

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: The Timbers Subdivision/ Tax Map 55, Lot 13-EXE to become lots 13-1 and 13-2

Prepared By: Planning Office

Plans Dated: 9/25/22

District: RA

Review Date: 10/27/22

Final Plan Revisions Submittal Date: 10/12/22

Chapter 202
Subdivision of Land

§ 202-9. Final plan for major subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board located in the lower left corner of the plan. Four copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information: [Amended 4-13-1999; 4-27-2007; 11-2-2021]	Y				Plan scale is 1" = 60 feet on sheet 1" = 50 feet on sheet S2, 1" = 40 feet on S3, 1" = 50' on E1 and 1" = 40 feet on U1.
(1)	Proposed name of the subdivision and the name of the municipality in which it is located, plus the Assessor's map and lot numbers.	Y				The name of the subdivision is: The Timbers. Map and Lot numbers are noted. The property is currently Lot 13-EXE and will become lot 13-1 and 13-2.
(2)	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				Sheet S1 entitled "Plan of Land" is prepared and stamped by Patrick W. Johnson, PLS #2408 dated 3-28-2022.

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(3)	The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.	Y*				Total Area of subdivision is provided on G1 10.62 acres. Trees greater than 24" in diameter are noted on sheet S2. Sheet E1 identifies the 24" diameter trees that are proposed to be removed. Old stone foundations exist near Route 109 and are depicted on the plan. <u>Building on abutting lot 2-C to be approximately identified. (Can be based on aerial imagery)</u>
(4)	Indication of the type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by connection to the public sewer, a written statement from the Wells Sanitary District indicating that the district has reviewed and approved the sewerage design shall be submitted.	Y				The subdivision shall be served by on-site septic systems. See sheet E1 and U1. Test pit logs prepared by James Logan, LSE/ CSS# 237/213 dated 2/9/22. Primary systems proposed all have suitable test pit limiting factors greater than 24 inches.
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				The subdivision shall be served by private on-site drilled wells. Well locations identified on U1.
	(a) When water is to be supplied by public water supply, a written statement from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that the district has reviewed and approved the water system design. A written statement shall be submitted from the Fire Chief approving all hydrant locations or other fire protection measures deemed necessary.			NA		Water not supplied by KKWWD.
	(b) The Board makes a finding that adequate groundwater resources to support one- and two-family homes, in both quantity and quality, are available generally throughout the Town of Wells. However:	Y				

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	[1] When a proposed subdivision is not served by the Kennebunk, Kennebunkport and Wells Water District, evidence of adequate groundwater quality shall be required for proposed subdivisions in the vicinity of known sources of potential groundwater contamination, such as the Wells landfill, Bragdon septage disposal site and the Spiller sludge disposal site. The results of a primary inorganic water analysis performed upon a well on the parcel to be subdivided or from wells on adjacent parcels, between the parcel to be subdivided and the potential contamination source, shall be submitted.			NA		The subdivision is not located within such contamination sources.
	[2] When a proposed subdivision is to be served by a private central water system or contains structures other than one- or two-family dwellings, evidence of adequate groundwater quantity shall be required.		N			<u>Three 3-unit dwellings are proposed. Evidence that adequate groundwater quantity is required.</u> <u>A test well has been proposed on Lot 1, to be installed.</u>
(6)	The date the plan was prepared, North point (identified as magnetic or true), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y*				Grid North. Plan scales are noted. Record owner/developer noted. <u>Abutter missing (N/F Grace Fronco, Map 55, Lot 12 on sheet S3) Abutting property lines lot depicted for Lot 12.</u> Engineer and Surveyor information noted on the plan.
(7)	The location of any zoning boundaries affecting the subdivision	Y*				The property is located within the RA zone. <u>Density table is missing on S3.</u>

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(8)	The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				<p>Sheet U1 identifies existing and proposed utilities. CMP poles along Route 109 identified. A new pole is proposed to the north of the access road of the proposed subdivision.</p> <p>Underground utilities are proposed for all units in the subdivision.</p> <p>Drainage is shown on sheet E1. <u>Town Engineer to review.</u></p> <p>Existing natural gas line in Route 109 is depicted.</p>
(9)	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. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The length of all straight lines, the deflection angle radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.	Y*				<p>All adjacent road names are labelled on the plan sets.</p> <p>Route 109 variable width noted. Meetinghouse Road width is 3 roads, 49.5' wide.</p> <p>Approximate building lines of structures on abutting lots are identified from aerial imagery on S2 and S3, <u>except for the building on lot 2C. See S3 markup.</u></p> <p>4.59 acres of Open Space is proposed on Lot 2 4.59/10.62 = 43.2%</p> <p><u>Greenweald Lane road name references still exist within the subdivision plan set and need correction to Foliage Way.</u></p>
(10)	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.

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(11)	All parcels of land proposed to be dedicated to public use and the conditions of such dedication. Written offers of cession to the municipality of all public open spaces shown on the plan and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If land is to be offered to the municipality, written evidence that the municipal officers are satisfied with the legal sufficiency of the written offer of cession shall be included.			NA		No such dedication proposed.
(12)	A list of construction items with cost estimates that will be completed by the developer prior to the sale of lots and, for subdivisions containing more than 20 lots, a separate list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the municipality or quasi-municipal districts.	Y*				A construction cost estimate was submitted on 10/19/22. <u>The estimate requires revision as it is missing erosion control, ledge removal, construction layout, as-built survey, ponds (if not in site work), Route 109 sight line clearing and grading, and a 10% contingency.</u>
	(a) These lists shall include but not be limited to: schools, including busing; street maintenance and snow removal; police and fire protection; solid waste disposal; recreation facilities; stormwater drainage; wastewater treatment; and water supply.			NA		Only 10 dwellings are proposed.
	(b) The developer shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.			NA		Only 10 dwellings are proposed.
(13)	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				The subdivision is not identified to be within a flood zone. See note 13 on sheet G1.

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(14)	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*				Erosion and sedimentation control plan EN1 provided. Sheet EN2 erosion and sedimentation control requirements. Best management practices shall be followed. <u>Town Engineer shall review.</u>
(15)	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. [Amended 4-27-2007]		N			Pre and Post Drainage plans provided on 10/14/22 prepared and stamped by J. Keith Maxwell, PE #16315 <u>of USA Surveying Engineering.</u> <u>A statement or report and additional information from the design engineer is required. See Town Engineer memo dated 10/28/22.</u> <u>The current submittal does not comply with the MDEP Design Manual.</u>
(16)	If any portion of the proposed subdivision is located in the direct watershed of Ell Pond or within 500 feet of the upland edge of Hobbs Pond and meets the following criteria: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, then the following shall be submitted or indicated on the plan: [Added 4-27-2007]			NA		Subdivision not located within such areas.
	(a) A phosphorus impact analysis and control plan conducted using the procedures set forth in MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006. The analysis and control plan shall include all worksheets, engineering calculations, and construction specifications and diagrams for control measures, as required by the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006;					

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(b) A long-term maintenance plan for all phosphorus control measures;					
(c) The contour lines shown on the plan shall be at an interval of no less than five feet; and					
(d) Areas with sustained slopes greater than 25% covering more than one acre shall be delineated.					