

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Congdons Donuts/ General Business & Residential A
Districts- Tax Map 123, Lot 5 and 6

Prepared By: Office of Planning & Development

Date of Review: 07-27-20; 02/04/21;
3/10/21

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 which shall contain the following information:	Y				Scale is 1" = 40 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				Owner and applicant names and addresses noted. Business name and address noted.

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(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				<p><u>Building floor area(s) are to be corrected on the plan. (7,471SF is the total gross floor area of the restaurant, bakery (1,350 SF use) , drive-thru area inside the restaurant (120 SF use), beer garden area (840 SF), and 462 2nd level space – which is believed to have an expansion planned) The footprint of this building for lot coverage purposes is 7,009 SF).</u></p> <p><u>Is an expansion to the 2nd level 462 SF space proposed as the applicant mentioned at the SRC meeting?</u></p> <p><u>Note 10 states 6,610SF in building area was factored into lot coverage?</u></p> <p>The proposed outdoor kitchen area is labelled (615 SF).</p> <p>The Food Truck area will now be 1,710 SF in area as Lot 5 and Lot 6 to be merged.</p> <p>Area of the GB zone is noted on Sheet C2.1 as 7.23 acres. RA zone is noted to be 8.71 acres.</p> <p>The current amendment application proposes to merge Lots 5 and 6 and will eliminate the lot coverage issues previously identified on prior site plan approvals.</p> <p>See note 10 on sheet C2.1. 0% lot coverage proposed in RA zone. GB zone lot coverage to be noted based on area of land in GB zone. Existing GB zone coverage is 17.01% Proposed GB zone coverage is 17.34%.</p>

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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.	Y				<p>An outdoor kitchen addition (615 SF) is proposed to be built off of the existing restaurant. This addition is not within 10 feet of a lot line setback requirement.</p> <p>The prior approved site plan for Lot 5 was prepared by and stamped by Dana Libby, PLS of Corner Post Land Surveying, dated 03-28-2018.</p> <p>Standard Boundary Survey for what is currently considered Lots 5 and 6 prepared by Main Land Development Consultants Inc dated 03-09-2020; revised 8/19/20 by Charles L. Buker PLS #2397.</p> <p><u>S1.1 plan revisions to be provided.</u></p> <p><u>Food Trucks are not considered structures due to being annually registered vehicles. To be noted on amended site plan.</u></p>
(4)	All existing and proposed setback dimensions.	Y				Setback requirements noted.

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(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<p>See note 7 on sheet C2.1. "Signage shall be in compliance with the Wells Land Use Ordinance. Signs shall obtain approval from the Wells Code Enforcement Office prior to be installed. "</p> <p>See note 9 on sheet C2.1 "All exterior lighting shall be downward directional or shielded as to prevent glare onto abutting lots or right of ways."</p> <p>New light poles and lighting fixtures are proposed. <u>Lighting details provided and to be reviewed.</u></p> <p><u>Planning Board to determine if a Photometrics plan is to be required.</u></p> <p><u>Existing exterior light locations are identified on the site plan. Were previously approved lights removed or not installed?</u></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 proposed. Food trucks to have power from meter box.

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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*				<p><u>A 15' wide utility easement to be noted.</u></p> <p>A temporary grading rights area affecting lot 5 and 6 was identified on the 2018 site plan per deed reference 1g and is shown on amended plan.</p> <p>A 15' wide easement to KKWWD per deed reference 1h also identified on 2018 site plan and is shown on amended plan.</p> <p>An existing ditch with extended culvert was installed on Map 123, Lot 6 per 2018 approval and is identified on the amended plan.</p> <p><u>A 14" culvert replaced with an 18" culvert within the Route One right of way was required in 2018. An 15" culvert was installed and an 18" culvert is again proposed.</u></p> <p><u>Overhead utility locations to be depicted.</u></p> <p><u>Catch basin rim and outlet culvert to be noted on C3.1.</u></p> <p><u>Total area of wetlands impacted? MDEP Wetland permit may be required.</u></p>

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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.	Y*				<p><u>To be reviewed by Town Engineer.</u></p> <p>Two foot contours shown on Sheet S1.1 Standard Boundary Survey.</p>

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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>90 degree parking spaces shall comply with these standards. Plan notes the 9' x 18.5' dimensions. 26' wide aisle requirements are identified within the parking areas.</p> <p>Based on all uses proposed the property is required to provide 132 parking spaces. See note 12 on sheet C2.1</p> <p>110 year round, not stacked, parking spaces (pavement/gravel) are proposed. 13 spaces in the drive-thru are stacked. 62 seasonal grass parking spaces are proposed.</p> <p>The food truck uses (78 spaces required) and beer garden (12 spaces required) total 90 spaces required. The food truck and beer garden to operate when the 85 seat Restaurant area (33 spaces), the bakery (5 spaces) and drive-thru (4 spaces) , which total 42 spaces are closed. See hours of operation note 8 on sheet C2.1.</p> <p>132-42 = 90 year round spaces are available for when the 85 seat Restaurant, bakery and drive-thru are closed. Lot 5 and 6 to be merged. The Lease Agreement between Gerald Jean and ADLAR LLC dated 2/28/17 is no longer required. ADLARD LLC now owns Lot 5 and 6. No off-site parking proposed.</p> <p>Based on 132 spaces, 6 handicap accessible spaces are required. The plan identifies 6 handicap accessible spaces. Handicap spaces require signage and stripping if on pavement.</p>

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		Yes	No	NA	Waiver	
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>15' wide buffer along Route One and Rest View Lane is identified on sheet C2.1. <u>15' wide buffer to be shown along the full extent of Route 1. One shade tree exists, 1 shade tree is proposed. Some existing vegetation and grass areas to be maintained.</u></p> <p><u>Planning Board to review the Route 1 and Rest View Lane landscaped buffers and determine if what is proposed is sufficient, after the public hearing is held.</u></p> <p>Prior site plan approval had required a tree near the southerly property exit. This tree was to be planted no later than 9/1/17. The required shade tree was not planted as required. On 4/23/18 the Planning Board voted to require this tree to be planted no later than 6-1-18. See note 24. <u>This shade tree was not planted by 6-1-18. The shade tree is proposed to be planed. What is the new deadline to plan this tree?</u></p> <p>This commercial parcel abuts commercial property to the south and west. Screening is not required for these commercial uses.</p> <p><u>Residential lots abut the parcel to the north. One residential abutter on Map 43, Lot 3-3 exists. After the public hearing, the Planning Board to consider the existing wooded areas and tree line to be maintained to be sufficient for the residential abutters to the north.</u></p>

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						<p>An 8' tall stockade fence and row of existing vegetation exists along portions of the westerly lot line and are identified on the site plan.</p> <p>The existing 6' tall solid fence at the food truck area along the westerly boundary is identified on the site plan.</p> <p><u>Are any trees to be required between the new picnic area and Route One?</u></p> <p><u>Existing trees or tree line to be maintained?</u></p> <p><u>Is the new access an entrance or exit or both? Signage to be required.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.		N			<p><u>A drainage easement to be identified on the site plan.</u></p> <p><u>A 15' utility easement to be identified on the plan.</u></p>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 1 is identified. Rest View Lane is identified on sheet C2.1
(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*				<p>Abutters across from Route One and Rest View Lane are identified on sheet C2.1.</p> <p><u>Abutters are shown on the Boundary Plan but some need correction.</u></p>
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Deed(s) for the property 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.			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				The fenced dumpster area adjacent to the restaurant is identified. Proposed picnic table areas, dumpsters and portable toilet areas identified on the plan. <u>Notation on the proper disposal of portable toilet waste to be added to the plan.</u>
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.		N			A letter from the WSD was provided for the prior site plan approval dated 05/24/17 and was for the 115 seat standard restaurant. <u>An updated letter is required for the proposed outdoor kitchen addition.</u> The Food trucks have no connection to public or private sewer. See note 13.
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.		N			A letter from the KKWWD dated 5/30/17 for the 115 seat restaurant was provided for the prior site plan approval. <u>An updated letter is required for the proposed outdoor kitchen addition.</u> See note 13 regarding temporary/emergency water available to Food Trucks.

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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:	Y*				<p>On 4/2/18 the Planning Board to consider if additional traffic data is necessary for the proposed amendment.</p> <p>The Food Truck fast food operation to occur during evening hours. Restaurant hours of operation will also be occurring in the evening hours for a "Beer-garden." See note 12 regarding hours of operation. Restaurant, Drive-thru and Bakery open 5:30 am to 4:00 pm. Food Truck Area now proposes to be open 4:00 pm to 2:00 am. Beer Garden area is identified on the plan. Beer Garden hours of operation are 4pm to 1am. See note 12.</p> <p><u>Planning Board to consider if traffic data is required for the amendment proposed. Additional entrance is proposed approximately 50 feet from Rest View lane. Sight distances are required.</u></p>
(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. [Amended 4-27-2007]	Y				<p>Best management practices for soil erosion and sedimentation control are a standard condition of approval and are noted on the plan. <u>To be reviewed by the Town Engineer.</u></p>

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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*				Stormwater Control Plan dated 1/5/2021 prepared by Esther K. Bizier, PE of Main-Land Development Consultants, Inc. <u>Town Engineer to review stormwater management.</u>
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]	Y				
	Chapter 201, Article IV. Sidewalk Development.			NA		