

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: Perkins Pasture Subdivision/ Tax Map 37, Lot 2-D

Prepared By: Planning Office

Plans Dated: 1/9/23; 3/17/23

District: R

Review Date: 1/18/23; 3/29/23

Final Plan Revisions Submittal Date: 1/10/23; 3/14/23

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				Sheet 2 is 1" = 200 feet. Plan scale is 1" = 100 feet on sheet 4 and 5; and 1" = 50 feet on sheet 6, 7 and 8. Boundary plan (sheet 3) is 1" = 100 feet.
(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				Note 4, sheet 4 notes the existing Map and Lot number of the subject parcel. Map 37, Lot 2D Note 4 details the Lot numbering to become Map 37, Lots 2D-1 to 2D-17
(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				Boundary plan prepared and stamped by Lane H. Gray, PLS #2140 of Owen Haskell, Inc. dated 9/10/2021. Subdivision plan sheets 4 to 14 prepared and stamped by Jacques L Gagnon Jr, PE #6237. Sheet is stamped by Lane H. Gray, PLS #2140 of Owen Haskell, Inc dated 9-10-2021.

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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*				<p>Total Area of subdivision is noted as 47.17 acres.</p> <p>Sheet 4, note 5 details the density calculation for residential cluster development (15% deduction results in 17 lots/dwellings permitted). 17 lots/dwellings are proposed.</p> <p>40" oak tree is identified. Plan states that this tree shall be maintained.</p> <p>Existing tree lines are shown on sheet 3 (boundary plan). Proposed tree lines are depicted on sheet 5. 50' wide setback/ no-cut buffer is depicted and was approved by the Planning Board on 8/1/22. A 6' tall solid fence for a length of 40 feet was also required at the entrance to the subdivision off Minuteman Drive by the Planning Board on 8/1/22.</p> <p>Existing adjacent buildings are identified on sheet 4-8 per aerial imagery.</p> <p>Existing shed encroaching over the property with Map 37, Lot 2-20 is depicted on Sheet 4. See note 22. Shed shall be removed or relocated onto Lot 2-20 prior to issuance of a building permit.</p> <p>A summary Area Table is provided on sheet 4:</p> <p>Total Area: <u>2,078,247 SF</u></p> <p>Area of Lots 1 to 17: 655,488 SF Area of <u>Laney Lane ROW</u>: 102,312 SF Open Space Area: 1,320,509 (30.32 acres) <u>When adding up areas 2,078,309 SF is totaled.</u></p>

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(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				<p>The subdivision shall be served by private onsite septic systems. See plan note 12 on sheet 4. states septic systems shall not be located within 100 feet of an existing or proposed well. Septic system locations may deviate up to 10 feet with CEO written approval provided well, building, wetland and wooded buffer setbacks are met.</p> <p>Sheet 4 and 5 depicts test pits and limiting factors. Test pits and wells are shown on sheet 4. Septic boxes and wells are shown on sheet 5. Well exclusion areas are shown on sheet 6. See also note 11 on sheet 4.</p> <p>Test pit logs provided with mapping within Hydrogeologic Assessment prepared by SME dated 6/7/22. Test pit logs for reserve systems on Lots 2, 3 and 17 provided.</p>
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				<p>See note 11 on sheet 4. All lots to be served by individual on-site drilled wells.</p> <p>Wells exclusion zones are shown within the Hydrogeologic Assessment prepared by SME dated 6/7/22. Well exclusion zones are shown on sheet 6.</p>
	(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		Not served by public water.
	(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				Single family dwellings proposed on all 17 lots.

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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.			NA		Subdivision not served by a central water system. All dwellings in the subdivision to be single family units with individual drilled wells.
(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				North arrows labelled on plans. Plan scales are noted. Record Owner noted. Engineer Noted.
(7)	The location of any zoning boundaries affecting the subdivision	Y				The plan notes the parcel is within the Rural District.
(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*				Sheets 5, 6, 7, and 8 identify proposed utilities and grading. <u>Town Engineer to review grading plan for proposed drainage as part of final subdivision application review.</u> Level Lip Spreaders and Wooded Buffers are proposed.

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(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				Sheet 1 identifies road names in the area. Sheet 4 labels abutting road names and widths. Sheet 4, note 18 states street to be managed by HOA. Road to remain private and owned by HOA. Proposed street name approved by the Town Assessor/E911 Coordinator. Road name of Laney Lane approved. Proposed roadway is 50'. Open space area is noted to be 30.8 acres.
(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				No such public improvements proposed.
(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 18 and 22 on sheet 4. The open space shall be owned and maintained by the Perkins Pasture HOA. Note 22 allows the Open space to be transferred to the Town of Wells and to be managed by the Conservation Commission in the future.
(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*				Cost estimate provided. <u>10% contingency not factored. As-built plan, monumentation, base course and finish course of pavement not detailed.</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 17 lots/dwellings are proposed.

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	(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 17 lots/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 plan notes that the property does not fall within a flood plain per 2301580010D..
(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 10. Best management practices shall be followed. <u>Town Engineer to 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]	Y*				A MDEP Stormwater Permit Application prepared by Jacques Gagnon of Oak Point Associates was provided dated 1/6/2023 and as revised 3/30/23 was provided. <u>Town Engineer to review.</u> The project does not require MDEP Site Location Permit (>30 acres, > 15 lots) based on 3 of the proposed lots are to be deed restricted for family members only for 5 years from conveyance. See MDEP email dated 2/24/23. See plan note 17 on sheet 4.
(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.

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	(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;					
	(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.					