

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #:	Arundel Lane Subdivision/ Tax Map 27, Lot 10-1	District: GB and ShO
Prepared By:	Planning Office	Review Date: <u>2/20/26; 3/18/26;</u> <u>3/20/26; 4/2/26</u>
Plans Dated:	1/22/26	Prelim. Plan Revisions: <u>2/10/26; 3/10/26</u> Submittal Date: _____

Chapter 202
Subdivision of Land

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
B.	Submissions:					
	(1) Location map. The preliminary plan shall be accompanied by a location map adequate to show the relationship of the proposed subdivision to the adjacent properties and to allow the Board to locate the subdivision within the municipality. The location map shall show:	Y				Location Maps provided
	(a) Existing subdivisions adjacent to the proposed subdivision.	Y				Existing developments noted.
	(b) Locations and names of existing and proposed streets.	Y				Route One, Elmere Rd, etc are identified.
	(c) Boundaries and designations of zoning districts.	Y				General Business, Rural and Shoreland Overlay zones identified.
	(d) An outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.	Y				Subdivision lot and outsale lot identified.

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<p>(2) Preliminary plan. The preliminary plan shall be submitted in three copies of one or more maps or drawings which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The preliminary plan shall be drawn to a scale of not more than 100 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside the border lines on the left side for binding and one inch margin outside the border along the remaining sides. A signature block shall be provided for endorsement by the Board located in the lower left corner of the plan. In addition, the applicant shall submit to the Office of Planning and Development 12 copies of the plan(s) reduced to a size of 11 inches by 17 inches and all accompanying information assembled into a booklet no less than 10 days prior to the meeting. A digital version (PDF) of the submittal materials and the plan(s) shall also be provided. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: [Amended 4-12-1999; 11-5-2024]</p>	Y*				<p>Plan scale is 1" = 40 feet. Boundary plan is 1" = 50 feet. Signature block in lower left corner.</p> <p><u>Subdivision Plan C2.0 also to be stamped by PLS at final plan.</u></p>
<p>(a) The proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.</p>	Y				<p>Arundel Lane Subdivision noted. Map 27, Lot 10 to be divided. Lot 10 to become 1.32 acres. Lot 10-1 for the Multifamily Development to become 6.30 acres.</p>
<p>(b) An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.</p>	Y*				<p>Division of Land plan prepared by Isaiah Plante, PLS #2334 dated 2/16/26 provided.</p> <p><u>Existing monuments to be described on C2.0.</u></p> <p><u>Proposed monument types to be determined.</u></p> <p>Applicant states the lot shall be conveyed after site plan approval is granted for lot 10. <u>It should also be required prior to the submission of the final subdivision application.</u></p>

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	(c) A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.	Y*				Quitclaim Deed Book 19672, Page 10 provided. <u>Draft Condominium documents and sample deed to be provided with the final subdivision application submission and to be reviewed by the Town Planner and Town Attorney.</u>
	(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Y*				Plan notes a Condominium Association shall be responsible for maintenance and ownership of the roads, stormwater, open space and landscaping. <u>Draft Condominium documents and sample deed to be provided with the final subdivision application submission and to be reviewed by the Town Planner and Town Attorney.</u> <u>Drainage easements to be identified on the plan. easement metes and bounds provided. Draft legal documents required.</u> Easement benefiting Lot 10 provided. <u>To be reviewed.</u>
	(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y				Plan depicts 1 foot contours.

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	(f) The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.	Y				<p>Total Area of subdivision is 6.30 acres with a 22,722 SF ROW.</p> <p>The subdivision net lot area is approximately 6.30 acres or 274,516 SF. (net area only deducts the street ROW area, not wetland area). ROW area is 22,722 SF.</p> <p>A Multifamily Development per 145-48 is proposed. Density is calculated using 6.30 acres as the lot area then deducts the common roadway area, stormwater area, utilities, etc. which totals 41,173 SF. 233,636 SF / 20,000 SF results in 11 dwelling units. 11 are proposed.</p> <p>Trees greater than 24" in diameter are not identified. 24" trees to be retained are not identified. Planning Board granted a waiver of identifying such trees on 2/23/26.</p>
	(g) Indication of the type of sewage disposal to be used in the subdivision.					The subdivision shall be served by public sewer (Wells Sanitary District.)
	[1] When sewage disposal is to be accomplished by connection to the public sewer, a letter from the Wells Sanitary District indicating that there is adequate capacity within the district's system to transport and treat the sewage shall be submitted.	Y				A letter from the WSD dated 8-14-25 was provided.
	[2] When sewage disposal is to be accomplished by subsurface sewage disposal systems, test pit analyses prepared by a licensed site evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.				NA	

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	(h) Indication of the type of water supply system(s) to be used in the subdivision. When water is to be supplied by public water supply, a letter from the Kennebunk, Kennebunkport and Wells Water District shall be submitted indicating that there is adequate supply and pressure for the subdivision.	Y				The subdivision shall be served by public water (KKW Water District.) A letter from the KKWWD dated 8-14-25 was provided.
	(i) The date the plan was prepared, North point (identified as true or magnetic), graphic map scale, and names and addresses of the record owner, subdivider and individual or company who or which prepared the plan.	Y				Grid North. Plan scale is 1" = 40 feet. Record owner/developer noted.
	(j) The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.	Y				Abutters are identified.
	(k) The location of any zoning boundaries affecting the subdivision.	Y				It is recommended that the GB zoning district regulations be applied to the entire subdivision lot per 145-19B. The zoning district boundary of the rural zone to be moved to follow the property line. Plan identifies zone relocation on C2.0. General Business and Shoreland Overlay District dimensional requirements noted. A 25' setback is required from the lot line abutting the street ROW of Arundel Lane. 15' lot line setback/ no-cut buffer required from the lot lines.

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	(l) The location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided.	Y*				Utility plan provided C3.0. <u>Preliminary plan markups provided.</u> Grading plan provided. C3.1. Road profile provided C3.2. <u>No utilities depicted. Revisions to be submitted with the final subdivision application submission.</u> Stormwater Management Report prepared by William Walsh, PE and Leyna Tobey, PE of Walsh Engineering dated 1/22/26, revised 2/10/26 <u>Reviewed by the Town Engineer. See memo dated 4/1/26. Revisions to be submitted with the final subdivision application submission.</u> <u>A MDEP stormwater permit is required and has been submitted to MDEP. Permit approval is pending.</u>
	(m) The location, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.	Y				Arundel Lane ROW identified. Existing adjacent buildings identified. Proposed easements identified. Open space areas labelled.
	(n) The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.			NA		No such public improvements proposed.
	(o) The proposed lot lines with approximate dimensions and lot areas.	Y				Lot lines depicted.
	(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		No such dedication proposed.

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	(q) The location of any open space to be preserved and an indication of its improvement and management.	Y				Open space proposed. Plan notes a Condominium Association shall be responsible for maintenance and ownership of the roads, stormwater, open space and landscaping.
	(r) A copy of that portion of the county soil survey covering the subdivision. When the medium-intensity soil survey shows soils which are generally unsuitable for the uses proposed, the Board may require the submittal of a report by a registered soil scientist indicating the suitability of soil conditions for those uses.	Y				SCS Map provided
	(s) If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the one-hundred-year-flood elevation shall be delineated on the plan.	Y				Subdivision classified in Zone X and AE per FIRM panel 23031C0586G and 577G.
	(t) A hydrogeologic assessment prepared by a certified geologist or registered professional engineer, experienced in hydrogeology, when the subdivision is not served by public sewer and:			NA		Not required as the subdivision shall be served by public sewer.
	[1] Any part of the subdivision is located over a sand and gravel aquifer, as shown on a map entitled "Hydrogeologic Data for Significant Sand and Gravel Aquifers" by the Maine Geological Survey, 1985, Map Nos. 2 and 4; or					
	[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.					
	(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y				Stevens Brook identified. Wetland delineation report from Brady Frick dated 5/26/25 of Albert Frick Associations.
	(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y				A letter from IF&W was requested per Planning Board determination on 2/23/26. Letter dated 3/19/26 from IF&W provided. 100 foot no disturb buffer from Stevens Brook recommended.

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	<p>(w) Traffic data. The Planning Board may require a traffic engineering study should the project be considered one of substantial magnitude along any location where fast-moving traffic occurs or the scope of the development significantly increases the volume of traffic on a street or impacts pedestrian safety. Should a traffic study be requested by the Planning Board, the following data shall be included: [Added 11-5-2024]</p>	Y*				<p>Traffic Assessment provided. Prepared by Jacob W. Sirois EI of Barton & Loguidice, LLC dated 2/9/26.</p> <ol style="list-style-type: none"> 1. The school use on Lot 10 with 7 classrooms for elementary school/junior high students or 50 or less high school students trip generation is 159 daily trips (34 students x 4.69 trips/student = 159 daily trips.) 2. Condominium units on Lot 10-1 require 6 trips per day, per unit according to 202-12G(2)(b). 11 x 6 = 66 trips. 3. Total daily trips to use the Arundel Lane right of way is 225 daily trips. (66 + 159 = 225 daily trips). 225 daily trips would require at least two street connections, which the developments do not propose. Daily traffic counts must not exceed 199 trips in order to use only one street connection per 202-12G(2). 4. <u>The applicant has requested a waiver of 202-12G(2) for the subdivision application filed for abutting proposed lot 10-1 to allow 66 daily trips on Lot 10-1 and 159 daily trips on Lot 10 (school lot).</u> 5. <u>Planning Board to determine if a waiver to be considered. If a waiver is denied, the applicant could consider:</u> <ol style="list-style-type: none"> a. Reducing the number of students from 34 to 28. (132 daily trips). (132 + 66= 198 daily trips). b. Seeking approval for 6,205 SF of Business Office, Contractor, Service, Personal Service, Wholesale and Retail, provided the total trip per day count is less than 133 trips (66+ 133 = 199 trips).
	[1] The estimated peak-hour traffic to be generated by the proposal.					
	[2] Existing traffic counts and volumes on surrounding roads during peak seasons.					

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[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.						
[6]	The need for sidewalks or other pedestrian safety measures.						
C.	Rights vested. The submittal of the preliminary application, plans, other associated submittals in accordance with § 202-8B and submittal of the application fee shall be considered as substantial for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302. [Added 6-14-2022]						