

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Joshua's Restaurant / General Business District - Tax Map
135, Lot 15

Date of Review: 03-03-21; 3/17/21

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 which shall contain the following information:	Y				Scale is 1" = 20 feet as previously approved.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				See note 2.
	(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.			NA		See plan reference notes. The submission of a boundary survey is not necessary as only a patio area expansion is proposed.
	(4) All existing and proposed setback dimensions.	Y				See note 5.
	(5) The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See note 6 and plan legend for lighting existing and proposed locations. See light detail. No new exterior lighting is proposed.
	(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 devices identified.
	(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				Existing overhead utility lines identified along Route One to the existing restaurant.

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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				1 foot contours of the parcel identified on the plan.
(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				A residential abutter is located to the north. This abutter is screened by an existing 6' tall stockade fence that is approximately 176' linear feet in length. On 3/9/21 the SRC found this screen to be adequate. This commercial property abuts other commercial properties to the south and east. A 6' tall stockade fence exists along the easterly lot line; half way (130' ±) along the southerly lot line; and 40' along the northerly lot line. The dumpster/ propane tank; walk-in cooler area is fenced in by a 6' stockade fence.
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y				The parcel has a 15' landscaped buffer defined on the site plan along Route One. This buffer consists of four shade trees and an evergreen tree. On 3/9/21 the Staff Review Committee found the existing landscaped buffer along Route One remains adequate. The dumpster/ propane tank; walk-in cooler area is fenced in by a 6' stockade fence.
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				No such restriction identified.

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(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route One road width of 66' noted on the plan.
(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				
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				
B.	Documentation of right, title or interest in the proposed site.	Y				Right Title and Interest (Deed) provided.
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		The parcel is served by public sewer.
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				Outdoor patio area proposed.
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.	Y				The parcel is served by the Wells Sanitary District. A letter from WSD dated 1/7/21 was provided to the Planning Office regarding the accommodation for the 122 total seats was adequately served.
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.	Y				The parcel is currently served by the KKW Water District. A KKWWD capacity letter dated 1/11/21 was provided stating 29 additional seats (122 total seats) was adequately served.
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		Staff Review Committee cannot require a traffic study.
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					

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(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				See standard condition of approval notes noted on the site plan for Best Management practices.
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				This parcel was previously developed. The proposed (1,710 SF) of additional non-vegetated area is not expected to significantly increase stormwater runoff. The proposed patio area and path shall minimally impact stormwater runoff. The site plan depicts parcel contours. The parcel is low sloped. Additional stone infiltration trench is proposed around the perimeter of the patio. See plan note 10.
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				All structures on this property shall comply with 145-26G(3) commercial building design standards and shall be reviewed for compliance with this standards prior to the issuance of a building permit. If a structure is proposed on the 30' x 45' patio area is will not trigger a site plan amendment. See plan note 12.

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Chapter 201, Article IV. Sidewalk Development.	Y				Parcel is located within the sidewalk development area. Sidewalks along Route One have been improved by the Town of Wells in recent years. The proposed outdoor patio and path does not qualify for new sidewalk construction per 201-38.