

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Anchor Inn / General Business District – Tax Map 27, Lot 4

Date of Review: 08-02-23

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" = 30 feet. |
| (1) | The name and address of the applicant plus the name of the proposed development. | Y | | | | Owner/applicant name and address noted. Business name and address noted. |
| (2) | Total floor area, ground coverage and location of each proposed building, structure or addition. | Y* | | | | <u>Existing lot coverage for Motel LCE area not noted.</u> Proposed lot coverage for Motel LCE area is noted to be 78,716 SF or 61.2%. <u>The Gross Floor Areas (GFAs) of the existing and proposed buildings not noted.</u> Motel Building footprint square footages noted. <u>Pool building square footage not noted. Hotel unit areas to be added to Floor Plan Table.</u> |
| (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. | Y* | | | | An existing conditions survey plan (EC1) prepared by Michael P. Peverette, PE of Civil Consultants dated 4/8/22 was provided. <u>Property line versus LCE lines to be corrected on L1.</u> |
| (4) | All existing and proposed setback dimensions. | | N | | | Setback requirements of the GB zone noted on L1. <u>Setback buffer requirements of 145-52 not noted.</u> |

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| (5) | The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs. | Y* | | | | <p><u>Standard light and glare note to be added to the site plan.</u> Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.</p> <p>Sheet LL1 and LL2 detail existing and proposed site lighting and photometrics.</p> <p>The existing sign is not illuminated. <u>Site plan to note/confirm.</u></p> |
| (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* | | | | <p>Overhead utilities identified on the plan along Route One.</p> <p><u>One propane tank depicted on EC1. All existing and proposed propane tanks to be identified. Propane tank sizes to be noted.</u></p> <p>Proposed water and sewer connections to new 3-story hotel building are depicted.</p> <p><u>Proposed electrical connections not identified. Existing transformers not labelled on L1.</u></p> |

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| | | 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 | | | | Existing and proposed 1 foot contours shown. |
| (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. | | N | | | <p><u>Prior site plan approval required a sidewalk along Route One. A sidewalk does not exist. Is one proposed or does the applicant request the sidewalk to not be required?</u></p> <p><u>Fence heights and types not labelled on L1.</u></p> <p><u>1 ADA compliant parking space is missing. A total of 5 are required.</u></p> <p><u>Are all motel units one-bedroom? The site plan must define this on sheet L1. Proposed units are one-bedroom on floor plans provided, existing units are not known.</u> 105 one bedroom motel units would require 116 parking spaces. 119 spaces are proposed.</p> <p>All parking is shown to be 90 degrees. Parking spaces shall meet the dimensional standard of 9' x 18.5' with a 26' wide aisle.</p> |

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| | | Yes | No | NA | Waiver | Comments |
| (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. This buffer currently consists of grass. One 18" maple tree falls just outside the 15' wide buffer along Route One.</p> <p>See also 145-52 for additional buffer requirements required by the Lodging Facility.</p> <p><u>The Planning Board to review the Route 1 landscaped buffer and determine if additional street trees are required to be planted.</u></p> <p>This commercial property abuts commercial lots. No visual screen is required for commercial abutters.</p> <p><u>Planning Board to review the Route One buffer requirements per 145-52(3).</u></p> <p><u>Planning Board to review the 25' wide buffer requirements per 145-52(4)</u></p> |
| (12) | All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question. | Y* | | | | <p>See Deed provided, Book 16389, Page 600. <u>Plan line types need correction. LCE line versus boundary line corrections needed.</u></p> |
| (13) | The locations, names and widths of all existing and proposed streets abutting the premises. | Y | | | | <p>Route One identified. Grenier Lane shown.</p> |
| (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* | | | | <p>All abutting lot lines are identified. <u>Abutter across Route 1 missing.</u></p> |
| (15) | An appropriate place for the signature(s) of the reviewing authority. | Y | | | | <p>Planning Board signature block provided.</p> |

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| | | Yes | No | NA | Waiver | Comments |
| B. | Documentation of right, title or interest in the proposed site. | Y | | | | See Deed provided, Book 16389, Page 600. Authorizing Agent letter provided dated 9-30-22. |
| 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. | Y* | | | | Dumpster area shown. Dumpster shall meet setback/buffer requirements. <u>Fence height and type to be labelled on L1.</u> |
| 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 11/7/22 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. | | N | | | Property served by public water. Sprinkler system required for the new hotel building, <u>to be noted on L1. Status of systems in other buildings to be noted on L1.</u> <u>KKWWD letter of capacity needed.</u> |
| 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: | | | | | <u>Planning Board to determine if additional traffic information is needed.</u> |
| (1) | The estimated peak-hour traffic to be generated by the proposal. | | | | | Estimated Existing traffic peak hour total is 61. Proposed peak hour total is estimated at 91. |
| (2) | Existing traffic counts and volumes on surrounding roads. | | | | | |
| (3) | Traffic accident data covering a recent three-year period. | | | | | |

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| (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. See sheet L1 and L3. |
| 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] | | | | | <u>Town Engineer to review stormwater management plan provided by Civil Consultants dated May 2023.</u> <u>MDEP SLODA Permit #L-15991-28-A-N filed by Civil Consultants dated June 2023. Approval is pending.</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. | | | | NA | | |

Notes:

1. See Article V, VI, VII review comments.
2. See plan markups provided dated 8/2/23.