

Town of Wells, Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: 526 Post Road School / General Business District – Tax
Map 27, Lot 10-EXE

Date of Review: 01-21-26; 3/18/26;
4/1/26

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" = 30 feet.
(1)	The name and address of the applicant plus the name of the proposed development.	Y				Applicant name and address noted. Business name and address noted.
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				Existing lot coverage is 42,111 SF or 12% of the 8.15 acre parcel. Proposed lot coverage is 29,946 SF or 52% of the 1.32 acre parcel that is proposed. Building floor area/ gross area is 6,205 SF. Shed is 120 SF.

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(3)	Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.	Y*				<p>A boundary plan of the existing 8.15 acre parcel prepared by Isaiah Plante, PLS 2334 of Kimball Survey & Design Inc dated 5-28-25 was provided.</p> <p>The 8.15 acre parcel is proposed to be divided and the school to remain on 1.32 acres.</p> <p>An updated boundary plan depicting the 1.32 acre parcel, the 50' wide Arundel Lane right of way, and 6.83 acre parcel prepared by Isaiah Plante, PLS 2334 of Kimball Survey & Design Inc dated 2/16/2026 was provided. <u>Plan markups recommended, to be addressed.</u></p>
(4)	All existing and proposed setback dimensions.	Y*				<p>15' lot line setbacks shown.</p> <p>40' lot line setback from Route One shown.</p> <p><u>25' lot line setback from Arundel Lane ROW proposed, Per 145-35.O to be reduced to 15'.</u></p>
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				<p>Exterior lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets. See note 14 on C2.0.</p> <p>No changes to lighting proposed. Existing building mounted lights and light pole near playground are identified.</p>
(6)	The type, size and location of all incineration devices.			NA		No such devices exist nor are proposed.

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	(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.
	(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*				<p>No wetlands identified. Existing and proposed utilities identified on sheet C3.0</p> <p>The school has underground electrical connection from existing utility pole located near the northeasterly lot corner along Route One.</p> <p>Town Engineer reviewed stormwater runoff analysis and design. <u>See memo dated 4/1/26, revisions needed.</u></p> <p>Overall design method appears good.</p> <p>Stormwater Report dated Feb 10, 2026 by Walsh Engineering provided. Grading & Drainage Plan C3.1 provided.</p> <p>Existing and proposed sewer lines and water lines shown on C3.0. <u>Plan markups recommended. To be reviewed.</u></p> <p>An existing significant fiber optic line identified on the east side of Route One at this location.</p>

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(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	Y*				Existing one foot contours are identified on C1.0. Proposed one foot contours and grading are depicted on C3.1. Town Engineer reviewed stormwater runoff analysis and design. <u>See memo dated 4/1/26, revisions needed. See recommended plan markups.</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.	Y				The Route One Corridor plan requires a bike lane on the west side of Route One and a sidewalk on the east side of Route One. See plan note 23 that states the property falls within the Route One Corridor study area for bike lane installation. A bike lane within Route One currently exists. Existing fence heights and types are identified. Proposed 6' tall solid fencing along westerly boundary to be located on the school property. Proposed road within Arundel Lane to be widened to 34' wide.

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(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A 15 foot wide landscaped buffer is required along Route One. This buffer shall consist of 4 existing shade trees. <u>Planning Board to consider if this buffer is suitable after a public hearing is determined.</u></p> <p>A 15 foot wide landscaped buffer is required along Arundel Lane. Two shade trees 3” in diameter at breast height are proposed. <u>Planning Board to consider if this buffer is suitable after a public hearing is determined.</u></p> <p>This property abuts a church to the north. No visual screen is required. A 6’ tall solid fence was approved to screen the school playground.</p> <p>The residential lot to the west is proposed to be screened by a 6’ tall solid fence. <u>Planning Board to consider if this is suitable after a public hearing is determined.</u></p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.		N			<p>Arundel Lane is a new street ROW proposed. <u>Easement proposed to grant access for Lot 10 to use Arundel Lane for vehicular, pedestrian, utility and stormwater.</u></p> <p>Draft legal descriptions provided <u>and to be reviewed.</u> Metes and bounds provided. <u>Proposed legal conveyances not provided.</u></p>
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route One (66’ wide ROW) and Arundel Lane (50’ wide ROW) identified. Elmere Road identified (33’ wide ROW).

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(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	Y				All abutters are identified.
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				Planning Board signature block provided.
B.	Documentation of right, title or interest in the proposed site.	Y				Quitclaim Deed Book 19672, Page 20 provided.
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		
D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.	Y				Existing dumpster area to be eliminated. <u>No new dumpster location is proposed.</u> 120 SF shed is identified on the property. No outside storage of materials identified on the plan.
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.			NA		Property served by public sewer. A change in use is not proposed. A capacity letter for the school use was provided in 2013. Planning Board found an updated capacity letter from WSD is not applicable on 2/23/26.
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.			NA		Property served by public water. A change in use is not proposed. A capacity letter for the school use was provided in 2013. Planning Board found an updated capacity letter from KKWWDD is not applicable on 2/23/26.

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(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					
(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. [Amended 4-27-2007]	Y*				Best management practices for soil erosion and sedimentation control are a standard condition of approval. <u>Grading and erosion control plan provided. To be reviewed.</u>
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. [Added 4-27-2007]	Y*				Town Engineer reviewed stormwater runoff analysis and design. <u>See memo dated 4/1/26, revisions needed.</u> Overall design method appears good. Stormwater Report dated Feb 10, 2026 by Walsh Engineering provided. Grading & Drainage Plan C3.1 provided.
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.	Y				See plan note 23.

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1. See Article V, VI, VII review comments.
2. See plan markups provided dated 4/1/26.