

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #:	Dells Downeast Subdivision/ Tax Map 17, Lot 16	District: R
Prepared By:	Planning Office	Review Date: 1/22/21; 03/11/21
Plans Dated:	12/18/20; 2/1/21	Prelim. Plan Revisions 12/18/20; 3/5/21 Submittal Date: _____

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 Maps provided on sheets are 1" = 200 feet.
	(a) Existing subdivisions adjacent to the proposed subdivision.	Y				The Woodlands and Spring Meadow Estates Subdivisions are in the vicinity but not adjacent to the proposed subdivision.
	(b) Locations and names of existing and proposed streets.	Y				Hiltons Lane noted on the Location Map.
	(c) Boundaries and designations of zoning districts.	Y*				<u>The Rural, RA and RP zones to be labelled on the Location Map.</u>
	(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 subdivision is outlined on the Location Map.

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(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" = 100 feet on the cover sheet and sheets 1, 2, 3, and 5. Sheet 4 plan scale is 1" = 80 feet. Sheet 6 and 10 is 1" = 50 feet. Sheet 7 is 1" = 60 feet.
(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*				Dells Downeast Subdivision is noted. Wells, ME is noted. Tax Map 17, Lot 16 is noted. <u>Proposed map and lot numbers to be noted on the plan once the Town Assessor confirms numbering.</u>
(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 Patrick W. Johnson, PLS #2408 dated 12-18-2020 of JPS Surveying and Engineering. Existing monumentation depicted on sheet 2. <u>Proposed monuments depicted on sheet 4 to be determined.</u>

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(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 Book 3455, Page 112 provided. Also Book 18092, Page 148 and Book 18264, Page 706. <u>Draft HOA documents, fire hydrant easement at cistern, and sample deed to be provided with the final application submission and to be reviewed by the Town Planner and Town Attorney prior to final approval.</u>
(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Y				<u>Draft HOA, fire hydrant easement at cistern, and sample deed to be provided with the final application submission.</u> Cover sheet notes 18 and 19 describe the ownership and maintenance of the Open space and private street. Drainage easements shown on sheet 4. Well easement shown for lot 8 on sheet 4.
(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				Sheets 6 and 7 depict 2 foot contours.

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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*				Total Area of subdivision is provided on Sheet 1 is 38.901 acres. Sheet 6 depicts existing treeline, wetlands and vernal pools. Trees greater than 24" in diameter at breast height are identified on sheet 3. <u>The Planning Board to consider if any such trees are to be preserved. Most exist near proposed lot 7 or within the proposed ROW.</u>
(g) Indication of the type of sewage disposal to be used in the subdivision.	Y				The subdivision shall be served by private subsurface wastewater disposal systems. See plan note 16 on cover sheet.
[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		
[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*				Test pits prepared by James Logan, LSE #237 dated 11-14-19 and 4-8-20. Limiting factors are noted on sheet 10. Abutting septic system on Map 17, Lot 15 is identified. <u>Lot 8, on sheet 10 requires a reserve septic system area in another location, outside the drainage area.</u>

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(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 individual drilled wells. Dug wells are prohibited. See plan note 10 on cover sheet. Lot 13's well is proposed on lot 8. Well location on abutting lot Map 17, Lot 15 identified on sheet 10.
(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 scales are 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*				<u>Abutters identified except for new Map and Lot numbers for divided lot 15.</u>
(k) The location of any zoning boundaries affecting the subdivision.	Y				The Rural zone is noted on the cover sheet, note 6. The subdivision falls entirely within the Rural zone.
(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*				Lot 13 proposes a well on Lot 8. A 20' x 20' well easement is proposed on lot 8 for Lot 13. Sheets 6 to 10 depict proposed drainage and utilities. Details are shown on sheets 11 to 14.

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(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				The width of Hiltons Lane is noted. Proposed street width labelled as 50 feet. The street name has been approved by the Town Assessor. Wildwood Road is approved. Existing buildings on abutting lot 15, Map 17 are identified. Open space minimum of 35% to be noted on cover sheet, note 18. The subdivision proposes 62.7% as Open Space or 25.72 acres.
(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.
(o) The proposed lot lines with approximate dimensions and lot areas.	Y*				All cluster lots proposed shall exceed the minimum of 20,000 SF per 145-49, <u>pending Planning Board determinations.</u>
(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.	Y*				The Open Space is to be owned and maintained by the HOA. <u>HOA documents to be reviewed once provided.</u>
(q) The location of any open space to be preserved and an indication of its improvement and management.	Y*				<u>HOA documents, sample deed, conveyance to the Town, to be provided to the Planning Office and Town Attorney for review.</u>
(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
(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.			NA		See note 14 on cover sheet. The subdivision is not identified to be within a flood zone.

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(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		Not required as the subdivision shall be 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					
[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					
(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y*				Wetland delineation done by James Logan, CSS #213. <u>Wetland disturbance proposed. MDEP Permit By Rule required, see sheet 11?</u>
(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.		N			<u>A letter from IF&W to be provided.</u>

Notes:

- Fire Chief and Public Works Director to provide approval/ comments on the roadway design.
- Fire Chief to review and provide comments on the proposed fire protection (30,000 gallon fire cistern).
- Address plan markups
- Drainage easements need to include entire area to be ponded if ponds are part of the stormwater analysis.
- Construction along the entrance road must be on the parcel. Underdrains noted cross the property line and installation of the cistern appears very close to the line.