

Town of Wells, Maine
Final Minor Subdivision Plan Completeness Review
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Project Name/Map & Lot #: Topsail Way Subdivision Amendment/ Tax Map 43, Lot 10

Prepared By: Office of Planning & Development

Plans Dated: 4/25/22; 6/3/22

District: GB & RA

Review Date: 5/6/22; 6/16/22

Final Plan Revisions Submittal Date: 4/26/22; 6/3/22

Chapter 202
Subdivision of Land

§ 202-7. Final plan for minor subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions.					
(1)	The subdivision plan for a minor subdivision shall consist of a reproducible, stable-based transparent original and three copies of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 100 acres may be drawn at a scale of not more than 200 feet to the inch, provided all necessary detail can easily be read. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border lines on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be provided for endorsement by the Board. Twelve bound copies of all information accompanying the plan and plans not larger than 11 inches by 17 inches shall be submitted.	Y				Plans provided. Sheet 1 scale is 1" = 30 feet. Sheet 2 scale is 1" = 20 feet.
(2)	The application for approval of a minor subdivision shall include the following information:					
(a)	Proposed name of the subdivision, or identifying title, and the name of the municipality in which it is located, plus the Assessor's map and lot numbers.	Y				Plans identify this subdivision as Topsail Way Subdivision. Town of Wells is noted. Tax Map 43, Lot 10 is noted.

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	(b) A 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.	Y				<p>Sheet 1, entitled Existing Conditions Plan, of land owned by Joseph K. Moody & Carol L. Moody dated 1-13-2020 prepared and stamped by Charles D. Marchese, PLS 2009.</p> <p>Boundary Plan from 2020 identified encroachments by abutting lot 11 onto Lot 10 (stockade and decorative fence). See plan note 30 on sheet 1 describing the proposed lot line with abutting lot 11.</p> <p>Existing monumentation noted. Monumentation required for lot line agreement with Lot 11. Letter from Sebago dated 3/24/22 provided.</p>
	(c) A copy of the deed from which the survey was based and a copy of all deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	Y				Warranty Deed Book 18677, Page 931 provided for Seal Harbor, LLC.

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	(d) A copy of any deed restrictions intended to cover all or part of the lots in the subdivision.	Y				<p>A Condominium Association is proposed and to own and maintain the property and common roadway/ infrastructure. See plan note 25 on sheet 1. No changes are proposed to the Condominium Association.</p> <p>Declarations and By-laws were provided in October 2020, prior to the pre-construction meeting, per condition of approval.</p> <p>Planning Board waived the Town Attorney review of the Condominium Documents on 8/3/20.</p> <p>A proposed easement to KKWWD is noted on the plans.</p>
	(e) Indication of the type of sewage disposal to be used in the subdivision.					
	[1] When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Wells Sanitary District stating that the district has the capacity to collect and treat the wastewater shall be provided.	Y				<p>The plan notes that the property shall be served by public sewer (Wells Sanitary District).</p> <p>Letter from WSD dated 3-9-20 provided. Final design approval by WSD provided on 8/7/20. No change to the number of dwellings proposed.</p>
	[2] When sewage disposal is to be accomplished by subsurface wastewater 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.			NA		

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	<p>(f) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by the Kennebunk, Kennebunkport and Wells Water District, a written statement from the district shall be submitted indicating that there is adequate supply and pressure for the subdivision and approving the plans for extensions where necessary. Where the district's supply line is to be extended, a written statement from the Fire Chief stating approval of the location of fire hydrants, if any, shall be submitted.</p>	Y				<p>The plan notes that the property shall be served by public water (KKW Water District).</p> <p>A letter from the KKW Water District dated 11-26-2019 was provided indicating adequate domestic water is available for this property. No change to the number of dwellings proposed.</p> <p>The subdivision is served by KKWWD and requires fire hydrants per 202-12F(2)(a):</p> <p>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.</p> <p>[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.</p> <p>[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.</p> <p>See email dated 2/10/20 from Fire Chief indicating fire hydrants are required for the subdivision.</p> <p>An on-site fire hydrant is required and approved. See sheet 2.</p>

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	(g) The date the plan was prepared, North point (identified as true or magnetic), graphic map scale, names and addresses of the record owner, subdivider and individual or company who or which prepared the plan and the names of adjoining property owners.	Y				Grid North is noted. Plan scales provided. Owner and applicant names/addresses provided. Plan prepared by Lew Chamberlain, PE of Attar Engineering.
	(h) A copy of the portion of the county soil survey covering the subdivision.	Y				Stormwater Management Report from Sebago Technics prepared in 2020. Town Engineer reviewed changes and no impacts are anticipated.
	(i) Contour lines at the intervals specified by the Planning Board, showing elevations in relation to mean sea level.	Y				1 foot contours noted.
	(j) 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 10. Parcel does not fall within a flood-prone zone.
	(k) 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 the subdivision has an average density of less than 100,000 square feet per dwelling unit.			NA		Parcel to be served by public sewer.
	(l) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.			NA		No such features exist on the parcel.
	(m) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y				IF&W letter dated 1-2-20 provided. No significant or essential wildlife habitats or inland fisheries habitats have been mapped that would be affected by this project.