

Town of Wells, Maine
Final Major Subdivision Completeness Review
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Project Name/Tax Map & Lot #: Chick Crossing Subdivision/ Tax Map 83, Lot 8

Prepared By: Planning Office

Plans Dated: 6/14/23; 7/14/23

District: R, AP, ShO

Review Date: 7/6/23; 8/3/23

Final Plan Revisions Submittal Date: 6/14/23; 7/17/23

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 located in the lower left corner of the plan. Four 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; 4-27-2007; 11-2-2021]	Y				Plan scale is 1" = 120 feet on sheet 2 and 3. And 1" = 80 feet on sheet 4. C-101 is 1" = 40 feet. C-200 to C-202 is 1" = 20'.
(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				Subdivision name noted. Lots to be identified as Map 83, Lots 8-1 to 8-20. Outsale lot, not part of the subdivision, is identified as Lot 8A
(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 Dana A. Libby, PLS #1350 of Corner Post Land Surveying Inc. dated 4-25-2022. <u>Proposed monument types to be determined during final subdivision application review.</u>

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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>The property is located within the Rural and Aquifer Protection Districts. 959,053SF is located within the Rural District and 962,458 SF is located within the Aquifer Protection District.</p> <p>959,053 SF in Rural zone. 15% deduction is 143,858 SF resulting in 815,195 SF. $815,195/100,000 = 8$ dwellings permitted in the Rural zone.</p> <p>962,458 SF in AP zone. 15% deduction is 144,369 SF resulting in 818,089 SF. $818,089/100,000 = 8$ dwellings permitted in AP zone. $8 \times 2 = 16$ dwellings permitted in the AP zone. 16 dwellings to be transferred to the Rural District.</p> <p>$8 + 16 = 24$ dwellings permitted within the development. 20 dwellings are proposed. See Table on sheet 2.</p> <p>Existing building lines on abutting properties identified on sheet 3.</p> <p>See plan note 31 on sheet 2. No trees greater than 24" in diameter were identified on the property.</p> <p>No tree cutting, timber harvesting or soil disturbance permitted within the Open Space (AP zone and Shoreland zone).</p> <p>Determinations on the vernal pools provided, see report by Mark Hampton dated May 17, 2022.</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				The subdivision shall be served by private on-site septic systems. See plan note 16 on sheet 4. Septic system areas and tanks shall be more than 800 feet from Branch Brook. Mark J. Hampton CSS #216/ LSE#263 prepared test pits lots dated 4/9/22. Revised Mark Hampton test pit logs dated 7/6/23 provided. Test pits renumbered on sheet 3.
(5)	Indication of the type of water supply system(s) to be used in the subdivision.	Y*				The subdivision shall be served by private on-site drilled wells. See plan note 16 on sheet 2. Proposed wells on Lots 11 and 12 are proposed at the top of a steep existing slope. <u>The well proposed for Lot 11 may require disturbance onto Lot 10 during installation. An easement is recommended.</u> Plan note 16 on sheet 2 states wells on lots 5, 6, 11, 17-20 shall be survey located.
	(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*				The Fire Chief gave comments at the 7/25/23 Staff Review Committee meeting. Cisterns have become an acceptable means of on-site fire protection. <u>A final written statement from the Fire Chief regarding the proposed fire protection is pending.</u>
	(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				Grid North. Plan scale is 1" = 120 feet on sheet 2 and 3. And 1" = 80 feet on sheet 4. C-101 is 1" = 40 feet. C-200 to C-202 is 1" = 20'. Record owner/developer noted.
(7)	The location of any zoning boundaries affecting the subdivision	Y				Parcel falls entirely within the Rural, Aquifer Protection and 250' Shoreland Overlay Districts. Zoning boundaries are shown on sheets 2 and 3. Zoning boundary mapping shown on Location Map on sheets 1 – 4. No development proposed within the AP or Shoreland Overlay Districts.

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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>Proposed drainage depicted on C and D sheets.</p> <p>Proposed drainage easement identified on lots 14, 15, 19 and 20. Drainage easement for Lot 1 provided.</p> <p>Existing utility poles along Chick Crossing Road are identified on sheets 2, 3, and 4. Proposed underground utilities are shown on sheet C101.</p> <p>A stormwater management report by Atlantic Resource Consultants dated March 2022 has been updated (July 2023) and provided. Report is stamped and signed by a PE.</p> <p><u>Road and lot drainage is to be directed to bio-retention ponds.</u></p> <p><u>A MDEP Stormwater/ Site Location Permit is required.</u></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>All adjacent road names are labelled on the plan sets. Chick Crossing Road is noted to be 49.5' wide, see note 4 on sheet 2.</p> <p>Buildings adjacent to the subdivision are approximately depicted on sheet 2.</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				<p>The width of Chick Crossing Road is noted to be 49.5'.</p>

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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.	Y*				See plan note 19 on sheet 3. The open space shall be owned and maintained by the Chick Crossing Village HOA. A conservation easement to be granted to the Town of Wells and the KKW Water District. <u>Draft easement provided and to be reviewed.</u>
(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 submitted and <u>to be reviewed by the Town Engineer.</u> Community Impact Analysis provided for the 20 lot/dwelling subdivision <u>and to be reviewed by the Town Engineer.</u>
	(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*				<u>To be reviewed.</u>
	(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*				<u>To be reviewed.</u>
(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 11 on sheet 3 and Flood Zone A is noted and identified on sheet 3. Flood Zone A identified on FRIM panel number 2301580010D.
(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 and details are noted on sheet C-300 and C301. <u>Town Engineer to review.</u>

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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>Stormwater management plan provided by Atlantic Resource Consultants has been updated (July 2023) to address previous memo comments. <u>Town Engineer to review revised analysis.</u></p> <p>Wetland delineation shown on sheet 3 and 4. Wetland delineation done by Mark Hampton Associates. <u>Total wetland impact proposed is 3,566 SF and requires a MDEP NRPA Tier 1 Permit and ACOE Permit. Development requires MDEP Site Location Permit, which is pending approval.</u></p> <p>Determinations on the vernal pools provided, see report by Mark Hampton dated May 17, 2022.</p> <p>Unnamed streams are identified on sheets 3 and 4.</p> <p>Branch Brook is identified on sheets 2 and 3.</p> <p>A letter from IF&W provided dated 3/3/22.</p> <p>Bat and Wood Turtle Species are identified in the vicinity of the project area/ on the project area.</p> <p>IF&W recommends 400' setback from Branch Brook to maintain possible turtle habitat. See email from Derek Yorks of Maine IF&W date 3-23-22 regarding the turtle habitat buffer.</p>

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(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;					
	(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.					