

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #: Wesley by the Sea – Phase 4 Subdivision/ Tax Map 79, Lot 2-10

Prepared By: Planning Office

Plans Dated: 1/13/22

District: R and ShO

Review Date: 2/10/2022

Prelim. Plan Revisions Submittal Date: 1/13/22

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) Existing subdivisions adjacent to the proposed subdivision.	Y				References to approved abutting subdivision added to sheet 1.
	(b) Locations and names of existing and proposed streets.	Y				Harrissecket Road, Willow Way, Charles Wesley Court and Dorfield Lane are identified on the plan sets
	(c) Boundaries and designations of zoning districts.	Y				The Rural zone and Shoreland Overlay Districts are noted on sheet 1. Location map identifies zoning (Rural and Aquifer Protection zones are in the vicinity).
	(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*				Remaining land parcel is identified as Lot 10. <u>Is this remaining land parcel to be further subdivided in the future? Notes addressing this property to be added to the plan. Application states for 6 lots only. Sheet 2 missing some metes and bounds.</u>

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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" = 60 feet on sheet 1 and 2. And 1" = 40 feet on sheet 3. Sheets 4, 5, and 6 have 1" = 25'
(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				Note 7 notes the existing Map and Lot numbers of the subject parcels. Note 7 states the Lot numbering to become Map 79, Lots 2-1 through 2-10. Lot 2-10 to become 2-10 to 2-16.
(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 and stamped by Robert C. Libby, PLS #2190 of BH2M dated 1/13/22. <u>Sheet 2 missing some metes and bounds.</u> <u>Found and to be set monument types are identified on the plan. To be reviewed and determinations made by the Planning Board after public hearing.</u>
(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*				Deeds provided: Book 17815, Page 421 and Book 17815, Page 423. <u>Draft Amended Declaration of Covenants and Restrictions were provided and to be reviewed.</u>

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	(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Y*				<p><u>Draft Amended Declaration of Covenants and Restrictions were provided and to be reviewed.</u></p> <p>Various drainage easements are identified on the plan. <u>Drainage easements on Lots 11 – 16 proposed and to be reviewed.</u></p> <p>A 20' wide access and utility easement exists across Lot 1 from Willow Way to Dorfield Lane.</p> <p>A 20' wide access and utility easement exists along Willow Way across Lot 1 and the Open Space.</p> <p>A 60' parking easement area exists on Lot 9.</p>
	(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				Plan depicts 1 foot contours.

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	(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*				<p>Total parcel area is noted to be 25 acres or 1,090,719 SF.</p> <p>Net area is noted as 1,022,512 SF with the stream and pond area (68,207 SF) deducted.</p> <p>See Density Table on Sheet 1. Per 145-49B:</p> <p>1,090,719 - Brook and Pond Areas (68,207 SF) = 1,022,512 Net Area x .15 =153,377 SF deduction</p> <p>1,022,512 -153,377 = 869,135 SF</p> <p>869,135/ 40,000 = 21 dwelling units permitted</p> <p><u>Street ROW areas to be noted on sheet 1. (Existing area and proposed area)</u></p> <p>A total of 16 dwelling units are proposed on the 15 cluster lots. <u>Lot 10 to remain as “remaining land?” Notes needed to address future development of Lot 10.</u></p> <p>Trees greater than 24” in diameter are identified. 24” trees to be retained on the lots or within the Open Space are labelled “To Remain” or crossed out as they are to be removed. <u>Planning Board to review proposed trees to be eliminated on lots 11-16.</u></p>

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	(g) Indication of the type of sewage disposal to be used in the subdivision.					The subdivision shall be served by public sewer (Wells Sanitary District.) See note 12, 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.	Y				A letter from the WSD dated 11-09-21 was provided for the proposed 6 lots.
	[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.				NA	
	(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				The subdivision shall be served by public water (KKW Water District.) See note 13, on sheet 1. A letter from the KKWWD dated 10-11-21 was provided.
	(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				Grid North. Plan scale is 1" = 60 feet, 40 feet or 25 feet. Record owner/developer noted.
	(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				Abutters across HARRISSECKET Road, Willow Way and Charles Wesley Court are identified.
	(k) The location of any zoning boundaries affecting the subdivision.	Y				The Rural and 75' Shoreland Zone are noted or labelled on the plan. See note 11 on sheet 1.

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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*				Sheets 3, 4, 5, and 6 identify proposed utilities, stormwater plan and erosion control details. <u>To be reviewed by Town Engineer.</u> Stormwater Management Report prepared by Christopher Ryan MacDonald, PE #11985 of BH2M dated January 2022 was provided. <u>To be reviewed by Town Engineer.</u> MDEP Site Location Permit Amendment filing provided by BH2M. <u>Permit approval is pending.</u>
	(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				All adjacent road names are labelled on the plan sets. Road widths and speed limits noted. See note 23 on sheet 1.
	(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 to be made after the public hearing.</u> Lot 9 was found to be odd shaped, less than 3 to 1 length to width ratio. On 2/25/19 the Planning Board granted a waiver to allow Lot 9 to be odd shaped with a ratio of 5:1.
	(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		No such dedication proposed.
	(q) The location of any open space to be preserved and an indication of its improvement and management.	Y				See notes 16 and 21 on sheet 1.

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	(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.			NA		See note 18 on sheet 1. The subdivision is not identified to be within a flood zone.
	(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:			NA		Not required as the subdivision shall be served by public sewer.
	[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					
	[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					
	(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y				The stream and Pond are identified. A 75' Shoreland overlay zone setback is shown. An IF&W recommended 100' stream setback is also identified. Soils and Wetland Report prepared by Mainely Soils, LLC dated 8-23-18 was provided.
	(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y*				A letter from IF&W provided dated 10-19-18. <u>A revised letter may not be necessary. Planning Board to consider.</u>

Compliance Notes:

- A cul-de-sac turnaround is proposed at the end of Dorfield Lane extension. The cul-de-sac to be paved 25' wide with 65' radius. A curbed 5' wide sidewalk is proposed. Sidewalk appears to be on where road shoulder would be around the outside radius of the cul-de-sac.
- Fire Chief to review and approve the proposed fire hydrant location. Existing fire hydrant location to be labelled.