

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: Wesley by the Sea – Phase 4 Subdivision/ Tax Map 79, Lot 2-1 to 2-16

Prepared By: Planning Office

Plans Dated: 3/24/22

District: R, ShO

Review Date: 4/18/22

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 located in the lower left corner of the plan. Four 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; 4-27-2007; 11-2-2021]		N			Plan scale is 1" = 60 feet on sheet 1 and 2. And 1" = 40 feet on sheet 3. Sheets 4, 5, and 6 have 1" = 25' <u>Signature block must be on the lower left corner of the plan.</u>
(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				Note 7 notes the existing Map and Lot numbers of the subject parcels. Note 7 states the Lot numbering to become Map 79, Lots 2-1 through 2-10. Lot 2-10 to become 2-10 to 2-16.
(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 prepared and stamped by Robert C. Libby, PLS #2190 of BH2M dated 1/13/22. <u>Found and to be set monument types are identified on the plan. To be reviewed and determinations made by the Planning Board during the final subdivision application review. Plans appear to meet ordinance requirements.</u>

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(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 parcel area is noted to be 25 acres or 1,090,719 SF.</p> <p>Net area is noted as 1,022,512 SF with the stream and pond area (68,207 SF) deducted.</p> <p>See Density Table on Sheet 1. Per 145-49B:</p> <p>1,090,719 - Brook and Pond Areas (68,207 SF) = 1,022,512 Net Area x .15 =153,377 SF deduction</p> <p>1,022,512 -153,377 = 869,135 SF</p> <p>869,135/ 40,000 = 21 dwelling units permitted</p> <p>Street ROW areas are noted on sheet 1 (existing area is 48,535 SF and proposed area is 32,645 SF).</p> <p>A total of 16 dwelling units are proposed on the 15 cluster lots. Lot 10 to remain as “remaining land?” See note 33 on sheet 1. Lot 10 not to be development unless approved by Planning Board.</p> <p>Trees greater than 24” in diameter are identified. 24” trees to be retained on the lots or within the Open Space are labelled “To Remain” or crossed out as they are to be removed. Planning Board reviewed the trees to be eliminated on lots 14,15 and 16 after the preliminary public hearing on 2/28/22.</p>

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(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				The subdivision shall be served by public sewer (Wells Sanitary District.) See note 12 and 23, on sheet 1. Sheets 4, 5, and 6 depict design; details on sheet 10. Letter dated 3/8/22 from the WSD approved the sewer extension.
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				The subdivision shall be served by public water (KKW Water District.) See note 13 and 23, on sheet 1. A letter from the KKWWD dated 10-11-21 was provided. Existing wells are identified and to remain as irrigation wells. Sheets 4, 5, and 6 depict design; details on sheet 10.
	(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*				Email correspondence with KKWWD provided and draft agreement provided. KKWWD approved the water main extension to serve Wesley by the Sea 4. See email dated 3/4/2022. <u>Fire Chief written approval of proposed fire hydrant is pending. Existing and proposed fire hydrant locations to be labelled on the subdivision plans. Hydrants to be maintained by the HOA/ KKWWD.</u>
	(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:			NA		Public water to be provided.

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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		
	[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		
(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" = 60 feet, 40 feet or 25 feet. Record owner/developer noted. BH2M Inc noted.
(7)	The location of any zoning boundaries affecting the subdivision	Y				The Rural and 75' Shoreland Zone are noted or labelled on the plan. See notes 8 and 11 on sheet 1. See Locus map.

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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>Sheets 3, 4, 5, and 6 identify proposed utilities, stormwater plan and erosion control details. Reviewed by Town Engineer and meets ordinances and engineering standards.</p> <p>Stormwater Management Report prepared by Christopher Ryan MacDonald, PE #11985 of BH2M dated January 2022 was provided. Reviewed by Town Engineer and meets ordinances and engineering standards.</p> <p>MDEP Site Location Permit Amendment filing provided by BH2M. <u>Permit approval is pending.</u></p> <p>Various drainage easements are identified on the plan. <u>Drainage easements on Lots 11 – 16 proposed and to be reviewed.</u></p>
(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>All adjacent road names are labelled on the plan sets (Harrissectett Road, Willow Way, and Charles Wesley Court).</p> <p>Road widths and speed limits noted.</p> <p>See note 23 on sheet 1.</p> <p>Dorfield Lane noted and depicted, 50' wide. Dorfield Lane to be privately owned and maintained, see notes 23 and 24 on sheet 1.</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.			NA		No such public improvements proposed.

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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.			NA		See note 24 on sheet 1. The open space shall be owned and managed by the Preacher's Aid Society of New England. Land is not proposed to be offered to the Municipality. Public use of the Open Space is not proposed.
(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				A construction cost estimate was dated 3/28/2022. Town Engineer reviewed the cost estimate and found it to include all necessary items, costs change constantly. Only 16 lots are proposed. A separate list with capital and annual operating estimates is not required.
	(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		Only 16 lots/dwellings are proposed.
	(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 16 lots/dwellings are proposed.
(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.			NA		See sheet 1, note 18.

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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				Erosion and sedimentation control notes are noted on sheet 7. Best management practices shall be followed.
(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 Management Report prepared by Christopher Ryan MacDonald, PE #11985 of BH2M dated January 2022 was provided. Reviewed by Town Engineer and meets ordinances and engineering standards.
(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.
	(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					

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(d) Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.					