

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #:	Parker Ridge Subdivision/ Tax Map 37, Lot 6	District: R
Prepared By:	Planning Office	Review Date: 1/21/21; 3/31/21
Plans Dated:	12/30/20; 3/25/21	Prelim. Plan Revisions 1/4/21; 3/25/21 Submittal Date: _____

Chapter 202
Subdivision of Land

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions:					
	(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:	Y				A separate Location Map was provided with the application which depicts abutting subdivisions. Location Maps provided on sheets are 1" = 1000 feet. Adjacent subdivisions are noted (Granite Ridge, Penny's Meadow, Redcoat Lane, Blueberry Ridge)
	(a) Existing subdivisions adjacent to the proposed subdivision.	Y				References to approved abutting subdivisions are noted on sheet 1.
	(b) Locations and names of existing and proposed streets.	Y				Location map includes Granite Ridge Lane, Redcoat Lane, Valley Lane. Quarry Road, Perry Oliver and Horace Mills Road noted.
	(c) Boundaries and designations of zoning districts.	Y*				<u>Location map does not identify the Rural zone.</u> Shoreland and Resource Protection zones identified.
	(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.	Y				Outline of subdivision shown.

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(2) Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: [Amended 4-12-1999]	Y				Plan scale is 1" = 100 feet on sheet 1. C1.0 is 1" = 60 feet and C2.0 is 1" = 50 feet.
(a) The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.	Y				Map and lot numbers are identified (Map 37, Lots 6-4 to 6-16). Subdivision name noted. Map 37, Lot 6 noted.
(b) 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*				Plan prepared by Leon L. Bloos, PLS of Lower Village Survey Co dated 12/30/20. <u>Plan to be stamped prior to final plan approval.</u> <u>Proposed monument types to be determined.</u> <u>Some existing monument types are noted at iron rods but were approved to be granite or concrete bounds.</u>

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(c) A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	Y*				Deed provided: Book 15643 Pg 0659 <u>Draft HOA Covenants, Conditions, Restrictions and Open Space Easement document provided by Lower Village Survey Co. To be reviewed by Town Planner and Town Attorney during the final application review.</u>

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	<p>(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.</p>	Y*			<p>Preliminary Declaration/covenants provided.</p> <p><u>HOA documents, Bylaws, sample deed, etc. to be provided by applicant for review by Town Planner and Town Attorney during the final application review.</u></p> <p>Parker Ridge Drive to be owned and maintained by the HOA. See plan note 16.</p> <p>Open space is proposed to be conveyed to the Great Works Regional Land Trust. See plan note 16.</p> <p><u>Various drainage easements to be identified on the plan.</u></p> <p><u>Grading of enlarged Fire Pond area on sheet C1.0 is not depicted on Lower Village Survey plan.</u></p> <p><u>Several discrepancies exist between sheet 1 and C1.0 and C2.0.</u></p> <p>3.71 Open Space Easement area identified.</p> <p>Existing private Pedestrian Easement to Open Space identified for lots 6-1, 6-2 and 6-3, <u>width to be labelled or description given (Book and page references to be noted).</u></p> <p><u>Fire pond easement to be provided and HOA maintenance plan to be provided for review during the final application review.</u></p>
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	Yes	No	NA	Waiver	Comments
					<u>Public access easement across subdivision Open Space and road to be proposed? Easement to be provided for review</u>
(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				Plan depicts 2 foot contours on sheet 1. See plan note 7. <u>Contours obstruct pertinent lot and plan plan information and details. A separate plan depicting contours to be provided with the Final Subdivision plan submission.</u>
(f) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	Y*				Total Area of subdivision is 37.05 acres. Lot 6 area is 30.14 acres. Trees greater than 24" in diameter were not idetnfield on the parcel. See plan note 14. Existing tree line is depicted. <u>Planning Board to determined vegetation within the required 50' setback/ buffer after the public hearing.</u> The fire pond is not a waterbody per 145-10.
(g) Indication of the type of sewage disposal to be used in the subdivision.	Y				The subdivision shall be served by private individual septic systems and drilled wells. See note 9 on sheet 1.
[1] When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Wells Sanitary District indicating that there is adequate capacity within the district's system to transport and treat the sewage shall be submitted.				NA	

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	Yes	No	NA	Waiver	Comments
<p>[2] When sewage disposal is to be accomplished by subsurface sewage disposal systems, test pit analyses prepared by a licensed site evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.</p>	Y*				<p>Test pit logs prepared by Mark Hampton, LSE #263, CSS#216 of Mark Hampton Associates dated 12/12/20.</p> <p>Proposed septic system boxes (primary and reserve) are identified on each lot.</p> <p>All test pits are >24" in depth. Reserve system boxes are not required, but can remain if options for each lot are desired.</p> <p>20 test pits prepared by Mark Hampton, 263/216 dated 12/12/20. All limiting factors were >48". <u>24 test pits are identified on sheet 1. 4 test pit logs missing and to be provided.</u></p> <p><u>Test pit numbers and corresponding limiting factors to be identified on the proposed lots identified on Sheet 1. All test pits are not identified by number or state "TP2."</u></p> <p>Septic boxes depict a 100' setback from any existing or proposed well location.</p> <p>See plan note 15 which permits septic deviatons up to 10' with written approval by Code Enforcement Officer.</p> <p>Abutting well and septic systems identified on sheet 1.</p>

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(h) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a letter from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that there is adequate supply and pressure for the subdivision.	Y*				<p>The subdivision shall be served by private individual septic systems and drilled wells. See note 9 on sheet 1.</p> <p>Well exclusion areas are identified on the plan. A 100' setback from existing septic systems and proposed primary and reserve septic systems is required.</p> <p><u>Well locations may be required to be survey located prior to drilling. (Lots 12 and 13). Recommended plan note to address this to be provided.</u></p> <p>See note 15. Well locations may be permitted to deviate up to 10' with written CEO approval.</p>
(i) The date the plan was prepared, North point (identified as true or magnetic), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y				<p>Grid North. Plan scale is 1" = 100 feet, 60 feet or 50 feet. Record owner/developer noted.</p> <p>Parker Development LLC mailing address noted.</p>
(j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.	Y				<p>Abutters identified.</p>
(k) The location of any zoning boundaries affecting the subdivision.	Y				<p>The property is within the Rural District. See plan note 1.</p>

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(l) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				Existing and proposed septic systems are identified. Existing and proposed wells/ exclusion areas are identified. <u>Proposed underground utilities to be reviewed.</u> Underground utilities proposed from existing utility pole located within the proposed ROW adjacent to Lot 6-4. <u>Stormwater management plan to be reviewed by Town Engineer once provided.</u> Preliminary grading, swales and culverts depicted. All stormwater outlets to the proposed pond. <u>Lack of treatment and discharge to the ground water table will need to be addressed in the final subdivision application submission.</u> <u>Proposed dry hydrant and access road are not located correctly on C1.0 or on sheet 1? Pond limits on C1.0 do not match sheet 1. Sheet C1.0 depicts part of the pond on Lot 8.</u>

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(m) 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.	Y*				Horace Mills Road identified. Widths of Quarry Rd and Perry Oliver Road are noted. Proposed street depicted, Parker Ridge Drive. <u>Typical cross sections to be provided.</u> <u>Fire pond access road is 15 feet wide, Fire Chief to review.</u> Existing abutting buildings identified. <u>Existing tree line is depicted. Planning Board to determined vegetation within the required 50' setback/ buffer after the public hearing.</u> <u>Buffer and 50' wide no disturb areas per 145-49 to be determined by the Planning Board.</u>
(n) The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.			NA		No such public improvements proposed.
(o) The proposed lot lines with approximate dimensions and lot areas.	Y*				All lots proposed shall exceed the minimum of 20,000 SF per 145-49, <u>pending Planning Board determinations.</u> <u>Lot 6-4 exceeds the 3:1 lot length to width ratio requirements. Lot can be shortened to meet the requirement.</u>

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(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		<p><u>Pending Density Bonus considerations.</u></p> <p><u>A Public Access Easement is proposed to the Open space. A private pedestrian easement for lots 6-1, 6-2 and 6-3 exits.</u></p> <p><u>The Open Space is proposed to be conveyed to the Great Works Regional Land Trust. Documents to be provided and treviweed by the Town Engineer and Town attorney.</u></p>

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	Yes	No	NA	Waiver	Comments
(q) The location of any open space to be preserved and an indication of its improvement and management.	Y*				Preliminary Declaration/covenants provided. <u>HOA documents, Bylaws, sample deed, etc. to be provided by applicant for review by Town Planner and Town Attorney with the Final Subdivision application submission.</u> Parker Ridge Drive to be owned and maintained by the HOA. See plan note 16. Open space is proposed to be conveyed to the Great Works Regional Land Trust. See plan note 16 <u>The subdivision is close to proposing 50% Open space (plans currently depict 49.47%). If 50% can be achieved this density bonus would be worth 10%.</u> <u>Currently the Planning Board cannot consider granting this density bonus as 50% Open Space is not proposed.</u> <u>Was the additional area proposed for Lot 6-4 deducted from the 18.33 acres of open space proposed?</u>

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					<p><u>Has the street area been included in the Open Space? Open space to satisfy this requirement must be undeveloped, see 145-10, Open Space definition.</u></p> <p><u>A new public access easement across the subdivision's proposed Open Space and street to Quarry Road and Perry Oliver Road would be required if the 5% bonus were to be granted by the Planning Board. Currently the plans and submitted materials make no indication that a public access easement is proposed. Are trails proposed? How will the public get around the fire pond? C1.0 depicts steep slopes around the pond which would prevent safe access.</u></p>
(r) A copy of that portion of the county soil survey covering the subdivision. When the medium-intensity soil survey shows soils which are generally unsuitable for the uses proposed, the Board may require the submittal of a report by a registered soil scientist indicating the suitability of soil conditions for those uses.	Y				SCS Map provided
(s) 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 plan note 12. The parcel is located within Flood Zone X per FIRM2301580010D.
(t) A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and:	Y*				<p>Hydrogeologic Assessment prepared Christophery Buckman, P.G. by Haley Ward dated 3/22/21. <u>To be reviewed by Town Engineer.</u></p> <p>Property is not served by public sewer, is located over a Sand and Gravel Aquifer, and proposes density of less than 100,000 SF per dwelling.</p>

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[1] Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985, Map Nos. 2 and 4; or						The subdivision is located within Sand and Gravel Aquifer.
[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.						Density of less than 100,000 SF per dwelling is proposed.
(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y*					Existing and proposed Fire Pond area identified. <u>Useable water in gallons to be noted on the plan (top 2 feet and bottom 2 feet of the pond to be excluded in the calculation).</u> Pond construction may require MDEP approval.
(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.		N				<u>A letter from IF&W not yet provided.</u>

Notes:

- Fire Chief to review and provide recommendations on the fire pond, dry hydrant, access road, maintenance plan, and easement.
- Survey plot plans to be required for each building permit
- MDEP Permit may be required for the pond.
- Area of new developed area to be provided. MDEP Stormwater permit threshold to be addressed.