

Town of Wells, Maine

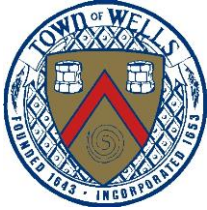
Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
 Page 1 of 21

Chapter 202 Subdivision of Land

PROJECT INFORMATION	
General:	<p>Project Name: Bragdon Meadows Subdivision</p> <p># Lots Proposed: 11 lots/ 11 dwelling units</p> <p>Applicant: Big Ledge, LLC 57 Smutty Lane, Saco, ME 04072</p> <p>Landowner: Home Innovations, Inc. Jason Labonte, 57 Smutty Lane, Saco, ME 04072</p> <p>Location: 1135 Bragdon Road, Wells, Maine</p> <p>Existing Use: Vacant Land</p> <p>Proposed Land Use: A Major Residential Cluster Subdivision consisting of 11 lots/dwelling units (single family dwellings) and a roadway on 24.77 acres of which 16.37 acres shall be Open Space.</p> <p>Tax Parcel ID: Tax Map 30, Lot 16-A</p> <p>Zoning District: Rural and 75' Shoreland Overlay Districts</p> <p>Chpt 145, Art VII Performance Standards: 145-49 Residential Cluster</p> <p>Design Engineer: Sebago Technics, Inc. 75 John Roberts Road, Suite 4A, South Portland, ME 04106</p> <p>Final Plan Application Submission Date: 10/3/2023</p> <p>Plan Submission Date: 10/3/2023</p>
Project Description:	<p>Dana Libby, PLS of Corner Post Land Surveying, a Division of Sebago Technics, has submitted a Preliminary Subdivision application on behalf of the applicant/ owner Big Ledge, LLC c/o Jason Labonte. The subdivision proposes 11 lots/single family dwellings on 27.44 acres of gross land area or 27.09 acres of net area (deducting river area of West Brook and adding land to be acquired from the Pelletier abutter to the north). The subdivision to be a Residential Cluster Development with 15.99 acres of Open space. The existing 6.07 acre mobile home park is not part of the subdivision and shall remain Map 30, Lot 16. The parcel is located within the Rural District and 75' Shoreland Overlay District. The property borders West Brook to the west and is located off Bragdon Road and near the intersection of Perry Oliver Road. The subdivision to be identified as Map 30, Lot 16-A. The proposed subdivision lots to become Lots 16-A1 to 16-A11.</p>
Approval Dates:	<p>Preliminary Plan Approval: 9/25/2023</p> <p>Final Plan Approval: 3/1/2024</p>
Public Hearings:	<p>Preliminary Public Hearing 9/11/2023</p> <p>Final Public Hearing 11/6/2023</p>

PROJECT HISTORY
<ol style="list-style-type: none"> 1. On 5/23/23 the applicant/agents submitted a subdivision pre-application/ sketch plan for the above described subdivision. 2. On 5/26/23 abutters were mailed notification of the pre-application submission and of the 6/5/23 Planning Board meeting. 3. On 5/30/23 the Planning Office prepared a pre-application memo for the Planning Board and applicant.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS

Final Subdivision Application for "Bragdon Meadows"

Page 2 of 21

PROJECT HISTORY

4. On 6/5/23 the Planning Board received the subdivision pre-application and scheduled a site walk of the property for 6/22/23.
5. On 6/22/23 the Planning Board conducted a site walk of the property.
6. On 6/23/23 the Planning Office prepared a site walk results memo for the Planning Board.
7. On 6/26/23 the Planning Board reported the results of the site walk and voted to get a legal opinion on the cluster ordinance.
8. On 6/28/23 the Planning Office corresponded with the applicant's agent regarding the proposed driveways.
9. On 7/11/23 the applicant/agents submitted a Preliminary Subdivision Application, fee and associated documents to the Planning Office.
10. On 7/13/23 abutters were mailed notification of the Preliminary Subdivision Application submission and of the 7/24/23 Planning Board meeting.
11. On 7/14/23 the Planning Office prepared Article V, VII and draft preliminary completeness (202-8) review checklists. Plan markups were also prepared.
12. On 7/20/23 the Town Engineer prepared a stormwater review memo and the Planning Office prepared a revised memo summarizing review comments for the Planning Board and applicant.
13. On 7/24/23 the Planning Board received the Preliminary Subdivision Application, found 2 foot contours suitable, and continued the workshop for 60 days.
14. On 7/27/23 the applicant submitted the sample deed for review.
15. On 8/4/23 the Town Assessor/E911 Coordinator approved the road name.
16. On 8/15/23 the applicant/agents submitted revised materials to the Planning Office to address the completeness (202-8) review deficiencies.
17. On 8/16/23 the Planning Office prepared updated Article V, VII and completeness review checklists and plan markups for the applicant to address. A memo summarizing the review comments was prepared for the applicant and Planning Board.
18. On 8/21/23 the Planning Board granted a waiver of locating trees greater than 24" in diameter within the Open Space and voted to find the application complete. A preliminary public hearing to be scheduled for 9/11/23.
19. On 8/25/23 abutters were mailed certified notice of the 9/11/23 Preliminary Public Hearing.
20. On 9/7/23 the Planning Office prepared draft Preliminary Findings of Fact & Decisions and memo for the Planning Board and applicant.
21. On 9/11/23 the Planning Board conducted a Preliminary Public Hearing and voted to grant the residential cluster lot size reduction, lot line setbacks, street setbacks, frontage, buffers, 10% density bonus granted and voted to continue the workshop for 30 days.
22. On 9/19/23 the applicant submitted revised subdivision plans and a cover letter to the Planning Office for review.
23. On 9/21/23 the Planning Office prepared updated review checklists, draft preliminary Findings of Fact & Decisions and a memo.
24. On 9/25/23 the Planning Board voted to approve the Preliminary Subdivision plan and Findings of Fact.
25. On 10/3/23 the applicant submitted the Final Subdivision Application and plan to the Planning Office.
26. On 10/6/23 the Planning Office mailed abutters notice of the final subdivision application submission.
27. On 10/12/23 the Town Engineer prepared a stormwater review memo for the applicant to address.
28. On 10/12/23 the Planning Office prepared a final application review memo summarizing compliance with preliminary conditions of approval, identifying missing information, and commenting on final completeness items.
29. On 10/16/23 the Planning Board received the final subdivision application, voted to not waive the final public hearing, and voted to continue the workshop for 30 days.
30. On 10/20/23 the applicant provided the water line easement and the mobile home park deed.
31. On 10/26/23 the applicant provided a response binder and plans to the Planning Office for review.
32. On 10/30/23 the applicant provided a sample deed to the Planning Office for review.
33. On 10/31/23 the Planning Office prepared a review memo, plan markups and draft final completeness review checklist.
34. On 11/6/23 the Planning Board conducted a workshop, found the application complete and voted to schedule a public hearing for 11/20/23.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS

Final Subdivision Application for "Bragdon Meadows"

Page 3 of 21

PROJECT HISTORY

35. On 11/9/23 the Planning Office mailed abutters certified notice of the final public hearing.
36. On 11/9/23 the Planning Office prepared draft compliance/ Final Findings of Fact & Decisions.
37. On 11/9/23 the Town Planner asked for the draft easements and deed to the Town for review.
38. On 11/9/23 the Town Planner prepared a cost estimate review memo.
39. On 11/10/23 the applicant forward the draft easements to the Town.
40. On 11/13/23 the Planning Office informed the applicant that the draft deed was still needed.
41. On 11/13/23 the Planning Office requested the Town Attorney review of the proposed Homeowner's Association.
42. On 11/13/23 the Planning Office provided the cost estimate review memo to the applicant.
43. On 11/14/23 the proposed deed and drainage easements were provided for review.
44. On 11/17/23 the Planning Office inquired with the Fire Chief regarding the fire protection proposed for the development.
45. On 11/17/23 the Planning Office prepared updated completeness and draft final compliance/ Final Findings of Fact & Decisions.
46. On 11/17/23 the applicant provided a revised cost estimate.
47. On 11/17/23 the Fire Chief provided an email stating the sprinkler systems proposed are suitable.
48. On 11/20/23 the Planning Board conducted a final public hearing and workshop. The Planning Board voted to find proposed monumentation suitable, voted to required shared driveway openings for lots 5 and 6, 8 and 9 and lots 10 and 11, voted to allow lots 1, 5 and 6 and 6 to 11 to have driveways onto Bragdon Road, voted to find the performance guarantee notes suitable and voted to continue the workshop for 30 days.
49. On 11/21/23 Seacoast Land Acquisitions was found in default of the Parker Ridge Subdivision and River's Edge Subdivision approvals.
50. On 11/26/23 the Town Attorney provided review comments of the proposed HOA documents.
51. On 11/27/23 the Planning Office communicated with the applicant, owner and agents that the Planning Board consideration of Bragdon Meadows Subdivision would be postponed until the defaults are resolved.
52. On 2/8/24 the applicant provided the MDEP Stormwater PBR application.
53. On 2/15/24 the Select Board and Seacoast Land Acquisitions entered into a consent agreement to resolve the Parker Ridge and Rivers Edge defaults.
54. On 2/20/24 the Planning Office prepared memos on HOA document review memo, cost estimate review memo, stormwater review memo and prepared recommended subdivision plan notes.
55. On 2/21/24 the Staff Review Committee commented on the final subdivision application for the Planning Board.
56. On 2/22/24 the Planning Office prepared a revised Article VII, final completeness and compliance/ Final Findings of Fact & Decisions and memo for the Planning Board.
57. On 2/26/24 the Planning Board conducted a workshop and found buffers for abutters and along Bragdon Road suitable; made determinations on when the buffers shall be installed; and reviewed plan notes and requirements. The Board voted to continue the workshop for 30 days.
58. On 2/26/24 the applicant submitted revised subdivision plans for review.
59. On 2/27/24 the Planning Office communicated with the applicant regarding the outstanding items to be addressed.
60. On 2/29/24 the Planning Office provided the applicant with recommended plan markups to be addressed.
61. On 2/29/24 the applicant provided the construction easement from the abutter as required.
62. On 3/1/24 the applicant provided revised subdivision plans addressing markups.
63. On 3/1/24 the Planning Office prepared updated final Findings of Fact & Decisions and a memo for the Planning Board.
64. On 3/4/24 the Planning Board voted to find the application compliant and voted to approve and sign the Final Findings of Fact & Decisions and subdivision plans.



Town of Wells, Maine

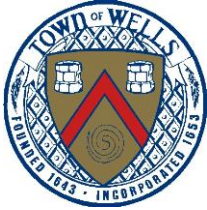
Planning Board

FINDINGS OF FACTS & DECISIONS

Final Subdivision Application for “Bragdon Meadows“

Page 4 of 21

§ 202-12. General Standards		Findings & Decisions
<p>In reviewing applications for a subdivision, the Board shall consider the following general standards and make findings that each has been met prior to the approval of a final plan. In all instances the burden of proof shall be upon the applicant.</p>		
A.	<p>Conformance with Comprehensive Plan. All proposed subdivisions shall be in conformity with the Comprehensive Plan of the municipality and with the provisions of all pertinent state and local codes and ordinances.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
B.	<p>Retention of open spaces and natural or historic features. [Amended 6-11-2013]</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
(1)	<p>In any subdivision with no more than five lots or dwellings units, no dedicated open space is required. In any subdivision with at least six lots or dwelling units and no more than 10 lots or dwelling units, there shall be a minimum of 10% or 20,000 square feet, whichever is greater, of the total property net area dedicated as open space. Off site dedication of open space land may be approved by the Planning Board if excess land is provided and the land has a greater benefit to the public than land within the development. In any subdivision with more than 10 lots or dwelling units, there shall be a minimum of 35% of the total property net area dedicated as open space.</p>	<p>This subdivision proposes more than 11 lots/ dwelling units and is required to provide a minimum of 35% Open Space. This subdivision proposes approximately 59.66% open space or 16.37 acres of the 27.44 acre parcel.</p>
(2)	<p>Land reserved for open space purposes shall be of a character, configuration and location suitable for the particular use intended. A site intended to be used for active recreation purposes, such as a playground or a play field, should be relatively level and dry. Sites selected primarily for scenic or passive recreation purposes shall have such access as the Planning Board may deem suitable. The configuration of such sites shall be deemed adequate by the Planning Board with regard to scenic or historic attributes to be preserved, together with sufficient areas for trails, lookouts, etc., where necessary and appropriate.</p>	<p>See note 21 on sheet 3 of 4. The Open Space shall be retained by the Homeowner’s Association and shall be used for Open Space. Passive recreation use of open space is also proposed. No timber harvesting, soil disturbance, vegetation removal or tree removal is permitted in the Open space. Natural walking paths may be permitted. 50’ wide buffers shall be no-cut/no-disturb. The natural walking path to West Brook shall be maintained by the HOA. Trees that are dead, dying or hazardous may be removed with CEO written approval and replacement trees installed.</p>
(3)	<p>Reserved open space land, acceptable to the Planning Board and subdivider, may be dedicated or conveyed to the municipality, a land trust, or other recognized conservation organization. Such reservation may also be accomplished by incorporation into homeowners’ association or condominium association documents or into restrictive deed covenants. (See § 145-49, residential cluster development standards.)</p>	<p>No such reservation proposed.</p>
(4)	<p>The Planning Board may require that the development plans include a landscape plan that will show the preservation of any existing trees larger than 24 inches in diameter at breast height, the replacement of trees and vegetation, graded contours, streams and the preservation of scenic, historic or environmentally significant areas. Cutting of trees on the northerly borders of lots should be avoided as far as possible, to retain a natural wind buffer.</p>	<p>The applicant requested a waiver of identifying trees greater than 24” in diameter. See note 28 on sheet 3 of 3. Such trees are not identified on Lot 11. Planning Board granted this waiver on 8/21/23. Waiver is noted on sheet 3 of 4, note 28.</p>

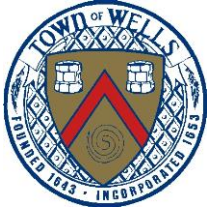


Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 5 of 21

§ 202-12. General Standards		Findings & Decisions
C.	Blocks. Where street lengths exceed 1,000 feet between intersections with other streets, the Board may require an utility/pedestrian easement, at least 20 feet in width, to provide for underground utility crossings and/or a pedestrian pathway of at least five feet in width. Maintenance obligations of the easement shall be included in the written description of the easement.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL NOT APPLY.
D.	Lots.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
(1)	All lots shall meet the minimum requirements of Chapter 145, Land Use, for the zoning district in which they are located. The lot configuration should be designed to maximize the use of solar energy on building sites with suitable orientation.	<p>§145-30. Rural District requirements apply to the 11 single family dwelling units proposed. See note 4 on sheet 2 of 4 for Rural District dimensional requirements.</p> <p>The 11 single family lots proposed are also a Residential Cluster Development and are permitted by §145-49 to be 40,000 SF in size if not served by public sewer. All lots proposed are at least 40,000 SF in size. See note 35 on sheet 3 of 4 for residential cluster development dimensional requirements.</p> <p>See note 26 on sheet 3 of 4. Building and driveways shown on the plan are conceptual and subject to change in compliance with the dimensional requirements of 145-49. Note 25 also requires plot plans for each lot to demonstrate compliance with the Rural zone 20% lot coverage maximum.</p> <p>The proposed cluster lots are not located within the 75' Shoreland Overlay District from West Brook. The Subdivision's open space is located within the Shoreland Overlay District however.</p>
(2)	Lot configuration and area shall be designed to provide for adequate off-street parking and service facilities based upon the type of development contemplated. Wherever possible, parking areas shall be laid out to coincide with building locations to maximize solar energy gain.	All driveways shall be designed to comply with Chapter 201 and must provide an on-site turnaround so vehicle are not backing out on to roadways. See note 22 on sheet 3 of 4.
(3)	Lots with multiple frontages shall be avoided wherever possible. When lots do have frontage on two or more roads, the plan and deed restrictions shall indicate that vehicular access shall be located only on the less traveled way.	<p>See note 22 to state lots 2 and 4 shall be deed restricted to have driveways off of Coyote Way only. Driveways by lots 2 and 4 onto Bragdon Road are prohibited.</p> <p>Lot 3 only has frontage off Coyote Way and shall have a driveway off Coyote Way.</p> <p>Lots 1, 5, 6, 7, 8, 9, 10, and 11 have frontage off Bragdon Road and shall have driveways onto Bragdon Road. Lots 5/6, 8/9 and 10/11 shall share an approximate 60' wide buffer opening to allow driveways and utility connections. Lots 1 and 7 shall have a restricted buffer opening to allow their driveway and utility connections onto Bragdon Road as well.</p>

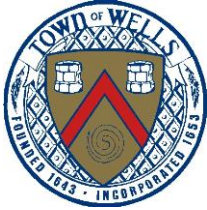


Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 6 of 21

§ 202-12. General Standards		Findings & Decisions
	(4) Wherever possible, side lot lines shall be perpendicular to the street.	
	(5) The subdivision of tracts into parcels with more than twice the required minimum lot size shall be laid out in such a manner as to preclude future resubdivision.	See standard condition of approval notes on sheet 4 of 4. No future divisions or dwellings permitted based on current density calculations. See Density table on sheet 4 of 4.
	(6) Where public utilities could be extended to the subdivision in the foreseeable future, the subdivision shall be designed to accommodate the extensions of utilities.	Extensions of such utilities in this area are not planned for the foreseeable future. Lots shall be served by private individual septic systems and private individual drilled wells.
	(7) If a lot on one side of a river, tidal water, road or other similar barrier fails to meet the minimum requirements for lot size, it may not be combined with a lot on the other side of the river, tidal water or road to meet the minimum lot size.	No such lots proposed.
	(8) Odd-shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited. The ratio of lot length to width shall not be more than three to one.	No odd-shaped lots proposed.
	(9) Lots shall be numbered in accordance with Chapter 201, Article I, Street Naming and Numbering, of the Wells Municipal Code.	
	(10) Where the Board finds that safety considerations so require, driveways of adjoining lots shall be combined or joined so as to minimize the number of driveway entrances and maximize the distance between entrance points.	On 11/20/23 the Planning Board voted to require that driveway openings for (lots 5 and 6), (lots 8 and 9), and (lots 10 and 11) shall share buffer openings along Bragdon road. Driveways to be constructed separately but to share the buffer opening. See plan note 22 on sheet 3 of 4.
	(11) Proposed lots shall not be permitted to have driveway entrances onto existing arterial or collector streets unless the Planning Board determines that no reasonable alternate exists.	See note 22 to state lots 2 and 4 shall be deed restricted to have driveways off of Coyote Way only. Driveways by lots 2 and 4 onto Bragdon Road are prohibited. Lot 3 only has frontage off Coyote Way and shall have a driveway off Coyote Way. On 11/20/23 the Planning Board voted to require shared driveway openings for lots (5 and 6), lots (8 and 9), and lots (10 and 11). Common driveway openings to be 64' wide and single driveway opening for Lot 1 to be no more than 40' wide and the single driveway opening for Lot 7 to be 30' wide. Details are provided on sheet 9, Coyote Way opening is 50' wide. No additional impacts to the buffer to occur to install utilities. Utilities shall be installed within the driveway or Coyote Way openings only.
E.	Utilities.	
	(1) Utilities shall be installed underground except as otherwise approved by the Board.	Underground utilities are proposed for Coyote Way. Underground utilities to be run from poles along Bragdon Road to serve lots 1, 5 to 11.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 7 of 21

§ 202-12. General Standards	Findings & Decisions
(2) Underground utilities shall be installed prior to the installation of the final gravel base of the road.	Underground utilities shall be installed prior to the installation of final gravel base of Coyote Way. see note 34 on sheet 3.
(3) The size, type and location of streetlights, electric and gas lines, telephone and other utilities shall be shown on the plan and approved by the Board.	See sheets 2 of 9 and 3 of 9 for grading and utility plans.
F. Required improvements. The following improvements are required for all subdivisions unless waived by the Board in accordance with provisions of these regulations.	
(1) Monuments.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET. Sheet 13 of 4 and 4 of 4 identifies all Monumentation proposed and monuments found.
(a) Stone or concrete monuments shall be set at all street intersections and points of curvature, but no further than 750 feet apart along street lines without curves or intersections.	
(b) Stone or concrete monuments shall be set at all corners and angle points of the subdivision boundaries where the interior angle of the subdivision boundaries is 135° or less. New monumentation shall not be required at corner or angle points where there is existing monumentation that complies with this section.	
(c) Stone monuments shall be a minimum of four inches square at the top and four feet in length and set in the ground at final grade level. After they are set, drill holes one-half-inch deep shall locate the point or points described above.	
(d) Concrete monuments shall be portland cement reinforced with half-inch reinforcement bar. Concrete monuments shall be either four inches square or four inches in diameter and four feet in length and set in the ground at final grade with their top flush to four inches above the final grade.	
(e) All other subdivision boundary corners and angle points, as well as all lot boundary corners and angle points, shall be marked by suitable monumentation.	On 11/20/2023 the Planning Board found the proposed Monumentation shown to be acceptable.
(2) Water supply.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
(a) When a subdivision is to be served by the Kennebunk, Kennebunkport and Wells Water District, the complete supply system, including fire hydrants, shall be installed at the expense of the subdivider.	Subdivision not served by the KKW Water District.
[1] The subdivider shall provide a written statement from the Water District that adequate water for both domestic and fire-fighting purposes can be provided without placing an undue burden on the source, treatment facilities or distribution system involved. The subdivider shall be responsible for paying the costs of system improvements necessary to serve the subdivision.	



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS

Final Subdivision Application for “Bragdon Meadows“

Page 8 of 21

§ 202-12. General Standards	Findings & Decisions
[2] The size and location of mains, gate valves, hydrants and service connections shall be reviewed and approved in writing by the Water District and the Fire Chief.	
(b) When the location of a subdivision does not allow for a financially reasonable connection to the Kennebunk, Kennebunkport and Wells Water District, the Planning Board may allow the use of individual wells or a private community water system.	The subdivision proposed individual drilled wells for the proposed 11 lots/dwellings. Sheets 3 of 4 and 4 of 4 show wells on each proposed lot meeting the well exclusion zone setbacks.
[1] Dug wells shall be permitted only if it is demonstrated to be not economically feasible to develop other groundwater sources and shall be constructed so as to prevent infiltration of surface water into the well. Unless otherwise permitted by the Board, the subdivider shall prohibit dug wells by deed restrictions and a note on the plan.	See note 18 on sheet 3 of 4. Dug wells are prohibited.
[2] If a central water supply system is provided by the subdivider, the location and protection of the source and the design, construction and operation of the system shall conform to the standards of the Maine Rules Relating to Drinking Water (10-144 A.C.M.R. 231).	Not applicable.
[3] Fire protection. [Amended 3-11-2002]	
[a] The subdivider shall construct dry hydrants connected to ponds or water storage tanks, provide fire hydrants connected to a public water source or implement an alternative program approved by the Fire Chief to provide for adequate water for fire-fighting purposes within the subdivision. An easement shall be granted to the municipality providing access to the hydrants or other improvements where necessary. If a subdivision has fewer than 10 lots or dwelling units or any combination of lots and dwelling units, the Board, may waive the requirement for an adequate on-site water supply only upon submittal of evidence that:	<p>The subdivision proposes to construct all 11 single family dwellings with individual sprinkler systems for fire protection. See note 20 on sheet 3 of 4.</p> <p>An email dated 11/17/2023 from the Fire Chief finding the proposed fire protection of sprinkler systems for all lots in the subdivision is suitable.</p>
[i] There is a fire pond, fire hydrant connected to public water, or another water source within one mile of the subdivision that the subdivider has obtained the legal right to use for fire protection purposes; and	Not applicable.
[ii] The Fire Chief has determined that the proposed water source has sufficient capacity to serve the needs of the subdivision and any other subdivisions currently using or relying on the water source for fire protection.	An email dated 11/17/2023 from the Fire Chief finding the proposed fire protection of sprinkler systems for all lots in the subdivision is suitable.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 9 of 21

§ 202-12. General Standards	Findings & Decisions
[b] For purposes of this section, the 1-mile distance is measured from the pond, water source or fire hydrant to the driveway of the subdivision residence located farthest from the water supply along routes that fire trucks can safely travel year round.	Not applicable.
[4] The results of the water quality test submitted shall indicate that the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested. If the Board has reason to believe, due to previous uses of the property or due to previous or existing uses of neighboring property, that the existing water quality may be threatened by contaminants not tested for in the primary inorganic water analysis, it may require the water to be tested for those contaminants.	This is a condition of approval to be provided prior to the issuance of a building permit.
(c) Prior to the issuance of a building permit for the construction of any principal structure in a subdivision, the applicant shall present evidence of suitable water supply to the Code Enforcement Officer. This evidence shall consist of:	This is a condition of approval.
[1] A letter from the Kennebunk, Kennebunkport and Wells Water District indicating availability of service; or	Not applicable.
[2] The results of a primary inorganic water analysis performed upon the well to serve the structure indicating the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested.	This is a condition of approval.
(3) Sewage disposal.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
(a) Public system.	Subdivision not served by the Wells Sanitary District.
[1] A sanitary sewer system shall be installed at the expense of the subdivider when there is a public sanitary sewer line located within 1,000 feet of the proposed subdivision at its nearest point. The Wells Sanitary District shall certify that providing service to the proposed subdivision is within the capacity of the district's collection and treatment system.	
[2] The district shall review and approve in writing the construction drawings for the sewage system.	
(b) Private systems.	Subdivision shall be served by individual subsurface wastewater disposal systems. See note 18 on sheet 3 of 4.. Minor deviations in subsurface system placement shall be approved by the Town Code Officer (\pm 10 feet).



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows“
Page 10 of 21

§ 202-12. General Standards	Findings & Decisions
<p>[1] The developer shall submit evidence of soil suitability for subsurface sewage disposal prepared by a Maine licensed site evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules. In addition, on lots in which the limiting factor has been identified as being within 24 inches of the surface, a second site with suitable soils shall be shown as a reserve area for future replacement of the disposal area. The reserve areas shall be shown on the plan and restricted so as not to be built upon.</p>	<p>Test pit logs provided by Mark J. Hampton, LSE/CSS 263/216 dated 7/7/2023.</p>
<p>[2] In no instances shall a disposal area be permitted on soils or on a lot which requires a new system variance from the subsurface wastewater disposal rules.</p>	
<p>(4) Stormwater management. [Amended 4-27-2007]</p>	<p>Stormwater management report stamped by Paul D. Ostrowski, PE of Sebago Technics dated July 2023 and revised August 2023. Reviewed by Town Engineer, see memo dated 9/8/23. A revised Stormwater Management Plan dated October 2023 was reviewed by Town Engineer, see memo dated 2/20/24. Review comments addressed.</p> <p>Proposed road grading, cross-section and design of Coyote Way provided. Coyote Way to be gravel but may be paved.</p> <p>Culvert sizes along Bragdon Road are revised. A catch basin and culvert at rear of Lot 4 is proposed.</p> <p>West Brook is identified. 200' setback from West Brook noted and identified. 75' Shoreland Overlay zone identified.</p> <p>Wetlands are identified. Wetland delineation by Mark Hampton Associates, Inc.</p> <p>Wetland delineation on West Brook noted at top of slopes. See 10-26-23 response submission explaining West Brook wetland delineation by Mark Hampton.</p>
<p>(a) Where a subdivision is traversed by a stream, river or surface water drainageway, or where the Board feels that surface water runoff to be created by the subdivision should be controlled, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. This stormwater management system shall be designed by a registered professional engineer.</p>	<p>Proposed drainage easements depicted on the subdivision plans.</p>
<p>(b) Drainage easements for existing watercourses or proposed drainageways shall be provided and indicated on the plan.</p>	<p>Proposed drainage easements depicted on the subdivision plans.</p>



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 11 of 21

§ 202-12. General Standards	Findings & Decisions
(c) The developer shall provide a statement from the designing engineer that the proposed subdivision will not create erosion, drainage or runoff problems either in the subdivision or in other properties. The engineer shall certify that peak runoff from the subdivision onto other properties shall not be increased either in volume or duration from the peak runoff characteristics existing prior to development.	Design Engineer statement provided in October 2023 with revised Stormwater Plan.
(d) A stormwater management plan, meeting the standards of Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code, shall be submitted.	Provided.
(e) For subdivisions that require MDEP review under 38 M.R.S.A. § 481 et seq. (Site Location of Development), a stormwater management plan shall be submitted which complies with the Site Location of Development permit and the requirements of MDEP Chapter 500 Stormwater Regulations.	Not Applicable.
(f) For subdivisions that do not require a Site Location of Development permit, but that require a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which complies with the requirements of MDEP Chapter 500 Stormwater Regulations.	MDEP Stormwater PBR/ NOI granted.
(g) For subdivisions outside of the watershed of a great pond that neither require a Site Location of Development permit, nor a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which incorporates the low-impact development techniques set forth in Volume I, Chapter 3 of the Maine Stormwater Best Management Practices Manual, 2006 (LID Techniques) on each individual lot approved by the Planning Board when such LID Techniques are adopted by MDEP. At such time that the MDEP adopts the LID Techniques, the Planning Board shall adopt them for use in approving subdivisions for the Town of Wells.	Best Management Practices and Low Impact Development (LIDs) utilized in Stormwater Management Plan.
(h) For subdivisions located within the watershed of a great pond containing: 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, a stormwater management plan shall be submitted that meets the phosphorus allocation across the entire subdivision in accordance with the methodology described in the MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006.	Not Applicable.
(i) The Planning Board may require a hydrologic analysis for any site in areas with a history of flooding or in areas with a potential for future flooding, associated with cumulative impacts of development. This hydrologic analysis would be in the form of a “Downstream Analysis” under conditions of the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm, as described below:	Flood Zone depicted on subdivision plan.

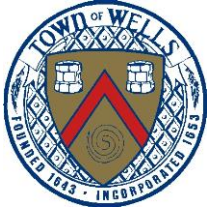


Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows“
Page 12 of 21

§ 202-12. General Standards		Findings & Decisions
		<p>[1] Downstream Analysis Methodology: The criteria used for the downstream analysis is referred to as the “10% rule.” Under the 10% rule, a hydrologic and hydraulic analysis for the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm is extended downstream to the point where the site represents 10% of the total drainage area. For example, a ten-acre site would be analyzed to the point downstream with a drainage area of 100 acres. This analysis should compute flow rates and velocities downstream to the location of the 10% rule for present conditions and proposed conditions. If the flow rates and velocities increase by more than 5% and/or if any existing downstream structures are impacted, the designer should redesign and incorporate detention facilities.</p>
G.	Streets.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
	(1) All streets in a subdivision shall meet Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code.	The proposed street must comply with the requirements of Chapter 201. Coyote Way is a proposed private road that will not be considered for acceptance by the Town of Wells. (See note 34 on sheet 3 of 4).
	(2) Any subdivision expected to generate average daily traffic of 200 trips per day or more shall have at least two street connections with existing public streets, streets shown on an Official Map or streets on an approved subdivision plan for which performance guaranties have been filed and accepted. Any street with an average daily traffic of 200 trips per day or more shall have at least two street connections leading to existing public streets, streets shown on an Official Map or streets on an approved subdivision plan for which performance guaranties have been filed and accepted. Said two street connections' center lines shall be no closer than 400 linear feet apart. Traffic generation rates shall be based on the Traffic Generation Manual, 1988 Edition, Institute of Transportation Engineers. Some typical traffic generation rates are:	The subdivision is not expected to generate a daily traffic of 200 trips per day or more. Traffic generation is calculated to be 110 trips per day.
	(a) Single-family house: 10.0 trips per day per unit.	11 x 10.0 = 110.00 trips per day for the subdivision
	(b) Residential condominium: 5.9 trips per day per unit.	
	(c) Motel: 10.2 trips per day per room.	
	(d) Industrial: 7.0 trips per day per 1,000 square feet of floor space.	
	(3) In any subdivisions located in the Residential A Zoning District or east of U.S. Route 1 provisions shall be made for the interconnection of proposed streets with other subdivisions or adjacent properties if it is determined to be practical and desirable by the Planning Board.	The subdivision is not located within the Residential A zone nor is it east of Route One.
H.	Land features.	

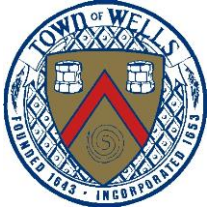


Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 13 of 21

§ 202-12. General Standards	Findings & Decisions
(1) Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas and building excavations. Topsoil shall not be removed from the site until completion of construction and inspection by the Town to assure four inches of topsoil has been spread over all areas to be grassed.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET. This is a condition of approval.
(2) Except for normal thinning, landscaping and cutting trees to provide access to direct sunlight, existing vegetation shall be left intact to prevent soil erosion. The Board shall require a developer to take the following measures to correct and prevent soil erosion in the proposed subdivision: [Amended 4-27-2007]	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET. This is a condition of approval.
(a) The proposed subdivision shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.	
(b) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	
(c) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.	
(d) Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.	
(3) To prevent soil erosion of shoreline areas the cutting or removal of vegetation shall only be permitted as regulated in § 145-33 of Chapter 145, Land Use, of the Wells Municipal Code.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET. This is a condition of approval.
(4) Dedication and maintenance of common open space and services.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET. Homeowners Association documents to be reviewed by the Town Engineer/ Planner and Town Attorney for compliance with these standards. See review memo dated 2/20/24 and Town Attorney review comments provided in Nov, 2023. Review comments addressed.
(a) All common land shall be owned jointly or in common by the owners of the dwelling units by means of a homeowners' association, by an association which has as its principal purpose the conservation or preservation of land in essentially its natural condition or by the municipality.	See note 21 regarding Open Space. See note 34 regarding Coyote Way.
(b) Further subdivision of the common land or its use for other than noncommercial recreation or conservation purposes, except for easements for underground utilities, shall be prohibited. Structures and buildings accessory to noncommercial recreational or conservation uses may be erected on the common land.	See note 21 regarding Open Space. See note 34 regarding Coyote Way.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 14 of 21

§ 202-12. General Standards	Findings & Decisions
(c) The common open space shall be shown on the final plan with appropriate notation on the plan to indicate that:	See note 21 regarding Open Space. See note 34 regarding Coyote Way.
[1] It shall not be used for future building lots; and	
[2] A part or all of the common open space may be dedicated for acceptance by the municipality.	
(d) If any or all of the common open space and services are to be reserved for use by the residents, the bylaws of the proposed homeowners' association shall specify maintenance responsibilities and shall be submitted to the Board prior to final plan approval.	See note 21 regarding Open Space. See note 34 regarding Coyote Way.
(e) Covenants for mandatory membership in the homeowners' association setting forth the owners' rights, interests and privileges in the association and the common property shall be reviewed by the Board and included in the deed for each lot or dwelling.	HOA document address maintenance responsibilities.
(f) The homeowners' association shall have the responsibility of maintaining the common property.	HOA document address maintenance responsibilities.
(g) The association shall levy annual charges against all owners of dwelling units to defray the expenses connected with the maintenance of common property and tax assessments.	HOA document address maintenance responsibilities.
(h) The developer or subdivider shall maintain control of the common property and be responsible for its maintenance until development sufficient to support the association has taken place.	HOA document address maintenance responsibilities.
(5) Construction in flood hazard areas. When any part of a subdivision is located in a special flood hazard area as identified by the Federal Emergency Management Agency, the plan shall conform with Chapter 115, Floodplain Management, of the Wells Municipal Code.	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>See note 10 on sheet 2. The subdivision does fall within a flood hazard area. Zone AE is identified.</p> <p>The shaded zone on the FEMA maps differs from AE elevation of 160. LLS is depicted in the Flood Zone. Grading will require a permit within the Code Office. See plan note 37 on sheet 3.</p>
(6) Impact on groundwater.	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
(a) When a hydrogeologic assessment is submitted, the assessment shall contain at least the following information:	<p>Hydrogeologic Assessment prepared by Mark Cenci dated 7/25/23 and reviewed by Town Engineer. No impacts to groundwater and adequate water supply is determined.</p> <p>The analysis includes the existing abutting engineered septic system of the Mobile Home Park and common wells. Subdivision is partially located over a sand and gravel aquifer.</p>
[1] A map showing the basic soils types.	
[2] The depth of the water table at representative points throughout the subdivision.	



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 15 of 21

§ 202-12. General Standards	Findings & Decisions
[3] Drainage conditions throughout the subdivision.	
[4] Data on the existing groundwater quality, either from test wells in the subdivision or from existing wells on neighboring properties.	
[5] An analysis and evaluation of the effect of the subdivision on groundwater resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post-development nitrate-nitrogen concentrations at any wells within the subdivision, at the subdivision boundaries and at a distance of 1,000 feet from potential contamination sources, whichever is a shorter distance. For subdivisions within the watershed of a pond, projections of the development's impact on groundwater phosphate concentrations shall also be provided.	
[6] A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the subdivision and within 200 feet of the subdivision boundaries.	
(b) Projections of groundwater quality shall be made at any wells within the subdivision and at the subdivision boundaries or at a distance of 500 feet from potential contamination sources, whichever is a shorter distance.	
(c) Projections of groundwater quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).	
(d) No subdivision shall increase any contaminant concentration in the groundwater to more than 1/2 of the primary drinking water standards. No subdivision shall increase any contaminant concentration in the groundwater to more than the secondary drinking water standards.	
(e) If groundwater contains contaminants in excess of the primary standards and the subdivision is to be served by on-site groundwater supplies, the applicant shall demonstrate how water quality will be improved or treated.	
(f) If groundwater contains contaminants in excess of the secondary standards, the subdivision shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.	
(g) Subsurface wastewater disposal systems and drinking water wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a note on the final plan and as restrictions in the deeds to the affected lots.	

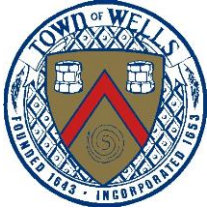


Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 16 of 21

§ 202-13. Performance Guaranties. [Amended 4-12-1999]		Findings & Decisions
A.	Types of guaranties.	
	(1) With submittal of the application for final plan approval, the applicant shall provide any one or a combination of the following performance guaranties for an amount adequate to cover the total site preparation and construction costs of all required improvements, taking into account the time span of the construction schedule and the inflation rate for construction costs:	See notes 25, 27, 34, 40 and 41 on sheets 3 and 4. On 11/20/23 and 3/4/23 the Planning Board reviewed these notes and found them suitable.
	(a) Either a certified check payable to the municipality or a savings account or certificate of deposit naming the municipality as owner for the establishment of an escrow account.	To be determined at the pre-construction meeting.
	(b) A performance bond payable to the municipality issued by a surety company approved by the municipal officers or Town Manager.	To be determined at the pre-construction meeting.
	(c) An irrevocable letter of credit (See Appendix B for a sample. Note: Appendix B, originally attached to the Subdivision Regulations, has not been reproduced in the Code. Consult the original Town records in the office of the Clerk.) from a financial institution establishing funding for the construction of the subdivision from which the municipality may draw if construction is inadequate, approved by the municipal officers or Town Manager.	To be determined at the pre-construction meeting.
	(d) An offer of conditional approval prohibiting the sale of any units or lots until all required improvements serving those units or lots have been constructed to the satisfaction of the Town and in compliance with all ordinances, plans and specifications.	
	(2) The conditions and amount of the performance guaranty shall be determined by the Board with the advice of the Town Planner, Road Commissioner, municipal officers and/or Town Attorney. If an offer of conditional approval is made by the applicant, pursuant to Subsection A(1)(d), the applicant shall be required, in addition, to present a cash escrow, performance bond or irrevocable letter of credit, as described in Subsections A(1)(a) through (c) above, to cover the cost of restoring the site to a stable condition, should the applicant create erosion or sedimentation problems for an unreasonable duration during site preparation or during the construction of roads and/or utilities or other required improvements.	See notes 25, 27, 34, 40 and 41 on sheets 3 and 4. On 11/20/23 and 3/4/23 the Planning Board reviewed these notes and found them suitable. To be determined at the pre-construction meeting.
B.	Contents of guaranty. The performance guaranty shall contain a construction schedule, cost estimates for each major phase of construction, taking into account inflation, provisions for inspections of each phase of construction, provisions for the release of part or all of the performance guaranty to the developer and a date after which the applicant will be in default, and the municipality shall have access to the funds to finish construction. The Board may require the services of a third party inspector, to be paid for at the expense of the applicant upon recommendation of the Town Manager.	To be determined at the pre-construction meeting.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS

Final Subdivision Application for “Bragdon Meadows”

Page 17 of 21

C.	<p>Escrow account. If the applicant chooses to establish an escrow account, a cash contribution to the account shall be made by either a certified check made out to the municipality, the direct deposit into a savings account or the purchase of a certificate of deposit. For any account opened by the applicant, the municipality shall be named as owner or co-owner, and the consent of the municipality shall be required for a withdrawal. Any interest earned on the escrow account shall be returned to the applicant unless the municipality has found it necessary to draw on the account, in which case the interest earned shall be proportionately divided between the amount returned to the applicant and the amount withdrawn to complete the required improvements. The Town Attorney and Town Treasurer shall review and have final authorization on the establishment of escrow accounts.</p>	To be determined at the pre-construction meeting.
D.	<p>Performance bond. If the applicant chooses to submit a performance bond, the performance bond shall detail any special conditions, the method for release of the bond or portions of the bond to the applicant and the procedures for collection by the municipality. The bond documents shall specifically reference the subdivision for which approval is sought.</p>	To be determined at the pre-construction meeting.
E.	<p>Letter of credit. If the applicant chooses to submit an irrevocable letter of credit from a bank or other lending institution, at a minimum the letter shall indicate that funds have been set aside for the construction of the subdivision and may not be used for any other project or loan. The Town Manager or Town Treasurer shall certify the bank or institution as acceptable to the Town. The Town Attorney shall review and, if found acceptable, approve the wording of all letters of credit.</p>	To be determined at the pre-construction meeting.
F.	<p>Standard condition of approval. As a standard condition of approval for all applications for which a performance guaranty is required pursuant to Subsection K, the Board shall require the applicant to enter into a binding agreement with the municipality regarding the development of the required improvements and the sale of lots or units in the subdivision until such time as one or more of the allowable performance guaranties have been accepted by the municipality.</p>	To be determined at the pre-construction meeting.
	<p>(1) The agreement shall prohibit the sale or occupancy of any lot or unit in the subdivision for which the improvements to be covered by the guaranty are required for access to or intended use of the lot until either:</p>	To be determined at the pre-construction meeting.
	<p>(a) It is certified by the Board, or its agent, that all of the required improvements have been installed in accordance with these regulations and the regulations of the appropriate utilities; or</p>	
	<p>(b) A performance guaranty, acceptable to the municipality, is submitted in an amount necessary to cover the completion of the required improvements at an amount adjusted for inflation and prorated for the portions of the required improvements already installed.</p>	
	<p>(2) Notice of the agreement and any conditions shall be on the final plan that is recorded at the Registry of Deeds. Release from the agreement shall follow the procedures for release of the performance guaranties contained in Subsection H.</p>	



Town of Wells, Maine

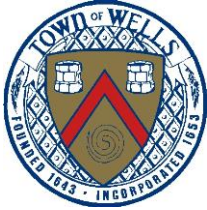
Planning Board

FINDINGS OF FACTS & DECISIONS

Final Subdivision Application for “Bragdon Meadows“

Page 18 of 21

G.	<p>Phasing of development. The Board may approve plans to develop a major subdivision in separate and distinct phases. This may be accomplished by limiting final approval to those lots abutting that section of the proposed subdivision street which is covered by a performance guaranty. When development is phased, road construction shall commence from an existing public way. The subdivision shall be divided in such a manner that each phase, when aggregated with the previous phase(s), shall meet the standards of these regulations. Final approval of lots in subsequent phases shall be given only upon satisfactory completion of all requirements pertaining to previous phases.</p>	<p>Phasing of the subdivision is not proposed.</p>
H.	<p>Release of guaranty. Prior to the release of any part of the performance guaranty, the Board shall determine to its satisfaction, in part upon the report of the Town Manager and whatever other agencies and departments may be involved, that the proposed improvements meet or exceed the design and construction requirements for that portion of the improvements for which the release is requested.</p>	
I.	<p>Default. If upon inspection the third party inspector, Municipal Engineer or other qualified individual retained by the municipality finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, he or she shall so report in writing to the Code Enforcement Officer, the municipal officers, the Board and the applicant or builder. The municipal officers shall take any steps necessary to preserve the municipality's rights.</p>	
J.	<p>Private streets. Where the subdivision streets are to remain private streets, the following words shall appear on the recorded plan: "All streets in this subdivision shall remain private roads to be maintained to Town standards by the developer or the lot owners and shall not be accepted or maintained by the Town."</p>	<p>See note 34 on sheet 3 of 4. Coyote Way shall not be considered by the Town of Wells for acceptance as a Town Road/ Street.</p>
K.	<p>Improvements guaranteed. Performance guaranties shall be tendered for all improvements required to meet the standards of these regulations and for the construction of the public or private streets, stormwater management facilities, public or private sewage collection or disposal facilities and water systems that are shared by multiple dwelling units and erosion and sedimentation control measures, as well as any other improvements required by the Board.</p>	<p>Established of the type, form and conditions of the Performance Guarantee is required at the pre-construction meeting.</p>

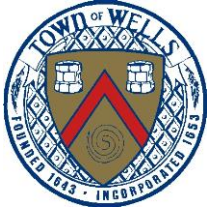


Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Final Subdivision Application for “Bragdon Meadows”
Page 19 of 21

§ 202-2. Purpose, criteria for approval.		Findings & Decisions
<p>The purposes of these regulations are to assure the comfort, convenience, safety, health and welfare of the people of the Town of Wells, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Wells, Maine, the Planning Board shall consider the following criteria and, before granting approval, shall make findings of fact that the provisions of these regulations have been met and that the proposed subdivision will meet the guidelines of 30-A M.R.S.A. § 4404.</p>		
A.	The subdivision:	The Planning Board finds that these standards shall be met.
(1)	Will not result in undue water or air pollution. In making this determination, the Board shall at least consider the elevation of the land above sea level and its relation to the floodplains; the nature of soils and subsoils and their ability to adequately support waste disposal; and the slope of the land and its effect on effluents;	
(2)	Has sufficient water available for the reasonably foreseeable needs of the subdivision;	
(3)	Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;	
(4)	Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;	
(5)	Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;	
(6)	Will provide for adequate solid and sewage waste disposal;	
(7)	Will not cause an unreasonable burden on the ability of the Town to dispose of solid waste and sewage if municipal services are to be utilized;	
(8)	Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;	
(9)	Is in conformance with this chapter, the Comprehensive Plan for the Town and Chapter 145, Land Use, of the Wells Municipal Code, as amended;	
(10)	Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, will not adversely affect the quality of the body of water or unreasonably affect the shoreline of that body of water; and	
(11)	Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;	
B.	The subdivider has adequate financial and technical capacity to meet the above-stated standards;	The Planning Board finds that these standards shall be met.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS

Final Subdivision Application for “Bragdon Meadows”

Page 20 of 21

C.	If any part of a subdivision is located in a flood-prone area, as indicated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Maps, the subdivider shall determine the one-hundred-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan shall include a condition requiring that principal structures will be constructed with their lowest floor, including the basement, at least one foot above the one-hundred-year flood elevation; and	See note 10 on sheet 2. The subdivision does fall within a flood hazard area. Zone AE is identified. The shaded zone on the FEMA maps differs from AE elevation of 160. LLS is depicted in the Flood Zone. Grading will require a permit within the Code Office. See plan note 37 on sheet 3.
D.	The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorous concentration during the construction phase and life of the proposed subdivision.	Not applicable.

STANDARD CONDITIONS OF APPROVAL

1. Any subdivision not recorded in the Registry of Deeds within 90 days of the date upon which the plan is approved and signed by the Board shall become null and void, unless an extension is granted by the Board in writing before the expiration of the ninety-day period. (§202-9C(2))
2. Prior to the issuance of a building permit for a principal structure in the subdivision, the applicant shall present evidence of suitable water supply to the Code Enforcement Officer. The evidence shall consist of the results of a primary inorganic water analysis performed upon the well to serve the structure, indicating the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested. (§202-12F(2)(b)[4])
3. Prior to the issuance of a building permit in any approved subdivision, the subdivider shall provide the Code Enforcement Officer with a letter from a registered land surveyor stating that all monumentation shown on the plan for the lot receiving the building permit and for the approved subdivision perimeter boundaries or phase therein as approved by the Planning Board has been installed. (§202-11A(5))
4. No changes, erasures, modifications or revisions shall be made in any final plan after approval has been given by the Planning Board and endorsed in writing on the plan, unless the revised final plan is first submitted and the Board approves any modifications, except in accordance with § 202-10A(3). (§202-9C(4))
5. The approval by the Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the municipality of any street, easement or other area shown on such plan. (§202-9C(5))
6. Failure to commence substantial construction of the subdivision within five years of the date of approval and signing of the plan shall render the plan null and void. (§202-9C(6))

SPECIAL CONDITIONS OF APPROVAL

1. Prior to any construction activity at the site, the applicant/developer and selected contractor shall participate in a pre-construction conference with Town and other regulatory officials to review the project's construction considerations.
2. Prior to any construction on the site, the applicant shall post a performance guarantee. The work included within this financial guaranty may include the roadway and infrastructure improvements including but not limited to utilities, drainage, lot Monumentation and As-Built Plans of the subdivision. A financial guaranty shall also be established to cover costs for inspection services of the work associated with the roadway improvements and drainage and erosion control measures beyond the limits of the road right of way. The form and amount of this financial guaranty shall be as specified on the approved plan.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS

Final Subdivision Application for "Bragdon Meadows"

Page 21 of 21

3. A cash escrow financial guarantee shall also be provided for construction coordination and inspection fees of the Planning Department as specified in the Planning & Development Fee Schedule effective 1/1/2024.
4. The form and amount of financial guarantees must be per the approved plans and acceptable to the Town Engineer. A written Performance Guarantee Agreement shall be established between the Developer and the Town of Wells.
5. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure if, in the opinion of the Code Enforcement Office, the work necessary to insure compliance with Town ordinances or the requirements of this approval are beyond those capacities available by staff. The cost of such additional services will be born by the developer.
6. Prior to the issuance of the 2nd lot/dwelling's occupancy permit off Coyote Way and prior to the issuance of an occupancy permit for Lot 7, the applicant shall provide to the Town record as-built drawings of the roadway, drainage, lot Monumentation and utility related construction work.
7. If the Developer is found to be in default of completing any of the requirements as approved on the Subdivision Plan or in compliance with Town Ordinances, the Town shall notify the Developer in writing. The Developer shall be given 30 days to complete the required improvements. Failure to do so, shall surrender the escrow funds to the Town and give the Town full access to the escrow account funds to finish the construction. Any and all expenses incurred by the Town to complete the project shall be paid from the escrow account the Developer surrendered to the Town. The Town shall release whatever remaining escrow exists after the subdivision is completed in compliance with its approvals and after a default fine of \$1,000 is retained by the Town.

Dated at Wells, Maine this _____ day of _____, 2024

Wells Planning Board

By: _____
Charles Millian, Chairman