



City of Gardiner
Site Plan Review Application

Project Name: 180 West Hill Rd LLC Propane Storage Facility Project Cost: \$126,000.00

Date of submission: 4/3/2025 Received by: _____ Fees: _____

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

Add a Propane Bulk Storage Tank, parallel and thirty nine feet south of existing
20,000 gallon oil bulk storage tanks, loading and unloading stanchions, chain link fence and required barricades
Permit from the Maine Fuel board is required

Anticipated beginning/completion dates of construction: 7/1/25 / 11/30/2025

1. General Information: (6.3.2)

Name of Property Owner: 180 West Hill Road LLC

Address: 111 Route 133 Winthrop, ME 04364

Phone/Fax No: 207-310-1762/377-8484

Applicant/Agent Name: Same as Property Owner

Address: _____

Phone/Fax No _____

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

Name: Paul Ruopp Land Surveying and Mapping

Address: 25 Maple Street Monmouth, Me 04259

Phone/Fax No 207-933-3393

Name: Crown Energy Solutions

Address: 692 Londonderry Turnpike Auburn, NH 03032

Phone/Fax No 603-425-9393

Name: _____

Address: _____

Phone/Fax No _____

Signature: _____ Date: _____

2. Property Information: (6.3.2)

- * Property Location: 180 West Hill Rd Gardiner City Tax Map(s) 22 Lot(s) 41
- * Deed Ref: Book 11035 Page 001 Zoning District(s): 12
- * Copy of the tax map showing the property and surrounding location.
- * Verification of the applicant's right, title, and interest in the property.

3. Development Information: (6.3.2.7 & 6.3.4.1)

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: (6.3.2.7.1)

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: (6.3.2.7.2)

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. (6.3.2.8)

Additional Information Required: (6.3.3)

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. (6.3.3.4)

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. (6.3.4)

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 (6.3.5)

The Code Enforcement Officer or 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 Code Enforcement Officer or 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 (6.3.6)

The Code Enforcement Officer or 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 (6.5.1)

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.

Application is complete and review fee is attached with this application

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

This proposal confirms with all applicable provisions of this Ordinance(s)

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

This proposal will not result in water pollution, erosion or sedimentation to water bodies

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

The proposal will provide adequate disposal of all waste water and solid waste

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 Proposal will not have any adverse impact upon wildlife habitat, unique areas, shoreline access or visual quality, scenic areas, archeological or historic sites

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

This Proposal will not have any adverse impact upon waterbodies or wetlands

6.5.1.7 The proposal will provide for adequate storm water management.

This Proposal will provide for adequate storm water management

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

This Proposal will conform to all applicable shoreland zoning requirements

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

This Proposal will conform to all applicable floodplain management requirements

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

This Proposal will have sufficient water available to meet the needs of the development

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

This Proposal will not adversely affect groundwater quality of quantity

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

This Proposal will safe and adequate vehicle and pedestrian circulation in the developement

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.

This 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

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

The applicant has the adequate financial capacity and technical capacity to meet the provisions of this ordinance

Site Plan Review Criteria (6.5.2)

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;

this 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

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

This proposal will not have an adverse impact upon neighboring properties

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;

This proposal contains landscaping, buffering and screening elements which provide privacy to adjacent land uses in accordance with the appropriate performance standards

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 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 and excavation and earth moving is kept to a minimum

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 proposal will reflect the natural capabilities of the of the site of support development

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;

This proposal will provide for a system of pedestrian ways within the site appropriate to the development and the surrounding area.

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 proposal will locate the proposed project to conform with appropriate city and state setback requirements

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

This proposal will be designed and placed to utilize common parking areas

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 additional public buidling entrances are to be added as a result of this project

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.

Proposed project is under 50 feet in length

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.

Building materials will be compliant with State and Federal requirements

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.

Proposal requires no intersections with public roads, sidewalks, etc

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.

Proposal does not include Drive thru service needs.

6. Waivers (6.3.1)

Waiver of Submission Requirements

The CEO or 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 set forth in Sections 6.3.2, 6.3.3 and 6.3.4 provided such waiver will not unduly restrict the review process. The CEO or Planning Board may condition such a waiver on the applicant's compliance with alternative requirements. Good cause may include the CEO or Planning Board's finding that particular submissions are inapplicable, unnecessary, or inappropriate for a complete review. Notwithstanding the waiver of a submission requirement, the CEO or 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.

No waiver is requested



April 16, 2025

To Whom It May Concern:

Winthrop Fuel Company, Inc. d/b/a Williams Fuel Company has submitted a building application with the City of Gardner to add a propane bulk storage facility onto our existing property at 180 West Hill Road, Gardiner, Me 04345 and are requesting a Section 106 Review by the Maine IFW, MHPC and NAP.

The proposed facility is to be placed parallel and twenty-nine feet south of the existing oil bulk storage facility and east of existing buildings (garage(s)/office). Please see attached site plan with top features and facility drawings.

If you have any other questions, please contact me by email doug@winthropfuel.com or by phone at 207-310-1762.

Thank you,

Douglas Guerette

Sales Manager – Winthrop Fuel Company, Inc. d/b/a Williams Fuel Company

Visit Us at either of our two Convenient Locations:

111 Route 133 Winthrop, Me 04364 - Tel: 207-377-8414 - Website: winthropfuel.com
180 West Hill Road Gardiner, Me 04345 - Tel: 207-582-5712 - Website: williamsfuelcompany.com



CEO Kris McNeill
Gardiner Planning board
Office of Economic and Community Development

April 22, 2025

Subject: 180 West Hill Road LLC
DBA Williams Fuel Company
180 West Hill Road
Gardiner, Maine 04345

Based upon information provided this business appears to have appropriate operational and safety measures in place to open and operate in the City of Gardiner. With the appropriate systems in place, it is my belief that the Gardiner Police Department will have the ability to respond safely and effectively to any emergency or criminal activity that may occur there. It is not anticipated that these calls will have an impact on the overall services that the Gardiner Police Department delivers.

Sincerely,

Chief Todd H. Pilsbury
Gardiner Police Department
City of Gardiner

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|----------------------|--|-------------------|------------------|--------------------|-----------------|---------------------------|------|---------------|----------|
| CURRENT OWNER | | TOPO | UTILITIES | STRT / ROAD | LOCATION | CURRENT ASSESSMENT | | VISION | |
| WEST HILL ROAD LLC | | 4 Rolling | 1 All Public | 1 Paved | 3 Rural | Description | Code | Appraised | Assessed |
| 111 ROUTE 133 | | | | | | COMMERC. | 3100 | 183,100 | 183,100 |
| | | | | | | COM LAND | 3100 | 53,000 | 53,000 |
| WINTHROP ME 04364 | | SUPPLEMENTAL DATA | | | | | | | |
| GIS ID 022041 | | SEND VAL | | | | | | | |
| | | TIF CODE | | | | | | | |
| | | USE PRO | | | | | | | |
| | | TG ENRO | | | | | | | |
| | | TG PLAN | | | | | | | |
| | | LD #1 TYP | | | | | | | |
| | | Assoc Pld# | | | | | | | |

| RECORD OF OWNERSHIP | | | | PREVIOUS ASSESSMENTS (HISTORY) | | | | | | | | | | |
|-----------------------------------|-------------|-----------|------------|--------------------------------|------------|--------|---------|-------|------|----------|-------|------|----------|---------|
| | BK-VOL/PAGE | SALE DATE | QU | V/I | SALE PRICE | VC | | | | | | | | |
| WEST HILL ROAD LLC GCR LLC | 11035 | 0001 | 05-11-2012 | U | | 60,000 | 1X | Year | Code | Assessed | Year | Code | Assessed | |
| | 8643 | 0023 | 10-13-2005 | U | V | 30,000 | 1 | 2024 | 3100 | 183,100 | 2023 | 3100 | 183,100 | |
| | | | | | | | | | 3100 | 53,000 | | 3100 | 53,000 | |
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| Total | | | | | | | 236,100 | Total | | 236,100 | Total | | | 236,100 |

| EXEMPTIONS | | | | OTHER ASSESSMENTS | | | |
|------------|------|-------------|--------|-------------------------------|-------------|--------|--------|
| Year | Code | Description | Amount | Code | Description | Number | Amount |
| | | | | ASSESSING NEIGHBORHOOD | | | |
| | | | | NOTES | | | |
| | | | | APPRAISED VALUE SUMMARY | | | |
| | | | | APPRaised Bldg. Value (Card) | | | |
| | | | | Appraised Xt (B) Value (Bldg) | | | |
| | | | | Appraised Ob (B) Value (Bldg) | | | |
| | | | | Appraised Land Value (Bldg) | | | |
| | | | | Special Land Value | | | |
| | | | | Total Appraised Parcel Value | | | |
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| | | | | Total Appraised Parcel Value | | | |
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| Nbhd | Nbhd Name | B | Tracing | Batch |
| 0001 | | | | |

| BUILDING PERMIT RECORD | | | | VISIT / CHANGE HISTORY | | | |
|------------------------|------------|------|-------------|-----------------------------|-----------|--------|------|
| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date |
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| | | | | 41 Hearing Data Entry Chang | | | |
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| BUILDING PERMIT RECORD | | | | | | | | | | VISIT / CHANGE HISTORY | | | | |
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| Permit Id | Issue Date | Type | Description | Amount | Insp Date | % Comp | Date Comp | Comments | Date | Id | Type | Is | Cd | Purpose/Result |
| | | | | | | | | | 07-01-2008 | SW | | | 41 | Hearing Data Entry Chang |
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MEMORANDUM

Maine Natural Areas Program

Department of Agriculture, Conservation and Forestry
State House Station #177, Augusta, Maine 04333

Date: April 22, 2025

To: Douglas Guerette, Winthrop Fuel Company

From: Lisa St. Hilaire, Information Manager

Re: Rare and exemplary botanical features: Propane Bulk Storage Facility, 180 West Hill Road, Gardiner, Maine.

I have searched the Maine Natural Areas Program's Biological and Conservation Data System files for rare or unique botanical features in the vicinity of the proposed site in response to your request received April 16, 2025 for our agency's comments on the project.

According to our current information, there are no rare botanical features that will be disturbed within the project site. Based on the information in our files and the landscape context of this project, there is a low probability that rare or significant botanical features occur at this project location.

The Maine Natural Areas Program is continuously working to achieve a more comprehensive database of exemplary natural features in Maine. We welcome the contribution of any information collected if a site survey is performed.

Thank you for using the Maine Natural Areas Program in the environmental review process. Please do not hesitate to contact our office if you have further questions about the Natural Areas Program or about rare or unique botanical features at this site.