

**Town of Wells , Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
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Project Name/District: Coggeshalls Auto Repair / General Business District - Tax Map 135, Lot 5

Date of Review: 05/09/19; 5/21/19

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>	Y				Scale is 1" = 25 feet.
(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.	Y				Building foot print areas noted. Existing lot coverage is 24,840 sf/49,900sf = 50%. No additional lot coverage is proposed.  Building floor areas noted.
(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	<u>SRC waived the requirement of a Boundary Survey on 5/14/19.</u>  <u>Since the 1994 site plan approval for the property trailers have been added to the site, a 460 SF shed has been added to the site and additional lot coverage has been added to the site.</u>  <u>No new buildings or additions are proposed as this time.</u>

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(4)	All existing and proposed setback dimensions.	Y				<p>GB zone setback requirements are noted.</p> <p>The Trailers located within the 25' setback from Coggeshall Lane shall be registered as vehicles or removed from the property within 1 year of site plan approval.</p> <p>An on-site dumpster shall meet setback requirements and be screened from the view of abutters by a 6' tall (min.) solid screen (fence or vegetation).</p>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				The plan depicts existing exterior lighting locations. See plan note 10 regarding light and glare.
(6)	The type, size and location of all incineration devices.					No such devices exist or are proposed.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.					<p>This business is an existing auto repair garage.</p> <p>The sale or rental of motorized scooters is permitted. The location of motorized machinery may be displayed within the outside retail area proposed but shall not be within the street ROWs.</p>
(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				<p>Existing above ground utility poles and lines identified.</p> <p>No wetlands or streams identified. Catch basins not identified.</p>
(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.				W	No grade changes are proposed.

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(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>Parking areas delineated on the plan. ADA compliant space is depicted with signage.</p> <p>All parking is shown to meet the 90 degree parking space size requirements. Spaces are noted to be 9' x 18.5' in dimension with a minimum of 26' aisle width, except for a few spaces that have an aisle width of 24' due to the placement of a propane tank and protective bollard.</p> <p>The plan depicts 1 handicap accessible space and notes that 1 is required based on 18 business spaces being required.</p> <p>Handicap accessible space shall have an ADA compliant sign installed prior to the issuance of a building permit or Occupancy permit, whichever occurs first. See note 9.</p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y				<p>Existing vegetation (evergreen trees, shade trees, shrubs and grass) areas identified.</p> <p>No changes proposed to existing vegetation.</p> <p>The prior approved site plan for the parcel approved a full curb cut along Route 1. A landscaped buffer along Route One does not exist. On 5/14/19 the SRC did not require new landscaping along Route One or Coggeshall Lane.</p> <p>This commercial parcel abuts a residential property to the west. No screening exists. On 5/14/19 the SRC found that new screening for Lot 5-1 is not required and the retail area proposed in along Route One and visually blocked from Lot 5-1 by various trees, shrubs and buildings.</p> <p>This commercial property abuts Coggeshall Lane to the north and a commercial property to the south. Screening for these abutters is not required.</p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				<p>A 10' wide sewer easement is approximately identified on the plan. See note 20.</p> <p>A 30' easement or ROW for Lot 5-1 is labelled on the plan.</p>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route One and Coggeshall Lane are identified.

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(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.	Y				SRC signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Deeds provided in the project file.
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.	Y				An on-site dumpster shall meet setback requirements and be screened from the view of abutters by a 6' tall (min.) solid screen (fence or vegetation).  A 25' x 23' outside sales area is proposed. Items for display or for sale are permitted within this area. The sale or rental of motorized scooters is permitted. The location of motorized machinery may be displayed within the outside retail area proposed but shall not be within the street ROWs.
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.				W	The property is served by public sewer.  SRC waived an updated capacity letter on 5/14/19 as the change in use does not alter the sewerage service or demands of the property.

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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.				<b>W</b>	The property is served by public water.  SRC waived an updated capacity letter on 5/14/19 as the change in use does not alter the water service or demands of the property.
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:			<b>NA</b>		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.					
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>	<b>Y</b>				Best management practices for soil erosion and sedimentation control are a standard condition of approval. See note 13.

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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>			<b>NA</b>		Existing Conditions and Proposed Lot Coverage: 24,840 SF or 50%  <div style="display: flex; justify-content: space-between;"> <span>Building Coverage:</span> <span>9,265</span> </div> <div style="display: flex; justify-content: space-between;"> <span>SF</span> <span></span> </div> <div style="display: flex; justify-content: space-between;"> <span>Pavement, gravel, concrete:</span> <span>15,575</span> </div> <div style="display: flex; justify-content: space-between;"> <span>SF</span> <span></span> </div>
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>	<b>Y</b>				The property does fall within the Sidewalk Development area. No changes are proposed that require sidewalk construction of funds.

**Notes:**

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