

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Town of Wells - Fire Substation and Public Works Garage - AMD#6 - Tax Map 40, Lot 9EXE/ Rural, Resource Protection, 250' Shoreland Overlay Districts Date of Review: 01-10-19

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 labelled as 1" = 50 feet on sheet C-3.0. Other sheets are labelled as 1" = 40 feet or 1" = 20 feet. <u>Planning Board to consider granting a waiver to permit the smaller plan scale for sheet C3-0</u> <u>Plan copies provided are not to scale, corrections are needed.</u>
(1)	The name and address of the applicant plus the name of the proposed development.	Y				Owner/ applicant name and address noted on sheet C-1.0
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				See sheet C-3.0 which depicts much of the properties existing Municipal Facility related operations including the proposed Fire substation. <u>See recommended notes to be added to sheet C-3.0 which outline the existing building areas/ uses and proposed building areas/ uses.</u> <u>See plan markups to be addressed by the agent.</u>
(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 <u>Partial</u> Boundary Survey was submitted. See sheet 1 prepared by Dana A. Libby, PLS #1350 of Corner Post Land Surveying, Inc. dated 10/2/ 2018 .

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(4)	All existing and proposed setback dimensions.	Y*				Noted and shown. <u>Some revisions recommended to the table.</u> <u>25' setback corrections to be made for Log Cabin Lane– see plan markup.</u>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See notes2, <u>3?</u> , and 4 on sheet C-3.1
(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 near lot lines.
(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*				<u>Stormwater Management to be reviewed.</u> Existing culverts and drainage noted. Existing utilities noted. <u>Aboveground utilities are proposed. Underground utilities are recommended.</u>
(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				Existing and proposed contours are shown. Sheet sheets C-2.0 and C-4.0. <u>Stormwater management plan to be reviewed.</u>

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(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				Proposed parking spaces depicted for the substation. 9' x 18.5' space dimensions noted. 1 ADA compliant space is proposed. <u>Approved parking around the existing Public Works garages was not stripped as required.</u> <u>Landscaping proposed along Route 9 and Log Cabin Road to be addressed. Prior site plan approval for the Public Works Facility required landscaping along Route 9 and was not done.</u> Existing sidewalk noted along Route 9.
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				A 15' wide landscaped buffer along Route 9 is required. Some shade trees and evergreen plantings are proposed adjacent to the proposed Fire Substation parking area. <u>Grass and a shade tree is required along Log Cabin Lane.</u> <u>Additional grass/landscaping were required as part of the prior approval and not installed along Route 9.</u> <u>See plan markups to address landscaping comments.</u>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				A 50' wide ROW for Log Cabin Lane is depicted on the plan.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 9, Swamp John Road and Log Cabin Lane are identified.

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(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				Planning Board signature block provided on sheet C-1.0
B.	Documentation of right, title or interest in the proposed site.	Y				Plan Book 1348, Page 104 and Plan Book 15029, Page 209
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.	Y				Septic system design prepared by Rodney D. Kelshaw SE#371 dated 11-15-18.
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				Onsite dumpster identified with 6' tall solid fence enclosure.
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 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 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:					<u>Planning Board to determine if Traffic Data is necessary for the proposed expansion of the Municipal Facility use.</u> <u>A MDOT entrance permit is required and should be approved by MDOT prior to Site Plan approval is considered by the Planning Board.</u>

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(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.					
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				See sheet C-1.1 for standard conditions of approval . 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*				Stormwater Management Plan prepared by Darrin B. Stairs, PE of Stantec dated 12-17-18 provided. <u>Town Engineer to review.</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 in the sidewalk development area.

Notes:

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