

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Bills Lane Pit - Rural District - Tax Map 47, Lot 39

Date of Review: 05-31-18; 6/14/18

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 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]				W	Scale is 1" = 100 feet. <u>The Planning Board must consider a plan scale waiver to permit the smaller plan scale depicted.</u>
(1)	The name and address of the applicant plus the name of the proposed development.	Y				Owner name and address noted. <u>Bills Lane Pit site plan name to be noted on the plan.</u> Property location noted.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.				Y*	Maximum lot coverage is noted to be 20% on sheet C2. <u>Proposed lot coverage to be noted for entrance pavement only.</u> <u>No buildings proposed?</u> <u>Plan sheet C3 notes that any temporary structures erected after obtain a building permit for accessory use to the mineral extraction use shall be removed within 60 days.?</u> <u>Note 3 on sheet C3 states a time extension by be granted by the CEO and Planner. Is this for temporary structures to remain longer or for storage of non-hazardous construction materials to exceed the noted 2 years?</u>

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(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 copy of the boundary plan was provided. Plan References a Boundary Survey prepared by Wayne A. Desper dated 4-25-2016. <u>No buildings are proposed?</u>
(4)	All existing and proposed setback dimensions.	Y*				Setback requirements are noted on sheet C2. The property shall comply with the requirements of 145-30.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See note 15. Temporary lighting is proposed and shall be shielded and downward directional as not to produce glare onto abutting lots or streets.
(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.	Y*				<u>Sheet C2 must note that the property shall comply with the Town of Wells Noise Ordinance per 145-45.</u> Gravel pit hours of operation are noted on sheet C3. 7AM to 5PM Monday-Friday and 8AM to noon on Saturdays. Closed Sundays and Holidays. <u>Is crushing, processing or grinding proposed? If so, are more limited times proposed? A specific location to be noted on the plan for such activities.</u>
(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*				No wetland or watercourse exists. Extraction area to be internally drained. No off-site stormwater discharge. Sheet C2 depicts existing utility poles along Bills Lane. <u>No utility connections proposed? Plan to note this.</u>

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(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				Two foot contours are depicted. Sheet C depicts existing site conditions. Sheet C2 depicts the proposed site conditions. 3:1 slopes are proposed.
(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><u>A mineral extraction use is required to have the CEO prepare a parking requirement recommendation. The Planning Board to review the recommendation and determine the required amount of parking to be provided.</u></p> <p><u>Plan sheet C2 to note employee parking to be provided on-site within the gravel pit excavation area on gravel surface. Is the pit open to the public for pick-ups?</u></p> <p><u>Plan sheet C2 to note that off-site parking is prohibited.</u></p>

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(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 Bills Lane and Bragdon Road. A Mineral Extraction use requires a 100 foot no-cut buffer. <u>The plan must depict existing and proposed tree lines. The Planning Board to review the landscape buffers and determine what is sufficient or to be required after the public hearing.</u> The parcel abuts residential abutters to the east: Map 39, Lots 16 and 56, and Map 47, Lots 22, 24-2 and 24. The plan must depict what visual screen is proposed or exists for these abutters (proposed tree line). <u>The Planning Board to review the screening requirements and determine what is sufficient or to be required after the public hearing.</u> A Mineral Extraction use requires a 100 foot no-cut buffer
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				None noted.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y*				<u>The widths of Bills Lane and Bragdon Road to be noted.</u>
(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. <u>Some corrections/ updates are needed.</u>
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided on sheet C2 and C3.
B.	Documentation of right, title or interest in the proposed site.	Y				Deed of Distribution by Personal Representative Book 16729, Pages 322-324 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 does not propose a septic system. <u>Will the site have a portable toilet?</u>

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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 on-site dumpster is proposed. See Sheet C2 note 10. See note 12 for storage requirements for fuels.
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		Parcel not served by public sewer (WSD).
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		Parcel not served by public water (KKWWD).
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:	Y*				<u>Traffic data to be determined by the Planning Board.</u> Sheet C3, note 8 states truck traffic will be limited to no more than 24 trucks in the peak hour. Increase in truck traffic requires Planning Board review and may require MDOT review. Sheet C2, note 14 states Road Warning Signs "trucks entering" shall be placed at least 350' from the Pit entrance at two locations on Bills Lane.
(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.					

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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. Notes on sheet C3 are sufficient. <u>Erosion Control Notes on sheet c2 are not necessary and can be removed as they are on sheet C3 as well.</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]			NA		No wetland or watercourse exists. Extraction area to be internally drained. No off-site stormwater discharge. <u>Stormwater runoff considerations to be reviewed by the Town Engineer.</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		

Notes:

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