

**Town of Wells, Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
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Project Name/District: Chase Construction/ Rural Districts- Tax Map 23, Lot 14-B-1

Date of Review: 4/18/22; 4/21/22

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: <b>[Amended 6-12-2012]</b>	Y				Scale is 1" = 30 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y*				Applicant/owners names and address noted.  <b><u>Chase Construction business name not noted.</u></b>
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				Existing lot coverage is noted as 17.4%. Proposed lot coverage is noted as 18.8%. Maximum lot coverage is 20%.  <b><u>Gross floor areas of the buildings to be noted. (Existing and proposed).</u></b>
(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				Boundary Plan provided entitled "Existing Conditions Survey of Land of Eric C. Chase, Barry A. Chase and Heidi A. Chase, Trustees 1388 North Berwick Road" dated 6/14/2021 prepared by Michael P. Peverett, PLS #2362 of Civil Consultants.  Existing and proposed building addition are shown to meet the 25' setback requirements plus 10 feet.
(4)	All existing and proposed setback dimensions.	Y				Rural District requirements are noted, see plan note 8.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.		N			<b><u>Existing and proposed exterior lights to be identified on the plan. Recommended light and glare note to be added to the plan.</u></b>
(6)	The type, size and location of all incineration devices.			NA		<b><u>Application to confirm if any such devices exist or are proposed.</u></b>

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(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.		N			<p><b><u>Applicant to confirm what types of machinery to be used on the property. Sawmills, chainsaws, etc. Plan to note that machinery to be located within enclosed buildings.</u></b></p> <p><b><u>Are any generators, HVACs or other such building equipment proposed or exist?</u></b></p>
(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.		N			<p>No wetlands, streams or watercourses identified on the property.</p> <p>Overhead utility lines are identified on the property serving the existing building and the residential property to the south.</p> <p><b><u>Location and type of well to be confirmed.</u></b></p> <p><b><u>Location of off-site septic system to be depicted.</u></b></p>
(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*				<p>2 foot contours are depicted on the plan.</p> <p>A swale is proposed along the north side of the building directed to a field inlet. Culvert to run under the proposed building addition to the south side. <b><u>Town Engineer to review, see LID recommendations.</u></b></p>

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(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*				CEO provided a parking space recommendation of 6 spaces. See letter dated 4/19/22.  <b><u>Planning Board to review recommendation and determine the required number of spaces for the sawmill use.</u></b>  <b><u>Plan to depict the parking spaces. 1 ADA compliant space with signage is required.</u></b>
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				A 15 foot wide landscaped buffer is required along the <b><u>road that is to be named. This buffer may consist of existing wooded area. Plan to label. Planning Board to determine if the wooded area satisfies the landscaped buffer along the road.</u></b>  This commercial parcel abuts a residential lot to the south (Map 23, Lot 14-B). Plan to label tree line that is to be maintained. <b><u>Planning Board to determine if the tree line to be maintained satisfies the screening requirements to the south after the public hearing.</u></b>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y*				<b><u>Plan to note dissolved 50' wide ROW. Parcels 1 and 2 are merged. Notes 13-16 to be revised.</u></b>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y*				Route 9 is labelled.  <b><u>Unnamed road to be named.</u></b>
(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.		N			<b><u>Some abutters are missing.</u></b>

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(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				Parcel deed 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.		N			<b><u>The existing off-site septic system to be identified.</u></b>  <b><u>Are any new bathroom or sink facilities proposed?</u></b> <b><u>The current design flow is 90 gpd for a 1 bedroom apartment and a workshop from Map 23, Lot 14-B-1 and a 3 bedroom home on Map 23, Lot 14-B.</u></b>
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*				A dumpster is depicted. Enclosure detail on L2.  <b><u>Are other materials stored outside of roofed buildings? If so, they must be identified on the plan.</u></b>  <b><u>Sawdust pile identified. Does this pile get composted, recycled, removed?</u></b>
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.
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		Not served by public water.  <b><u>Well serving the property to be identified on the plan.</u></b>
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:				W	<b><u>Planning Board to determine if traffic data is necessary.</u></b>  <b><u>Waiver requested but not necessary if Planning Board determines information provided as sufficient. 8 peak hour, 45 ADT estimated.</u></b>
(1)	The estimated peak-hour traffic to be generated by the proposal.					

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(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. <b>[Amended 4-27-2007]</b>	Y				Best management practices for soil erosion and sedimentation control are a standard condition of approval. See sheet L2.
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. <b>[Added 4-27-2007]</b>				W	<b><u>Waiver requested.</u></b>  <b><u>Design of stormwater management provided on L1 and details on L2.</u></b>  <b><u>Stormwater management considerations to be reviewed by the Town Engineer. New building, pavement and gravel areas to be addressed with Low Impact Development (LID) methods.</u></b>
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. <b>[Added 4-27-2007]</b>					
<b>Chapter 201, Article IV. Sidewalk Development.</b>				NA		

**Notes:**

1. See Article V, VI, VII review comments.
2. Fire Truck turnaround/ personnel access to be addressed.
3. Fuel tanks/ explosive material storage to be addressed.