



**Planning & Development**  
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### **Subdivision Pre-Application Memo**

Date: March 17, 2022  
To: Planning Board  
From: Planning Office  
Re: Eastwood Estates Subdivision - Map 60, Lot 10

#### **Project Description:**

Corner Post Land Surveying has submitted a subdivision pre-application on behalf of the property owner, Eastwood Estates, LLC. The subdivision consists of a 15 lot/dwelling unit residential cluster subdivision on 752,088 SF of land. An outsale lot (10-A) has been conveyed and is not part of the subdivision. The proposed cluster lots to have street frontage off of a private street ROW to be named. Lots to be served by on-site septic systems and wells. The subdivision is located within the Residential A District. Tax Map 60, lot 10.

#### **§ 202-6. Preapplication.**

##### A. Procedure:

- (1) Applicant presentation and submission of sketch plans. **Planning Board to consider receiving the pre-application on 3/21/22**
- (2) Question and answer period. Board makes specific suggestions to be incorporated by the applicant into subsequent submissions. **To be determined**
- (3) Scheduling of on-site inspection. **To be determined**

B. Submission. The preapplication sketch plan shall show, in simple sketch form, the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan, which may be a freehand penciled sketch, should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development. It is recommended that the sketch plan be superimposed on or accompanied by a copy of the Assessor's map(s) on which the land is located. The sketch plan shall be accompanied by a copy of a portion of the USGS topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than 10 acres in size. The sketch plan shall also be accompanied by a list of names and addresses of abutters to the proposed project and certification that notices describing the proposed project have been sent or delivered by the applicant to the abutters. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records, and the notice and certification form shall be supplied by the Office of Planning and Development. **[Amended 3-24-1997] Provided**

- C. Contour interval and on-site inspection. Within 30 days, the Board shall hold an on-site inspection of the property and determine and inform the applicant in writing of the required contour interval on the preliminary plan, or final plan in the case of a minor subdivision. However no on-site inspections shall be held during the months of January, February or March or when the ground is covered with snow. **To be determined**
- D. Rights not vested. The submittal or review of the preapplication sketch plan shall not be considered the initiation of the review process for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302.

### **Recommendations and conclusions:**

1. The Planning Board should consider the following:
  - a. Receive the subdivision pre-application
  - b. Schedule a site walk of the property
  - c. Consider the following initial review comments:
    - i. Ownership of the land along Route 109 is in questions and must be determined. This has direct impact on setback requirements and Open Space.
    - ii. Does total lot area include old Sanford Road area? This could affect density as well.
    - iii. The outsale lot (lot 10-A) to be labelled as such. ROW for outsale lot to be detailed and depicted on the plan.
    - iv. Hydrogeologic Analysis is required as part of the Preliminary Subdivision Application submission.
    - v. IF&W letter is required.
    - vi. MDOT Entrance Permit approval has been provided. Clarification needed on permit approval. It appears deceleration and acceleration lanes have been required. Are improvements/clearing needed to achieve sight distance of 585 feet (550 feet needed by Town Ordinance based on 55 MPH).
    - vii. Additional information on the existing 50' ROW on the south is needed. Conservation trail access only? Location of existing parking and trail?
    - viii. Will a wetland impact be proposed for Lot 4?
    - ix. If test pit limiting factor is less than 24" on a lot, primary and reserve septic areas are needed for that lot.
    - x. Stormwater detention/treatment facilities to be considered.