



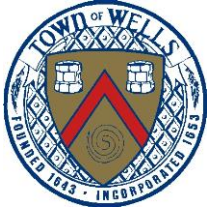
# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Parker Ridge Subdivision“**  
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### Chapter 202 Subdivision of Land

PROJECT INFORMATION		
<b>General:</b>	<b>Project Name:</b> <b># Lots Approved:</b> <b># Lots Proposed:</b> <b>Applicant:</b> <b>Landowner:</b> <b>Location:</b>  <b>Existing Use:</b>  <b>Proposed Land Use:</b>  <b>Tax Parcel ID:</b> <b>Zoning District:</b> <b>Chpt 145, Art VII Performance Standards:</b>  <b>Agent/Surveyor:</b> <b>Design Engineer:</b>  <b>Final Plan Application Submission Date:</b> <b>Final Plan Submission Date:</b>	Parker Ridge Subdivision 4 lots/ 4 dwelling units exist on 37.05 acres (Map 37, Lots 6, 6-1, 6-2 and 6-3) 13 cluster lots/13 dwelling units proposed on Map 37, Lot 6 (30.14 acres) for a total of 16 lots/ dwelling units on 37.05 acres (standard lots 6-1, 6-2 and 6-3 remain) Parker Development LLC, 183 Downing Road, Arundel, ME 04046 Parker Development LLC, 183 Downing Road, Arundel, ME 04046 Quarry Road and Perry Oliver Road, Wells, Maine  4 lots/dwelling units (standard subdivision)  3 standard lots/dwelling units (lots 1, 2, and 3) and a Major Residential Cluster Subdivision (on lot 4) consisting of 13 lots/dwelling units (single family dwellings) with a private roadway and 18.65 acres of Open Space  Tax Map 37, Lot 6, 6-1, 6-2 and 6-3 exist Tax Map 37, Lot 6-4 to 6-16 proposed Rural District  145-49 Residential Cluster  Lower Village Survey Co. LLC PO Box 2625, Kennebunkport, ME 04046 Walsh Engineering Associates, One Karen Drive, Suite 2A, Westbrook, ME 04092  June 29, 2021 June 29, 2021



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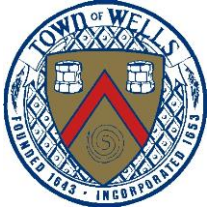
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<b>Project Description:</b>	Deb Briggs and Leon Blood, PLS of Lower Village Survey Co, LLC have submitted a Final Subdivision application on behalf of the property owner, Parker Development, LLC/Troy Parker. The Final Subdivision Application proposes 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. 18.65 acres of Open Space is proposed. 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.
<b>Approval Dates:</b>	Preliminary Plan Approval: 6/7/2021 Final Plan Approval: <b>5/9/2022</b>
<b>Public Hearings:</b>	Preliminary Public Hearing 5/17/2021 Final Public Hearing 1/24/2022

### PROJECT HISTORY

1. On 8/21/19 the agent submitted a Subdivision Pre-Application and sketch.
2. On 8/28/19 the Planning Office mailed notice to abutters of the Pre-Application submission and of the 9/9/19 Planning Board meeting.
3. On 9/5/19 the Planning Office prepared a memo regarding the history of the property for the applicant and Planning Board.
4. On 9/6/19 the Planning Office prepared a memo for the applicant and Planning Board.
5. On 9/9/19 the Planning Board voted to defer acting on the application until the Board receives a legal opinion from the Town Attorney and an update from the Code Enforcement Officer regarding the violation and default issues.
6. On 9/11/19 the Town Planner prepared a memo for the Town Attorney.
7. On 9/19/19 the Planning Office received an opinion letter from the Town Attorney.
8. On 9/20/19 the Planning Office received an inspection memo from the Code Enforcement Office regarding the subject property.
9. On 9/23/19 the Planning Board conducted a workshop of the Town Attorney’s opinion and CEO memo. The Planning Board voted to require a 3<sup>rd</sup> party inspection of the property prior to consideration of receiving the pre-application.
10. On 9/26/19 the Planning Office prepared a memo to Steve Harding, PE at Sebago Technics requesting a cost estimate for the scope of work detailed.
11. On 10/7/19 Sebago Technics provided a Task Order for 3<sup>rd</sup> party inspections of the property.
12. On 1/31/20 the applicant’s attorney provided a letter to the Planning Board regarding the receipt of the pre-application.
13. On 2/20/20 the Planning Office prepared a memo regarding the Subdivision Pre-Application.
14. On 2/24/20 the Planning Board voted to receive the Subdivision Pre-Application and schedule a site walk of the property for 4/6/20 at 5:45 PM.
15. The Town of Wells closed on 3/21/20 due to COVID-19.
16. On 5/29/20 the Planning Office mailed notices to abutters regarding the 6/15/20 Planning Board meeting.
17. On 6/8/20 the Planning Office prepared a memo regarding the Subdivision Pre-Application.
18. On 6/15/20 the Planning Board voted to reschedule the site walk for 7/6/20 at 5:45 PM.
19. On 6/17/20 the agent submitted a revised sketch plan to the Planning Office.
20. On 7/6/20 the Planning Board conducted a site walk.
21. On 7/10/20 the Planning Office prepared a site walk results memo.



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#### PROJECT HISTORY

22. On 1/4/21 the agent submitted a Preliminary Subdivision Application to the Planning Office.
23. On 1/15/21 the Planning Office mailed notice to abutters of the Preliminary Subdivision Application and the 1/25/21 Planning Board meeting.
24. On 1/20-1/21/21 the Planning Office prepared Article V, VII and preliminary completeness review checklists. A memo summarizing the review was prepared for the applicant and Planning Board. Plan markups were prepared for the applicant to address as well.
25. On 1/25/21 the road name request form was submitted for review.
26. On 1/25/21 a revised subdivision plan was submitted to the Planning Office for review.
27. On 1/25/21 the Planning Board voted to receive the Preliminary Subdivision Application, conducted a workshop and voted to continue the workshop for 60 days.
28. On 3/25/21 the agent submitted a revised plan and a hydrogeologic assessment for the review.
29. On 3/31 -4/2/21 the Planning Office prepared revised Article V, VII and completeness review checklists. Recommended plan changes were also prepared for the applicant to address.
30. On 4/5/21 the Planning Board conducted a workshop and appointed the Town Planner as the completeness agent so a public hearing could be scheduled once complete. The workshop was continued for 60 days.
31. On 4/20/21 the agent submitted a revised subdivision plan, test pit lots, and draft fire pond easement.
32. On 5/3/21 the agent provided an IF&W letter dated 4/27/21.
33. On 5/4/21 the Town Planner found the application complete for purposes of scheduling the Preliminary Public Hearing for 5/17/21.
34. On 5/5/21 the Planning Office mailed certified notice to abutters of the 5/17/21 preliminary public hearing.
35. On 5/11/21 the Planning Office prepared updated Article V, VII and completeness review checklists.
36. On 5/12/21 the Planning Office prepared a draft Preliminary Findings of Fact & Decisions and memo for the applicant and Planning Board.
37. On 5/17/21 the Planning Board conducted a preliminary public hearing and workshop. The Board granted a 10% density bonus for dedicating 50% open space and a 5% density bonus for protecting wetland. The Board denied a 5% bonus for linking open space. The workshop was continued to the next meeting.
38. On 6/1/21 the applicant submitted a revised plan, aerial images of the property and a 5% density bonus request.
39. On 6/1/21 the Planning Office prepared updated Article V, VII and completeness review checklists as well as an updated Preliminary Findings of Fact & Decisions.
40. On 6/7/21 the Planning Board conducted a workshop and voted to grant preliminary approval. The Preliminary Findings of Fact & Decisions were signed.
41. On 6/29/21 the applicant submitted the Final Subdivision Amendment Application, plan and cost estimate to the Planning Office.
42. On 7/7/21 the applicant provided drafts of the Open Space Easement Deed, Fire Suppression Easement Deed and Declaration of Protective Covenants.
43. On 7/16/21 the Planning Office mailed notices to abutters of the Final Subdivision Application submission and of the 7/26/21 Planning Board meeting.
44. On 7/19/21 the applicant provided a revised Hydrogeologic Assessment to the Planning Office.
45. On 7/22/21 the Planning Office prepared draft final completeness checklist and updated Article V and VII review checklists. The Town Planner prepared a cost estimate review memo, an HOA document review memo and a Hydrogeologic review memo. A memo summarizing the final completeness review comments was also prepared for the applicant and Planning Board.
46. On 7/26/22 the Planning Board received the final subdivision application, voted to require the monument for lot 6-2 to be set as a bound prior to final approval being granted, workshoped the fire pond design, and continued the workshop so the violations and resolutions could be discussed.
47. On 8/19/22 the applicant submitted a revised subdivision plan and Hydrogeologic Assessment Response comments.
48. On 8/27/21 the Town Engineer prepared a Default Resolution memo for the Planning Board and applicant.
49. On 9/13/22 the Planning Board conducted a workshop to discuss the past defaults and outlined what information was to be provided to the Board so resolutions could be decided. The workshop was continued for 60 days.



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#### PROJECT HISTORY

50. On 10/25/22 the applicant provided a revised fire pond plan, construction plan and the 2019 Paul Gadbois reclamation plan. The Code Enforcement Office provided an email regarding the status of any complaints the property received.
51. On 11/12/21 the Town Planner prepared an updated Default Resolution memo.
52. On 12/20/21 the Planning Board conducted a workshop of the defaults, which stockpiles to be used in the subdivision development, which stockpiles will be removed, and discussed if crushing may be permitted. The workshop was continued for 60 days.
53. On 1/6/22 the Town Planner prepared an updated Default Resolution memo.
54. On 1/10/22 the Planning Board conducted a workshop regarding the excess materials quantities and crushing operation to be allowed during construction. The Planning Board voted to schedule a final public hearing on 1/24/22.
55. On 1/11/22 the Planning Office mailed abutters certified notice of the Final Public Hearing scheduled for 1/24/22.
56. On 1/21/22 the Planning Office prepared a review memo for the Planning Board and applicant.
57. On 1/24/22 the Planning Board conducted a final public hearing and workshop. The Board voted to permit a maximum of 8 days of crushing from 8am to 5pm, with no crushing on weekends. The workshop was continued for 60 days.
58. On 2/4/22 the applicant provided a revised cost estimate.
59. On 2/15/22 the applicant provided a sample warranty deed, updated draft Open Space Easement, updated draft Fire Suppression Easement and updated HOA documents.
60. On 2/28/22 the applicant provided a revised subdivision plan and reclamation plan to the Planning Office for review.
61. On 3/3/22 the Town Assessor approved the Road Name Request Form.
62. On 3/4/22 the Planning Office received revised design sheets from Walsh Engineering.
63. On 3/4/22 the Town Planner prepared a revised cost estimate memo.
64. On 3/3-3/4/22 the Planning Office prepared updated final completeness and draft compliance review checklists. A memo summarizing the review comments was prepared for the applicant and Planning Board.
65. On 3/4/22 a revised cost estimate was provided to the Planning Office.
66. On 3/7/22 the Planning Board conducted a workshop and voted to find the proposed monumentation as suitable, voted to on various no-cut buffers, voted to find the open space suitable, voted to not require shared driveways, voted to require the fire pond be complete prior to occupancy permits being issued, and continued the workshop for 60 days.
67. On 3/17/22 the Town Attorney provided review comments on the proposed easements and HOA documents.
68. On 4/8/22 the Planning Office received revised subdivision plans.
69. On 4/19/22 the Town Planner prepared updated Deed, Easement and HOA review document memo.
70. On 4/19/22 the Planning Office provided recommended plan notes and details to Walsh Engerring and provided legal review comments to Lower Village Survey.
71. On 4/20/22 the Planning Office prepared draft plan notes, plan markups and updated final completeness and compliance/ Final Findings of Fact & Decisions.
72. On 4/25/22 the Planning Board conducted a workshop and discussed various recommendations to be included on a revised plan set.
73. On 4/27/22 the applicant submitted revised subdivision plans to the Planning Office.
74. On 5/4/22 the Town Engineer prepared an HOA review memo finding the review comments have been addressed.
75. On 5/5/22 the Planning Office inquired about the status of the stockpile encroachment on Map 37, Lot 41.
76. On 5/5/22 the Planning Office prepared updated final completeness and compliance/Final Findings of Fact & Decisions.
77. On 5/9/22 the Planning Board \_\_\_\_\_

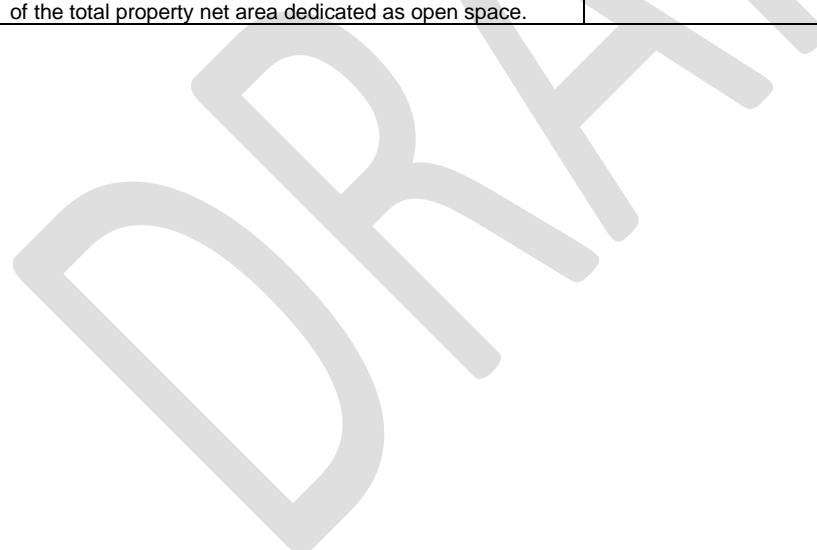


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<b>§ 202-12. General Standards</b>		<b>Findings &amp; Decisions</b>
<p>In reviewing applications for a subdivision, the Board shall consider the following general standards and make findings that each has been met prior to the approval of a final plan. In all instances the burden of proof shall be upon the applicant.</p>		
A.	<p>Conformance with Comprehensive Plan. All proposed subdivisions shall be in conformity with the Comprehensive Plan of the municipality and with the provisions of all pertinent state and local codes and ordinances.</p>	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>The proposed subdivision shall conform with the Town of Wells Ordinances.</p>
B.	<p>Retention of open spaces and natural or historic features.            [Amended 6-11-2013]</p>	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p>
	<p>(1) In any subdivision with no more than five lots or dwellings units, no dedicated open space is required. In any subdivision with at least six lots or dwelling units and no more than 10 lots or dwelling units, there shall be a minimum of 10% or 20,000 square feet, whichever is greater, of the total property net area dedicated as open space. Off site dedication of open space land may be approved by the Planning Board if excess land is provided and the land has a greater benefit to the public than land within the development. In any subdivision with more than 10 lots or dwelling units, there shall be a minimum of 35% of the total property net area dedicated as open space.</p>	<p>This subdivision proposes a total of 16 lots/ dwelling units and is required to provide a minimum of 35% Open Space. This subdivision proposes approximately 50.3% open space or 8.65 acres of the 37.05 acre parcel/development. See Area Chart on Sheet 1.</p>





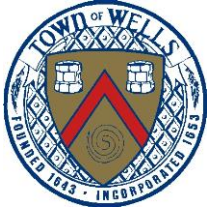


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<b>§ 202-12. General Standards</b>	<b>Findings &amp; Decisions</b>
<p>(2) Land reserved for open space purposes shall be of a character, configuration and location suitable for the particular use intended. A site intended to be used for active recreation purposes, such as a playground or a play field, should be relatively level and dry. Sites selected primarily for scenic or passive recreation purposes shall have such access as the Planning Board may deem suitable. The configuration of such sites shall be deemed adequate by the Planning Board with regard to scenic or historic attributes to be preserved, together with sufficient areas for trails, lookouts, etc., where necessary and appropriate.</p>	<p>See notes 15 and 16 on sheet 1. The Open Space shall be owned and maintained by the Parker Ridge Homeowner’s Association. Open Space, except the areas designated for the fire pond shall be used for passive recreation purposes.</p> <p>The subdivision was granted three Density Bonuses per 145-49D (1), 49D(4)(a)[4] and 49D(5). Section 49D(5) was granted based on the Open Space providing access to the public via trails.</p> <p>The existing trail from Perry Oliver Road shall connect to Parker Ridge Drive cul-de-sac. Public Trail signs to be posted at Perry Oliver Road, between lots 8 and 9, and between lots 12 and 13. No parking signs to be posted on Perry Oliver Road at trail head. Parking is prohibited along Parker Ridge Drive.</p> <p>Sheet C3.2 depicts details for the walking trail and associated signage.</p> <p>Note 16 on sheet 1 indicates the trail over the 3.71 acre area of open space will require a majority vote by lot owners. Proof of acceptance of this trail to be provided at the pre-construction meeting.</p> <p>On 3/7/22 the Planning Board voted on the suitability of the proposed Open Space (18.65 acres) that will contain the construction of the fire pond, drainage infrastructure and walking trails.</p>
<p>(3) Reserved open space land, acceptable to the Planning Board and subdivider, may be dedicated or conveyed to the municipality, a land trust, or other recognized conservation organization. Such reservation may also be accomplished by incorporation into homeowners’ association or condominium association documents or into restrictive deed covenants. (See § <u>145-49</u>, residential cluster development standards.)</p>	<p>An Open Space Easement has been provided to the Town was reviewed by the Town Engineer and Town Attorney.</p> <p>This Open Space Easement is required per the density bonus granted per 145-49D(5) and shall be conveyed prior to the sale of any lot or issuance of a building permit. See note note 15 on sheet 1.</p>

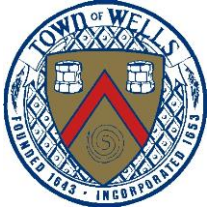


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<b>§ 202-12. General Standards</b>	<b>Findings &amp; Decisions</b>
<p>(4) The Planning Board may require that the development plans include a landscape plan that will show the preservation of any existing trees larger than 24 inches in diameter at breast height, the replacement of trees and vegetation, graded contours, streams and the preservation of scenic, historic or environmentally significant areas. Cutting of trees on the northerly borders of lots should be avoided as far as possible, to retain a natural wind buffer.</p>	<p>Trees greater than 24” in diameter were not identified on the parcel. See plan note 13.</p> <p>Per 145-49 a 50’ wide setback/buffer is required for all non-clustered residential abutters. A 50’ setback/buffer is depicted on sheet 1. On 3/7/22 the Planning Board reviewed all existing tree lines around the perimeter of the cluster subdivision and determined what exists is suitable. Additional plantings or solid 6’ tall fencing was not required.</p> <p>Areas for buffering/screening as determined by the Planning Board on 3/7/22 include:</p> <p>Abutting Lot 6-3: the plan shows some existing trees within the 50’ wide no-cut buffer between the house on cluster lot 6-4 and the house on non-clustered lot 6-3. The existing trees are sufficient.</p> <p>Abutting Lot 6-3: The plan shows no screening/buffering in the Open Space area abutting Lot 6-3. No plantings required. The existing vegetation is sufficient.</p> <p>Abutting Lot 5-A and 5C: The plan shows some existing vegetation in the Open Space for abutting lot 5-A but little to no screening/buffering for portions of Lot 5C. The existing vegetation was found to be sufficient.</p> <p>Abutting Lot 7A: The plan shows some existing vegetation in the Open Space for abutting lot 7-A but little to no screening/buffering some portions. The existing vegetation was found to be sufficient.</p> <p>Abutting Lots 6A-1, 6A-2, 6C, and 6D: The plan shows thick vegetation in the Open space for these abutting lots. The existing vegetation is suitable.</p> <p>Abutting Lot 6G: The plan shows no vegetation and a proposed walking trail within the 50’ setback/buffer area. The buffer area is within the open space and on proposed lot 6-12. What exists is suitable.</p> <p>Abutting Lots 6-1 and 6-2: The plan shows no vegetation within the 50’ setback/buffer area of the open space. What exists is suitable.</p>



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<b>§ 202-12. General Standards</b>		<b>Findings &amp; Decisions</b>
C.	Blocks. Where street lengths exceed 1,000 feet between intersections with other streets, the Board may require an utility/pedestrian easement, at least 20 feet in width, to provide for underground utility crossings and/or a pedestrian pathway of at least five feet in width. Maintenance obligations of the easement shall be included in the written description of the easement.	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>No such intersections proposed.</p>
D.	Lots.	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p>
(1)	All lots shall meet the minimum requirements of Chapter 145, Land Use, for the zoning district in which they are located. The lot configuration should be designed to maximize the use of solar energy on building sites with suitable orientation.	<p>§145-30. Rural District requirements apply to the 16 single family dwelling units within this subdivision. The 13 lots proposed are to be single family units part of a Residential Cluster Development and are permitted by §145-49 to be smaller than 100,000 SF in size if not served by public sewer. All lots proposed are to be 27,000 SF in area.</p> <p>See note 1 for Rural District and Residential Cluster Development standards. Lots smaller than 40,000 SF in area are permitted 40% lot coverage. See note 21 requiring plot plans for each lot to ensure zoning requirements are met.</p> <p>The subdivision is not located within the Shoreland Overlay District.</p>
(2)	Lot configuration and area shall be designed to provide for adequate off-street parking and service facilities based upon the type of development contemplated. Wherever possible, parking areas shall be laid out to coincide with building locations to maximize solar energy gain.	<p>All driveways shall be designed to comply with Chapter 201 and must provide an on-site turnaround so vehicle are not backing out on to roadways. See note 18.</p> <p>Parking along Parker Ridge Drive is prohibited. See note 18.</p> <p>Note 18 states no parking along Quarry Road and Perry Oliver Road is allowed. No parking signs shall be installed on Perry Oliver Road at the trail head.</p> <p>The driveway for Lot 6-4 shall be field located during construction and may be relocated per sheets C1.0 and C2.0. See plan note 33.</p>
(3)	Lots with multiple frontages shall be avoided wherever possible. When lots do have frontage on two or more roads, the plan and deed restrictions shall indicate that vehicular access shall be located only on the less traveled way.	<p>See note 18. 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. Deed with restriction to be provided prior to issuance of a building permit.</p> <p>Lots 6-5 to 6-16 shall have frontage off of Parker Ridge Drive only.</p>



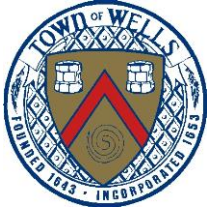


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<b>§ 202-12. General Standards</b>		<b>Findings &amp; Decisions</b>
	(4) Wherever possible, side lot lines shall be perpendicular to the street.	
	(5) The subdivision of tracts into parcels with more than twice the required minimum lot size shall be laid out in such a manner as to preclude future resubdivision.	No such lots proposed.
	(6) Where public utilities could be extended to the subdivision in the foreseeable future, the subdivision shall be designed to accommodate the extensions of utilities.	Extensions of such utilities in this area are not planned for the foreseeable future. Lots shall be served by private individual septic systems and private individual drilled wells.
	(7) If a lot on one side of a river, tidal water, road or other similar barrier fails to meet the minimum requirements for lot size, it may not be combined with a lot on the other side of the river, tidal water or road to meet the minimum lot size.	No such lots exist or are proposed.
	(8) Odd-shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited. The ratio of lot length to width shall not be more than three to one.	No such lots are proposed.
	(9) Lots shall be numbered in accordance with Chapter 201, Article I, Street Naming and Numbering, of the Wells Municipal Code.	The Town Assessor/ E911 Coordinator approved the road name Parker Ridge Drive on 3/3/21.
	(10) Where the Board finds that safety considerations so require, driveways of adjoining lots shall be combined or joined so as to minimize the number of driveway entrances and maximize the distance between entrance points.	On 3/7/22 the Planning Board determined that shared driveways are not required.
	(11) Proposed lots shall not be permitted to have driveway entrances onto existing arterial or collector streets unless the Planning Board determines that no reasonable alternate exists.	All driveways shall have entrances onto Parker Ridge Drive only.  See note 18. 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. Deed with restriction to be provided prior to issuance of a building permit.
E.	Utilities.	<b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b>
	(1) Utilities shall be installed underground except as otherwise approved by the Board.	See note 21 on sheet 1. Sheet C2.0 depicts proposed underground utilities from the existing pole adjacent to lot 6-4.
	(2) Underground utilities shall be installed prior to the installation of the final gravel base of the road.	See note 21 on sheet 1.
	(3) The size, type and location of streetlights, electric and gas lines, telephone and other utilities shall be shown on the plan and approved by the Board.	See sheet C2.0
F.	Required improvements. The following improvements are required for all subdivisions unless waived by the Board in accordance with provisions of these regulations.	

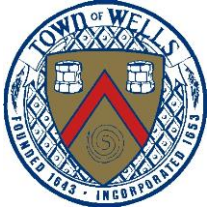


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§ 202-12. General Standards	Findings & Decisions
(1) Monuments.	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Sheet 1 identifies all Monumentation proposed and monuments found.</p> <p>On 7/26/21 the Planning Board voted to require the concrete monument missing for Lot 6-2 to be installed prior to final subdivision approval of this application. This bound was set on 4/11/22.</p>
(a) Stone or concrete monuments shall be set at all street intersections and points of curvature, but no further than 750 feet apart along street lines without curves or intersections.	
(b) Stone or concrete monuments shall be set at all corners and angle points of the subdivision boundaries where the interior angle of the subdivision boundaries is 135° or less. New monumentation shall not be required at corner or angle points where there is existing monumentation that complies with this section.	
(c) Stone monuments shall be a minimum of four inches square at the top and four feet in length and set in the ground at final grade level. After they are set, drill holes one-half-inch deep shall locate the point or points described above.	
(d) Concrete monuments shall be portland cement reinforced with half-inch reinforcement bar. Concrete monuments shall be either four inches square or four inches in diameter and four feet in length and set in the ground at final grade with their top flush to four inches above the final grade.	
(e) All other subdivision boundary corners and angle points, as well as all lot boundary corners and angle points, shall be marked by suitable monumentation.	On 3/7/22 the Planning Board voted to find that all Monumentation proposed for the cluster development is acceptable.
(2) Water supply.	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p>
(a) When a subdivision is to be served by the Kennebunk, Kennebunkport and Wells Water District, the complete supply system, including fire hydrants, shall be installed at the expense of the subdivider.	Subdivision not served by the KKW Water District.
[1] The subdivider shall provide a written statement from the Water District that adequate water for both domestic and fire-fighting purposes can be provided without placing an undue burden on the source, treatment facilities or distribution system involved. The subdivider shall be responsible for paying the costs of system improvements necessary to serve the subdivision.	



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§ 202-12. General Standards	Findings & Decisions
[2] The size and location of mains, gate valves, hydrants and service connections shall be reviewed and approved in writing by the Water District and the Fire Chief.	
(b) When the location of a subdivision does not allow for a financially reasonable connection to the Kennebunk, Kennebunkport and Wells Water District, the Planning Board may allow the use of individual wells or a private community water system.	<p>The subdivision proposed individual drilled wells.</p> <p>The well on Lot 6-4 meets the 100 foot septic system setback. Sheet 1 and C2.0 depict the septic system box per the subsurface waste water disposal system for Lot 6-4 prepared by Mark A. Truman SE#121 dated 12-2-2013.</p> <p>Well locations may be permitted to deviate up to 10' with written CEO approval. See plan note 14 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>
[1] Dug wells shall be permitted only if it is demonstrated to be not economically feasible to develop other groundwater sources and shall be constructed so as to prevent infiltration of surface water into the well. Unless otherwise permitted by the Board, the subdivider shall prohibit dug wells by deed restrictions and a note on the plan.	See note 9 on sheet 1. Dug wells are prohibited.
[2] If a central water supply system is provided by the subdivider, the location and protection of the source and the design, construction and operation of the system shall conform to the standards of the Maine Rules Relating to Drinking Water (10-144 A.C.M.R. 231).	Not applicable.
[3] Fire protection. <b>[Amended 3-11-2002]</b>	



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<b>§ 202-12. General Standards</b>	<b>Findings &amp; Decisions</b>
<p>[a] The subdivider shall construct dry hydrants connected to ponds or water storage tanks, provide fire hydrants connected to a public water source or implement an alternative program approved by the Fire Chief to provide for adequate water for fire-fighting purposes within the subdivision. An easement shall be granted to the municipality providing access to the hydrants or other improvements where necessary. If a subdivision has fewer than 10 lots or dwelling units or any combination of lots and dwelling units, the Board, may waive the requirement for an adequate on-site water supply only upon submittal of evidence that:</p>	<p>Fire Chief provided comments on the fire protection proposed on 4/20/2022 based on the subdivision plan dated 3-10-2022 ad C2.1 pond details.</p> <p>The existing pond on the property is proposed to be expanded to a 2.4 acre fire pond consisting of 1,492,625 gallons of useable water. The existing dry hydrant shall be relocated to the edge of the Parker Ridge Drive ROW between proposed lots 8 and 9.</p> <p>See the Fire Pond plan on sheet C2.1. See detail 6 on sheet 1.</p> <p>Planning Board determined the fire pond requires a marked guage pole to monitor the water levels. Sheet C2.1 states 1,492,625 million gallons of water will be available. Gauge pole detail added to sheet C2.1.</p> <p>Fire Pond Easement to the Town has been provided and has been received by the Town Engineer and Town Attorney.</p> <p>The Planning Board determined that prior to the issuance of an occupancy permit the fire pond and hydrant shall be installed, completed, tested and accepted by the Fire Department and the Fire Pond Easement is accepted by the Town and recorded at the YCRD.</p>
<p>[i] There is a fire pond, fire hydrant connected to public water, or another water source within one mile of the subdivision that the subdivider has obtained the legal right to use for fire protection purposes; and</p>	<p>The fire pond proposed is on-site and shall serve all lots within the development.</p>
<p>[ii] The Fire Chief has determined that the proposed water source has sufficient capacity to serve the needs of the subdivision and any other subdivisions currently using or relying on the water source for fire protection.</p>	<p>Fire Chief provided comments on the fire protection proposed on 4/20/2022 based on the subdivision plan dated 3-10-2022 ad C2.1 pond details.</p>
<p>[b] For purposes of this section, the 1-mile distance is measured from the pond, water source or fire hydrant to the driveway of the subdivision residence located farthest from the water supply along routes that fire trucks can safely travel year round.</p>	<p>All driveways within the subdivision shall be located within 1 mile of the propose fire pond hydrant location.</p>



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§ 202-12. General Standards	Findings & Decisions
[4] The results of the water quality test submitted shall indicate that the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested. If the Board has reason to believe, due to previous uses of the property or due to previous or existing uses of neighboring property, that the existing water quality may be threatened by contaminants not tested for in the primary inorganic water analysis, it may require the water to be tested for those contaminants.	This is a condition of approval to be provided prior to the issuance of a building permit.
(c) Prior to the issuance of a building permit for the construction of any principal structure in a subdivision, the applicant shall present evidence of suitable water supply to the Code Enforcement Officer. This evidence shall consist of:	This is a condition of approval.
[1] A letter from the Kennebunk, Kennebunkport and Wells Water District indicating availability of service; or	Not applicable.
[2] The results of a primary inorganic water analysis performed upon the well to serve the structure indicating the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested.	This is a condition of approval.
(3) Sewage disposal.	<b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b>
(a) Public system.	Subdivision not served by the Wells Sanitary District.
[1] A sanitary sewer system shall be installed at the expense of the subdivider when there is a public sanitary sewer line located within 1,000 feet of the proposed subdivision at its nearest point. The Wells Sanitary District shall certify that providing service to the proposed subdivision is within the capacity of the district's collection and treatment system.	
[2] The district shall review and approve in writing the construction drawings for the sewage system.	
(b) Private systems.	Subdivision shall be served by individual subsurface wastewater disposal systems. See note 9 on sheet 1. Minor deviations in subsurface system placement shall be approved by the Town Code Officer (+ 10 feet). See plan note 14 on sheet 1.

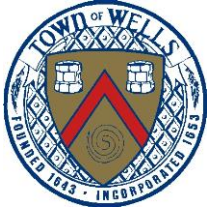




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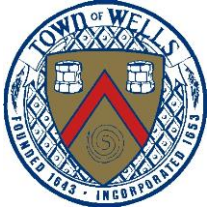
§ 202-12. General Standards	Findings & Decisions
<p>[1] The developer shall submit evidence of soil suitability for subsurface sewage disposal prepared by a Maine licensed site evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules. In addition, on lots in which the limiting factor has been identified as being within 24 inches of the surface, a second site with suitable soils shall be shown as a reserve area for future replacement of the disposal area. The reserve areas shall be shown on the plan and restricted so as not to be built upon.</p>	<p>20 test pits prepared by Mark Hampton, 263/216 dated 12/12/20. All limiting factors were &gt;48". 24 test pits identified and revised test pits dated 4/7/21 provided by Mark Hampton, 263/216.</p> <p>See note 6 on sheet 1 for test pit limiting factors.</p> <p>The well on Lot 6-4 meets the 100 foot septic system setback. Sheet 1 and C2.0 depict the septic system box per the subsurface waste water disposal system for Lot 6-4 prepared by Mark A. Truman SE#121 dated 12-2-2013.</p>
<p>[2] In no instances shall a disposal area be permitted on soils or on a lot which requires a new system variance from the subsurface wastewater disposal rules.</p>	
<p>(4) Stormwater management. <b>[Amended 4-27-2007]</b></p>	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Plan and statement provided by Norm Chamberlain, PE #7144 of Walsh Engineering Associates address MDEP requirements.</p>
<p>(a) Where a subdivision is traversed by a stream, river or surface water drainageway, or where the Board feels that surface water runoff to be created by the subdivision should be controlled, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. This stormwater management system shall be designed by a registered professional engineer.</p>	<p>Culverts, swales, a drain manhole and related easements proposed.</p>
<p>(b) Drainage easements for existing watercourses or proposed drainageways shall be provided and indicated on the plan.</p>	<p>Provided</p>
<p>(c) The developer shall provide a statement from the designing engineer that the proposed subdivision will not create erosion, drainage or runoff problems either in the subdivision or in other properties. The engineer shall certify that peak runoff from the subdivision onto other properties shall not be increased either in volume or duration from the peak runoff characteristics existing prior to development.</p>	<p>Plan and statement provided by Norm Chamberlain, PE #7144 of Walsh Engineering Associates.</p>
<p>(d) A stormwater management plan, meeting the standards of Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code, shall be submitted.</p>	
<p>(e) For subdivisions that require MDEP review under 38 M.R.S.A. § 481 et seq. (Site Location of Development), a stormwater management plan shall be submitted which complies with the Site Location of Development permit and the requirements of MDEP Chapter 500 Stormwater Regulations.</p>	<p>Not applicable.</p>



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§ 202-12. General Standards	Findings & Decisions
<p>(f) For subdivisions that do not require a Site Location of Development permit, but that require a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which complies with the requirements of MDEP Chapter 500 Stormwater Regulations.</p>	<p>Plan and statement provided by Norm Chamberlain, PE #7144 of Walsh Engineering Associates. Calculation provided determining a new area of less than 1 acre and correspondence from MDEP provided that states a Stormwater PBR is not required.</p>
<p>(g) For subdivisions outside of the watershed of a great pond that neither require a Site Location of Development permit, nor a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which incorporates the low-impact development techniques set forth in Volume I, Chapter 3 of the Maine Stormwater Best Management Practices Manual, 2006 (LID Techniques) on each individual lot approved by the Planning Board when such LID Techniques are adopted by MDEP. At such time that the MDEP adopts the LID Techniques, the Planning Board shall adopt them for use in approving subdivisions for the Town of Wells.</p>	<p>Not applicable.</p>
<p>(h) For subdivisions located within the watershed of a great pond containing: 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, a stormwater management plan shall be submitted that meets the phosphorus allocation across the entire subdivision in accordance with the methodology described in the MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006.</p>	<p>Not applicable.</p>
<p>(i) The Planning Board may require a hydrologic analysis for any site in areas with a history of flooding or in areas with a potential for future flooding, associated with cumulative impacts of development. This hydrologic analysis would be in the form of a “Downstream Analysis” under conditions of the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm, as described below:</p>	<p>Not applicable.</p>
<p>[1] Downstream Analysis Methodology: The criteria used for the downstream analysis is referred to as the “10% rule.” Under the 10% rule, a hydrologic and hydraulic analysis for the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm is extended downstream to the point where the site represents 10% of the total drainage area. For example, a ten-acre site would be analyzed to the point downstream with a drainage area of 100 acres. This analysis should compute flow rates and velocities downstream to the location of the 10% rule for present conditions and proposed conditions. If the flow rates and velocities increase by more than 5% and/or if any existing downstream structures are impacted, the designer should redesign and incorporate detention facilities.</p>	



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<b>§ 202-12. General Standards</b>		<b>Findings &amp; Decisions</b>
G.	Streets.	<b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b>
	(1) All streets in a subdivision shall meet Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code.	<p>The proposed street must comply with the requirements of Chapter 201. Parker Ridge Drive is a proposed private road that will not be considered for acceptance by the Town of Wells. See note 18 on sheet 1.</p> <p>30' gravel base with 24' wide pavement is required for Parker Ridge Drive. 3' wide gravel base shoulders are required.</p> <p>The width of pavement around the culdesac is required to be 25' width gravel base of 30'. Sheet C2.0 labels pavement and shoulder widths. Sheet C3.1 provides a cross section detail of the culdesac.</p>
	(2) Any subdivision expected to generate average daily traffic of 200 trips per day or more shall have at least two street connections with existing public streets, streets shown on an Official Map or streets on an approved subdivision plan for which performance guaranties have been filed and accepted. Any street with an average daily traffic of 200 trips per day or more shall have at least two street connections leading to existing public streets, streets shown on an Official Map or streets on an approved subdivision plan for which performance guaranties have been filed and accepted. Said two street connections' center lines shall be no closer than 400 linear feet apart. Traffic generation rates shall be based on the Traffic Generation Manual, 1988 Edition, Institute of Transportation Engineers. Some typical traffic generation rates are:	<p>The subdivision is not expected to generate a daily traffic of 200 trips per day or more. Traffic generation is calculated to be 130 trips per day off of Parker Ridge Drive.</p> <p>Total trips generated by the entire subdivision (16 lots) is 160 trips.</p>
	(a) Single-family house: 10.0 trips per day per unit.	13 x 10.0 = 130.00 trips per day for Parker Ridge Drive. (Lots 6-4 to 6-16)
	(b) Residential condominium: 5.9 trips per day per unit.	
	(c) Motel: 10.2 trips per day per room.	
	(d) Industrial: 7.0 trips per day per 1,000 square feet of floor space.	
	(3) In any subdivisions located in the Residential A Zoning District or east of U.S. Route 1 provisions shall be made for the interconnection of proposed streets with other subdivisions or adjacent properties if it is determined to be practical and desirable by the Planning Board.	The subdivision is located within the Rural District. And west of the turnpike. Such interconnections are not required.
H.	Land features.	<b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b>
	(1) Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas and building excavations. Topsoil shall not be removed from the site until completion of construction and inspection by the Town to assure four inches of topsoil has been spread over all areas to be grassed.	<p>This is a condition of approval.</p> <p>Stablized construction entrance detail shown sheet C3.0.</p>



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§ 202-12. General Standards	Findings & Decisions
(2) Except for normal thinning, landscaping and cutting trees to provide access to direct sunlight, existing vegetation shall be left intact to prevent soil erosion. The Board shall require a developer to take the following measures to correct and prevent soil erosion in the proposed subdivision: <b>[Amended 4-27-2007]</b>	This is a condition of approval.
(a) The proposed subdivision shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.	
(b) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	
(c) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.	
(d) Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.	
(3) To prevent soil erosion of shoreline areas the cutting or removal of vegetation shall only be permitted as regulated in § 145-33 of Chapter 145, Land Use, of the Wells Municipal Code.	This is a condition of approval.
(4) Dedication and maintenance of common open space and services.	Parker Ridge Homeowner Association documents were provided and reviewed by the Town Engineer/ Planner and Town Attorney for compliance with these standards. See Town Engineer memo dated 5/4/22 finding all review comments addressed.
(a) All common land shall be owned jointly or in common by the owners of the dwelling units by means of a homeowners' association, by an association which has as its principal purpose the conservation or preservation of land in essentially its natural condition or by the municipality.	See note 15 and 16 on sheet 1.
(b) Further subdivision of the common land or its use for other than noncommercial recreation or conservation purposes, except for easements for underground utilities, shall be prohibited. Structures and buildings accessory to noncommercial recreational or conservation uses may be erected on the common land.	See note 15 and 16 on sheet 1.
(c) The common open space shall be shown on the final plan with appropriate notation on the plan to indicate that:	See note 15 and 16 on sheet 1.
[1] It shall not be used for future building lots; and	
[2] A part or all of the common open space may be dedicated for acceptance by the municipality.	
(d) If any or all of the common open space and services are to be reserved for use by the residents, the bylaws of the proposed homeowners' association shall specify maintenance responsibilities and shall be submitted to the Board prior to final plan approval.	See note 15 and 16 on sheet 1.



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<b>§ 202-12. General Standards</b>	<b>Findings &amp; Decisions</b>
(e) Covenants for mandatory membership in the homeowners' association setting forth the owners' rights, interests and privileges in the association and the common property shall be reviewed by the Board and included in the deed for each lot or dwelling.	Parker Ridge Homeowner Association documents were provided and reviewed by the Town Engineer/ Planner and Town Attorney for compliance with these standards.
(f) The homeowners' association shall have the responsibility of maintaining the common property.	Parker Ridge Homeowner Association documents were provided and reviewed by the Town Engineer/ Planner and Town Attorney for compliance with these standards.
(g) The association shall levy annual charges against all owners of dwelling units to defray the expenses connected with the maintenance of common property and tax assessments.	Parker Ridge Homeowner Association documents were provided and reviewed by the Town Engineer/ Planner and Town Attorney for compliance with these standards.
(h) The developer or subdivider shall maintain control of the common property and be responsible for its maintenance until development sufficient to support the association has taken place.	Parker Ridge Homeowner Association documents were provided and reviewed by the Town Engineer/ Planner and Town Attorney for compliance with these standards.
(5) Construction in flood hazard areas. When any part of a subdivision is located in a special flood hazard area as identified by the Federal Emergency Management Agency, the plan shall conform with Chapter 115, Floodplain Management, of the Wells Municipal Code.	No flood zone is present for the parcel per FEMA Map 2301580010D. See note 12 on sheet 1 and reference plan note 16.
(6) Impact on groundwater.	
(a) When a hydrogeologic assessment is submitted, the assessment shall contain at least the following information:	Hydrogeologic Assessment prepared Christopher Buckman, P.G. by Haley Ward dated 3/22/21. Revisions and Final Report provided on 8/19/21.
[1] A map showing the basic soils types.	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.
[2] The depth of the water table at representative points throughout the subdivision.	
[3] Drainage conditions throughout the subdivision.	
[4] Data on the existing groundwater quality, either from test wells in the subdivision or from existing wells on neighboring properties.	
[5] An analysis and evaluation of the effect of the subdivision on groundwater resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post-development nitrate-nitrogen concentrations at any wells within the subdivision, at the subdivision boundaries and at a distance of 1,000 feet from potential contamination sources, whichever is a shorter distance. For subdivisions within the watershed of a pond, projections of the development's impact on groundwater phosphate concentrations shall also be provided.	

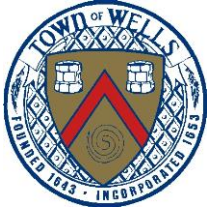




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<b>§ 202-12. General Standards</b>	<b>Findings &amp; Decisions</b>
[6] A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the subdivision and within 200 feet of the subdivision boundaries.	
(b) Projections of groundwater quality shall be made at any wells within the subdivision and at the subdivision boundaries or at a distance of 500 feet from potential contamination sources, whichever is a shorter distance.	
(c) Projections of groundwater quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).	
(d) No subdivision shall increase any contaminant concentration in the groundwater to more than 1/2 of the primary drinking water standards. No subdivision shall increase any contaminant concentration in the groundwater to more than the secondary drinking water standards.	
(e) If groundwater contains contaminants in excess of the primary standards and the subdivision is to be served by on-site groundwater supplies, the applicant shall demonstrate how water quality will be improved or treated.	
(f) If groundwater contains contaminants in excess of the secondary standards, the subdivision shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.	
(g) Subsurface wastewater disposal systems and drinking water wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a note on the final plan and as restrictions in the deeds to the affected lots.	

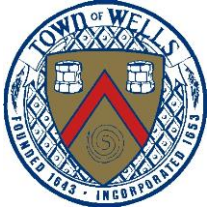


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<b>§ 202-13. Performance Guaranties. [Amended 4-12-1999]</b>		<b>Findings &amp; Decisions</b>
A.	Types of guaranties.	<b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b>
	(1) With submittal of the application for final plan approval, the applicant shall provide any one or a combination of the following performance guaranties for an amount adequate to cover the total site preparation and construction costs of all required improvements, taking into account the time span of the construction schedule and the inflation rate for construction costs:	The Planning Board required that prior to the issuance of an occupancy permit the fire pond and hydrant be installed, completed, tested and accepted by the Fire Department and the Fire Pond Easement is accepted by the Town and recorded at the YCRD. See note 27.  See performance guarantee notes 25, 26, 27, 29, 30, 31, and 34 on sheet 1.
	(a) Either a certified check payable to the municipality or a savings account or certificate of deposit naming the municipality as owner for the establishment of an escrow account.	To be determined at the pre-construction meeting.
	(b) A performance bond payable to the municipality issued by a surety company approved by the municipal officers or Town Manager.	To be determined at the pre-construction meeting.
	(c) An irrevocable letter of credit (See Appendix B for a sample. Note: Appendix B, originally attached to the Subdivision Regulations, has not been reproduced in the Code. Consult the original Town records in the office of the Clerk. ) from a financial institution establishing funding for the construction of the subdivision from which the municipality may draw if construction is inadequate, approved by the municipal officers or Town Manager.	To be determined at the pre-construction meeting.
	(d) An offer of conditional approval prohibiting the sale of any units or lots until all required improvements serving those units or lots have been constructed to the satisfaction of the Town and in compliance with all ordinances, plans and specifications.	The sale of lots or units is prohibited base course of pavement is installed. See note 32.
	(2) The conditions and amount of the performance guaranty shall be determined by the Board with the advice of the Town Planner, Road Commissioner, municipal officers and/or Town Attorney. If an offer of conditional approval is made by the applicant, pursuant to Subsection A(1)(d), the applicant shall be required, in addition, to present a cash escrow, performance bond or irrevocable letter of credit, as described in Subsections A(1)(a) through (c) above, to cover the cost of restoring the site to a stable condition, should the applicant create erosion or sedimentation problems for an unreasonable duration during site preparation or during the construction of roads and/or utilities or other required improvements.	To be determined at the pre-construction meeting.



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B.	<p><b>Contents of guaranty.</b> The performance guaranty shall contain a construction schedule, cost estimates for each major phase of construction, taking into account inflation, provisions for inspections of each phase of construction, provisions for the release of part or all of the performance guaranty to the developer and a date after which the applicant will be in default, and the municipality shall have access to the funds to finish construction. The Board may require the services of a third party inspector, to be paid for at the expense of the applicant upon recommendation of the Town Manager.</p>	<p style="text-align: center;"><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>To be determined at the pre-construction meeting.</p>
C.	<p><b>Escrow account.</b> If the applicant chooses to establish an escrow account, a cash contribution to the account shall be made by either a certified check made out to the municipality, the direct deposit into a savings account or the purchase of a certificate of deposit. For any account opened by the applicant, the municipality shall be named as owner or co-owner, and the consent of the municipality shall be required for a withdrawal. Any interest earned on the escrow account shall be returned to the applicant unless the municipality has found it necessary to draw on the account, in which case the interest earned shall be proportionately divided between the amount returned to the applicant and the amount withdrawn to complete the required improvements. The Town Attorney and Town Treasurer shall review and have final authorization on the establishment of escrow accounts.</p>	<p style="text-align: center;"><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>To be determined at the pre-construction meeting.</p>
D.	<p><b>Performance bond.</b> If the applicant chooses to submit a performance bond, the performance bond shall detail any special conditions, the method for release of the bond or portions of the bond to the applicant and the procedures for collection by the municipality. The bond documents shall specifically reference the subdivision for which approval is sought.</p>	<p style="text-align: center;"><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>To be determined at the pre-construction meeting.</p>
E.	<p><b>Letter of credit.</b> If the applicant chooses to submit an irrevocable letter of credit from a bank or other lending institution, at a minimum the letter shall indicate that funds have been set aside for the construction of the subdivision and may not be used for any other project or loan. The Town Manager or Town Treasurer shall certify the bank or institution as acceptable to the Town. The Town Attorney shall review and, if found acceptable, approve the wording of all letters of credit.</p>	<p style="text-align: center;"><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>To be determined at the pre-construction meeting.</p>
F.	<p><b>Standard condition of approval.</b> As a standard condition of approval for all applications for which a performance guaranty is required pursuant to Subsection <b>K</b>, the Board shall require the applicant to enter into a binding agreement with the municipality regarding the development of the required improvements and the sale of lots or units in the subdivision until such time as one or more of the allowable performance guaranties have been accepted by the municipality.</p>	<p style="text-align: center;"><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>See performance guarantee notes 15, 18, 21, 22, 23, 25, 26, 27, 29, 30, 31, and 34 on sheet 1.</p>
	<p>(1) The agreement shall prohibit the sale or occupancy of any lot or unit in the subdivision for which the improvements to be covered by the guaranty are required for access to or intended use of the lot until either:</p>	
	<p>(a) It is certified by the Board, or its agent, that all of the required improvements have been installed in accordance with these regulations and the regulations of the appropriate utilities; or</p>	



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	(b)	A performance guaranty, acceptable to the municipality, is submitted in an amount necessary to cover the completion of the required improvements at an amount adjusted for inflation and prorated for the portions of the required improvements already installed.	
	(2)	Notice of the agreement and any conditions shall be on the final plan that is recorded at the Registry of Deeds. Release from the agreement shall follow the procedures for release of the performance guaranties contained in Subsection H.	
G.		<b>Phasing of development.</b> The Board may approve plans to develop a major subdivision in separate and distinct phases. This may be accomplished by limiting final approval to those lots abutting that section of the proposed subdivision street which is covered by a performance guaranty. When development is phased, road construction shall commence from an existing public way. The subdivision shall be divided in such a manner that each phase, when aggregated with the previous phase(s), shall meet the standards of these regulations. Final approval of lots in subsequent phases shall be given only upon satisfactory completion of all requirements pertaining to previous phases.	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>No phasing of the development is proposed.</p> <p>See sheet 2 regarding all site revegetation requirements to be completed by the developer of the Parker Ridge Subdivision.</p>
H.		<b>Release of guaranty.</b> Prior to the release of any part of the performance guaranty, the Board shall determine to its satisfaction, in part upon the report of the Town Manager and whatever other agencies and departments may be involved, that the proposed improvements meet or exceed the design and construction requirements for that portion of the improvements for which the release is requested.	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p>
I.		<b>Default.</b> If upon inspection the third party inspector, Municipal Engineer or other qualified individual retained by the municipality finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, he or she shall so report in writing to the Code Enforcement Officer, the municipal officers, the Board and the applicant or builder. The municipal officers shall take any steps necessary to preserve the municipality's rights.	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p>
J.		<b>Private streets.</b> Where the subdivision streets are to remain private streets, the following words shall appear on the recorded plan: "All streets in this subdivision shall remain private roads to be maintained to Town standards by the developer or the lot owners and shall not be accepted or maintained by the Town."	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>See note 18 on sheet 1. Parker Ridge Drive shall not be considered by the Town of Wells for acceptance as a Town Road/ Street.</p>
K.		<b>Improvements guaranteed.</b> Performance guaranties shall be tendered for all improvements required to meet the standards of these regulations and for the construction of the public or private streets, stormwater management facilities, public or private sewage collection or disposal facilities and water systems that are shared by multiple dwelling units and erosion and sedimentation control measures, as well as any other improvements required by the Board.	<p><b>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</b></p> <p>Established of the type, form and conditions of the Performance Guarantee is required at the pre-construction meeting.</p>



# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Parker Ridge Subdivision”**  
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<b>§ 202-2. Purpose, criteria for approval.</b>		<b>Findings &amp; Decisions</b>
<p>The purposes of these regulations are to assure the comfort, convenience, safety, health and welfare of the people of the Town of Wells, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Wells, Maine, the Planning Board shall consider the following criteria and, before granting approval, shall make findings of fact that the provisions of these regulations have been met and that the proposed subdivision will meet the guidelines of 30-A M.R.S.A. § 4404.</p>		
A.	The subdivision:	<b>The Planning Board finds that these standards shall be met.</b>
(1)	Will not result in undue water or air pollution. In making this determination, the Board shall at least consider the elevation of the land above sea level and its relation to the floodplains; the nature of soils and subsoils and their ability to adequately support waste disposal; and the slope of the land and its effect on effluents;	
(2)	Has sufficient water available for the reasonably foreseeable needs of the subdivision;	
(3)	Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;	
(4)	Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;	
(5)	Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;	
(6)	Will provide for adequate solid and sewage waste disposal;	
(7)	Will not cause an unreasonable burden on the ability of the Town to dispose of solid waste and sewage if municipal services are to be utilized;	
(8)	Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;	
(9)	Is in conformance with this chapter, the Comprehensive Plan for the Town and Chapter 145, Land Use, of the Wells Municipal Code, as amended;	
(10)	Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, will not adversely affect the quality of the body of water or unreasonably affect the shoreline of that body of water; and	
(11)	Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;	
B.	The subdivider has adequate financial and technical capacity to meet the above-stated standards;	<b>The Planning Board finds that these standards shall be met.</b>





# Town of Wells, Maine

## Planning Board

### FINDINGS OF FACTS & DECISIONS

#### Final Subdivision Amendment Application for “Parker Ridge Subdivision“

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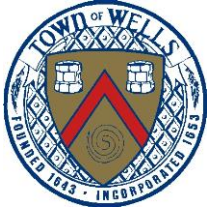
C.	If any part of a subdivision is located in a flood-prone area, as indicated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Maps, the subdivider shall determine the one-hundred-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan shall include a condition requiring that principal structures will be constructed with their lowest floor, including the basement, at least one foot above the one-hundred-year flood elevation; and	<b>Not applicable.</b>
D.	The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorous concentration during the construction phase and life of the proposed subdivision.	<b>Not applicable.</b>

#### **STANDARD CONDITIONS OF APPROVAL**

1. Any subdivision not recorded in the Registry of Deeds within 90 days of the date upon which the plan is approved and signed by the Board shall become null and void, unless an extension is granted by the Board in writing before the expiration of the ninety-day period. (§202-9C(2))
2. Prior to the issuance of a building permit for a principal structure in the subdivision, the applicant shall present evidence of suitable water supply to the Code Enforcement Officer. The evidence shall consist of the results of a primary inorganic water analysis performed upon the well to serve the structure, indicating the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested. (§202-12F(2)(b)[4])
3. Prior to the issuance of a building permit in any approved subdivision, the subdivider shall provide the Code Enforcement Officer with a letter from a registered land surveyor stating that all monumentation shown on the plan for the lot receiving the building permit and for the approved subdivision perimeter boundaries or phase therein as approved by the Planning Board has been installed. (§202-11A(5))
4. No changes, erasures, modifications or revisions shall be made in any final plan after approval has been given by the Planning Board and endorsed in writing on the plan, unless the revised final plan is first submitted and the Board approves any modifications, except in accordance with § 202-10A(3). (§202-9C(4))
5. The approval by the Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the municipality of any street, easement or other area shown on such plan. (§202-9C(5))
6. Failure to commence substantial construction of the subdivision within five years of the date of approval and signing of the plan shall render the plan null and void. (§202-9C(6))

#### **SPECIAL CONDITIONS OF APPROVAL**

1. Prior to any construction activity at the site, the applicant/developer and selected contractor shall participate in a pre-construction conference with Town and other regulatory officials to review the project's construction considerations. A copy of the proposed HOA By-Laws to be provided at the pre-construction meeting to the Town.
2. Prior to the first occupancy being issued, any incomplete work shall be identified, updated cost estimates for all incomplete items plus 10% contingency shall be provided, and a suitable financial guarantee shall be provided to the Town in the form of cash escrow or a Letter of Credit.



# Town of Wells, Maine Planning Board

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## FINDINGS OF FACTS & DECISIONS Final Subdivision Amendment Application for "Parker Ridge Subdivision" Page 25 of 25

3. The Town of Wells, Maine shall employ the services of an engineering firm to assist in the inspection of roads and other infrastructure as necessary to ensure compliance with Town ordinances or the requirements of this approval. The cost of such additional services shall be born by the developer.
4. Upon completion of construction and prior to the issuance of the 11<sup>th</sup> occupancy permit in the subdivision (lots 6-4 to 6-16), the applicant/developer shall provide to the Town record as-built drawings of the roadway, drainage, fire pond, dry hydrant, public trails, lot Monumentation and utility related construction work.
5. Finish course of pavement shall be installed prior to the 12<sup>th</sup> occupancy permit issued for lots 6-4 to 6-16.

Dated at Wells, Maine this \_\_\_\_\_ day of \_\_\_\_\_, 2022

Wells Planning Board

By: \_\_\_\_\_  
Charles Millian, Chairman

DRAFT