

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: Parker Ridge Subdivision/ Tax Map 37, Lot 6

Prepared By: Planning Office

Plans Dated: 6/29/21; 2/25/22; 3/10/22

District: R

Review Date: 7/22/21; 3/3/22; 4/20/22

Final Plan Revisions Submittal Date: 6/29/21; 3/3/22; 4/8/22

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				Plan scale is 1" = 100 feet on sheet 1. C1.0 is 1" = 60 feet and C2.0 is 1" = 50 feet.
(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				Map and lot numbers are identified (Map 37, Lots 6-4 to 6-16). Subdivision name noted. Map 37, Lot 6 noted.

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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*				<p>Plan prepared by Leon L. Blood, PLS of Lower Village Survey Co dated 12/30/20. <u>Plan to be stamped prior to final plan approval.</u></p> <p>Proposed monument types found suitable by the Planning Board on 3/7/22.</p> <p><u>An existing monument for lot 2 (6-2) was required to be a bound per the 2012 approved subdivision plan. On 7/26/21 the Planning Board voted to require this concrete monument to be installed prior to the final subdivision application approval. Has this bound been set?</u></p> <p><u>Encroachment of a stone/gravel pile is shown on sheet 2. Written permission or temporary construction easement from Granite Ridge HOA is needed as soon as possible so a note can be added addressing this piles removal.</u></p>
(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y				<p>Total Area of subdivision is 37.05 acres. Lot 6 area is 30.14 acres.</p> <p>Trees greater than 24" in diameter were not identified on the parcel. See plan note 13.</p> <p>Existing tree line is depicted. Planning Board determined vegetation within the required 50' setback/ buffer shall be suitable on 3/7/22.</p> <p>The fire pond is not a waterbody per 145-10.</p>

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<p>(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.</p>	Y*				<p>The subdivision shall be served by private individual septic systems and drilled wells. See note 9 on sheet 1.</p> <p>Test pit logs prepared by Mark Hampton, LSE #263, CSS#216 of Mark Hampton Associates dated 12/12/20.</p> <p>Proposed septic system boxes are identified on each lot. All test pits are >24" in depth. Reserve system boxes are not required.</p> <p><u>Approximate existing septic system box for lot 6-4 to be depicted per 2013 septic design.</u></p> <p>20 test pits prepared by Mark Hampton, 263/216 dated 12/12/20. All limiting factors were >48". 24 test pits identified, and revised test pits dated 4/7/21 provided by Mark Hampton, 263/216.</p> <p>Septic boxes depict a 100' setback from any existing or proposed well location.</p> <p>See plan note 14 which permits septic deviations up to 10' with written approval by Code Enforcement Officer.</p> <p>Abutting well and septic systems identified on sheet 1.</p> <p>Septic system box relocated out of the drainage easement on Lot 8.</p>

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(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				<p>The subdivision shall be served by private individual septic systems and drilled wells. See note 9 on sheet 1.</p> <p>Well exclusion areas are identified on the plan. A 100' setback from existing septic systems and proposed primary and reserve septic systems is required.</p> <p>See note 14. Well locations may be permitted to deviate up to 10' with written CEO approval.</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.	Y*				<p>A statement from the Fire Chief regarding the proposed fire protection method of the subdivision was provided on 4/20/22 finding the proposed pond and hydrant to be suitable.</p> <p>Sheet C2.1 details the gauge pole.</p> <p><u>Sheet C2.1 depicts a vertical elevation difference of 18 vertical feet. The detail on C3.2 states a maximum of 14 vertical feet. Design engineer to verify that the hydrant will function as required.</u></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:	Y*				<p>Hydrogeologic Assessment prepared Christopher Buckman, P.G. by Haley Ward dated 3/22/21.</p> <p>Property is not served by public sewer, is located over a Sand and Gravel Aquifer, and proposes density of less than 100,000 SF per dwelling.</p>

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	[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		The subdivision is not located within such contamination sources.
	[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.			NA		Subdivision not served by a central water system. All dwellings in the subdivision to be single family units.
(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				Grid North. Plan scale is 1" = 100 feet, 60 feet or 50 feet. Record owner/developer noted. Parker Development LLC mailing address noted.
(7)	The location of any zoning boundaries affecting the subdivision	Y				The property is within the Rural District. See plan note 1.

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(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*				<p>Existing and proposed septic systems are identified. Existing and proposed wells/ exclusion areas are identified.</p> <p>Underground utilities proposed from existing utility pole located within the proposed ROW adjacent to Lot 6-4.</p> <p>Stormwater management final plan reviewed by Town Engineer. All surface drainage is conveyed to the on-site pond. No drainage is directed to any abutting properties. On-site swales and culverts appropriately sized to convey stormwater to the pond.</p> <p>Preliminary grading, swales and culverts depicted. All stormwater outlets to the proposed pond.</p> <p>Proposed dry hydrant, hydrant pull-off access area, no parking signage and water line to the pond are depicted. Usable Pond volume estimated at 1,492,625 gallons. Planning Board determined no supply well needed due to ground water table and water volume. A gauge pole was required to monitor the pond level. Sheet C2.1 details the gauge pole.</p>

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(9)	<p>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.</p>	Y				<p>Horace Mills Road identified. Widths of Quarry Rd and Perry Oliver Road are noted.</p> <p>Proposed street depicted, Parker Ridge Drive. Typical cross sections shown on sheet C3.1. Cul-de-sac typical cross section provided on C3.1</p> <p>Fire pond access is proposed as a pull-off between proposed lots 8 and 9. See detail 6 on sheet 1. Fire Chief reviewed and provided an email dated 4-20-22 stating the recommendations has been satisfied.</p> <p>Existing abutting buildings identified.</p> <p>Existing tree line is depicted. Planning Board determined vegetation within the required 50' setback/ buffer is suitable on 3/7/22.</p> <p>Buffer and 50' wide no disturb areas per 145-49 were determined by the Planning Board on 3/7/22.</p>
(10)	<p>The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.</p>	Y				<p>No such public improvements proposed.</p>

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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*				<p>Density Bonuses per 145-49 granted by the Planning Board on 5/17/21. A 10% bonus was granted for 50% Open Space being proposed and a 5% bonus was granted for protecting a wetland.</p> <p>The applicant requested another 5% bonus for providing public access. Planning Board granted this density bonus request on 6/7/21.</p> <p>The Open Space is proposed to be owned and maintained by the HOA. Documents have been provided and were reviewed by the Town Engineer and Town Attorney. <u>See memo and comments, revisions needed.</u></p> <p>See notes 15 and 16 regarding Open Space. The 3.71 acre area dedicated for existing lots 1, 2, and 3 shall be including in the total Open Space of the 16 lot subdivision (18.65 acres).</p> <p>Easement to the Town for public access provided and was reviewed by the Town Engineer and Town Attorney. <u>See memo and comments, revisions needed.</u></p>
(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*				<p>A construction cost estimate was submitted on 6/29/21 and reviewed on 7/22/22.</p> <p>A revised cost estimate was and again on 2/4/22. <u>The revised Cost Estimate was reviewed by Town Engineer, see updated memo dated 3/4/22. Information provided to be updated on pavement quantity (see sheet C2.1) and cost.</u></p>
	(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.			NA		<p>Only 13 lots/dwellings are proposed. 16 total lots/dwellings in the subdivision.</p>

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	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.			NA		Only 13 lots/dwellings are proposed. 16 total lots/dwellings in the subdivision.
(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 plan note 12. The parcel is located within Flood Zone X per FIRM2301580010D.
(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*				Final Erosion and sedimentation control notes are noted on sheet C3.0. Best management practices shall be followed. Reviewed by Town Engineer and meets requirements <u>except for adding a stabilized construction entrance detail on sheet C3.0.</u>
(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				Final Stormwater management plan reviewed by Town Engineer. Statement provided by the design engineer, Norm Chamberlain, PE of Walsh Engineering Associates Inc dated 4-20-22. Plan meets the Town requirements. Preliminary grading, swales and culverts depicted. All stormwater outlets to the proposed pond.
(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]			NA		Subdivision not located within such areas.

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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;					
	(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.					

Notes:

See sheet 1 and sheet 2 plan notes recommended. See plan markups to be addressed.