

**Town of Wells, Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
**Page 1 of 8**

Project Name/District: Seahorse Resort / General Business District – Tax Map  
135, Lot 13

Date of Review: 6/16/22

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: <b>[Amended 6-12-2012]</b>	Y				Scale is 1" = 50 feet or 30 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y*				Business name and address noted.  <u>Property owner name on plan is Lord &amp; Harrington, PO Box 1730, Kennebunkport, ME 04046. Property owner name on application is Post Road Cottages, LLC. Clarification on the owner is needed.</u>
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.		N			<u>A table detailing the gross floor area of the proposed motel units is recommended. Unit, deck and egress areas must be detailed. Grandfathering of units that exceed the motel unit floor area restrictions must be detailed. Table to include gross floor area of the office/market building, dwelling unit and new restaurant building.</u>  Maximum allowed lot coverage of 65% to be noted on the plan.  Existing lot coverage for lot 13 is noted as 20.21%. <u>Lot coverage is based on area that is not vegetated, not impervious area.</u>  Proposed lot coverage for lot 13 is noted to be 23.04%

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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.	Y*				<p><b><u>A boundary plan prepared by a Professional Land Surveyor was provided in an 8.5” x 11” attachment to the Deed. A larger plan copy to be provided. Boundary plan appears to be dated 2021.</u></b></p> <p><b><u>Boundary plan to identify the easements identified within the property deed.</u></b></p>
(4)	All existing and proposed setback dimensions.		N			<p><b><u>General Business District dimensional requirements have not been detailed on the plan.</u></b></p> <p><b><u>Lodging Facility setback/ buffer requirements have not been detailed on the plan.</u></b></p>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				<p><b><u>Plan to note light and glare requirements.</u></b> Exterior lighting shall be shielded and directional as not to produce glare onto abutting lots or streets.</p> <p><b><u>Exterior lighting locations to be depicted on the plan and architectural plans.</u></b></p> <p>Building mounted fixture detail provided.</p>
(6)	The type, size and location of all incineration devices.			NA		<b><u>No such devices proposed? Applicant to confirm.</u></b>
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		<b><u>Any HVAC, generators, refrigerators, etc proposed? If so, to be identified on the plan.</u></b>

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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 <b><u>(CSS to be noted).</u></b></p> <p><b><u>Existing drainage from Route 1 not depicted.</u></b></p> <p><b><u>Existing sewer pump station not depicted.</u></b></p> <p><b><u>Town Engineer to review drainage, culverts, and grading plans.</u></b></p> <p><b><u>Existing and proposed above and underground utilities shown and to be reviewed.</u></b></p> <p><b><u>Existing overhead utilities to be removed to be noted and labelled.</u></b></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				Existing and proposed 1 foot contours are shown on the plans.

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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.		N			<p><b><u>Parking space dimensions to be noted and detailed on the plans. Parking aisle requirements to be noted and detailed on the plans. ADA parking space dimensions and aisles to be detailed. ADA parking space signs to be depicted.</u></b></p> <p><b><u>How is refuse to be handled? Dumpsters must meet setback requirements and be screened via a 6' tall solid fence or evergreen plantings.</u></b></p> <p><b><u>Proposed sidewalks along Route 1 to be reviewed. Details and specifications to be provided.</u></b></p> <p><b><u>Revised entrance for the property may require a driveway permit from Public Works.</u></b></p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.		N			<p>A 15' wide landscaped buffer is required along Route 1. Landscaped plan depicts 4 shade trees, shrubs, grass and plantings. <b><u>Planning Board to review Route 1 buffer after the public hearing.</u></b></p> <p>This commercial parcel abuts residential properties to the north and west. Commercial abutters exist to the east and south. The property is grandfathered in the existing vegetation/screening that exists adjacent to the property's boundaries. <b><u>The plan must detail what vegetation and fencing exists and what is proposed within 25 feet from the property boundaries. Landscaped plan to address.</u></b></p> <p><b><u>See also 145-52 landscaped buffer/setback requirements for motel use.</u></b></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.		N			<p>Various existing easements are noted within the property Deed. <b><u>Boundary plan to identify and depict these easements.</u></b></p> <p><b><u>How will the lodging facility operate? Are units to be owned and operated by the developer or are units to be individually sold as condominium units?</u></b></p>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.		N			<p>Post Road (Route 1 is identified). <b><u>Hardy's Bluff, Autumn Lane and Coggeshall Lane are not identified. ROW widths not noted on site plan. Plan to address.</u></b></p>
(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.		N			<p><b><u>All abutters are missing.</u></b></p>

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(15)	An appropriate place for the signature(s) of the reviewing authority.		N			<b><u>Planning Board signature block to be provided.</u></b>
B.	Documentation of right, title or interest in the proposed site.	Y				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.	Y*				<b><u>Property served by public sewer. Plan to note. Design information to be provided: new pump station and force main.</u></b>  <b><u>Applicant to confirm no septic systems remain on the property.</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			<b><u>Plan to identify the dumpster(s) locations. Dumpster require 6' tall screening and must meet setbacks.</u></b>  <b><u>Plan to identify any areas where materials or products may be stored.</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.		N			<b><u>Letter from WSD to be provided. Letter must address the 70 motel units, number of bedrooms, the 42 seat restaurant, 1 dwelling unit and the accessory lodging facility office/ market.</u></b>  <b><u>Design information to be provided: new pump station and force main.</u></b>
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.		N			<b><u>Letter from KKWWD to be provided. Letter must address the 70 motel units, number of bedrooms, the 42 seat restaurant, 1 dwelling unit and the accessory lodging facility office/ market and fire service.</u></b>
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		<b><u>Planning Board to determine if traffic data is necessary.</u></b>

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(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. <b>[Amended 4-27-2007]</b>	Y				Best Management Practices for soil erosion and sedimentation control are a condition of approval. See sheet C300.
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*				<b><u>To be reviewed by the Town Engineer. Stormwater management plan provided by Trillium Engineering Group dated June 7, 2022.</u></b>  <b><u>Initial comments: Off-site flow from Route 1 not included; study indicated an increase in flow for AP1; and travel paths to AP2 and location to be defined.</u></b>
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. <b>[Added 4-27-2007]</b>					<b><u>Property to be reviewed in compliance with architectural standards of 145-26G.</u></b>

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Chapter 201, Article IV. Sidewalk Development.	Y*				<u>The property falls within the sidewalk development area and is required to construct sidewalks in compliance with 201.</u>  <u>Plan to provide sidewalk details and specifications.</u>

**Notes:**

1. See Article V, VI, VII review comments.
2. See plan markups provided dated 6/16/22