

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 1 of 5

Project Name/District: Varano's Restaurant / General Business District - Tax
Map 123, Lot 87

Date of Review: 03-19-21

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" = 30 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 11. 50.3% coverage exists in the GB zone. 21.4% coverage exists in the Shoreland Overlay zone. 875 SF structure addition for Restaurant patio proposed. See plan note 1.
	(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	See plan reference notes (7a-b). <u>The submission of a boundary survey to be considered by the SRC. The proposed structure to be 32 feet from the Mile Road lot line. Required setback is 25 feet.</u> No changes to lot lines proposed.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 2 of 5

Project Name/District: Varano's Restaurant / General Business District – Tax
Map 123, Lot 87

Date of Review: 03-19-21

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(4)	All existing and proposed setback dimensions.	Y*				See plan note 9 for GB zone dimensional requirements. The Existing structures (Restaurant and Hotel) do not meet lot line setbacks or Mile Road setbacks and are grandfathered in this nonconformity. The existing structures (Hotel) does not meet the landscaped buffer requirements of 145-52 and is grandfathered in this nonconformity. No change proposed to the Hotel use or structures.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				See note 13. <u>Applicant to confirm no new exterior lighting proposed.</u>
(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 Mile Road to the existing restaurant.
(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 grading changes proposed. No changes to contours. <u>SRC to consider a waiver of requiring contours labelled on the plan.</u>

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 3 of 5

Project Name/District: Varano's Restaurant / General Business District – Tax
Map 123, Lot 87

Date of Review: 03-19-21

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(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				This commercial property abuts other commercial properties to the east, west and north. No screening is required. No residential abutters exists. LCE area for unit 71 is depicting existing conditions (parking, sidewalk, proposed structure on patio area, etc).
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<u>The landscaped buffer along Mile Road to be identified.</u> <u>The hotel is grandfathered as is does not meet 145-52 requirements adopted in 2012. Notes to be added to the plan.</u>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Sewer easement depicted.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Mile 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				Abutters noted.
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Staff Review Committee signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Right Title and Interest (Deed for unit 71) 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. Dumpsters identified.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 4 of 5

Project Name/District: Varano's Restaurant / General Business District – Tax
Map 123, Lot 87

Date of Review: 03-19-21

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
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>SRC to consider finding an updated capacity letter is not required as no increase in seating is proposed. Standard Restaurant to remain having 122 seats.</u>
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>SRC to consider finding an updated capacity letter is not required as no increase in seating is proposed. Standard Restaurant to remain having 122 seats.</u>
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.					
(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*				<u>See standard condition of approval notes to be noted on the site plan for Best Management practices.</u>

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 5 of 5

Project Name/District: Varano's Restaurant / General Business District – Tax
Map 123, Lot 87

Date of Review: 03-19-21

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
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]			NA		This parcel was previously developed. No changes to stormwater management proposed.
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]			NA		
	Chapter 201, Article IV. Sidewalk Development.			NA		Not within the Sidewalk Development area.

See Article V, VI and VII review checklist comments to be provided at a later date.