

**Town of Wells, Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
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Project Name/District: Southern Maine Extreme/ Light Industrial District – Tax Map 40, Lot 2

Date of Review: 3/16/21

Prepared By: Planning Office

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: <b>[Amended 6-12-2012]</b>	Y				Scale is 1" = 20 feet.
(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.  Owner name and address to noted.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				The building gross floor area is noted as 5,000 SF.  Existing and proposed lot coverage to remain 43.5%
(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		No new building or building additions are proposed. A boundary plan is not required for the change in use.
(4)	All existing and proposed setback dimensions.	Y				LI zone dimensional requirements are noted, see note 6 and 7.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See plan note 12. Signage identified along Route 9.
(6)	The type, size and location of all incineration devices.			NA		No such devices proposed.

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(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 existing utilities, lot coverage or drainage.
(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 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 off-site parking proposed.</p> <p>See note 8 stating parking along Route 9 and Willie Hill Road is prohibited.</p> <p>1 handicap accessible parking space is shown. 15 spaces exist which requires 1 handicap accessible spaces. 1 ADA compliant sign for the handicap parking is shown on the plan.</p> <p>2,500 SF Manufacturing use requires 3 spaces.</p> <p>CEO recommendation letter dated 3/15/21 was provided. 12 parking spaces and 1 handicap accessible space are recommended. <b><u>SRC to review recommendation.</u></b></p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				A 40' wide landscaped buffer is required along Route 9 and Willie Hill Road per 145-38B. This buffer was previously approved to consist of existing vegetation (trees, grass and shrubs) along Route 9; and existing vegetation and 6 shade trees (sugar maples) planted along Willie Hill Road. <b><u>One of these shade trees were not planted adjacent to the emergency access gravel road entry onto Willie Hill Road. The SRC to require the shade tree be planted no later than 6/1/2021.</u></b>  This commercial parcel abuts a residential lot (Map 40, Lot 1). This property is screened by an existing 6' tall solid fence. This parcel abuts a commercial property (Map 40, Lot 18). No screening is required for this abutter. <b><u>The SRC to consider finding the existing residential screening to remain sufficient.</u></b>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Drainage easement was approved for Map 40, Lot 2 onto Map 40, Lot 18. Book 14664 Page 532 dated 11/7/2005. See plan note 22.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 9 and Willie Hill Road are identified.
(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.	Y				Staff Review Committee signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Lease Agreement provided by the owner to the applicant.

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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		No change to the existing on-site septic system proposed.
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 is permitted and shall be screened by 6' tall solid fencing and gate.  No outside storage exists or is 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.			NA		The property is not served by public sewer (WSD).
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		The property is not served by public water (KKWWD).
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.
(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.					

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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. <b>[Amended 4-27-2007]</b>	Y				Best Management Practices for soil erosion and sedimentation control are a condition of approval. See sheet 3 of 2005 approval for soil erosion and sedimentation control notes. No changes proposed.  See Findings of Fact & Decisions for conditions of approval.
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. <b>[Added 4-27-2007]</b>	Y				The 2005 site plan and storm water management plan prepared by Anderson Livingston Engineers was reviewed by Underwood Engineers, Inc. Based the 2005 it was found that the proposed storm water management system was in general conformance with the Town's standards.  Drainage easement was approved for Map 40, Lot 2 onto Map 40, Lot 18. Book 14664 Page 532 dated 11/7/2005.  No stormwater management changes are proposed.
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. <b>[Added 4-27-2007]</b>					
	<b>Chapter 201, Article IV. Sidewalk Development.</b>			NA		Not located within the Sidewalk Development area.

**Notes:**

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