

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

Project Name/District:	Footbridge North Resort / General Business District - Tax Map 134, Lot 2	Date of Review:	11-08-17; 11/21/17; 01/11/18
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				1" =20'
	(1) The name and address of the applicant plus the name of the proposed development.	Y				Title Block
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				Note 14. Prior approved lot coverage was 49.6% with 18,520 SF of non-vegetated area. Existing conditions lot coverage is 52.9% or 19,745.4 SF of non-vegetated area. Proposed lot coverage is 56.2% or 21,015.4 SF of non-vegetated area.
	(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				A boundary survey by Frank Emery, III, PLS, dated October 2017; revised 01-08-18 has been provided

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

Project Name/District: Footbridge North Resort / General Business District - Tax Map 134, Lot 2 Date of Review: 11-08-17; 11/21/17; 01/11/18

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
(4)	All existing and proposed setback dimensions.	Y				Setbacks are noted on the site plan (Note 9). Building 1 is a non-conforming structure in that it does not meet the Route One or side lot line setback requirements. Building 3 and the Pool Shed are non-conforming structures in that they do not meet side lot line setback requirements. The proposed building shall meet the 25 foot setback/buffer of 145-48.A.(1). The existing buildings continue to be grandfathered in their non-conformities. A dumpster was mislocated within the 15' lot line setback and shall be removed prior to the issuance of a building permit.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See note 5.
(6)	The type, size and location of all incineration devices.			NA		No such devices
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		No such machinery.
(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				Utilities are depicted. The culvert and associated ditch at the west end of the property are shown on the plan.
(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 significant changes to grade elevations are proposed. Proposed lot coverage change is 6.2%.

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

Project Name/District: Footbridge North Resort / General Business District - Tax Map 134, Lot 2

Prepared By: Office of Planning & Development

Date of Review: 11-08-17; 11/21/17; 01/11/18

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(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				All existing and proposed/new fencing labelled, parking dimensions to be labelled , and such features are shown on the plan.
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>This commercial/residential property abuts several properties with mixed commercial and residential uses. Existing vegetation, picket fence and 6' stockade fencing adequately screen residential lots abutting of this property and are grandfathered. A 6' tall solid fence adjacent to the new entrance drive shall be installed no later than June 1, 2018. See Note 11.</p> <p>Two trees along Route One near the north side of the entrance to this property shall remain. These trees are not within the 15' wide landscaped buffer along Route One. A shade tree shall be planted in the grass/landscaped area in front of the building no later than June 1, 2018. See recommended note 11.</p> <p><u>The Staff Review Committee to review the proposed fencing and Route One landscape buffer to determine if what is proposed is sufficient.</u></p> <p>A concrete pad and paved area are pre-existing and were installed prior to the last site plan approval behind Building 1 and 2 within the 25' wide Lodging Facility and Multifamily Development buffer. These areas are grandfathered in the vegetated buffer.</p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				None depicted on the boundary plan. The recorded condominium has been discontinued.

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

Project Name/District: Footbridge North Resort / General Business District - Tax Map 134, Lot 2

Prepared By: Office of Planning & Development

Date of Review: 11-08-17; 11/21/17; 01/11/18

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				
(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				
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				
B.	Documentation of right, title or interest in the proposed site.	Y				The deed was provided; Book 16793, page 161.
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		The property is served by public sewer.
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		No such materials to be stored outside of roofed buildings.
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.			NA		The use is existing with no changes therefore a letter is not required. The pavilion will not have a sewer service. <u>SRC to find a letter not necessary on 1/17/18</u>
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.			NA		The use is existing with no changes therefore a letter is not required. The pavilion will not have a water service. <u>SRC to find a letter not necessary on 1/17/18</u>
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		Existing use. Traffic data 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: Footbridge North Resort / General Business District - Tax Map 134, Lot 2

Prepared By: Office of Planning & Development

Date of Review: 11-08-17; 11/21/17; 01/11/18

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 shall be followed. Minor soil disturbance associated with the construction of the pavilion and driveway relocation.
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 applicant proposes minor changes (1,105 sf net lot coverage increase) that will not significantly alter stormwater runoff of this property. A stormwater management plan is not recommended. A waiver was granted by the Staff Review Committee on 11/14/17.
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]	Y				A sidewalk exists along Route One and shall be maintained.