

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 1 of 6

Project Name/District: Dingies Restaurant / General Business District - Tax Map Date of Review: 11-12-18
147, Lot 2A

Prepared By: Office of Planning & Development Company Name: Town of Wells

Article X
Site Plan Approval

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:						
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: [Amended 6-12-2012]	Y*				Scale is 1" = 20 feet. <u>Plan copy provided slightly out of scale: 219.55 distance only scales to 217'</u>
(1)	The name and address of the applicant plus the name of the proposed development.	Y*				<u>Owner name and address to be noted on the plan.</u> <u>Applicant to be labelled on the plan</u> Dingies Restaurant name is noted.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				Existing and proposed floor area of restaurant noted. Existing SF is 1166 and proposed building addition is 217 SF. Existing accessory outdoor seating area is 324 SF. <u>Tent area footprint size not noted. If tent is to remain erected for periods exceeding 10 days the tent area needs a SF noted and further details outlined.</u> Existing lot coverage is 40%. Proposed lot coverage is noted to be 41%

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 2 of 6

Project Name/District: Dingies Restaurant / General Business District - Tax Map
147, Lot 2A

Date of Review: 11-12-18

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(3)	Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.		N			Draft plan has been superimposed on a Boundary Survey prepared by Isaiah Plante, PLS #2334 of Northeast Civil Solutions dated 5-12-2005. <u>An updated boundary survey is required due to the proposed construction being within 10 feet of the 15' setback requirement.</u> <u>The legal status and location of this private way are in question.</u>
(4)	All existing and proposed setback dimensions.	Y*				All setback requirements are noted. Proposed structures and the dumpster shall meet setback requirements. <u>Parcel abuts a street ROW to the south (Private Way per note 9). A 25' setback from this ROW would apply but can be reduced to 15' per 145-350. Reference to this reduction and code section to be added to the plan.</u>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				<u>See recommended note 19.</u> Building light to be relocated to back of proposed addition.
(6)	The type, size and location of all incineration devices.			NA		No such devices proposed.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		No such machinery noted.
(8)	The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	Y				Overhead utilities are identified. The grease trap is depicted. No changes to drainage or utilities proposed.

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 3 of 6

Project Name/District: Dingies Restaurant / General Business District - Tax Map
147, Lot 2A

Date of Review: 11-12-18

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.				w	No grade changes are proposed. <u>SRC to consider granting a waiver of depicting property contours.</u>
(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	Y*				<p>Lot features are depicted based on the 2005 site plan. The existing parking conditions do not match the 2005 approved site plan. This amendment seeks approval for revised parking layout.</p> <p>A 75 seat standard restaurant use requires 29 parking spaces. 30 spaces are depicted. <u>Of the 30 spaces 2 spaces must be designated as ADA compliant.</u></p> <p><u>Parking space dimensions (typical) and aisle widths shall be noted on the plan. Parking lot directional arrows and space restriping notes recommended on the plan.</u></p> <p>A sidewalk along Route One does not exist and is not required at this time.</p> <p>Existing fencing is labelled around the propane tank and pump. <u>The height and type of fence to be labelled. The Fence proposed for the dumpster to be labelled (height and type, etc).</u></p> <p>This commercial parcel abuts a private right of way to the south and a commercial property to the north and west. Screening for abutters is not required. It is recommended a solid 6' tall fence or 6' tall vegetative screen be considered between the outside dining area and the existing private way. <u>The SRC to review the screening requirements.</u></p>

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 4 of 6

Project Name/District: Dingies Restaurant / General Business District - Tax Map
147, Lot 2A

Date of Review: 11-12-18

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y				A 15' wide landscaped buffer is required along Route 1 and the "private way." Any existing trees located within this buffer should be identified on the site plan and are to remain. Much of the existing buffer along Route One is pavement. This existing pavement is grandfathered. <u>The SRC to review the landscaped buffer requirements.</u> <u>Grass areas to be labelled on the plan.</u>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y*				<u>A boundary conflict has been identified. An updated boundary survey prepared by a licensed PLS must note impacts.</u>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 1 and a private way are depicted. Route 1 width is noted to be 66'.
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	Y				All abutters are identified.
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				SRC signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y*				<u>Parcel deeds are needed.</u> A purchase and sale agreement between Morency and Green Marine Corp provided.
C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			NA		Parcel served by public sewer.

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 5 of 6

Project Name/District: Dingies Restaurant / General Business District - Tax Map
147, Lot 2A

Date of Review: 11-12-18

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.	Y*				An onsite dumpster is proposed. The dumpster shall meet setback requirements. <u>Plan to label the screening requirements for the dumpster (6' tall solid fence with gated enclosure; dumpster to be on a pad).</u> No other outside material storage noted on the site plan.
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.	Y				A letter from the WSD dated 1-5-18 was provided stating the WSD has sufficient capacity to serve the proposed use.
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.	Y				A letter from the KKWWD dated 1-5-18 was provided stating the KKWWD has sufficient capacity to serve the proposed use
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:			NA		Traffic data is not required. The elimination of the fast-food use and the proposed increase in 23 seats is not expected to have an impact to traffic on Route One.
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					
(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 6 of 6

Project Name/District: Dingies Restaurant / General Business District - Tax Map Date of Review: 11-12-18
147, Lot 2A

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. [Amended 4-27-2007]	Y				Best Management Practices for soil erosion and sedimentation control are a condition of approval. <u>See recommended note 20. See recommended note 21 referring to the Standard Condition of Approval notes in the Findings of Fact & Decisions.</u>
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. [Added 4-27-2007]				W	The site was previously developed with 40% lot coverage. The proposed lot coverage is 41%. <u>SRC to consider a waiver and not require the submission of a stormwater management plan.</u>
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. [Added 4-27-2007]					
Chapter 201, Article IV. Sidewalk Development.				NA		_Not located within the sidewalk development plan.

Notes:

1. See Article V, VI, VII review comments.
2. 145-75 comments:
 - Fire Hydrant location to be added to the plan
 - Knox Box note to be added to the plan