

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: 12 Vera Lane / General Business & 250' Shoreland
 Overlay District - Tax Map 134, Lot 4

Date of Review: 08-11-23; 8-30-23

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" = 40 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y				Owner 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				All building footprint square footage areas noted. 1-story and 2-story buildings are noted. Existing lot coverage is noted to be 38,530 SF or 13.7% Proposed lot coverage is noted to be 40,534 SF or 14.4% The parcel is noted to be 280,980 SF in size. 65% maximum allowed GB zone lot coverage requirement noted on the plan. The area of the parcel within the Shoreland Overlay Zone is 244,209 SF. 40% lot coverage maximum is met as 14.8% is noted as lot coverage. (Lot created prior to 1994 and has more than 75% in the Shoreland Overlay zone).

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(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				Boundary plan of the property provided by Frank Emery, III PLS dated Nov. 2018. Net area of the property is approximately noted as 238,933 SF. The area of the parcel within the Shoreland Overlay Zone is 244,209 SF. 40% lot coverage maximum is met as 14.8% is noted as lot coverage. (Lot created prior to 1994 and has more than 75% in the Shoreland Overlay zone).
(4)	All existing and proposed setback dimensions.	Y*				General Business and Shoreland Overlay dimensional requirements are noted on the site plan. <u>Minor revisions recommended.</u> Multifamily Development standards of 145-48 are noted on the site plan. <u>Various non-conformities to be noted.</u> 25' wide buffer for multifamily development is identified. 45' setback from abutting residential uses in the RA zone is identified on the plan. 75' (approximate) setback from the march is depicted.

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(5) The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				Existing exterior lighting on the property identified. Proposed exterior lighting locations depicted on plan. Proposed lights to be string lights over the deck and patio areas. Light and glare note is provided on site plan.
(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. HVAC units are proposed. See note 8.
(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 and underground utilities identified. <u>Details very faint and need to be darkened on site plan to be better observed.</u> <u>Wetlands symbols to be darkened on site plan.</u> Coastal wetland limits typically coincide with elevation/ contour 6 which are identified as approximate wetland.
(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.			NA		Top of bank noted on site plan. Two foot contours identified. See note 9.

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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>All 90 degree parking spaces shall meet the dimensional standard of 9' x 18.5' with a 26' wide aisle. 2 handicap accessible spaces are required, 1 for each business. 2 are proposed. ADA compliant signs for the handicap parking is required and are identified on the plan.</p> <p>Driveway width narrows to 16 feet. Widening the driveway is proposed to achieve 23'6" in width (approximately).</p> <p>No new retaining walls identified. Existing retaining wall described on north side of driveway.</p> <p>6' tall solid fence is labeled as a screen for the proposed dumpster.</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. <u>The plan proposes two shade trees along Route 1. SRC to review and determine if suitable on 9/19/23.</u></p> <p>A 25' buffer/setback is required from all lot lines as the property is also a Multifamily Development per 145-48. 25' buffer is identified. SRC reviewed and determined suitable on 9/6/23.</p> <p>This commercial property has residential abutters to the south. The SRC reviewed the existing vegetation and determined on 9/6/23 that a suitable screen exists for dwellings within 200 feet.</p>

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(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				Property deed provided Book 18382, Page 103. Boundary plan provided.
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route One and Buffum Hill Road are identified.
(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				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				Letter of authorization from owner to agent provided dated 8/30/23.
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.	Y				Unit 3A and 3B is an existing two-family dwelling unit and is connected to a septic system. The approximate leach field is noted on the plan.
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				Site plan does depict a dumpster location. Dumpster screening to be 6' tall solid fence.
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. See capacity letter from WSD dated 8-2-23.
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. See capacity letter from KKWWWD dated 8-4-3.

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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. Sight distances provided at Route One entrance and are noted to exceed 350 feet in both directions.
(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.					
(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 and noted on plan.
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				Best Management Practices are proposed. The lot coverage change of 2004 SF is not significant and will not result in impacts to stormwater.

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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 8/30/23.