

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: Westhaven Preserve Subdivision/ Tax Map 60, Lot 10

Prepared By: Planning Office

Plans Dated: 9/12/22; 10/17/22

District: Residential A

Review Date: 10/14/22; 11/10/22

Final Plan Revisions Submittal Date: 9/12/22; 10/17/22

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, 2 and 3. And 1" = 50 feet on C sheets.
(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				Subdivision name noted. Proposed lots have been identified as Map 60, Lots 10-1 to 10-15 on final plan submission. Outsale lot, not part of the subdivision, is identified as Lot 10A.

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(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*				Plan prepared and stamped by Dana A. Libby, PLS #1350 of Corner Post Land Surveying Inc. dated 4-25-2022, revised 9-12-22. <u>Proposed monument types to be determined by the Planning Board during the final subdivision application review.</u> <u>How are the two northerly abutter encroachments to be addressed?</u>
(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 the subdivision is 751,507 sf, Sheet 2 has Area Tables for total lot areas and density. See plan note 31 on sheet 3. No trees greater than 24" in diameter were identified on the property. Outsale/division lot is specified as not part of the subdivision.
(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 private on-site septic systems. See plan note 16 on sheet 2. Mark J. Hampton CSS #216/ LSE#263 prepared test pits lots dated 4/10/22.
(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. See plan note 16 on sheet 2. <u>Can the location of the septic system on Map 67, Lot 8 be determined? The well location options on Lot 1 are limited and may be affected if within 100 feet.</u>

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	(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.	Y*				<u>A written statement from the Fire Chief regarding the proposed fire protection is pending.</u> Note 18 on sheet 3 has been revised. Fire protection to be accomplished by residential sprinkler systems in all units.
	(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				
	[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.			NA		Subdivision not served by a central water system. All dwellings in the subdivision to be single family units.
(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 scale is 1" = 60 feet, or 50 feet . Record owner/developer noted.
(7)	The location of any zoning boundaries affecting the subdivision	Y				Parcel falls entirely within the RA District. Cover sheet identifies adjacent zoning district boundaries.

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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>Proposed drainage depicted on C2.1-C5.2 and D1.0 and D2.0. Reviewed by Town Engineer, see memo dated 11/10/22.</p> <p>Existing utility poles along Route 109 are identified on sheet 1 and C2.1. <u>How is the outsale lot served?</u></p> <p>Natural gas line on Sheet 2 and Route 109 plans. <u>To be depicted on C2 and C3 sheets the entire length of construction.</u></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. Route 109 is noted to be 80' wide, see note 3 on sheet 2.</p> <p>Buildings adjacent to the subdivision are approximately depicted on sheet 1 based on aerial imagery</p> <p>Driveways across from Route 109 are identified on sheet 1 and C2.1.</p> <p>Proposed deceleration and acceleration lane plans have been updated and provided. <u>The natural gas line may be in conflict with the relocated storm drain pipe and/or the underdrain pipe. Additional details and review needed. The plans have been submitted to MDOT for review.</u></p> <p>West Haven Lane ROW is 50' wide. Roadway paved width is 24' wide with 3' wide gravel shoulders. Cul-de-sac paved width is 25' wide with 2' and 3' wide gravel shoulders. See details on C5.1.</p>

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(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.	Y				Route 109 is noted to be 80' wide, see note 3 on sheet 2. See deceleration and acceleration lane updated plans prepared by Barton & LoGiudice. <u>Plans have been submitted to MDOT to be reviewed.</u>
(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.	Y*				See note 19 on sheet 3. The open space shall be owned and managed by the West Haven Preserve HOA. Land is not proposed to be offered to the Municipality. Public use of the Open Space is not proposed. An existing 50' wide ROW to benefit the Town of Wells is identified. An existing trail serving abutting lot 59, Lot 6 encroaches within the proposed subdivision. <u>An easement to the Town is proposed. Easement language to be provided for review, Town Engineer will provide a sample.</u>
(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 provided on 10/19/22. See Town Engineer General Review Memo dated 11/10/22. <u>Some items to be addressed.</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 15 lots/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 15 lots/dwellings are proposed.

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(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				See sheet 3, note 11. The subdivision is not located within a designated floor hazard area. See FEMA FIRM panel 2301580010D dated 1/16/2003.
(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 notes are noted on sheet C3.2, C5.0-C5.2. Best management practices shall be followed.
(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]	Y				A stormwater management plan prepared by Connor Ritter, PE of Walsh Engineering Associates, Inc dated 8/25/2022 was provided. Town Engineer reviewed, see memo dated 11-10-22. Drainage easements are shown across Lots 1, 2, 3, 4, 5, 6, 10, 11, 12, 13, and 14.
(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.					