

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: The Woodlands Subdivision Amendment/ Tax Map 25, Lot 11-D-1

Prepared By: Planning Office

Plans Dated: 4/20/23

District: R, RA, ShO

Review Date: 5/9/23

Final Plan Revisions Submittal Date: 4/21/23

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" = 100 feet on sheet L1.
(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 Map and Lot numbers are labelled and noted on the plan. The name of the Subdivision is noted on the Plan.
(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 by Geoff Aleva of Civil Consultants. <u>Plan shall be stamped by a PLS prior to final plan approval.</u> Existing and proposed monuments are identified on the plan. No change to monumentation proposed.

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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				Total Area of subdivision is provided and detailed. Total parcel area is 13.60 acres. See table on sheet L1. The extension of Sunshine Lane area is .492 acres. Driveway encroachment by Lot 11C onto proposed Lot 1 was identified. The 4,176.3 SF land conveyance in 2020 from Lot 11-D-1 to lot 11-C aided in resolving most of the driveway encroachment issue. A portion of the driveway was to be relocated off Lot 11-D-1. The current amendment seeks to grant lot 11C an easement to maintain the driveway in its existing location which is partially on Lot 11-D-1. Trees greater than 24" in diameter are identified. Plan notes that these trees are not required to be retained (see note 25).
(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				Test pit information noted on the plan. Test Pit Logs provided. Test pits were performed by James Logan, SE#237 dated 7/18/19. Lots with a primary system with a limiting factor of less than 24" require a reserve system to be labelled. Lots 1, 2, 3, and 4 show reserve systems. See plan note 12 and 14.
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y				The plan notes that the subdivision shall be served by individual drilled wells. Well locations and well protection zones are identified on the plan.

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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				Plan note 15 identifies an existing fire pond/dry hydrant located approximately 4,400 linear feet from the development located off of Route 9B.
	(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				
	[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				Plan is dated last revised 6/9/2020. North Point (1986 magnetic) is noted. Plan scale is 1" = 100 feet. Owner/ Applicant, Engineer, and Surveyor information noted on the plan.

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(7)	The location of any zoning boundaries affecting the subdivision	Y				<p>The Rural and RA zoning district boundary is identified. A 100' zone line extension was approved to adjust the R zone requirements 100' north so proposed lot 11D-3 is located entirely within the Rural zone.</p> <p>The abutting Resource Protection District (pond) and 250' Shoreland Overlay from the pond edge is labeled. The 250' Shoreland Overlay zone is on proposed lots 11D-1, 11D-2 and 11D-3.</p> <p>The 75' setback from the pond edge is also identified and affects the southwesterly corner of proposed lot 11D-1.</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.	Y				<p>15" CPP culvert under Sunrise Lane is identified. This culvert is required as part of the 33 Hiltons Lane Subdivision approval.</p> <p>15" minimum driveway culverts are required for driveways onto Loop Road or Hiltons Lane. If driveways off of Sunshine Lane require a culvert, those shall be 15" minimum as well. See plan note 20.</p> <p>See note 26, a 25 foot wide wooded buffer to be maintained downslope of home and yard construction.</p> <p>No changes proposed to Sunshine Lane.</p>

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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				Spring Meadow Lane is identified. Widths of Hiltons Lane and Loop Road are noted on the plan. Building lines for abutting Lots (Lot 11-C and Lot 10) are depicted on the plan. Approved location of Sunshine Lane roadway (50' wide ROW) noted. Metes and bounds of Sunshine Lane across Lot 11C are noted.
(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				Widths of Hiltons Lane and Loop Road are noted on the plan. No 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.			NA		No open space is required. The subdivision only consists of 5 lots/dwellings.
(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		No significant cost changes anticipated.
	(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 5 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 5 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				Sheet L1 identifies Flood Zone A on the plan. See plan note 6.
(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 R1.
(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 stormwater management plan depicted on sheet R1 was been provided and reviewed with the prior approval. No changes proposed to stormwater management. See note 26. A 25 foot wide wooded buffer to be maintained downslope of home and yard construction. No changes to stormwater management proposed.
(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.					