

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: High Coast LLC - Amendment/ Light Industrial District - Tax Map 40, Lot 3-4

Date of Review: 3/16/22

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 which shall contain the following information:	Y				Scale is 1" = 30'
	(1) The name and address of the applicant plus the name of the proposed development.	Y				The name of the applicant/owner is noted on the plan. The name and address of the development are noted.
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				The building areas and stories noted (1,536 Contractor, Warehousing, Wholesale use, 1-story) and (1,792 SF building with 921 Office/ Medical Marijuana Cultivation and Processing use and 871 Office use/ 448 SF Manufacturing use, 2-story). Existing and proposed lot coverage is 38%. See note 7.

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(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.			NA		<p>A perimeter survey of the parcel prepared by a licensed surveyor was not provided.</p> <p>The subdivision plan for Berwick Road Business Park, for which this lot is lot #4 within that subdivision, was prepared by Jim Wright, a licensed land surveyor. The subdivision plan was provided and is dated 4/21/2005 and was approved on 6/27/2005 by the Wells Planning Board.</p> <p>On 7/5/17 the Staff Review Committee granted a waiver and did not require an updated boundary survey. The as-built location of the existing foundation is approximately located.</p> <p>No changes to building footprints proposed. A boundary survey is not required.</p>
(4)	All existing and proposed setback dimensions.	Y				See note 7. A dumpster shall meet setback requirements and be screened by solid 6' tall fencing
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				<p>See note 10. Downward shielded building mounted lights labelled on sheet 1.</p> <p>Signage will not be lit or illuminated. See note 15.</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.			NA		No such machinery proposed near the lot lines.

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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				The existing septic tank and pump is identified approximately based on septic system designed provided. See also note 14. The well location is depicted. Existing and proposed drainage system depicted. Existing wetland depicted. Existing utility pole depicted across Route 9.
(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				The plan depicts 1 foot proposed contours. (Assumed datum, see note 3 on sheet 1).
(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				Spaces are labelled as 9' x 18.5' in dimension. The aisle width requirement for 90 degree spaces is 26'. The ADA sign is labelled on the plan. A 6' solid fence is shown adjacent to the parking lot and building and along the northerly lot line for the outdoor material and equipment storage area for the Business Contractor use. An existing 6' tall fence extended along the southerly lot line. See note 18 on sheet L1.

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y				<p>This commercial property abuts other commercial properties. A visual screen along abutting lot lines of residential uses is not necessary.</p> <p>A 40' landscaped buffer strip along Route 9 is shown on sheet L1 and shall be maintained. <u>Planning Board to review the 40' wide landscaped buffer and determine if what exists is suitable.</u></p> <p>A dumpster shall meet setback requirements and be screened by solid 6' tall fencing.</p> <p>An existing 6' tall fence extended along the northerly and southerly lot line. See note 18 on sheet L1.</p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Common drainage and driveway easements labelled on the site plan. Deed copies have been provided.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 9 and Swamp John Road labeled. Route 9 width labelled.
(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 labelled.
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				
B.	Documentation of right, title or interest in the proposed site.	Y				Deed copies 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.	Y				The existing septic tank and pump is identified approximately based on septic system designed provided. See also note 14.

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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				Site plan depicts various outdoor storage areas for materials, display and equipment.
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		Not served by public sewer (WSD).
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 served by private on-site well. Well location was field verified. See new well location on sheet L1.
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		A traffic study 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. [Amended 4-27-2007]	Y				Best Management Practices are a standard condition of approval. The Standard terms and conditions of the Town of Wells appear on sheet 1 of the prior approvals.

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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				No changes proposed to stormwater runoff with this amendment application. Stormwater analysis and management plan was provided by Civil Consultants dated April 2017, by Neil J. Rapoza, PE.
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]					