

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Springer LLC - Amendment/ Light Industrial District - Tax Map 40, Lot 3-14

Date of Review: 03/30/21

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'
	(1) The name and address of the applicant plus the name of the proposed development.	Y				The name of the applicant/owner is noted on the plan. The name and address of the development are noted.
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.		N			<p><u>The existing building area is to be noted as 5600 SF (one-story).</u></p> <p><u>The proposed building areas and number of stories to be noted. Existing building to be noted as one-story.</u></p> <p><u>Approved Lot coverage is to be noted as 21.4%.</u></p> <p><u>Proposed lot coverage to be noted. LI zone maximum lot coverage to be noted.</u></p>

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(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.		N			<p><u>A perimeter survey of the parcel prepared by a licensed surveyor was not provided.</u></p> <p>The subdivision plan for Berwick Road Business Park, for which this lot is lot #14 within that subdivision, was prepared by Jim Wright, a licensed land surveyor. The subdivision plan was provided and is dated 4/21/2005 and was approved on 6/27/2005 by the Wells Planning Board.</p> <p><u>A proposed building is located up to the 40' setback from Willie Hill Road and is not in excess of 10 feet from the setback requirement. A boundary survey waiver is not permitted.</u></p>
(4)	All existing and proposed setback dimensions.		N			<p>See plan note 7. <u>Setback terminology to be corrected. Setback from Willie Hill Road to be corrected.</u></p>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.		Y*			<p><u>See note 17 on prior approved plan, to be added to this amended plan. A detail of the proposed light poles/security camera provided on 3/21/16 and described in note 17.</u></p> <p><u>Light and glare note to be added to the plan. Proposed lighting to be identified on the plan.</u></p> <p>The sign will not be lit or illuminated in any way.</p>
(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 machinery proposed near the lot lines.

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(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*				<p>Curtain drains and LLS depicted on the plan, <u>details are needed.</u></p> <p>The septic tank was installed adjacent to the parking lot. <u>To be identified on the plan.</u></p> <p>Wetland limits updated, see letter dated 1-28-21 by Mark J. Hampton, CSS #216. <u>Note 19 to be updated.</u></p> <p><u>Proposed water, sewer and electrical services to proposed buildings to be depicted on the plan.</u></p>
(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				<p>The plan depicts existing and proposed one foot contours in the developed area of the site.</p>

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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.		N			<p>Spaces are required to be 9' x 18.5' in dimension. <u>The spaces on the plan appear to be only 18' in depth. Parking aisle widths for all parking spaces must be 26'.</u></p> <p><u>Additional gravel/ stone shoulder was required to widen the aisle width for spaces along the existing building as part of the prior site plan approval. Was this done? If so, to be depicted on the plan.</u></p> <p><u>A 6' tall chain link fence was installed around the development and to be identified on the plan. This fence has a key pad gated entry with that the Fire Department has approved. See note 22 on prior approved plan, to be added to this amended plan.</u></p> <p><u>Existing fence to be depicted. Proposed fence to be depicted.</u></p>
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p><u>The dumpster to be identified and screened by a 6' tall solid enclosure.</u></p> <p><u>Previously approved landscaping and tree line to be depicted.</u></p> <p><u>The landscaped plan requirements along Willie Hill Road to be determined by the Planning Board. Existing and proposed vegetation to be added to the plan. LI zone requirements and 145-58.3 requirements to be noted on the plan.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				See note #3 on sheet 1 of 2016 site plan approval.

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(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y*				Willie Hill Road identified. <u>Width to be noted.</u>
(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*				<u>Abutters on north side of Willie Hill Road to be identified on the plan.</u>
(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				A copy of the deed is provided in the prior site plan amendment application file.
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.	Y*				<u>An existing subsurface wastewater disposal system to be identified on the plan.</u> <u>Will an expansion be needed? A letter from a SE is needed to confirm existing and proposed capacities. Proposed sewer line and/or pump locations to be shown on the plan.</u>
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.		N			No such materials noted to be stored outside of roofed buildings. <u>Note addressing requirements of 145-58.3M to be added to the plan.</u>
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		Property not served by public sewer.
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		Property served by private on-site well.

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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:				W	<u>The Planning Board to determine if a traffic study is necessary for the proposed development. A traffic study was waived in 2012 and 2016.</u>
(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>Best Management Practices are a standard condition of approval. The Standard terms and conditions to be added to the plan.</u> <u>Details and notes needed on the plan.</u> <u>Erosion control measures to be reviewed by the Town Engineer.</u>

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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*				<p>2005 Berwick Road Business Park subdivision approval considered stormwater management for this parcel, see subdivision note 12.</p> <p><u>A stormwater management plan details and notes to be provided and reviewed by the Town Engineer.</u></p> <p><u>The proposed curtain drain and level spreader may qualify as LIDs. A design intent statement or note on the plan is needed as well as construction details.</u></p> <p><u>Total lot coverage to be confirmed to be less than 43,560 SF.</u></p>
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]					<u>See Article VII review comments</u>