

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Marina Cleaning Services / General Business District - Tax Map 135, Lot 1

Date of Review: 05-26-23

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 and Agent name and address noted. <u>Owner name and address noted.</u>
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				Existing lot coverage is 20,985 SF or 52.9%. <u>Proposed lot coverage is 24,785 SF or 62.5%. Approximately 3,800 SF in new lot coverage is proposed.</u> Proposed shed is 200 SF. Shed is accessory to the Business Office/ Contractor/ Service business use. Two story building gross floor area is 4,800 SF.
	(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.			NA		Boundary plan of the property not provided. The proposed shed shall be staked by a surveyor to confirm setbacks are met.
	(4) All existing and proposed setback dimensions.	Y				Site plan depicts all setbacks. See note 5.

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(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See plan note 11. Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.
(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.
(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.	Y				One foot property contours are identified on the plan. Proposed grading shown for the new gravel parking area.

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(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, fencing and posts identified.</p> <p>All 90 degree and 60 degree parking space requirements noted. See note 19. One way traffic arrows to be painted. All parking space stripping to comply with site plan. 1 ADA compliant space is proposed with ADA signage.</p> <p>6' tall solid fencing is proposed around the dumpster.</p> <p>6' tall fencing is proposed for access are for the dwelling unit.</p> <p>Bollards and fencing are proposed around the above ground propane tank.</p>
(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, 109 and Brook Lane. This buffer consists of grass, a landscaped island and shade trees along Route 109 (see note 12 and 12a). Existing vegetation along Brook Lane to be maintained. <u>SRC to review and determine if the existing landscaping is suitable.</u></p> <p>This commercial property abuts residential lots across Brook Lane to the west. No visual screen is required along Brook Lane for abutters across the road.</p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Access easement to Map 135, Lot 2 labelled on the plan.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 1, Route 109 and Brook Lane identified.

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(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				Staff Review Committee signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Deed provided: Book 17939, Page 873. Purchase and Sale Agreement provided from Legacy Partners of Wells to Marina DeMarco.
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. No outdoor storage areas proposed.
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 4/26/23 provided.
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.	Y				Property served by public water. KKWWD letter dated 4-24-23 provided.
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		Traffic information is not necessary.
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					

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(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.
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				New gravel parking area and shed proposed resulting in approximately 3,800 SF of new lot coverage. <u>Town Engineer has reviewed stormwater considerations and found the proposed parking area runoff to be minimal and suitably treated by existing grass areas to be maintained.</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.		Y				Property is within the sidewalk development plan.