

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 1 of 6

Project Name/District: Bills Lane Pit - Rural District - Tax Map 47, Lot 39

Date of Review: 7/13/23; 08/04/23

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]				W	Scale is 1" = 100 feet. <u>The Planning Board must consider a plan scale waiver to permit the smaller plan scale depicted. (previously granted)</u>
(1)	The name and address of the applicant plus the name of the proposed development.	Y				Owner name and address noted. Bills Lane Pit site plan name is noted on the plan._Property location noted.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				Maximum lot coverage is noted to be 20% on sheet C2. Proposed lot coverage is noted for entrance pavement only. Sheet C2 states 2,400 SF of lot coverage is proposed by the 24' x 100' entrance. No buildings are proposed.
(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			A copy of boundary plans were provided. Plan References a Boundary Survey prepared by Wayne A. Desper dated 4-25-2016 and a revised Survey dated 6-17-2022. <u>This survey does not depict the additional 4.8 acres of the expansion. An updated survey is needed.</u>
(4)	All existing and proposed setback dimensions.	Y				Setback requirements are noted on sheet C1. The property shall comply with the requirements of 145-30.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 2 of 6

Project Name/District: Bills Lane Pit - Rural District - Tax Map 47, Lot 39

Date of Review: 7/13/23; 08/04/23

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See note 11 on sheet C1. Temporary lighting is proposed and 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 proposed.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.	Y*				Sheet C1, note 12 states that the property shall comply with the Town of Wells Noise Ordinance per 145-45. Gravel pit hours of operation are noted to be 7AM to 5PM Monday-Friday and 8AM to noon on Saturdays. Closed Sundays and Holidays. Screening and crushing is proposed on-site. See note 19 and 25. Plan notes that screening shall be located 300 feet from any lot line. Crusher location identified on the plan and is 530' from easterly lot line, 402' to northwesterly lot corner, and 326' to westerly lot line. <u>Planning Board to review crusher location and plan note 25. Is there to be a limit to the number of consecutive days the crusher is used? Is there to be a limit to the number of days used per month?</u>
(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				No wetland or watercourse exists. Extraction area to be internally drained. No off-site stormwater discharge. Sheet C1 depicts existing utility poles along Bills Lane. No utility are connections proposed. See note 15 on sheet C1.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 3 of 6

Project Name/District: Bills Lane Pit - Rural District - Tax Map 47, Lot 39

Date of Review: 7/13/23; 08/04/23

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(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				Two foot contours are depicted. Sheets C2 and C3 of prior site plan approval provided. Sheet C1 depicts the proposed site conditions. 3:1 slopes are proposed.
(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*				On 6-15-18 the CEO prepared a written recommendation that the Mineral Extraction use provide a minimum of 3 parking spaces. Sheet C1 to note 3 parking spaces to be provided. The pit will be open to the public for sales. Off-street parking provided. No off-site parking proposed. <u>As-built locations of existing entrance and gate shown. Know box not identified. The paved entrance road is not the required 100' in length and additional pavement is required.</u>

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 4 of 6

Project Name/District: Bills Lane Pit - Rural District - Tax Map 47, Lot 39

Date of Review: 7/13/23; 08/04/23

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A 15' wide landscaped buffer is required along Bills Lane. A Mineral Extraction use requires a 100 foot no-cut buffer. The plan depicts a 100' wide vegetated buffer along all lot lines. <u>The Planning Board to review the landscape buffer and determine if the existing vegetation in the 100' wide no-cut buffer is sufficient along Bills Lane.</u></p> <p>The parcel abuts residential abutters to the east: Map 39, Lots 16 and 56, and Map 47, Lots 22, 24-2 and 24. The plan depicts a 100' wide no-cut vegetated buffer.</p> <p>Lots A and B have a 60' wide no-cut vegetated buffer, per buffer reduction agreement Book 19099, Page 71.</p> <p><u>The Planning Board to review the existing 100' wide and proposed 60' wide no-cut buffer proposed.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				A buffer reduction agreement Book 19099, Page 71 exists for Parcels A and B.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				The parcel has frontage off of Bills Lane. The amount of frontage is noted to be 1,279 feet. See note 2.
(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 on sheet C1 for this amendment application.
B.	Documentation of right, title or interest in the proposed site.	Y				Warranty Deed provided. Book 18973, Page 890.

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 5 of 6

Project Name/District: Bills Lane Pit - Rural District - Tax Map 47, Lot 39

Date of Review: 7/13/23; 08/04/23

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
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		Parcel does not propose a septic system. The site shall have 1 portable toilet. See note 13 on sheet C1.
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.	Y				An on-site dumpster may be used. See Sheet C1 note 6. See note 8 on sheet C1 for storage requirements for fuels.
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.			NA		Parcel not served by public sewer (WSD).
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.			NA		Parcel not served by public water (KKWWD).
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:	Y				Planning Board determined that traffic data is not necessary on 6/18/18. Sheet C1, note 7 states truck traffic will be limited to no more than 24 trucks in the peak hour. Increase in truck traffic requires Planning Board review and may require MDOT review. Sheet C1, note 10 states Road Warning Signs "trucks entering" shall be placed at least 350' from the Pit entrance at two locations on Bills Lane.
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 6 of 6

Project Name/District: Bills Lane Pit - Rural District - Tax Map 47, Lot 39

Date of Review: 7/13/23; 08/04/23

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(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 condition of approval. Notes on sheet C2 of prior site plan approval and Reclamation notes on sheet C1 are sufficient.
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]			NA		No wetland or watercourse exists. Extraction area to be internally drained. No off-site stormwater discharge. The Town Engineer confirms that no adverse off-site impacts can occur by this use.
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.