

**PLANNING BOARD**  
**Neighborhood Meeting and Site Inventory Analysis**  
**Meeting Minutes**  
**Tuesday January 13, 2026 @ 6:00 PM**  
**City Council Chambers**

- 1. Call the Meeting to Order:** Chair Willis called the meeting to order at 6pm
- 2. Roll Call:** Chair Debby Willis, Lisa St. Hilaire, Pam Mitchel, Brianne Mancini, Zachary Hanley, Kris McNeill, James Coffin- Coffin Engineering, Diane Morabito- Sewall, Jed Cook- Three Mainers LLC, Meland & Joseph Day, Robret & Stacie Elliot, Pat Hart, Elwood Dill, Darryl Brown, Kimberly Gougeon, and Angelia Christopher
- 3. Neighborhood Informational Meeting/Site Inventory and Analysis:** The owners of 19 Schacht Lane, Three Mainers LLC, have submitted a Preliminary Subdivision application to be reviewed by Gardiner's Planning Board. The Developer's Agent, James Coffin PE- E. S Coffin Engineering & Surveying, LLC, was present to give an overview of the project and answer questions from abutting property owners. Jim explained to meeting attendants that a portion of the 71.16-acre parcel would be divided into 10 lots to start. He presented plans that showed how the lots would be split, where the road would go, and how drainage would be taken care of. This project will include a DEP permit to be filed as there will be wetland impact. The project will also include 2 detention ponds- Lots will have private wells and septics, and they will have to bring in electricity. The road will be built to specs, will be paved and will be private. Homes will be market rate, and lots will be sold individually, and homes will be built as homes sell.  
  
Jim asks if any of the abutters have questions. Lynn Gougeon lives at 34 Booker. She has put together several questions about this project. Her biggest concern is how this project will affect the Booker Rd community. There will be a traffic increase with 10 new homes. She feels that Booker Rd cannot handle that kind of traffic because it is not built to the current road standards. Booker Rd is a City of Gardiner

maintained road that does not meet today's road standards but is legacied. When the road needs to be updated/repared, the City will make changes then. Diane Morabito- Sewall Engineering, has done a traffic study for this project, and has stated that Booker can handle the increased traffic load. Ms. Gougeon disagrees with the report, and feels that Booker Rd will not be able to handle the traffic from this subdivision.

After the informational meeting was over, Planning Board members reviewed the application for completeness and determined it is ready to go before Planning Board Subdivision review. Lisa St. Hilaire moved that the Site Inventory and Analysis was complete. Pam seconded the motion. No further discussion. All members present, in favor. The name of the subdivision will be Sunset Ridge.

4. **Other Business:** This application will be coming to the February meeting for preliminary and final subdivision approval.
5. **Adjourn:** Lisa St. Hilaire moved to adjourn at 7:30pm. Zachary Hanley seconded the motion. No further discussion. All members present, in favor.

DRAFT