

Town of Wells, Maine
Final Major Subdivision Completeness Review

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Project Name/Tax Map & Lot #: Wesley by the Sea – Phase 3 Subdivision/ Tax Map 72, Lot 2 and 3

Prepared By: Planning Office

Plans Dated: 4/23/19

District: R, ShO

Review Date: 5/1/19; 5/15/19

Final Plan Revisions Submittal Date: 4/23/19

Chapter 202
Subdivision of Land

§ 202-9. Final plan for major subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information: [Amended 4-13-1999]	Y				Plan scale is 1" = 60 feet on sheet 1 and 2. And 1" = 40 feet on sheet 3. Sheets 4, 5, and 6 have 1" = 25'
(1)	Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's map and lot numbers.	Y				Note 7 notes the existing Map and Lot numbers of the subject parcels. See Title Block for Subdivision name and Town of Wells information. Note 7 states the Lot numbering to become Map 79, Lots 2-1 through 2-10. Plan labels lots (2-1 to 2-10)
(2)	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.	Y				Plan prepared and stamped by Robert C. Libby, PLS #2190 of BH2M dated 4/23/19.

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(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y*				<p>Total parcel area is noted to be 25 acres or 1,090,719 +/- SF.</p> <p>Net area is noted as 1,022,512 SF with the stream and pond area (68,207 SF) deducted.</p> <p>See Density Table on Sheet 1. Per 145-49B:</p> <p>1,090,719 - Brook and Pond Areas (68,207 SF) = 1,022,512 Net Area x .15 =153,377 SF deduction</p> <p>1,022,512 -153,377 = 869,135 SF</p> <p>869,135/ 40,000 = 21 dwelling units permitted</p> <p>11 dwelling units are proposed on the 10 lots cluster lots</p> <p>Trees greater than 24" in diameter are identified. 24" trees to be retained and to be removed on the lots are identified.</p> <p><u>24" trees are not identified on Lot 10 or within the Open Space. No notes address tree cutting, tree removal or use of the Open space and must. See recommended note 16 revisions.</u></p> <p><u>Existing buildings on abutting Lot 5 to be identified.</u></p> <p><u>Sheet 2 to label barn removal.</u></p>

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(4)	Indication of the type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Wells Sanitary District indicating that the district has reviewed and approved the sewerage design shall be submitted.	Y				The subdivision shall be served by public sewer (Wells Sanitary District.) See note 12, on sheet 1. Sheet 4, 5, and 6 depict design; details on sheet 10. Letter dated 3-3-19 from the WSD approved for sewer extension.
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				The subdivision shall be served by public water (KKW Water District.) See note 13, on sheet 1. Existing dwelling units shall connect to public water (KKWWD). A letter from the KKWWD dated 11-15-18 was provided. Existing wells are identified and to remain <u>as irrigation wells.</u> Sheets 4, 5, and 6 depict design; details on sheet 10.
	(a) When water is to be supplied by public water supply, a written statement from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that the district has reviewed and approved the water system design. A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.	Y				Email correspondence with KKWWD provided and draft agreement provided. KKWWD approved the water main extension to serve Wesley by the Sea. See letter dated 5/6/19.
	(b) The Board makes a finding that adequate groundwater resources to support one- and two-family homes, in both quantity and quality, are available generally throughout the Town of Wells. However:			NA		Public water to be provided.

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	[1] When a proposed subdivision is not served by the Kennebunk, Kennebunkport and Wells Water District, evidence of adequate groundwater quality shall be required for proposed subdivisions in the vicinity of known sources of potential groundwater contamination, such as the Wells landfill, Bragdon septage disposal site and the Spiller sludge disposal site. The results of a primary inorganic water analysis performed upon a well on the parcel to be subdivided or from wells on adjacent parcels, between the parcel to be subdivided and the potential contamination source, shall be submitted.			NA		
	[2] When a proposed subdivision is to be served by a private central water system or contains structures other than one- or two-family dwellings, evidence of adequate groundwater quantity shall be required.			NA		
(6)	The date the plan was prepared, North point (identified as magnetic or true), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y				Grid North. Plan scale is 1" = 60 feet, 40 feet or 25 feet. Record owner/developer noted. BH2M Inc noted.
(7)	The location of any zoning boundaries affecting the subdivision	Y				The Rural and 75' Shoreland Zone are noted or labelled on the plan. See notes 8 and 11 on sheet 1. See Locus map.
(8)	The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				Sheets 3, 4, 5, and 6 identify proposed utilities and stormwater plan. Stormwater Management Report prepared by Steven J. Blake, II PE 11695 dated January 2019 and Revised April 2019. To be reviewed by Town Engineer.

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(9)	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. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The length of all straight lines, the deflection angle radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	Y				<p>All adjacent road names are labelled on the plan sets (Harrissectett Road, Willow Way, and Charles Wesley Court).</p> <p>Road widths and speed limits noted.</p> <p>See note 23 on sheet 1. <u>See recommended note revisions for note 23.</u></p> <p>Dorfield Lane noted and depicted, 50' wide. Dorfield Lane to be privately owned and maintained, see notes 23 and 24 on sheet 1. <u>See recommended note revisions for note 23 and 24.</u></p>
(10)	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		No such public improvements proposed.
(11)	All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers of cession to the municipality of all public open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If land is to be offered to the municipality, written evidence that the municipal officers are satisfied with the legal sufficiency of the written offer of cession shall be included.			NA		<p>See note 24 on sheet 1. The open space shall be owned and managed by the Preacher's Aid Society of New England. <u>See note revisions for note 24.</u></p> <p>Land is not proposed to be offered to the Municipality. Public use of the Open Space is not proposed.</p>
(12)	A list of construction items with cost estimates that will be completed by the developer prior to the sale of lots and, for subdivisions containing more than 20 lots, a separate list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality or quasi-municipal districts.	Y*				<p>A construction cost estimate was dated 4/11/19. Town Engineer reviewed the cost estimate (see memo dated 5-16-19). <u>A revised cost estimate is needed.</u></p> <p>Only 10 lots are proposed. A separate list with capital and annual operating estimates is not required.</p>

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	(a) These lists shall include but not be limited to: schools, including busing; street maintenance and snow removal; police and fire protection; solid waste disposal; recreation facilities; stormwater drainage; wastewater treatment; and water supply.			NA		Only 10 lots/dwellings are proposed.
	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.			NA		Only 10 lots/dwellings are proposed.
(13)	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.			NA		See sheet 1, note 18.
(14)	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				Erosion and sedimentation control notes are noted on sheet 7. Best management practices shall be followed.
(15)	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. [Amended 4-27-2007]	Y*				Stormwater Management Report prepared by Steven J. Blake, II PE 11695 dated January 2019 and Revised April 2019 was provided. <u>Town Engineer to review.</u>
(16)	If any portion of the proposed subdivision is located in the direct watershed of Ell Pond or within 500 feet of the upland edge of Hobbs Pond and meets the following criteria: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, then the following shall be submitted or indicated on the plan: [Added 4-27-2007]			NA		Subdivision not located within such areas.

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	(a) A phosphorus impact analysis and control plan conducted using the procedures set forth in MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006;					
	(b) A long-term maintenance plan for all phosphorus control measures;					
	(c) The contour lines shown on the plan shall be at an interval of no less than five feet; and					
	(d) Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.					