

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Hampton Inn Amendment/ General Business District - Tax Map 120, Lot 2 Date of Review: 10/16/19; 03/03/21
 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: [Amended 6-12-2012]				W*	Scale is 1" = 60 feet, same as previously approved. <u>Staff Review Committee to consider granted a plan scale waiver to permit the smaller plan scale.</u>
(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			Existing lot coverage is notes as 44.65%. Proposed lot coverage is noted to be 44.91%. <u>Total floor area of each building not noted.</u>
(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	Plan is not prepared by a PLS. Plan prepared by Steve Doe, Landscaped Architect The proposed building addition exceeds the setback requirement plus more than 10 feet. <u>An updated boundary survey may be waived for the proposed addition.</u>

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(4)	All existing and proposed setback dimensions.	Y*				<p>GB zone setback requirements noted. Shoreland Overlay District (75' from Webhannet River) identified.</p> <p>Setback/buffer from Meadow Mall Road are depicted based on ROW limits.</p> <p>The required 80' setback/buffer from Meadow Mall Road shown.</p> <p>200' setback from Webhannet River identified. <u>A portion of the maintenance building appears to be located within the setback. Recommended note 17: "Maintenance building to be relocated to meet 200' setback or setback to be verified to be met by a Professional Land Surveyor prior to the issuance of a building permit."</u></p>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				<p>All existing exterior lighting is identified on the plan. No change to lighting proposed. See note 13.</p> <p>Based on the lighting plan report and photometric plan from 2005, the proposed use was not expected to produce a strong, dazzling light or reflection of that light beyond its lot lines onto neighboring lots or onto any Town way.</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.
(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				Such existing site features are noted. No changes proposed to the features.

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(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.

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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>All parking shall be on-site. No off-site parking exists or is proposed. 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. No changes to parking proposed.</p> <p>5 handicap accessible parking spaces are shown. 99 spaces are proposed which requires 4 handicap accessible spaces. 5 ADA compliant signs for the handicap parking are required. See sheet 6 of 2005 site plan approval.</p> <p><u>80</u> sleeping rooms x 1.1 requires 88 spaces. The accessory managers unit requires 2 spaces. A total of 90 spaces are required. 99 spaces are provided. <u>Parking requirements to be corrected.</u></p> <p>Sheet 5 of the 2005 site plan approval outlines a detailed landscaping plan. No changes to landscaping are proposed.</p> <p>This commercial property abuts commercial properties to the north, south and west. Visual screening, <u>6' tall fence</u> exists along the southerly boundary for approximately 230 linear feet. Boundary to the north shall maintain plantings.</p> <p>Shade trees shall be maintained along Meadow Mall Road. <u>Two to be depicted on the plan and noted to remain.</u></p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				Sheet 5 of the 2005 site plan approval outlines a detailed landscaping plan. No changes to landscaping are proposed. This commercial property abuts commercial properties to the north, south and west. Visual screening, 6' tall fence exists along the southerly boundary for approximately 230 linear feet. Boundary to the north shall maintain plantings. Shade trees shall be maintained along Meadow Mall Road. Two to be depicted on the plan and noted to remain.
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y*				Note 9 additional information to be noted.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route One and Meadow Mall Road noted.
(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			Staff Review Committee signature block to be provided.
B.	Documentation of right, title or interest in the proposed site.		N			Applicant to provide written permission from the property owner to pursue the site plan amendment application.
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		Parcel is served by public sewer.

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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 area is identified on the plan. The dumpsters shall be screened by a solid 6' tall fence.
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		<u>No change to the number of units on the property proposed.</u> A revised 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		<u>No change to the number of units on the property proposed.</u> A revised 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		Traffic data is not required. No change to the number of units or use on the property proposed. Access to the site from US Route One is through an existing curb cut onto Route One as shown on Sheet 2 of 9 of the 2005 site plan. A traffic study was completed by Gorrill-Palmer Consulting Engineers of Gray, Maine in 2005. This traffic study concluded that trip generation at the site will not require a Traffic Movement Permit from Maine DOT. The Town retained HNTB to peer review the traffic study.
(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.					

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(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. [Amended 4-27-2007]	Y				Best management practices for soil erosion and sedimentation control are a standard condition of approval.

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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. [Added 4-27-2007]	Y				<p>Existing lot coverage is notes as 44.65%. Proposed lot coverage is noted to be 44.91%.</p> <p>The applicant submitted a Stormwater Management Report in 2005. This stormwater plan report was supported by Pre- and Post-Development Stormwater Plans. The runoff generated on-site is to be collected and conveyed via an enclosed stormwater system to an existing system in Route 1. The receiving storm drain is a 24-inch diameter pipe which is connected to the Route 1 system that has been sized to accommodate runoff from this developed parcel. OEST Associates reviewed the stormwater plan in 2005 and agreed that the system is appropriately designed and that if constructed and maintained properly will function so as to meet the Town's standards.</p> <p>The project designer stated in an April 12, 2005 letter to the Town Planner that a DEP Stormwater permit has been approved by the Maine DEP as the project is creating over an acre of impervious surface. The Planning Board conditioned its 2005 approval on the receipt of DEP approval of the Stormwater permit. A copy of the DEP approval does not appear to be on file with the Town. Permit #L22273-NJ-A-N is noted on the plan.</p>
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. [Added 4-27-2007]					
	Chapter 201, Article IV. Sidewalk Development.			NA		

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Notes:

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