

**Town of Wells, Maine**  
**Final Major Subdivision Completeness Review**  
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Project Name/Tax Map & Lot #: Birch Farm Subdivision/ Tax Map 77, Lot 22-11 & 22-12

Prepared By: Planning Office

Plans Dated: 12/27/18

District: R

Review Date: 01/07/19

Final Plan Revisions Submittal Date: 12/27/18

**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: <b>[Amended 4-13-1999]</b>	Y				Sheet S1.1 scale is 1" = 100 feet.  Scale is 1" = 40 feet for C3.1 & C3.2, no change proposed to these sheets.
(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				Subdivision name and Map and Lot noted on sheet S1.1 Proposed Map and Lot numbers depicted on the plan and approved by the Town Assessor's office.
(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				Sheet S1.1 prepared by Debrah L. Briggs, PLS #2374 of Lower Village Survey Co. dated 12-27-2018. Sheet S1.1: lot lines depicted, proposed lot areas noted, total land area of subdivision is 39.4 acres.

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<b>§ 202-9. Final plan for major subdivision</b>		<b>Application Meet Requirements</b>				
		Yes	No	NA	Waiver	Comments
(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y				<p>Approved lot lines depicted. Wetlands depicted. See note 8 on sheet S1.1. Total land area of the subdivision is 39.37 acres.</p> <p>A waiver of identifying trees greater than 24” inches at breast height was granted by the Planning Board on 7/11/16. One large tree in the middle of the property is noted on the plan to be preserved.</p> <p>Trees along Meetinghouse Road also shown on sheet C2.0 on the right-of-way/ property line. Sheet C1.0 depicts existing trees and trees that shall be protected. See labelling of trees to be protected on sheet C1.0.</p> <p>See sheet 1.1, Notes 8, 26, 28 and 29. See also sheet C1.0. Sheet 1.1 labels the building envelope limits for the lots. No disturbance of vegetation to occur beyond the wetland delineation.</p>
(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				<p>The Applicant is proposing individual subsurface disposal units for each lot.</p> <p>The purpose of this plan amendment is to relocate septic systems on Lots 11 and 12, see Plan Purpose Note. Test pit logs provided and septic boxes shown on sheet S1.1 for the revised systems for Lot 22-11 and 22-12.</p> <p>See sheet 1.1, note 13: “Sewer service shall be provided by individual private, onsite subsurface wastewater disposal systems.”</p>

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(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				Private wells are proposed. See Sheet S1.1 notes 14 and 15. See note 21 stating all homes shall have residential sprinkler systems on sheet S1.1. Sprinkler systems noted to be required on Sheet C1.0.  See sheet S1.1, notes 13 and 14. Well locations to be outside the well exclusion zone, see sheet C2.0.  Existing wells for Lot 22-11 and 22-12 identified on the plan revision.
	(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.	Y				No change to fire protection proposed. Homes shall be constructed with 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.			NA		The subdivision is not located within such contamination sources.

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	[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.
(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				The graphic scale and north arrow on all sheets noted.  Owner, Applicant, Engineer, and Surveyor information noted on the plan.
(7)	The location of any zoning boundaries affecting the subdivision	Y				See sheet S1.1, Note 1 – Rural Zone.
(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 C2.0, C3.0, C3.1, C3.2, C4.0, C5.1 and C5.2.
(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				See S1.1, Meetinghouse Road 66 foot width, see note 4.  Proposed Birch Farm Road name approved by Town Assessor's Office. ROW 50 foot wide, pavement 22 foot width, gravel base 30 foot wide including 4 foot gravel shoulders.
(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.			NA		

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(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 sheet S1.1, note 15. The open space shall be owned and managed by the Birch Farm at Wells HOA. Land is not proposed to be offered to the Municipality. Public use of the Open Space is not proposed.
(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.			NA		Construction nearly completed. A revised costs estimate for the proposed septic system changes is not necessary.
	(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 13 lots/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 13 lots/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 S1.1, note 24. The subdivision is located within flood zone C.
(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. <b>[Amended 4-27-2007]</b>	Y				Erosion and sedimentation control notes are noted on sheet C5.0. Best management practices shall be followed.

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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. <b>[Amended 4-27-2007]</b>	Y*				<p>A stormwater management plan prepared by Silas W. Canavan, PE #12639 of Walsh Engineering Associates, Inc. dated 8/29/16 was provided.</p> <p>No changes proposed to stormwater management plan at this time. <u>An as-built plan for the subdivision is required and has not yet been submitted. The Town asks for the as-built plan prior to the issuance of the final COP. See Findings of Fact &amp; Decisions, Special Condition of Approval Notes #2, 3 and 4.</u></p> <p>Construction monitoring revealed discrepancies or changes made during construction than what was called in the approved plans/designs. These discrepancies have been resolved per an on-site meeting and associated 3<sup>rd</sup> party field report dated 10-16-18.</p>
(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: <b>[Added 4-27-2007]</b>			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;					

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(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.					