

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #:	Chick Crossing Village Subdivision/ Tax Map 83, Lot 8	District: R, AP, ShO
Prepared By:	Planning Office	Review Date: 5/4/22
Plans Dated:	4/25/22	Prelim. Plan Revisions 4/26/22 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				See Cover sheet provided and Site Location Map on sheets 1-4.
	(a) Existing subdivisions adjacent to the proposed subdivision.		N			<u>Cover sheet to label adjacent subdivisions. See plan markup.</u>
	(b) Locations and names of existing and proposed streets.	Y*				Chick Crossing Road, Clark Road, Branch Road, Pine Hill Cemetery Road, Meetinghouse Road, etc are noted. <u>Lydia's Circle to be noted.</u>
	(c) Boundaries and designations of zoning districts.	Y				Parcel boundaries approximately identified. Zoning District Boundaries are shown on the Location Maps on sheets 1 – 4.
	(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				Subdivision identified on cover sheet and Location Maps on sheets 1 - 4. No remaining land proposed.

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<p>(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]</p>	Y				<p>Plan scale is 1" = 120 feet on sheet 2 and 3. And 1" = 80 feet on sheet 4. C-101 is 1" = 40 feet. C-200 to C-202 is 1" = 20'.</p>
<p>(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.</p>	Y*				<p>Subdivision name noted.</p> <p><u>Town Assessor to confirm lots to be identified as Map 83, Lots 8-1 to 8-20.</u></p> <p><u>Outsale lot, not part of the subdivision, is to be identified as Lot 8A.</u></p>
<p>(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.</p>	Y*				<p>Plan prepared and stamped by Dana A. Libby, PLS #1350 of Corner Post Land Surveying Inc. dated 4-25-2022.</p> <p><u>Proposed monument types to be determined.</u></p>
<p>(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.</p>	Y*				<p>Deed provided. Book 18879, Page 782.</p> <p>Draft HOA documents and sample deed have been provided <u>and to be reviewed by the Town Planner and Town Attorney during final subdivision application review.</u></p>

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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>Draft HOA and sample deed provided.</p> <p>Proposed drainage easement identified on lots 14, 15, 19 and 20. <u>Drainage easement for Lot 1 needed?</u></p> <p><u>A conservation easement on the Open Space to be proposed? Proposed draft document needed.</u></p>
(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				1 foot contours are shown on sheet C sheets.
(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*				<p><u>Plan to more clearly note the total area of the subdivision as 44.40 acres and the net area as 44.11 acres.</u></p> <p><u>22.31 acres is located within the Rural District and 21.80 acres is located within the Aquifer Protection District.</u></p> <p>Existing building lines on abutting properties identified on sheet 3.</p> <p>See plan note 31 on sheet 2. No trees greater than 24" in diameter were identified on the property.</p> <p>No tree cutting, timber harvesting or soil disturbance permitted within the Open Space (AP zone and Shoreland zone).</p>
(g) Indication of the type of sewage disposal to be used in the subdivision.	Y*				The subdivision shall be served by private on-site septic systems. See plan note 16 on sheet 4. <u>Note to add that the septic system areas and tanks shall be more than 800 feet from Branch Brook.</u>

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[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 served by public sewer (WSD).
[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*					Mark J. Hampton CSS #216/ LSE#263 prepared test pits lots dated 4/9/22. <u>Septic boxes for lot 1 appears to be within a drainage area? Lot 2 does not require a reserve. Lot 5 primary septic box doesn't have a test pit. Lot 9 reserve septic box doesn't have a test pit, move? Lot 12 reserve system to become primary system? Lot 13, 14 and 15 do not require a reserve system.</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. See plan note 16 on sheet 2.
(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 scale is 1" = 120 feet on sheet 2 and 3. And 1" = 80 feet on sheet 4. C-101 is 1" = 40 feet. C-200 to C-202 is 1" = 20'. Record owner/developer noted.
(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 noted on the sheets 2, 3, and 4.

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(k) The location of any zoning boundaries affecting the subdivision.	Y				Parcel falls entirely within the Rural, Aquifer Protection and 25' Shoreland Overlay Districts. Zoning boundaries are shown on sheets 2 and 3. Zoning boundary mapping shown on Location Map on sheets 1 – 4. No development proposed within the AP or Shoreland Overlay Districts.
(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*				Proposed drainage depicted on C and D sheets. <u>Lot layout on C and D sheets does not coincide with layout shown on sheets 2, 3, and 4.</u> Proposed drainage easement identified on lots 14, 15, 19 and 20. <u>Drainage easement for Lot 1 needed?</u> Existing utility poles along Chick Crossing Road are identified on sheets 2, 3, and 4. Proposed underground utilities are shown on sheet C101. <u>Stormwater management for development on lots to be addressed.</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.	Y				All adjacent road names are labelled on the plan sets. Chick Crossing Road is noted to be 49.5' wide, see note 4 on sheet 2. Buildings adjacent to the subdivision are approximately depicted on sheet 2.
(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.

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(o) The proposed lot lines with approximate dimensions and lot areas.	Y				All lots proposed shall exceed the minimum of 20,000 SF per 145-49, <u>pending Planning Board determinations.</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.	Y*				The subdivision proposes a minimum of 35% Open Space. Open Space requirement noted on sheet 4, note 19. 35% open space is required. The plan indicates 25.23 acres of Open Space is proposed (57.20%). Note 19 on sheet 4 states the Open Space shall be owned and maintained by the Chick Crossing Village Owners Association. <u>The open space (note 19) to indicate that a conservation easement is to be granted to the Town or to the KKWWD if 145-49E is used in calculating the density for the subdivision.</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.	Y				See note 11 on sheet 3 and Flood Zone A is noted and identified on sheet 3. Flood Zone A identified on FRIM panel number 2301580010D.
(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:	Y				A hydrogeologic assessment was prepared by Mark Cenci dated 4/20/22.
[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			NA		

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[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.	Y				
(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y*				<p>Wetland delineation shown on sheet 3 and 4. Wetland delineation done by Mark Hampton Associates. Total wetland impact proposed is 3,566 SF and requires a NRPA Tier 1 Permit.</p> <p><u>Possible Vernal Pools are identified on sheet 4. Copy of determination report needed.</u></p> <p>Unnamed streams are identified on sheets 3 and 4.</p> <p>Branch Brook is identified on sheets 2 and 3.</p>
(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y*				<p>A letter from IF&W provided dated 3/3/22.</p> <p>Bat and Wood Turtle Species are identified in the vicinity of the project area/ on the project area.</p> <p><u>If the turtle habitats are present a 300' undisturbed vegetated cover is recommended. Sheet 3 and 4 delinates a Turtle Habitat Buffer. Is this the 300' no-disturb buffer recommended by IF&W? Houses on lots 11 and 12 are within this buffer.</u></p>

Notes:

- Fire Chief to provided written comment on fire protection proposed via on-site fire cistern.
- Signature block is required to be locatd on the lower left side of the plan sheet per 202-9B