

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: Fairway View Village Subdivision Amendment/ Tax Map 32, Lot 13

Prepared By: Planning Office

Plans Dated: 4/3/23

District: R, RP, ShO

Review Date: 4/14/23

Final Plan Revisions Submittal Date: 4/13/23

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				<p>Sheet 1 of 2020 approved plan set is 1" = 200 feet, Ok as the plan is only to be Locus and for plan notes.</p> <p>Sheet 17 of 2020 approved plan set is the Boundary Survey for Fieldside Lane and is 1" = 50'.</p> <p>Sheet 19 of 2020 approved plan set is the Boundary Survey for the parcel and is 1" = 200 feet. On 3/11/19 the Planning Board granted a plan scale waiver for the parcel boundary survey sheet provided a separate boundary survey plan for Fieldside Lane was provided.</p> <p>Sheet 18 and 19 of 2020 approved plan set has monumentation and encroachments identified.</p> <p>Sheet 2 of 2020 approved plan is 1" = 100'</p> <p>Sheets 3 through 8 of 2020 approved plan are 1" = 20 feet.</p> <p>Sheet 9 of 2020 approved plan is 1" =30 feet for the plan view</p> <p>New sheet 6A is 1" = 20 feet.</p>
(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				<p>The name of the subdivision appears in the plan Title Block on each sheet. Building unit numbers are noted on sheets 2 through 8 of approved 2020 subdivision plan. Unit numbers noted on sheet 6A.</p>

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<p>(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.</p>	Y				<p>On 12/17/18 the Planning Board required a boundary survey and did not grant a waiver due to the availability of multiple site and subdivision plans with surveys that abut the parcel. Buildings are proposed at the setbacks, and a cart path encroachment exists but may be mis-identified.</p> <p>Sheet 18 of 2020 approved plan set is the Boundary Survey for Fieldside Lane and is 1" = 50'. This sheet is stamped by Nathan C. Amsden, PLS 2438.</p> <p>Sheet 19 of 2020 approved plan set is the Boundary Survey for the parcel and is 1" = 200 feet. On 3/11/19 the Planning Board granted a plan scale waiver for the parcel boundary survey sheet provided a separate boundary survey plan for Fieldside Lane was provided. This sheet is stamped by Nathan C. Amsden, PLS 2438.</p> <p>A letter from Ken Gardner was provided on 3/8/19. No RP or Shoreland Overlay zones fall within 250 feet of the subdivision boundaries.</p> <p>Sheet 19 of 2020 approved plan set notes the Net Area of the parcel to be 123.2 acres. The encroaching Golf Course cart path is identified. The encroaching Campground woods road is identified.</p> <p>The last known owner of the 12 foot strip of land along Fieldside Lane was Richard & Betty Dusseault and is noted as such on sheet 18, note 4.</p> <p>Sheet 6A is stamped and signed by Nathan Amsden, PLS #2438 of Amsden Field Survey dated 4/2/23.</p>

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<p>(3) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses and other essential existing physical features.</p>	Y				<p>See sheets 18 and 19 of 2020 approved plan set. Total parcel area is 125.1 acres. Total parcel Net Area is 123.2 acres. See note 6 on sheet 1.</p> <p>All proposed wetland fills to be identified and total area tabulations done.</p> <p>On 4/8/19 the Planning Board granted a waiver of depicting trees 24" in diameter at breast height due to the buffer, wetlands and Open Space areas being no-cut areas, with the exception for dead, dying or diseased trees and for septic system installation.</p> <p>The plan identifies a 45.91 acres area to be Open Space. Delineation line notes bearings and distances on sheet 1 of 2020 approved plan set.</p> <p>Note 26 of 2020 approved plan set states trees within the 25' buffer along the property lines and within Open Space shall be preserved, except if dead or dying, etc.</p> <p>Note 24 of 2020 approved plan set states trees noted as "to remain" on sheet 9 shall be preserved. If any trees require removal the Town Engineer may allow dead/dying trees or hazardous trees to be removed. Any removed trees require replacement with a 3" caliper shade tree.</p> <p>Minor and major streams (watercourses) are depicted on the plans. Town Engineer conducted a site visit on 1/31/20 to review the brooks on the property.</p> <p>Sheet 6A is limited to changes of the proposed amendment.</p>

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<p>(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.</p>	Y				<p>Subdivision shall be served by private on-site septic systems. The subdivision is not served by the Wells Sanitary District.</p> <p>Septic system boxes depicted on Sheet 2 of 2020 approved plan set and test pit logs submitted.</p> <p>Limiting factors are noted on the plans.</p> <p>Proposed septic tank locations depicted.</p> <p>See plan note 15 on sheet 1 of 2020 approved plan set.</p> <p>A Groundwater Impact Report was provided to the Planning Office on 1/10/2020. Report prepared by Dave Chapman of Sebago Technics. Reviewed by Town Engineer and found to be satisfactory.</p> <p>See Town Engineer Septic Design Review memo dated 3-30-20. See revised memo from MGL dated 9-9-20. Minor revisions addressed on 9/28/20 plan revisions.</p> <p>Relocation of units to septic fields is part of the current amendment. See recommended plan note 4G. Revised septic designs by Ken Gardner SE#73 provided.</p>

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(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				<p>Sheet 1, note 13 states the development shall be served by private well(s). Private drilled wells serving multiple units are proposed and are depicted on the plans.</p> <p>Shared wells are identified adjacent to units.</p> <p>Various wells are proposed right up to the 100' setback from the shared septic systems. Survey location of wells is required. See plan note 38 on sheet 1 requiring wells to be survey located</p> <p>Well location revisions done and are acceptable. Additional well to septic minimum setback information from ATTAR was provided.</p> <p>An updated Groundwater Impact Report was provided to the Planning Office on 1/10/2020. Report prepared by Dave Chapman of Sebago Technics. Reviewed by Town Engineer and found to be acceptable.</p> <p>Design Engineer clarified what is considered a public water supply.</p> <p>Wells are not changed with this amendment.</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.	Y				<p>Fire Chief reviewed and commented on the Fire Cisterns proposed at the 2/4/20 Staff Review Committee meeting.</p> <p>Cistern Maintenance Plan provided with 2020 subdivision plan approval. Cistern has been installed, tested and approved by the Fire Department. No change to fire protection proposed with the amendment.</p>

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<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:</p>	Y				<p>A Groundwater Impact study prepared by Sebago Technics dated 12/4/2018 was provided to the Planning Office. On 4/4/18 review comments were prepared by the Town Engineer.</p> <p>An updated Groundwater Impact Report was provided to the Planning Office on 1/10/2020. Report prepared by Dave Chapman of Sebago Technics. Reviewed by Town Engineer and found to be acceptable.</p> <p>The Study states a potential water demand of 3,219,300 gallons per year and a bedrock aquifer rate of 10,036,226 gallons per year.</p> <p>Septic changes have no significant impact.</p>
<p>[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.</p>			NA		<p>The subdivision is not located within such contamination sources.</p>
<p>[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.</p>			NA		<p>Design Engineers states that the proposed Subdivision not served by a central water system per state and EPA definitions. Applicant clarified what is considered a public water system.</p> <p>The Groundwater Study states a potential water demand of 3,219,300 gallons per year and a bedrock aquifer rate of 10,036,226 gallons per year.</p>

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(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				Record owner/ developer noted. Design firm noted. Grid North point is referenced, see reference plan 1.
(7)	The location of any zoning boundaries affecting the subdivision	Y				Rural zone noted. A letter from Ken Gardner was provided on 3/8/19. No Shoreland or Resource Protection zones are identified within 250 feet of the property. See sheet 1 of 2020 approved plan set and Location Map provided on amended plan.

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<p>(8) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.</p>	Y*				<p>Proposed septic tanks, SMH's, sewer lines are depicted. Pump stations and pre-treatment systems have been added or labelled.</p> <p>Shared wells are proposed.</p> <p>Several culverts were studied for a 100 year storm event analysis and had capacity.</p> <p>A note restricting basements for all structures is noted on sheet 1, note 39. <u>Note 39 to be revised. Crawlspace to be defined on the plan.</u></p> <p>The Planning Board granted a waiver on 4/8/19 and permitted above ground utilities from Route 9 up to 150' east to the proposed intersection of the proposed road to be named Joseph Way. Two poles are to be relocated and 4 new poles installed with underground utilities in the development area.</p> <p>Waiver request for width of entire road to be 20' versus 24' wide paved with 30' wide gravel was denied by the Planning Board.</p> <p>Sheets 3 through 10 of 2020 approved plan set show rip rap slope areas. Sheet 9 of 2020 approved plan set: Route 9 width is noted to be 107' or varying width. Fieldside Lane ROW widths vary, depicted on Sheet 18. Route 9 culvert is shown.</p> <p>Town Engineer Drainage Review memo dated 4-3-20 and revised on 9-10-20. Revisions to plans were done and Town Engineer comments have been addressed.</p>

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						<p>This amendment includes a 12 foot shift in location to USF #6 with no changes in size, elevations or drainage structures. Town Engineer has reviewed and no impact from the relocation proposed.</p>
(9)	<p>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.</p>	Y				<p>Route 9 width is noted to be 107' or varying width on 2020 approved plan set. The travel way width is also noted.</p> <p>Fieldside Lane ROW width depicted on 2020 approved plan set. 30' wide travel way width is noted (3' gravel shoulders with 24' wide pavement).</p> <p>Fieldside Lane existing culverts shown.</p> <p>Proposed buffers and screens identified on sheet 9. See sheet 1 notes 12, 23, 24, 25 and 26.</p> <p>Existing monumentation shown.</p> <p>Overhead utilities permitted by the Planning Board on 4/8/19 from Route 9 along the first 150' of Fieldside Lane. On 7/6/20 the Planning Board amended this vote as underground utilities are now proposed: Existing overhead utilities to be removed and underground utilities to be installed from the existing pole along Route 9 along the northerly shoulder of Fieldside Lane to the existing pole adjacent to Lot 12-B's driveway. The removal of overhead utilities in this area will allow proposed screening and buffering for abutting properties. See sheet 9.</p> <p>Intersection at Route 9 details provided on 2020 approved plan set (radii, signs, Route 9 ROW width).</p>

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					<p>The length of Haley's Court has been increased by 12 feet. No significant impacts.</p> <p>Proposed drainage labelled on sheet 9 of 2020 approved plan set. Detailed design reviewed. See MGL memo dated 4-3-20; revised 9-10-20 Proposed Route 9 drainage connection obtained MDOT approval (see 9/25/20 email).</p> <p>Proposed Open space areas are delineated on sheet 1 of 2020 approved plan set.</p> <p>Access road/ turn tee at proposed cistern to be paved.</p> <p>The Planning Board granted a waiver on 4/8/19 and permitted above ground utilities from Route 9 up to 150' east to the proposed intersection of the proposed road to be named Joseph Way (formerly proposed as Connor's Way). Two poles are to be relocated and 4 new poles installed with underground utilities in the development area.</p> <p>Sheet 1 of 2020 approved plan set notes 150 parking spaces provided. (2 per dwelling unit = 96 required, 142 provided + 8 spaces at the Clubhouse).</p>

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						<p>All parking spaces are noted to be 9' x 18.5' on 2020 approved plan set. No changes to parking dimensions proposed.</p> <p>All parking spaces require a 26' wide travel aisle. All parking areas with two rows of parking must be 63' wide to accommodate the spaces and the travel aisle. Areas with 1 row of parking are 44.5' wide (18.5' space + 26' wide aisle).</p> <p>Handicap accessible spaces are proposed at the Clubhouse.</p> <p>Street names approved by the Town Assessor/ E911 Coordinator on 1-13-2020. Striper Way, Izzys Lane, Haleys Court, Jennifer Lane, Sophies Way, and Joseph Way.</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				Route 9 width is noted to be 107' or varying width on 2020 approved plan set. The travel way width is also noted.
(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		The open space shall be owned and managed by the Developer or Condominium Association. See plan note 32 on 2020 approved plan set. Land is not proposed to be offered to the Municipality. Public use of the Open Space is not proposed.

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(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 1-13-20 and was reviewed. See MGL memo dated 4-6-20. A revised cost estimate was provided on 6-9-20 and is satisfactory. Changes proposed do not require an updated cost estimate at this time.
	(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.	Y				A Community Impact Statement was provided on 1-13-20. See MGL review memo dated 4-8-20. No changes 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.	Y				A Community Impact Statement was provided on 1-13-20. See MGL review memo dated 4-8-20. No changes 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				Note 29 on sheet 1 of 2020 approved plan set states the property is not located within a Flood zone.
(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 2020 approved plan set. Best management practices shall be followed. See MGL review memo dated 4-3-20 and revised 9-10-20. Revisions done. Town Engineer comments have been addressed. MDEP approval has been granted. 3rd Party Inspections active during construction.

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(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>A stormwater management plan prepared by Attar Engineering, Inc dated 10/31/19 and revised on 12/16/19 was provided. See MGL review memo dated 4-3-20 and revised 9-10-20. Revisions done. Town Engineer comments have been addressed.</p> <p>Route 9 drainage connection received MDOT approved (See email dated 9-25-20).</p> <p>MDEP Site Location Permit approved L-28129-87-A-N. Army Corp Permit #NAE-2019-00431 approved.</p> <p>This amendment includes a 12 foot shift in location to USF #6 with no changes in size, elevations or drainage structures. Town Engineer has reviewed and no impact from the relocation proposed.</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.
	(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;					

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(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.					