

**Town of Wells, Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
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Project Name/District: G&M Holdings / Light Industrial District – Tax Map 41,  
 Lot 13-2

Date of Review: 05/06/22

Prepared By: Planning Office

Company Name: Town of Wells

**Article X**  
**Site Plan Approval**

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:						
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: <b>[Amended 6-12-2012]</b>	Y				Scale is 1" = 30 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				Applicant name and address noted.  Business name and address noted.
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				Proposed lot coverage is noted to be 33.4%  2,400 SF one-story building area is noted.  6,400 SF one-story building area is noted.  <b><u>Proposed accessory outdoor storage associated with the business contractor use to be detailed in phasing notes.</u></b>

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(3)	Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.				W	The parcel is Lot 2 within the Coastal Projects Subdivision prepared by Jim Wright, PLS of Attar Engineering Inc. and approved by the Planning Board on 12-7-2020. Book 412, Page 11.  <b><u>Planning Board to consider if an updated boundary survey is required or can be waived.</u></b>  <b><u>Plan note 25 recommended stating the CEO to require the building foundations to be survey located and staked by a PLS prior to the issuance of a building permit.</u></b>
(4)	All existing and proposed setback dimensions.	Y				Light Industrial zoning requirements arenoted on the plan. Setback requirements depicted.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See plan note 15 on sheet 1. Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.  Exterior light locations are shown on the site plan.
(6)	The type, size and location of all incineration devices.			NA		No such devices proposed.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		Building mechanical areas are identified on the plan.
(8)	The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	Y*				Wetlands are identified. <b><u>Plan to note who did the wetland delineation and when.</u></b>  Existing utilities along Willie Hill Road identified. Proposed underground utilities shown.  Existing 15" culvert within Willie Hill Road identified. Proposed grading and utilities shown on sheet 2.

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(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	Y				Sheet 2 depicts existing 2 foot contours. Proposed 1 foot contours shown.
(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	Y*				<p>90 degree parking spaces are proposed. <b><u>Plan to note parking space dimension of 9' x 18.'5.</u></b> A 26' wide aisle is shown. 16 spaces on the property. A total of 2 handicap accessible parking spaces are proposed. <b><u>2 ADA compliant signs for the handicap parking are required to be identified on the plan.</u></b></p> <p><b><u>Uses and options for the buildings to be clarified in parking note 6 and phasing notes.</u></b></p> <p>6' tall chain-link fence is identified around the perimeter of the development. Dumpster is identified to meet setback requirements and to be screened by 6' tall stockade fence.</p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.		N			<p>This commercial property abuts other commercial property or vacant land. Screening is not required for commercial abutters.</p> <p><b><u>The Medical Marijuana use per 145-58.3 does allow the Planning Board to require vegetative buffers to create a visual screen and minimize odors. Planning Board to consider screening/buffering after the public hearing.</u></b></p> <p>See plan note 23 on sheet 1.</p> <p><b><u>A 40' wide landscaped buffer along Willie Hill Road is required. A minimal buffer is shown ranging from a few feet wide to 18' wide. A landscaping plan is recommended to depict existing trees that shall be retained in addition to trees and shrubs to be planted.</u></b></p> <p><b><u>Planning Board to make determinations on the Willie Hill Road landscaped buffer after the public hearing.</u></b></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				None identified or proposed.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Willie Hill Road is identified. Abutting driveways are identified.
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	Y*				All abutters are identified. <b><u>Map 41, Lot 13-2 correction needed.</u></b>

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(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y*				Unrecorded Quitclaim Deed document provided. <b>Recorded Deed to be provided.</b>
C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.	Y*				A subsurface wastewater disposal system prepared by Michael Cuomo SE# 211 dated 12/14/21 was provided.  <b><u>TP has a limiting factor of 15". Had test pit of 24" for Coastal Projects Subdivision approval.</u></b>
D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.		N			An onsite dumpster is identified on the plan and shall meet the 25' setback and to be screened by 6' tall stockade fence.  <b><u>Plan correction/clarification needed. No raw, finished or waste materials to be stored outside of roofed buildings is noted but accessory outside storage for the business contractor use is proposed? What types of materials is proposed for "outdoor storage use?" Plan notes to be added to detail.</u></b>
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.			NA		Not served by WSD.
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.			NA		Not served by KKWWD.

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G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:					<b><u>Planning Board to determine if traffic data is necessary.</u></b>
(1)	The estimated peak-hour traffic to be generated by the proposal.	Y				Engineer estimates less than 10 peak hour trips.
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					
(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. <b>[Amended 4-27-2007]</b>	Y				Best management practices for soil erosion and sedimentation control are a standard condition of approval.
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. <b>[Added 4-27-2007]</b>	Y*				Stormwater Management Plan prepared by Lew Chamberlain of Attar Engineering provided dated 4/25/22. <b><u>Town Engineer to review.</u></b>

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J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. [Added 4-27-2007]					<u>Planning Board to consider requiring a landscaping plan.</u>  <u>Security plan for Police Chief needed.</u>
	<b>Chapter 201, Article IV. Sidewalk Development.</b>			NA		

**Notes:**

1. See Article V, VI, VII review comments.
2. See plan markups provided dated 5/5/22.