

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: US Site Solutions / Light Industrial District – Tax Map 40, Lot 3-13

Date of Review: 5/20/22; 6/2/22

Prepared By: Office of Planning & Development

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: [Amended 6-12-2012]	Y				Scale is 1" = 20 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y				Applicant/Owner 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				Maximum lot coverage of 65% noted. Proposed lot coverage is noted to be 36.9%. 5,000 SF one-story building area is noted. 1,400 SF accessory material bin area identified.
(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.	Y*				The plan has been prepared by Robert C. Libby, Jr. PLS #2190 of BH2M dated July 2021, revised 5/3/22. <u>A bound was required to be set as part of the Berwick Road Business Park subdivision approval and was not but would be in conflict with the proposed entrance. A subdivision amendment has been submitted to eliminate the bound.</u> The proposed building shall meet setbacks plus more than 10 feet.

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(4)	All existing and proposed setback dimensions.	Y				Light Industrial zoning requirements are noted 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 note 23 on sheet 1. Wall mounted and light pole details on sheet 3. Light poles (2) are proposed adjacent to lot 3-12. Photometrics information provided on the plan. Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.
(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.	Y				A possible generator location has been added to the site plan.

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(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*				<p>Wetlands are identified. Wetland impacts are proposed to total 10,826 SF.</p> <p><u>Is the wetland fill associated with the septic system side slope included in Wetland Impact 2?</u></p> <p><u>Has the MDEP tier 1 permit application been submitted and approved?</u></p> <p>Existing overhead utilities along Willie Hill Road are identified. Proposed underground utilities shown to the proposed building and proposed light poles.</p> <p>Existing 12” culvert within Willie Hill Road is identified and is proposed to be removed. A new 12” culvert is proposed within Willie Hill Road. <u>Sect. 201-32. E requires a minimum culvert pipe size of 15 inch diameter for cross culverts</u></p>
(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				Plan depicts existing and proposed 1 foot contours.

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(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 angle parking spaces are proposed. Spaces are noted to be a minimum of 10' x 20'. A minimum of a 26' wide aisle is shown.</p> <p>14 spaces are proposed for the business which requires 1 handicap accessible space. One ADA space is proposed which requires an 8' van accessible aisle next to it. ADA compliant signs for the handicap parking is identified on the plan.</p> <p>See note 17. 5000 / 1000 = 5 spaces are required. 14 spaces are proposed.</p> <p>6' tall solid fence enclosure is proposed for the on-site dumpster.</p>
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>This commercial property abuts other commercial property or vacant land. Screening is not required for commercial abutters.</p> <p><u>The plan identifies 14 arborvitae trees to be planted 8' on center, staggered, along Willie Hill Road within the 40' wide landscaped buffer.</u></p> <p><u>Existing trees/vegetation to the southwest noted to be maintained.</u></p> <p><u>The 40' wide buffer to be reviewed and determinations made after a public hearing.</u></p>

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(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y*				<u>Subdivision approval requires a single driveway in a different location. Final Subdivision amendment submitted to relocate the driveway and add a second curb cut.</u> Deed restriction prohibits self-storage business use on the property.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y*				Willie Hill Road is identified. Width noted to be 50'
(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				Abutters across Willie Hill Road are depicted.
(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				Warranty Deed Book 18497, Page 649 provided.
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 Mark Hampton SE#263 dated 3/14/22 was provided.
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.	Y				An onsite dumpster is identified on the plan and shall meet the 25' setback and to be screened by 6' tall solid fence enclosure. Plan notes the 7 material bins shall be limited to the volume of the storage bin area and shall consist of construction materials such as mulch and aggregates.
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.

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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.
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:					Planning Board to determined no additional traffic data is required.
(1)	The estimated peak-hour traffic to be generated by the proposal.	Y				Peak hour trip generation is 6.97 trips for weekday.
(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. [Amended 4-27-2007]	Y				Best management practices for soil erosion and sedimentation control are a standard condition of approval and noted on sheet 2.

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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. [Added 4-27-2007]	Y*				Town Engineer reviewed stormwater runoff considerations. Willie Hill Road drainage appears well managed. On-site stormwater directed to the level spreader, curtain drain with a plunge pool or side slope in a sheet flow condition or converted to a sheet flow condition. This meets the subdivision requirements, see Note 27, and Town LID stormwater requirements.
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]					
	Chapter 201, Article IV. Sidewalk Development.			NA		

Notes:

1. See Article V, VI, VII review comments.
2. See plan markups provided dated 6/2/22.