

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: 1690 House Bakeshop & Cafe / General Business District - Tax Map 135, Lot 10

Date of Review: 04-12-19

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 which shall contain the following information:	Y				Scale is 1" = 30 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y				
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				Building areas noted on the plan. Lot coverage proposed to be 28.4%. Maximum allowed coverage (65%) noted. See notes 4 and 15.
(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*				An updated boundary survey not prepared. Site plan references a boundary survey prepared for Joan Mooney by Frank Emery III dated May 2002. No new structures or buildings proposed. <u>SRC to consider a waiver and not require an updated boundary survey.</u>
(4)	All existing and proposed setback dimensions.	Y				Site plan depicts lot line setback requirements. See note 4. The existing dwelling is located within the 40' Route 1 setback but is grandfathered in this nonconformity as no changes are proposed to increase this nonconformity.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				No new lighting proposed. See note 11.
(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 proposed.

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(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				No changes to such features are proposed. Utility pole locations shown. No wetlands or streams identified on the site.
(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.	Y				Property contours not depicted. The parcel is relatively flat.
(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				All parking is shown shall meet the 90 degree parking space dimensional requirements. See note 6 and note 7.

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A 15' landscaped buffer shall be maintained along Route 1. This buffer shall consist of grass, two lilac shrubs, and other shrubs.</p> <p>A residential subdivision exists to the north of this parcel. No screening exists on this parcel for the residential use. The subdivision, as part of its Multifamily Development buffer requirements, has a row of arborvitae plantings along its lot line. <u>SRC to determine what screening this commercial property is required to install along this northerly lot line.</u></p> <p>The westerly lot line has existing vegetation. This treeline shall be maintained. <u>The SRC to consider finding this vegetation to remain sufficient for the westerly residential abutters.</u></p> <p>The southerly lot line abuts a residential use. Prior approvals required parking spaces to be a minimum of 15' away from the lot line. Proposed parking shall be 15' from the abutting lot line. Parking shall be screened from the view of the southerly abutter by a 6' tall solid fence. <u>SRC to determine if the proposed fence shall satisfy the screening along the southerly lot line.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Book 11585, Pg 88.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 1 is noted.
(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				Abutters are noted.

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(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Signature block for the SRC provided on the plan.
B.	Documentation of right, title or interest in the proposed site.	Y				Purchase and sale agreement provided. Book 11585, Pg 88.
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.			NA		No such materials identified on the plan. An on-site dumpster is proposed. The dumpster shall meet setback requirements and be screened by the existing shed and 6' tall arborvitae. Refuse to be disposed of by the property owner.
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.	Y				A letter from the WSD dated 5/24/16 provided on 6/7/16. No change in use proposed. <u>SRC to consider findings an updated letter not necessary.</u>
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.	Y				A letter from the KKWWD dated 6/7/16 provided. No change in use proposed. <u>SRC to consider findings an updated letter not necessary.</u>
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		A traffic study cannot be required by the SRC. No change in trip generation or traffic movement 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				Standard terms and conditions of the Town of Wells appear on the plan.
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		No changes to stormwater management proposed. See note 19.
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]			NA		
	Chapter 201, Article IV. Sidewalk Development.	Y				The property is located within the Sidewalk Development plan area. The proposed changes to the property do not trigger new sidewalk construction per 201-41.