

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Kennebunk Savings Bank Solar Array / General Business and 75' Shoreland Overlay District - Tax Map 134, Lot 40

Date of Review: 02/23/22; 3/18/22

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: [Amended 6-12-2012]	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. Business name and address noted. Owner name noted. Address to be noted.

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(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				<p>Existing lot coverage in the GB zone is 34,644 SF or <u>51.6%. Percentage to be noted on the plan.</u></p> <p>Proposed lot coverage in the GB zone is 24,279 SF or <u>39.6%. Percentage to be noted on the plan.</u></p> <p>Existing lot coverage in the Shoreland zone is 9,870 SF or <u>100%. Percentage to be noted on the plan.</u></p> <p>Proposed lot coverage in the Shoreland zone is 0 SF or <u>0%. Percentage to be noted on the plan.</u></p> <p>Area of the property that falls within the shoreland overlay zone is 9,870 SF. See note 3.</p> <p><u>GFA of the bank to be noted (6,320 SF).</u></p> <p>The existing office building to be removed.</p> <p>Area of the solar array noted</p>
(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*				<p>Loen Blood, PLS of Lower Village Survey Co prepared a boundary plan of the property on 1/27/2022.</p> <p><u>A note is recommended that the rows of solar array racking shall be survey located prior to installation to ensure setbacks from the Depot Brook and property lines are met. Recommended note on G002.</u></p> <p><u>The boundary line must be darkened and bolded so it is visible on the plan.</u></p>

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(4)	All existing and proposed setback dimensions.	Y*				<p>Lot line setbacks are noted on the plan. 15' from lot lines, 40' from Route 109, and 75' from Depot Brook.</p> <p>The proposed dumpster shall meet setback requirements.</p> <p><u>The existing bank was constructed within the Route 109 setback. The building was constructed in 1985 in a location not shown on the 1984 site plan approval. It is believed this building is grandfathered in this non-conformity. The owner may wish to pursue further information from the Code Office as to if a mislocated building appeal was granted in the 1980s.</u></p>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<p>The existing sign and light posts are identified on the plan.</p> <p><u>Recommended sign requirement notes and light and glare note to be added to G002.</u></p>
(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.	Y				The location of the proposed inverter is shown on the plan sheet E100. Noise information provided by applicant.
(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>Depot Brook identified.</p> <p>Existing and proposed utilities identified.</p>

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(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				Property contours, in two foot intervals, are depicted on sheet E100.

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(10)	<p>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.</p>	Y*			<p>The prior approved site plan depicts completely different building and parking locations. This amended plan seeks after the fact approval for what was constructed.</p> <p>14, 60 degree angled parking spaces exist and shall be restriped no later than 6-1-22 to be 90 degree spaces. A total of 18, 90 degree angle spaces are proposed. All spaces shall be 9' x 18.5' in dimension with a minimum aisle width of 26 feet.</p> <p>Two parallel spaces are depicted. These spaces are non-conforming and a safety hazard. These spaces shall be removed and stripped as no parking no later than 6-1-22.</p> <p>18 patron spaces are designated, 1 space shall be handicap accessible. 1 handicap accessible space exists. This space shall provide an 8' wide aisle for van accessibility.</p> <p>The bank is 6,320 in GFA. $6,320 / 400 = 16$. 16 spaces are required. 18 spaces shall be provided by restriping the parking to 90 degree parking space dimensions.</p> <p>6 stacking spaces are required for the first drive-up lane, 2 stacking spaces are required per additional drive-up lane. Stacked car spaces are identified on the plan.</p> <p>The solar array use is considered a public utility. The CEO does not recommend any additional parking. The 18 spaces proposed will satisfy both uses on the property sufficiently. <u>Planning Board to review.</u></p>
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						<p>Off-street parking provided. No off-site parking proposed. Plan notes parking along Route 109 is prohibited.</p> <p>The applicant proposes to remove all paved parking that was constructed within the Shoreland Overlay zone without approval. The area to be re-vegetated as grass.</p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A 15 foot wide landscaped buffer is required along Route 109. The plan identifies grass along Route 109. <u>Existing shade trees and shrubs are identified. The Planning Board to consider if the Route 109 buffer is suitable after the public hearing.</u></p> <p>This commercial parcel abuts a residential lots to the east, west and north (lots 39, 50 and 38A-1).</p> <p>Existing vegetation and a <u>fence</u> are noted along lot 39. <u>This fence to be depicted on the plan, is it on lot 39 or the subject property? Planning Board to determine if this screen is suitable for lot 39 after the public hearing.</u></p> <p>Minimal vegetation exists on the subject property along Depot Brook for lots 50 and 38-A1. The nearest home, on Lot 38-A-1, is about 180 feet from the subject property and will be over 200 feet from the solar arrays proposed. <u>Planning Board to determine if the vegetation that exists is suitable for lots 50 and 38-A1 after the public hearing.</u></p> <p>6'-8' tall arborvitae plantings are proposed adjacent to Lot 41. Existing Rhododendron to be maintained 3' to 6' in <u>height. Planning Board to determine if the vegetation that exists/proposed is suitable for lot 41 after the public hearing.</u></p> <p>A 6' tall chain-link fence is proposed around the solar arrays. No fence slating is proposed.</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				None identified on the boundary survey.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y*				Route 109 is identified. Width to be noted as 66'
(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				Abutters are identified.
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Deed provided. Letter from Kennebunk Savings Bank authorizing Revision Energy to present the amendment was also provided.
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		
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*				An onsite dumpster is identified on the plan. The dumpster is proposed in a new location. The dumpster is identified that it shall be screened by a 6' tall solid fence enclosure.
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		No change to the bank use proposed. The Solar Array installation shall have no impact on sanitary services.
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		No change to the bank use proposed. The Solar Array installation shall have no impact on water services.

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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. Use of the property is being reduced by the elimination of the office building.
(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. [Amended 4-27-2007]	Y				Best management practices for soil erosion and sedimentation control are a standard condition of approval. The removal of pavement will reduce stormwater impacts. Erosion control measures are required until vegetation is established.
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]	Y				Lot coverage table is noted on sheet A100. The removal of pavement will reduce stormwater impacts. Erosion control measures are required until vegetation is established.

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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]					
	Chapter 201, Article IV. Sidewalk Development.			NA		The changes proposed do not trigger sidewalk development requirements.

Notes:

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

Notes to be added to sheet G002:

31. The applicant shall provide fire safety training to the Fire Department prior to operation of the solar arrays.
32. The owner or operator shall maintain the solar facility in good condition. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to the Fire Chief.
33. Any Solar Energy System which has reached the end of its useful life or has been abandoned shall be removed. Decommissioning shall consist of: 1. Physical removal of all Solar Energy Systems, structures, equipment, security barriers and transmission lines from the site. 2. Disposal of all solid and hazardous waste in accordance with local, state, and federal waste disposal regulations. 3. Stabilization or re-vegetation of the site as necessary to minimize erosion. The Code Enforcement Officer may allow the owner or operator to leave landscaping or designated below-grade foundations in order to minimize erosion and disruption to vegetation.