

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Seahorse Resort / General Business District – Tax Map
135, Lot 13

Date of Review: 6/16/22; 01/19/23;
3/30/23

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 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" = 50 feet or 30 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y				Business name and address noted. Seahorse Resort 1661 Post Road, Wells, ME. Property owner name on plan and application is Post Road Cottages, LLC.

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(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				<p>Business Office use noted (3,420 SF)</p> <p>A new 42 seat standard restaurant use is proposed. Restaurant floor area is 2,485 SF (one-story) with a 1,370 SF deck.</p> <p>Pool shed is 68 SF.</p> <p>Dwelling GFA is 2,003 SF.</p> <p>Motel unit area table on sheet C101 notes porch/deck areas for units. ADA unit footprints cannot exceed 470 SF. Decks/porches cannot exceed 160 SF. Units 81 and 82 are proposed to remain grandfathered at 528 SF in area.</p> <p>Maximum allowed lot coverage of 65% to be noted on the plan.</p> <p>Existing lot coverage for lot 13 is noted as 20.21%.</p> <p>Proposed lot coverage for lot 13 is noted to be 23.00%</p>
(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>Lot 13 is approximately 436,457 SF or 10.01 acres. Boundary plan prepared by Devon Hurley, PLS #2584 of Sebago Technics dated 11/17/21 and revised 12/28/22 and 3/21/23.</p> <p>Boundary plan identified easements. Easements are labelled on C101.</p>

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(4)	All existing and proposed setback dimensions.	Y*				Dimensional requirements for the General Business District are noted and detailed on the plan. Nonconformity notes on C100, notes 21 and 22. Hardy's Bluff setback requirement is 25'. 40' setback/ buffer from Route One shown. <u>Buffer to be reviewed by the Planning Board.</u>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				Exterior lighting shall be shielded and directional as not to produce glare onto abutting lots or streets. See note 1 on C101. Exterior lighting locations are depicted on the plan and <u>to be shown on the architectural plans.</u> Building mounted fixture detail provided. Signs shall not be internally illuminated. See note 17.
(6)	The type, size and location of all incineration devices.			NA		No such devices proposed.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.	Y				See notes 20 and 21 on C101. Motel units to have hot water heaters and Restaurant and Office to have mini splits.

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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*				<p>Wetlands were identified by Mark Cenci. See note 5 on Boundary Plan sheets 2 – 4 and note 19 on C101.</p> <p>Wetland impact near Route One noted (5,350 SF)</p> <p>Utilities shown on C102 and C103. Details and design shown on C107 and C108, C200, 201 and C300. <u>Existing overhead lines/poles to the north of the motel units to partially or fully be removed?</u></p> <p><u>See Town Engineering drainage and utility memos dated 3-29-23.</u></p> <p>3 underground propane tanks, 1,000 gallon each, are identified. <u>Protective bollards recommended for tanks adjacent to travel ways.</u></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				Existing and proposed 1 foot contours are shown on the plans.

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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>(7) 90-degree spaces are proposed adjacent to the lodging facility office. These spaces allow two-way traffic. Aisle width is required to be a minimum of 26' wide. 90 degree spaces are required to be a minimum of 9' x 18.5' in dimension. Noted and labelled on C102.</p> <p>Two way traffic is proposed for units 64 and 65. 18' wide traffic lane widening proposed for this area.</p> <p>Two way traffic exists for units 72 to 79. 18' width is proposed for two-way traffic to accommodate emergency vehicles and safe vehicular access.</p> <p>All parking along the access drives is approximately 60 degree in dimension. Spaces are noted to be 8.5' x 19' in dimension.</p> <p>Existing One-way travel lane widths are noted to be 10' to 12'. These travel lanes are grandfathered.</p> <p>Proposed one-way travel widths are 16' to 20'.</p> <p>2 handicap accessible spaces are shown adjacent to the lodging facility office. 2 handicap accessible spaces are shown adjacent to the restaurant. 5 ADA compliant motel units (48, 49, 65, 74 and 75) provide 5 handicap accessible parking spaces. These spaces shall be paved. Parking spaces dimension and ADA aisle dimensions are detailed on C200.</p> <p>Dwelling unit requires 2 parking spaces. Dwelling parking is noted in parking table on C101 <u>but not identified on the plan.</u></p>

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						<p>79 motel units exist. 77 one-bedroom motel units and 2 two-bedroom motel units are proposed. 81 total bedrooms x 1.1 = 89.1 spaces. 90 spaces are required. 90 spaces are proposed. See Parking table on C101.</p> <p>A 42 seat restaurant requires 14 spaces plus 3 spaces for a total of 17 spaces.</p> <p>A total of 121 spaces are required. 123 spaces are proposed.</p> <p>Dumpsters are shown to meet setback requirements and shall be screened by a 6' tall solid fence/ gate enclosure. Dumpster proposed adjacent to the Dwelling Unit.</p> <p>Proposed sidewalks along Route 1 are shown. Details and specifications provided C200. <u>2" of pavement and 6" of aggregate are required under the paver stones.</u></p> <p>Revised entrance for the property may require a driveway permit from Public Works.</p> <p>Snow storage areas are depicted on the plan. See note 31 on C101 regarding plowing during the winter months.</p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A 15' wide landscaped buffer is required along Route 1. Landscaped plan depicts 4 shade trees, shrubs, grass and plantings. <u>Planning Board to review Route 1 buffer after the public hearing.</u></p> <p>This commercial parcel abuts residential properties to the north and west. Commercial abutters exist to the east and south. <u>Planning Board to review screening/buffers for abutters after the public hearing.</u></p> <p>Northerly residential abutters across Hardy's Bluff (Lots 12-2, 12-4, 12-1, 12-3 and 12) shall be screened by existing woodland vegetation.</p> <p>A 25' wide vegetated buffer, per 145-52, is proposed across from Lot 11 (Church) and abutting Hardy's Bluff ROW and shall consist of various evergreen trees. See Landscape Plan prepared by Sebago Technics, sheet 1 of 1.</p> <p>Residential Lot 13-1 to be screened by grasses and a row of bluepoint juniper evergreen shrubs along the northerly lot line. Access/easements restrict further screening to the east.</p> <p>Residential Lots 13-2, 14, and commercial lot 15 to be screened by a new 6' tall vinyl screen fence. The existing 6' tall fence to be removed.</p> <p>Commercial abutters Lot 16-A and 23 to the south to have a buffers consisting of existing woodland vegetation. Screening is not required but some new 6' tall vinyl fencing is proposed along 16-A. <u>Fencing along portions of Lot 23 lot line shall be maintained but this fencing appears to be on lot 23, not 13.</u></p>

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(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Various existing easements are noted within the property Deed. Boundary plan identified easements. See easements labelled on C101.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Post Road (Route 1 is identified). Hardy's Bluff and Autumn Lane are identified. Autumn Lane ROW width is 50'. Hardy's Bluff is 50' wide. Route One is 66' 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*				Abutters added. <u>One correction to be addressed.</u>
(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.
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		Property served by public sewer. Property not served by private septic systems.
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				Plan identifies the proposed dumpster location adjacent to the dwelling unit. Dumpster requires 6' tall screening 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.	Y*				Letter from WSD dated 12-12-22 provided stating adequate capacity exists. <u>Design information provided. See Town Engineer review memo dated 3/29/23.</u>
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.	Y				Letter from KKWWD dated 6-13-22 provided stating adequate capacity exists.

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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				Planning Board voted to not require additional traffic data on 2/6/23. Application states no change to traffic generation is proposed. Curb cuts are being eliminated and well defined.
(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				Best Management Practices for soil erosion and sedimentation control are a condition of approval. See sheet C300.
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 report by Eric Dube, PE #12630 of Trillium Engineering Group dated June 7, 2022, revised 12-28-22 provided. Pre-Development (Sheet C104), Post Development (sheet C105) and Off-Site (sheet C106) provided. <u>Town Engineer review memo dated 3/29/23.</u>

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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]					<u>Property to be reviewed in compliance with architectural standards of 145-26G.</u>
	Chapter 201, Article IV. Sidewalk Development.	Y*				<u>The property falls within the sidewalk development area and is required to construct sidewalks in compliance with 201. C200 detail correction to be addressed.</u> Plan provides sidewalk details and specifications on C200.

Notes:

1. See Article V, VI, VII review comments.
2. See plan markups provided dated 3/30/23.