

**Town of Wells, Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
**Page 1 of 6**

Project Name/District: 1810 Post Road Realty Office / RC & GB District - Tax Map 139, Lot 16-A

Date of Review: 12/29/21

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 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. Owner name and address noted.<br><br><b><u>Business name and address noted appears to be out dated.</u></b>   |
|   | (2) Total floor area, ground coverage and location of each proposed building, structure or addition.   | Y*                            |    |    |        | Per 145-19A the property will be considered entirely within the RC zone.<br><br>Existing lot coverage of the .70 acre parcel is noted to be 31.5%.<br><br>Proposed lot coverage of the .70 acre parcel is noted to be 48%.<br><br><b><u>Gross floor area of the building to be noted as 2,770 SF.</u></b> |

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**Page 2 of 6**

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| § 145-77. Data Requirements [Amended 4-26-1996] |   | Application Meet Requirements |    |    |        |   |
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|   |   | Yes                           | No | NA | Waiver | Comments  |
| (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. | Y                             |    |    |        | The plan prepared is stamped by Sean P. Pierce, Maine PLS #2517 dated 12/21/21.   |
| (4)   | All existing and proposed setback dimensions.   | Y                             |    |    |        | GB and RC zoning requirements are noted on the plan. Setbacks requirements for the GB and RC zones are noted.   |
| (5)   | The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.  | Y*                            |    |    |        | <b><u>See recommended notes 16 and 21.</u></b>  |
| (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 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.  |                               | N  |    |        | Such existing and proposed site features are noted.<br><br><b><u>Proposed stormwater system for new pavement needed.</u></b><br><br>Details are not necessary on the site plan for the utility, sewer and water connections of the proposed dwelling. |
| (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*                            |    |    |        | Grade changes are proposed for the dwelling unit. The plan depicts 1 foot contours.<br><br><b><u>Spot elevations on proposed pavement needed to indicate slope and drainage direction.</u></b>  |

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**Page 3 of 6**

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| § 145-77. Data Requirements [Amended 4-26-1996] |  | Application Meet Requirements |    |    |        |  |
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|   |  | 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*                            |    |    |        | <p>An existing 6' high stockade fence is shown partially on Lot 16A and partially on abutting Lot 18. Lot 18 is considered a residential use and therefore a visual screen is required to be provided by Lot 16A. The existing 6' tall solid fence is proposed to be repaired on the portion that falls on Lot 16A. In areas where the fence is located on Lot 18, a row of 6' tall evergreen trees shall be installed every 5 feet. <b><u>The SRC to determine if the proposed screening is suitable.</u></b></p> <p>A split rail fence is located along Route One and Sylvan Way.</p> <p>6 parking spaces are shown to meet the 90 degree parking standards. Three 90 degree spaces are proposed as 60 degree spaces. 5 employee only parking spaces are proposed.</p> <p>A 240 SF walkway is depicted from the parking lot to the rear of the building.</p> |
| (11)  | All landscaped areas, fencing and size and type of plant material upon the premises.   | Y*                            |    |    |        | <p>A 15' landscaped buffer is shown along Route One and Sylvan Way to consist of grass and shade trees. <b><u>The SRC to determine if the proposed buffer remains adequate.</u></b></p>  |
| (12)  | All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.  | Y                             |    |    |        | <p>An easement across Sylvan Way is noted within the Warranty Deed provided for this parcel.</p> <p>Condominium documents for proposed Condo unit 1 and unit 2 were provided with the 1810 Post Road Condominium subdivision application.</p>  |

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**Page 4 of 6**

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| § 145-77. Data Requirements [Amended 4-26-1996] |  | Application Meet Requirements |    |    |        |  |
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|   |  | Yes                           | No | NA | Waiver | Comments   |
| (13)  | The locations, names and widths of all existing and proposed streets abutting the premises.  | Y                             |    |    |        | Route One and Sylvan Way 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                             |    |    |        | SRC signature block provided.  |
| B.  | Documentation of right, title or interest in the proposed site.  | Y                             |    |    |        | A Purchase and Sale agreement was provided between the owner and the applicant.  |
| 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 |        | 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                             |    |    |        | Plan does not identify such storage. Residential Commercial District prohibits such storage outside of roofed buildings, <b><u>see recommended note 19.</u></b><br><br>No dumpster is proposed or exists. <b><u>See recommended note 18.</u></b> |
| 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.   | Y                             |    |    |        | WSD letter dated 10/15/21 was provided for the proposed dwelling unit.   |
| 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.  | Y                             |    |    |        | KKWWD letter dated 10/15/21 was provided for the proposed dwelling unit.   |

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**Page 5 of 6**

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|   |  | Yes                           | No | NA | Waiver | Comments  |
| 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.   |                               |    |    |        |   |
| 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 standard condition 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*                            |    |    |        | Drainage Analysis prepared by Jayson Haskell, PE #13002 of DM Roma Consulting Engineers dated 10/18/21 for the proposed dwelling.<br><br><b><u>Updated analysis for proposed stormwater system for new pavement needed.</u></b> |

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**Page 6 of 6**

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|   |   | Yes                           | No | NA | Waiver | Comments   |
| 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] |                               |    |    |        |  |
|   | <b>Chapter 201, Article IV. Sidewalk Development.</b>   |                               |    | NA |        | The parcel is within the Sidewalk Development area. No building renovations or additions are proposed that trigger the requirement for new sidewalk or sidewalk funds. |

**Notes:**

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