

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Seagull Condominium Association Amendment #11/
 General Business & 250' Shoreland Overlay District - Tax
 Map 129, Lot 31 Date of Review: 7/21/22; 8/10/22

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 which shall contain the following information:	Y*				Sheet 1 is 1" = 50 feet Sheet 2 is 1" = 20 feet. <u>Planning Board to consider a waiver to permit sheet 1 to have a plan scale smaller than 1" = 40 feet on 8/15/22.</u>
(1)	The name and address of the applicant plus the name of the proposed development.	Y				Owner name noted (Seagull Condominiums Association). Agent name noted (Coppi Environmental, LLC).
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				See lot coverage table and note 7 for gross floor area on prior approved site plan. Lot coverage approved to be 40.53% in the GB zone and shall remain 19.94% in the Shoreland zone. See prior approved site plan lot coverage table. No changes to lot coverage proposed with this amendment application.

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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>Planning Board granted a waiver on 10/1/2012 and did not require the submission of a survey for the 2012 amendment.</p> <p>The proposed tree trimming, tree cutting and invasive species removal involves no buildings or structures near lot lines.</p> <p>The easterly boundary and grid grade stakes and flagging were survey located. See plan notes 3 and 4 on sheet 1.</p>
(4) All existing and proposed setback dimensions.	Y				See note #3 on prior approved site plan and 145-52 requirements noted/ labelled.
(5) The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See plan note #15 on prior approved site plan.
(6) The type, size and location of all incineration devices.			NA		
(7) The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		
(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>Edges of freshwater and coastal wetlands noted.</p> <p>75' and 250' Shoreland Overlay Zones noted.</p> <p>No utility changes proposed.</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				No grade changes noted. Site plan depicts 1 foot contours.

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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.	Y				See prior site plan approvals for all details regarding driveways, fences, and parking spaces. No changes to these features proposed.
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				As part of this amendment application tree trimming and invasive species removal is proposed within the 25' wide buffer to the east abutting the marsh. Tree cutting is proposed within grids 1-5, 7-10, 12, 13, 19, 21 and 23. See plan note 6b. On 7/25/22 the Planning Board voted to allow trimming, invasive species removal and tree cutting/removal within the 25' wide lodging facility buffer. The 25' buffer (green hatching) is shown around the entire perimeter of the property on sheet 1 and as applicable on sheet 2. The existing large tree near the office appears to be on the property line and is included as part of the 25' wide required buffer. The 40' buffer from Route One is identified on sheet 1 (green hatching).
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				See site plan approval references on sheet 2. No changes to any existing ROWs or easements proposed.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Roue One identified. See site plan approval references on sheet 2 for further details.
(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				

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(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided on sheet 1 and 2.
B.	Documentation of right, title or interest in the proposed site.	Y				Association letter provided on 9-14-21 authorizing Chris Coppi to be the authorized agent for the site plan pre-application. Email from John Riley dated 11-17-21, authorizing Chris Coppi to be the agent for Seagull Condominium Association. An email of authorization from John Riley dated 7/21/22 provided. Seagull Condominium Association documents 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		
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.	Y				Dumpster area noted on prior approved site plan. No changes proposed to refuse disposal as part of this site plan amendment application.
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		No change of use or new use proposed. No changes to capacity proposed.
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		No change of use or new use proposed. No changes to capacity proposed.
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		No change of use or new use proposed. No changes to traffic generation proposed.

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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. [Amended 4-27-2007]	Y				
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		Changes will have no impact on stormwater management.
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]					