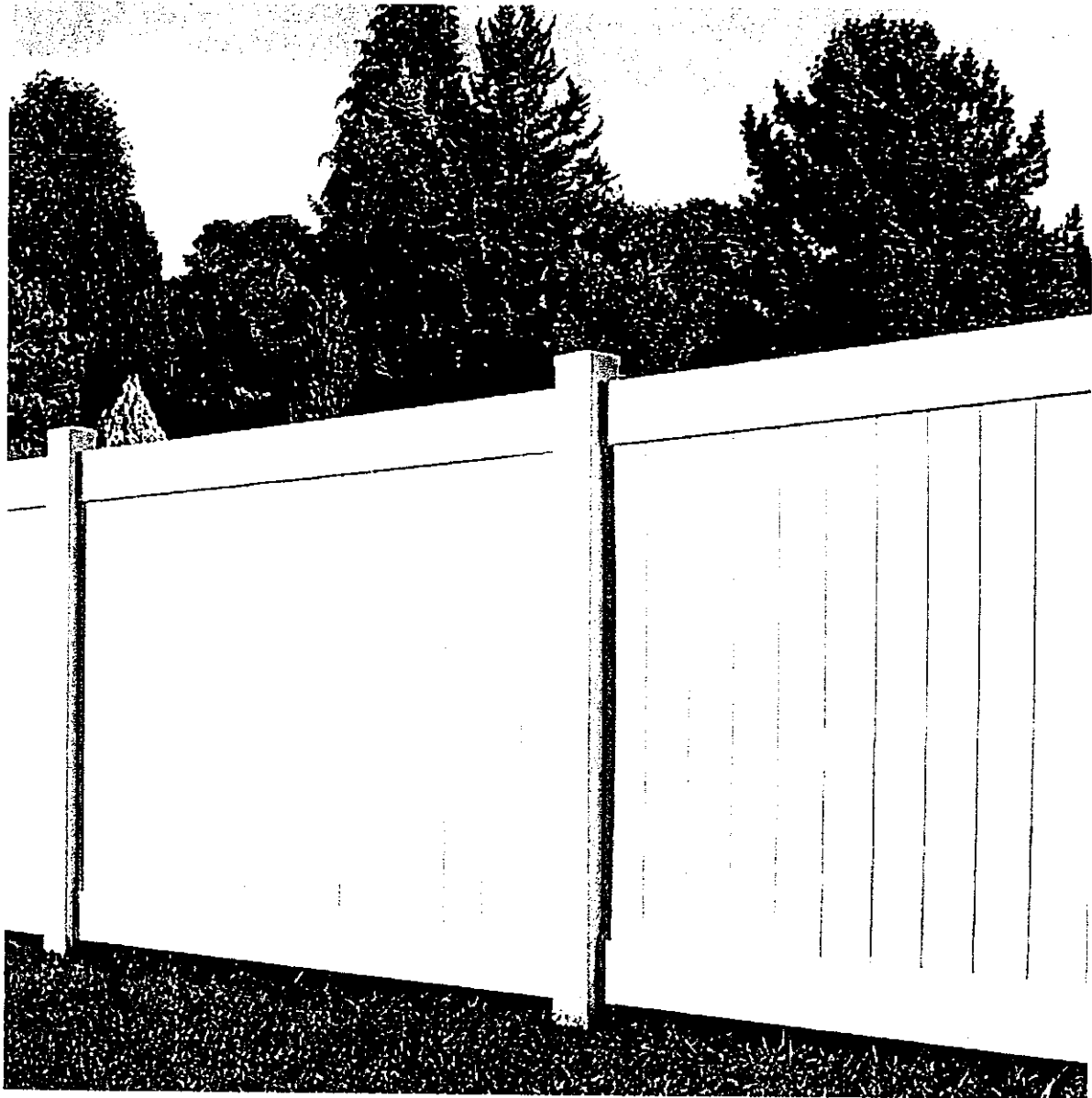
Public Utility Plan

Lighting Plan

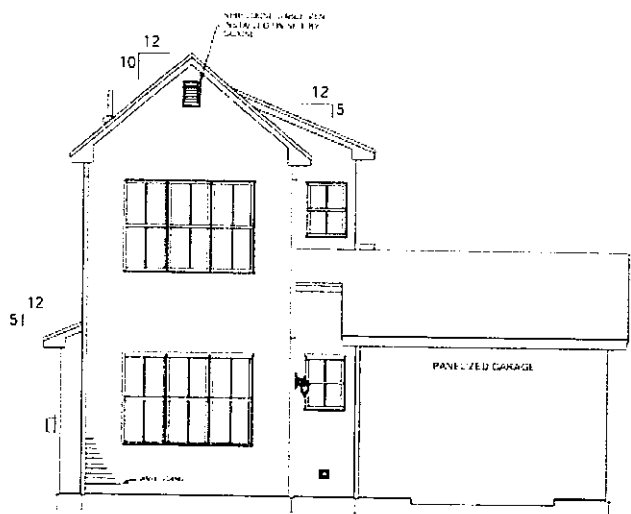
Each House will have a minimum of 2x Exterior lights/Lanterns on the front of the house. One light by the front exterior door and at least one on the front side of the garage. There will also be another set of 2x lights on the exterior of the house behind the garage and exterior side door. Please see like/similar version of what will be installed below.



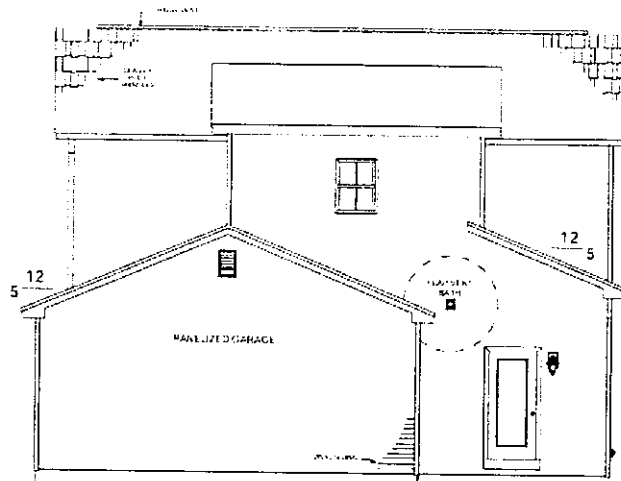
Fence Panels Installed in between
between



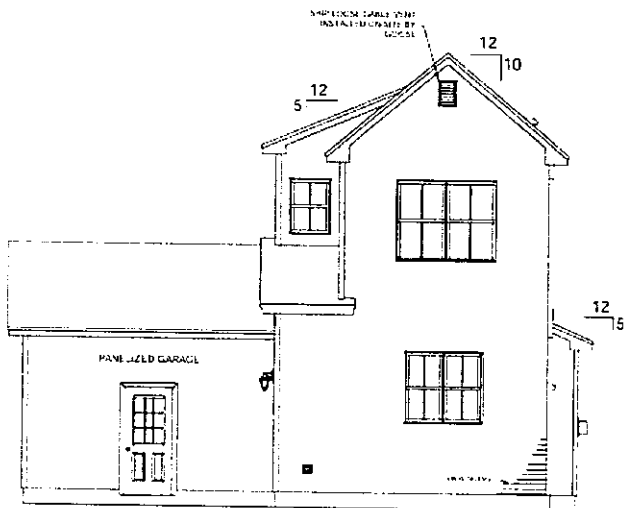
Building Elevation 3



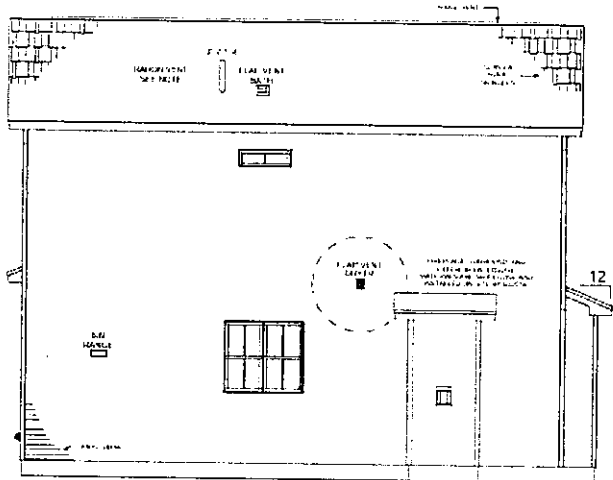
FRONT ELEVATION



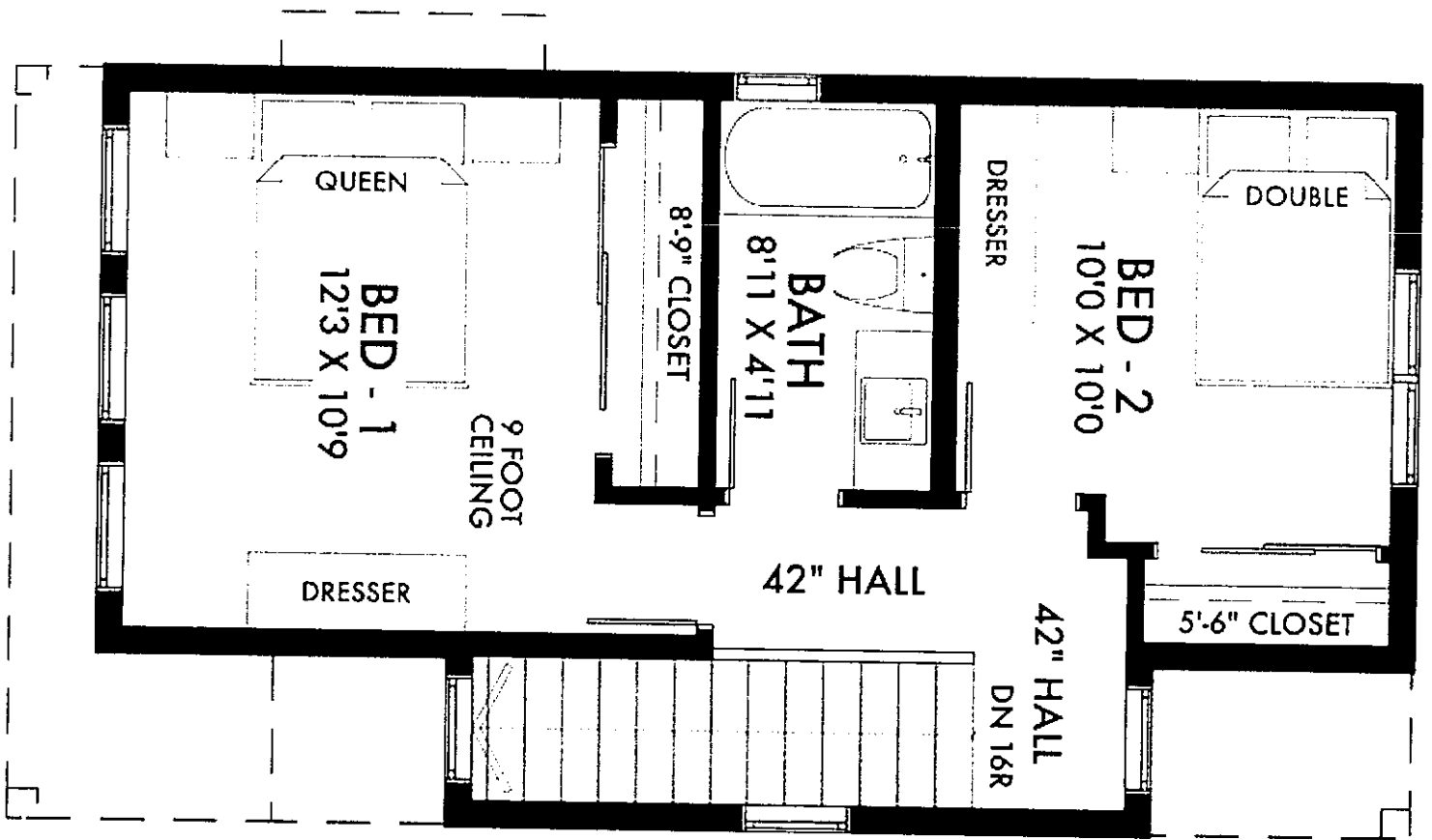
RIGHT ELEVATION



REAR ELEVATION

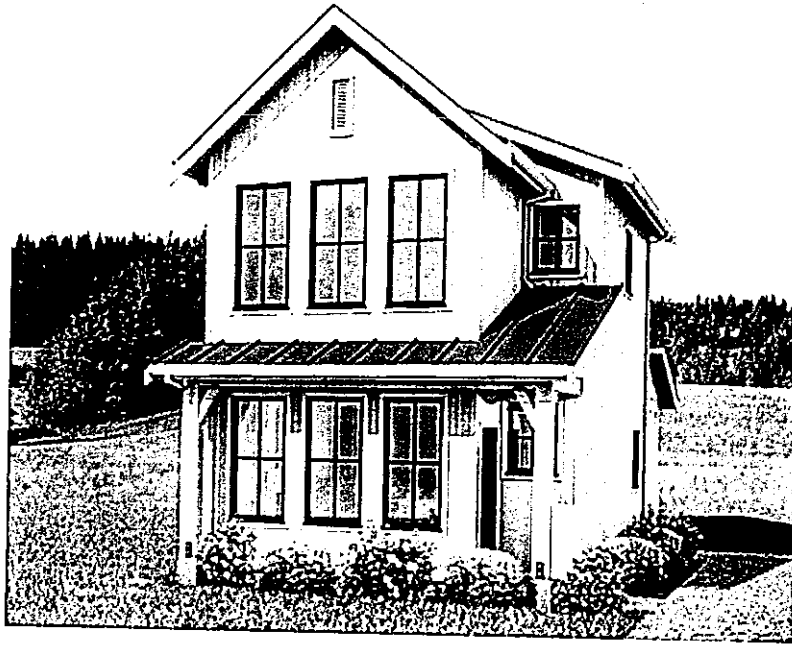


LEFT ELEVATION



2nd Floor

19c





February 19, 2025

Echo Property Management
PO Box 2374
Hampton, NH 03843

RE: Statement of Financial Capacity

To Whom it May Concern:

This is a letter stating that Echo Property Management is in good financial standing with Franklin Savings Bank.

Sincerely,

Todd Watson
VP Commercial Loan Officer
Franklin Savings Bank
139 King St
Boscawen, NH 03303
603-934-8376



February 19, 2025

Echo Property Management
PO Box 2374
Hampton, NH 03843

RE: Statement of Financial Capacity

To Whom it May Concern:

This is a letter stating that Echo Property Management is in good financial standing with Franklin Savings Bank.

Sincerely,

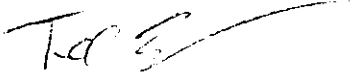
A handwritten signature in black ink, appearing to read "Todd Watson", with a long horizontal line extending to the right.

Todd Watson
VP Commercial Loan Officer
Franklin Savings Bank
139 King St
Boscawen, NH 03303
603-934-8376

Statement of Financial Capacity

Echo Development LLC is a limited liability company incorporated in New Hampshire. The company is a customer in good standing with Franklin Savings Bank, Eastern Bank and Mascoma Bank.

Thank you,

A handwritten signature in black ink, appearing to read "Ted Mitchell", with a long, sweeping horizontal stroke extending to the right.

Ted Mitchell
Managing Partner/Co-Owner

" Abetter Visuals

594 Water Street (Neighbor on right facing the street)



" Abutter v. 5/2/15 "

600 Water Street (Neighbor on left facing the street)





Fire Hydrants

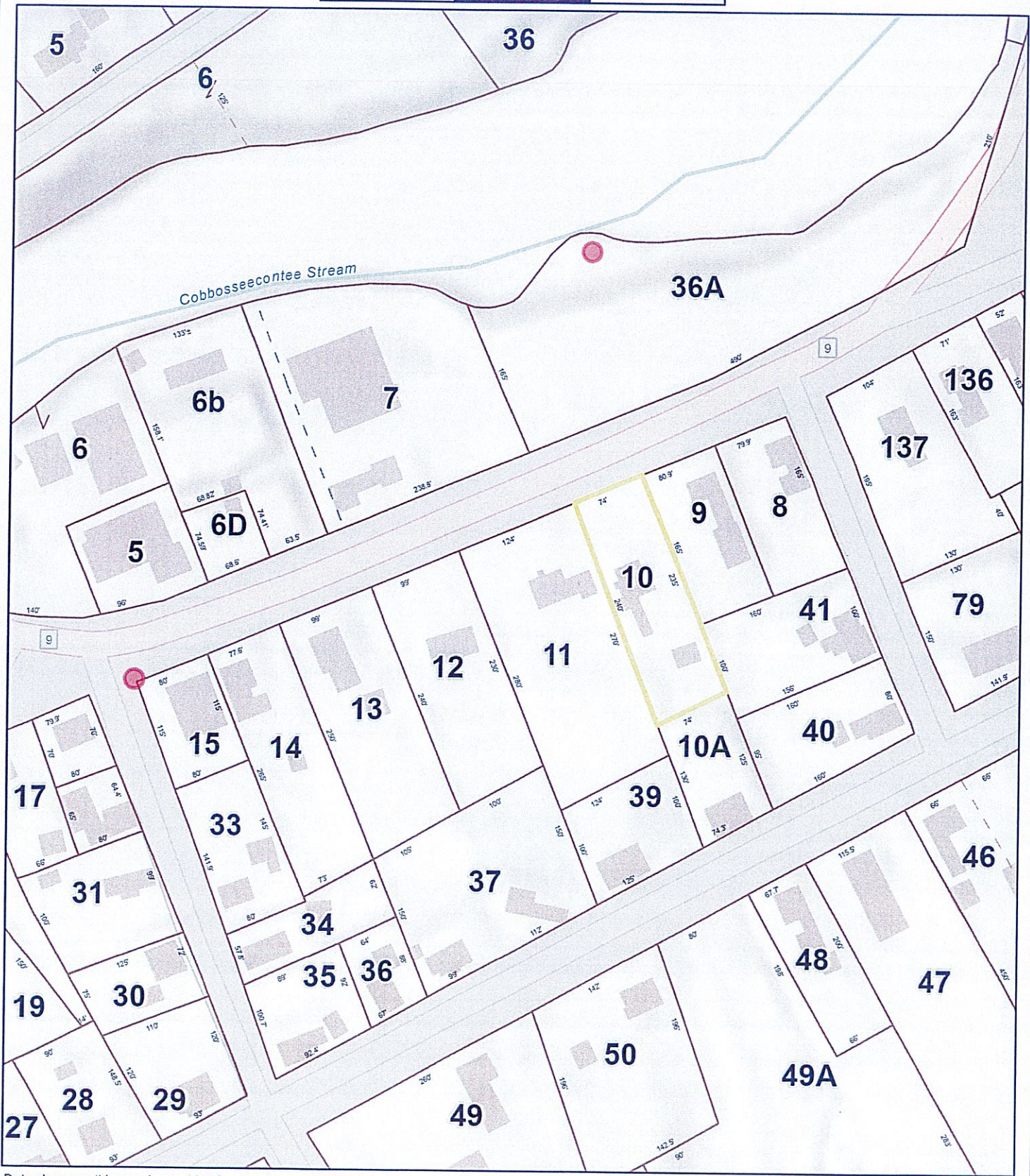
Gardiner, ME

1 inch = 136 Feet

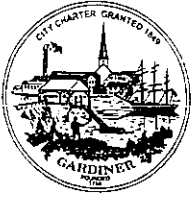


www.cai-tech.com

February 4, 2025



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**CITY OF GARDINER
FIRE & RESCUE DEPARTMENT**



Chief Richard Sieberg

February 6, 2025

Dear Mr. Mitchell,

I have received your proposal to construct 3 apartment buildings at 596 Water Street.

After reviewing the documents and plans it appears this project will not create a significant burden on the Fire Department.

As always, we look forward to working with everyone interested in building within the City. Please feel free to reach out to the Fire Department if you have questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Sieberg".

Richard Sieberg
Gardiner Fire Department
Fire Chief



Hi Ted Mitchell,

My name is John Cameron, the Public Works director for the city of Gardner I am also overseeing the wastewater department. In regards of the project at 596 water St. I am in support of this I do not see any negative impact on either department.

Department of Public Works
6 Church Street | Gardiner, ME 04345
207-582-4800 | 207-582-6895 (fax) | jcameron@gardinermaine.com
www.GardinerMaine.com

709
Check: 250.00
250.00
Remaining Balance: 0.00
Paid By: echo properties
Total: 250.00*
SITE PLAN FEE
596 water street
CBD II
TYPE-----
028-010
REF-----
02/11/25 12:06PM ID:TLF #8227
AMOUNT

City of Gardiner
R e c e i p t
