

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: M&L Aggregate Recycling / Light Industrial District – Tax Map 41, Lot 13-1

Date of Review: 02/09/22

Prepared By: Planning Office

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: [Amended 6-12-2012]				W	Sheet 1 is 1" = 60 feet. The Planning Board granted a waiver to permit a smaller plan scale for sheet 1. Sheet 2 is 1" = 40 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				Applicant name and address noted. Business name and address noted.
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				Gross floor area of 7,200 SF is noted. 600 SF gross floor area is noted. Proposed lot coverage is 25.8%.
	(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*				Coastal Projects Subdivision was stamped by James Wright, PLS of Attar Engineering on 11/24/2020. <u>The proposed 7,200 SF building is within feet lot line setback to the north. It is recommended that prior to the issuance of a building permit, proposed foundations are survey located and staked to confirm setbacks shall be met. Note needed on plan requiring this.</u> All buildings shall be greater than 60 feet from Willie Hill Road.

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(4)	All existing and proposed setback dimensions.	Y				Light Industrial District dimensional requirements are noted on sheet 1, note 3. Setback requirements are depicted on the plan.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				See plan note 15 on sheet 1. Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets. <u>Are any exterior lighting poles proposed around the waste handling area? Pole mounted detail on sheet 5. Note 15 on sheet 1 only notes building mounted lights. Pole symbol on sheet 2 legend, but none labelled on the plan. Will hours be restricted to operation only during daylight?</u>
(6)	The type, size and location of all incineration devices.			NA		No such devices proposed. <u>Applicant to confirm.</u>
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		No such machinery noted. <u>Applicant to confirm generators, HVAC units, other equipment, etc are not to be located near lot lines.</u> <u>Description of use/recycling materials process from applicant is needed. Will stump grinding or concrete crushing occur? If yes, how often, when and where will machinery be located?</u>

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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>Existing utility poles are identified along Willie Hill Road.</p> <p>Proposed utility pole and underground utilities on the property identified on sheet 2. <u>What service is proposed to 432 SF building?</u></p> <p>Proposed drilled well and septic system is identified on the plan.</p> <p>Two 1,000 gallon below ground propane tanks are proposed near the 7,200 SF building. Two 100 gallon above ground proposed tanks are proposed for the 600 SF building.</p> <p>Existing abutting well on Lot 13A is identified on the plan.</p> <p>Preliminary review of stormwater resulted in some recommended plan markups which have been addressed. <u>Analysis to be reviewed. MDEP Stormwater Permit is required. Applicant to provided DEP submission to Planning Office.</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>Existing and proposed 2 foot property contours are depicted on the plan. 2 foot contours found suitable.</p> <p>Wetlands were flagged by Michael Mariono CSS #192 and located by Post Road Surveying. Wetland flagging done in 2019.</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.	Y				<p>All proposed parking is designed to meet the 90 degree parking space dimensional requirements. 15 parking spaces are proposed. Spaces are noted to be 9' x 19' in dimension. Parking aisle widths are noted on the plan.</p> <p>The proposed entrance/exit to be installed off Willie Hill Road. Entrance location is permitted and in compliance with Coastal Projects Subdivision plan approval. <u>First 100' of entrance is recommended to be paved.</u></p> <p>Sidewalks and fencing not proposed.</p>
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>The property abuts a residential lot (Map 41, Lot 8). The home is over 1,200 feet from the proposed tree clearing limit on Lot 13-1. <u>The Planning Board to consider the existing wooded tree line and distance, to provide a suitable screen for the residence, after the public hearing.</u></p> <p>The property is within the Light Industrial District and requires a 40' wide landscaped buffer along Willie Hill Road.</p> <p>The 40' buffer along Willie Hill Road shall consist of existing and proposed trees every 30' on center. All trees shall have a 2" diameter at breast height. See plan note 13 on sheet 1. A total of 7 trees, at a minimum, shall be maintained every 30 feet along Willie Hill Road. <u>Planning Board to consider the Willie Hill 40' wide landscaped buffer after the public hearing.</u></p>

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(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				No such restrictions identified to exist. None proposed.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Willie Hill Road is identified. 50' width is noted.
(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				Planning Board signature block is provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Quitclaim Deed Book 18761, Pg 119.
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				Soil test pits logs prepared by Michael Mariano CSS #192 dated 7-03-20. (Logs part of stormwater management plan provided by Attar Engineering).
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*				38,000 SF waste handling area is identified on the plan. <u>Outdoor equipment and parking areas identified on the plan. Planning Board to review and determine if additional information is needed.</u> See plan note 18, explosive materials shall be stored in compliance with NFPA standards. A dumpster is proposed for refuse disposal. Dumpster shall meet setback requirements and be screened with 6' tall solid fence.
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 (WSD).

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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 not served by public water (KKWWD).
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		Planning Board found traffic data is not necessary on 2/14/22.
(1)	The estimated peak-hour traffic to be generated by the proposal.					10 ADT estimated.
(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.					

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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*				<p>Best Management Practices for soil erosion and sedimentation control are a condition of approval. These notes are provided on sheet 1, standard conditions of approval note 6. Plan note 16 also refers to the Findings of Fact & Decisions associated with the site plan approval.</p> <p><u>Town Engineer to review the proposed erosion and sedimentation control plan.</u></p> <p><u>Details for the Waste Handling area to be reviewed. Notes describing materials to be processed and any gridding or crushing.</u></p> <p><u>The entrance/exit onto Willie Hill Road shall be paved for the first 100' feet.</u></p>
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]			NA		<p><u>Stormwater Management Plan has been provided by Lewis Chamberlain, PE of Attar Engineering dated 11/12/21. Town Engineer to review the plan.</u></p> <p>Property is subject to ACOE NRPA # NAE-2021-03092.</p> <p>Property is subject to MDEP stormwater management permit. <u>Permit approval is pending. Filing to be provided to Planning Office.</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]					Nearest source of fire protection is noted on the plan to be 1,200 feet north.
Chapter 201, Article IV. Sidewalk Development.				NA		

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Notes:

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