

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: Four Seasons Farm Subdivision/ Tax Map 32, Lot 11

Prepared By: Planning Office

Plans Dated: 12/04/18; same

District: Rural

Review Date: 12/13/2018, 12/28/2018;
01/09/19

Final Plan Revisions Submittal Date: 12/4/18, 12/21/2018; same

Chapter 202
Subdivision of Land

§ 202-9. Final plan for major subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information: [Amended 4-13-1999]	Y				Sheet 1 scale is 1" = 60 feet. Sheet 2 scale is 1" = 50 feet and other plans are 1" = 20 and 30 feet.
(1)	Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's map and lot numbers.	Y*				Sheet 1, Note 1 and Title Block and proposed map and lot numbers
(2)	An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.	Y*				See sheet 1. <u>The Final boundary plan to be stamped by a licensed land surveyor.</u> Final plan by Nathan C. Amsden, PLS #2438.

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(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y				Note 1 on sheet 1 states the parcel to be re-subdivided is 12.54 acres in size. Sheet 1 depicts property lines, existing buildings and wetlands. Sheet 2 depicts wetlands, topography, brooks, existing wells and waterlines.
(4)	Indication of the type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Wells Sanitary District indicating that the district has reviewed and approved the sewerage design shall be submitted.	Y*				See sheet 1, Note 10. Sewer service shall be provided by individual private, on-site subsurface wastewater disposal systems. The existing septic system on Lot 3A has been identified and is located within the proposed Four Season Farm Road ROW. New test pits and location for a primary replacement septic have been provided. <u>Reserve septic system and test pits are required for Lot 3A.</u> <u>Limiting factors of test pits to be noted on sheet 2 in a table or on the test pits.</u>
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				See sheet 1, Note 9. Water service to be by individual drilled wells. An existing well and utility line serving the house/barn on Lot 3A shall be abandoned.

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(a) When water is to be supplied by public water supply, a written statement from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that the district has reviewed and approved the water system design. A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.			NA		See Note 9, Units 1 – 4 shall be serviced by residential sprinkler systems.
(b) The Board makes a finding that adequate groundwater resources to support one- and two-family homes, in both quantity and quality, are available generally throughout the Town of Wells. However:	Y				
[1] When a proposed subdivision is not served by the Kennebunk, Kennebunkport and Wells Water District, evidence of adequate groundwater quality shall be required for proposed subdivisions in the vicinity of known sources of potential groundwater contamination, such as the Wells landfill, Bragdon septage disposal site and the Spiller sludge disposal site. The results of a primary inorganic water analysis performed upon a well on the parcel to be subdivided or from wells on adjacent parcels, between the parcel to be subdivided and the potential contamination source, shall be submitted.	Y				A water test is required per Standard Condition of Approval #2. The subdivision is not located within known contamination sources.
[2] When a proposed subdivision is to be served by a private central water system or contains structures other than one- or two-family dwellings, evidence of adequate groundwater quantity shall be required.			NA		Subdivision not served by a central water system. All dwellings in the subdivision to be single family units with individual drilled wells.
(6) The date the plan was prepared, North point (identified as magnetic or true), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y				Owner, Applicant, Engineer, and Surveyor information noted on the plans as well as other information.
(7) The location of any zoning boundaries affecting the subdivision	Y				Sheet 1, Note 2 – Rural Zone identified.

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(8)	The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				See sheets 2, 3, 4, 5 and 6 for septic locations, grading and utility plans and details. <u>See MGL stormwater management review memo and design memo dated 1-9-19. Plan revisions needed.</u>
(9)	The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The length of all straight lines, the deflection angle radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	Y				Sheet 1 depicts or notes this information.
(10)	The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.	Y				The width of Branch Road is noted.
(11)	All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers of cession to the municipality of all public open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If land is to be offered to the municipality, written evidence that the municipal officers are satisfied with the legal sufficiency of the written offer of cession shall be included.			NA		See note 27. The open space shall be managed by the Condominium Association. Land is not proposed to be offered to the Municipality. Public use of the Open Space is not proposed.

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(12)	A list of construction items with cost estimates that will be completed by the developer prior to the sale of lots and, for subdivisions containing more than 20 lots, a separate list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality or quasi-municipal districts.	Y*				A construction cost estimate was submitted on 12-4-18. <u>To be revised based on pavement determination by the Planning Board and design comments to be addressed.</u>
	(a) These lists shall include but not be limited to: schools, including busing; street maintenance and snow removal; police and fire protection; solid waste disposal; recreation facilities; stormwater drainage; wastewater treatment; and water supply.			NA		Only 4 new dwellings are proposed.
	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.			NA		Only 4 new dwellings are proposed.
(13)	If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year flood elevation shall be delineated on the plan.	Y				See sheet 1, note 25 the subdivision is not located within a flood zone.
(14)	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*				Erosion and sedimentation control notes are noted on sheets 2 and 5. Best management practices shall be followed. <u>See MGL stormwater management review memo and design memo dated 1-9-19. Plan revisions needed.</u>

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(15)	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. [Amended 4-27-2007]	Y*				<p>A stormwater management plan prepared by Lewis Chamberlain of Attar Engineering, Inc dated 12/4/2018 was provided. <u>See MGL stormwater management review memo and design memo dated 1-9-19. Plan revisions needed.</u></p> <p><u>Due to the proposed 10% road slope, Route 9A exist slope, proposed catch basins and alternate turnaround, the road was recommended to be paved as part of the Preliminary Subdivision Approval. The final subdivision plan submission labels the road to be gravel.</u></p> <p><u>Fire Chief and Road Commissioner approval and recommendations are required.</u></p> <p><u>MDEP wetland fill permit required. ACOE wetland fill permit required. Planning Board granted a waiver to allow the submission of these permits prior to final subdivision approval.</u></p> <p><u>The wetland impact table on Sheet 2 must be revised to reflect the total impact.</u></p> <p><u>MDEP NOI permit for disturbing more than an acre of soil (Stormwater PBR) required prior to construction. Over an acre of new impervious area requires a full MDEP Stormwater Permit. A table of proposed impervious area is needed.</u></p>

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(16)	If any portion of the proposed subdivision is located in the direct watershed of Ell Pond or within 500 feet of the upland edge of Hobbs Pond and meets the following criteria: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, then the following shall be submitted or indicated on the plan: [Added 4-27-2007]			NA		Subdivision not located within such areas.
	(a) A phosphorus impact analysis and control plan conducted using the procedures set forth in MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006;			NA		
	(b) A long-term maintenance plan for all phosphorus control measures;					
	(c) The contour lines shown on the plan shall be at an interval of no less than five feet; and					
	(d) Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.					

145-48. Multifamily Development Requirements:

1. Of the required 75' setback a 25' wide visual screen is required for abutting single family dwelling uses. The plans note existing vegetation and grass proposed for graded areas due to septic system proximity (Septic systems for units 1 and 2 are proposed right next to the 25' wide buffer) with a 10' wide planted buffer with 5' tall evergreen trees to be planted every 10' on center for a distance of approximately 90 linear feet for units 1 and 2 abutters. Planning Board must review this buffer and determine if the septic systems and proposed vegetation are suitable.
2. The existing vegetation around Unit 1 consists of mature trees which provide limited screening/buffering. The Planning Board must review the landscaped buffer/screening requirements of this development after the public hearing. Notes 20 and 21 will require revision or further details as landscaping/screening determinations are made by the Planning Board.

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202-12 Compliance Review Comments:

1. Planning Board will need to determine if the Open Space proposed is suitable (25' strip of Open space around the perimeter of the Multifamily Development lot and 75' strip along the southerly boundary)
2. Are any trees greater than 24" in diameter at breast height to be retained on the Multifamily Development lot? See sheet 2 and note 19 on sheet 1.
3. Underground utilities are proposed, see note 18 on sheet 1 and Note 3 on sheet 2 needs to specify. A new pole to be installed along Route 9A, with underground to Lot 3. Notation on utilities, when they must be installed by and variations to be permitted for transformer pads, etc. Revised Sheet 3 needed to depict.
4. Planning Board must review and determine if the monumentation proposed is suitable? Waiver of monument for southeasterly corner to allow a tree to remain with two witness monuments (iron pins) to be considered by the Planning Board.
5. Notes regarding Four Season Farm Road width (gravel base, paved?); built to Town standards but not to be accepted or maintained by the Town; to be owned by Lot 3A but maintained by lot 3/ Condo Association.
6. Performance Guarantee notes needed.