



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, February 2, 2016, 9:00 AM

Littlefield Meeting Room, Town Hall

208 Sanford Road, Wells

MINUTES

I. JANUARY 12, 2016 DRAFT MEETING MINUTES

Documents: [SRC MIN 01-12-16.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. BURNT MILL SITE PLAN

Burnt Mill Holding Company, LLC, owner, William Bradley Booth, applicant, Hart Howerton & Corner Post Land Surveying, Inc, engineer/surveyor. Site Plan Application for permitted uses within portions of the Burnt Mill Estates Subdivision open space including an 18-hole Golf Course and Driving Range (Low-intensity commercial recreation use); a Kids Club, a Fitness Club with pool, a Golf Clubhouse with Event Barn, and Maintenance Buildings, sheds, restrooms and associated parking (Club use); and a Standard Restaurant use with the Golf Clubhouse are proposed. Parcels are located within the Rural & 75' Shoreland Overlay Districts and are off or in the vicinity of Hobbs Farm Road. Tax Map 62, Lots 12, and 13 and Map 63, Lot 7. **Comment on Site Plan for the Planning Board**

Documents: [BURNT MILL SITE PLAN APP MEMO 01-22-16R.PDF](#), [BURNT MILL COMPLETENESS DRAFT 01-22-16.PDF](#), [BM C6.18REV7-14113 01-18-16.PDF](#), [BMC6.9REV6-14113 01-18-16.PDF](#), [BM C6.8REV7-14113 01-18-16.PDF](#), [BM C6.7REV8-14113 01-18-16.PDF](#), [BM C6.6REV5-14113 01-18-16.PDF](#), [BMC6.5REV6-14113 01-18-16.PDF](#), [BMC6.4REV7-14113 01-18-16.PDF](#), [BM C6.2REV9-14113 01-18-16.PDF](#), [BM C6.1REV9-14113 01-18-16.PDF](#), [BMC6.0REV0-14113 01-18-16.PDF](#)

II. WIRE ROAD SUBDIVISION

Highpine Properties, LLC, owner/applicant. Attar Engineering, Inc. agent. Preliminary Subdivision Application for a major subdivision consisting of 40 lots/ single family dwelling units on 100 acres of land (Residential Cluster Development) with private roadways and infrastructure. The parcel is located off of Wire Road and is within the Rural District. Tax Map 75, Lot 1. **Comment of Preliminary Subdivision Application for the Planning Board**

Documents: [WIRE ROAD PRELIM MEMO 01-21-16.PDF](#), [WIRE ROAD PRELIM COMPLETENESS 01-21-16R.PDF](#), [WIRE ROAD ART VII \(145-49\) RESIDENTIAL CLUSTER CHECKLIST.PDF](#), [WIRE ROAD PRELIM SUB APPLICATION FORM 1-12-16.PDF](#), [WIRE ROAD SUB SHT 1-4 1-11-16.PDF](#), [WIRE ROAD SUB SHT 1-3 1-11-16.PDF](#), [WIRE ROAD SUB SHT 1-2 1-11-16.PDF](#), [WIRE ROAD SUB SHT 1-1 1-11-16.PDF](#)

OTHER BUSINESS

ADJOURN



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Minutes
Tuesday, January 12, 2016, 9:00 AM
Littlefield Meeting Room, Town Hall
208 Sanford Road, Wells

The meeting was called to order by Town Engineer/Planner Mike Livingston. Members present: Highway Department Commissioner Terry Oliver, Police Lt. Gerry Congdon, Fire Chief Dan Moore, Assistant Code Enforcement Officer Jim Genereux, Planning Assistant Shannon Belanger, Meeting Recorder Cinndi Davidson.

MINUTES

December 29, 2015

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to accept the minutes as submitted.
PASSED 4-0-1 (Mr. Livingston and Lt. Congdon were also at the meeting.)

DEVELOPMENT REVIEW AND WORKSHOP

- I. **VERIZON WIRELESS UTILITY FACILITY** - Portland Cellular Partnership, LLC, applicant; Wells Realty Limited Partnership, owner; Verrill Dana, LLP, agent. Site Plan Amendment Application to located a 700 SF Public Utility Facility (equipment shelter) with generator pad and HVAC unit on northwest corner of the lot. Parcel is located within the Residential A & General Business Districts and is located off of Buzzell Road and Steeple Way. Tax Map 120, Lot 3B. **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**

Kelly Boden, Esq. of Verrill Dana and Matt Burke, Project Manager, represented the applicant. The proposal is for an equipment shelter and concrete pad on a 2.38 acre site. The recommendations in Mr. Livingston's memo were reviewed. The plan revisions have been made.

MOTION

Motion by Chief Moore, seconded by Mr. Oliver, to find that 2 parking spaces are adequate.
PASSED unanimously.

MOTION

Motion by Mr. Oliver, seconded by Chief Moore, to waive the requirement for a new boundary survey. **PASSED** unanimously.

The utility easement was considered; this is covered in the lease agreement.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find that the existing vegetation satisfies the requirement for roadway landscaped buffering. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find the application complete. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find the application compliant. **PASSED** unanimously.

The Findings of Fact & Decisions were reviewed.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find that the requirements of §145-75 A-N were met. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to approve the site plan application and sign plans and Findings at the end of the meeting. **PASSED** unanimously.

- II. KKW WATER DISTRICT UTILITY FACILITY AMENDMENT** – Edgar Moore, owner, KKWWD applicant. Site Plan Amendment to erect a 30’ tall pole immediately adjacent to the existing Treatment Facility building. The pole will be used to mount a data collector to collect and transit water meter reading data. No other changes are proposed. The property is located off of 95 Bypass Road and is within the Rural District. Tax Map 150, Lot 13. **Receive Site Plan Amendment Application, and workshop completeness**

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to receive the site plan amendment application. **PASSED** unanimously.

Rob Weymouth, Facilities Manager for the Water District, was present. The applicant proposes to install a pole at the pumping and treatment facility to collect water meter reading data. The recommendations in Mr. Livingston’s memo were reviewed.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find that the existing landscaped buffer along Bypass Road is adequate. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find that one parking space is sufficient. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to find that the plan scale of 1"=50' is acceptable. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, that the applicant will obtain a surveyor's letter indicating that the facility built in 2012 meets the setback requirements. **PASSED** unanimously.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to determine that parcel contours are not required on the plan. **PASSED** unanimously.

The applicant has requested a letter from CMP granting permission to install the pole in the area covered by their easement. Property owner Edgar Moore has been contacted about the proposal.

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to continue the workshop to the next meeting. **PASSED** unanimously.

III. MILLBROOK FARM – Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Preliminary Subdivision Application consisting of 70 dwelling units located within 35 duplex (two-family) buildings on land totaling 80.82 acres of which 60.69 acres to be dedicated as open space (Multifamily Development). The major subdivision proposes roadways and shall be connected to public water and public sewer. The subdivision is located within the Rural and 75' Shoreland Overlay Districts and is located off of Willow Way/ Gateway Drive and Midway Drive. Tax Map 72, Lots 4B, 12 and 13. **Comment on application for the Planning Board**

Bob Georgitis of Kasprzak Landholdings and Jason Haskell of Sebago Technics were present. This is phase 6 of the condominium development at Riverbend Woods, consisting of 70 dwelling units (35 duplexes) served by public water and sewer.

Mr. Haskell will send information about the hydrant locations to Chief Moore. There is an existing curb cut at the intersection of Willow Way and Gateway Drive, formerly entrance to the old farm. The detention pond has water in it; there is no prohibition against ice skating. Mr. Georgitis said they can post a sign. There were several comments at the Planning Board's public hearing regarding the condition of Bypass Road. Mr. Oliver said it is on the list for repaving. Mr. Genereux will review the boundary monumentation on the plan. Chief Moore said the chimneys need 3 inspections, the foundation, when the chimney is in place, and before it is closed in. The Fire Department would like 24 hour notice to schedule the inspections. Mr. Georgitis said that based on the ITE manual, they estimate 88 peak hour trips. The standard for an active adult retirement community is different from a subdivision. Mr. Georgitis asked Mr.

Oliver if the large 25 MPH sign could be moved farther up Bypass Road away from its current location at the entrance.

ADJOURN

MOTION

Motion by Chief Moore, seconded by Mr. Genereux, to adjourn and sign plans and Findings.
PASSED unanimously.

RESPECTFULLY SUBMITTED:

Cinndi Davidson, Meeting Recorder

ACCEPTED BY:

Michael G. Livingston, PE, Town Engineer/Planner



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Planning Assistant</i>	sbelanger@wellstown.org

Site Plan Application Memo

Date: January 22, 2016

To: Planning Board

From: Planning Office

Re: Burnt Mill Estates – Site Plan – Map 62, Lot 12 and 13 and Map 63, Lot 7

Project Description:

Brad Booth, applicant, has submitted a Site Plan Application on behalf of the property owner Burnt Mill Holding Company, LLC for the Burnt Mill Estates Site Plan on parcels of land located off of Hobbs Farm Road. An 18-hole golf course and driving range (low-intensity commercial recreation use) is proposed ; a Kids Club and Fitness Club with pool (club use) is proposed; a Clubhouse with retail space and small event space is proposed (club use); an Event barn is proposed (club use); Maintenance buildings, sheds and restrooms (club use) are proposed; and a Standard Restaurant use (limited to 74 seats) is proposed within the Clubhouse building. The site plan involves associated parking and infrastructure for all uses proposed. The parcels total 367.4 acres (97.89 to be development for the subdivision lots/ units; 158.63 acres to be development for the golf course and clubhouse uses; 79.78 acres to remain undeveloped Open Space; and 31.1 to remain undeveloped conservation easement area.) The parcels are located off of Hobbs Farm Road and are within the Rural and 75' Shoreland Overlay Districts. Tax Map 62, Lot 12 and 13 and Map 63, Lot 7.

The 174 unit major subdivision was reviewed separately.

§ 145-70. Applicability.

All uses identified as permitted with site plan approval in Article V shall be subject to the requirements of this article in the following situations:

- A. A new use is proposed on a lot; **YES - a 34,410 SF in new structure proposed for the Club use.**
- B. Resumption of a use which has been discontinued for at least two years is proposed; or
- C. An existing use proposes to expand its gross floor area and/or land area.

§ 145-71. Reviewing authority. [Amended 4-19-1997]

- A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. **Editor's Note: The Reviewing Authority Chart is included at the end of**

this chapter. **[Amended 4-18-1998] The application sought requires Planning Board approval.**

- B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

§ 145-72. Applications. [Amended 4-26-1996]

Appropriate application forms shall be available from the Office of Planning and Development. All applications shall be filed with the Office of Planning and Development, and the application fee shall be paid to the Town of Wells.

§ 145-73. Fees.

- A. An application fee as established by the Board of Selectmen, following notice and a public hearing, shall be paid at the time an application is filed. **Applicant submitted the required application fee and escrow deposit.**
- B. The applicant shall reimburse the Town for all expenses incurred for notifying abutters of the proposed site plan and advertising of any public hearing regarding the site plan.
- C. The Town staff or Planning Board may employ the services of technical experts to assist it in reviewing applications and in determining appropriate conditions of approval. The applicant shall be informed of the intended use of such services and their approximate cost. A deposit equal to the estimated cost shall be paid to the Town prior to the employment of any such technical experts. The total cost of any such review shall be paid by the applicant prior to the signing of any approved plans. If the entire deposit is not expended, the remaining balance shall be returned to the applicant. **[Amended 4-26-1996; 11-7-2000]**

§ 145-74. Review and approval process.

- G. Amendment to approved site plans.
 - (2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed.** *
 - (3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.
 - (4) Field changes to approved site plans. **[Added 4-18-1998] Not applicable at this time**
- H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**

I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **To be determined**

A. **Preapplication. [Amended 4-14-2000] ***

- (1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:
 - (a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 7/24/15 the Code Officer determined the uses are permitted.**
 - (b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 7/24/15**
 - [1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**
 - [2] Certify that said notices have been sent or delivered.
 - [3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**
 - [4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board received the site plan amendment application on 8/3/15**
 - (c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.
- (2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 7/24/15; meeting was on 8/3/15**
- (3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **SRC comments to be determined**
- (4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

Recommendations and conclusions:

1. The Planning Board should discuss the following for Burnt Mill Site Plan:
 - a. **Parking:**
 - i. Theaters, auditoriums, function halls, clubs, churches and other places of assembly require 1 space per 4 seats, based upon occupancy load
 1. Clubhouse:
 - a. The Clubhouse is 24,000 SF and contains a retail space and small event space which are accessory to the Club use. The size of the retail space and small event space to be noted on the plan.
 - b. The applicant proposes 3 spaces for the retail area and 5 spaces for the small event space (20 seats/4 = 5 spaces). See sheet C6.5 notes. No parking is proposed for the Clubhouse.
 - c. CEO also calculated 8 spaces to be required for the retail space and event space as well.
 - d. Note 3 for sheet C6.4 on sheet C6.0 states the Clubhouse occupancy is restricted to 125. $125/4 = 32$ spaces for the Clubhouse, 2 to be ADA compliant (8 for the retail & event space and 24 spaces for the remaining Clubhouse area). *
 - e. Open to HOA members, Club Members, and the general public?
 - f. Planning Board to review and determine which calculation to use. (* recommended)
 2. Event Barn:
 - a. The Event Barn is 5,000 SF in size and is a Club use.
 - b. See sheet C6.0 (C6.4, C6.5, and C6.6 note 3) restricts the occupancy of the Event Barn to 125. $125/4 = 32$ spaces, 2 to be ADA compliant.
 - c. CEO calculated the 5,000 SF Event Barn to have an occupancy of 334. $334/4 = 84$ spaces required, 4 to be ADA compliant.
 - d. See sheet C6.0 (C6.1 & C6.2 Note 4b) the applicant proposes 25 spaces (1 to be ADA compliant) based on 100 seats proposed for the event Barn.
 - e. Why is the Event Barn so large if only 100 seats or 125 people/ occupancy are to use the building?
 - f. Open to HOA members, Club Members and some general public?
 - f. Planning Board to review and determine which calculation to use.
 3. Kids Club:
 - a. The Kids Club is 1,150 SF in size and is a Club use.
 - b. See sheet C6.0 (C6.7 & C6.8 note 4) restricts the occupancy of the Kids Club to 50. $50/4 = 13$ spaces required, 1 to be ADA compliant. *
 - c. CEO calculates an occupancy of 77. $77/4 = 20$ spaces required, 1 to be ADA compliant.
 - d. See sheet C6.0 (C6.1 & C6.2 Note 4b) the applicant proposes 15 spaces of which 1 is ADA compliant.
 - e. Open only to HOA members and Club Members?
 - f. Sheet C6.7 calls the Kids Club a Daycare use? This should be corrected to Club Use and calculation noted to reflect

which method the Planning Board finds acceptable.
(*recommended)

4. Fitness Club & Pool:
 - a. The Fitness Club (5,380 SF) & Pool (3,220) with apron is a Club use.
 - b. See sheet C6.0 (C6.7 & C6.8 note 4) restricts the occupancy of the Fitness Club to 100. $100/4 = 25$ spaces.
 - c. The Pool occupancy is restricted to 146. $146/4 = 37$ spaces.
 - d. $25 + 37 = 62$ spaces required (3 to be ADA compliant). *
 - e. CEO calculates the Fitness Club to require 36 spaces and the Pool to require 41 spaces for a total of 77 spaces (4 to be ADA compliant) .
 - f. See sheet C6.0 (C6.1 & C6.2 Note 4b) the applicant proposes 56 spaces of which 2 are ADA compliant (3 should be ADA compliant).
 - g. Open only to HOA members and Club Members
 - h. The Planning Board should review and determine which calculation to use. (*recommended)

5. Maintenance Buildings:
 - a. The Maintenance Buildings (9,040 SF total SF) are a club use/ accessory to the club use.
 - b. The buildings mirror a contractor or warehousing type use with regard to parking.
 - c. The CEO calculates 8,500 SF of space requires 9 parking spaces ($8500/1000 = 9$).
 - d. $9040/1000 = 9$ spaces required, 1 to be ADA compliant.
 - e. The applicant proposes 8 spaces (1 of which is ADA compliant). *
 - f. The Planning Board should review and determine which calculation to use. (*recommended)

ii. Low-Intensity Commercial Recreation Use (Golf Course & Driving Range) parking recommendation by CEO to be considered by the Planning Board

1. Golf Course and Driving Range:
 - a. Golf Course and Driving Range uses were recommended by the CEO to provide 120 parking spaces. (The number of driving range stations and putting greens can adjust this number once provided).
 - b. Applicant proposes 100 spaces for these uses, 4 to be ADA compliant.
 - c. Open to HOA members, Club Members, and the general public?
 - d. Golf cart parking and storage locations not identified at the Clubhouse.
 - e. Once Planning Board has the driving stations and number of putting greens the recommended number of parking spaces for this use can be determined.

b. Landscaping:

1. Clubhouse: A landscape plan for the Clubhouse & Event Barn is noted on sheet C6.8. Planning Board to review the proposed landscaped buffer along Hobbs Farm Road and determine if what is proposed is sufficient.
2. Kids Club: A landscape plan for the Kids Club is noted on sheet C6.7. Planning Board to review the proposed landscaped buffer along Hobbs Farm Road and determine if what is proposed is sufficient.

3. Fitness Club & Pool: See sheet C6.7 for Fitness Club landscaping proposed. Planning Board to review the proposed landscaped buffer along Old Mill Trail and determine if what is proposed is sufficient.
4. Restroom: Is a landscaped buffer proposed or required for the Shelter/Restroom off of Old Mill Trail?
5. Driving Range: What landscape buffer is proposed for the Driving Range off of Hobbs Farm Road/ Old Mill Trail?
6. Maintenance Buildings: The Maintenance Building notes to protect existing trees and maintain a treed buffer. No details of what exists for this buffer along Hobbs Farm Road is provided. Does the Board find what exists, sufficient?
7. What plantings or fencing is proposed for residential abutters next to the Fitness Club and near the Kid's Club?
 - a. Fitness Club should have a visual screen (6' tall fence of arborvitae plantings) for the residential abutter to the northeast
 - b. Kids Club screening sufficient for residential abutters along Hobbs Farm Road?
 - c. The Burnt Mill Estates subdivision plan requires buffering along all lot lines of the Open Space. The Planning Board should determine that the residential abutters of the golf course are protected by that 50' Open Space buffer.

c. Plan mark-ups/revisions:

- i. Planning Office has various plan mark-ups to be addressed and comments to be addressed within the review checklists
- ii. Fitness Club dumpster must be relocated to meet a 25' lot line setback requirement for a residential abutter
- iii. Sheet C6.9 to become the Maintenance Building site plan sheet
- iv. Standard Condition of approval notes to be added to sheet C6.0
- v. Lot coverage table to be added to sheet C6.1
- vi. Open spaces areas to be added to sheet C6.1
- vii. Sheet C6.16 not part of the site plan set
- viii. Sight distance for Maintenance Building, Kids Club and Fitness Club not provided.
- ix. Applicant to confirm no exterior lighting is proposed for the accessing buildings/ sheds such as the restrooms, storm shelters, irrigation sheds, etc.
- x. Irrigation pump house and Wastewater Pump building details not provided. Are any generators or equipment that produce noise anticipated for these buildings?

d. Traffic:

- i. The Planning Board to determine if traffic data is needed for the Golf Course, driving range, clubhouse, restaurant, Kids Club, Fitness Club & Pool and Maintenance Building impacts.
- ii. Burnt Mill Estates subdivision review based traffic calculations off of the 174 dwelling units proposed.

e. Initial Fire Department Comments:

- i. Fire Chief to review the Clubhouse/ Event Barn; the Kids Club, the Fitness Center/ Pool, and the Maintenance building to ensure sufficient access is proposed. Fire Department typically looks for:
 - ii. Access to at least 3 sides of a building and sufficient off-street turnarounds
 - iii. Knox Box installation for buildings and gates

- iv. Clear building numbering and signage to locate buildings/ neighborhoods
- v. Note the distance to the nearest fire hydrant/ponds
- vi. Note size of proposed fire ponds
- vii. Note sprinkler systems to be installed if proposed/ required
- viii. Dumpsters to be a minimum of 10 feet from buildings.

2. The Planning Board should determine if the workshop should be continued or if it is appropriate to appoint the Town Planner as the completeness agent, so a public hearing can be set once the application is found complete.

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7 Date of Review: 1/11/16; 1/22/16

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 which shall contain the following information:				W	Scale of plans are 1" = 200/ 60/ 50/ 40/ 20 <u>Planning Board to consider a waiver permitting plans with a smaller plan scale of 1" = 40 feet.</u>
(1)	The name and address of the applicant plus the name of the proposed development.	Y				
(2)	Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				<u>Table recommended to be added to sheet C6.1.</u> <u>SF of restaurant space, retail space and small event space within the Clubhouse to be noted where applicable throughout the plan set.</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				Site plans have been prepared by a licensed engineer and not a surveyor. Boundary Survey of the Burnt Mill Estates Subdivision prepared by Corner Post Land Surveying.
(4)	All existing and proposed setback dimensions.	Y				Noted on sheet C6.1
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y*				See note 9. <u>No lighting proposed for shelters, restrooms, or other accessory buildings/ sheds in the Open Space golf course areas. Applicant to confirm.</u>
(6)	The type, size and location of all incineration devices.			NA		No such devices proposed.

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7 Date of Review: 1/11/16; 1/22/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		No such machinery noted. <u>Irrigation pump house and Wastewater Pump building details not provided. Are any generators or equipment that produce noise anticipated for these buildings?</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				
(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	Y				2 foot contours of the parcel identified on the plan.
(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*				All parking appears to be designed to meet the 90 degree parking requirements. Handicap accessible parking spaces are shown. <u>Required number of spaces to be determined for each Club use building and the Low Intensity Commercial Recreation (golf course/ driving range) use.</u> Handicap parking spaces to be shown with signage requirements noted on C6.0.
(10)						

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
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Project Name/District: Burnt Mill Estates Site Plan - Rural & 75' Shoreland
 Overlay District - Tax Map 62, Lots 12 & 13 and Map 63,
 Lot 7

Date of Review: 1/11/16; 1/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A landscape plan for the Kids Club is noted on sheet C6.7. <u>Planning Board to review the proposed landscaping along Hobbs Farm Road and determine if what is proposed is sufficient.</u></p> <p>A landscape plan for the Clubhouse & Event Barn is noted on sheet C6.8. <u>Planning Board to review the proposed landscaping along Hobbs Farm Road and determine if what is proposed is sufficient.</u></p> <p>The Maintenance Building notes to protect existing trees and maintain a treed buffer. <u>No details of what exists for this buffer along Hobbs Farm Road is noted. Does the Board find what exists, sufficient?</u></p> <p><u>Is landscaping proposed or required for the Shelter/Restroom off of Old Mill Trail?</u></p> <p>See sheet C6.7 for Fitness Club landscaping proposed. <u>Planning Board to review the proposed landscaping along Old Mill Trail and determine if what is proposed is sufficient.</u></p> <p><u>What landscape buffer is proposed for the Driving Range off of Hobbs Farm Road/ Old Mill Trail?</u></p> <p><u>What plantings or fencing is proposed for residential abutters next to the Fitness Club and near the Kid's Club.</u> Plan references note 28 on sheet 2 of subdivision plan for buffer restrictions.</p>

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 4 of 6

Project Name/District: Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7 Date of Review: 1/11/16; 1/22/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				See note 13 for Sheet C6.1 and C6.2 on sheet C6.0
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y*				<u>Some street labelling needed on marked-up sheets.</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.	Y*				Abutters noted on the site plan. <u>See plan mark-ups for recommended changes.</u>
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				
B.	Documentation of right, title or interest in the proposed site.	Y				
C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			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				See note 12 for sheet C6.1 and C6.2 on sheet C6.0
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		Not served by public sewer (WSD).
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		Not served by public water (KKWWD).

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 5 of 6

Project Name/District: Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7 Date of Review: 1/11/16; 1/22/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:	Y*				<u>The Planning Board to determine if traffic data is needed for the Golf Course, driving range, clubhouse, restaurant, Kids Club, Fitness Club & Pool and Maintenance Building impacts.</u> Burnt Mill Estates subdivision review based traffic calculations off of the 174 dwelling units proposed.
(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*				<u>Standard conditions of approval to be added to the site plan.</u> Soil erosion and sedimentation control Best Management Practices are a standard condition of approval, see note 17 for sheet C6.1 and C6.2 on sheet C6.0.

Town of Wells , Maine
Article X , 145-77 Data Requirements (Completeness Review)
Page 6 of 6

Project Name/District: Burnt Mill Estates Site Plan - Rural & 75' Shoreland Overlay District - Tax Map 62, Lots 12 & 13 and Map 63, Lot 7 Date of Review: 1/11/16; 1/22/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
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]					Stormwater management reviewed by the Town Engineer. Site Plan is subject to the MDEP, ACOE Permit #NAE-2006-02949M3 dated 8/11/2015
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:

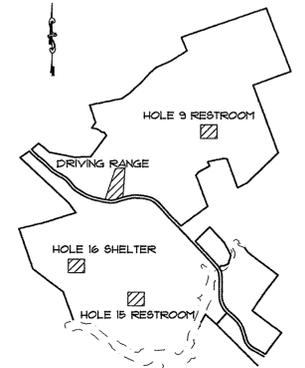
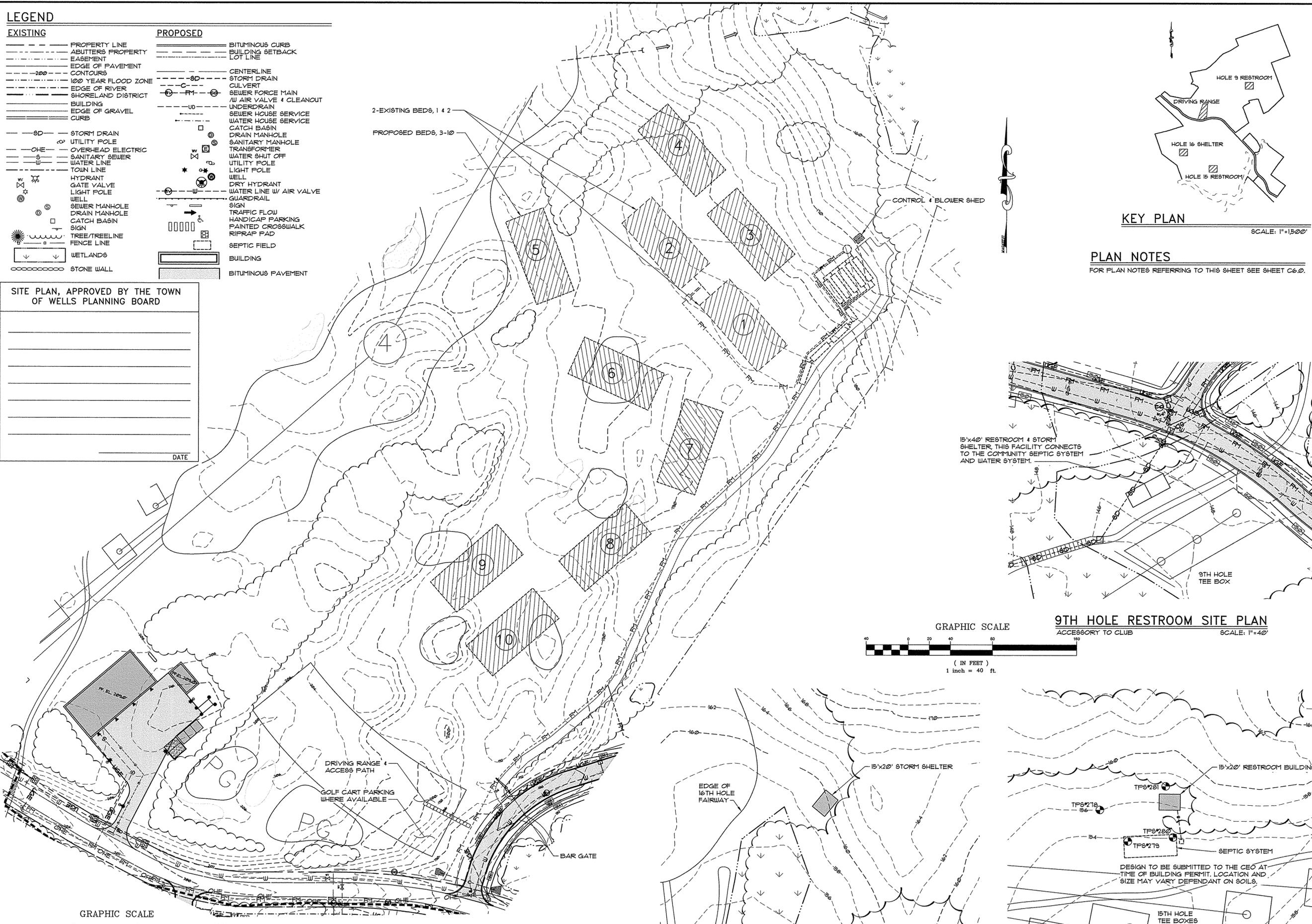
1. See Article V, VI, VII review comments.
2. Fire Chief to review the Clubhouse/ Event Barn; the Kids Club, the Fitness Center/ Pool, and the Maintenance building to ensure sufficient access is proposed. Fire Department typically looks for:
 - a. Access to at least 3 sides of a building and sufficient off-street turnarounds
 - b. Knox Box installation for buildings and gates
 - c. Clear building numbering and signage to locate buildings/ neighborhoods
 - d. Note the distance to the nearest fire hydrant/ponds
 - e. Note size of proposed fire ponds
 - f. Note sprinkler systems to be installed if proposed/ required
 - g. Propane/ Fuel tanks labelled, noted to be above or below ground, and size of tank(s) proposed and setbacks if near abutting lot lines
 - h. Protective bollards for fuel tanks adjacent to parking areas/ travel ways
 - i. Dumpsters to be a minimum of 10 feet from buildings.

LEGEND

EXISTING	PROPOSED
--- PROPERTY LINE	--- BITUMINOUS CURB
--- ADJUTERS PROPERTY EASEMENT	--- BUILDING SETBACK LOT LINE
--- 200' EDGE OF PAVEMENT CONTOURS	--- CENTERLINE
--- 100 YEAR FLOOD ZONE	--- STORM DRAIN CULVERT
--- EDGE OF RIVER	--- SEWER FORCE MAIN W/ AIR VALVE & CLEANOUT
--- SHORELAND DISTRICT	--- UNDERDRAIN
--- BUILDING	--- SEWER HOUSE SERVICE
--- EDGE OF GRAVEL CURB	--- WATER HOUSE SERVICE
--- 8" STORM DRAIN	--- CATCH BASIN
--- UTILITY POLE	--- DRAIN MANHOLE
--- OHE OVERHEAD ELECTRIC	--- SANITARY MANHOLE
--- S SANITARY SEWER	--- TRANSFORMER
--- W WATER LINE	--- WATER SHUT OFF
--- T TOWN LINE	--- UTILITY POLE
--- HYDRANT	--- LIGHT POLE
--- GATE VALVE	--- WELL
--- L LIGHT POLE	--- DRY HYDRANT
--- S SEWER MANHOLE	--- WATER LINE W/ AIR VALVE
--- DRAIN MANHOLE	--- GUARDRAIL
--- CATCH BASIN	--- SIGN
--- SIGN	--- TRAFFIC FLOW
--- TREE/TREELINE	--- HANDICAP PARKING
--- FENCE LINE	--- PAINTED CROSSWALK
--- WETLANDS	--- RIPRAP PAD
--- STONE WALL	--- SEPTIC FIELD
	--- BUILDING
	--- BITUMINOUS PAVEMENT

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

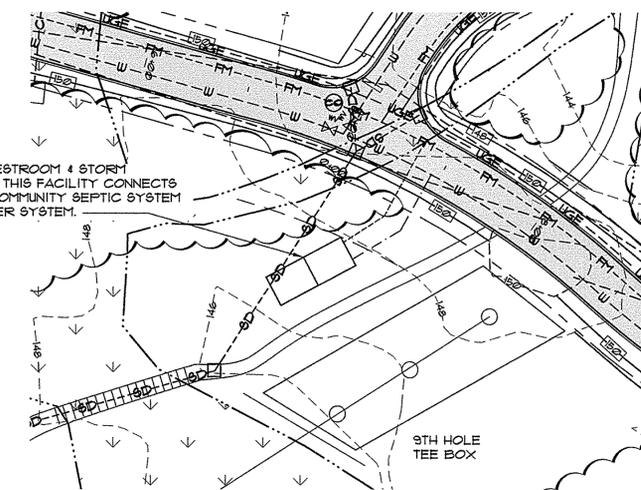
DATE _____



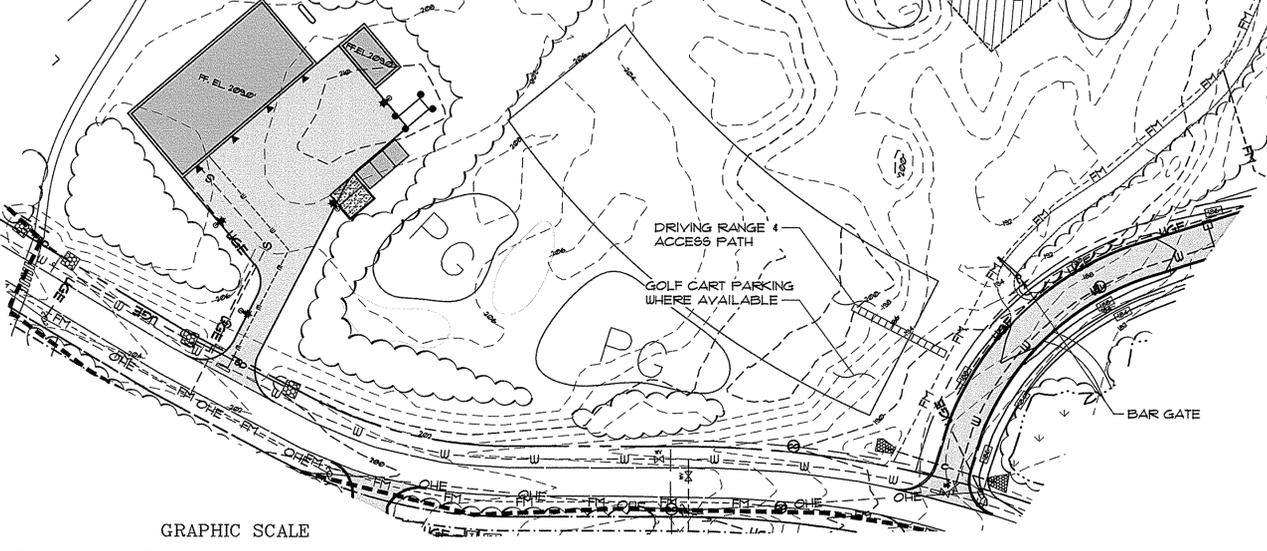
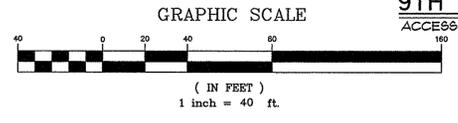
KEY PLAN
SCALE: 1"=1500'

PLAN NOTES

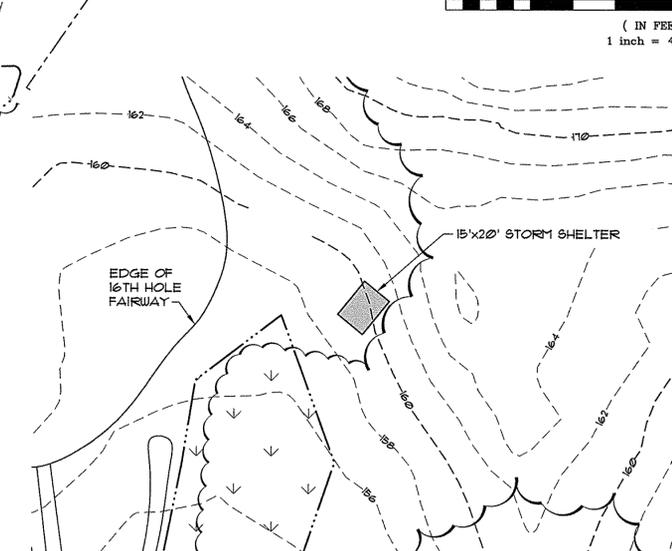
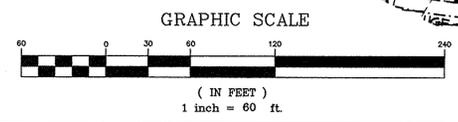
FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.



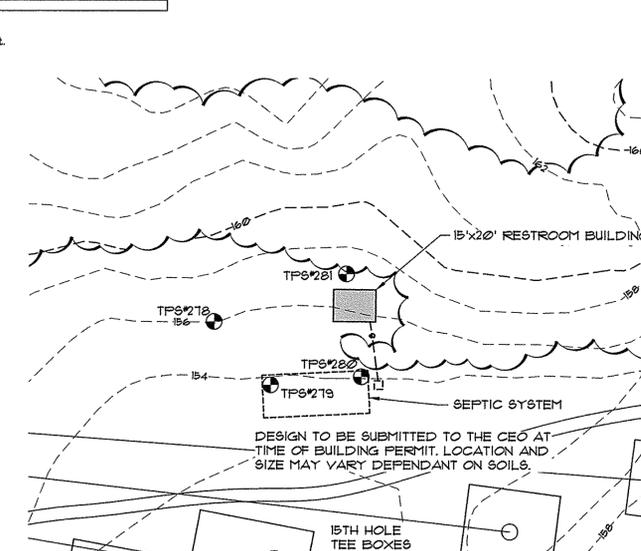
9TH HOLE RESTROOM SITE PLAN
ACCESSORY TO CLUB
SCALE: 1"=40'



DRIVING RANGE SITE PLAN
SCALE: 1"=60'

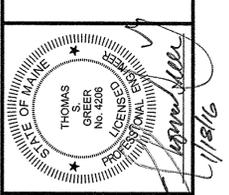


16TH HOLE STORM SHELTER SITE PLAN
ACCESSORY TO CLUB
SCALE: 1"=40'



15TH HOLE RESTROOM SITE PLAN
ACCESSORY TO CLUB
SCALE: 1"=40'

PINKHAM & GREER CIVIL ENGINEERS
28 WINDHAM AVE. PORTLAND, ME 04107
TEL: 207.761.5342 FAX: 207.761.4245



REV.	DATE	DESCRIPTION
7	1/18/16	REVISED PER TOWN COMMENTS
6	12/7/15	REVISED PER TOWN STAFF REVIEW
5	12/1/15	REVISED PER TOWN STAFF REVIEW
4	11/5/15	REVISED PER TOWN STAFF REVIEW
3	9/28/15	REVISED PER TOWN STAFF REVIEW
2	7/7/15	TOWN SUBMITTAL
1	3/27/15	DEP SUBMITTAL

BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113

DRN BY: JDC/JWG
DES BY: TSG
CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD
& HOBBS FARM ROAD, WELLS, MAINE

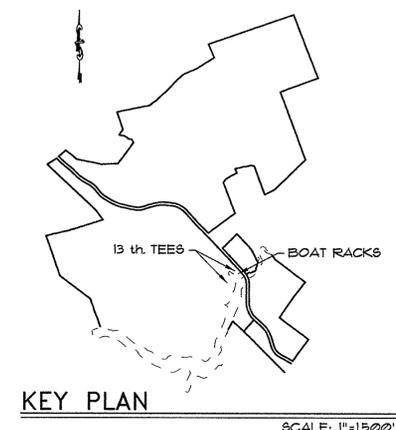
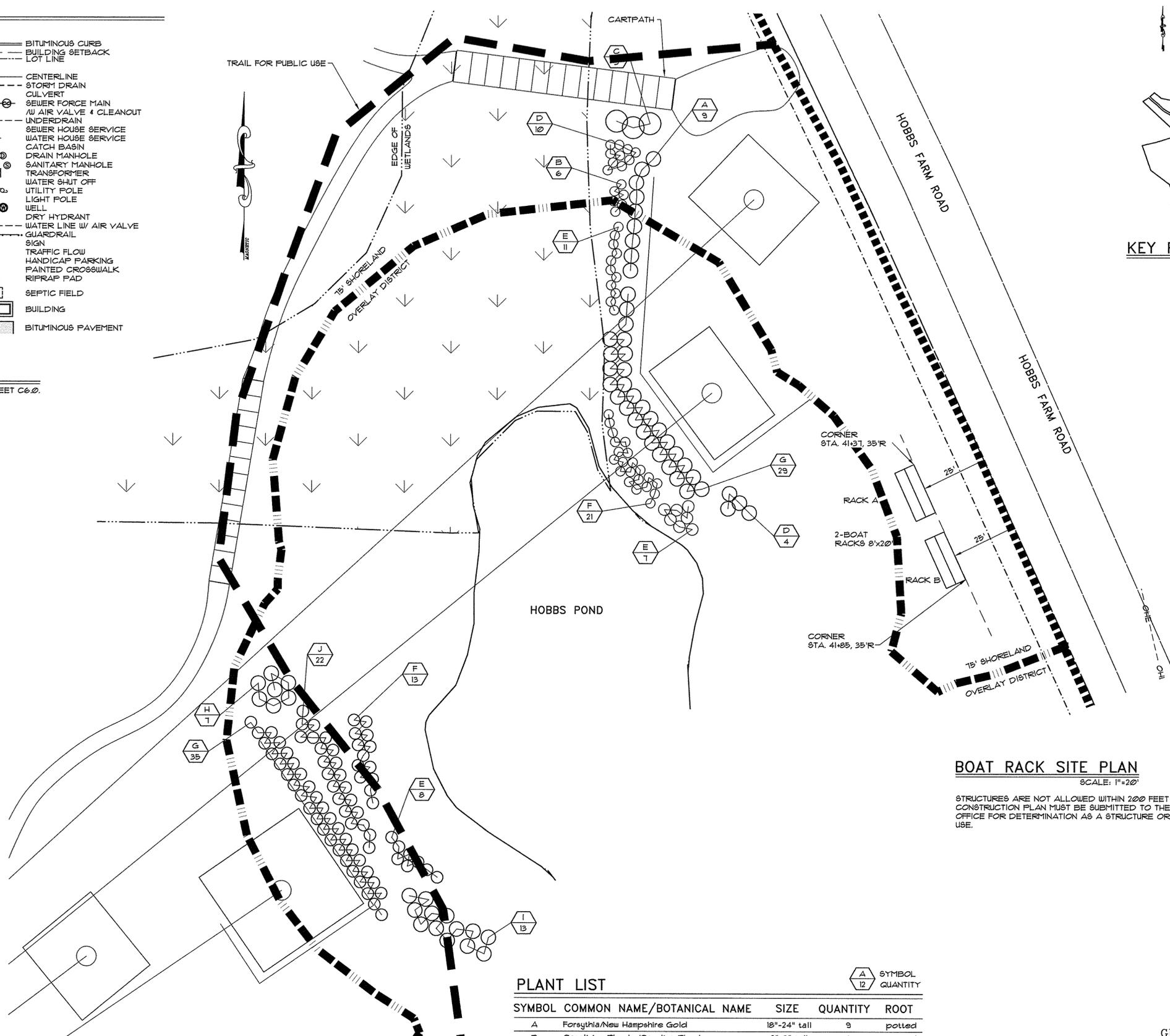
**DRIVING RANGE AND
GOLF COURSE RESTROOM
& STORM SHELTER SITE PLANS**

LEGEND

EXISTING	PROPOSED
—●— PROPERTY LINE	—●— BITUMINOUS CURB
—●— ABUTTERS PROPERTY EASEMENT	—●— BUILDING SETBACK LOT LINE
—●— EDGE OF PAVEMENT	—●— CENTERLINE
—●— CONTOURS	—●— STORM DRAIN
—●— 100 YEAR FLOOD ZONE	—●— CULVERT
—●— EDGE OF RIVER	—●— SEWER FORCE MAIN
—●— SHORELAND DISTRICT	—●— W/ AIR VALVE & CLEANOUT
—●— BUILDING	—●— UNDERDRAIN
—●— EDGE OF GRAVEL CURB	—●— SEWER HOUSE SERVICE
—●— STORM DRAIN	—●— WATER HOUSE SERVICE
—●— UTILITY POLE	—●— CATCH BASIN
—●— OVERHEAD ELECTRIC	—●— DRAIN MANHOLE
—●— SANITARY SEWER	—●— SANITARY MANHOLE
—●— WATER LINE	—●— TRANSFORMER
—●— TOWN LINE	—●— WATER SHUT OFF
—●— HYDRANT	—●— UTILITY POLE
—●— GATE VALVE	—●— WELL
—●— LIGHT POLE	—●— DRY HYDRANT
—●— WELL	—●— WATER LINE W/ AIR VALVE
—●— SEWER MANHOLE	—●— GUARDRAIL
—●— DRAIN MANHOLE	—●— SIGN
—●— CATCH BASIN	—●— TRAFFIC FLOW
—●— SIGN	—●— HANDICAP PARKING
—●— TREE/TREELINE	—●— PAINTED CROSSWALK
—●— FENCE LINE	—●— RIPRAP PAD
—●— WETLANDS	—●— SEPTIC FIELD
—●— STONE WALL	—●— BUILDING
	—●— BITUMINOUS PAVEMENT

PLAN NOTES

FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.



BOAT RACK SITE PLAN

SCALE: 1"=20'

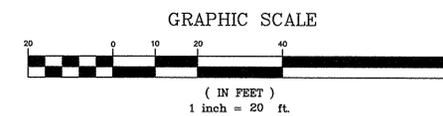
STRUCTURES ARE NOT ALLOWED WITHIN 200 FEET OF HOBBS POND. CONSTRUCTION PLAN MUST BE SUBMITTED TO THE CODE ENFORCEMENT OFFICE FOR DETERMINATION AS A STRUCTURE OR A WATER DEPENDENT USE.

13TH TEE LANDSCAPE PLAN

SCALE: 1"=20'

PLANT LIST

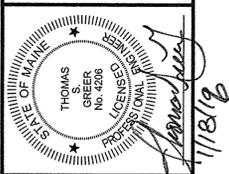
SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	Forsythia/New Hampshire Gold	18"-24" tall	9	potted
B	Carolinum Rhodo/Carolina Rhodo	2"-3" tall	6	potted
C	A. Crinela/Amur Maple	3" cal.	3	B&B
D	Catawba Rhodo/(White)	18"-24" tall	14	potted
E	Viscosum/Swamp Azalea	18"-24" tall	26	potted
F	Azalea Abrescens Viscosum/Lemon Drop	15"-18" tall	34	potted
G	J. Chinensis Pfitz/Juniper "Blue"	18"-24" tall	64	potted
H	V. Prunifolium/Blackhaw Viburnum	18"-24" tall	7	potted
I	C. Sericea/Redtwig Dogwood	2'-3' tall	13	potted
J	M. Pennsylvanica/Northern Bayberry	18"-24" tall	22	potted



SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE _____

PINKHAM & GREER CIVIL ENGINEERS
 28 WANKHE AVE. PORTLAND, ME 04103
 TEL: 207.761.5242 FAX: 207.761.4245



REV.	DATE	DESCRIPTION
1	3/27/15	DEF SUBMITTAL
2	7/7/15	TOWN SUBMITTAL
3	11/5/15	REVISED PER TOWN STAFF REVIEW
4	12/1/15	REVISED PER TOWN STAFF REVIEW
5	12/7/15	REVISED PER TOWN STAFF REVIEW
6	1/18/16	REVISED PER TOWN COMMENTS

BURNT MILL HOLDING COMPANY
 222 HOBBS FARM ROAD
 WELLS, MAINE 04090

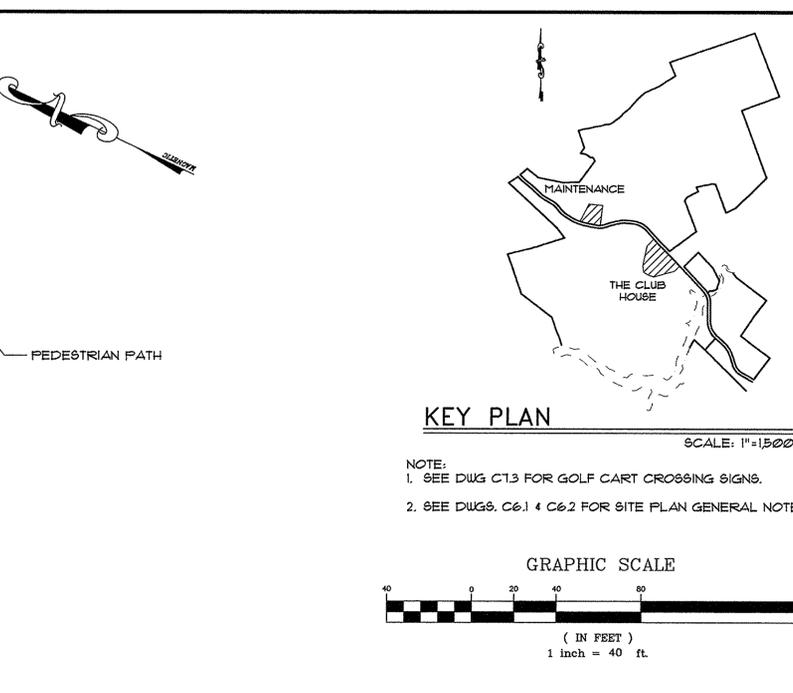
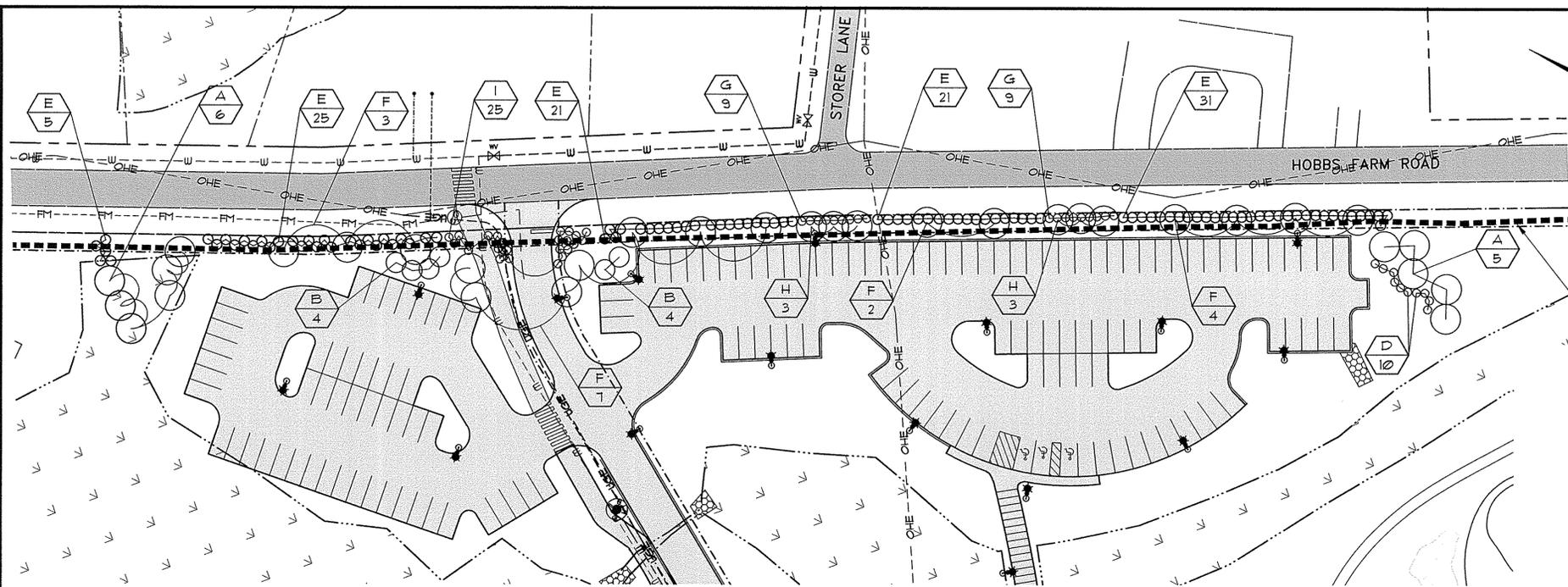
SCALE: AS SHOWN
 DATE: JANUARY 14, 2015
 PROJECT: 14113

DRN BY: JDC/JWG
 DESG BY: TSG
 CHK BY: TSG

BURNT MILL ESTATES
 STATE ROUTE 9A, MEETINGHOUSE ROAD
 & HOBBS FARM ROAD, WELLS, MAINE

13TH TEE LANDSCAPE PLAN
 & BOAT RACK SITE PLAN

C6.9



PLANT LIST

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	Pinus Strobus / White Pine	5'-1' tall	11	B4B
B	Betula Nigra / River Birch	2 1/2" cal.	6	B4B
D	Arbutifolia Brilliantissima / Chokeberry	8' tall	10	B4B
E	Syringa/Lilac	2'-3' tall	103	B4B
F	Sugar Maple/Acer saccharum	3" cal.	16	B4B
G	Honeysuckle/Caprifoliaceae sp.	18"-24" tall	18	potted
H	Green Ash/ Marshalls Seedless	5'-1' tall	6	B4B
I	Chinese Spr. Juniper	18"-24" tall	25	potted

41 SHADE TREES PROPOSED

CLUBHOUSE PARKING LANDSCAPE PLAN

SCALE: 1"=40'

PARKING BREAKDOWN

MAINTENANCE BUILDINGS: 1500 SF + 1000 SF, UNLISTED USE
SPACES PROVIDED: 8 STANDARD SPACES, 6-10 EMPLOYEES, PARKING IS NOT DESIGNATED. EMPLOYEES WILL PARK OUT OF THE WAY OF EQUIPMENT AND SUPPLIES.

PLAN NOTES

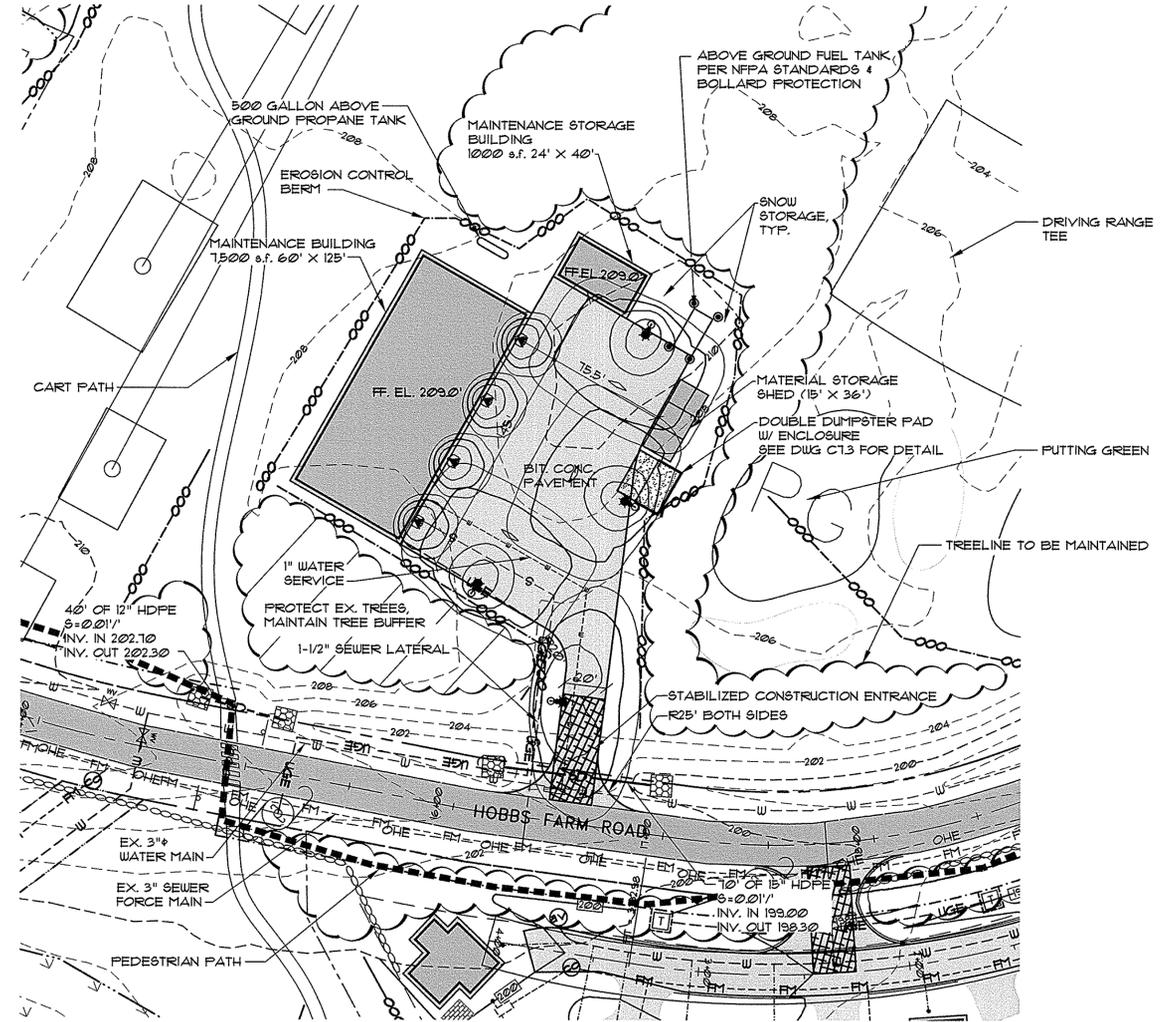
FOR PLAN NOTES REFERRING TO THIS SHEET SEE SHEET C6.0.

LEGEND

EXISTING	PROPOSED	EROSION CONTROL
— P — PROPERTY LINE	— B — BITUMINOUS CURB	— C — CATCH BASIN PROTECTION
— A — ABUTTERS PROPERTY	— S — BUILDING SETBACK	— E — EROSION CONTROL BERM
— E — EASEMENT	— L — LOT LINE	— C — CHECK DAM
— P — EDGE OF PAVEMENT	— C — CENTERLINE	— R — RIPRAP
— F — CONTOURS	— D — DRY STORM DRAIN	— S — STABILIZED CONSTRUCTION ENTRANCE
— F — 100 YEAR FLOOD ZONE	— C — CULVERT	
— S — SHORELAND DISTRICT	— S — SEWER FORCE MAIN	
— B — BUILDING	— A — AIR VALVE & CLEANOUT	
— G — EDGE OF GRAVEL	— U — UNDERDRAIN	
— C — CURB	— S — SEWER HOUSE SERVICE	
	— W — WATER HOUSE SERVICE	
	— C — CATCH BASIN	
	— M — DRAIN MANHOLE	
	— S — SANITARY MANHOLE	
	— T — TRANSFORMER	
	— S — WATER SHUT OFF	
	— P — UTILITY POLE	
	— L — LIGHT POLE	
	— W — WELL	
	— D — DRY HYDRANT	
	— W — WATER LINE W/ AIR VALVE	
	— G — GUARDRAIL	
	— S — SIGN	
	— T — TRAFFIC FLOW	
	— P — HANDICAP PARKING	
	— P — PAINTED CROSSWALK	
	— P — RIPRAP PAD	
	— S — SEPTIC FIELD	
	— B — BUILDING	
	— P — BITUMINOUS PAVEMENT	
	— P — PEDESTRIAN EASEMENT/TRAIL	

SIGHT DISTANCE

ENTRANCE	LEFT	RIGHT
HOBBS FARM ROAD CROSSWALK	350'	1000'
MAINTENANCE BUILDING ENTRANCE	450'	400'



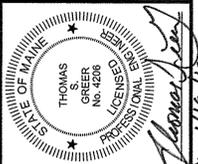
MAINTENANCE BUILDING SITE PLAN

SCALE: 1"=40'

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE _____

PINKHAM & GREER
CIVIL ENGINEERS
28 WANAHA AVE. PORTLAND, ME. 04103
TEL. 207.781.5442 FAX. 207.781.4495



REV.	DATE	DESCRIPTION
7	1/19/16	REVISED PER TOWN COMMENTS
6	12/16/15	REVISED PER STAFF COMMENTS
5	12/7/15	REVISED PER TOWN STAFF REVIEW
4	12/1/15	REVISED PER TOWN STAFF REVIEW
3	11/5/15	REVISED PER TOWN STAFF REVIEW
2	7/7/15	TOWN SUBMITTAL
1	3/27/15	DEP SUBMITTAL

BURNT MILL HOLDING COMPANY
222 HOBBS FARM ROAD
WELLS, MAINE 04090

SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113

DRN BY: JDC/JWG
DESIGN BY: TSG
CHK BY: TSG

BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD
& HOBBS FARM ROAD, WELLS, MAINE

**MAINTENANCE BUILDING
SITE PLAN & CLUBHOUSE
PARKING LANDSCAPE PLAN**

C6.8



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-2935
Website: www.wellstown.org

<i>Michael G. Livingston, Town Engineer/Planner</i>	mlivingston@wellstown.org
<i>Shannon M. L. Belanger, Planning Assistant</i>	sbelanger@wellstown.org

Major Preliminary Subdivision Application Memo

Date: January 21, 2016
To: Planning Board
From: Planning Office
Re: Wire Road Subdivision – Tax Map 75, Lot 1

Project Description:

Attar Engineering has submitted a Preliminary Subdivision Application for a 40 lot/ 40 single family dwelling unit Residential Cluster Development (major subdivision) on behalf of the property owner Highpine Properties, LLC. The property is located off of Wire Road and is identified as Tax Map 75, Lot 1 and is located within the Rural District. The property is 100.26 acres in size and 73.73 acres is proposed as dedicated Open Space. The subdivision proposes private street right-of-ways, common on-site septic systems, and individual on-site drilled wells.

§ 202-8. Preliminary plan for major subdivision.

A. Procedure.

- (1) Within six months after the on-site inspection by the Board, the subdivider shall submit an application for approval of a preliminary plan at least 10 days prior to a scheduled meeting of the Board. Failure to do so shall require resubmission of the sketch plan to the Board. The preliminary plan shall approximate the layout shown on the sketch plan, plus any recommendations made by the Board. **[Amended 7-11-1996] Site Walk conducted on 4/29/14 and Preliminary Subdivision application not submitted. Pre-App re-submitted 10/20/15 and site walk waived by the Planning Board on 11/20/15.**
- (2) All applications for preliminary plan approval for a major subdivision shall be accompanied by an application fee in the amount established by the Board of Selectmen following notice and a public hearing. In addition, the applicant shall pay a fee of \$25 per lot or dwelling unit, to be deposited in a special account designated for that subdivision application, to be used by the Planning Board for hiring independent consulting services to review the application. If the balance in this special account shall be drawn down by 75%, the Board shall notify the applicant and require that an additional \$10 per lot or dwelling unit be deposited by the applicant. The Board shall continue to notify the applicant and require that an additional \$10 per lot or dwelling unit be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a final decision on the subdivision application by the Board shall be returned to the applicant. **[Amended 5-16-1996; 7-9-2002; 4-16-2004] Application fee and escrow provided.**
- (3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board to

discuss the preliminary plan. **YES**

- (4) When the application is received by the Planning Board, it shall give the applicant a dated receipt acknowledging that it has received the application. **To be considered for receipt on 1/25/16**
- (5) Within 20 days of the Board meeting at which the application is received, the Board shall notify by certified mail all owners of abutting property and the Town Clerk and Planning Board of any municipality that abuts or includes any portion of the proposed subdivision that an application for subdivision approval has been submitted. The notice shall include the location of the proposed subdivision and a general description of the proposed development. The notice shall be mailed no less than seven days prior to the Board commencing review of the plan. [**Amended 7-9-2002**] **To be determined**
- (6) If the subdivision is located in more than one municipality, the Board shall have a joint meeting with the Planning Board of the adjacent municipality to discuss the plan. **Not Applicable**
- (7) Within 30 days of receipt of a preliminary plan application form and fee, the Board shall notify the applicant in writing whether or not the application is complete and what, if any, additional submissions are required for a complete application. **To be determined**
- (8) Upon determination that a complete application has been submitted for review, the Board shall issue a dated receipt to the subdivider. Within 30 days of determining a complete application has been submitted, the Board shall hold a public hearing on the preliminary plan application and shall publish notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing. A copy of the notice shall be mailed to the applicant and the owners of abutting property. **To be determined**
- (9) The Board shall, within 30 days of a public hearing or within another time limit as may be otherwise mutually agreed to by the Board and the subdivider, make findings of fact on the application and approve, approve with conditions or deny the preliminary plan. The Board shall specify in writing its findings of fact and reasons for any conditions or denial. **To be determined**
- (10) When granting approval to a preliminary plan, the Board shall state the conditions of such approval, if any, with respect to: **To be determined**
 - (a) The specific changes which it will required in the final plan;
 - (b) The character and extent of the required improvements for which waivers may have been requested and which in the Board's opinion may be waived without jeopardy to the public health, safety and general welfare; and
 - (c) The amount of all performance guaranties which it will require as prerequisite to the approval of the final plan.
- (11) Approval of a preliminary plan shall not constitute approval of the final plan or intent to approve the final plan, but rather it shall be deemed an expression of approval of the design of the preliminary plan as a guide to the preparation of the final plan. The final plan shall be submitted for approval of the Board upon fulfillment of the requirements of these regulations and the conditions of preliminary approval, if any. Prior to the approval of the final plan, the Board may require additional changes as a result of the further study of the subdivision or as a result of new information received. **To be determined**

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:
 - (a) Existing subdivisions adjacent to the proposed subdivision.

- (b) Locations and names of existing and proposed streets.
 - (c) Boundaries and designations of zoning districts.
 - (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.
- (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. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 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. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: **To be determined**

Recommendations and conclusions:

1. The Planning Board should consider receiving the Preliminary Subdivision Application.
2. The Planning Board should consider the following Preliminary review comments:
 - a. Plan change recommendations to be address by the applicant (street frontages, lot coverage notation, setbacks/buffers, adjacent subdivisions, street names, abutting properties, graphic scale corrections, lot numbers as assigned by the Town Assessor, contour datum reference,
 - b. Applicant must provide a standard subdivision layout per 145-49B(1)
 - c. Planning Board should consider the density bonus requested per 145-49D(1). A 10% bonus is requested as the subdivision proposes 73% Open Space and the 50% minimum Open Space requirement is well exceeded. If approved, the Board should make it conditional of final dedication documentation approval.
 - d. Planning Board to consider voting to allow a plan scale of 1" = 150' for sheets 1.2 and 1.5.
 - e. Planning Board should determine if there are trees greater than 24" in diameter.
 - f. Planning Board should determine if a wildlife analysis is required based on the IF&W letter provided.
3. The Planning Board should consider deeming the Town Planner as the completeness agent so a public hearing can be scheduled once the application is found complete.

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #: Wire Road Subdivision - Tax Map 75, Lot 1

Prepared By: Office of Planning & Development

Plans Dated: 1/11/16

District: Rural District

Review Date: 1/21/16

Prelim. Plan Revisions Submittal Date: 1/12/16

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				See sheet 1.1.
	(a) Existing subdivisions adjacent to the proposed subdivision.		N			<u>Adjacent subdivisions to be depicted/labeled on sheet 1.1.</u>
	(b) Locations and names of existing and proposed streets.	Y*				Existing street depicted and labeled (Wire Road). <u>Proposed streets shown but no names given. Proposed street names to be given to E911 Coordinator for approval. Once approved, street names to be labeled within the plan set.</u>
	(c) Boundaries and designations of zoning districts.	Y				See sheet 1.1, note 2.
	(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.		N			<u>Plans to correctly label abutting land owned by Highpine Properties, LLC (not Inc.) Map 60, Lot 18 is 429.36 acres (if lines/ lot lines? and hatching are depicted on the abutting parcel they must be labeled on the plans).</u>

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #: Wire Road Subdivision - Tax Map 75, Lot 1

Prepared By: Office of Planning & Development

Plans Dated: 1/11/16

District: Rural District

Review Date: 1/21/16

Prelim. Plan Revisions Submittal Date: 1/12/16

§ 202- 8. Preliminary Plan for Major Subdivision	Application Meet Requirements				
	Yes	No	NA	Waiver	Comments
(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. The Board may allow plans for subdivisions containing more than 100 acres to be drawn at a scale of not more than 200 feet to the inch provided all necessary detail can easily be read. In addition, the applicant shall submit to the Office of Planning and Development 11 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. The following information shall either be shown on the preliminary plan or accompany the application for preliminary approval: [Amended 4-12-1999]	Y*				<u>Planning Board must determine if the plan scale 1" = 150 feet is acceptable for sheets 1.2 and 1.5.</u> Other sheets scale is 1" = 80 feet or 1" = 40 feet.
(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.	Y*				<u>Will the name remain Wire Road Subdivision?</u> Lots proposed are numbered. <u>Lot numbers are to be assigned by the Town Assessor's Office and noted on the final plan submission.</u>
(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.	Y*				See sheet 1.5. Boundary Survey prepared by Post Road Surveying dated 9-12-2007. <u>Final subdivision plan sheets 1.2, 1.3, 1.4 to be certified by a licensed land surveyor.</u>
(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				YCRD Book 15311, Page 360 provided.
(d) A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.	Y*				Draft HOA Declaration prepared by Joseph Carlton dated 1-9-16 provided. <u>Town Engineer to review. Town Attorney review is recommended.</u>
(e) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.	Y*				1 foot contour intervals provided. <u>Datum reference needed.</u>

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #: Wire Road Subdivision - Tax Map 75, Lot 1

Prepared By: Office of Planning & Development

Plans Dated: 1/11/16

District: Rural District

Review Date: 1/21/16

Prelim. Plan Revisions Submittal Date: 1/12/16

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(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*				100.26 total acres noted on sheet 1.1. <u>If no trees greater than 24" in diameter at breast height exist, a note is required.</u>
	(g) Indication of the type of sewage disposal to be used in the subdivision.	Y				Sheet 1.1, note 5. Sheets 1.2, 2.3 and 5.4.
	[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.			NA		
	[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.	Y				Test pits by Michael Cuomo, CSS#211. See sheet 5.4 and 7.4. Groundwater Nitrate Evaluation Analysis provided by Sevee & Maher Engineers, Inc dated 1/12/2016. <u>To be reviewed by the Town Engineer.</u>
	(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				Sheet 1.1, Note 5. Individual drilled on-site wells are to be provided on each lot. Well restrictions depicted on sheet 1.2.
	(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				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*				<u>Abutter on Wire Road is missing.</u>
	(k) The location of any zoning boundaries affecting the subdivision.	Y				Parcel is located entirely within the Rural District.
	(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				See sheets 2.1, 2.2, 2.3 and 2.4

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #: Wire Road Subdivision - Tax Map 75, Lot 1

Prepared By: Office of Planning & Development

Plans Dated: 1/11/16

District: Rural District

Review Date: 1/21/16

Prelim. Plan Revisions Submittal Date: 1/12/16

§ 202- 8. Preliminary Plan for Major Subdivision	Application Meet Requirements				
	Yes	No	NA	Waiver	Comments
(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*				<u>Proposed street names not noted. Road names to be noted once approved by the Town Assessor. Width of Wire Road is 49.5 feet per Town Clerk Office Vol. D Pages 139, 144 & 145. Plan corrections and notation needed.</u>
(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		
(o) The proposed lot lines with approximate dimensions and lot areas.	Y				See sheets 1.3 and 1.4. All lots meet or exceed the 20,000 minimum lot size per 145-49.
(p) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.			NA		Dedicated Open Spaces areas are noted noted to be for public use.
(q) The location of any open space to be preserved and an indication of its improvement and management.	Y*				<u>A note to be added to sheet 1.1 regarding Open Space management</u>
(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 and HISS Map and report by Michael Cuomo dated Dec 2015 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.			NA		A copy of FEMA Map provided. No Flood Zones mapped, see sheet 1.1, Note 15.
(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:	Y*				Groundwater Nitrate Evaluation Analysis provided by Sevee & Maher Engineers, Inc dated 1/12/2016. <u>To be reviewed by the Town Engineer.</u>
[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	Y				A portion of the subdivision is located within a Sand and Gravel Aquifer per 1990 Update to the Wells Comprehensive Plan Map of the Natural Environment
[2] The subdivision has an average density of less than 100,000 square feet per dwelling unit.			NA		Average density is 109,150 SF per dwelling.

Town of Wells, Maine
Preliminary Major Subdivision Plan Completeness Review
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Project Name/Map & Lot #: Wire Road Subdivision - Tax Map 75, Lot 1

Prepared By: Office of Planning & Development

Plans Dated: 1/11/16

District: Rural District

Review Date: 1/21/16

Prelim. Plan Revisions Submittal Date: 1/12/16

§ 202- 8. Preliminary Plan for Major Subdivision		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
	(u) The location of any wetlands, streams, rivers, brooks or ponds located within or adjacent (within 75 feet) to the proposed subdivision.	Y				
	(v) The location of any significant wildlife or fisheries habitat as located by the Department of Inland Fisheries and Wildlife.	Y*				IF&W letter dated 1-8-14 provided. Vernal pools of Special Significance depicted on plans. IF&W letter indicates multiple habitats in area located on KKW and The Nature Conservatory abutting properties. <u>Planning Board to consider if a wildlife analysis is to be required for this subdivision.</u>

Town of Wells , Maine Review Checklist
Page 1 of 7

Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16
 Prepared By: Office of Planning & Development Company Name: Town of Wells

Article VII
Performance Standards

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]		Application Meet Requirements			
		Yes	No	NA	Comments
The purpose of this section is to allow, by Planning Board approval, the clustering of one- and two-family dwelling units. Clustering shall provide a more efficient use of land resulting in the preservation of natural land forms, wetlands, wildlife and waterfowl habitats, significant vegetation and agricultural lands, other natural resources, and historic sites. Notwithstanding other provisions of this chapter, the Planning Board may modify the dimensional requirements of this chapter as specified in this section to permit the clustering of one- and two-family homes. Such modifications shall not be construed as the granting of a variance to relieve hardship.					
A.	Permitted locations. Residential cluster development shall be permitted in all zoning districts where residential development is allowed except the Aquifer Protection District and the Shoreland Overlay District.	Y			The subdivision is located within the Rural District.
B.	Density. The maximum density of dwelling units permitted shall be the same as permitted in the district(s) in which the cluster development is located, unless density bonuses are granted in accordance with § 145-49D. To determine maximum density the following steps shall be taken:	Y			See note 3 on sheet 1.1.
(1)	A sketch plan shall be submitted showing a standard nonclustered subdivision layout. Each lot in the standard subdivision shall meet the minimum lot size, density and lot width requirements of this chapter and, if not serviced by public sewer, shall have an area suitable for subsurface wastewater disposal according to the Maine Subsurface Wastewater Disposal Rules. In addition, the lots shown in the standard subdivision sketch plan shall be designed in accordance with subdivision standards and shall not require a variance or waiver from the existing ordinances or regulations in order to achieve the layout supporting the proposed density.		N		<u>A standard non-clustered subdivision layout has not been provided.</u>
(2)	In order to determine the maximum number of dwelling units permitted on a tract of land the net residential acreage shall be determined by calculating net area and subtracting 15% of the area of the lot to account for roads and parking.	Y			See note 3 on sheet 1.1. Residential Cluster Development requires a 15% deduction from 100.26 which leaves a total of 85.22 acres. 85.22 x 43560 = 3,712,183 SF / 100,000 = 37 dwelling units.

Town of Wells , Maine Review Checklist
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Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]		Application Meet Requirements											
		Yes	No	NA	Comments								
(3)	A cluster development layout shall be submitted indicating a minimum of 35% open space and significant natural features.	Y*			The applicant proposes 73.73 acres to be dedicated Open Space or 73% Open Space. <u>To be noted on sheet 1.1.</u>								
C.	Dimensional requirements.												
(1)	The minimum lot sizes may be reduced to 20,000 square feet in any district where clustering is allowed, if not serviced by public sewer, or may be reduced to the following if on public sewer: <table border="1" style="margin-left: 20px;"> <thead> <tr> <th colspan="2" style="text-align: center;">Served by Public Sewer</th> </tr> <tr> <th style="text-align: left;">Type of Dwelling</th> <th style="text-align: left;">RA, GB and RC Districts (square feet)</th> </tr> </thead> <tbody> <tr> <td>One-family Dwelling</td> <td>10,000</td> </tr> <tr> <td>Two-family Dwelling</td> <td>15,000</td> </tr> </tbody> </table>	Served by Public Sewer		Type of Dwelling	RA, GB and RC Districts (square feet)	One-family Dwelling	10,000	Two-family Dwelling	15,000	Y			All lots may be reduced to 20,000 SF and are not served by public sewer.
Served by Public Sewer													
Type of Dwelling	RA, GB and RC Districts (square feet)												
One-family Dwelling	10,000												
Two-family Dwelling	15,000												
(2)	The required setbacks from lot lines and from street rights-of-way within the cluster development may be reduced, but no structure shall be located within 15 feet of any lot line or within 20 feet of any street right-of-way within the cluster development.	Y			See note 3 on sheet 1.1. 25' feet is required for all lots from Wire Road. Per 145-49 Residential Cluster lots have a 20' setback from subdivision ROWs and 15' lot line setbacks. <u>A 50' setback is required for all non-clustered residential abutters. This 50' setback must be shown on the subdivision plans. The Planning Board to determine what vegetation/buffer requirements shall apply for this 50'.</u>								
(3)	The required street frontage may be reduced to no less than 50 feet.	Y*			See note 3 on sheet 1.1. Proposed lots all appear to have 80' or more of street frontage. <u>Some lots street frontage proposed to be corrected or more clearly noted.</u>								
(4)	When a lot in a cluster subdivision abuts a nonclustered residential lot, the setback in the cluster subdivision lot shall be twice the required setback along the adjoining lot line. The Planning Board may require additional screening or restrict the removal of vegetation within the setback to provide a buffer between higher and lower density development.	Y*			25' x 2 = 50' setback/ buffer required for all non-clustered residential abutters. <u>This 50' setback must be shown on the subdivision plans. The Planning Board to determine what vegetation/buffer requirements shall apply for this 50'.</u>								

Town of Wells , Maine Review Checklist
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Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]	Application Meet Requirements			
	Yes	No	NA	Comments

Town of Wells , Maine Review Checklist
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Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1

Date of Review: 1/21/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]		Application Meet Requirements			
		Yes	No	NA	Comments
(4)	When a lot in a cluster subdivision abuts a nonclustered residential lot, the setback in the cluster subdivision lot shall be twice the required setback along the adjoining lot line. The Planning Board may require additional screening or restrict the removal of vegetation within the setback to provide a buffer between higher and lower density development.	Y*			25' x 2 = 50' setback/ buffer required for all non-clustered residential abutters. <u>This 50' setback must be shown on the subdivision plans. The Planning Board to determine what vegetation/buffer requirements shall apply for this 50'.</u>
D.	Innovative open space bonus. At least 35% of the total parcel acreage in a cluster subdivision must be designated as open space and protected as such in perpetuity. At the discretion of the Planning Board the applicant may earn density bonuses in addition to the maximum density permitted in § 145-49B. The applicant may seek application of more than one density bonus as set forth below, and the total density bonus earned shall be cumulative. However, in no case shall the total density bonus allow the overall subdivision density to exceed the maximum density allowed in § 145-49B above by more than 25% in the rural areas and 50% in the growth areas as set forth in the Comprehensive Plan. Bonuses shall be allotted in whole lot increments only and shall not be rounded up. Density calculations, including all awarded open space bonuses, shall be shown on the subdivision plan.	Y			An innovative Open Space Bonus is requested. <u>Planning Board to consider the requested bonus.</u>
(1)	An open space cluster plan that provides at least 50% of the total parcel acreage as open space, protected as such in perpetuity, may be awarded a density bonus of 10%. The purposes for which proposed open space areas will be used shall be fully documented by the applicant.	Y*			The applicant proposes 73.73 acres to be dedicated Open Space or 73% Open Space. A 10% density bonus is required. <u>Planning Board to consider the requested bonus.</u>
(2)	An open space cluster plan that protects agriculturally valuable lands and provides for their use as such in perpetuity may be awarded a 5% density bonus. The open space land preserved for agricultural use must consist of at least 3.5 acres, and be land that has been historically farmed, or contain good soils for farming, and be reasonably accessible to receive a bonus. The instrument designating the land as agriculture use, acceptable to the Planning Board, may reasonably restrict the type or intensity of farming to occur to prevent nuisances. This provision only requires that permission be reasonably available so that validity of the bonus is not affected if agricultural uses are not pursued at any particular time.			NA	

Town of Wells , Maine Review Checklist
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Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1

Date of Review: 1/21/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]		Application Meet Requirements			
		Yes	No	NA	Comments
(3)	An open space cluster plan that protects timber harvesting lands and provides permission for that use to continue in perpetuity may be awarded a 5% density bonus. The open space preserved for timber harvesting must include at least 10 contiguous acres and be land that has historically been forested, and must be reasonably accessible to receive a bonus. A forest management plan signed by a professional forester outlining proposed activities to ensure compliance with performance standards and regeneration requirements established pursuant to Title 12 M.R.S.A § 8869 must be submitted.			NA	
(4)	An open space cluster plan that accomplishes either of the following:			NA	
	(a) Protects valuable wildlife and environmental areas in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%.				
	[1] Chapter 3, Natural Resources Policies and Strategies;				
	[2] Chapter 4, Marine Resources Policies and Strategies;				
	[3] Map 4, Natural Areas Wildlife Habitat;				
	[4] Map 9, Wetlands; or				
	[5] Map 10, Areas of High Potential for Wildlife Habitat.				
	(b) Links dedicated open space to large parcels of adjoining dedicated open space to provide usable wildlife habitat or corridor connections between usable wildlife habitats in a manner that is consistent with the goals, policies and strategies of the following chapters and related maps in the Comprehensive Plan may be awarded a density bonus of 5%:				
	[1] Chapter 3, Natural Resources Policies and Strategies;				
	[2] Chapter 4, Marine Resources Policies and Strategies;				
	[3] Map 4, Natural Areas Wildlife Habitat;				
	[4] Map 9, Wetlands; or				
	[5] Map 10, Areas of High Potential for Wildlife Habitat.				
(5)	An open space cluster plan that allows public access to the open space may be awarded a density bonus of 5%. The nature of public access required to trigger this bonus is pedestrian traffic. The instrument granting access, acceptable to the Planning Board, may reasonably restrict the use of motorized vehicles.			NA	

Town of Wells , Maine Review Checklist
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Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1

Date of Review: 1/21/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]		Application Meet Requirements			
		Yes	No	NA	Comments
(6)	An open space cluster plan that preserves, and provides for their use as such in perpetuity, the Town's historic, traditional New England seacoast and rural community character and appearance by preserving and incorporating existing historic structures and natural features of historic significance may be awarded a density bonus of 5%.			NA	
(7)	An open space cluster plan that effectively links large areas of the dedicated open space to adjoining dedicated open space may be awarded a density bonus of 5%.			NA	
(8)	An open space cluster plan that preserves scenic vistas especially toward the seacoast from Route 1 and along scenic corridors especially along Routes 1, 9, 109, and roads in rural areas may be awarded a density bonus of 5%.			NA	
(9)	A "unit for unit" density bonus may be granted for open space cluster plans that include affordable housing for moderate-income buyers. For example, if 10% of the dwelling units in the project are affordable for moderate-income buyers then a density bonus of 10% may be awarded. The matching density bonus may be doubled for open space cluster plans that include affordable housing for low-income buyers. For example, if 10% of the dwelling units in the project are affordable for low-income buyers then a density bonus of 20% may be awarded.			NA	
E.	Aquifer Protection District. Where the parcel is located in the Rural District and partially in the Aquifer Protection District the permitted density for that portion of the lot within the Aquifer Protection District may be doubled, transferred to the portion of the lot located in the Rural District, and counted towards total bonus density, provided that:			NA	The parcel is not located in the Aquifer Protection District
(1)	All land within the Aquifer Protection District is included within the common land or open space;				
(2)	A conservation easement is granted to the Town or to the Kennebunk, Kennebunkport and Wells Water District over that portion of the subdivision located within the Aquifer Protection District; and				
(3)	All stormwater detention facilities shall be located outside the Aquifer Protection District. Stormwater retention facilities may be located in the Aquifer Protection District.				

Town of Wells , Maine Review Checklist
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Project Name/District: Wire Road Subdivision - Rural District - Tax Map 75, Lot 1 Date of Review: 1/21/16

Prepared By: Office of Planning & Development Company Name: Town of Wells

§ 145-49. Residential Cluster Development. [Amended 11-7-2006]		Application Meet Requirements			
		Yes	No	NA	Comments
F.	Management of open space. The open space portion of the cluster development site shall be permanently dedicated open space by covenant recorded at the Registry of Deeds and shown on the recorded subdivision plans. No more than 2% of the open space shall be impervious surfaces that are accessory to the proposed use of open space (i.e., roads, parking areas, sheds, etc.), of which total structural coverage shall not exceed 600 square feet. Nonroofed or elevated structures (i.e., walking paths) are allowed. The designated open space shall not be used for additional building lots.	Y*			The open space management provisions shall be documented in the homeowner association documents. HOA documents have been provided and to be reviewed by the Town Engineer. <u>Planning Board to consider at final subdivision submission requesting Town Attorney review of the HOA.</u>
	(1) Prior to the sale of any lots, the open space shall be controlled by one or more of the following methods:				
	(a) Ownership by an association of the owners of the dwelling units within the development;				
	(b) Ownership by an association of the owners of the dwelling units within the development with a conservation easement granted to the Town or recognized conservation organization;				
	(c) Dedication to the Town as public open space; and/or				
	(d) Transfer, with permanent restrictions, to a land trust or other recognized conservation organization.				
	(2) The developer may structure the control of the common open space in one or more of the above methods. The Planning Board shall approve the arrangements for the ownership, control and maintenance of the common open space as part of the subdivision approval. No changes in use or management of the common open space shall be made without the approval of the Planning Board.				
G.	Homeowners' association management of open space. If the open space will be owned and/or managed by the owners within the cluster development, then a homeowners' association shall be created to own and manage the common lands and facilities. Covenants for mandatory membership in the homeowners' association, setting forth the owner's rights, interest and responsibilities, and providing for the assessment of lots or units to fund common expenses shall be required and approved by the Planning Board and shall be included in the deed for each lot. The documents shall also include a management plan for the common open space and facilities.	Y*			HOA documents have been provided and to be reviewed by the Town Engineer. <u>Planning Board to consider at final subdivision submission requesting Town Attorney review of the HOA.</u>



TOWN OF WELLS,

208 Sanford Road, PO Box 39
Wells, Maine, 04090
Phone: 207-646-5187, Fax: 6
Website: www.wellstown.org

Amendment _____
(Revision involves the creation of
more than 4 lots/dwellings and/or
a new road)
New X

For Office Use Only
Fee Paid 1

Received 1-12-2016

PRELIMINARY SUBDIVISION APPLICATION - §202-8

1. Project/Subdivision Name: Wire Road Subdivision

2. Property Owner: Highpine Properties, LLC

Mailing Address: P.O. Box 339

Wells, ME 04090

Telephone: (207) 467- 1770 Fax: N/A

Email Address: jonarenhall@hotmail.com

3. Applicant/Agent (if different from owner): _____

Mailing Address: _____

Telephone: _____ Fax: _____

Email Address: _____

4. Engineer or Surveyor who prepared plan: Attar Engineering, Inc./ Lewis Chamberlain, P.E.

Mailing Address: 1284 State Road

Elliot, ME 03903

Telephone: (207) 439-6023 Fax: (207) 439-2128

Email Address: lew@attarengineering.com

5. All correspondence should be sent to:
(specify one of the above)

Engineer - Attar Engineering, Inc. / Lewis Chamberlain, P.E.

6. Assessor's Tax Map Number: 75 Lot Number: 1 (of land to be divided)

7. Is applicant a Maine-licensed corporation? Yes No (if yes, attach copy of license)

8. What legal interest does the applicant have in the property to be developed (ownership, option, purchase & sales contract, etc.)? Ownership

9. What interest does the applicant have in any abutting property?

Ownership of Approx. 500 Acres to the Southwest

10. Location of Property:

Street Address (approx.)

Book 15311 Page 360 (From County Registry of Deeds)

11. Current Zoning and Shoreland Overlay of property:

12. Is any portion of the property within 250 feet of the high water mark of a pond, river or salt-water body? Yes No

13. Total Acreage: 100 Acreage to be developed: Approx. 25

14. Indicate the nature of any restrictive covenants to be place in the deeds:

Home Owner's Association

15. Has this land been part of a prior approved subdivision? Yes No
Or other divisions within the past 5 Years? Yes No
If so, please describe and/or list the Map and Lot numbers of all 'out-sale' lots:

16. Identify existing use(s) of land, (farmland, woodlot, etc.)

Woodlot

17. Does the parcel include any water bodies? Yes No

18. Is any portion of the property within a special flood hazard area as idenitified by the Federal Emergency Management Agency? Yes No

19. Number of lots or dwelling units existing: 0 and
Number of lots or dwelling units proposed: 40

20. Does this development require extension of public infrastructure? Yes
If yes, which type of structure?

roads

storm drainage

sidewalks

water lines

fire protection equipment

sewer

If other, please state

21. Estimated cost for infrastructure improvements: \$ N/A

22. Identify method of water supply to the proposed development:

individual wells connection to public water system
central well w/ distribution lines If other, please state alternative _____

23. Identify method of sewage disposal to the proposed development:

individual septic tanks central on site disposal with distribution lines
connection to public sewer system If other, please state alternative _____

24. Identify method of fire protection for the proposed development:

hydrants connected to the public water system
dry hydrants located on an existing pond or water body
existing fire pond
If other, please state alternative (for example, individual sprinklers) New Fire Pond with Dry Hydrant

25. Does the applicant intend to request waivers of any of the subdivision submission requirements? Yes No

If yes, list them and state the reasons for the request:

CERTIFICATION: To the best of my knowledge, all the information submitted on this subdivision plan and with my application is true and correct.

 Agent 1/11/16
Signature of Applicant Date

- ◆ Please contact the Planning Department at (207) 646-5187 regarding the number of copies of materials to be submitted, in what format, and for other questions and information.
- ◆ The entire Wells Town Code is on the town website www.wellstown.org . Please follow the link to the 'Document Center' and then the 'Town Code'. The subdivision ordinance is Chapter 202. Other relevant sections include the Land Use Ordinance (Chapter 145), the Streets and Sidewalks Ordinance (Chapter 201), and the Residential Growth Management Ordinance (Chapter 175).

THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE AMENDMENT FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED.

- ◆ To be submitted with a subdivision amendment application form (See §202-10)

