

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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| Project Name/Map & Lot #: | Burnt Mill Estates Subdivision Amendment/ Tax Map 62A, Lot 1, etc. | District: R and ShO |
| Prepared By: | Planning Office | Review Date: 6/13/22 |
| Plans Dated: | 6/1/22 | Prelim. Plan Revisions 6/2/22 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 plan sheets. |
| | (a) Existing subdivisions adjacent to the proposed subdivision. | Y* | | | | Information depicted on other plan sheets but is required to be shown on <u>Sheet 1 to identify existing adjacent subdivisions within location map.</u> |
| | (b) Locations and names of existing and proposed streets. | Y* | | | | <u>Location map on sheet 1 to identify existing street names.</u> See sheet 3 for all existing and proposed street names. |
| | (c) Boundaries and designations of zoning districts. | Y* | | | | <u>Location Map on sheet 1 to depict the Rural, 75' Shoreland Overlay and RA Districts.</u> Zoning district information shown on other plan sheets. |
| | (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 | | | | Location Map depicts the project area. No remaining land identified. |

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| | Yes | No | NA | Waiver | Comments |
| (2) 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] | Y* | | | | S1 and S2 plan scale is 1" = 200 feet. S3 – S8 is 1" = 40 feet. S sheets prepared by Corner Post Land Surveying. Sheets 1 to 58 and stormwater plans prepared by Sebago Technics ranges in plan scale from 1" = 300 feet, 100 feet, 150 feet, 40 feet and 30 feet. <u>Planning Board to consider a waiver to allow sheets with a smaller plan scale based on the plan set including easily read plan sheets and details.</u> |

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| | Yes | No | NA | Waiver | Comments |
| <p>(a) 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* | | | | <p>Burnt Mill Estates subdivision name noted on all plan sheets. <u>HOA documents provided indicate The Villages at Hobbs Pond name has been established? Is Edgewater to be used to identify the 104 unit Multifamily Development Lot?</u></p> <p><u>Tax Map and Lot numbers to be noted on the S sheets and applicable Sebago plan sheets of 1 to 58.</u></p> <p><u>Subdivision current Tax Map numbering is as follows: Tax Map 62A, Lots 1 (open space), 1-1 to 1-25, 1-32, 1-34 to 1-61, 1-63 to 1-94 and Map 63, Lots 7-62 and 7-95 to 7-103.</u></p> <p><u>Revisions to 1-23 to 1-25, lot 1-54, and lot 1-58 are proposed.</u></p> <p><u>Thistle Lane cluster lots must follow 1-59 to 1-73 (pending Town Assessor review).</u></p> <p><u>The 5 cluster lots along Hobbs Farm Road must continue to follow lot numbering 1-74 to 1-78 (pending Town Assessor review).</u></p> <p><u>The multifamily development lot to be on lot 1-79 and to consist of 104 single family units (pending Town Assessor review)</u></p> <p><u>Cluster lot 1-62 to be renumbered 1-104.</u></p> |

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| | Yes | No | NA | Waiver | Comments |
| (b) 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. | Y* | | | | Plan prepared and stamped by Dana A. Libby, PLS #1350 dated 5/27/2022. Bearings and distances noted on sheets S3 to S8. <u>Proposed monument types to be determined during final plan review.</u> |
| (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 17284 Pages 178-190 provided. <u>Draft Condominium and HOA documents to be provided for the amendment and to be reviewed by the Town Planner and Town Attorney during final plan review.</u> <u>Villages at Hobbs Pond name appears to be established which does not match Burnt Mill Estates? Is this the Condominium for Lot 1-54? Or all of the units at Burnt Mill Estates? Is the development name changing? How does "Edgewater" name factor in?</u> Villages at Hobbs Pond Condo Bylaws (March 2020) and Condo Declaration (Sept 2020) provided. Village at Hobbs Pond HOA Bylaws (June 2021) and HOA Declaration (June 2021) provided. Village at Hobbs Pond Master Bylaws (June 2021) and Master Declaration (June 2021) provided. |

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| | Yes | No | NA | Waiver | | |
| (d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision. | Y* | | | | A condominium and homeowner's association is proposed for the amended dwelling units. <u>Draft Condominium and HOA documents to be provided for the amendment and to be reviewed by the Town Planner and Town Attorney during final plan review.</u> | |
| (e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level. | Y | | | | Grading plans depict 2 foot contours (sheets 11 to 16) as well as on all plan and profile sheets. | |

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| | Yes | No | NA | Waiver | Comments |
| <p>(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.</p> | Y* | | | | <p>The subdivision consists of 374.94 acres (gross) or 16,332,478 SF. Deducting land area beneath Hobbs Pond, Merriland River results in a net area of 16,044,106 SF.</p> <p>Deducting land beneath Hobbs Farm Road ? (235,500 SF) results in net area of 15,768,606 SF. Table on sheet S1 deducts Hobbs Pond twice?</p> <p>Deducting 15% for roads and parking for the cluster development. $15,768,606 \times .15 =$ 2,365,290 SF. $15,768,606 - 2,365,290 =$ 13,403,316 SF. Table on sheet S1 incorrectly notes the 15% deduction total.</p> <p>Sheets 44 to 49 depict proposed landscaping.</p> <p><u>Do any trees greater than 24" in diameter exist in new areas to be developed? If so, they must be identified on the plan. If they are to be preserved, they must be noted as such.</u></p> |

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|--|--------------------------------------|----|----|--------|--|
| | Yes | No | NA | Waiver | Comments |
| (g) Indication of the type of sewage disposal to be used in the subdivision. | Y* | | | | <p>Subdivision is not served by the Wells Sanitary District. See note 9 on sheet S1. Sheet S2 labels the subdivision common septic areas.</p> <p>The development is served by a large underground septic system located on the north side of Hobbs Farm Road. Wastewater was approved with previous subdivision designed and has been partially constructed.</p> <p><u>Subsurface Wastewater Evaluation and Design provided for Lot 32 only.</u> Lot 32 has an individual septic system. Sheet S8 on 2021 approval depicts the test pit and 100 well exclusion area. Shown on 12 of 25 of 2021 approval. Test pit prepared by Gary M. Fullerton SE#355, dated 6/8/21.</p> <p><u>Original clubhouse was to be served by a separate septic system and now to be on common system. Flows to be addressed with final subdivision plan.</u></p> <p><u>Was common septic system designed to accommodate 3 or 4 bedroom homes?</u></p> <p><u>Lots off of James Stree have separate septic systems, to be noted and identified on plans.</u></p> |

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| | Yes | No | NA | Waiver | | |
| [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 WSD. |
| [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. | Y* | | | | | The development is served by a large underground septic system located on the north side of Hobbs Farm Road. Wastewater was approved with previous subdivision designed and has been partially constructed. <u>The approved septic system design not provided and is needed. Are number of bedrooms of the units a factor in the septic system accommodating the units and new clubhouse?</u> |

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|--|--|-------------------------------|----|----|--------|--|
| | | Yes | No | NA | Waiver | Comments |
| | (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. | Y* | | | | <p>Subdivision is not served by the KKWWD. See note 12, on sheet S1, subdivision served by public water supply well(s)/ individual drilled wells.</p> <p>Well exclusion area from proposed septic to be identified on S8 of prior approval for lot 32. Shown on 12 of 25 of prior approval.</p> <p>Wells on Lot 17 (Piez #3 and Well #5) are labelled.</p> <p>A well house is proposed adjacent to Reid Road. <u>This structure must meet setback requirements for the Multifamily Development Lot.</u></p> <p><u>Will irrigation systems be installed and were such flows originally included in the water supply analysis?</u></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. | Y* | | | | <p>Grid North. Plan scales are noted. Record owner/developer noted.</p> <p><u>Villages at Hobbs Pond entity exists. Is the Burnt Mill Estates name to be changed?</u></p> <p><u>December 2021 plan reference to be added to note 2 on sheet S1.</u></p> |

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| | Yes | No | NA | Waiver | Comments |
| (j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision. | Y* | | | | Abutting lots are identified by map and lot. <u>Some corrections to lot numbering and owner names needed on S2.</u> |
| (k) The location of any zoning boundaries affecting the subdivision. | Y | | | | The Rural and 75' Shoreland Zone are noted or labelled on the plan. |
| (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* | | | | Utilities, grading, plan and profile sheets provided. Stormwater management plans provided. <u>What is the status of: drainage pond changes made on lots 6 and 7 and MDEP permit for Little Meadow Court changes.</u> <u>Drainage issues east of Lots 56 and 56 to be addressed.</u> <u>To be reviewed by Town Engineer.</u> |

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|--|---|----|--|--|---|
| | <p>(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.</p> | Y* | | | <p>All adjacent road names are labelled on the plan sets. <u>Harrissectet Road spelling to be corrected).</u></p> <p><u>Road widths and other information needed. See plan markup.</u></p> <p><u>See note 23 on sheet 1.</u></p> <p><u>Cider Press Lane curb cuts onto Hobbs Farm Road constructed in a location not previously approved. Amendment seeks to change entrances as depicted.</u> Sight distances for new/constructed locations provided and exceed 350 feet.</p> <p><u>All notes and references to the golf course and driving range to be eliminated. Request to void golf course and all other associated site plan approvals is required.</u></p> <p><u>Driveway for lot 57 was not constructed off Storer Lane as required. Driveway to be relocated or plan note 25 to be considered for revision to allow the driveway on Hobbs Farm Road.</u></p> <p><u>When will finish course of pavement be installed for Faxon Drive and Little Meadow Court. Plan notes must address this clearly.</u></p> <p><u>Path along Hobbs Farm Road to be installed. Plan to address when the path installation shall be completed by and to specify a new construction detail.</u></p> |
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| | Yes | No | NA | Waiver | Comments |
| | | | | | <p><u>Proposed cul-de-sacs at the ends of Thistle Way and Magnolia Circle are less than 6' diameter.</u></p> <p><u>Cost estimate for construction associated with the drainage changes to lot 6, installation of a stormwater pond adjacent to lot 16, installation of stormwater pond at the end of Little Meadow Court, and updated installation of the finish course of pavement to be provided. Estimate total to include a 10% contingency.</u></p> <p><u>Deadlines to be established for when the performance guarantees for items above shall be provided and when the work must be completed by, such as, prior to any additional building permits being issued.</u></p> <p><u>Will upgrades to Storer Lane be required? Five lots exist, 4 additional were previously approved, now 16 total to be added.</u></p> <p><u>Width of existing pavement is 18 feet.</u></p> <p><u>A performance bond for repavings Hobbs Farm Road finish course may be considered due to construction damage.</u></p> |

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| | | Yes | No | NA | Waiver | Comments |
| | (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. | Y | | | | <p>The Hobbs Pond dry hydrant was upgraded /relocated to specifications required by the Town Fire Chief. See note 17.</p> <p>All lot driveways shall be located within 1 mile from a dry hydrant or dwellings shall be constructed with sprinkler systems. See note 19 on sheet S2.</p> <p>No street lights proposed along Hobbs Farm Road or along any other proposed or existing road.</p> |
| | (o) The proposed lot lines with approximate dimensions and lot areas. | Y* | | | | <p>All lot lines and dimensions appear to be noted. <u>To be reviewed.</u></p> <p>All cluster lots proposed shall exceed the minimum of 20,000 SF per 145-49, <u>pending Planning Board determinations.</u></p> |

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| | Yes | No | NA | Waiver | Comments |
| <p>(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.</p> | Y* | | | | <p>31.17 acres dedicated to Conservation Easement.</p> <p>Denisty Bonuses to be considered by the Planning Board. The subdivision continues to proposed significant Open Space which meet the criteria outlined in 145-49D (as approved).</p> <p>Density for the subdivision remains as previoulsy proposed at 174 dwelling units on 374.94 acres of land (gross). <u>Planning Board to review previously approved bonuses: 10% bonus for providing over 50% in Open Space, 5% bonuse for protecting argiculturally valuable land, 5% for protecting valuable wildlife and environmental lands, 5% for providing public access, and 5% for linking to adjacent Open Space.</u></p> <p>Public access shall be allowed to trails and fairways (during the winter months), See HOA documents <u>Revised HOA and Condominium documents to be provided addressing the Open Space.</u></p> |

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| | Yes | No | NA | Waiver | Comments |
| (q) The location of any open space to be preserved and an indication of its improvement and management. | Y* | | | | <p><u>Notes regarding open space ownership, management, etc are missing on the plan.</u> Open Space is addressed in HOA and Condominium documents.</p> <p><u>Sheet S11, not provided and is needed.</u></p> |
| (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 | | | | <p>USGS Map provided.</p> <p>Soils detailed within the stormwater management report prepared by Sebago Technics dated Revised May 2022. See Appendix 4.</p> |
| (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 | | | | <p>See note 11 on sheet S1. Flood zone AE per panel number 2301580010D identified. See sheet S1 for flood zone line.</p> |
| (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 | | | | <p>An amended Hydrogeological Study and Pump Test report prepared by Sweet Associates dated 12/5/2014 was provided.</p> |
| [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 | | | | | |
| [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 | | | | <p>Hobbs Pond and Merriland River identified.</p> <p>75' Shoreland Overlay zone from high water line of Merriland River depicted and noted.</p> <p>200' setback from highwater line of Merriland River/ Hobbs Pond is noted and depicted.</p> |

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| | Yes | No | NA | Waiver | Comments |
| (v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife. | Y | | | | A letter from IF&W provided dated 11/2/2021 was provided. Bats, Blandings Turtles, snakes and spotted turtles have been identified in the vicinity. A 250' undisturbed vegetated cover is recommended from small streams, bogs, wet meadows, shrub swamps and forested swamps. New England cotton tail habitats have been documented within the vicinity of the project. <u>Cory Stearns was recommended to be contacted. Has this been done?</u> A 100 foot undisturbed buffer from Merriland River/ Hobbs Pond is recommended for fisheries habitats. <u>Units 14, 23, 29, 46, 60 and 61 are very close to wetlands. Buffer signage and restrictions to be specified.</u> <u>The vernal pool 250 foot buffer disturbance to be depicted and 25% calculation provided on the plans.</u> |

Notes:

- Performance Standards for Multifamily Development Lots and the Residential Cluster lots to be reviewed. Issues with setbacks/ buffers have been identified.