

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Barefoot Cottage Homes AMD# 5/ General Business & Rural Districts- Tax Map 43, Lot 3-3 Date of Review: 02/21/2019

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]	Y				Scale is 1" = 40 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y*				Applicant name and address noted. Business name and address noted. <u>Owner/ Condo Association to be noted.</u>
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.		N			<u>Lot coverage calculations to be provided.</u> <u>Total floor area of each building not noted.</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*				Opechee-Pope/Stella Bloom subdivision also serves as a Standard Boundary Survey and was prepared and stamped by Jim Wright of Post Road Surveying on 4/18/2012. <u>Is an updated boundary survey required by the Planning Board?</u> The as-built plan provided identifies many buildings constructed up to the required setbacks. Some structures encroached within the setback and required relocation of egress platforms or stairs.

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(4)	All existing and proposed setback dimensions.	Y*				<p><u>GB and RA zoning requirements not noted on the plan.</u></p> <p>Setbacks depicted for the GB and RA zones.</p> <p><u>Setbacks/ buffers applicable to Lodging Facilities recommended to be depicted and/or noted.</u></p> <p><u>Various nonconformities exist but are grandfathered.</u></p> <p><u>A bulkhead for the office was constructed within the 25' setback of Barefoot Cottage Road and must be relocated or receive a Mis-located Building Appeal variance.</u></p>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				The plan does not depict a sign to be located on the property. Note #9 on sheet 1.1 of the prior approved plan states signs shall comply with chapter 145 however.
(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.
(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				Such existing site features are noted.

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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.			NA		No grade changes 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>All parking <u>to be noted</u> as 9' x 19' in dimension with a 26' wide aisle. <u>Various locations on the plan do not depict 26' wide aisle widths and need to be addressed.</u></p> <p><u>1 parallel space is recommended.</u></p> <p>The total number of required/ provided parking spaces is 121. 4% of 121 parking spaces requires 5 handicap accessible parking spaces.</p> <p><u>Only 2 spaces are shown. "Common Spaces" are proposed but "Common Spaces" would be for parking in excess of the number of required spaces.</u></p> <p><u>The access road widths (26' and 20') appear to be constructed narrower than required in various locations.</u></p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A 6' high stockade fence was approved as a screen for the residential abutting lot Map 123, Lot 3. This development does not abut any other residential abutters. <u>Note/label revisions required to address fence replacement/relocation.</u></p> <p>A 15' landscaped buffer along Route 1 is shown consisting of one proposed shade tree and grass. Planning Board found this to be sufficient at the 5/21/12 meeting. <u>Shade tree to be planted and cash escrow to be provided by the developer as a performance guarantee no later than 6/1/2019.</u></p> <p>A 15' landscaped buffer exists along Barefoot Cottage Road. <u>Shade trees exist and must be shown/labelled.</u> Buffer is encroached upon by patios. Board determined that the buffer satisfies the code at the 5/21/12 meeting.</p> <p><u>Planning Board to also review the Lodging Facility street setback/ buffer requirements and the 25' wide vegetated buffer requirements along all lot lines.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				<u>Easements exist but not all are identified on the plan.</u>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route One and Barefoot Cottage Road are identified.
(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.		N			<u>Planning Board signature block to be provided.</u>

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B.	Documentation of right, title or interest in the proposed site.	Y*				<u>Does the developer have Declared Rights or written permission from the Condo Association to pursue this amendment application?</u>
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		
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*				<u>An onsite dumpster is identified on the plan but must meet the 25' wide landscaped buffer requirements.</u> The dumpster is noted that it shall be screened by a solid 6' tall fence.
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		No change to the number of units on the property proposed. A revised letter is not necessary.
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		No change to the number of units on the property proposed. A revised letter is not necessary.
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:			NA		Traffic data is not required. No change to the number of units or use on the property proposed.
(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.					

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(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				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]			NA		<u>Lot coverage table to be added to the plan.</u> The property is subject to a MDEP Stormwater Management Permit L25214.
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.