

**Town of Wells, Maine**  
**Final Major Subdivision Completeness Review**  
**Page 1 of 10**

Project Name/Tax Map & Lot #: Ramsell Estates Subdivision/ Tax Map 24, Lot 4-A

Prepared By: Planning Office

Plans Dated: 1/26/21

District: R

Review Date: 2/5/21; 4/2/21

Final Plan Revisions Submittal Date: 1/26/21

**Chapter 202**  
**Subdivision of Land**

§ 202-9. Final plan for major subdivision		Application Meet Requirements				Comments
		Yes	No	NA	Waiver	
B.	Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information: <b>[Amended 4-13-1999]</b>	Y				<p>Sheets 2 and 3 are 1" = 100 feet</p> <p>Sheet 4 and 5 are 1" = 40 feet</p> <p>Sheets 6 and 7 are 1" = 20 feet.</p> <p><b><u>Purpose of this plan note needed on sheet 2: The purpose of this plan is for a 12 lot/dwelling unit Residential Cluster Development subdivision located on 27.59 acres with 18.92 acres of open space and a private 50' wide road.</u></b></p>
(1)	Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's map and lot numbers.	Y				<p>Subdivision name: Ramsell Estates Subdivision is noted.</p> <p>The subject Tax Map and Lot number is now Map 24, Lot 4-A. The proposed cluster lots will become lots 4-A-1 through 4-A-12.</p> <p>Cluster lots are labelled with proposed Map and Lot numbers</p>

**Town of Wells, Maine**  
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**Page 2 of 10**

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		Yes	No	NA	Waiver	Comments
(2)	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*				<p>Existing Conditions Survey prepared and stamped by Jacob Bartlett, PLS #2513 of Sebago Technics dated 8-3-2020; revised 1-26-21.</p> <p>Existing and proposed monumentation shown on the plans. <b><u>Monumentation to be reviewed and determinations made by Planning Board on 4/5/21.</u></b></p> <p><b><u>A waiver of a bound is requested at the westerly corner along North Berwick Road and Route 9B. To be considered by the Board on 4/5/21.</u></b></p>

**Town of Wells, Maine**  
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**Page 3 of 10**

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(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y				<p>Total Area of subdivision is noted to be 27.59 acres.</p> <p>The total area of Audrey Circle is noted on sheet 3 and is 50,919.54 SF.</p> <p>Existing buildings adjacent to the subdivision are identified.</p> <p>Trees greater than 24" in diameter were found to not exist on the parcel. See sheet 2, plan note 18. Existing and proposed tree lines are depicted on the plans.</p> <p>Sheet 2, note 15 states no wetlands on the property.</p> <p><b><u>Recommend No-cut buffer areas be identified within the 50' setback/buffer around the perimeter of the development.</u></b></p> <p><b><u>The proposed fire pond is within the 50' buffer. The Board to consider if this is suitable.</u></b></p> <p><b><u>Minimal vegetation exists for screening for abutting lots 22 and 46. The proposed private community garden is adjacent to lot 46. Are existing trees sufficient or are plantings to be required.</u></b></p>

**Town of Wells, Maine**  
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**Page 4 of 10**

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(4)	Indication of the type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Wells Sanitary District indicating that the district has reviewed and approved the sewerage design shall be submitted.	Y				<p>Test pits and typical septic field locations are depicted on the plan.</p> <p>See plan note 13. All residential cluster lots shall be served by individual on-site septic systems. Deviations in septic locations permitted up to 10 feet horizontally with CEO written approval. Septic systems shall meet applicable building separation requirements and setback 100 feet from any well.</p> <p>Test pit logs provided for all test pits, prepared by Gary M. Fullerton, LSE #355 date 8-20-2020. Test pit locations shown on sheet 4. Test pit logs show limiting factors in excess of 24" for all test pits but Lot 6. Lot 6 has a primary and reserve system.</p> <p>Sheet 4 depicts simulated nitrate plumes which are referred to in the Groundwater Impact Study. Study is referenced on sheet 4.</p> <p>Groundwater Impact Study prepared by Dave Chapman, MCG#458 of Sebago Technics dated 10/19/20. Town Engineer reviewed and septic impacts and water supply addressed.</p>
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				<p>All proposed cluster lots depict a drilled well. 100 foot well setback radii shown on sheet 4.</p> <p>See plan note 14 on sheet 2. All lots shall be served by individual on-site drilled wells. Dug wells are prohibited. Well location may vary up to 10 feet with CEO written approval.</p>

**Town of Wells, Maine**  
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**Page 5 of 10**

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	(a) When water is to be supplied by public water supply, a written statement from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that the district has reviewed and approved the water system design. A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.	Y*				<p>The subdivision proposes to construct 12 single family dwellings on cluster lots with an on-site fire pond with dry hydrant, to be located within the subdivision Open Space/ ROW, for subdivision fire protection.</p> <p>Sheet 4 notes the pond shall have 171,220 gallons. <b><u>Is this useable gallons (excluding top 2 feet and bottom 3.5 feet of the pond)? Useable volume calculation and elevations to be provided. 1.5 feet above top of intake pipe is to be deducted.</u></b></p> <p><b><u>See Design Review Memo prepared by Town Engineer dated 3/31/21. Applicant to address review comments.</u></b></p> <p><b><u>A written statement from the Fire Chief regarding the proposed fire protection is pending.</u></b></p>
	(b) The Board makes a finding that adequate groundwater resources to support one- and two-family homes, in both quantity and quality, are available generally throughout the Town of Wells. However:	Y				

**Town of Wells, Maine**  
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**Page 6 of 10**

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	[1] When a proposed subdivision is not served by the Kennebunk, Kennebunkport and Wells Water District, evidence of adequate groundwater quality shall be required for proposed subdivisions in the vicinity of known sources of potential groundwater contamination, such as the Wells landfill, Bragdon septage disposal site and the Spiller sludge disposal site. The results of a primary inorganic water analysis performed upon a well on the parcel to be subdivided or from wells on adjacent parcels, between the parcel to be subdivided and the potential contamination source, shall be submitted.			NA		The subdivision is not located within such contamination sources.
	[2] When a proposed subdivision is to be served by a private central water system or contains structures other than one- or two-family dwellings, evidence of adequate groundwater quantity shall be required.			NA		Subdivision not served by a central water system. All dwellings in the subdivision to be single family units.
(6)	The date the plan was prepared, North point (identified as magnetic or true), 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. See note 7 on sheet 2. Plan scale is 1" = 100 feet and 1"= 40 feet. Record owner/developer noted. Engineering Company noted.

**Town of Wells, Maine**  
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**Page 7 of 10**

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(7)	The location of any zoning boundaries affecting the subdivision	Y				<p>The Rural zone and RA zone boundary line shown on sheet 2. The subdivision falls entirely within the Rural zone.</p> <p>Residential Cluster Development requirements per 145-49 are noted on sheet 2.</p> <p>On 11/16/20 the Planning Board granted a 10% density bonus per 145-49D(1).</p> <p>On 11/16/20 the Planning Board granted a 5% density bonus per 145-49D(2). An easement is proposed for the garden in the Open Space for the HOA private use, limited to Ramsell lot owners.</p> <p>On 11/16/20 the Planning Board granted a 5% density bonus per 145-49D(5). Open Space to be conveyed to the Town, note 16, on sheet 2.</p>
(8)	The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				<p>Existing culverts identified on sheet 2 along Route 9. No culverts along Merriland Ridge Road exist.</p> <p>Proposed drainage indicated on plan, sheet 2 of 2. Preliminary Stormwater Management plan, OK. Combination of a buffer (LID) and a detention pond proposed.</p> <p><b><u>Stormwater Management Plan prepared by Kendra Ramsell and Craig Burgess, PE of Sebago Technics, Inc. dated January 2021. See Town Engineer drainage review memo dated 3-31-21 and Design review memo dated 3-31-21. Applicant to address comments.</u></b></p>

**Town of Wells, Maine**  
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**Page 8 of 10**

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(9)	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. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The length of all straight lines, the deflection angle radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	Y				<p>All adjacent road names are labelled on the plan sets</p> <p>ROW widths of Route 9 and Merriland Ridge Road are noted.</p> <p>Sight distances for proposed entrance noted.</p> <p>Proposed ROW to be 50' wide. 24' wide pavement noted, 3' gravel shoulders noted. Pavement width of cul-de-sac is 26' and turning radii noted. Outer radii are noted to be 65'.</p> <p>Open space requirements, ownership, and maintenance are described in notes 16 and 17.</p>
(10)	The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.	Y				<p>North Berwick Road, Littlefield Road, and Merriland Ridge Road identified. Widths are noted.</p> <p>No such public improvements proposed.</p>
(11)	All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers of cession to the municipality of all public open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If land is to be offered to the municipality, written evidence that the municipal officers are satisfied with the legal sufficiency of the written offer of cession shall be included.	Y*				<p><b><u>Public access was conditionally approved as a Density Bonus per 145-49. Draft conveyance to the Town and HOA documents were reviewed. See Town Engineer Memo dated 3-30-21. Comments to be addressed.</u></b></p> <p>See note 16 on sheet 2. Open space shall be owned and maintained by the Town of Wells.</p> <p><b><u>A sample deed to the Town was provided. See Town Engineer Memo dated 3-30-21. Comments to be addressed.</u></b></p>

**Town of Wells, Maine**  
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**Page 9 of 10**

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(12)	A list of construction items with cost estimates that will be completed by the developer prior to the sale of lots and, for subdivisions containing more than 20 lots, a separate list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality or quasi-municipal districts.	Y*				A construction cost estimate was provided.  <b><u>See Town Engineer Cost Estimate review memo dated 3-30-21. Applicant to address comments.</u></b>
	(a) These lists shall include but not be limited to: schools, including busing; street maintenance and snow removal; police and fire protection; solid waste disposal; recreation facilities; stormwater drainage; wastewater treatment; and water supply.			NA		Only 12 lots/dwellings are proposed.
	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.			NA		Only 12 lots/dwellings are proposed.
(13)	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.	Y				See note 9 on sheet 2. The subdivision is not identified to be within a special flood zone. No flood zone on the property.
(14)	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*				Erosion and sedimentation control notes are noted on sheet 5, 10 and 11. Best management practices shall be followed.  Design sheets provide notes and details. <b><u>See Town Engineer Design Review memo dated 3-31-21.</u></b>
(15)	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. <b>[Amended 4-27-2007]</b>	Y*				<b><u>Stormwater Management Plan prepared by Kendra Ramsell and Craig Burgess, PE of Sebago Technics, Inc. dated January 2021. See Town Engineer drainage review memo dated 3-31-21 and Design review memo dated 3-31-21. Applicant to address comments.</u></b>

**Town of Wells, Maine**  
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**Page 10 of 10**

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(16)	If any portion of the proposed subdivision is located in the direct watershed of Ell Pond or within 500 feet of the upland edge of Hobbs Pond and meets the following criteria: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, then the following shall be submitted or indicated on the plan: <b>[Added 4-27-2007]</b>			NA		A Groundwater Impact Study prepared by Dave Chapman; Geologist #458 of Sebago Technics dated 8/28/2020 was provided per 202-8(t).  The subdivision is not located within the Ell Pond watershed or within 500 feet of the upland edge of Hobbs Pond.
	(a) A phosphorus impact analysis and control plan conducted using the procedures set forth in MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006;					
	(b) A long-term maintenance plan for all phosphorus control measures;					
	(c) The contour lines shown on the plan shall be at an interval of no less than five feet; and					
	(d) Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.					

**Other review comments:**

- Excess material calculation (Lot 6)
- Install new drilled well for water supply for the Fire Pond
- Pull over shoulder/lane at the dry hydrant? Fire Chief to review and comment.
- Underground utilities usually are installed under the shoulder versus pavement, but is OK
- Common mailbox is proposed.
- Culverts at transformers?