

**Town of Wells, Maine**  
**Final Major Subdivision Completeness Review**  
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Project Name/Tax Map & Lot #: Dells Downeast Subdivision/ Tax Map 17, Lot 16

Prepared By: Planning Office

Plans Dated: 8/6/21; 11/30/21

District: R

Review Date: 9/20/21; 2/24/22

Final Plan Revisions Submittal Date: 9/8/21; 2/22/22

**Chapter 202**  
**Subdivision of Land**

§ 202-9. Final plan for major subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information: <b>[Amended 4-13-1999]</b>	Y				Plan scale is 1" = 100 feet on the cover sheet and sheets 1, 2, 3, and 5.  Sheet 4 plan scale is 1" = 80 feet.  Sheet 6 and 10 is 1" = 50 feet.  Sheet 7 is 1" = 60 feet.
(1)	Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's map and lot numbers.	Y				Dells Downeast Subdivision is noted. Wells, ME is noted. Tax Map 17, Lot 16 is noted.  Proposed map and lot numbers are noted.
(2)	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 Patrick W. Johnson, PLS #2408 dated 12-18-2020 of JPS Surveying and Engineering.  Existing monumentation depicted on sheet 2.  <b><u>Proposed monuments are depicted on sheet S3 and edits are required. Missing monument on S3 between lot 1 and 2. Planning Board to make determination on existing and proposed monumentation after final public hearing.</u></b>

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(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y*				Total Area of subdivision is provided on Sheet G1 is 38.901 acres.  Sheet E1 depicts existing treeline and wetlands. Sheet S2 depicts identified vernal pools.  Trees greater than 24" in diameter at breast height are identified on sheet S2 and E1. Trees to be removed are identified. <b><u>Other trees are to be labelled "to remain" or "to be removed." The Planning Board to consider the trees to be removed are suitable.</u></b>
(4)	Indication of the type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Wells Sanitary District indicating that the district has reviewed and approved the sewerage design shall be submitted.	Y*				The subdivision shall be served by private subsurface wastewater disposal systems. See plan note 16 on cover sheet.  Test pits prepared by James Logan, LSE #237 dated 11-14-19 and 4-8-20. Limiting factors are noted on sheet U1.  Abutting septic system on Map 17, Lot 15 is identified.  Primary and reserve septic systems are shown on Sheet U1. <b><u>Lots 5 and 6 to not require reserve systems.</u></b>
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y*				The subdivision shall be served by individual drilled wells. Dug wells are prohibited. See plan note 10 on cover sheet.  Lot 13's well is proposed on lot 8. 20' x 20' well easement area identified on Lot 8. <b><u>Sample deed provided and to be reviewed by Town Planner and Town Attorney.</u></b>  Well location on abutting lot Map 17, Lot 15 identified on sheet U1.

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	(a) When water is to be supplied by public water supply, a written statement from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that the district has reviewed and approved the water system design. A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.			NA		Not served by public water (KKWWD).
	(b) The Board makes a finding that adequate groundwater resources to support one- and two-family homes, in both quantity and quality, are available generally throughout the Town of Wells. However:	Y				The subdivision shall be served by individual drilled wells. Dug wells are prohibited. See plan note 10 on cover sheet.
	[1] When a proposed subdivision is not served by the Kennebunk, Kennebunkport and Wells Water District, evidence of adequate groundwater quality shall be required for proposed subdivisions in the vicinity of known sources of potential groundwater contamination, such as the Wells landfill, Bragdon septage disposal site and the Spiller sludge disposal site. The results of a primary inorganic water analysis performed upon a well on the parcel to be subdivided or from wells on adjacent parcels, between the parcel to be subdivided and the potential contamination source, shall be submitted.			NA		Property is not located within vicinity of such contamination sources.
	[2] When a proposed subdivision is to be served by a private central water system or contains structures other than one- or two-family dwellings, evidence of adequate groundwater quantity shall be required.			NA		One family dwelling units are proposed.
(6)	The date the plan was prepared, North point (identified as magnetic or true), 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 scales are noted.  Property owner is noted.
(7)	The location of any zoning boundaries affecting the subdivision	Y				See plan note 5 on sheet G1. The property is located entirely within the Rural District.  Location map on G1 identifies zoning districts.

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(8)	The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y				<p>Lot 13 proposes a well on Lot 8. A 20' x 20' well easement is proposed on lot 8 for Lot 13.</p> <p>Sheets E1 to E4 and U1 depict proposed drainage and utilities. Details are shown on sheets D1 to D4.</p> <p>15' utility easement area is proposed along the frontage of all lots. See sheets S3 and U1.</p> <p><b><u>Sample deed to be reviewed by Town Planner and Town Attorney.</u></b></p>
(9)	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. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The length of all straight lines, the deflection angle radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	Y				<p>The width of Hiltons Lane is noted.</p> <p>Proposed street ROW width labelled as 50 feet. See sheet D4 for road cross section. Paved roadway width is 24' with 1' wide mountable curbing and 4' wide gravel shoulders for a travel way width of 34'.</p> <p>The street name has been approved by the Town Assessor. Wildwood Road is approved.</p> <p>Existing buildings on abutting lot 15, Map 17 are identified.</p> <p>Open space minimum of 35% to be noted on cover sheet, note 18. The subdivision proposes 62.7% as Open Space or 25.72 acres.</p>
(10)	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.

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(11)	All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers of cession to the municipality of all public open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If land is to be offered to the municipality, written evidence that the municipal officers are satisfied with the legal sufficiency of the written offer of cession shall be included.	Y*				The Open Space is to be owned and maintained by the HOA.  <b><u>HOA documents (By-laws, Declaration, Sample Deed, Fire Cistern Easement, etc) have been provided and to be reviewed by Town Planner and Town Attorney.</u></b>
(12)	A list of construction items with cost estimates that will be completed by the developer prior to the sale of lots and, for subdivisions containing more than 20 lots, a separate list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality or quasi-municipal districts.	Y*				<b><u>Cost Estimate has been provided and shall be reviewed by the Town Planner.</u></b>
	(a) These lists shall include but not be limited to: schools, including busing; street maintenance and snow removal; police and fire protection; solid waste disposal; recreation facilities; stormwater drainage; wastewater treatment; and water supply.			NA		Less than 20 lots/dwellings proposed.
	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.			NA		Less than 20 lots/dwellings proposed.
(13)	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 note 14 on cover sheet. The subdivision is not identified to be within a flood zone.
(14)	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*				See sheet D2. <b><u>Town Engineer to review.</u></b>

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(15)	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. <b>[Amended 4-27-2007]</b>		<b>N</b>			<p><b><u>Stormwater Management report provided and reviewed by Town Engineer.</u></b></p> <p>Sheets E1 to E4 and U1 depict proposed drainage and utilities. Details are shown on sheets D1 to D4.</p> <p>Wetland delineation done by James Logan, CSS #213.</p> <p><b><u>Wetland disturbance proposed. MDEP Permit By Rule may be required. Notation to be added to sheet 1 with the Final Subdivision Plan submission.</u></b></p> <p><b><u>MDEP permit application to be provided to the Planning Office for filing.</u></b></p>
(16)	If any portion of the proposed subdivision is located in the direct watershed of Ell Pond or within 500 feet of the upland edge of Hobbs Pond and meets the following criteria: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, then the following shall be submitted or indicated on the plan: <b>[Added 4-27-2007]</b>			<b>NA</b>		Not required.
	(a) A phosphorus impact analysis and control plan conducted using the procedures set forth in MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006;					
	(b) A long-term maintenance plan for all phosphorus control measures;					
	(c) The contour lines shown on the plan shall be at an interval of no less than five feet; and					

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(d) Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.					