

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Forbes Restaurant / Beach Business and 250 Shoreland
 Overlay District - Tax Map 122, Lot 143

Date of Review: 3/31/26

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" = 10 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y*				Owner name and address noted. <u>Business name not noted.</u> Business address noted.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.		N			<u>Total floor areas of 1st, 2nd and 3rd? floors not noted, gross area of building not noted, and lot coverage are not noted on the plan. See plan markups and recommended plan notes.</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				Plan has been prepared by Dow & Coulombe, Inc. dated 2/26/2026 by Peter Deletexsy, PLS #1201.
(4)	All existing and proposed setback dimensions.		N			<u>Setback requirements to be noted on the plan. Setbacks to be depicted.</u>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<u>Plan to note that exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.</u> No changes to lighting proposed.

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(6)	The type, size and location of all incineration devices.			NA		No such devices exist nor are proposed. Applicant to confirm.
(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. <u>Applicant to confirm location of generator, HVAC, refrigeration units, etc if they exist.</u>
(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				Existing catch basins identified within Ledge Lane. Overhead utilities identified from existing utility pole on south side of Ledge Lane.
(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.				W?	Existing property contours are not identified. No changes to contours or building additions proposed. <u>Planning Board to consider waiving the requirement to depict contours.</u>
(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			<u>Abutting crosswalks, parking spaces, directional arrows surrounding the property to be depicted. Parking space signage and wheel stops to be depicted. Fencing to be depicted and labelled.</u> <u>Notes on parking space dimensions and parking requirements needed. See plan markup and recommended notes.</u>
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<u>Fencing to be depicted and labelled.</u> No landscaped areas exist except for a small brick planter adjacent to the outdoor patio area.

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(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.		N			Warranty Deed provided Book 16739, Page 414. <u>8' wide utility easement to Town from Ledge Lane to comfort station lot was considered around 2017.</u> <u>Easement areas reserved by the Town not identified on Lot 92 for the public parking lot area and ROW to Church Street.</u>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.		N			<u>Width of Ledge Lane and Mile Road not noted. See plan markup.</u>
(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.		N			<u>Abutters to the south of Ledge Lane are not identified. See plan markup</u>
(15)	An appropriate place for the signature(s) of the reviewing authority.		N			<u>Planning Board signature block not provided. See plan markup.</u>
B.	Documentation of right, title or interest in the proposed site.	Y				Warranty Deed provided Book 16739, Page 414.
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		Property served by public sewer.
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.		N			<u>Plan to identify the dumpster, propane tanks, and any outdoor storage areas.</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				A letter from WSD dated 3/10/26 was provided regarding the expanded Restaurant use. Adequate capacity exists to serve the expanded use.

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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*				<u>Use is going from 100 seats to _____ seats (to be determined).</u> KKWWD letter and emails provided stating the property has capacity for their use and for fire service from the 8" main on Ledge Lane.
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 traffic data is necessary.</u>
(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]			NA		Best management practices for soil erosion and sedimentation control are a standard condition of approval.

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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]			NA		No changes proposed to stormwater management.
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 3/31/26.