

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Goodwin Timber Harvesting/ Rural, Aquifer Protection, and 250' Shoreland Overlay Districts - Tax Map 83, Lot 9

Date: 6/15/22

Prepared By: Office of Planning & Development

Company: 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 which shall contain the following information:				W	<u>Plan scales exceed 1" = 40 feet. Planning Board to consider a waiver.</u> <u>Plan scales to be noted/corrected.</u>
(1)	The name and address of the applicant plus the name of the proposed development.	Y				
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				No change proposed to lot coverage or buildings.
(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	<u>Applicant requests a waiver of having to provide a certified boundary survey.</u> Waiver was granted in 2010 for timber harvest at that time.
(4)	All existing and proposed setback dimensions.	Y				No structures or parking proposed. Existing dwelling and accessory structures along Chick Crossing Road are within the 25' setback from the ROW. Lot line setbacks are 25'. Setback from Branch Brook is 75'.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.			NA		No lighting is proposed for the timber harvest.
(6)	The type, size and location of all incineration devices.			NA		No incineration devices shall be used during the timber harvest on this parcel.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.	Y				Property shall comply with the noise ordinance.

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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				Branch Brook is noted on the plan.
(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				No change to property contours proposed.
(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				<u>The width of the existing woods road system is 12'.</u>
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.			NA		No landscaped buffers, screening, or fencing required.
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.			NA		Property Deed provided.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Branch Road and Chick Crossing Road 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*				<u>Abutters to be noted.</u>
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				
B.	Documentation of right, title or interest in the proposed site.	Y				Property Deed 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.			NA		Timber harvest proposed. No change to septic system.

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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.			NA		No such storage proposed.
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		
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		
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:			NA		Timber harvest use does not require traffic information.
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(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				<u>To be noted.</u>

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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]			NA		No changes to stormwater proposed.
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]					