

**Town of Wells , Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
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Project Name/District: Shaws Distribution Center Amendment/ Light Industrial District - Tax Map 50, Lot 27B Date of Review: 9/20/18; 4/17/19

Prepared By: Planning Office 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" = 20 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				Area of the building is noted as 537,070 SF, see note 14. 2-story area of building is labelled on prior approved site plan from 2016. Building footprint of 537,070 SF noted on prior approved plan. No changes to building area proposed.  Maximum lot coverage noted to be 65%.  Prior approved lot coverage is 46%.  Proposed lot coverage is noted as 47%.
	(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				Owen Haskell ALTA survey dated 8/21/2015 provided. The changes proposed involve no new building. A revised boundary survey is not required.
	(4) All existing and proposed setback dimensions.	Y				See note 9.
	(5) The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See note 17. No changes to lighting proposed.
	(6) The type, size and location of all incineration devices.			NA		No such devices proposed.

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		Yes	No	NA	Waiver	Comments
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		No such machinery identified. No new machinery is proposed.
(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				Existing sewer lines depicted. Existing fire hydrant location provided. Existing drain manholes and catch basins noted. Existing light poles identified.
(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				1 foot existing and proposed contours of the parcel identified on the plan.
(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 shall meet the 90 degree parking space size requirements, unless otherwise noted (see note 9 on sheet SP1). Existing vehicle parking spaces are noted to be 9' x 18.5' in dimension with 26' wide aisles.</p> <p>Proposed parking spaces shall be 9'x 18.5' in dimension with 26' wide aisles. Some spaces adjacent to the proposed expanded parking spaces near the truck cab parking area will not have a 26' wide aisle. These substandard spaces may remain as they shall be designated (with signs) to be for motorcycle parking only.</p> <p>Floor area of building is noted as 537,070 SF. Based on the gross floor area 538 parking spaces are required. However the prior site plan approvals/ field change approval granted approval for 378 parking spaces. The applicant proposes 45 more parking spaces for a total of 423 spaces. <b><u>Planning Board to consider the increase in parking and consider finding the parking provided suitable for the existing uses.</u></b></p>

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		Yes	No	NA	Waiver	Comments
						<p>See note 10 on S-1. A total of 368 parking spaces for employees and trucks/trailers were approved in 2016, of which 16 handicap spaces were required. A field change was granted on 8-8-17 to construct 7 handicap spaces and reduce truck cab parking. The total provided parking remained 378 spaces.</p> <p>Based on net increase of 45 spaces, 423 spaces are now proposed. Of the 423 spaces, 231 are passenger vehicle spaces resulting in 10 handicap accessible parking spaces being required. The plan depicts a total of 10 handicap accessible spaces.</p> <p>All handicap accessible parking requires ADA compliant signage. ADA signage is labelled on the plan.</p> <p>On-street parking is prohibited. See note 9 on sheet SP1 (reference plan – see note 4 on sheet S-1).</p> <p>CEO provided a written recommendation dated 06-23-16 for recommended parking for the existing Truck Terminal use of the property. Of the 368 proposed spaces, 203 are for trucks. The CEO recommends finding this total acceptable.</p> <p>The applicant now proposes 45 more parking spaces for a total of 423 spaces. <b><u>Planning Board to consider the increase in parking and consider finding the parking provided suitable for the existing uses.</u></b></p>

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		Yes	No	NA	Waiver	Comments
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y				<p>A 15' vegetated/wooded buffer shall be maintained along Spencer Drive, Tivoli Dr and Burnt Mill Road. See also 145-38B requirements (below). <b><u>Planning Board to review the existing landscape buffer requirements and determine if what exists is sufficient.</u></b></p> <p>The parcel has residential abutters across from Burnt Mill Road. These abutters are located in a residential zone and are separated from the commercial operation by 510' + of wooded area. <b><u>Planning Board to review the existing landscape buffer requirements and determine if what exists is sufficient.</u></b></p> <p>Shade trees near the proposed pavement and pond aid in the cooling of stormwater temperatures. Trees to be retained as close as possible to the parking area and pond.</p> <p>See note 16 on sheet S-1. In the Light Industrial District, except to allow for the development of a driveway, the first 40 feet of a lot as measured from the right-of-way of any street shall be planted with shrubs and/or ground cover and shade or evergreen trees with a minimum two-inch diameter at breast height (dbh) planted a maximum of thirty feet on center along the entire distance of the street frontage.</p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Spencer Drive, Tivoli Drive, Burnt Mill Rd and rail road easement depicted on prior approved site plan.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				
(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*				<p>Abutters identified on prior approved site plan.</p> <p><b><u>Map and lot of Shaws property across from Spencer Drive needs a separate Tax Map and Lot number to be assigned by the Town Assessor.</u></b></p>

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(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Deed provided: Book 2989, page 178. Letter of authorization from Shaw's to DM Roma Consulting provided.
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		Property served by public sewer.
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 changes proposed to refuse disposal or dumpsters. No changes proposed to outside storage.
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		The parking changes proposed do not alter the sewer services to the property. On 9/24/18 the Planning Board found that a WSD 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		The parking changes proposed do not alter the sewer services to the property. On 9/24/18 the Planning Board found that a KKWWD 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		<b><u>Planning Board to consider finding that traffic data is not required.</u></b> No change to use or expansion of Manufacturing/ Truck Terminal use proposed. 45 new parking spaces proposed for existing use.
(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. <b>[Amended 4-27-2007]</b>	Y				Best Management Practices are a standard condition of approval. Erosion and Sedimentation control notes are detailed on sheet D-1. See note 13.
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. <b>[Added 4-27-2007]</b>	Y*				Town Engineer had reviewed the stormwater management considerations proposed for the parking lot expansion and found the proposal to meet Town requirements.  <b>MDEP approval granted on _____.</b>  Stormwater Management Plan prepared by DM Roma Consulting Engineers.
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. <b>[Added 4-27-2007]</b>					
	<b>Chapter 201, Article IV. Sidewalk Development.</b>			NA		Parcel is not located within the Sidewalk Development zone.