

**Town of Wells , Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
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Project Name/District: Atlantic Pines Oral Surgery / RC District - Tax Map 61, Lot 16

Date of Review: 05-10-19

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 and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: <b>[Amended 6-12-2012]</b>		N			<b><u>Site Plan Scale must be 1" = 20 feet (recommended as that is the scale of prior approved plans and is the closest scale to match the architectural scale provided).</u></b>
(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.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.		N			<b><u>Lot coverage calculations to be updated based on correct lot area and footprint areas. Lot area must deduct the 631 SF MDOT acquired in a taking.</u></b>  <b><u>Total floor area of each building to be noted.</u></b>  Footprint floor areas noted.

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(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.				W*	<p><b><u>The applicant requests a waiver of preparing an updated boundary survey.</u></b></p> <p>A copy of the plan entitled "Division of Property, Casco Northern Bank, prepared by Stephen J. Martin, PLS #1262 of RP Titcomb Associates, Inc dated 7/24/1984 was provided. <b><u>The plan copy provided was not plotted to scale.</u></b></p> <p>A building addition (130 SF vestibule) is proposed and exceeds 25 feet from the southerly boundary. A waiver may be considered by the SRC.</p> <p><b><u>The lot area and Route 109 property line must be revised for the 631 SF taking.</u></b></p>
(4)	All existing and proposed setback dimensions.	Y*				<p><b><u>Residential Commercial dimensional requirements are not noted on the plan.</u></b> The required setbacks are depicted on the site plan. The proposed vestibule and dumpster shall meet setback requirements.</p> <p>The existing buildings on the property are shown to meet setback requirements.</p>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<p>Proposed exterior lighting locations are identified on the plan.</p> <p>See note 8. <b><u>Revisions recommended.</u></b></p>
(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. <b><u>Is a generator proposed? Applicant to confirm.</u></b>

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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*				Existing utility poles along Route 109 are identified. <b><u>Are the buildings served by overhead utility lines or underground lines? Overhead lines are recommended to make sure the lines do not go above the proposed dumpster.</u></b>  <b><u>A prior approved culvert/swale is not identified within the 10' wide easement area along the northwesterly side of the lot.</u></b>
(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*				<b><u>Existing fences to be labelled.</u></b>  Proposed parking spaces identified to be 9' x 19' 11" in dimension. Parking area shall accommodate an aisle width that exceeds 26'. 2 ADA compliant parking spaces are proposed. <b><u>ADA compliant signage to be noted. Signage could be building mounted signs.</u></b>  Existing stone walls identified along the property boundary to the east and south.

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A 15' wide landscaped buffer is required along Route 109. The site plan depicts a shrub and two 6' tall shade trees to be planted within the 15' wide landscaped buffer along Route 109. <b><u>SRC to determine if what is proposed is sufficient.</u></b></p> <p>This commercial parcel abuts residential parcels to the north and east. A 6' solid fence was required and installed on the lot line for Map 61, Lot 16A to screen the office building approved in 2012. <b><u>Plan revisions needed.</u></b></p> <p>A 6' tall solid fence approximately 30 linear feet long was required and installed for the screening of the abutter of Map 61, Lot 17-7 from the view of the office building approved in 2012.</p> <p><b><u>SRC to review existing screening for the residential abutters and determine if what exists is sufficient.</u></b></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y*				A 10' wide easement which then becomes a 15' wide easement is identified. <b><u>Some edits needed.</u></b>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 109 and Evergreen Drive 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			<b><u>SRC signature block to be provided.</u></b>
B.	Documentation of right, title or interest in the proposed site.	Y				A copy of the Purchase and Sale agreement was provided.

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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.		N			<b><u>A copy of the existing septic system design not provided. CEO to review to ensure the existing system can accommodate the change in use.</u></b>
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*				An onsite dumpster is identified on the plan. <b><u>The dumpster to be noted that it shall be screened by a solid 6' tall fence and meet setback requirements.</u></b>
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 property is not served by public sewer.
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 property is not served by public water.
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.
(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.					
(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.					

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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 for soil erosion and sedimentation control are a condition of approval. <b><u>Conditions of approval to be revised on the plan or a plan note added making reference to the Findings of Fact &amp; Decisions and conditions of approval.</u></b>  <b><u>Applicant requests a waiver of preparing a soil erosion and sedimentation control plan. SRC to consider this waiver.</u></b>
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>			NA		The site is previously development with 53% lot coverage. Minimal site changes proposed.  <b><u>Applicant requests a waiver of preparing a stormwater management plan. SRC to consider this waiver.</u></b>
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		

**Notes:**

1. See Article V, VI, VII review comments.