



Planning & Development
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Subdivision Pre-Application Memo

Date: June 1, 2022
To: Planning Board
From: Planning Office
Re: East Haven Subdivision - Map 67, Lot 3

Project Description:

Corner Post Land Surveying has submitted a subdivision pre-application on behalf of the property owner, Jackson Drysdale, LLC. The subdivision consists of a 17 lot/dwelling unit residential cluster subdivision on 23.36 acres (1,017,486 SF) of land. An outsale lot (3-A) to be conveyed separately and is not part of the subdivision. The proposed cluster lots to have street frontage off of a private street ROW to be named. Lots to be served by on-site septic systems and wells. The subdivision is located within the Residential A District. Tax Map 67, lot 3.

§ 202-6. Preapplication.

A. Procedure:

- (1) Applicant presentation and submission of sketch plans. **Planning Board to consider receiving the pre-application on 6/6/22**
- (2) Question and answer period. Board makes specific suggestions to be incorporated by the applicant into subsequent submissions. **To be determined**
- (3) Scheduling of on-site inspection. **To be determined**

B. Submission. The preapplication sketch plan shall show, in simple sketch form, the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan, which may be a freehand penciled sketch, should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development. It is recommended that the sketch plan be superimposed on or accompanied by a copy of the Assessor's map(s) on which the land is located. The sketch plan shall be accompanied by a copy of a portion of the USGS topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than 10 acres in size. The sketch plan shall also be accompanied by a list of names and addresses of abutters to the proposed project and certification that notices describing the proposed project have been sent or delivered by the applicant to the abutters. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records, and the notice and certification form shall be supplied by the Office of Planning and Development. **[Amended 3-24-1997] Provided**

- C. Contour interval and on-site inspection. Within 30 days, the Board shall hold an on-site inspection of the property and determine and inform the applicant in writing of the required contour interval on the preliminary plan, or final plan in the case of a minor subdivision. However no on-site inspections shall be held during the months of January, February or March or when the ground is covered with snow. **To be determined**
- D. Rights not vested. The submittal or review of the preapplication sketch plan shall not be considered the initiation of the review process for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302.

Recommendations and conclusions:

1. The Planning Board should consider the following:
 - a. Receive the subdivision pre-application
 - b. Schedule a site walk of the property
 - c. Consider the following initial review comments:
 - i. The outsale lot (lot 3-A) to be conveyed prior to future application submittals. A private access easement for the outsale lot depicted on the boundary survey plan.
 - ii. MDOT Entrance Permit approval has been provided. Deceleration and acceleration lanes have been required. Are improvements/clearing needed to achieve the southeasterly sight distance of 589 feet? (550 feet needed by Town Ordinance based on 55 MPH).
 - iii. A letter from IF&W has been provided. No essential habitats mapped on or that would affect the project.
 - iv. York County Soil Mapping data provided and depicted on the Boundary survey plan.
 - v. Test pits not depicted, if limiting factor is less than 24" on a lot, primary and reserve septic areas are needed for that lot.
 - vi. No wetlands depicted on the plans, but possible ponded area noted.
 - vii. The parcel is partially located in the Rural District. Per 145-19, the requirements of the RA district can be extended 100 feet which is recommended for Lots 8 and 9.
 - viii. Density would allow up to 19 dwellings, 17 are proposed. All lots designed to meet the proposed zone changes on the June Town Meeting ballot.
 - ix. Private road setbacks can be reduced to 20 foot, 25 feet depicted.
 - x. The Highpine conservation land has been conveyed to the Town, see Bk 18956, pg. 697.
 - xi. Access to the Open Space for all the lots to be depicted/determined.