

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #: Fairway Village Subdivision/ Tax Map 32, Lot 13
 Prepared By: Planning Office
 Plans Dated: 12/4/18; 1/29/19; 2/26/19

District: R
 Review Date: 12/14/18; 02/08/19; 3/6/19
 Prelim. Plan Revisions Submittal Date: 12/14/18; 1/29/19; 2/26/19

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:					Location map provided
	(a) Existing subdivisions adjacent to the proposed subdivision.	Y				Grants Pasture, Old Marsh Subdivisions are identified.
	(b) Locations and names of existing and proposed streets.	Y				Fieldside Lane is labelled
	(c) Boundaries and designations of zoning districts.	Y				Adjacent zoning districts are identified.
	(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				An outline of the subdivision is shown on the Location Map.

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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>		N			<p>Sheet 1 is 1" = 200 feet, Ok if the plan is only to be Locus and for plan notes.</p> <p><u>Sheet 17 is the Boundary Survey and is 1" = 200 feet. The plan scale is too small to be legible. Sheet 17 monumentation is missing, a course is missing, Lot A13 is miss identified and encroachments are not identified.</u></p> <p><u>A waiver of plan scale is not recommended.</u></p> <p>Sheet 2 is 1" = 100'</p> <p>Sheets 3, 4, and 5 are 1" = 30 feet.</p> <p><u>Sheet 9 is very helpful for review but is not a boundary survey and does not include boundary information.</u></p> <p>Other sheets are 1= 20 feet.</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>The name and Lot number appear in the plan Title Block on each sheet.</p>

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	(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.		N			<p>On 12/17/18 the Planning Board required a boundary survey and did not grant a waiver due to the availability of multiple site and subdivision plans with surveys that abut the parcel. Buildings are proposed at the setbacks, and a cart path encroachment exists but may be mis-identified.</p> <p><u>Boundary plan is not complete and is missing Total Lot area/ Fieldside Lane area; Existing monumentation; Grants Pasture boundary/ Dusseault strip of land; and encroachments.</u></p> <p>A letter from Ken Garnder was provided on 3/8/19. No RP or Shoreland Overlay zones fall within 250 feet of the subdivision boundaries.</p> <p><u>Net area calculations are not noted. The cart path may be mis-identified. The Bears Den trail not identified correctly.</u></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.	Y*				<p>Deed provided: Book 14047 Page 381.</p> <p><u>Right of way documents and Deeds for Fieldside Lane provided. Documents reflecting ownership of the Dusseault property abutting Fieldside Lane to be reviewed. No common maintenance agreement noted. One deed refers to a septic easement which needs to be identified on the boundary plans, crosses Fieldside Lane.</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*				Homeowner's Association documents provided. <u>Review by Town Planner and Town Attorney to be provided at the time of final subdivision plan submission. Documents need to be clear that a condominium is being created; storage units are to be for unit owner use only; No "lots" are being conveyed (Bylaws Art II, Sect 1).</u>
	(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				Plans depict 2 foot contours and 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.		N			<p><u>Boundary Survey is not complete. No acreage given, not all property lines identified.</u></p> <p><u>All proposed wetland fills to be identified and total area tabulations done. Wetland fill total on sheet 1 needs correction. Nonwetland at Fieldside Lane not identified.</u></p> <p><u>A waiver of depicting trees 24” in diameter at breast height is requested. The Planning Board to consider.</u></p> <p><u>Plan does not note cutting restrictions of Open Space or designate Open Space limits. What areas comprise of the 45.91 acres proposed as open space?</u></p> <p><u>Note 25 states trees within the 25’ buffer along the property lines within Open Space shall be preserved, except if dead or dying, etc. What about trees outside of the 25’ buffer?</u></p> <p><u>Note 22 states trees noted as “to remain” shall be preserved. However the plan does not depict trees or identify which trees “to remain.”</u></p>
	(g) Indication of the type of sewage disposal to be used in the subdivision.					
	[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.			NA		Subdivision not to be served by the Wells Sanitary District.

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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.	Y*				Septic system boxes depicted on Sheet 2 and test pit logs submitted. <u>Limiting factors to be added to the plan.</u> Proposed septic tank locations depicted. <u>A septic system was not proposed for the Managers Dwelling unit in the Maintenance Building.</u> <u>Design is required at time of final subdivision plan submission.</u>
	(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*				Sheet 1, note 13 states the development shall be served by private well(s). Shared wells are identified adjacent to units. <u>A well is not identified for the Managers Dwelling Unit in the Maintenance Building.</u> <u>Various wells are proposed right up to the 100' setback from the shared septic systems. Survey location of wells may be required. A note is recommended.</u>
	(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				Record owner/ developer noted. Design firm noted. Grid North point is reference, see note 28.
	(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 identified. See table on sheet 1 and 17.

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(k) The location of any zoning boundaries affecting the subdivision.	Y*				Rural zone noted. A letter from Ken Gardner was provided on 3/8/19. No Shoreland or Resource Protection zones are identified within 250 feet of the property.
(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*				<p><u>Proposed septic tanks, SMH's, sewer lines or pump stations are depicted and to be reviewed. A system was not proposed for the Manager's Dwelling.</u></p> <p>Shared wells are proposed. <u>A well was not proposed for the Managers Dwelling.</u></p> <p><u>Brook crossing Culvert under entrance road has been proposed and requires review and analysis.</u></p> <p><u>Will buildings be restricted from having basements? A note on the plan is recommended.</u></p>

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					<p><u>Wetland Crossing on sheet 10 not complete: Underground utilities missing, width of road to be 24' wide paved with 30' wide gravel, a large culvert is needed at the low spot in elevation, 100 year analysis for culvert sizing and flooding elevation will be recommended. Planning Board to consider on 3/11/19.</u></p> <p><u>Sheets 3 through 10 depict approximately 52,000 SF of wetland fill, not including the cul-de-sac and Fieldside Lane widening.</u></p> <p><u>Drainage Analysis must include off-site flow from Merriland Ridge to wetland crossing.</u></p> <p><u>Sheet 1: Route 9 and Fieldside Lane identified but no widths of ROW's or pavement noted.</u></p> <p><u>Grants Pasture Subdivision Open space depicted on sheet 1. Old Marsh Subdivision Open Space/ Golf Course not labelled. Golf Cart encroachment not depicted. Bears Den Campground trails mis-identified.</u></p> <p><u>Proposed street names require the Street Name Request Forms and are to be reviewed by the Town Assessor.</u></p>

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	(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.		N			<p><u>Plan of Fieldside Lane sheet 9 not complete: Proposed drainage/ grading/ culverts missing, proposed buffers missing, Monumentation missing, proposed underground utilities missing, wetland impacts at cul-de-sac and width of road widening not noted, intersection at Route 9 detail missing (radii, signs, Route 9 lanes).</u></p> <p><u>Proposed Open space areas (s)not delineated on the plan.</u></p> <p><u>Severla existing conditions of Fieldside Lane not depicted: driveways and culverts missing; sight distances may be short for MDOT (Retro Highway); wells on abutting lots missing; Route 9, shoulders, limits of lanes missing; Distance to Grants Pasture and Merriland Ridge Rd not noted; Driveways and homes on west side of Route 9 not depicted; Existing poles/ utilities noted; exising boundary monuments missing.</u></p> <p><u>Paved radii at intersections to be 25' for the fire/ EMT trucks.</u></p> <p><u>ROW radii at Route 9 not correct.</u></p> <p><u>Access road/ turntee at cistern to be paved.</u></p>

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					<p><u>Underground utilities are required along Fieldside Lane extension.</u></p> <p>Plan notes 160 parking spaces provided. <u>Unclear how this was determined. 146 spaces appear to be proposed. Do units have garages?</u></p> <p><u>Are any handicap accessible spaces proposed at the Clubhouse or Storage buildings?</u></p>
(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		
(o) The proposed lot lines with approximate dimensions and lot areas.			NA		A Multifamily Development Condominium is proposed. No lot lines are proposed.
(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.		N			<u>Dedicated Open Space area limits are not identified, described, code requirements not outlined, management responsibilities not detailed.</u>
(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 <u>Peat soils to be identified in the field prior to final application.</u>
(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.	Y				Note 29 on sheet 1 states the property is not located 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:	Y*				A Groundwater Impact Study prepared by Sebago Technics was provided. <u>To be reviewed by the Town Engineer.</u>
[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					

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[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					
(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y*				<p><u>Some Brooks not identified completely.</u></p> <p>Unforested wetlands were not identified to be on the property by Ken Gardner, Soil Scientist.</p> <p><u>Copies of the PBR and NRPA Tier II MDEP Permit applications were provided. Tier II Permit states 42,564 SF of wetland fill proposed. Plans depict 52,000 SF or greater.</u></p>
(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y*				<p>A letter from IF&W dated 10/20/18 has been provided. Species of concern identified include Bats and Rare Turtles; Significant Habitats include Deer Wintering Areas and Vernal Pools; a 100' undisturbed vegetated buffer is recommended along all streams for Fish Habitat.</p> <p><u>75' / 100' MDEP buffers to streams/brooks not identified.</u></p>

Other:

- Are dumpsters proposed? What form of trash removal is proposed?
- Will there be a common mail building? Or are individual common mail boxes proposed for the neighborhoods proposed?
- Notes on the use of the Clubhouse/Community Center are needed. A "Club" is a permitted use in the Rural District. The plan should note that the Clubhouse/ Community Center is for use of the residents of Fairway Village only and not for use by the general public. The facility shall not engage in activities carried on by a business or for financial gain.
- Notes on the forty 10' x 20' storage units proposed are also needed. These storage units are accessory to the residential dwellings on the property only are not for sale, lease or rent to the general public. They are to be used by persons who reside at Fairway Village only.