

Town of Wells, Maine
Final Major Subdivision Completeness Review
Page 1 of 8

Project Name/Tax Map & Lot #: Burnt Mill Estates / Tax Map 62A, Lot 1

Prepared By: Office of Planning & Development

Plans Dated: 3/8/22

District: Rural, Shoreland Overlay

Review Date: 4/6/22

Final Plan Revisions Submittal Date: 3/29/22

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: [Amended 4-13-1999]	Y				<p>S1 and S2 plan scale is 1" = 200 feet.</p> <p>S3 plan scale is 1" = 80 feet.</p> <p>S4, S5, S6, S7, S8, S9, S10, plan scale is 1" = 60 feet.</p> <p>S11 plan scale is 1" = 300 feet.</p> <p>Sheet for Lot 32 grading plan dated 10/22/21 is 1" = 30 feet. <u>To be revised to eliminate reference to Golf Course. Is Golf Course easement to be removed from Lot 32?</u></p> <p><u>Sheet C6.19, C6.20 and C6.21 to be revised or notes added to address the elimination of the golf course and associated infrastructure as it relates to Lot 54 and Lot 54's associated Dedicated Open Space (41.3 acres).</u></p>
(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				<p>Subdivision name and location noted. Lot numbers have been added, reviewed and approved by the Town Assessor.</p> <p>The Open Space of the development is now Tax Map 62A, Lot 1 and Map 63, Lot 7.</p>

Town of Wells, Maine
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Page 2 of 8

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	(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 references to be updated to include the <u>December 2021 approval on sheet S1, note 2h.</u> Approved Monumentation shown. No changes to monumentation proposed.
11	(3) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y				The subdivision consists of 362.0 +/- acres. Lot 32 is a 8.60 acres cluster lot. Tree lines, stone walls, wetlands, cemeteries, abutting roadways, etc depicted. Wetland delineation was updated for Lot 32 in 2021. See plan note 13 on S1. Golf Course safety setback identified on C6.20 to be eliminated as the golf course is no longer being constructed.
	(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				Subdivision is not served by the Wells Sanitary District. See note 9 on sheet S1. Sheet S2 labels clubhouse septic and the subdivision common septic areas. Lot 32 shall have an individual septic system. Sheet S8 depicts the test pit and 100 well exclusion area. Shown on sheet for Lot 32 grading plan. Test pit prepared by Gary M. Fullerton SE#355, dated 6/8/21. Clubhouse Septic System number 11, to be eliminated from open space adjacent to Lot 54.

Town of Wells, Maine
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Page 3 of 8

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(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				<p>Subdivision is not served by the KKWWD. See note 12, on sheet S1, subdivision served by public water supply well(s)/ individual drilled wells.</p> <p>Well exclusion area from proposed septic is identified on S8_Shown on sheet 12 of 25.</p> <p>Wells on Lot 17 (Piez #3 and Well #5) are labelled.</p> <p>No changes proposed to public water supply.</p>
	(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		<p>Subdivision is not served by the KKWWD.</p> <p>The dry hydrantd required per Note 17, sheet S2 have been installed and tested. Location of the fire pond hydrant was revised to reflect existing conditions as part of prior approvals. See note 17a and 17b.</p>
	(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:					
	[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		<p>Subdivision not located in the vicinity of such potential groundwater contamination.</p>

Town of Wells, Maine
Final Major Subdivision Completeness Review
Page 4 of 8

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	[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.	Y				Cluster lots are for 1 family (SF) or 2 family (DP) dwellings. The Multifamily Lot may have 3 to 6 dwelling unit buildings. Sweet Associates provided a hydrogeologic and pump test report dated December 5, 2014.
(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				Magnetic North noted. Plan scales noted on all sheets. Owner is identified as Burnt Mill Holdings LLC
(7)	The location of any zoning boundaries affecting the subdivision	Y				Subdivision is located within the Rural District with 75' Shoreland Overlay District. See plan note10 on S1.
(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				Water lines are identified off of public water supply well. Sewer lines are identified to a common treatment system and septic field. Culverts, Catch Basins, ponds, and other stormwater systems depicted. 30' wide drainage easement adjacent to lot 32, was eliminated as part of prior approvals. A 12" culvert is required for the driveway of Lot 32. See Sheet 12 of 25.

Town of Wells, Maine
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Page 5 of 8

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(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>Approved paved widths are noted on applicable sheets. Existing ROW widths noted on sheet S1. Easements, setbacks, buffers, open space areas shown. See Sheet S11 for Open Space areas. Bearings and distances noted throughout.</p> <p>Lot 32 lot lines shown on S8. Existing street ROWs shown. <u>Open Space area to be reviewed (dedicated vs. non-deciated) to be updated on S1 and S11.</u></p> <p><u>Area of lot 32 has a Golf Course/Open Space Easement. The golf course is being eliminated. Easement to be revised.</u></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.	Y				<p>The Hobbs Pond dry hydrant was upgraded /relocated to specifications required by the Town Fire Chief. See note 17.</p> <p>All lot driveways shall be located within 1 mile from a dry hydrant or dwellings shall be constructed with sprinkler systems. See note 19 on sheet 2.</p> <p>No street lights proposed along Hobbs Farm Road or along any other proposed or existing road.</p>

Town of Wells, Maine
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Page 6 of 8

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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*				31.17 acres dedicated to Conservation Easement. Density Bonuses granted provided Open Space proposed to meet the criteria outlined in 145-49D (as approved). See notes to be added to Sheet S11. No changes to Density proposed. Open Space area to remain as 253 acres. <u>Non-dedicated Open Space area can become dedicated Open space, totaling 68.02% Open Space.</u> Public access is required via paths along Hobbs Farm Road per a 5% density bonus granted in 2015. <u>HOA documents to be revised to eliminated golf course and club uses and reviewed .</u>
(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*				<u>Cost estimate for construction associated with the drainage changes to lot 9, installation of a stormwater pond adjacent to lot 16, installation of stormwater pond at the end of Little Meadow Court, and installation of pavement. Estimate total to include a 10% contingency.</u>
	(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.	Y				
	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.	Y				
(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 11 on sheet S1.

Town of Wells, Maine
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Page 7 of 8

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(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. [Amended 4-27-2007]	Y				
(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. [Amended 4-27-2007]	Y*				Stormwater analysis and design prepared by Ken Wood, PE of Attar Engineering dated 1/28/2020. Reviewed by Town Engineer. See revised memo dated 7/2/2020. DEP Permit Approval granted #L-21263-87-I-A/ L-21263-TH-J-N dated November 2015. The drainage changes proposed with the prior amendment required MDEP approval. Approval was granted on 3/1/21. <u>Revisions to the March 2021 MDEP permit were filed in June 2021. Permit approval has not been granted. Status of application is needed.</u>
(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: [Added 4-27-2007]	Y				An amended groundwater impact study and nitrate analysis was done dated Dec/ 4, 2014 by Sweet Associates, Richard A. Sweet, Maine Certified Geologist #100. Town Engineer reviewed and found acceptable. The changes proposed with the current amendment application do not cause any changes to the groundwater nitrate impact study.

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Page 8 of 8

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(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;					DEP Permit Approval granted #L-21263-87-I-A/ L-21263-TH-J-N dated November 2015; revised approval granted 3/1/2021. <u>Revisions to the March 2021 MDEP permit were filed in June 2021. Permit approval has not been granted. Status of application is needed.</u>
(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					
(d) Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.					