

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 1 of 4

Project Name/District: Molly Corporation - Amd #5/ Light Industrial District - Tax Map 40, Lot 18

Date of Review: 9/21/22

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 and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: [Amended 6-12-2012]	Y				Scale is 1" = 40 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				Applicant name and address noted. Business name and address noted.
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				Lot coverage is 29.2%. See note 5.
	(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.				W	Boundary Survey Plan for Grahaneli Realty LLC for land located at 60 Willie Hill Rod prepared by Jim Wright dated 6/2/2015 provided. Revised 8/3/2015. No change to boundary and not new building additions proposed. <u>Planning Board to consider a waiver of an updated boundary survey for the property.</u>
	(4) All existing and proposed setback dimensions.	Y				Depicted on the plan and in Note 3.
	(5) The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				Depicted on the plan and see Note 11.
	(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		No such machinery noted near the lot lines.
	(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*				Such features are depicted on the plan.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 2 of 4

Project Name/District: Molly Corporation - Amd #5/ Light Industrial District - Tax Map 40, Lot 18

Date of Review: 9/21/22

Prepared By: Planning Office

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(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 contours shown. Proposed grading on the property and abutting lot 11-1-B proposed. Drainage easement benefiting 11-1-B proposed. No change in lot coverage proposed.
(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				Existing fencing and parking shown. Parking spaces and fire land shown. Parking lot striping to be maintained.
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>This commercial parcel abuts other commercial properties and a residential lot (Map 40, Lot 1). Previously approved row of cedars was required as a visual screen and was installed. <u>On 9/21/22 the Planning Board to determine that the screening provided is adequate for the residential abutter.</u></p> <p>A landscaped buffer is required along Willie Hill Road and Route 9. (See 145-38B). The Willie Hill Road buffer remains unchanged.</p> <p><u>The first 40 feet of the lot off Route 9 was required to maintain the existing vegetation per prior approvals. This buffer was cut. The applicant seeks to replant this buffer with shaded trees, 2" diameter caliber at breast height, planted every 30 feet on center. On 9/21/22 the Planning Board to determine if the proposed buffer along Route 9 is sufficient.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Drainage easement benefiting 11-1-B proposed.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 3 of 4

Project Name/District: Molly Corporation - Amd #5/ Light Industrial District - Tax Map 40, Lot 18

Date of Review: 9/21/22

Prepared By: Planning Office

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Willie Hill Road ROW widths noted on the plan as 50'.
(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				All abutters are identified.
(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				Deed provided. Book 15918 Page 98.
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 5-19-15 provided. No change to use or sewer service proposed.
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 location shown. Dumpsters shall be screened with a 6' tall solid fence and shall meet setbacks.
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 WSD.
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 KKWWD.
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		Application included an existing estimate of a peak hour generation of 15 trips with no increase.
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 4 of 4

Project Name/District: Molly Corporation - Amd #5/ Light Industrial District - Tax Map 40, Lot 18

Date of Review: 9/21/22

Prepared By: Planning Office

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(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				Best management practices for soil erosion and sedimentation control are a standard condition of approval.
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				Town Engineer determined for the revised analysis dated 6-1-15 prepared by Lew Chamberlain of Attar Engineering Inc has satisfied this requirement Proposed grading on the property and abutting lot 11-1-B proposed. Drainage easement benefiting 11-1-B proposed. No change in lot coverage proposed.
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]					
Chapter 201, Article IV. Sidewalk Development.				NA		