

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #:	The Timbers Subdivision/ Tax Map 55, Lot 14	District: RA
Prepared By:	Planning Office	Review Date: 4/18/22
Plans Dated:	3/28/22	Prelim. Plan Revisions 3/28/22 Submittal Date: _____

Chapter 202 Subdivision of Land

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions:					
	(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:	Y*				<u>Location Maps provided on G1. Scale is 1"=2000'</u>
	(a) Existing subdivisions adjacent to the proposed subdivision.		N			<u>References to approved abutting subdivisions to be added to sheet G1 locus map (High Pine Estates, Hobbs Pond Woods, Meeting Place Estates)</u>
	(b) Locations and names of existing and proposed streets.		N			Route 109/ Sanford Road, Bragdon Road and Meetinghouse Road are identified. <u>Proposed Road name to be requested, approved by E911 coordinator and noted on the locus map and plan.</u>
	(c) Boundaries and designations of zoning districts.	Y*				<u>The Rural zone to be added to locus map on G1.</u> RA, and RC zones identified.
	(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.	Y				The proposed subdivision is identified on the locus map.

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(2) Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: [Amended 4-12-1999]	Y				Plan scale is 1" = 60 feet on sheet 1" = 50 feet on sheet S2, 1" = 40 feet on S3, 1" = 50' on E1 and 1" = 40 feet on U1.
(a) The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.		N			The name of the subdivision is: The Timbers. <u>Tax Map and Lot numbers to be provided by the Town Assessor and noted on the plan.</u>
(b) 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				Sheet S1 entitled "Plan of Land" is prepared and stamped by Patrick W. Johnson, PLS #2408 dated 3-28-2021.
(c) A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	Y				Warranty Deed with Covenant provided, Book 18667, Page 464 for RT Property Holdings, LLC.

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(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.		N			<p><u>Proposed Deed for Lot 1 to be provided for review by the applicant. Lot 1 to have rights to dedicated Open Space of subdivision? What responsibilities will be required for Lot 1 with regard to maintenance of the access road (plowing, paving, stormwater, etc).</u></p> <p><u>What for of ownership is proposed on Lot 2? Sheet G1 makes various references to HOA (Homeowners Association) and needs correction. Are units to be leased or is a Condominium Association proposed? Plan notes and documentation describing what is proposed is required.</u></p> <p><u>A 50' access easement is proposed for Lot 1 off Route 109. Easement language to be provided by the applicant and reviewed by the Town. This easement is not a private street.</u></p> <p><u>Open Space totaling 4.59 acres (43.2%) is proposed on Lot 2. Lot 1 to have rights to the Open Space.</u></p> <p>Property is subject to MDOT Permit #29518.</p>
(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				Sheet S2 depicts 1 foot contours.

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(f) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	Y*				Total Area of subdivision is provided on G1 10.62 acres. Trees greater than 24" in diameter are noted on sheet S2. Sheet E1 identifies the 24" diameter trees that are proposed to be removed. <u>Old stone foundations exist near Route 109 to be depicted on the plan.</u>
(g) Indication of the type of sewage disposal to be used in the subdivision.					The subdivision shall be served by on-site septic systems. See sheet E1 and U1.
[1] When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Wells Sanitary District indicating that there is adequate capacity within the district's system to transport and treat the sewage shall be submitted.			NA		Not applicable.
[2] When sewage disposal is to be accomplished by subsurface sewage disposal systems, test pit analyses prepared by a licensed site evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.	Y*				Test pit logs prepared by James Logan, LSE/ CSS# 237/213 dated 2/9/22. <u>TP#12, #14 and #18 have limiting factors less than 24" and requires a reserve system. The septic box to be adjusted or another test pit is needed for unit 5.</u>
(h) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a letter from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that there is adequate supply and pressure for the subdivision.	Y				The subdivision shall be served by private on-site drilled wells. Well locations identified on U1.
(i) The date the plan was prepared, North point (identified as true or magnetic), 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 scales are noted. Record owner/developer noted.

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(j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.	Y*				Abutters are identified. <u>Lot 2C across Sanford Road to be corrected on sheets.</u>
(k) The location of any zoning boundaries affecting the subdivision.	Y				The property is located within the RA zone.
(l) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				Sheet U1 identifies existing and proposed utilities. CMP poles along Route 109 identified. A new pole is proposed to the north of the access road of the proposed subdivision. Underground utilities are proposed for all units in the subdivision. Drainage is shown on sheet E1. <u>Preliminary design to be reviewed by Town Engineer. Existing drainage system in Route 109 not depicted.</u> <u>Existing natural gas lin in Route 109 not depicted.</u>
(m) 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.			N		All adjacent road names are labelled on the plan sets. Route 109 variable width noted. <u>Meetinghouse Road width noted as 40' wide but to be corrected. Width is 3 roads, 49.5' wide.</u> <u>Approximately building lines of structures on abutting lot 2C and 15 to be identified from aerial imagery on S2 and S3.</u> <u>4.59 acres of Open Space is proposed on Lot 2 (47.8%). 4.59/ 10.62 = 43.2%</u>

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(n) 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.
(o) The proposed lot lines with approximate dimensions and lot areas.	Y*				All lots proposed shall exceed the minimum of 40,000 SF per Residential A dimensional requirements. <u>Lot 1 may need to adjust lot line so a 25' landscaped buffer can be achieved along Lot 2. The access road cannot take up the buffer area, it can only cross it perpendicularly.</u>
(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		No such dedication proposed.
(q) The location of any open space to be preserved and an indication of its improvement and management.		N			<u>Open space use, management and ownership must be detailed. Plan notes to be corrected on G1.</u>
(r) A copy of that portion of the county soil survey covering the subdivision. When the medium-intensity soil survey shows soils which are generally unsuitable for the uses proposed, the Board may require the submittal of a report by a registered soil scientist indicating the suitability of soil conditions for those uses.	Y				SCS Map provided
(s) 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		The subdivision is not identified to be within a flood zone.
(t) A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and:			N		<u>A hydrogeologic assessment has not been provided as required.</u> The subdivision is not served by public sewer and has an average density of less than 100.000 SF per dwelling.
[1] Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985, Map Nos. 2 and 4; or					

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[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					Yes
(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y				Wetlands are identified on S2 and E1. Wetland delineation prepared by James Logan. See note 15 on G1. Merriland River to be identified on G1. 200' setback from high water line of Merriland River to be identified on sheets S3, E1, and U1.
(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.		N			<u>A letter from IF&W not provided.</u>

Notes:

- Fire Chief and Public Works Director to provide approval/ comments on the alternative loop road proposed
- Dwellings to install sprinkler systems for on-site fire protection.
- Sight distance plan and profile to be provided to verify tree removal and grading to achieve the MDOT approved sight distance easterly.