

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 1 of 5

Project Name/District: The Shops at Post and Stewart / General Business District
 - Tax Map 129, Lot 3

Date of Review: 07/13/17; 1/11/18

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 which shall contain the following information:	Y				Scale is 1" = 20 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y*				Owner and applicant names and addresses noted. Business name not noted
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				Building gross floor area is 6,451 SF. Existing lot coverage is 39.6%. Proposed lot coverage is 34%. This assumes the building entry way, per note 9, shall not exceed 180 SF.
(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.	Y				The plan is prepared by James S. Wright Jr, PLS #1311 of Post Road Surveying. Plan is dated 6/5/17 and revised 12/14/17. The parcel is noted to be 17,807 SF in size.
(4)	All existing and proposed setback dimensions.	Y				Dimensional requirements of the GB zone are noted on the plan. Setback requirements are depicted. The existing structure on this parcel does not meet this lot line setback from Route 1. The structure is nonconforming but is grandfathered as no new construction is proposed to make this nonconformity more nonconforming.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See note 8. All exterior lighting shall be downward directional or shielded as to prevent glare onto abutting lots or right of ways.
(6)	The type, size and location of all incineration devices.			NA		No such devices proposed.

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 2 of 5

Project Name/District: The Shops at Post and Stewart / General Business District
- Tax Map 129, Lot 3

Date of Review: 07/13/17; 1/11/18

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
(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				Such existing visible site features are noted. Underground utility locations not identified.
(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.	Y				No grade changes are proposed. Plan identifies 1 foot property contours.
(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				Dwelling parking provided. See note 12 and label on the plan. 2 spaces are required for the dwelling use. 7 spaces are required for the retail use which requires 1 handicap accessible space. 1 ADA compliant sign for the handicap parking is shown on the plan. All parking is shown to meet the 90 degree parking space size requirements. Spaces are noted to be 9' x 18.5' in dimension with a minimum of 26' aisle width. Off-street parking provided. No off-site parking proposed. A walkway exists from Route One to the building. A sidewalk <u>exists or is proposed at the northeasterly property corner from Route One to Stewart Street?</u>

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 3 of 5

Project Name/District: The Shops at Post and Stewart / General Business District
- Tax Map 129, Lot 3

Date of Review: 07/13/17; 1/11/18

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*				<p>A 15' wide landscaped buffer is required along Route One per 145-38. <u>Two shade trees a min. in 6' in height are recommended along Route One.</u></p> <p>A 15' wide landscaped buffer is required along Stewart Street per 145-38. One shade tree is identified (<u>existing or proposed?</u>) along Stewart Street.</p> <p><u>SRC to review landscaped buffers and determine what shall be required.</u></p> <p>This commercial parcel abuts commercial property to the south and residential to the west. An existing 6" tall stockade fence is identified along the entire southerly and westerly boundaries. This satisfies screening requirements for abutters. <u>SRC to review the screening for abutters and determine if it is sufficient.</u></p> <p>A post and rail fence may be installed along Route One. <u>An existing fence (height and type to be noted) is depicted along Stewart Street.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				<p>See plan references and Boundary Notes.</p> <p>A 50' wide sewer easement is labelled on Stewart Street onto the property.</p>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				<p>Route 1 and Stewart Street are identified.</p> <p>Route 1 is 66' wide. Stewart Street is noted to be 20' wide.</p>

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 4 of 5

Project Name/District: The Shops at Post and Stewart / General Business District
- Tax Map 129, Lot 3

Date of Review: 07/13/17; 1/11/18

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
(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				Parcel deed 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		
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.			NA		A dumpster is not proposed. See note 13. No outside storage is proposed. Retail sales area (287 SF) is proposed on the porch of the building. <u>Does the parcel have any above or below ground exterior fuel tanks?</u>
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 Wells Sanitary District dated 10-6-17 was provided for the proposed retail 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 KKW Water District dated 08-10-17 was provided for the retail use and residence.
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.
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					

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

Project Name/District: The Shops at Post and Stewart / General Business District
 - Tax Map 129, Lot 3

Date of Review: 07/13/17; 1/11/18

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)	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.					
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 standard condition of approval.
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]	Y				Proposed surface conditions reduce stormwater impacts and meet the Town LID requirements.
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		

Notes:

1. See Article V, VI, VII review comments.