

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Marks Organix / General Business District – Tax Map 114, Lot 35

Date of Review: 4/11/23

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" = 20 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. Owner name and address noted.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				Prior approved lot coverage was 51,594 SF or <u>62.9%</u> . Proposed lot coverage is 52,646 SF or 64.2%. <u>The maximum allowed lot coverage in the GB zone is 65%. To be noted within note 5.</u> Building areas/uses detailed on the plan.

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(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.		N			An updated Boundary plan of the property not provided. <u>Applicant may request a waiver of this requirement. Planning Board to consider.</u> <u>HVAC, dumpster, and roof overhang were constructed/located within the 15' setback. The overhang was required to be modified in 2003 and 2006 but remains unaddressed and in violation. See recommended note 21.</u> <u>Survey location of signage along Route One is also a concern, signs may be located within ROW.</u>
(4)	All existing and proposed setback dimensions.	Y*				See note 5 for setback requirements. <u>Note should include description of non-conforming structure on the lot (portion of wholesale area in middle building). No changes are proposed to make this non-conforming structure more non-conforming.</u>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<u>See recommended plan note 22.</u> Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets. <u>Exterior light locations to be shown on the site plan.</u>
(6)	The type, size and location of all incineration devices.			NA		No such devices exist nor are proposed.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		No such machinery identified or proposed.
(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				Overhead utilities identified on the plan.

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(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.		N			<p><u>Existing fire lane between the 2-story building and 1-story building unclear if constructed.</u></p> <p><u>Existing swale between 2-story building and 1-story building unclear if constructed. Walkway (not approved) crosses the swale.</u></p>
(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>Parking areas, existing fencing and posts identified.</p> <p>All parking is 90 degree angle. Parking spaces shall meet the 9' x 18.5' dimension and provide a 26' wide aisle.</p> <p><u>6' tall solid fencing is recommended for a visual screen for residential abutters to the north on lot 38, adjacent to the marijuana dispensary use.</u></p> <p><u>6' tall solid fencing for the dumpster to be relocated to meet setback requirements.</u></p>

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A 15 foot wide landscaped buffer is required along Route 1. The Route 1 15' wide buffer was previously required to consist of 4 shade trees and shrubs.</p> <p>The existing conditions shown on the amended site plan shows the 15' wide buffer along Route One was not installed and that 4 trees were planted outside the 15' buffer approximately 22 to 35' away from Route 1.</p> <p><u>Planning Board to consider if the shade trees are required within the 15' wide Route One buffer. Two are recommended. Determination to be made after public hearing.</u></p> <p>This commercial property abuts commercial lot 33 to the north and commercial lot 36 to the south. Abutting lot 38 to the north and east appears to consist of Beach Acres Mobile Park units (dwellings) and Beach Acres Campground RV sites (commercial). Mobile home units appear to be closest to this lot. <u>What screening to be required along lot line to the north? Determination to be made after public hearing.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				See Deed provided, Book 18987, Page 595.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route One is identified.
(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.

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B.	Documentation of right, title or interest in the proposed site.	Y				Written permission from property owner provided for applicant. Deed provided, Book 18987, Page 595.
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	
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.			NA		No changes proposed to refuse, parking or outdoor storage areas other than setback compliance.
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				Property served by public sewer. WSD capacity letter dated 4/6/2023 was provided indicating adequate capacity exists.
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.		N			Property served by public water. Sprinkler system required for building additions proposed. <u>KKWWD letter of capacity needed.</u> <u>Location of Fire system service connection proposed off Route One to be provided. Is the existing water line suitable for sprinkler service or will a new water line be required to the 2-story building? KKWWD capacity letter to be provided to include fire service.</u>
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		<u>Planning Board to determine if additional traffic data is necessary.</u> Traffic Analysis provided by Diane W. Morabito, PE PTOE of Sewall dated 3-14-23. Estimated 14 lane hour trips for the marijuana dispensary use is expected.
(1)	The estimated peak-hour traffic to be generated by the proposal.					

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(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 standard condition of approval. <u>See recommended plan note 23.</u>
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*				<u>Town Engineer to review stormwater runoff considerations. Non-approved walkway crosses grass swale required from previous site plan approval.</u>
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		

Notes:

1. See Article V, VI, VII review comments.
2. See plan markups provided dated 4/11/23.