

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #:	Perkins Pasture Subdivision/ Tax Map 37, Lot 2D	District: R
Prepared By:	Planning Office	Review Date: 6/13/22
Plans Dated:	6/7/22	Prelim. Plan Revisions 6/7/22
		Submittal Date: _____

Chapter 202 Subdivision of Land

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions:					
	(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:	Y*				Location Maps provided on sheets.
	(a) Existing subdivisions adjacent to the proposed subdivision.	Y*				Pre-Application submittal sheet CS 102 depicted surround tax map lots and roads, <u>but information as markup up is needed on Locus on Sheet G101.</u> <u>Existing abutting subdivisions are note noted on sheet 1. See plan markup.</u>
	(b) Locations and names of existing and proposed streets.	Y*				Pre-Application submittal sheet CS 102 depicted surround tax map lots and roads, <u>but information as markup up is needed on Locus on Sheet G101.</u> <u>Granite Ridge Drive, Redcoat Lane, Devin Lane, etc not noted on the plan. See plan markup.</u>
	(c) Boundaries and designations of zoning districts.	Y*				<u>Sheet 1 do not depict the Shoreland Overlay and Rural zones. See plan markup.</u> Rural zone is noted on CS101.
	(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.	Y				Subdivision area depicted on sheet 1. No remaining land identified or proposed.

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	(2)	<p>Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: [Amended 4-12-1999]</p>				Y				Plan scale is 1" = 100 feet on sheet 3 and 1" = 50 feet on sheet 4 and 5. Boundary plan (sheet 2) is 1" = 100 feet.
	(a)	<p>The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.</p>				Y*				Note 7, sheet 3 notes the existing Map and Lot number of the subject parcel. Map 37, Lot <u>2D</u> <u>Note 7 to also note the Lot numbering to become Map 37, Lots 2D-1 to 2D-17</u>
	(b)	<p>An actual 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.</p>				Y*				Boundary plan prepared and stamped by Lane H. Gray, PLS #2140 of Owen Haskell, Inc. dated 9/10/2021. Subdivision plan sheets 3 to 10 prepared and stamped by Jaques L Gagnon Jr, PE #6237. <u>Sheet 3 will required a stamp by a PLS prior to final approval.</u>

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	(c) A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	Y*				Warranty Deed: Book 17170, Page 773-776 provided. Well easement referenced on boundary survey, note 5. Sheet 3, note 17 states street to be managed by the HOA. Note 25 references covenants. Sheet 3, note 26 requires sprinkler systems. <u>Draft HOA documents and sample deed to be provided and to be reviewed by the Town Planner and Town Attorney as part of the final plan submission.</u>
	(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Y*				<u>Draft HOA and sample deed to be provided.</u> <u>Town Engineer to review drainage. Drainage easements may be needed on proposed lots.</u> <u>Property is subject to access easements/ROWS: Quarry Road 50' wide access easement/ROW to Town of Wells; and access easement/ROW from Minuteman Drive? Boundary plan and sheet 3 to depict.</u> <u>Property (area adjacent to proposed lot 17) is subject to a well easement to benefit Bob Brown. To be depicted on boundary plan and sheet 3.</u>

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(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y*				Boundary plan depicts existing property contours. Sheet 5 depicts existing 2' and proposed 1' property contours. <u>Grading plan for lot 17 to be provided.</u>
(f) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	Y*				Total Area of subdivision is noted as 47.17 acres. <u>Plan to note/table density calculation for residential cluster development (15% deduction results in 17 lots/dwellings permitted).</u> 17 lots/dwellings are proposed. 40" oak tree is identified. <u>Plan to note this tree shall be maintained.</u> Existing tree lines are shown on sheet 3. Proposed tree lines are depicted. <u>50' wide buffer to be determined.</u> <u>Existing adjacent buildings are not identified per aerial imagery.</u>
(g) Indication of the type of sewage disposal to be used in the subdivision.					The subdivision shall be served by private onsite septic systems. See plan note 15 on sheet 3.
[1] When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Wells Sanitary District indicating that there is adequate capacity within the district's system to transport and treat the sewage shall be submitted.				NA	Not served by public sewer.

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<p>[2] When sewage disposal is to be accomplished by subsurface sewage 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.</p>	Y*				<p><u>Sheet 4 to depict test pits and note all limiting factors. See plan markup.</u></p> <p>Test pit logs provided with mapping within Hydrogeologic Assessment prepared by SME dated 6/7/22.</p> <p><u>Additional test pits for reserve systems on Lots 2, 3 and 17 are required.</u></p>
<p>(h) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a letter from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that there is adequate supply and pressure for the subdivision.</p>	Y*				<p>See note 14 on sheet 3. All lots to be served by individual on-site drilled wells.</p> <p>Wells exclusion zones are shown within the Hydrogeologic Assessment prepared by SME dated 6/7/22. <u>Lot 15 well location may require survey location by PLS. Well exclusion zones to be shown on sheet 4.</u></p>
<p>(i) The date the plan was prepared, North point (identified as true or magnetic), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.</p>	Y*				<p><u>North arrow(s) missing on sheets 3 to 5. Boundary plan depicts magnetic arrow (not labelled and needs to be).</u></p> <p>Plan scales are noted. Record Owner noted. Engineer Noted.</p>
<p>(j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.</p>	Y*				<p><u>Abutters across Minuteman Drive to be noted. See plan markup.</u></p> <p>All other abutters are identified on sheet 3.</p>
<p>(k) The location of any zoning boundaries affecting the subdivision.</p>	Y*				<p>The plan notes the parcel is within the Rural District. <u>Zoning District boundaries to be shown on location map on sheet 1.</u></p>

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(l) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				Sheets 4, 5, 6 and 7 identify proposed utilities and grading. <u>Town Engineer to review grading plan for proposed drainage.</u> <u>Using Level Lip Spreaders and Wooded Buffers may be an alternative to a wetpond.</u>
(m) The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	Y*				Sheet 1 to identify road names in the area. <u>Sheet 3 to label abutting road names and widths.</u> Sheet 3, note 17 states street to be managed by HOA, <u>also to stated that it shall be owned by the HOA and shall remain private.</u> <u>Proposed street name to be reviewed by Town Assessor/E911 Coordinator and labelled on the plan. Proposed roadway is 50'.</u> <u>Proposed road cross section, Sheet 10 to be revised to 3' wide shoulders.</u> Open space area is noted to be 30.8 acres.
(n) The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.			NA		No such public improvements proposed.
(o) The proposed lot lines with approximate dimensions and lot areas.	Y*				All lots proposed shall exceed the minimum of 20,000 SF per 145-49, <u>pending Planning Board determinations.</u> <u>See recommended plan changes on marked up plan.</u>

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(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		No such dedication proposed.
(q) The location of any open space to be preserved and an indication of its improvement and management.	Y*				Open spaces areas identified. <u>Open space notes regarding is management, ownership, and improvement are missing.</u> An Homeowners' Association is proposed.
(r) A copy of that portion of the county soil survey covering the subdivision. When the medium-intensity soil survey shows soils which are generally unsuitable for the uses proposed, the Board may require the submittal of a report by a registered soil scientist indicating the suitability of soil conditions for those uses.	Y				SCS Map provided
(s) 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*				<u>The plan does not noted if the property falls within a flood zone or not.</u> FIRM panel 2301580010D dated 1/16/03 provided indicating no special floc zone.
(t) 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:	Y				Hydrogeologic Assessment prepared by SME dated 6/7/22. <u>To be reviewed with the final subdivision plan.</u>
[1] Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985, Map Nos. 2 and 4; or	Y				
[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					
(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y*				Wetland identified on sheet 3. <u>Plan to note who and when the wetland delineation was done by.</u>
(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y*				<u>A letter from IF&W not provided yet.</u> A map from Beginning with Habitat (IF&W) dated June 2022 provided. <u>Mapping indicates New England Cotton Tail habiat and wild brook trout priority areas.</u>