

Town of Wells , Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #:	Webber Ridge Phase 2 Subdivision/ Tax Map 16, Lot 8	District: R and ShO
Prepared By:	Planning Office	Review Date: <u>5/1/19; 5/15/19;</u> <u>5/16/19; 5/17/19</u>
Plans Dated:	4/22/19; 5/14/19; 5/16/19	Prelim. Plan Revisions Submittal Date: <u>4/23/19; 5/14/19;</u> <u>5/16/19</u>

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:	Y*				Location Map provided on sheet 1.
	(a) Existing subdivisions adjacent to the proposed subdivision.	Y				See plan reference 2b. Adjacent subdivisions are identified (Webber Ridge, 33 Hiltons Lane Subdivision, Sherwood Forest)
	(b) Locations and names of existing and proposed streets.	Y				Green Road or Hiltons Lane are identified on Locus Map.
	(c) Boundaries and designations of zoning districts.	Y				Location map does identify zoning (Rural, Shoreland and Residential A zones are in the vicinity).
	(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				The proposed subdivision site is identified on the Location Map in its entirety.
	(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]	Y				Plan scale is 1" = 80 feet on sheet 1, SWP-1, and SWP-2. The required plan copies were provided.

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	(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.	Y				The parcel is currently identified as Tax Map 16, Lot 8. Proposed cluster lots are identified as Map 16, Lots 8-1 to 8-10. Subdivision name noted.
	(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.	Y*				Plan prepared and stamped by Dana A. Libby, PLS #1350 of Corner Post Land Surveying, Inc dated 4-22-2019. Existing and proposed monument types identified. <u>Monumentation to be reviewed.</u>
	(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				Warranty Deed provided: Boock 17883, Page 737. Lot 4 has a driveway easement over Lot 8 and is depicted on the plan. Lot 8A-4 Book 17884 Page 135.

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	<p>(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.</p>	Y*				<p><u>See plan note 23. A Homeowner's Association is proposed.</u> The HOA shall own and manage the Open Space parcel and Webber Ridge Lane. The HOA shall be responsible for the following maintenance and repair of: Webber Ridge Lane; all drainage systems (roadside swales, driveway culverts, stormwater pond) within Webber Ridge Lane or by easement; and Fire Pond and associated systems; and the 50 foot wide wooded buffers.</p> <p><u>Draft HOA and sample deed to be provided upon submission of the final subdivision application.</u></p> <p><u>Drainage easements are proposed and to be reviewed at final subdivision review phase.</u></p> <p><u>Fire Pond Easement to be provided and reviewed by the Town Attorney and Town Enigneer at final application review phase.</u></p> <p>Lot 8A-4 has a driveway easement over Lot 8 and is depicted on the plan. Lot 8A-4 Book 17884 Page 135.</p>
	<p>(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.</p>	Y				<p>Plan depicts 2 foot contours.</p>

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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.	Y*				<p>Total Area of subdivision is noted on Sheet 1 as 1,208,157 SF. Total Net Area is 1,207,890 SF. See note 12.</p> <p>Wetland areas are depicted. See Note 10. Wetland delineation prepared by Moyse Engineering.</p> <p>See note 20. No wetland fills required or proposed. Limits of wetlands on Lots 5 and 6 to be posted by developer with signs every 25 feet prior to a building permit being issued.</p> <p><u>Trees greater than 24” in diameter are not identified. 24” trees to be retained are not identified. See note 21 and possible waiver request from the applicant.</u></p>
	(g) Indication of the type of sewage disposal to be used in the subdivision.					The subdivision shall be served by on-site individual subsurface waste water disposal systems. See note 11.
	[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		

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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*				<p>Lots depict a primary and reserve septic system. A summary of test pit data was provided.</p> <p><u>Test pit logs were not provided for Webber Ridge Phase 2.</u></p> <p><u>Test pit limiting factors are not noted or listed on Sheet 1.</u></p> <p><u>Various systems do not meet lot line setback requirements and do not show building separation requirements to be met.</u></p> <p><u>Additional Test Pits required for Lots 4, 5 and 7.</u></p>
(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				The subdivision shall be served by on-site individual drilled wells. Dug wells are prohibited. See note 11.
(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				Grid North. Plan scale is 1" = 80 feet. Record owner/developer noted.
(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 are identified.
(k) The location of any zoning boundaries affecting the subdivision.	Y				The Rural and 75' Shoreland Zone are noted and labelled on the plan. The abutting Resource Protection Zone is labelled.

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	(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*				Sheets SWP-1 and SWP-2 depict pre-and post-development drainage. Stormwater Management Report prepared by Jayson Haskell, PE of DM Roma Consulting Engineers dated 3-20-2019. <u>Town Engineer prepared a memo datd 5/2/19. Items to be addressed with the Final Application submission.</u>
	(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.	Y				Green Road is labled. The plan notes its width as 3 rods (49.5'). The plan notes the width of the proposed ROW to be 50' Road Name Request Form approved by the Town Assessor dated 5/16/19. Webber Ridge Lane noted on the plan.
	(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		No such public improvements proposed, see note 14.
	(o) The proposed lot lines with approximate dimensions and lot areas.	Y*				All lots proposed shall exceed the minimum of 20,000 SF per 145-49, <u>lot size reduction is pending Planning Board determinations.</u>
	(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.	Y				See note 14.
	(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

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(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				See note 13 and line on plan in Open Space
(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:			NA		Subdivision is not served by public sewer
[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			NA		Subdivision is not located over a sand and gravel aquifer
[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.			NA		Subdivision does not have an average density of less than 100,000 SF per dwelling.
(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y				The abutting pond is identified.
(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y				A letter from IF&W dated 5-16-19 provided. <u>Buffers from the pond are being maintained. IF&W notes Vernal Pools should be determined. The wetland evaluation by Moyse Environmental Services, dated 9-20-18 notes on page 4 that a PVP exists and should be evaluated in Spring of 2019. Is this the isolated wetland identified on proposed Lot 5 and was it evaluated as recommended?</u>

Notes:

- Fire Chief to review and approve the proposed fire pond once designed at Final Subdivision Application phase. Concern regarding pond capacity identified as not only the top 2 feet of the pond cannot be counted in the useable storage but also the bottom 2 feet. Concern regarding how the pond volume will be maintained to be addressed with a well and automating filling system. See Revised Sheet PP-1 provided. To be reviewed at Final Subdivision Application review phase.

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- Fire Pond Easement to be provided for review
- Septic System boxes must be a minimum of 10 feet from property lines
- Houses must be shown to be a minimum of 20 feet from septic boxes
- Lot 1 Septic is in the buffer
- Lot 4 septic need test pits – septic should be moved from the buffer.
- Lot 5 has one septic system too close to a property line and the other does not have a test pit and is shown within a wetland
- Lot 7 has one septic box too close to the property line/ ROW lot line and the house is too close to the septic box
- Lot 8 has one septic box too close to a property line and the house is too close to septic boxes
- Lot 9 shows the house too close to a septic box
- Test Pit Logs are needed