

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: Webber Ridge Phase 2 Subdivision Amendment/ Tax Map 16, Lot 8-9

Prepared By: Planning Office

Plans Dated: 3/17/2023; 4/11/23

District: R, ShO

Review Date: 3/31/23; 4/13/23

Final Plan Revisions Submittal Date: 3/17/2023; 4/12/23

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. One reproducible, stable-based transparent original and three 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]	Y				Plan scale is 1" = 30 feet The required plan copies were provided.
(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 parcel is currently identified as Tax Map 16, Lot 8-9. Residential cluster lots are identified as Map 16, Lots 8-1 to 8-10. Subdivision name noted.
(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 Andrew J. Nadeau, PLS #2326 of Horizons Engineering dated 3/17/2023. Existing monument types identified. Bound monuments to be installed are identified. Monumentation meets Town requirements.

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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 on Sheet 1 of 2019 approval as 1,208,157 SF. Total Net Area is 1,207,890 SF. See note 12 on 2019 plan.</p> <p>Area of Lot 8-9 noted as 39,848 SF.</p> <p>Wetland areas are depicted on 2019 plan, see note 10 on 2019 plan. Wetland delineation prepared by Moyse Engineering in 2019.</p> <p>See note 20 on 2019 plan. No wetland fills required or proposed. Limits of wetlands on Lots 5 and 6 to be posted by developer with signs every 25 feet prior to a building permit being issued.</p> <p>Trees greater than 24" in diameter are not identified. 24" trees to be retained are not identified. See note 21 and waiver granted on 6/3/19</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 on-site individual subsurface waste water disposal systems. See note 11 on 2019 plan.</p> <p>Lot 8-9 depicts a test pit for the reserve system. Test pit and septic system design for Lot 8-9 provided. Septic system per design is depicted on the plan.</p> <p>Test pit logs were provided in 2019 for cluster lots.</p> <p>Existing 100' well exclusion area identified on the plan. Proposed 100' well exclusion area is identified on the plan.</p>
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				<p>The subdivision shall be served by on-site individual drilled wells. Dug wells are prohibited. See note 11 on 2019 plan.</p> <p>The existing well on lot 8-9 and 8-10 is identified on the plan. The plan notes that the well is 102.67' from the installed septic system.</p>

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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				<p>The subdivision is required to construct a Fire Pond, off-site, within the Open Space of Webber Ridge Phase 1, Map 16, Lot 8A.</p> <p>As the subdivision has 10 lots proposed (not fewer than 10 lots) an on-site water supply is required for Fire Protection. An on-site hydrant and off-site fire pond is proposed. On 7/15/19 the Planning Board found that the on-site hydrant satisfies the on-site water supply requirement.</p> <p>A letter from the Wells Fire Chief is required. On 7/15/19 the Planning Board granted a waiver of requiring a letter from the Fire Chief as a suitably designed fire pond with hydrant is proposed and shall be constructed on Map 16, Lot 8A. See plan note 24 on 2019 plan. See fire pond details on sheets PP1, PP2D1 and D2.</p> <p>Lot owners may construct individual sprinkler systems if the fire pond (see plan note 24a) is not completed or if a lot owner wishes to construct a home with a sprinkler system.</p> <p>Lot 8-9 to construct the home with a sprinkler system. See note 4.</p>
	(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.			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				Owners of lot 8-9 noted: Sarah Turner and Pamela Jolivette. Applicant, South Coast Construction, Inc noted on the plan. Surveyor information noted on the plans. Plan scale for Sheet 1 is 1" = 30 feet. Grid North is noted.
(7)	The location of any zoning boundaries affecting the subdivision	Y				The 2019 plan identifies the abutting Resource Protection District and 250' Shoreland Overlay Zone from the pond. The subdivision is within the Rural District. See note 9 on 2019 plan.

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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>Sheets SWP-1 and SWP-2 from 2019 approval depict pre-and post-development drainage.</p> <p>Stormwater Management Report prepared by Jayson Haskell, PE of DM Roma Consulting Engineers dated 3-20-2019; revised 6-3-19.</p> <p>Town Engineer/Planner Michael Livingston, PE reviewed the stormwater management report, see memo dated 7-11-19. Stormwater revisions provided on 7/12/19. Town Engineer reviewed the revisions on 7/15/19 and found them to be acceptable.</p> <p>The amendment proposed proposes no change to the stormwater management design of the subdivision.</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>Green Road is labeled on 2019 plan. The plan notes its width as 3 rods (49.5').</p> <p>The plan notes the width of the Webber Ridge Lane ROW as 50'</p> <p>Road Name Request Form approved by the Town Assessor dated 5/16/19. Webber Ridge Lane noted on the plan.</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.	Y				No such public improvements proposed, see note 14 on 2019 plan.

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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.			NA		A cost estimate is not required for the amendment proposed on lot 8-9. The developer, Shree Durga, LLC has provided cash performance guarantees. The Town holds \$152,577.25 in cash for the as-built plans, site stabilization, monumentation, road realignment, fire cistern, finish course of pavement and 10% contingency.
	(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 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 10 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				See note 13 on 2019 plan. Flood line on plan in Open Space is identified.

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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 notes are noted on sheet D-1 of 2019 plan, prepared by DM Roma Engineers. Best management practices for soil erosion and sedimentation control are a condition of approval.
(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				<p>Sheets SWP-1 and SWP-2 from 2019 approval depict pre-and post-development drainage.</p> <p>Stormwater Management Report prepared by Jayson Haskell, PE of DM Roma Consulting Engineers dated 3-20-2019; revised 6-3-19.</p> <p>Town Engineer/Planner Michael Livingston, PE reviewed the stormwater management report, see memo dated 7-11-19. Stormwater revisions provided on 7/12/19. Town Engineer reviewed the revisions on 7/15/19 and found them to be acceptable.</p> <p>The amendment proposed proposes no change to the stormwater management design of the subdivision.</p>
(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.					