

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 1 of 4

Project Name/District: Wells Transfer Station Amendment / Light Industrial, Rural, Resource Protection, Shoreland Overlay

Date of Review: 9/14/23

Prepared By: Planning Office

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 which shall contain the following information: | Y | | | | Scale is 1" = 30 feet as previously approved. |
| | (1) The name and address of the applicant plus the name of the proposed development. | Y | | | | |
| | (2) Total floor area, ground coverage and location of each proposed building, structure or addition. | Y | | | | See note 9d. 3.71% coverage. Increase of 1,940 sf., no significant change. |
| | (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. | | | | W | See plan reference notes from 2014. On 9/8/14 the Planning Board granted a waiver of preparing a boundary survey of the property. No new structures proposed within 10 feet of a setback. SRC to find that an updated boundary survey is not necessary on 11/13/19; to consider waiver on 9/19/23. |
| | (4) All existing and proposed setback dimensions. | Y | | | | |
| | (5) The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs. | Y | | | | See note 7. No Change. |
| | (6) The type, size and location of all incineration devices. | | | NA | | No such devices proposed or exist. No change. |
| | (7) The type, size and location of all machinery likely to generate appreciable noise at the lot lines. | Y | | | | Trash compactors and container areas identified on the plan. A generator is located within the Transfer Station building and may be relocated to serve new compressors. |
| | (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* | | | | Utility poles identified within the property. No new overhead utility locations proposed. Underground utilities shall be from existing pole. Stormwater and drainage improvements review by Town Engineer. Wetland edge identified. <u>Two wells are depicted on the 2014 plan. Are either one in service? Does the application include a connection to the proposed restroom trailer?</u> |

Town of Wells, Maine
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Page 2 of 4

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| (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 | | | | 2 foot contours of the parcel are shown on the 2014 approved site plan based on 2012 Lidar data from the Maine GIS Office. No grade changes are proposed with this amendment. |
| (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* | | | | Such features are identified on the plan(s). <u>Existing gravel areas and retaining walls to be added. Parking layout to be added.</u> |
| (11) | All landscaped areas, fencing and size and type of plant material upon the premises. | Y | | | | Existing tree lines identified on the 2014 approved plan. |
| (12) | All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question. | Y | | | | The leased area identified on the plan. <u>Lease agreement provided.</u> |
| (13) | The locations, names and widths of all existing and proposed streets abutting the premises. | Y | | | | Willie Hill Road right of way entrance area shown. Actual ROW boundary location unknown. Willie Hill Road is a town road and is 50 feet in length. The road was accepted on 6/7/1971 as laid out by the Board of Selectmen on 5/25/1971. The row is approximately 5,000 feet from Route 9. |
| (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 | | | | Abutting lots identified on the Locus Plan and the 2014 plan(s) |
| (15) | An appropriate place for the signature(s) of the reviewing authority. | Y | | | | SRC Box provided |
| B. | Documentation of right, title or interest in the proposed site. | Y | | | | |
| 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* | | | | An existing septic system which serves the office was identified on the 2014 plan. <u>The septic system no longer exists? When the building was reconstructed after the fire, a bathroom was not installed.</u> <u>A restroom trailer (180 SF) is proposed. CEO to review.</u> |

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Page 3 of 4

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| 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 | | | | All storage areas are identified on the 2014 plan. New storage containers and trailers within the leased area are identified. |
| 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 | | The parcel is not served by the Wells Sanitary District |
| 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 | | The parcel is not served by the KKW Water District. |
| 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 | | | | 52 existing peak hour trips calculated. 57 peak hour trips are proposed. On 9/8/14 the Planning Board found that a traffic study was not necessary. No change. |
| | (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 | | | | See standard condition of approval notes noted on the 2014 site plan for Best Management practices and in the Findings of Fact. |

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Page 4 of 4

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| 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 | | | | The Town Engineer reviewed the stormwater management for the parcel in 2014. Drainage analysis prepared for a 25 year storm. No increase to existing culverts. One culvert to be replaced with a 24" pipe. New drainage area to be treated with a level lip spreader and wooded buffer which qualify as a LID. No change to stormwater management system proposed. |
| 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. | | | | | |