



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Assistant Planner</i>	sbelanger@wellstown.org

Major Subdivision Application Memo

Date: April 21, 2022
To: Planning Board
From: Planning Office
Re: Parker Ridge Subdivision - Map 56, Lot 6

Project Description:

Deb Briggs and Leon Blood, PLS of Lower Village Survey Co, LLC have submitted a Final Subdivision application on behalf of the property owner, Parker Development, LLC/Troy Parker. The Preliminary Subdivision Application proposes to amend the Parker Ridge Subdivision by creating 13 lots/ dwelling units for a total of 16 lots, dwelling units. The 13 new lots are proposed as a Residential Cluster Development. A 50' wide ROW/ private street is proposed off of Quarry Road. All lots to be served by on-site septic systems and on-site drilled wells. The subdivision is located off of Quarry Road and Perry Oliver Road and is within the Rural District. The 13 new lots are proposed on Map 37, Lot 6 (Lot 4 of prior subdivision approval; 30.14 acres). Lots 6-1, 6-2 and 6-3 were previously approved for single family dwelling units and to remain unchanged. Total subdivision area is 37.05 acres.

§ 202-9. Final plan for major subdivision.

A. Procedure.

- (1) The subdivider shall, within six months after the approval of the preliminary plan, file with the Board an application for approval of the final plan at least 10 days prior to a scheduled meeting of the Board. If the application for the final plan is not submitted within six months after preliminary plan approval, the Board may refuse without prejudice to act on the final plan and require resubmission of the preliminary plan. The final plan shall approximate the layout shown on the preliminary plan, plus any recommendations made by the Board. **[Amended 7-11-1996] Preliminary approval granted 6/7/21; final subdivision application submitted within 6 months on 6/29/21**
- (2) If a public hearing is deemed necessary by the Board, an additional fee in the amount established by the Board of Selectmen following notice and a public hearing shall be required to cover the costs of advertising and postal notification. **[Amended 7-9-2002; 4-16-2004] Final Public Hearing held on January 24, 2022**
- (3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board to discuss the final plan. **Yes**
- (4) When the application is received by the Planning Board, it shall give the applicant a dated receipt acknowledging that it has received the application. **Final Application received on 7/26/21**

- (5) Within 30 days after receiving any application, the Board shall notify the applicant in writing either that the application is complete or, if it is incomplete, the specific additional material needed to complete the application. The Board shall determine whether to hold a public hearing on the final plan application. **Final Public Hearing held on January 24, 2022**
- (6) Prior to submittal of the final plan application, the following approvals shall be obtained in writing, where appropriate:
 - (a) Maine Department of Environmental Protection, under the Site Location of Development Act and the Natural Resources Protection Act. *Editor's Note: See 38 M.R.S.A § 481 et seq. and 38 M.R.S.A. § 480-A et seq., respectively.* **Not Applicable: Pond is less than 3 acres. Subdivision is less than 15 lots within 5 year period**
 - (b) The Kennebunk, Kennebunkport and Wells Water District, if the district's water service is to be used. **Not Applicable**
 - (c) Maine Department of Human Services, if the subdivider proposes to provide a central water supply system. **Not Applicable as no central water supply is proposed. Private wells are proposed.**
 - (d) The Wells Sanitary District, if the public sewage disposal system is to be used. **Not Applicable**
 - (e) Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system(s) is to be utilized. **Not Applicable as shared subsurface sewage disposal systems are not proposed.**
 - (f) An Army Corps of Engineers dredge and fill permit. **Not Applicable, no wetland impacts**
 - (g) NPDES permit for stormwater discharges. **Not applicable, see correspondence with MDEP dated 1-10-22.**
- (7) A public hearing may be held by the Planning Board within 30 days after the issuance of a receipt for the submittal of a complete application. This hearing shall be advertised in a newspaper of local circulation at least two times, the date of the first publication to be at least seven days before the hearing, and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing. When a subdivision is located within 500 feet of a municipal boundary and a public hearing is to be held, the Planning Board shall notify the Clerk and the Planning Board of the adjacent municipality involved at least 10 days prior to the hearing. **Final Public Hearing held January 24, 2022**
- (8) Upon receipt of an application for a subdivision containing 20 lots or dwelling units or more, the Planning Board shall notify the Road Commissioner, School Superintendent, Police Chief and Fire Chief of the proposed subdivision, the number of dwelling units proposed, the length of roadways and the size and construction characteristics of any multifamily, commercial or industrial buildings. The Planning Board shall request that these officials comment upon the adequacy of their department's existing capital facilities to service the proposed subdivision.
- (9) Before the Board grants approval of the final plan, the subdivider shall meet the performance guaranty requirements contained in § **202**-13. **To be determined**
- (10) The Board, within 30 days from the public hearing or within 60 days of the official submittal date if no hearing is held, shall make findings of fact and conclusions relative to the standards contained in 30-A M.R.S.A. § 4404, Subsection 3 and in these regulations. If the Board finds that all standards of the statute and these regulations have been met, it shall approve the final plan. If the Board finds that any of the standards of the statute and these regulations have not been met, the Board shall either deny the application or approve the application with conditions to ensure all of the standards will be met by the subdivision. The reasons for any denial or conditions shall be stated in the records of the Board. **To be determined**

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:

Recommendations and conclusions:

1. The Planning Board to consider the following:
 - a. Workshop and discuss the following:
 - i. An existing monument for lot 2 (6-2) was required to be a bound per the 2012 approved subdivision plan. A concrete monument shall be installed to replace the iron rod on Lot 6-2 prior to final subdivision plan approval per Planning Board vote on 7/26/21. Has this been completed?
 - ii. A gravel/stone pile is depicted onto the Open Space of Granite Ridge Subdivision (see sheet 2). Encroachment needs to be resolved (written permission or temporary construction easement from the Granite Ridge HOA needed as soon as possible so a note can be added to sheet 2 addressing this piles removal date). The applicant currently does not have right or title to trespass to resolve the encroachment/violation.
 - iii. Revised draft HOA Covenants, Conditions, Restrictions, Fire Easement and Open Space Easement document provided reviewed by Town Planner and Town Attorney. See MGL memo attached.
 - iv. A reclamation plan has been provided. Recommended plan notes for sheet 2 attached.
 - v. A revised Cost estimate provided on 2/4/22. Estimate needs to update pavement quantity and associated costs.
 - vi. Lot 8 septic system has been located outside of drainage easement
 - vii. Final stormwater management design letter provided by Norm Chamberlain, PE of Walsh Engineering Associates dated 4-20-22
 - viii. Lot 6-4:
 1. See recommended plan note 31. Lot 6-4 has frontage off Quarry Road and Parker Ridge Drive. The deed for Lot 6-4 shall restrict driveway access to Parker Ridge Drive only.
 2. The driveway for Lot 6-4 shall be relocated prior to the issuance of a building permit.
 3. Septic system to be depicted per septic system design by Mark A. Truman SE#121 dated 12-2-13.
 - ix. Fire Protection:
 1. Fire Chief email provided 4/20/22 stating recommendations have been sufficiently addressed.
 2. Fire Pond Easement reviewed
 3. Gauge pole location and detail provided on C2.1
 4. Design engineer to confirm vertical elevation difference of 18 feet vs. 14 feet will function as required.

- x. Various plan notes on sheet 1 to be addressed (attached).
 - xi. Details on detail sheets to be addressed.
 - xii. Planning Board to review performance guarantee notes and draft conditions of approval.
2. Planning Board to consider continuing the workshop to the next meeting, provided the applicant can install the required bound, obtain permission to address the encroachment, and provide revised subdivision plans to the planning office.