



Town of Wells, Maine Planning Board

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment Application for “Kennebunk Savings Bank – Solar Array”
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Chapter 145, Article X Site Plan Approval

PROJECT INFORMATION	
General:	<p>Project Name: Kennebunk Savings Bank – Solar Array Project</p> <p>Applicant: Kennebunk Savings Bank, PO Box 28, Kennebunk, ME 04043</p> <p>Landowner: Kennebunk Savings Bank, PO Box 28, Kennebunk, ME 04043</p> <p>Location: 49 Sanford Road, Wells, ME</p> <p>Existing Use: Bank and Business Office use</p> <p>Proposed Land Use: Bank and Public Utility Facility use (solar arrays)</p> <p>Tax Parcel ID: Tax Map 134, Lot 40</p> <p>Zoning District: General Business and 75’ Shoreland Overlay District</p> <p>Art VII Performance Standards: None</p> <p>Design Engineer: Revision Energy, Inc, 758 Westbrook St, South Portland, ME 04106</p> <p>Plan Submission Date: 2/15/2022</p>
Project Description:	<p>ReVision Energy, Inc has submitted a site plan amendment application on behalf of the applicant/owner, Kennebunk Savings Bank. The Site Plan Amendment Application is to remove the existing Business Office building at the rear of the property and replace it with ground mounted solar arrays (public utility facility use). The existing Bank use and associated drive-thru and parking to remain. The amendment also seeks after the fact approval for changes made to the property since the 1984 site plan approval. The parcel is 1.41 acres in area and is located off of 49 Sanford Road. The property is located within the General Business and 75’ Shoreland Overlay District from the Depot Brook. The parcel shall continue to be served by public water and public sewer. Tax Map 134, Lot 40.</p>
Completeness Determination:	<p style="text-align: right;">2/28/22 Planning Office completeness agent</p>
Public Hearing:	<p style="text-align: right;">3/21/22</p>
Staff Review Mtg:	<p style="text-align: right;">3/15/22</p>



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PROJECT HISTORY

1. On 11/1/21 the applicant submitted a site plan pre-application for the above proposal.
2. On 11/5/21 the Code Enforcement Officer found the use proposed to be permitted in the zoning district. Abutters were mailed notice of the pre-application submission, the use determination and of the 11/15/21 Planning Board meeting.
3. On 11/10/21 the Planning Office prepared a pre-application memo for the applicant and Planning Board.
4. On 11/15/21 the Planning Board received the pre-application and scheduled a site walk for 12/4/21.
5. On 12/4/21 the Planning Board conducted a site walk of the property.
6. On 12/6/21 the Planning Office prepared a site walk results memo.
7. On 12/6/21 the Planning Board reported the results of the site walk.
8. On 2/15/22 the applicant submitted a site plan amendment application form for the above described proposal.
9. On 2/15/22 the Code Enforcement Officer found the use proposed to be permitted in the zoning district.
10. On 2/16/22 the Planning Office mailed abutters notice of the site plan amendment application submission, the use determination and of the 2/28/22 Planning Board meeting.
11. On 2/23/22 the Planning Office prepared Article V, VI, VII and draft completeness review checklists.
12. On 2/24/22 the Planning Office prepared a memo summarizing the review comments for the applicant and Planning Board.
13. On 2/24/22 the applicant provided some information addressing the review comments.
14. On 2/28/22 the Planning Board received the site plan amendment application, conducted a workshop and appointed the Planning Office as the completeness agent to schedule a public hearing once complete.
15. On 3/3/22 the applicant provided a revised parking layout plan to the Planning Office for review.
16. On 3/9/22 the Planning Office found the application to be considered complete. A public hearing was scheduled for the 3/21/22 Planning Board meeting.
17. On 3/10/22 the Planning Office reminded the applicant of the 3/15/22 Staff Review Committee meeting.
18. On 3/10/22 the Planning Office mailed certified mail notices to abutters of the 3/21/22 public hearing.
19. On 3/15/22 the Staff Review Committee commented on the site plan amendment application for the Planning Board.
20. On 3/18/22 the Planning Office prepared updated Article V, VI and completeness review checklists. A memo summarizing the review comments was prepared for the applicant and Planning Board.
21. On 3/21/22 the Planning Board conducted a public hearing and workshop. The Board voted on parking and landscaped buffers/ screening requirements and voted to continue the workshop for 30 days.
22. On 3/25/22 the applicant submitted a revised plan to the Planning Office for review.
23. On 4/1/22 the Planning Office prepared updated Article V, VI and completeness review checklists.
24. On 4/4/22 the Planning Office prepared draft compliance/ Findings of Fact & Decisions and a memo for the application.
25. On 4/11/22 the Planning Board conducted a workshop and voted to find the application compliant and approve and sign the Findings of Fact & Decisions and site plan.



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§ 145-75. Criteria and Standards	Comments
The following standards shall be applied to all applications for site plan approval. These standards are intended to provide a frame of reference for the applicant in the development of his plans and a method of review. These standards shall be applied reasonably and fairly, when applicable, taking into account any extenuating circumstances or special features of the property or its neighborhood.	

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§ 145-75. Criteria and Standards	Comments
<p>A. Traffic. The proposed development shall provide for safe access to and from public and private roads. Safe access shall be assured by providing an adequate number of exits and entrances that have adequate sight distances and do not conflict with or adversely impact the traffic movements at intersections, schools and other traffic generators. Curb cuts shall be limited to the minimum width necessary for safe entering and exiting. The proposed development shall not have an unreasonable adverse impact on the Town road system and shall provide adequate parking and loading areas. No use or expansion of a use shall receive site plan approval if any parking spaces are located in a public right-of-way or if any travel lane of a state number highway is used as part of the required aisle to access any parking spaces.</p>	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>This parcel has approximately 222' of frontage along Route One. See note 1. Minimum street frontage requirement is 100'.</p> <p>Parcel does not have multiple street frontages. Snow storage areas are depicted on the plan.</p> <p>Site plan notes that parking along or within the Route 109 ROW is prohibited.</p> <p>All patron/public parking is designed to be 9' x 18.5' in dimension with a 26' wide aisle.</p> <p>Two, non-conforming, employee parallel parking spaces exist and are permitted to remain provided they are used as employee parking spaces only. Employee only parking signage shall be installed 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. 1 ADA compliant sign for the handicap parking is required and is identified on the plan.</p>



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§ 145-75. Criteria and Standards	Comments
Traffic (continued)	<p>Parking requirement notes are noted on the plan:</p> <p>The bank is 6,320 in GFA. $6,320 / 400 = 16$. 16 spaces are required. 18 spaces are provided with the restriping of the parking lot spaces to 90 degree 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.</p> <p>Areas that are to be used for parking shall be on pavement.</p> <p>Sight distances onto Route 109 are noted. Speed limit is 35 MPH and requires site distance of 350' in both directions.</p> <p>Existing entrances are grandfathered. The bank recently relocated its sign and significantly increased the exist sight distance in the easterly direction.</p> <p>Traffic data is not required. Use of the property is being reduced by the elimination of the office building.</p>



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§ 145-75. Criteria and Standards		Comments
B.	Dust, fumes, vapors and gases. Emission of dust, dirt, fly ash, fumes, vapors or gases which could damage human health, animals, vegetation or property or which could soil or stain persons or property, at any point beyond the lot line of the commercial or industrial establishment creating that emission, shall be prohibited.	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>The parcel is prohibited from emitting dust, fumes, vapors or gases at any point beyond its lots lines.</p>
C.	Odor. No land use or establishment shall be permitted to produce offensive or harmful odors perceptible beyond its lot lines, measured either at ground or habitable elevation.	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>The parcel is prohibited from producing such odor at any point beyond its lot lines as measured at ground or habitable elevation.</p>
D.	Glare. No land use or establishment shall be permitted to produce a strong, dazzling light or reflection of that light beyond its lot lines onto neighboring lots or onto any Town way so as to impair the vision of the driver of any vehicle upon that Town way.	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>See note regarding exterior lighting on sheet G002. Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.</p> <p>Signage restrictions of 145-26G(3) apply to the property. Signage shall not be internally illuminated.</p>



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§ 145-75. Criteria and Standards		Comments
E.	<p>Stormwater runoff. Surface water runoff shall be minimized and detained on site if possible or practicable in accordance with Chapter 202-12F(4) General Standards of the Wells Subdivision Ordinance (wherein the word “site plan” shall be substituted for “subdivision”). If it is not possible to detain water on site, downstream improvements to the channel may be required of the developer to prevent flooding which would be caused by his project. The natural state of watercourses, swales, floodways or rights-of-way shall be maintained as nearly as possible. [Amended 4-27-2007]</p>	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>The removal of pavement will reduce stormwater impacts. Erosion control measures are required until vegetation is established.</p>
F.	<p>Erosion control. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices: [Amended 4-27-2007]</p>	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>Best Management Practices for soil erosion and sedimentation control are a condition of approval. See note 25 on sheet G002.</p> <p>The removal of pavement will reduce stormwater impacts. Erosion control measures are required until vegetation is established.</p>
(1)	Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.	
(2)	The duration of exposure of the disturbed area shall be kept to a practical minimum.	
(3)	Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.	



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§ 145-75. Criteria and Standards		Comments
(4)	Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.	
(5)	Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.	
(6)	The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.	
(7)	During grading operations, methods of dust control shall be employed.	
(8)	The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.	
(9)	The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	
(10)	Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.	
(11)	Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.	



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<p>G. Setbacks and screening. Parking and loading areas, exposed storage areas, exposed machinery installation and areas used for the storage or collection of discarded automobiles, auto parts, metals or any other articles of salvage or refuse shall have sufficient setbacks and screening to provide a visual buffer sufficient to minimize their adverse impact on the surrounding lots. Where a potential safety hazard to children would be likely to arise, physical screening sufficient to deter small children from entering the premises shall be provided and shall be maintained in good condition.</p>	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>15' lot line setbacks shown. Dumpster and solar arrays shall meet setback requirements. Parcel does not abut any known cemeteries. Parcel does not abut the boundary of any street row (non state highway). The existing structure on this parcel does not meet this lot line setback from Route One. The structure is nonconforming but is grandfathered as no new construction is proposed to make this nonconformity more nonconforming.</p> <p>Parcel is not within 200 feet from the high-water line of the Merrilland River, the Webhannet River and the Ogunquit River.</p> <p>75' setback from Depot Brook is identified on the plan is labelled.</p> <p>A 15 foot wide landscaped buffer is required along Route 109. The plan identifies grass along Route 109. Existing shade trees and shrubs are identified. On 3/21/22 the Planning Board found the Route 109 buffer to be suitable.</p> <p>This commercial parcel abuts residential lots to the east, west and north (lots 39, 50 and 38A-1).</p> <p>Existing vegetation and a fence are noted along lot 39. This fence is depicted on the plan and is identified to be on lot 39. On 3/21/22 the Planning Board found the existing vegetation to remain shall be a suitable buffer/screen for lot 39.</p>
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§ 145-75. Criteria and Standards		Comments
	Setbacks and screening (continued)	<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. On 3/21/22 the Planning Board found the vegetation that exists is suitable for lots 50 and 38-A1.</p> <p>6’-8’ tall arborvitae plantings are proposed adjacent to Lot 41. Existing Rhododendron to be maintained 3’ to 6’ in height. On 3/21/22 the Planning Board found the vegetation that exists and what is proposed shall be suitable for lot 41.</p> <p>A 6’ tall chain-link fence is proposed around the solar arrays. No fence slating is proposed.</p>
H.	Explosive materials. No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, unless they are stored in compliance with the requirements of the National Fire Protection Association (NFPA) standards.	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>No change proposed with regard to storage of fuels. All explosive materials shall be stored in compliance with NFPA standards.</p>



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§ 145-75. Criteria and Standards		Comments
I.	<p>Water quality. All aboveground outdoor storage facilities for fuel, chemicals, chemical or industrial wastes and potentially harmful raw materials shall be located on reinforced cement and shall be completely enclosed by an impervious dike monolithically poured, which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a fifty-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for home heating fuel and diesel fuel, not exceeding 275 gallons in size, shall be exempted from this requirement.</p>	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>No change proposed with regard to storage of fuels.</p>



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§ 145-75. Criteria and Standards		Comments
J.	<p>Preservation of landscape. Unnecessary disturbance of the landscape shall be minimized, insofar as practicable, by minimizing tree removal and any grade changes.</p>	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>Existing lot coverage in the GB zone is 34,644 SF or 51.6%.</p> <p>Proposed lot coverage in the GB zone is 24,279 SF or 39.6%.</p> <p>Existing lot coverage in the Shoreland zone is 9,870 SF or 100%.</p> <p>Proposed lot coverage in the Shoreland zone is 0 SF or 0%.</p> <p>Area of the property that falls within the shoreland overlay zone is 9,870 SF. See note 3.</p> <p>No clearing of vegetation is proposed within the Shoreland Overlay District. Existing pavement and rear building to be removed and area revegetated with loam, seed and grass.</p> <p>See note 30 on sheet G002. Rows of solar array racking shall be survey located prior to installation to ensure setbacks from the Depot Brook and property lines are met.</p> <p>Property contours, in two foot intervals, are depicted on sheet E100.</p>



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§ 145-75. Criteria and Standards		Comments
	Preservation of landscape (continued)	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.
K.	Refuse disposal. The applicant shall provide for the disposal of all solid and liquid wastes on a timely basis and in an environmentally safe manner. The review board shall consider the impact of particular industrial or chemical wastes or by-products upon the Wells transfer station (in terms of volume, flammability or toxicity) and may require the applicant to dispose of such wastes elsewhere, in conformance with all applicable state and federal regulations. The board may require the applicant to specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>An onsite dumpster is identified on the plan. The dumpster is proposed in a new location.</p> <p>The dumpster is identified that it shall be screened by a 6’ tall solid fence enclosure.</p>
L.	Water supply. The applicant shall demonstrate the availability of adequate water supply for fire protection and the consumption needs of the proposed development.	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>No change to the bank use proposed. The Solar Array installation shall have no impact on water services.</p> <p>The property is served by public water (KKWWD).</p>



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§ 145-75. Criteria and Standards		Comments
M.	Sewage disposal. The applicant shall provide for the safe disposal of all wastewaters.	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>No change to the bank use proposed. The Solar Array installation shall have no impact on sanitary services.</p> <p>The property is served by public sewer (WSD).</p>
N.	Fire safety. The site plan shall make adequate provisions for access by fire-fighting equipment and personal.	<p>BASED ON THE FOLLOWING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.</p> <p>The applicant shall provide fire safety training to the Fire Department prior to operation of the solar arrays.</p> <p>The nearest fire hydrant location on Route 109 is noted on the plan, approximately 200' to the west.</p> <p>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.</p>

Standard Conditions of Approval

1. Site Plan approval secured under the provisions of this chapter shall expire within 10 years from the date on which the site plan is signed if all aspects of the site plan approval are not fully completed and established. Any site plan approval may include a phasing plan according to an approved time schedule not to exceed 10 years from the date on which the site plan is signed. Site plan approval shall expire if a use has been established and then discontinued for five years or more. §145-74F
2. Approval is conditioned upon compliance by the applicant with the Findings of Fact, plans and specifications, and reports which have been received and relied upon by the Town in connection with this development's proposed compliance with Town Ordinances.
3. Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan per the Reviewing Authority Chart. §145-74G(1)(b)



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4. Failure to comply with any conditions of approval shall be construed to be a violation of Article X of the Land Use Ordinance and shall be grounds for denial of a site plan approval or denial of a building permit (§145-61.C.1, §145-74.J.), revoking the approved development plan, initiating legal proceedings to enjoin construction development or any specific activity violating the conditions of plan approval or applying the legal penalties detailed in §145-64, §145-79A
5. Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the owner to immediately install sedimentation control devices on his lot and to remove sediment from all adjoining surfaces, drainage systems and watercourses and to repair any drainage, at his expense, as quickly as possible. Any landowner that fails to do so within two weeks after official written notification by the Code Enforcement Officer shall be penalized as set forth in §145-6, §145-79B
6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices: §145-75F
 - (a) Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.
 - (b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
 - (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
 - (d) Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.
 - (e) Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.
 - (f) The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.
 - (g) During grading operations, methods of dust control shall be employed.
 - (h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
 - (i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.
 - (j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
 - (k) Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.
7. The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board and/or Staff Review Committee and/or Town Staff proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board or Staff Review Committee or Town Staff. §145-74G
8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and a certificate of occupancy prior to occupancy. §145-61, §145-62
9. It is the applicant's responsibility to contact Dig Safe prior to construction.
10. It is the Owner/Tenant's/Homeowners or Condominium Association's/ Applicant's/-Developer's responsibility, not the Town Code Office or Town Planning Office, to contact the Town Clerk's Office to apply for and maintain any and all business license(s) for the use(s) conducted on this parcel(s). §150-4
11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Office shall consult with the Office of Planning and Development prior to approving any field change. §145-74.I.4
12. Prior to the pouring of a building footing/foundation, the location of each building to be constructed shall be located on the face of the earth and shall be marked and certified to by a surveyor or engineer with pins or stakes. The developer shall receive approval of each building location from the Code Enforcement Office prior to the commencement of footing/foundation excavation. §145-74I



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13. If the property will be converted to a condominium form of ownership, the proposed condominium documents must be consistent with this site plan approval.
14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the property to include buildings, roadways, drainage, screening and landscaped areas, and utility related construction work. §145-74I
15. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure if, in the opinion of the Code Enforcement Office, the work necessary to insure compliance with Town ordinances or the requirements of this approval are beyond those capacities available by staff. The cost of such additional services will be born by the developer. §145-74I
16. All components, features, improvements and conditions of site plan approval shall be fully completed prior to any issuance of a certificate of occupancy. §145-74E

Special Conditions of Approval

1. All previous Conditions of Approval will remain in effect unless specifically amended by this application. The approval of this Amended Site Plan in no way negates the need for applicant compliance with all previously set Conditions of Approval.
2. Prior to any construction activity at the site, the applicant and selected contractor shall participate in a pre-construction conference with Town and other regulatory officials to review the project's construction considerations.
3. Prior to any construction on the site, the applicant shall provide a cash escrow deposit to the Town of Wells as a financial guarantee. The financial guaranty shall include costs for inspection services of the work associated with the improvements and site stabilization based on \$3,500 per acre of disturbed soil area.

Dated at Wells, Maine this _____ day of _____, 2022

Wells Planning Board

By: _____
Charles Millian, Chairman