

Per the following, occupancy could not be issued prior to the pavement being complete.
§ 202-11. **Inspections; violations and penalties.**

B. Violations and enforcement.

(7) No lot or unit in a subdivision may be sold, leased or otherwise conveyed before the street upon which the lot or the lot containing the unit fronts is completed up to and including the hot top base course of pavement, in accordance with these regulations, up to and including the entire frontage of the lot, and a performance guaranty acceptable to the Board of Selectmen is posted for the completion of the street with the Town of Wells.

THE PROJECT SHALL BE CONSTRUCTED IN THREE PHASES AS FOLLOWS:

PHASE 1: UNIT 1

- E&S CONTROLS SHALL BE IN PLACE PRIOR TO SOIL DISTURBANCE.

The replacement septic system for Lot 3A to be installed prior to the road construction.

- NO BUILDING PERMITS IN THIS PHASE SHALL BE GRANTED UNTIL FOUR SEASONS FARM ROAD, STA 0+00 – 7+44 (CUL-DE-SAC), IS CONSTRUCTED TO BASE GRAVEL, INCLUDING TEMPORARY CROSS CULVERT AT STA 3+50; DMH 2 AND 3; OFFLINE DRAINAGE PIPE UPSTREAM OF DMH 3.

Drainage system for the road must be complete, no temporary culvert to be installed: DMH's 1, 2 and 3 to be installed with all culverts and swales. If design drawings provided and noted on the plans, a temporary outlet after DMH 3 could be considered with an appropriate rip rap apron and stabilization.

Underground utility conduits, replacement of the septic system for Lot 3A, and buffer installation must also be included prior to a building permit. Also see Note 30 requirements and other plan conditions.

- NO OCCUPANCY PERMIT IN THIS PHASE SHALL BE GRANTED UNTIL THE FOLLOWING SITE WORK IS COMPLETE: POND 1 CONSTRUCTED AND STABILIZED; UNIT 1 SCREENING INSTALLED; EMERGENCY TURNAROUND AT UNIT 1 CONSTRUCTED.

Pavement to be installed, road and stop sign installation, as-builts provided all prior to an occupancy permit. Screening required prior to a building permit, see Note 21.

PHASE 2: UNITS 2 AND 3

- NO BUILDING PERMITS IN THIS PHASE SHALL BE GRANTED UNTIL FOUR SEASONS FARM ROAD EXT, STA 0+00 – 1+25 (STREAM CROSSING) IS CONSTRUCTED TO BASE GRAVEL, INCLUDING POND 2 AND LEVEL SPREADER; DMH 1; ALL DRAINAGE PIPE AND SWALES ASSOCIATED WITH FOUR SEASONS FARM ROAD.

Unit 2 screening required prior to a building permit for Unit 2, see Note 21. See previous comments on drainage.

- NO OCCUPANCY PERMIT IN THIS PHASE SHALL BE GRANTED UNTIL THE FOLLOWING SITE WORK IS COMPLETE: POND 3 CONSTRUCTED AND STABILIZED; UNIT 2 SCREENING INSTALLED; GUARDRAIL INSTALLED AT STREAM CROSSING.

Pavement to be installed, road and stop sign installation, as-builts provided all prior to an occupancy permit. The existing well near Unit 2 to be abandoned and removed/filled in.

PHASE 3: UNIT 4

- NO BUILDING PERMITS IN THIS PHASE SHALL BE GRANTED UNTIL THE SHARED DRIVEWAY, TO STA 3+42 (WETLAND CROSSING) IS CONSTRUCTED TO BASE GRAVEL.
- NO OCCUPANCY PERMIT IN THIS PHASE SHALL BE GRANTED UNTIL THE FOLLOWING SITE WORK IS COMPLETE: EMERGENCY TURNAROUND AT UNIT 4.

PHASE 4: BASE PAVING

- BASE PAVING OF FOUR SEASONS FARM ROAD SHALL COMPLETED PRIOR TO ISSUANCE OF THE FINAL OCCUPANCY PERMIT IN THE PROJECT, OR WITHIN ONE YEAR OF THE DATE OF THE PRECONSTRUCTION MEETING, WHICHEVER OCCURS FIRST.

PAVEMENT MUST BE COMPLETED PRIOR TO ANY OCCUPANCY.