

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #: Wesley by the Sea – Phase 3 Subdivision/ Tax Map 79, Lot 2 and 3

Prepared By: Planning Office

Plans Dated: 1/15/19; 02/12/19

District: R and ShO

Review Date: 1/25/19; 02/20/19

Prelim. Plan Revisions Submittal Date: 1/15/19

Chapter 202
Subdivision of Land

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions:					
	(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:	Y				
	(a) Existing subdivisions adjacent to the proposed subdivision.	Y				References to approved abutting subdivision added to sheet 1.
	(b) Locations and names of existing and proposed streets.	Y				Harrissectet Road, Willow Way, Charles Wesley Court and Dorfield Lane are identified on the plan sets
	(c) Boundaries and designations of zoning districts.	Y*				The Rural zone and Shoreland Overlay Districts are noted. <u>Location map does not identify zoning (Rural, Shoreland and Aquifer Protection zones are in the vicinity).</u>
	(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.	Y				Remaining land parcel is identified as Lot 10.

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<p>(2) Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: [Amended 4-12-1999]</p>	Y				<p>Plan scale is 1" = 60 feet on sheet 1 and 2. And 1" = 40 feet on sheet 3. Sheets 4, 5, and 6 have 1" = 25'</p>
<p>(a) The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.</p>	Y				<p>Note 7 notes the existing Map and Lot numbers of the subject parcels.</p> <p>Note 7 states the Lot numbering to become Map 79, Lots 2-1 through 2-10. Plan labels lots (2-1 to 2-10)</p>
<p>(b) 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.</p>	Y*				<p>Plan prepared and stamped by Robert C. Libby, PLS #2190 of BH2M dated 1-15-2019.</p> <p><u>Found and to be set monument types to be clarified on plan sheets.</u></p>
<p>(c) A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.</p>	Y*				<p>Deeds provided: Boock 17815, Pgae 421 and Book 17815, Page 423.</p> <p><u>Draft HOA documents and sample deed to be provided and to be reviewed by the Town Planner and Town Attorney.</u></p>

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	(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Y				Draft Declaration of Covenants and Restrictions provided. Various drainage easements are identified on the plan. A 20' wide access and utility easement is proposed across Lot 1 from Willow Way to Dorfield Lane. A 20' wide access and utility easement is proposed along Willow Way across Lot 1 and the Open Space. A 60' parking easement area is proposed on Lot 9.
	(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				Plan depicts 1 foot contours.

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	(f) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	Y*				<p>Total parcel area is noted to be 25 acres or 1,090,719 SF.</p> <p>Net area is noted as 1,022,512 SF with the stream and pond area (68,207 SF) deducted.</p> <p>See Density Table on Sheet 1. Per 145-49B:</p> <p>1,090,719 - Brook and Pond Areas (68,207 SF) = 1,022,512 Net Area x .15 =153,377 SF deduction</p> <p>1,022,512 -153,377 = 869,135 SF</p> <p>869,135/ 40,000 = 21 dwelling units permitted</p> <p>11 dwelling units are proposed on the 10 lots cluster lots</p> <p><u>Trees greater than 24” in diameter are not identified. 24” trees to be retained are not identified.</u></p>
	(g) Indication of the type of sewage disposal to be used in the subdivision.					The subdivision shall be served by public sewer (Wells Sanitary District.) See note 12, on sheet 1.
	[1] When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Wells Sanitary District indicating that there is adequate capacity within the district's system to transport and treat the sewage shall be submitted.	Y				A letter from the WSD dated 11-15-18 was provided.

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[2] When sewage disposal is to be accomplished by subsurface sewage disposal systems, test pit analyses prepared by a licensed site evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.				NA	
(h) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a letter from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that there is adequate supply and pressure for the subdivision.	Y				The subdivision shall be served by public water (KKW Water District.) See note 13, on sheet 1. A letter from the KKWWD dated 11-15-18 was provided.
(i) The date the plan was prepared, North point (identified as true or magnetic), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y				Grid North. Plan scale is 1" = 60 feet, 40 feet or 25 feet . Record owner/developer noted.
(j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.	Y				Abutters across Harrissectet Road, Willow Way and Charels Wesley Court are identified.
(k) The location of any zoning boundaries affecting the subdivision.	Y				The Rural and 75' Shoreland Zone are noted or labelled on the plan. See note 11 on sheet 1.
(l) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				Sheets 3, 4, 5, and 6 identify proposed utilities and stormwater plan. Stormwater Management Report prepared by Steven J. Blake, II PE 11695 dated January 2019 provided. <u>To be reviewed by Town Engineer.</u>
(m) 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.	Y				All adjacent road names are labelled on the plan sets. Road widths and speed limits noted. See note 23 on sheet 1.

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	(n) 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		No such public improvements proposed.
	(o) The proposed lot lines with approximate dimensions and lot areas.	Y*				All lots proposed shall exceed the minimum of 20,000 SF per 145-49, <u>pending Planning Board determinations.</u> <u>Lot 9 appears to be odd shaped, less than 3 to 1 length to width ratio.</u>
	(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		No such dedication proposed.
	(q) The location of any open space to be preserved and an indication of its improvement and management.	Y				See notes 16 and 21 on sheet 1.
	(r) A copy of that portion of the county soil survey covering the subdivision. When the medium-intensity soil survey shows soils which are generally unsuitable for the uses proposed, the Board may require the submittal of a report by a registered soil scientist indicating the suitability of soil conditions for those uses.	Y				SCS Map provided
	(s) 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.			NA		See note 18 on sheet 1. The subdivision is not identified to be within a flood zone.
	(t) A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and:			NA		Not required as the subdivision shall be served by public sewer.
	[1] Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985, Map Nos. 2 and 4; or					
	[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					

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(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y				<p>The stream and Pond are identified. A 75’ Shoreland overlay zone setback is shown.</p> <p>An IF&W recommended 100’ stream setback is also identified. <u>Was this to also be a no disturb buffer?</u></p> <p>Soils and Wetland Report prepared by Mainely Soils, LLC dated 8-23-18 was provided.</p>
(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y				A letter from IF&W provided dated 10-19-18.

Notes:

- Fire Chief and Public Works Director to provide approval/ comments on the alternative turn-tee proposed
- Fire Chief to review and approve the fire hydrant location
- IF&W - recommended 100 foot undisturbed buffers along streams (from edge of highwater line)
 - bats identified
- Minor stormwater increases are proposed
- Some typo’s identified in the Soils Report
- Trees greater than 24” in diameter at breast height to be identified on the plan. Trees to be preserved to be identified for Planning Board to review
- Existing wells to remain?
- Lot 9 concerns with meeting the 3:1 length to width ratio requirements