

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Storage Depot – Amd / Light Industrial District – Tax Map 41, Lot 11-1-A, 11-1-B and 11-2

Date of Review: 7/29/22; 8/12/22

Prepared By: Planning Office

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:				W	Sheet 1 is 1" = 50' and sheet 2 is 1" = 40 ' Planning Board granted a waiver to allow sheet 1 to be 1" = 50 feet on 8/1/22
(1)	The name and address of the applicant plus the name of the proposed development.	Y*				Owner/applicant name and address is noted. <u>Map number to be corrected.</u>
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				Lot coverage is proposed to be 45.5%. See plan note 3.
(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*				Subdivision plan for Central Industrial Park last amended on 2-3-2014 prepared by Jim Wright, Licensed Land Surveyor on 1-6-2014 Book 366, Page 5. See also reference plan 1. <u>Central Industrial Park Subdivision Amendment #5.</u>
(4)	All existing and proposed setback dimensions.	Y				Plan depicts and notes setback requirements. See note 2.
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See note 8. Light detail provided on sheet 4.
(6)	The type, size and location of all incineration devices.			NA		No such devices
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		None noted.

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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*				See sheets 1 and 2. Proposed utilities to storage buildings depicted on sheet 1 and 2. <u>Utility easement over Map 40, Lot 18 to be labelled on sheet 1.</u> <u>Proposed drainage easement to benefit Map 40, Lot 18 to be noted.</u> <u>Are the buildings heated? Propane tank(s) to be identified?</u>
(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				See sheet 2

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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*				<p>Existing fencing with gate shown. Is fencing proposed around the storage buildings?</p> <p>Parking shown for the existing businesses. <u>Note 4 to state 90 degree parking spaces shall be 9' x 18.5' in dimension.</u></p> <p>12 spaces are required and depicted for the existing business which has 4 units which requires 1 handicap accessible space. One ADA space exists. <u>Note 4 to be revised.</u></p> <p><u>Additional handicap accessible parking is required for the Self-Storage Facility use. Note 4 to be revised.</u></p> <p><u>ADA compliant signs for the handicap parking is required to be identified on the plan.</u></p> <p><u>The CEO is required to provide a parking recommendation for the Self-Storage Facility use. The Planning Board to review this recommendation and make a determination. Self-storage facility use does not depict any parking spaces.</u></p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>The first 40 feet of the lot off Willie Hill Road has various plantings and a perennial bed. See note 12. <u>Planning Board to determine if this 40' wide buffer remains suitable after the public hearing.</u></p> <p>A 40' wide buffer along North Berwick Road is required. Shade trees, 2" diameter at breast height, are proposed and shall be planted every 30 feet on center. The buffer to also consist of grass and native wildflowers. <u>Planning Board to determine if this 40' wide buffer is suitable after the public hearing.</u></p> <p>This commercial parcel abuts other commercial properties and therefore screening for residential abutters is not required.</p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y*				<p>Existing easements depicted, <u>labelling recommended.</u></p> <p><u>Proposed drainage easement to be noted.</u></p>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Willie Hill Road and North Berwick Road noted. ROW width of North Berwick Road is noted. Willie Hill Road is 50' wide.
(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				Approximate lot lines depicted. Abutters noted.
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Deeds provided.

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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*				Subsurface Wastewater Disposal System Application prepared by Michael Mariano dated 9-15-12 provided. No sewer or water connections proposed to the storage buildings. Will be storage buildings be heated?
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				An existing outdoor storage area is identified and described in plan note 23. The outdoor storage area shall be operated as part of the self-storage facility use.
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		Not served by public sewer.
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		Not served by public water
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:	Y				Application included an estimate of a peak hour generation of 6 to 15 trips. Planning Board voted to not required additional traffic data on 8/1/22.
(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.					

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(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>The Town Engineer shall review the sedimentation control plans.</u>
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]	Y*				Stormwater Management Plan submitted by Lew Chamberlain, PE of Attar Engineering dated May 31, 2022. <u>The Town Engineer shall review the stormwater management plan.</u> <u>MDEP and ACOE permits have been submitted and are pending approval.</u>
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]			NA		