TOWN OF WELLS, MAINE
PLANNING BOARD

Meeting Agenda
Monday, March 7, 2016, 7:00 PM
Littlefield Meeting Room, Town Hall
208 Sanford Road

CALL TO ORDER AT 7:00 pm & DETERMINATION OF QUORUM

MINUTES

PUBLIC HEARING(S)

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.

DOCUMENTS: PB MEMO RE BURNT MILL SITE PLAN PH03-02-16.PDF

II. MILLBROOKE FARM SUBDIVISION

Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Final 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.

DOCUMENTS: PB MEMO RE MILLBROOK FARM FINAL PH03-02-16.PDF

III. PROPOSED ZONING ORDINANCE CHANGES FOR THE JUNE TOWN MEETING

III.i. Building Height

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Maximum Building Height in the General Business District for Municipal Facilities and Public Schools.

Documents: PB MEMO RE BUILDING HEIGHT PH 03-02-16.PDF

III.ii. Code References Corrected

An Ordinance to Amend Chapter 1 (General Provisions), Chapter 91 (Building Construction), Chapter 116 (Floodplain Management), Chapter 132 (Historic Preservation), Chapter 145 (Land Use), Chapter 201 (Streets and Sidewalks), and Chapter 202 (Subdivision of Land) to Revise all outdated references to

Chapter 260 which is now Chapter 202, Chapter 174 which no longer exists, and Chapter 115 which is now Chapter 116.

Documents: PB MEMO RE CODE REFERENCE CHANGES PH 03-02-16.PDF

III.iii. Residential Cluster Developments

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Performance Standards of Residential Cluster Developments to allow an increase in lot coverage in the Rural District from 20% to 40%, to no longer require the submission of a standard nonclustered subdivision layout, and to Clarify that areas of a cluster subdivision within an Aquifer Protection or Shoreland Overlay District shall be dedicated as undeveloped Open Space.

Documents: PB MEMO RE CLUSTER CHANGES PH 03-02-16.PDF

III.iv. Reviewing Authority Chart

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise Reviewing Authority Chart references, to Amend the site plan expiration for discontinued use, to Add the Planner to the Review and Approval Process, and to Amend Attachment 1, (the Chart) to include the review of Minor Alterations, addition of Planner review, and address land area versus lot coverage changes.

Documents: PB MEMO RE REVIEW AUTHORITY CHART CHANGES PH 03-02-16.PDF

DEVELOPMENT REVIEW & WORKSHOPS

I. BURNT MILL SITE PLAN

I. 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. **Workshop draft compliance**

DOCUMENTS: BURNT MILL C6_0,REV2,021716.PDF, BURNT MILL -C6.1 REV10 03-07-16.PDF, BURNT MILL - C6.2 REV10 03-07-16.PDF, BURNT MILL - C6_5,REV8,021716.PDF, BURNT MILL-C6.6 REV6 03-07-16.PDF, BURNT MILL-C6_7,REV10,021716.PDF, BURNT MILL-C6_8,REV9,021716.PDF, BURNT MILL-C6_9,REV8,021716.PDF, BURNT MILL-C6.18 REV8 03-07-16.PDF

II. MILLBROOKE FARM SUBDIVISION

Kasprzak Landholdings, Inc. owner; Kasprzak Homes/ Robert Georgitis, applicant; Sebago Technics, agent. Final 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. **Workshop draft compliance**

DOCUMENTS: MILLBROOKE FARM FINAL SUB MEMO03-04-16.PDF, 04426-PHS6-OPEN SPACE-OS.PDF

III. MOODY BEACH RV CAMPGROUND

MHC Moody Beach, LLC, owner; Jason Russo, applicant; Kirk Ball, PE agent. Site Plan Pre-Application to amend the site plan for 71 RV sites, eliminate location of previously approved/ unconstructed RV sites, and depict existing conditions of the property. The property is located within the General Business & Rural Districts and is located off of 266 Post Road. Tax Map 19, Lot 8. **Report results of Site Walk**

DOCUMENTS: MOODY BEACH RV SITE WALK MEMO 02-29-16.PDF

IV. ELMWOOD RESORT

Elmwood Condominium Association, owner; Scott DeFelice, applicant. Site Plan Amendment Application to construct a new entry for the pool building and for after-the-fact approval of various changes made since the 1990 site plan approval. The property is located off of 1351 Post Road and is within the General Business and 75' Shoreland Overlay Districts. Tax Map 129, Lot 35. **Report results of Site Walk**

DOCUMENTS: ELMWOOD AMEND APP MEMO 03-01-16.PDF

V. SEAGLASS VILLAGE

Village Developers, LLC, owners/ applicants. Attar Engineering, Inc. agent. Site Plan Amendment #9 to eliminate the 60' x 120' all-purpose court and replace with grass parking and remove 2 grass parking spaces near the office. No other changes are proposed to this Lodging Facility. The property is located off of Route One and Old County Road and is within the General Business, Rural and 75' Shoreland Overlay Districts. The parcel is identified as Tax Map 19, Lot 31. **Workshop Compliance and Findings of Fact & Decisions for possible approval**

DOCUMENTS: SEAGLASS VILLAGE AMD 9 AMEND APP MEMO 03-01-16.PDF, SEAGLASS VILLAGE AMD 9 COMPLIANCE AND FOF DRAFT 03-01-16.PDF, SEAGLASS VILLAGE AMD 9 DRAFT PLAN 02-25-16.PDF

VI. WATERCREST CONDOMINIUMS

Watercrest Condominium Association, owner; Lynn Wood, applicant; Thomas Bullard, surveyor. Site Plan Amendment Application seeking approval for existing Lodging Facility conditions and changes made since the 1997 site plan approval including 11 units and 1.5 acres added to the parcel after 1989 site plan approval; dumpster relocation; additional paved areas; changes to landscaping. The parcel is located off of 1277 Post Road and is within the General Business District. Tax Map 126, Lot 17. **Consider granting an extension**

DOCUMENTS: WATER CREST AMEND APP MEMO 03-01-16.PDF

VII. PROPOSED ZONING ORDINANCE CHANGES FOR THE JUNE TOWN MEETING

VII.i. Building Height

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Maximum Building Height in the General Business District for Municipal Facilities and Public Schools. **Review and comment for Board of Selectmen**

Documents: PB MEMO RE ZONING CHANGES FOR03-07-16 PB MTG.PDF, ORDINANCE TO AMEND BUILDING HEIGHT IN THE GB ZONE (MUNICIPAL AND SCHOOL BUILDINGS) 03-02-16.PDF

VII.ii. Code References Corrected

An Ordinance to Amend Chapter 1 (General Provisions), Chapter 91 (Building

Construction), Chapter 116 (Floodplain Management), Chapter 132 (Historic Preservation), Chapter 145 (Land Use), Chapter 201 (Streets and Sidewalks), and Chapter 202 (Subdivision of Land) to Revise all outdated references to Chapter 260 which is now Chapter 202, Chapter 174 which no longer exists, and Chapter 115 which is now Chapter 116. **Review and comment for Board of Selectmen**

Documents: PB MEMO RE ZONING CHANGES FOR03-07-16 PB MTG.PDF, ORDINANCE TO AMEND OUTDATED REFERENCES.PDF

VII.iii. Residential Cluster Developments

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Performance Standards of Residential Cluster Developments to allow an increase in lot coverage in the Rural District from 20% to 40%, to no longer require the submission of a standard nonclustered subdivision layout, and to Clarify that areas of a cluster subdivision within an Aquifer Protection or Shoreland Overlay District shall be dedicated as undeveloped Open Space. **Review and comment for Board of Selectmen**

Documents: PB MEMO RE ZONING CHANGES FOR03-07-16 PB MTG.PDF, ORDINANCE TO RESIDENTIAL CLUSTER STANDARDS 03-02-16.PDF

VII.iv. Reviewing Authority Chart

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise Reviewing Authority Chart references, to Amend the site plan expiration for discontinued use, to Add the Planner to the Review and Approval Process, and to Amend Attachment 1, (the Chart) to include the review of Minor Alterations, addition of Planner review, and address land area versus lot coverage changes. **Review and comment for Board of Selectmen**

Documents: PB MEMO RE ZONING CHANGES FOR03-07-16 PB MTG.PDF, ORDINANCE TO CHANGE REVIEWING AUTHORITY STANDARDS 03-01-16.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN REVIEW AND APPROVALS UPDATE

DOCUMENTS: FRILLS LLC FIELD CHANGE APPROVAL SIGNED 02-26-16.PDF

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Town of Wells Planning Board

From: Planning Office

Date: March 2, 2016

Re: Burnt Mill Site Plan —Public Hearing – Tax Map 62, Lot 12 and 13 and Map 63, Lot 7

The Planning Office has fielded a few questions over the phone and at the counter for the Burnt Mill Site Plan Amendment. No comment letters have been provided.

Thank you.

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Town of Wells Planning Board

From: Planning Office

Date: March 2, 2016

Re: Millbrook Farm Condominium — Final Public Hearing – Tax Map 72, Lot 4B, 12 and 13

The Planning Office has received the attached public comment letters regarding the Millbrooke Farm Subdivision application.

Various comment letters were also provided to the Planning Board in the previous Planning Board packets.

Thank you.

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Town of Wells Planning Board

From: Planning Office

Date: March 2, 2016

Re: Proposed Code Changes — Building Height Public Hearing

The Planning Office has not received any comment letters regarding the proposed Building Height changes.

Thank you.

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Town of Wells Planning Board

From: Planning Office

Date: March 2, 2016

Re: Proposed Code Changes — Code References Changes Public Hearing

---

The Planning Office has not received any comment letters regarding the proposed Code Reference Changes.

Thank you.

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Town of Wells Planning Board

From: Planning Office

Date: March 2, 2016

Re: Proposed Code Changes — Reviewing Authority Chart Changes Public Hearing

---

The Planning Office has not received any comment letters regarding the proposed Reviewing Authority Chart changes.

Thank you.

TOWN OF WELLS, MAINE
PLANNING BOARD

To: Town of Wells Planning Board

From: Planning Office

Date: March 2, 2016

Re: Proposed Reviewing Authority Chart Changes Public Hearing

---

The Planning Office has not received any comment letters regarding the proposed Reviewing Authority Chart Changes.

Thank you.

STANDARD CONDITIONS OF APPROVAL

1. SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. ANY SITE PLAN APPROVAL MAY INCLUDE A PHASING PLAN ACCORDING TO AN APPROVED TIME SCHEDULE NOT TO EXCEED 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED. SITE PLAN APPROVAL SHALL EXPIRE IF A USE HAS BEEN ESTABLISHED AND THEN DISCONTINUED FOR TWO YEARS OR MORE. §145-74F
2. APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
3. CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. §145-74G(1)(B)
4. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSTRUED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-64. §145-79A
5. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DRAINAGE, AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN §145-64. §145-79B
6. EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES §145-75F:
   (a) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
   (b) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
   (c) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
   (d) PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
   (e) UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
   (f) THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
   (g) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
   (h) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
   (i) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
   (j) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
   (k) TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.
7. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
8. APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
9. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
10. IT IS THE OWNER/HOMEOWNERS ASSOCIATION/APPLICANT/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS SUBDIVISION/SITE PLAN PARCEL(S).
11. APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
12. PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH COTTAGE AND/OR BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH COTTAGE AND/OR BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
13. IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PRESENTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. NO USE PERMIT SHALL BE ISSUED UNTIL THE TOWN ATTORNEY HAS INDICATED APPROVAL OF THE CONDOMINIUM DOCUMENTS.
14. UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
15. THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO INSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORN BY THE DEVELOPER.
16. ALL COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF SITE PLAN APPROVAL SHALL BE FULLY COMPLETED PRIOR TO ANY ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

_____

_____

_____

_____

_____

_____

_____

_____ DATE

PLAN NOTES – SHEET C6.1 & C6.2

1. THE GOLF COURSE SITE PLANS (SHEETS C6.1 THROUGH C6.9 AND C6.18) ARE PART OF THE OVERALL BURNT MILL ESTATES SUBDIVISION. LOCATED ON TAX MAP 62, LOTS 12 AND 13 AND MAP 63, LOT 7.
   a. THE GOLF COURSE (18-HOLES AND DRIVING RANGE AREA) IS A LOW INTENSITY COMMERCIAL RECREATION USE AND IS LOCATED WITHIN 213.8 ACRES OF DEDICATED OPEN SPACE AREAS OF THE BURNT MILL ESTATES SUBDIVISION. (M 62, L 12 & 13). BUILDINGS ARE NOT INCLUDED IN THE DEFINITION OF LOW INTENSITY COMMERCIAL RECREATION USE FOR GOLFING. THE OPERATION OF GOLF CARTS IS PERMITTED ON THE DESIGNATED CART PATHS AND IS ACCESSORY TO THE LOW INTENSITY COMMERCIAL RECREATION USE.
   b. THE CLUBHOUSE, EVENT BARN, KID'S CLUB, FITNESS CLUB & POOL, MAINTENANCE BUILDINGS, RESTROOMS, STORM SHELTERS, IRRIGATION PUMP HOUSE, CONTROL AND BLOWER SHED, AND OTHER SHEDS ARE CONSIDERED A CLUB USE OR ACCESSORY TO THE CLUB USE. THESE BUILDINGS AND ASSOCIATED PARKING/ INFRASTRUCTURE AS DEPICTED ARE LOCATED WITHIN THE 33.71 ACRES OF NON-DEDICATED OPEN SPACE AREAS OF THE TOTAL OPEN SPACE FOR BURNT MILL ESTATES SUBDIVISION. (M 62, L 12 & 13).
   c. THE CLUBHOUSE CONTAINS THE FOLLOWING: (M 62, LOT 13)
      c.a. A STANDARD RESTAURANT USE (REQUIRED TO HAVE FEWER THAN 75 SEATS). THE RESTAURANT SHALL HAVE 74 SEATS.
      c.b. AN ACCESSORY RETAIL SPACE
      c.c. A SMALL EVENT ROOM FOR 20 SEATS
      c.d. OFFICE, STORAGE, LOCKERS AND RESTROOMS
      c.e. GOLF CART PARKING IN LOWER LEVEL
   d. AGRICULTURE USE IS PERMITTED AND DOES NOT REQUIRE SITE PLAN APPROVAL. AGRICULTURE USE IS LOCATED WITHIN THE DEDICATED OPEN SPACE AREAS OF THE BURNT MILL ESTATES SUBDIVISION. AGRICULTURE LAND IS PERMITTED TO BE USED FOR OCCASIONAL GRASS OVER-FLOW PARKING (MINIMUM OF 25 SPACES) FOR EVENTS DURING MAY 1 TO NOVEMBER 1.SEE SHEET C6.8.(M 63, L 7)
   e. PASSIVE RECREATION USE IS PERMITTED AND DOES NOT REQUIRE SITE PLAN APPROVAL. PASSIVE RECREATION USE IS WITHIN ALL OPEN SPACE AREAS AS DEFINED ON THE BURNT MILL ESTATES SUBDIVISION PLANS (SEE SHEET 8.11 AND HOA DOCUMENTS). (M 62, L 12 & 13)
   f. TWO CEMETERIES ARE KNOWN TO EXIST WITHIN THE OPEN SPACE AREAS AS DEFINED ON THE BURNT MILL ESTATES SUBDIVISION PLANS. (M 62, L 12 & M 63, L 7)
2. SPEED LIMIT ON HOBBS FARM ROAD IS 35 MPH. PARKING ALONG ROADWAYS IS PROHIBITED.
3. ALL PARKING LOT CURB RADII SHALL BE 5 FT, UNLESS OTHERWISE NOTED.
4. PARKING REQUIREMENTS:
   a. LOW -INTENSITY COMMERCIAL RECREATION USE (GOLF COURSE & DRIVING RANGE) IS REQUIRED TO PROVIDE 100 PARKING SPACES, 4 OF WHICH ARE ADA COMPLIANT. (100 SPACES BASED ON 25 GROUPS OF 4 PEOPLE AT PEAK HOUR). THE DRIVING RANGE IS AN ACCESSORY USE TO THE GOLF COURSE AND FOR THE USE OF GOLF COURSE PLAYERS ONLY. THE DRIVING RANGE WILL BE GRASS (NO CONSTRUCTED TEE STATIONS) AND WILL NOT BE OPEN TO THE GENERAL PUBLIC.
   b. CLUB USES:
      b.a. CLUBHOUSE IS RESTRICTED TO AN OCCUPANCY OF 125. (THE RESTAURANT IS RESTRICTED TO AN OCCUPANCY OF 74. 125-74 = 51). 51/4 = 13 PARKING SPACES ARE REQUIRED FOR THE CLUBHOUSE OFFICE, STORAGE, LOCKERS, RESTROOMS, AND SMALL 20 SEAT EVENT SPACE. 3 PARKING SPACES ARE REQUIRED FOR THE ACCESSORY RETAIL SPACE WITHIN THE CLUBHOUSE. A TOTAL OF 16 SPACES ARE REQUIRED FOR THE CLUBHOUSE. THE CLUBHOUSE PROVIDES 7 PARKING SPACES, OF WHICH 1 IS ADA COMPLIANT.
         b.a.a. A REDUCTION FROM 12 TO 7 SPACES WAS PERMITTED BY THE PLANNING BOARD AS THE CLUBHOUSE OPERATIONS, RESTAURANT, AND RETAIL SPACE SHARE IN THE PATRONAGE OF THE GOLF COURSE/ DRIVING RANGE AND ALL OTHER CLUB USES.
      b.b. EVENT BARN/ EVENT TENT ARE REQUIRED TO PROVIDE 1 SPACE FOR 4 SEATS BASED ON OCCUPANCY. THE BARN/ TENT MAXIMUM OCCUPANCY TO BE NO MORE THAN 300 SEATS. 300/4 = 75 PARKING SPACES REQUIRED. 25 PARKING SPACES, OF WHICH 1 IS ADA COMPLIANT IS PROVIDED IN THE PARKING LOT. + THE OVER-FLOW GRASS PARKING AREA AVAILABLE ON THE AGRICULTURE LAND PROVIDES A MINIMUM OF 25 SPACES. OVER-FLOW PARKING IS AVAILABLE AT THE MAINTENANCE BUILDING PARKING LOT (10 SPACES) AFTER 2PM AND OVER-FLOW PARKING IS AVAILABLE AT THE KID'S CLUB PARKING LOT (15 SPACES) IF THE KIDS CLUB IS TEMPORARILY CLOSED DURING AN EVENT. SEE SHEET C6.8.
      b.c. MAINTENANCE BUILDINGS ARE REQUIRED TO PROVIDED 10 PARKING SPACES (BASED ON 1 SPACE PER 1,000 SF (7,500 + 1,000 + 540 = 9,040 SF). THE 10 PARKING SPACES TO BE UNMARKED AND SHALL ACCOMMODATE 6-10 EMPLOYEES.
      b.d. KIDS CLUB IS REQUIRED TO PROVIDE 1 SPACE FOR 4 SEATS BASED ON OCCUPANCY. KIDS CLUB BUILDING IS 1,150 SF IN SIZE AND HAS AN OCCUPANCY LOAD OF 50 PEOPLE. 50/4 = 13 SPACES REQUIRED. 15 PARKING SPACES, OF WHICH 1 IS ADA COMPLIANT IS PROVIDED.
      b.e. FITNESS CLUB & POOL IS REQUIRED TO PROVIDE 1 SPACE FOR 4 SEATS BASED ON OCCUPANCY. THE FITNESS CLUB IS 5,380 SF WITH OCCUPANCY OF 100 PEOPLE. 100/4 = 25 SPACES REQUIRED. THE POOL IS 3,220 SF WITH OCCUPANCY OF 146 PEOPLE. 146/4 = 37 SPACES REQUIRED. 25 + 37 = 62 SPACES REQUIRED. 56 SPACES ARE PROVIDED, OF WHICH 3 ARE ADA COMPLIANT.
         b.e.a. A REDUCTION IN REQUIRED PARKING (6 SPACES) WAS PERMITTED BY THE PLANNING BOARD AS THE FITNESS CLUB AND POOL ARE OPEN TO HOMEOWNERS AND CLUB MEMBERS ONLY AND PEDESTRIAN/ BICYCLE TRANSPORTATION IS EXPECTED.
   c. STANDARD RESTAURANT SHALL HAVE 74 SEATS. THE RESTAURANT IS REQUIRED TO PROVIDE 1 SPACE PER 3 SEATS PLUS 1 SPACE PER 20 SEATS FOR EMPLOYEES (74/3 + 74/20 = 30). 30 SPACES ARE REQUIRED OF WHICH 2 TO BE ADA COMPLIANT.
   d. THE CLUBHOUSE WITH ACCESSORY RETAIL AND SMALL EVENT SPACE, THE STANDARD RESTAURANT, THE EVENT BARN/ TENT , AND THE GOLF COURSE/ DRIVING RANGE PATRONS ALL SHARE THE PAVED PARKING LOT. THE PAVED PARKING LOT SHALL HAVE 162 PARKING SPACES OF WHICH 8 SHALL BE ADA ACCESSIBLE. (100 +7 + 25 +30 = 162 SPACES REQUIRED). *SEE OVER-FLOW PARKING NOTES ABOVE AND ON SHEET C6.8.
5. ALL STORMDRAIN PIPES & CULVERTS SHALL HAVE RIPRAP PADS ON EACH END UNLESS NOTED OTHERWISE (SEE DETAIL SHEET).
6. THE EDGES OF HOBBS POND & THE MERRILAND RIVER SHOWN ARE THE APPROXIMATE HIGH WATER LINE. 200' SETBACK FOR ALL STRUCTURES AND PARKING REQUIRED.
7. NO CONSTRUCTION OR DEMOLITION EQUIPMENT WILL BE OPERATED BETWEEN 10PM AND 7AM MONDAY THROUGH SATURDAY AND BETWEEN 9PM AND 9AM ON SUNDAYS AS OUTLINED BY THE WELLS NOISE ORDINANCE. ALL OPERATIONS OF THE GOLF COURSE AND EVENTS SHALL COMPLY WITH THE WELLS NOISE ORDINANCE.
8. THERE ARE DEEDED ACCESS RIGHTS AND RESTRICTIONS TO THE CEMETERYS, SEE BOUNDARY SURVEY FOR DETAILS.
9. WALL MOUNTED LIGHTS ON ALL STRUCTURES/ BUILDINGS SHALL COMPLY WITH TOWN ORDINANCES. EXTERIOR LIGHTS SHALL NOT PRODUCE GLARE ONTO ABUTTING LOTS OR ROWS.
10. OWNER OF RECORD: BURNT MILL HOLDING COMPANY, LLC., 222 HOBBS FARM ROAD, WELLS, MAINE, 04090.
11. THERE ARE NO PROPOSED INCINERATION DEVICES. THERE WILL BE NO MACHINERY GENERATING SIGNIFICANT NOISE AT LOT LINES.
12. THERE WILL BE NO RAW OR WASTE MATERIALS STORED OUTSIDE OF ROOFED BUILDINGS. DUMPSTERS SHALL BE SCREENED WITH 6' TALL SOLID FENCING ON ALL SIDES AND SHALL MEET SETBACK REQUIREMENTS.
13. THERE ARE NO EXISTING OR PROPOSED RIGHT-OF-WAYS OR EASEMENTS THAT AFFECT THE PROPOSED CONSTRUCTION. SEE THE BURNT MILL ESTATES SUBDIVISION PLAN FOR ALL ROWS AND EASEMENTS THAT AFFECT THE PROPERTIES.
14. SEE NOTE 28 ON SHEET 8.2 OF THE BURNT MILL ESTATES SUBDIVISION PLAN FOR BUFFER RESTRICTIONS AFFECTING THIS SITE PLAN.
15. STANDARD PARKING SPACES SHALL BE 9' X 18.5' IN DIMENSION WITH 26' WIDE AISLES. HANDICAP ACCESSIBLE SPACES SHALL BE 16' X 18.5' IN DIMENSION. HANDICAP ACCESSIBLE SPACES SHALL HAVE ADA COMPLIANT SIGNAGE AND STRIPING. ON-STREET PARKING IS PROHIBITED.
16. SIGNS SHALL BE INSTALLED IN COMPLIANCE WITH THE LAND USE CODE REQUIREMENTS.
17. SOIL EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES ARE A STANDARD CONDITION OF APPROVAL.
18. CLUBHOUSE, RESTAURANT AND EVENT BARN TO BE SERVED BY AN ON-SITE SEPTIC SYSTEM AND COMMUNITY WELL. MAINTENANCE BUILDING SERVED BY THE COMMON SEPTIC AND THE COMMUNITY INDIVIDUAL WELL(S). KIDS CLUB SERVED BY THE COMMON SEPTIC SYSTEM AND THE COMMUNITY WELL(S). FITNESS CENTER/ POOL SERVED BY THE COMMON SEPTIC SYSTEM AND THE COMMUNITY WELL(S). THE RESTROOMS AT FAIRWAY 15 TO BE SERVED BY AN INDIVIDUAL ON-SITE SEPTIC SYSTEM AND COMMUNITY WELL(S). THE RESTROOMS AT FAIRWAY 8 TO BE SERVED BY THE COMMON SEPTIC SYSTEM AND COMMUNITY WELL(S).
19. CLUBHOUSE/ RESTAURANT SEPTIC DESIGN SHEETS ARE FOUND IN THE BURNT MILL ESTATES SUBDIVISION PLAN SET. SEE SHEETS C5.9.
20. SEE BURNT MILL ESTATES SUBDIVISION PLAN SET FOR STORMWATER SYSTEMS TO BE CONSTRUCTED. SEE SHEET C6.6.
21. BUILDING FOOTPRINTS AND FLOOR ELEVATIONS ARE APPROXIMATE. VARIATIONS OF 10 FOOT HORIZONTALLY AND 2 FOOT VERTICALLY SHALL BE PERMITTED WITH CEO APPROVAL. VERIFICATION OF LOCATION AND ELEVATIONS BY A LICENSED LAND SURVEYOR SHALL BE REQUIRED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED.
22. SEE DRAWINGS C6.5 & C6.7 FOR FLOOR AREAS OF PROPOSED BUILDINGS. NO FLOOR OF A BUILDING HIGHER THAN 30' ABOVE AVERAGE FINISHED GRADE SHALL BE DESIGNED AS HABITABLE SPACE. THE BUILDING HEIGHT OF PROPOSED BUILDINGS WILL NOT EXCEED 40 FEET.
23. SITE PLAN SUBJECT TO MDEP / ACOE PERMIT #: L-21263-8T-1-A/L-21263-TH-J-N & NAE-2006-02949 M3

PLAN NOTES – SHEET C6.4, C6.5, C6.6, & C6.8

1. THE PURPOSE OF THIS PLAN (C6.4, C6.5, C6.6 & C6.8) IS TO DEPICT THE DETAILS OF THE 12,000 +/- GROSS SF CLUBHOUSE AND 5,000 GROSS SF EVENT BARN/ TENT WHICH ARE CONSIDERED A CLUB USE WITHIN THE RURAL DISTRICT AS WELL AS DEPICT A STANDARD RESTAURANT USE CONSISTING OF 74 SEATS TO BE LOCATED WITHIN THE CLUBHOUSE. THE CLUBHOUSE AND EVENT BARN ARE LOCATED ON MAP 62, LOT 13. THE CLUBHOUSE AND EVENT BARN HAVE TWO ACCESSORY SHEDS (WATER SUPPLY CONTROL SHED AND PUMP SHED).
2. THE CLUBHOUSE WITH ACCESSORY RETAIL AND SMALL EVENT SPACE, THE STANDARD RESTAURANT, THE EVENT BARN/ TENT , AND THE GOLF COURSE/ DRIVING RANGE PATRONS ALL SHARE THE PAVED PARKING LOT. THE PAVED PARKING LOT SHALL HAVE 162 PARKING SPACES OF WHICH 8 SHALL BE ADA ACCESSIBLE. (100 +7 + 25 +30 = 162 SPACES REQUIRED). *SEE OVER-FLOW PARKING NOTES ABOVE AND ON SHEET C6.8.
3. CLUBHOUSE OCCUPANCY RESTRICTED TO 125 PEOPLE (OCCUPANCY LOAD). EVENT BARN/ TENT OCCUPANCY RESTRICTED TO 300 PEOPLE (OCCUPANCY LOAD).
4. A KNOX BOX SHALL BE INSTALLED ON THE CLUBHOUSE AND EVENT BARN IN A LOCATION APPROVED BY THE WELLS FIRE DEPARTMENT.
5. SEE SITE PLAN NOTES FOR SHEET C6.1 FOR OTHER REQUIREMENTS.
6. THE CLUB USE BUILDINGS (CLUBHOUSE AND EVENT BARN) ARE OPEN TO MEMBERS OF BURNT MILL GOLF CLUB AND OCCASIONALLY TO THE GENERAL PUBLIC.
7. THE STANDARD RESTAURANT USE SHALL BE OPEN TO BURNT MILL GOLF CLUB MEMBERS AND THE GENERAL PUBLIC.
8. BUILDING FOOTPRINTS AND FLOOR ELEVATIONS ARE APPROXIMATE. VARIATIONS OF 10 FOOT HORIZONTALLY AND 2 FOOT VERTICALLY SHALL BE PERMITTED WITH CEO APPROVAL. VERIFICATION OF LOCATION AND ELEVATIONS BY A LICENSED LAND SURVEYOR SHALL BE REQUIRED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED.

PLAN NOTES – SHEET C6.7

1. THE PURPOSE OF THIS PLAN (C6.7) IS TO DEPICT THE DETAILS OF THE 1,150 GROSS SF KID'S CLUB AND THE 5,380 GROSS SF FITNESS CLUB WITH 3,220 SF POOL WITH APRON WHICH ARE CONSIDERED A CLUB USE. THE KIDS CLUB AND FITNESS CLUB/ POOL ARE LOCATED ON M 62, LOT 12.
2. THE KIDS CLUB OCCUPANCY IS RESTRICTED TO 50 PEOPLE (OCCUPANCY LOAD). THE KID'S CLUB IS REQUIRED TO PROVIDE (50/4 = 13) 13 PARKING SPACES. 15 PARKING SPACES, OF WHICH 1 IS ADA COMPLIANT IS PROVIDED.
3. THE FITNESS CLUB OCCUPANCY IS RESTRICTED TO 100 PEOPLE. THE POOL OCCUPANCY IS RESTRICTED TO 146 PEOPLE. 246/4 = 62 SPACES REQUIRED. 56 SPACES ARE PROVIDED, OF WHICH 3 ARE ADA COMPLIANT.
   3.a. A REDUCTION IN REQUIRED PARKING (6 SPACES) WAS PERMITTED BY THE PLANNING BOARD AS THE FITNESS CLUB AND POOL ARE OPEN TO HOMEOWNERS AND CLUB MEMBERS ONLY AND PEDESTRIAN/ BICYCLE TRANSPORTATION IS EXPECTED.
4. KNOX BOXES SHALL BE INSTALLED ON THE KIDS CLUB AND FITNESS CLUB IN A LOCATION APPROVED BY THE WELLS FIRE DEPARTMENT.
5. SEE SITE PLAN NOTES FOR SHEET C6.1 FOR OTHER REQUIREMENTS.
6. THE CLUB USE BUILDINGS (KIDS CLUB AND FITNESS CLUB AND POOL) ARE OPEN TO MEMBERS OF BURNT MILL ESTATES HOA AND BURNT MILL GOLF CLUB.
7. BUILDING FOOTPRINTS AND FLOOR ELEVATIONS ARE APPROXIMATE. VARIATIONS OF 10 FOOT HORIZONTALLY AND 2 FOOT VERTICALLY SHALL BE PERMITTED WITH CEO APPROVAL. VERIFICATION OF LOCATION AND ELEVATIONS BY A LICENSED LAND SURVEYOR SHALL BE REQUIRED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED.

PLAN NOTES – SHEET C6.9

1. THE PURPOSE OF THIS PLAN (C6.9) IS TO DEPICT THE DETAILS OF THE 7,500 +/- GROSS SF MAINTENANCE BUILDING, THE 1,000 +/- GROSS SF MAINTENANCE STORAGE BUILDING, AND THE 540 GROSS SF MATERIAL STORAGE SHED WHICH ARE CONSIDERED ACCESSORY TO THE CLUB USE. THE BUILDINGS ARE LOCATED ON M 62, LOT 12.
2. THE MAINTENANCE BUILDINGS ARE REQUIRED TO PROVIDED 10 PARKING SPACES, OF WHICH 1 IS ADA COMPLIANT. THE 10 PARKING SPACES TO BE UNMARKED AND SHALL ACCOMMODATE 6-10 EMPLOYEES.
3. KNOX BOXES SHALL BE INSTALLED ON THE MAINTENANCE BUILDINGS IN LOCATIONS APPROVED BY THE WELLS FIRE DEPARTMENT.
4. SEE SITE PLAN NOTES FOR SHEET C6.1 FOR OTHER REQUIREMENTS.
5. THE MAINTENANCE BUILDINGS ARE FOR THE USE OF THE GOLF FACILITIES, BURNT MILL ESTATES SUBDIVISION, GROUNDS, AND CLUB USE BUILDINGS.
6. BUILDING FOOTPRINTS AND FLOOR ELEVATIONS ARE APPROXIMATE. VARIATIONS OF 10 FOOT HORIZONTALLY AND 2 FOOT VERTICALLY SHALL BE PERMITTED WITH CEO APPROVAL. VERIFICATION OF LOCATION AND ELEVATIONS BY A LICENSED LAND SURVEYOR SHALL BE REQUIRED PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED.

PLAN NOTES – SHEET C6.18

1. THE PURPOSE OF THIS PLAN (C6.18) IS TO DEPICT THE DRIVING RANGE WHICH IS CONSIDERED THE LOW INTENSITY COMMERCIAL RECREATION USE. NO STRUCTURES ARE PERMITTED. THIS PLAN ALSO DEPICTS THE DETAILS FOR THE ACCESSORY CLUB USE BUILDINGS (RESTROOMS, STORM SHELTER, PUMP HOUSES/ SHEDS).
2. THE DRIVING RANGE IS REQUIRED TO PROVIDE 0 PARKING SPACES. 0 PARKING SPACES ARE PROVIDED. PATRONS WILL PARK AT THE CLUBHOUSE AND WALK OR TAKE A GOLF CART TO THE DRIVING RANGE.
3. SEE SITE PLAN NOTES FOR SHEET C6.1 FOR OTHER REQUIREMENTS.
4. PARKING IS PROHIBITED ALONG STREETS.

PINKHAM & GREER
CIVIL ENGINEERS
28 WAYNAH AVE., PORTLAND, ME. 04103
TEL: 207.781.5042 FAX: 207.781.4245

STATE OF MAINE
THOMAS GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER

2/18/16

REV.	DATE	DESCRIPTION
2	2/17/16	REVISED PER TOWN COMMENTS
1	2/8/16	REVISED PER TOWN COMMENTS

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

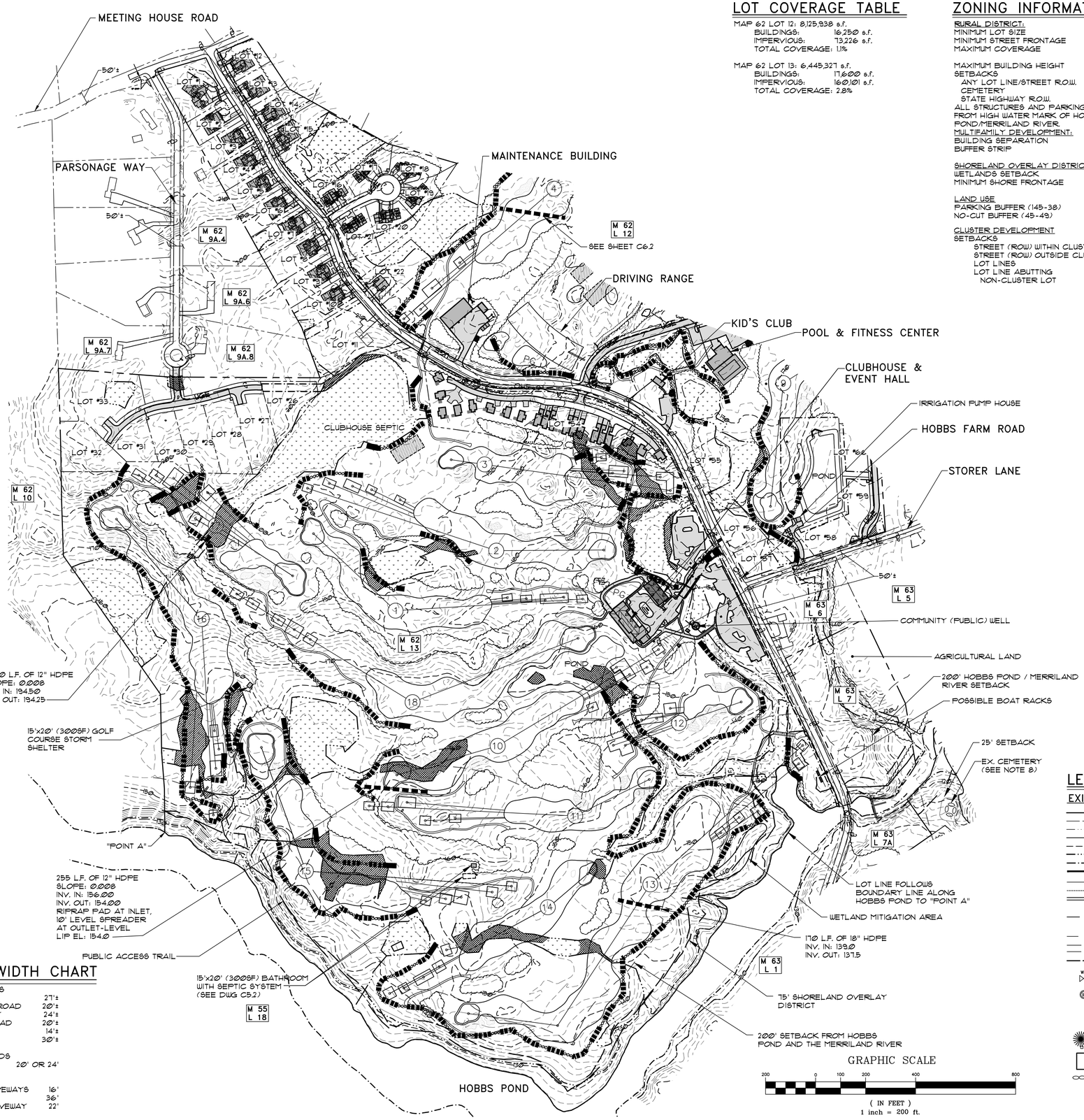
SCALE: AS SHOWN
DATE: JANUARY 18, 2016
PROJECT: 14113
DRN BY: JDC/JWG
DESG BY: TSG
CHK BY: TG

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

SITE PLAN NOTES

C6.0

MAP/LOT : 62 / 12 & 13



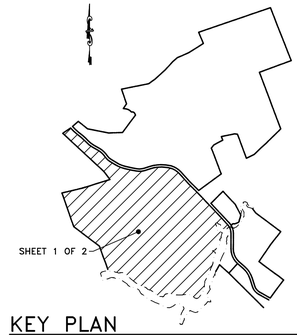
LOT COVERAGE TABLE

MAP 62 LOT 12: 8,125,938 s.f.
BUILDINGS: 16,250 s.f.
IMPERVIOUS: 73,226 s.f.
TOTAL COVERAGE: 1.1%

MAP 62 LOT 13: 6,445,327 s.f.
BUILDINGS: 17,600 s.f.
IMPERVIOUS: 160,101 s.f.
TOTAL COVERAGE: 2.8%

ZONING INFORMATION

RURAL DISTRICT:	
MINIMUM LOT SIZE	100,000 S.F.
MINIMUM STREET FRONTAGE	200 FEET
MAXIMUM COVERAGE	20% OR 4,000 S.F. WHICH EVER IS GREATER
MAXIMUM BUILDING HEIGHT	40', NOT TO EXCEED 3 STORIES
SETBACKS	
ANY LOT LINE/STREET R.O.W.	25'
CEMETERY	25'
STATE HIGHWAY R.O.W.	40'
ALL STRUCTURES AND PARKING LOTS FROM HIGH WATER MARK OF HOBBS POND/MERRILAND RIVER	200'
MULTIFAMILY DEVELOPMENT:	
BUILDING SEPARATION	30'
BUFFER STRIP	25'
SHORELAND OVERLAY DISTRICT:	
WETLANDS SETBACK	75'
MINIMUM SHORE FRONTAGE	200'
LAND USE	
PARKING BUFFER (145-38)	15'
NO-CUT BUFFER (45-49)	50'
CLUSTER DEVELOPMENT	
SETBACKS	
STREET (ROW) WITHIN CLUSTER	20'
STREET (ROW) OUTSIDE CLUSTER	25'
LOT LINES	15'
LOT LINE ABUTTING NON-CLUSTER LOT	50'



KEY PLAN

SCALE: 1"=1,500'

PLAN NOTES

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

DEDICATED OPEN SPACE (M62, L12 + L13, M63, L7)
TOTALS: 250.3 ACRES

NON-DEDICATED OPEN SPACE (M62, L12 + L13)
TOTALS: 3.37 ACRES

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PAVEMENT WIDTH CHART

EXISTING STREETS	
JAMES STREET	27'±
MEETING HOUSE ROAD	20'±
PARSONAGE WAY	24'±
HOBBS FARM ROAD	20'±
STORER LANE	14'±
ROUTE 9A	30'±
PROPOSED ROADS	
ALL STREETS	20' OR 24'
DRIVEWAYS	
SINGLE UNIT DRIVEWAYS	16'
DOUBLE UNITS	36'
CLUB HOUSE DRIVEWAY	22'

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN /W AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT
- EROSION CONTROL BERM
- PEDESTRIAN EASEMENT/TRAIL

GRAPHIC SCALE

200 0 100 200 400 800

(IN FEET)
1 inch = 200 ft.

PINKHAM & GREER
CIVIL ENGINEERS
28 WAYNE AVE. PORTLAND, ME 04103
TEL. 207.761.5242 FAX. 207.761.4242

STATE OF MAINE
THOMAS S. GREER No. 4206
LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
10	2/8/16	REVISED PER TOWN COMMENTS
9	1/18/16	REVISED PER TOWN COMMENTS
8	12/16/15	REVISED PER STAFF COMMENTS
7	12/7/15	REVISED PER TOWN STAFF REVIEW
6	12/1/15	REVISED PER TOWN STAFF REVIEW
5	11/5/15	REVISED PER TOWN STAFF REVIEW
4	9/28/15	REVISED PER TOWN STAFF REVIEW
3	9/10/15	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

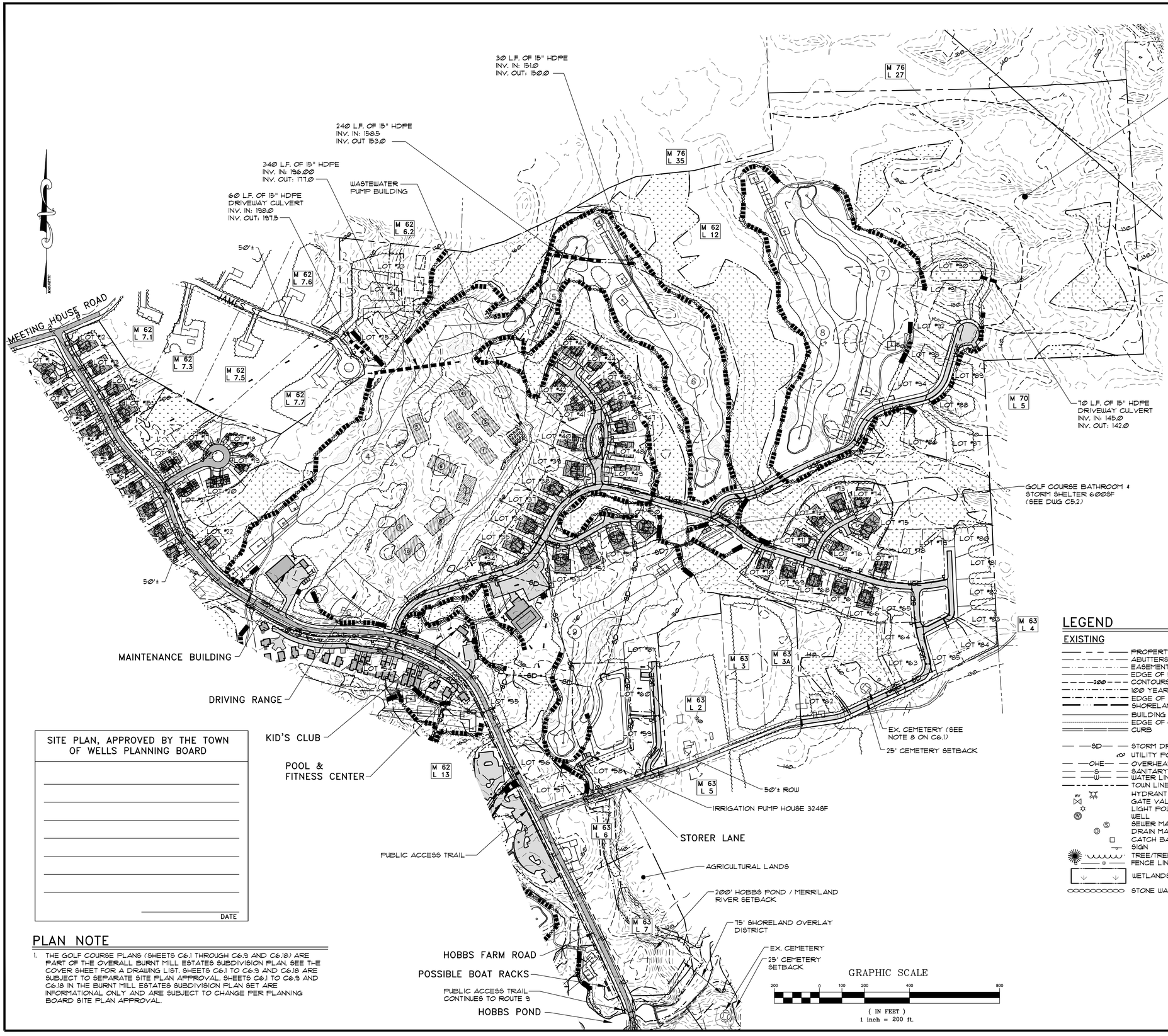
SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: JDC/JWG
DESG BY: TSG
CHK BY:

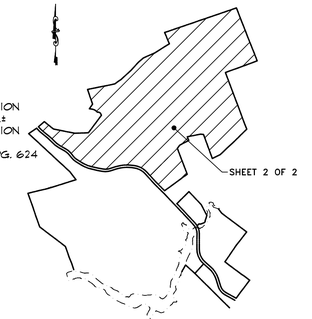
BURNT MILL ESTATES
STATE ROUTE 9A, MEETINGHOUSE ROAD & HOBBS FARM ROAD, WELLS, MAINE

GOLF COURSE
SITE PLAN SHEET 1 OF 2

C6.1

MAP/LOT : 62 / 12 & 13





KEY PLAN

SCALE: 1"=1,500'

PLAN NOTES

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

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- 200 CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- SD STORM DRAIN
- UTILITY POLE
- OHE OVERHEAD ELECTRIC
- S SANITARY SEWER
- W WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- SD STORM DRAIN
- C CULVERT
- FM SEWER FORCE MAIN /W AIR VALVE & CLEANOUT
- UD UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- W WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT
- EROSION CONTROL BERM

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PLAN NOTE

1. THE GOLF COURSE PLANS (SHEETS C6.1 THROUGH C6.9 AND C6.18) ARE PART OF THE OVERALL BURNT MILL ESTATES SUBDIVISION PLAN. SEE THE COVER SHEET FOR A DRAWING LIST. SHEETS C6.1 TO C6.9 AND C6.18 ARE SUBJECT TO SEPARATE SITE PLAN APPROVAL. SHEETS C6.1 TO C6.9 AND C6.18 IN THE BURNT MILL ESTATES SUBDIVISION PLAN SET ARE INFORMATIONAL ONLY AND ARE SUBJECT TO CHANGE PER PLANNING BOARD SITE PLAN APPROVAL.

PINKHAM & GREER
CIVIL ENGINEERS
28 WARREN AVE. PORTLAND, ME 04103
TEL. 207.797.1520 FAX. 207.797.4240

STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
10	2/8/16	REVISED PER TOWN COMMENTS
9	1/15/16	REVISED PER TOWN COMMENTS
8	12/16/15	REVISED PER STAFF COMMENTS
7	12/7/15	REVISED PER TOWN STAFF REVIEW
6	12/1/15	REVISED PER TOWN STAFF REVIEW
5	11/5/15	REVISED PER TOWN STAFF REVIEW
4	9/28/15	REVISED PER TOWN STAFF REVIEW
3	9/10/15	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
DESG BY: TSG
CHK BY:

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

GOLF COURSE
SITE PLAN SHEET 2 OF 2

C6.2

MAP/LOT: 62 / 12 & 13

PARKING BREAKDOWN

CLUBHOUSE: 12,000 GROSS SF / EVENT BARN /TENT: 5,000 GROSS SF

CLUBHOUSE BUILDING CONSISTS OF:

CLUB ACCESSORY RETAIL SPACE: 3 SPACES REQUIRED (3.5 SPACES PER 1,000 SF, BUT NO LESS THAN 3 SPACES). ACCESSORY RETAIL SPACE FLOOR AREA TO BE DETERMINED.

STANDARD RESTAURANT: 74 SEATS REQUIRE 1 SPACE PER 3 SEATS PLUS 1 SPACE PER 20 SEATS FOR EMPLOYEES. 30 SPACES ARE REQUIRED.

CLUBHOUSE OCCUPANCY IS RESTRICTED TO 125 PEOPLE. 125-74 = 51. 51/4 = 13 SPACES REQUIRED FOR THE REMAINING CLUBHOUSE AREA BASED ON 1 SPACE PER 4 PEOPLE. (THIS REMAINING AREA INCLUDES A 20 SEAT SMALL EVENT SPACE, OFFICES, RESTROOMS, LOCKERS, AND STORAGE).

A REDUCTION IN REQUIRED PARKING (9 SPACES) WAS PERMITTED BY THE PLANNING BOARD AS THE CLUBHOUSE OPERATIONS AND RETAIL SPACE SHARE IN THE PATRONAGE OF THE GOLF COURSE/ DRIVING RANGE AND ALL OTHER CLUB USES.

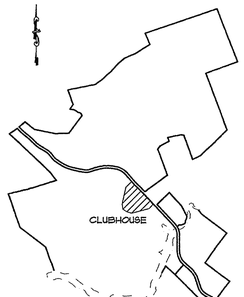
TOTAL SPACES NEEDED FOR THE CLUBHOUSE BUILDING : 3 +30 +4 = 37 SPACES

EVENT BARN BUILDING/ TENT:

THE EVENT BARN/ TENT ARE RESTRICTED TO 300 PEOPLE. 300/4 = 75 SPACES ARE REQUIRED.

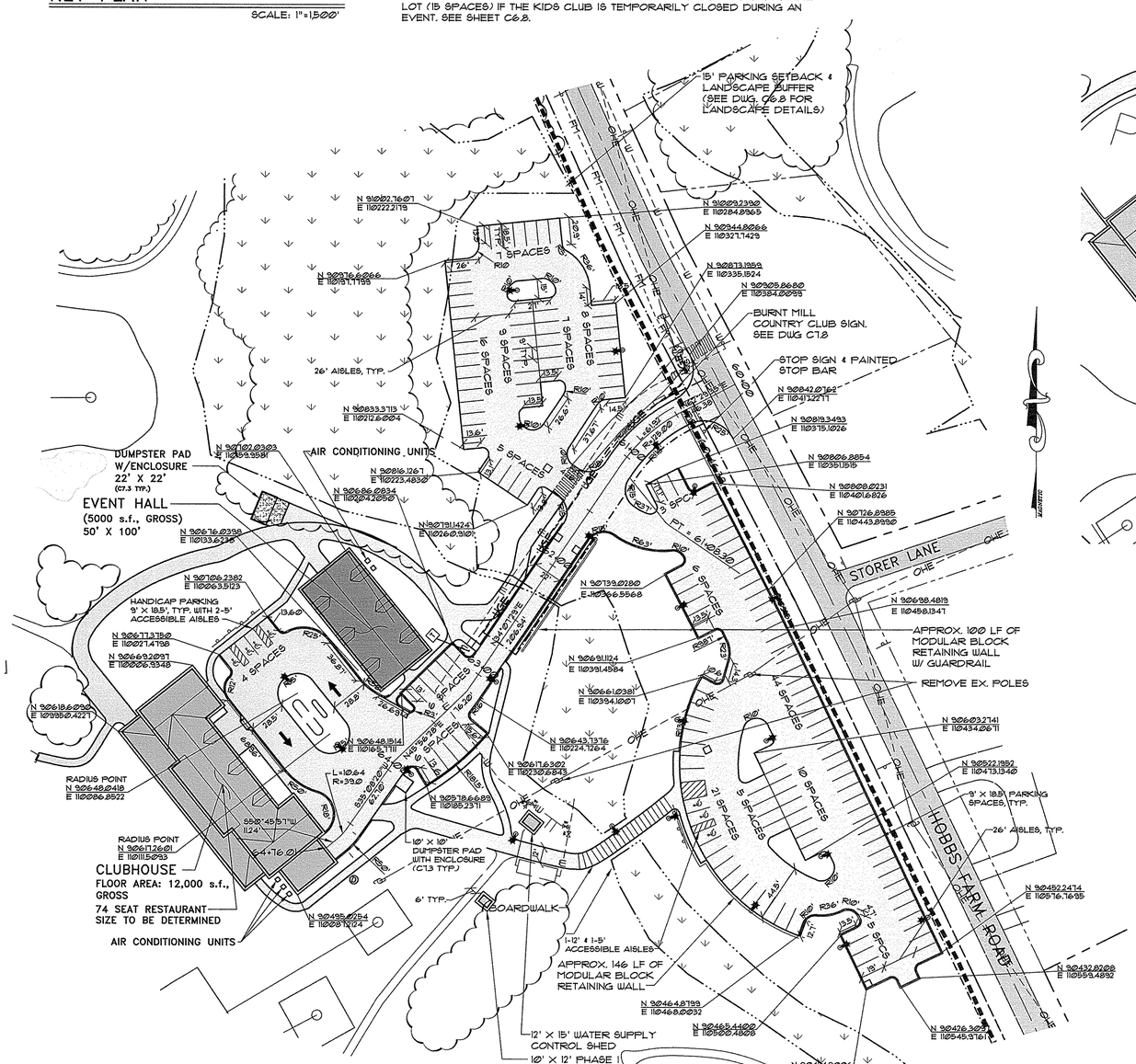
25 PARKING SPACES, OF WHICH 1 IS ADA COMPLIANT IS PROVIDED IN THE PARKING LOT.

* THE OVER-FLOW GRASS PARKING AREA AVAILABLE ON THE AGRICULTURE LAND PROVIDES A MINIMUM OF 25 SPACES. OVER-FLOW PARKING IS AVAILABLE AT THE MAINTENANCE BUILDING PARKING LOT (10 SPACES) AFTER 2PM AND OVER-FLOW PARKING IS AVAILABLE AT THE KID'S CLUB PARKING LOT (15 SPACES) IF THE KIDS CLUB IS TEMPORARILY CLOSED DURING AN EVENT. SEE SHEET C6.8.



KEY PLAN

SCALE: 1"=1,500'



CLUBHOUSE LAYOUT

SCALE: 1"= 50'

CLUBHOUSE PHOTOMETRICS PLAN

SCALE: 1"= 50'

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- 200 CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- SD STORM DRAIN
- UTILITY POLE
- OHE OVERHEAD ELECTRIC
- S SANITARY SEWER
- W WATER LINE
- TOWN LINE
- WV HYDRANT
- GATE VALVE
- LIGHT POLE
- W WELL
- S SEWER MANHOLE
- D DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- SD STORM DRAIN
- C CULVERT
- SV SEWER FORCE MAIN W/ AIR VALVE & CLEANOUT
- UD UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- D DRAIN MANHOLE
- S SANITARY MANHOLE
- W TRANSFORMER
- WV WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- W WELL
- DRY HYDRANT
- WV W WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

PLAN NOTE

1. THE GOLF COURSE PLANS (SHEETS C6.1 THROUGH C6.9 AND C6.18) ARE PART OF THE OVERALL BURNT MILL ESTATES SUBDIVISION PLAN. SEE THE COVER SHEET FOR A DRAWING LIST. SHEETS C6.1 TO C6.9 AND C6.18 ARE SUBJECT TO SEPARATE SITE PLAN APPROVAL. SHEETS C6.1 TO C6.9 AND C6.18 IN THE BURNT MILL ESTATES SUBDIVISION PLAN SET ARE INFORMATIONAL ONLY AND ARE SUBJECT TO CHANGE PER PLANNING BOARD SITE PLAN APPROVAL.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

PINKHAM & GREER
CIVIL ENGINEERS
28 WAYNE AVE., PORTLAND, ME. 04103
TEL: 207.761.5042 FAX: 207.761.4245

STATE OF MAINE
THOMAS S. GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER

2/16/16

REV.	DATE	DESCRIPTION
8	2/17/16	REVISED PER TOWN COMMENTS
7	2/8/16	REVISED PER TOWN COMMENTS
6	1/18/16	REVISED PER TOWN COMMENTS
5	12/16/15	REVISED PER STAFF COMMENTS
4	12/15/15	REVISED PER STAFF COMMENTS
3	12/7/15	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

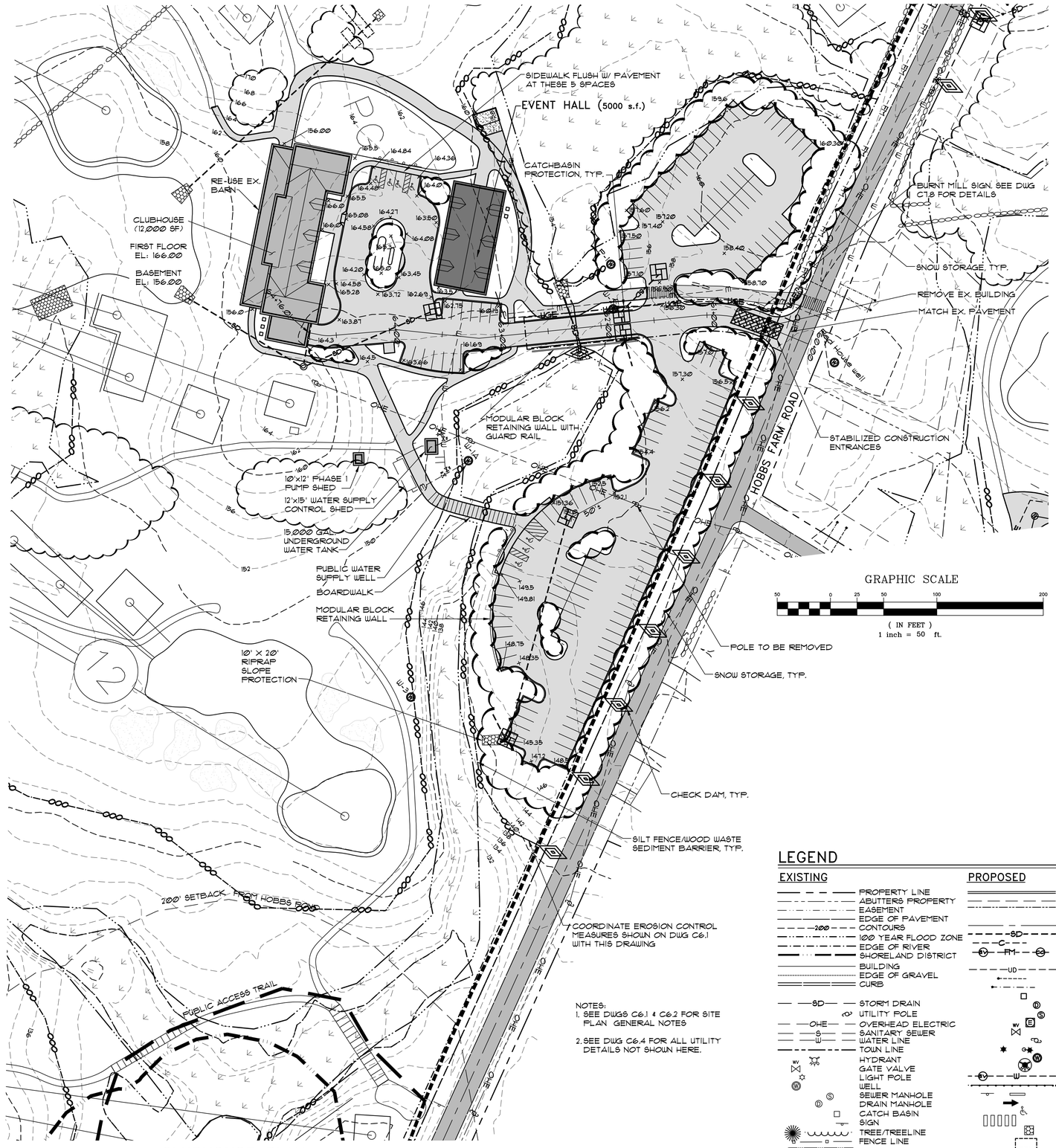
SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: NRA
DESG BY: MRB
CHK BY: TSG

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

CLUBHOUSE LAYOUT & PHOTOMETRICS PLAN

C6.5

MAP/LOT : 62 / 12 & 13



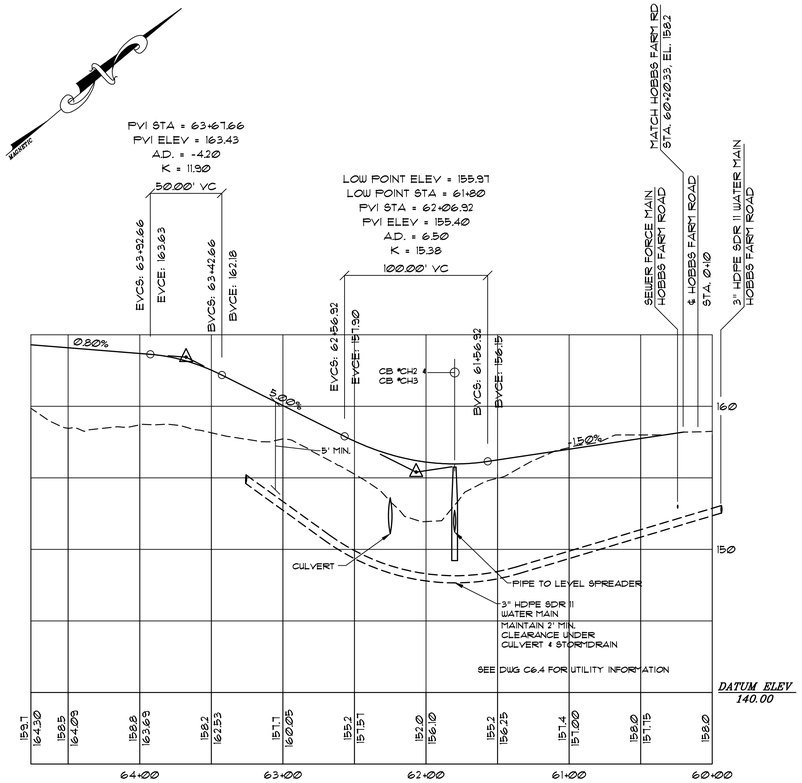
NOTES:
1. SEE DWGS C6.1 & C6.2 FOR SITE PLAN GENERAL NOTES
2. SEE DWG C6.4 FOR ALL UTILITY DETAILS NOT SHOWN HERE.

CLUBHOUSE PLAN

SCALE: 1"=50'

SIGHT DISTANCE

ENTRANCE	LEFT	RIGHT
CROSSWALK (NORTH) SIGHT DISTANCE TO HOBBS FARM ROAD	350'+	1000'+
CROSSWALK (SOUTH) SIGHT DISTANCE TO HOBBS FARM ROAD	350'+	900'+



CLUBHOUSE PROFILE

SCALE: HORIZ. 1"=50'
VERT. 1"=5'

PLAN NOTE

1. THE GOLF COURSE PLANS (SHEETS C6.1 THROUGH C6.9 AND C6.18) ARE PART OF THE OVERALL BURNT MILL ESTATES SUBDIVISION PLAN. SEE THE COVER SHEET FOR A DRAWING LIST. SHEETS C6.1 TO C6.9 AND C6.18 ARE SUBJECT TO SEPARATE SITE PLAN APPROVAL. SHEETS C6.1 TO C6.9 AND C6.18 IN THE BURNT MILL ESTATES SUBDIVISION PLAN SET ARE INFORMATIONAL ONLY AND ARE SUBJECT TO CHANGE PER PLANNING BOARD SITE PLAN APPROVAL.

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN /W AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

EROSION CONTROL

- CATCH BASIN PROTECTION
- EROSION CONTROL BERM
- CHECK DAM
- RIPRAP
- STABILIZED CONSTRUCTION ENTRANCE

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 WMWM AVE. PORTLAND, ME. 04103
TEL: 207.781.5242 FAX: 207.781.4245

STATE OF MAINE
THOMAS GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
6	2/8/16	REVISED PER TOWN COMMENTS
5	1/18/16	REVISED PER TOWN COMMENTS
4	12/16/15	REVISED PER STAFF COMMENTS
3	12/7/15	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

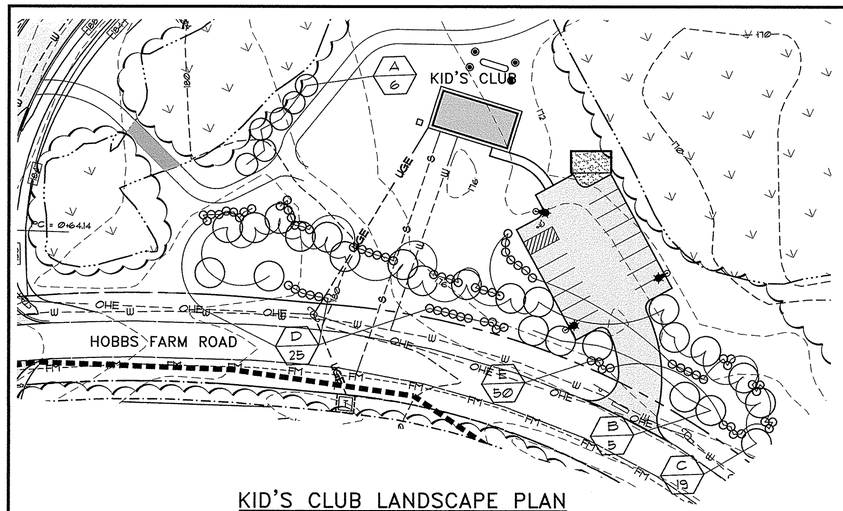
SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: NRA
DESG BY: MRB
CHK BY: TSG

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

CLUBHOUSE GRADING & EROSION CONTROL PLAN

C6.6

MAP/LOT: 62 / 12 & 13



KID'S CLUB LANDSCAPE PLAN

SCALE: 1"=40'

PLANT LIST

A 12 SYMBOL QUANTITY

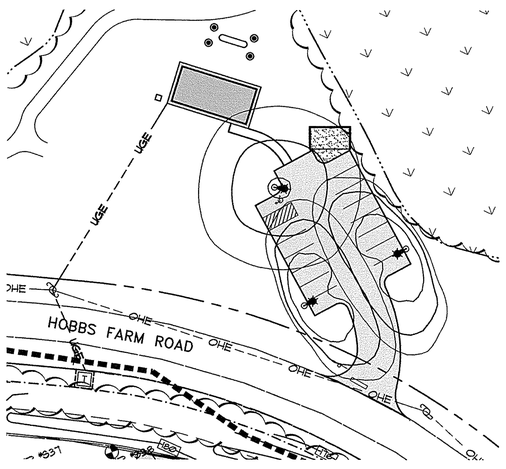
SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	Pinus Strobus/ White Pine	5'-7' tall	6	B&B
B	Betula Nigra / River Birch	2 1/2" cal.	5	B&B
C	Quercus Rubra / Red Oak	3" cal.	19	B&B
D	Aronia Arbutifolia 'Brilliantissima' / Chokeberry	2-3' tall	25	B&B
E	Syringa Meyeri 'Palibin'/Lilac	2'-3' tall	50	B&B
F	Acer Saccharum / Sugar Maple	3" Cal.	6	B&B

PARKING BREAKDOWN

KIDS CLUB: 1,150 GROSS SF (CLUB USE) OCCUPANCY IS RESTRICTED TO 50 PEOPLE. 50/4 = 13 SPACES ARE REQUIRED. 15 SPACES ARE PROVIDED OF WHICH 1 IS ADA COMPLIANT.

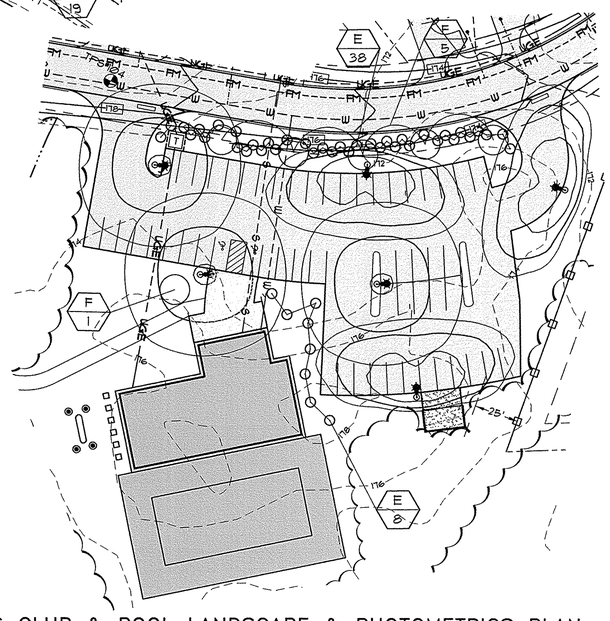
FITNESS CLUB: 5,380 GROSS SF (CLUB USE) OCCUPANCY IS RESTRICTED TO 100 PEOPLE. 100/4 = 25 SPACES ARE REQUIRED. POOL : 3,220 SF (CLUB USE) OCCUPANCY IS RESTRICTED TO 146 PEOPLE. 146/4 = 37 SPACES ARE REQUIRED. 25 + 37 = 62 SPACES ARE REQUIRED. 56 SPACES ARE PROVIDED OF WHICH 3 ARE ADA COMPLIANT.

A REDUCTION IN REQUIRED PARKING (6 SPACES) WAS PERMITTED BY THE PLANNING BOARD AS THE FITNESS CLUB AND POOL ARE OPEN TO HOMEOWNERS AND CLUB MEMBERS ONLY AND PEDESTRIAN/ BICYCLE TRANSPORTATION IS EXPECTED.



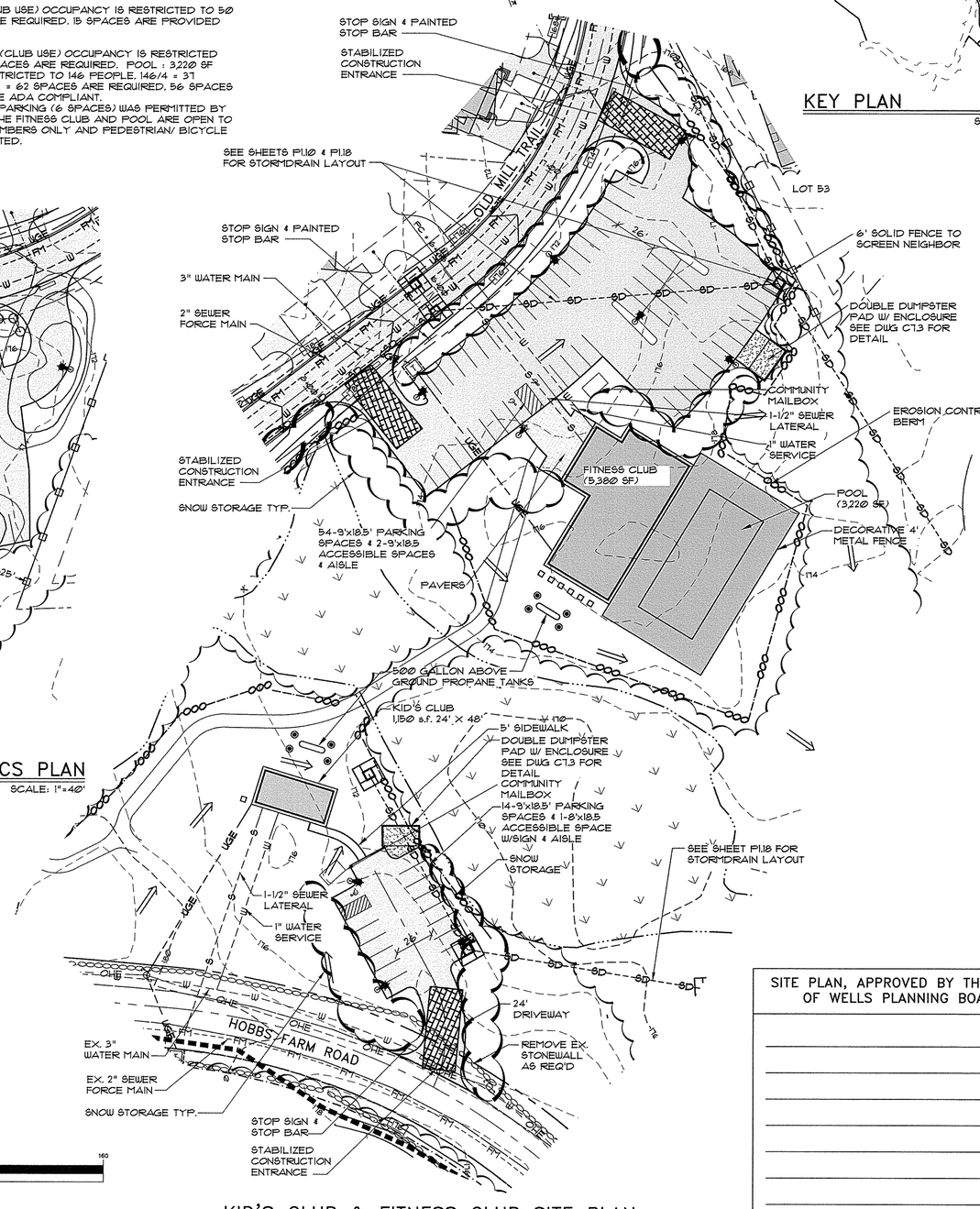
KID'S CLUB PHOTOMETRICS PLAN

SCALE: 1"=40'



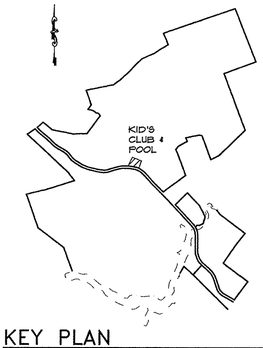
FITNESS CLUB & POOL LANDSCAPE & PHOTOMETRICS PLAN

SCALE: 1"=40'



KID'S CLUB & FITNESS CLUB SITE PLAN

SCALE: 1"=40'



KEY PLAN

SCALE: 1"=1500'

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN W/ AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

EROSION CONTROL

- CATCH BASIN PROTECTION
- EROSION CONTROL BERM
- CHECK DAM
- RIPRAP
- STABILIZED CONSTRUCTION ENTRANCE

PLAN NOTES

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

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

PINKHAM & GREER
CIVIL ENGINEERS
28 WINN AVE, PORTLAND, ME, 04103
TEL 207.772.2892 FAX 207.772.7235

STATE OF MAINE
THOMAS GREER
No. 4206
LICENSED
PROFESSIONAL ENGINEER

8/18/16

REV.	DATE	DESCRIPTION
10	2/17/16	REVISED PER TOWN COMMENTS
9	2/8/16	REVISED PER TOWN COMMENTS
8	1/18/16	REVISED PER TOWN COMMENTS
7	12/16/15	REVISED PER STAFF 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	9/10/15	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

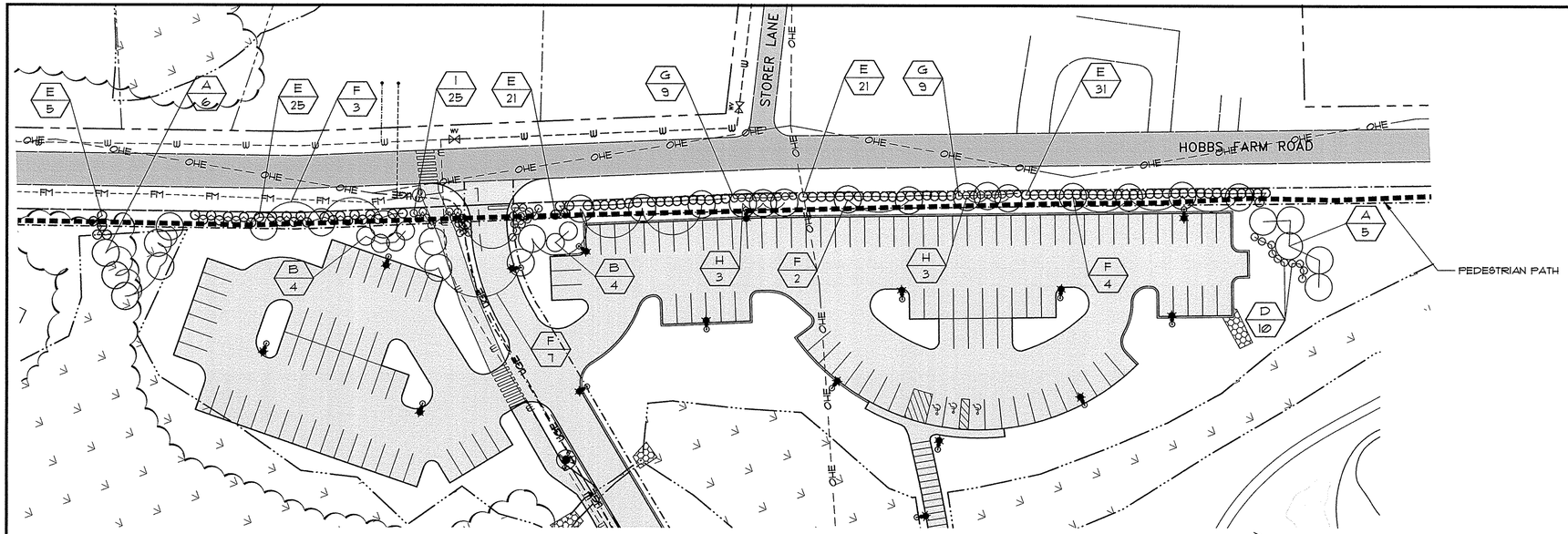
SCALE: AS SHOWN
DATE: JANUARY 14, 2015
PROJECT: 14113
DRN BY: JDC/JWG
DESG BY: TSG
CHK BY: TG

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

KID'S CLUB & FITNESS CLUB SITE PLAN, KID'S CLUB LANDSCAPE & PHOTOMETRICS PLANS

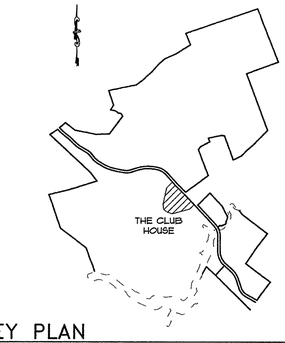
C6.7

MAP/LOT: 62 / 12 & 13



CLUBHOUSE PARKING LANDSCAPE PLAN

SCALE: 1"=40'



KEY PLAN

SCALE: 1"=1,500'

NOTE:
1. SEE DWG C7.3 FOR GOLF CART CROSSING SIGNS.
2. SEE DWGS. C6.1 & C6.2 FOR SITE PLAN GENERAL NOTES.

GRAPHIC SCALE

40 0 20 40 80 160

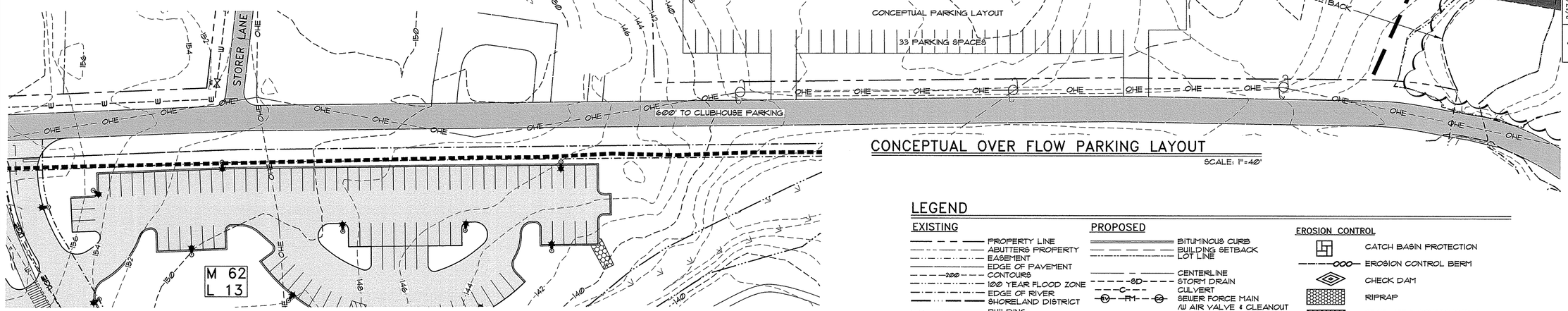
(IN FEET)
1 inch = 40 ft.

PLANT LIST

A 12 SYMBOL QUANTITY

SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	Pinus Strobus/ White Pine	5'-7' tall	11	B&B
B	Betula Nigra / River Birch	2 1/2" cal.	6	B&B
D	Arbutifolia Brilliantissima / Chokeberry	8' tall	10	B&B
E	Syringa/Lilac	2'-3' tall	103	B&B
F	Sugar Maple/Acer saccharum	3" cal.	16	B&B
G	Honeysuckle/Caprifoliaceae sp.	18"-24" tall	18	potted
H	Green Ash/ Marshalls Seedless	5'-7' tall	6	B&B
I	Chinese Spr. Juniper	18"-24" tall	25	potted

41 SHADE TREES PROPOSED



CONCEPTUAL OVER FLOW PARKING LAYOUT

SCALE: 1"=40'

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN W/ AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT
- PEDESTRIAN EASEMENT/TRAIL

EROSION CONTROL

- CATCH BASIN PROTECTION
- EROSION CONTROL BERM
- CHECK DAM
- RIPRAP
- STABILIZED CONSTRUCTION ENTRANCE

PLAN NOTES

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

SIGHT DISTANCE

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

REV.	DATE	DESCRIPTION
9	2/17/16	REVISED PER TOWN COMMENTS
8	2/8/16	REVISED PER TOWN COMMENTS
7	1/18/16	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

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

STATE OF MAINE
THOMAS S. GREER
No. 4246
REGISTERED PROFESSIONAL ENGINEER
LICENSED
2/16/16

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

CLUBHOUSE PARKING
LANDSCAPE PLAN

C6.8

MAP/LOT : 62 / 12 & 13

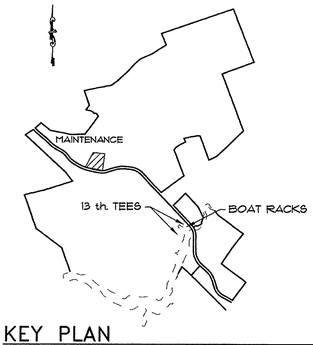
LEGEND

EXISTING

- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- STORM DRAIN
- UTILITY POLE
- OVERHEAD ELECTRIC
- SANITARY SEWER
- WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- STORM DRAIN
- CULVERT
- SEWER FORCE MAIN
- /W AIR VALVE & CLEANOUT
- UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

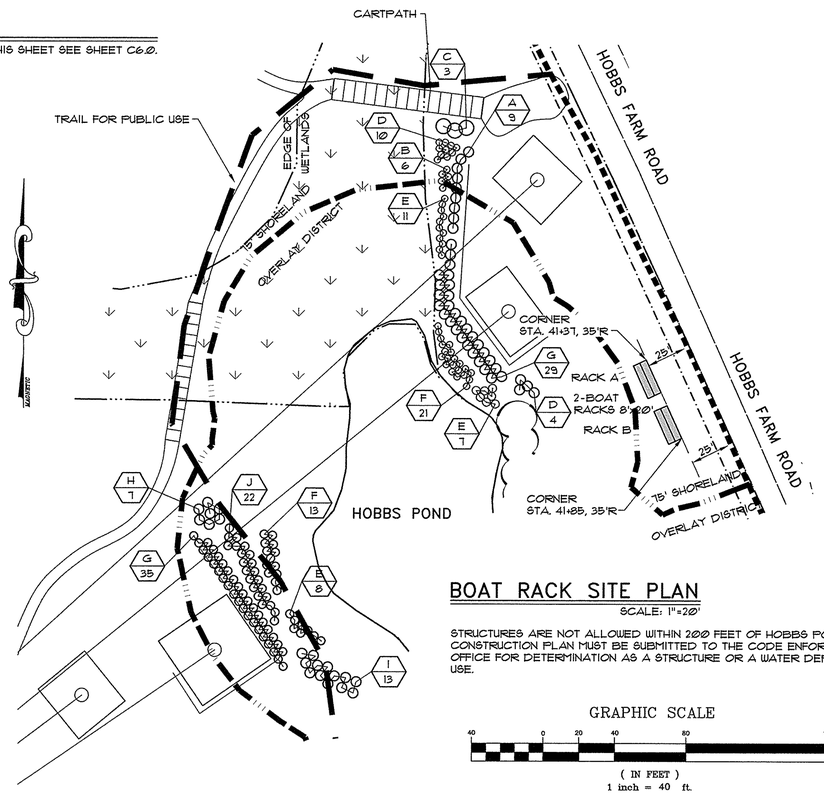


KEY PLAN

SCALE: 1"=1,000'

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.

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

13TH TEE LANDSCAPE PLAN

SCALE: 1"=20'

PLANT LIST

A 12 — SYMBOL / QUANTITY

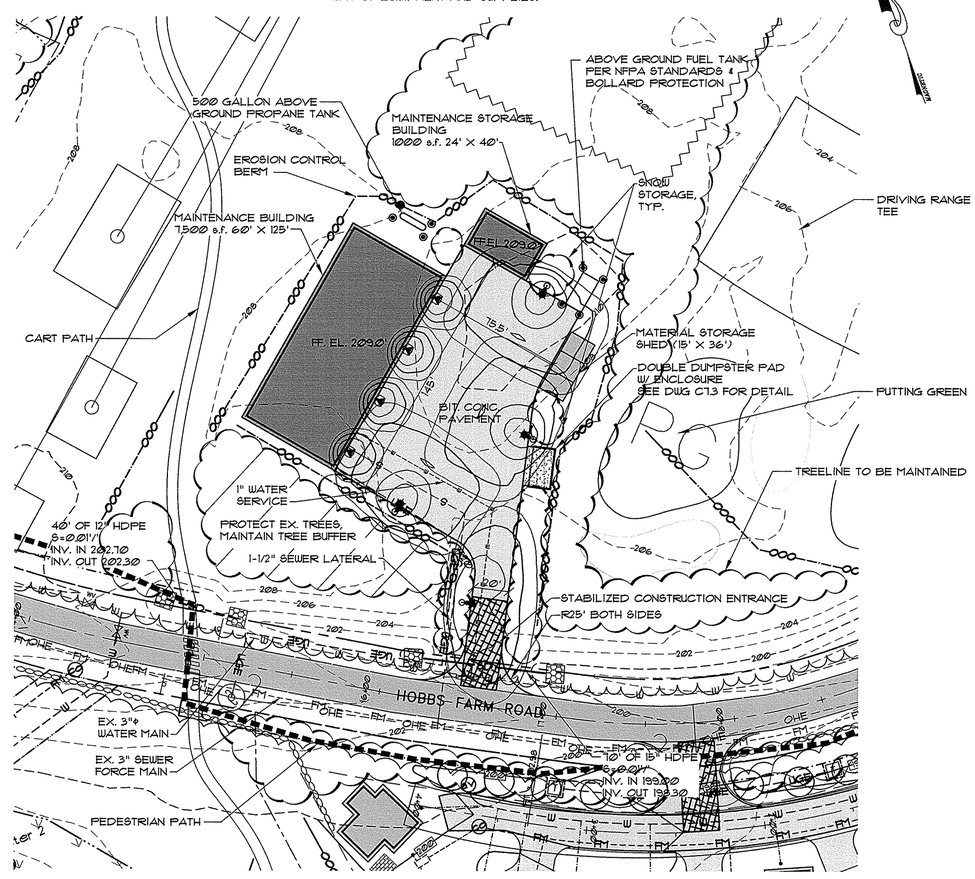
SYMBOL	COMMON NAME/BOTANICAL NAME	SIZE	QUANTITY	ROOT
A	Forsythia/New Hampshire Gold	18"-24" tall	9	potted
B	Carolinium Rhodo/Carolina Rhodo	2"-3" tall	6	potted
C	A. Crinnala/Amur Maple	3" cal.	3	B&B
D	Catawba Rhodo/(White)	18"-24" tall	14	potted
E	Viscosum/Swamp Azalea	18"-24" tall	26	potted
F	Azalea Aborescens 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

PARKING BREAKDOWN

MAINTENANCE BUILDINGS (ACCESSORY TO CLUB USE): 7,500 GROSS SF + 1,000 GROSS SF + 540 SF = 9,040 SF
9,040 SF OF MAINTENANCE BUILDINGS REQUIRED 1 SPACE PER 1,000 SF.
9,040/ 1,000 = 10 SPACES ARE REQUIRED. 10 SPACES ARE PROVIDED.
THE 10 PARKING SPACES TO BE UNMARKED AND SHALL ACCOMMODATE 6-10 EMPLOYEES. EMPLOYEES WILL PARK OUT OF THE WAY OF EQUIPMENT AND SUPPLIES.



MAINTENANCE BUILDING SITE PLAN

SCALE: 1"=40'

PINKHAM & GREER
CIVIL ENGINEERS
28 WMHM AVE. PORTLAND, ME. 04103
TEL: 207.781.5242 FAX: 207.781.4262

STATE OF MAINE — THOMAS A. GREER No. 4236 — LICENSED PROFESSIONAL ENGINEER

3/16/16

REV.	DATE	DESCRIPTION
8	2/17/16	REVISED PER TOWN COMMENTS
7	2/8/16	REVISED PER TOWN COMMENTS
6	1/18/16	REVISED PER TOWN 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 — DRN BY: JDC/JWG
DATE: JANUARY 14, 2015 — DESG BY: TSG
PROJECT: 14113 — CHK BY: TAG

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

MAINTENANCE BUILDING SITE PLAN
13TH TEE LANDSCAPE PLAN
& BOAT RACK SITE PLAN

C6.9

MAP/LOT : 62 / 12 & 13

LEGEND

EXISTING

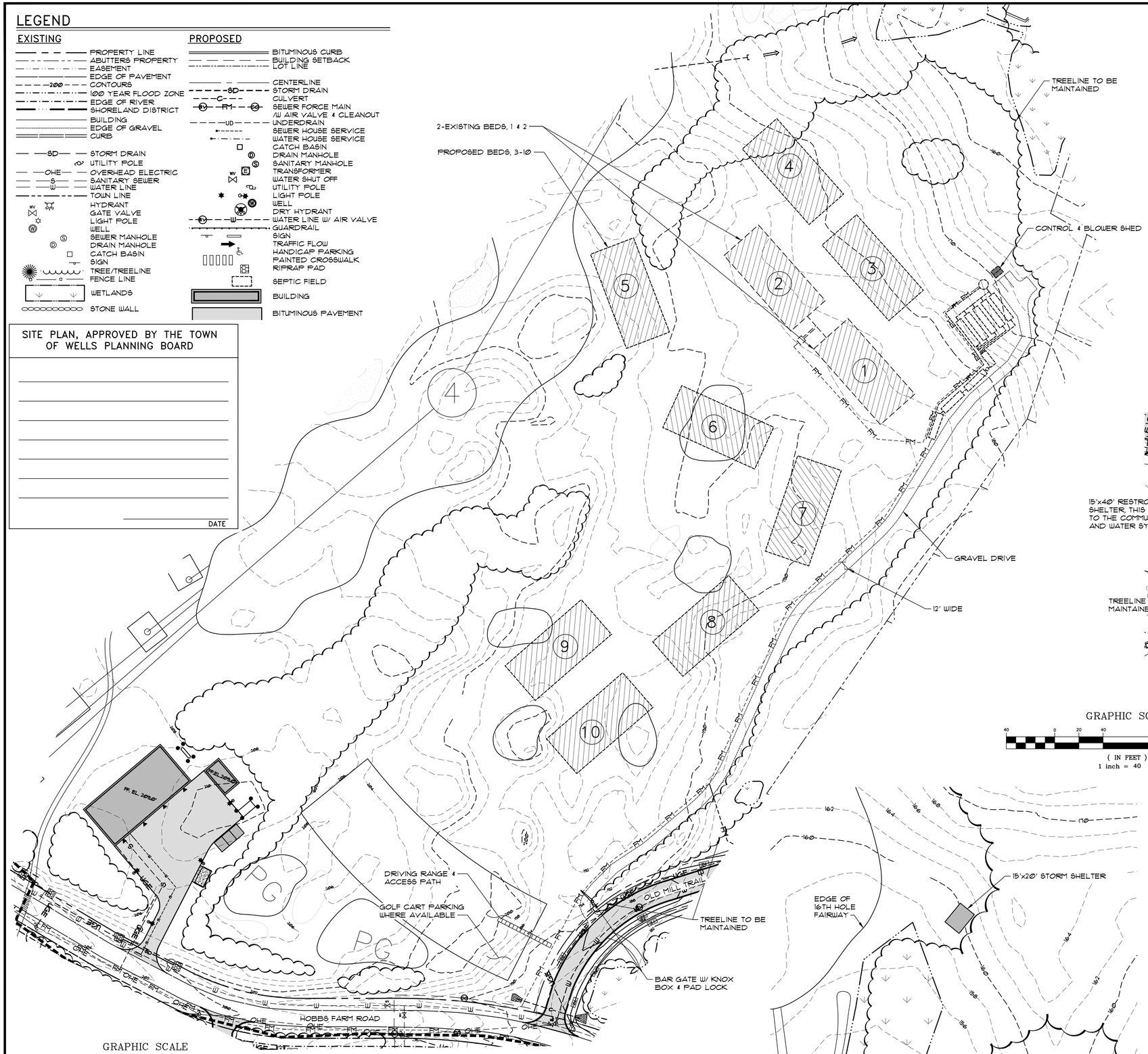
- PROPERTY LINE
- ABUTTERS PROPERTY
- EASEMENT
- EDGE OF PAVEMENT
- 200 CONTOURS
- 100 YEAR FLOOD ZONE
- EDGE OF RIVER
- SHORELAND DISTRICT
- BUILDING
- EDGE OF GRAVEL
- CURB
- SD STORM DRAIN
- UTILITY POLE
- OHE OVERHEAD ELECTRIC
- S SANITARY SEWER
- W WATER LINE
- TOWN LINE
- HYDRANT
- GATE VALVE
- LIGHT POLE
- WELL
- SEWER MANHOLE
- DRAIN MANHOLE
- CATCH BASIN
- SIGN
- TREE/TREELINE
- FENCE LINE
- WETLANDS
- STONE WALL

PROPOSED

- BITUMINOUS CURB
- BUILDING SETBACK
- LOT LINE
- CENTERLINE
- SD STORM DRAIN
- C CULVERT
- SEWER FORCE MAIN /W AIR VALVE & CLEANOUT
- UD UNDERDRAIN
- SEWER HOUSE SERVICE
- WATER HOUSE SERVICE
- CATCH BASIN
- DRAIN MANHOLE
- SANITARY MANHOLE
- TRANSFORMER
- WATER SHUT OFF
- UTILITY POLE
- LIGHT POLE
- WELL
- DRY HYDRANT
- WATER LINE W/ AIR VALVE
- GUARDRAIL
- SIGN
- TRAFFIC FLOW
- HANDICAP PARKING
- PAINTED CROSSWALK
- RIPRAP PAD
- SEPTIC FIELD
- BUILDING
- BITUMINOUS PAVEMENT

SITE PLAN, APPROVED BY THE TOWN OF WELLS PLANNING BOARD

DATE

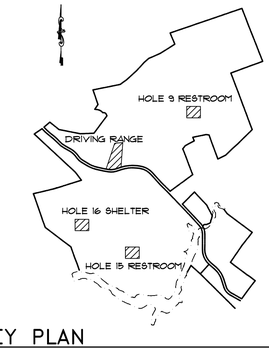


GRAPHIC SCALE

(IN FEET)
1 inch = 60 ft.

DRIVING RANGE SITE PLAN

SCALE: 1"=60'

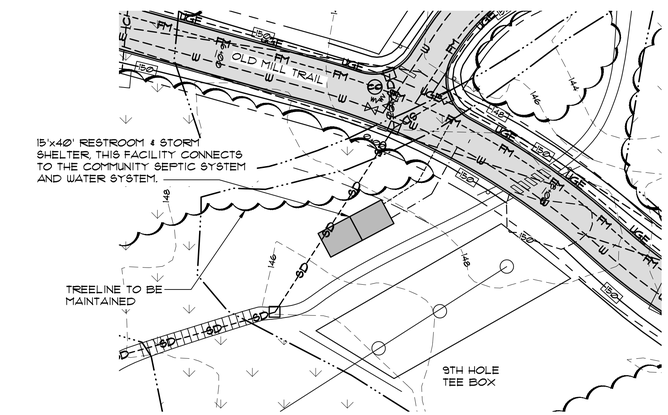


KEY PLAN

SCALE: 1"=1,500'

PLAN NOTES

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



9TH HOLE RESTROOM SITE PLAN

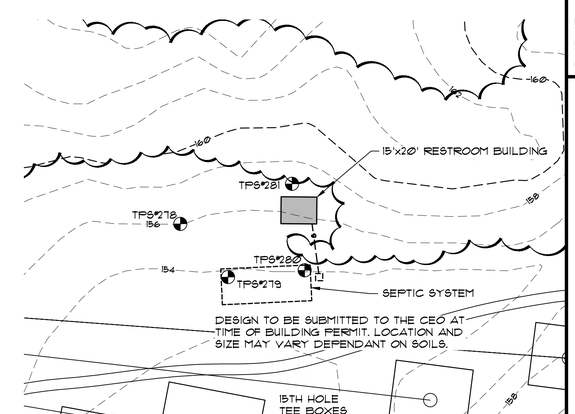
ACCESSORY TO CLUB — SCALE: 1"=40'

GRAPHIC SCALE

(IN FEET)
1 inch = 40 ft.

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 WMWM AVE. PORTLAND, ME. 04103
TEL: 207.781.5242 FAX: 207.781.4245

STATE OF MAINE — THOMAS GREER No. 4206 — LICENSED PROFESSIONAL ENGINEER

REV.	DATE	DESCRIPTION
8	2/8/16	REVISED PER TOWN COMMENTS
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 — DRN BY: JDC/JWG
DATE: JANUARY 14, 2015 — DESG BY: TSG
PROJECT: 14113 — CHK BY:

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

DRIVING RANGE AND
GOLF COURSE RESTROOM
& STORM SHELTER SITE PLANS

C6.18

MAP/LOT : 62 / 12 & 13

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

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

Final Subdivision Application Memo

Date: March 4, 2016

To: Planning Board

From: Planning Office

Re: Millbrooke Farm Subdivision – Phase VI - Map 72, Lot 4B, 12 and 13

Project Description:

Bob Georgitis of Kasprzak Homes/ Kasprzak Landholdings has submitted a Final Subdivision application for a major subdivision to be located off of Willow Way, Gateway Drive and Midway Drive. The subdivision shall consist of 70 dwelling units constructed as 35 duplex buildings on 20.13 acres of land (Multifamily Development) with 60.69 acres as dedicated open space. The subdivision and open space are located on the following parcels: Tax Map 72, Lot 4B, Lot 12 and Lot 13 and total 80.82 acres (80.81 net acres). The parcels are located within the Rural District and 75' Shoreland Overlay District. The parcels shall be connected to public sewer and public water.

§ 202-9. Final plan for major subdivision.

A. Procedure.

(1) The subdivider shall, within six months after the approval of the preliminary plan, file with the Board an application for approval of the final plan at least 10 days prior to a scheduled meeting of the Board. If the application for the final plan is not submitted within six months after preliminary plan approval, the Board may refuse without prejudice to act on the final plan and require resubmission of the preliminary plan. The final plan shall approximate the layout shown on the preliminary plan, plus any recommendations made by the Board. **[Amended 7-11-1996]** **Site Walk was held on 10/17/15. Preliminary Application was submitted on 11/12/15 and approved on 1/4/16. Final Subdivision Application submitted on 1/13/16.**

(2) If a public hearing is deemed necessary by the Board, an additional fee in the amount established by the Board of Selectmen following notice and a public hearing shall be required to cover the costs of advertising and postal notification. **[Amended 7-9-2002; 4-16-2004]** **Escrow Provided**

(3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board to discuss the final 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. **Received 1/25/16**

(5) Within 30 days after receiving any application, the Board shall notify the applicant in writing

either that the application is complete or, if it is incomplete, the specific additional material needed to complete the application. The Board shall determine whether to hold a public hearing on the final plan application. **To be determined**

(6) Prior to submittal of the final plan application, the following approvals shall be obtained in writing, where appropriate:

(a) Maine Department of Environmental Protection, under the Site Location of Development Act and the Natural Resources Protection Act. Editor's Note: See 38 M.R.S.A § 481 et seq. and 38 M.R.S.A. § 480-A et seq., respectively. **Provided, MDEP Approval # L-24408-87-E-A dated March 2013**

(b) The Kennebunk, Kennebunkport and Wells Water District, if the district's water service is to be used. **Provided, KKWWD letter dated 1/12/16**

(c) Maine Department of Human Services, if the subdivider proposes to provide a central water supply system. **Not Applicable**

(d) The Wells Sanitary District, if the public sewage disposal system is to be used. **Provided, WSD letter dated 1/25/16**

(e) Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system(s) is to be utilized. **Not Applicable**

(f) An Army Corps of Engineers dredge and fill permit. **Not Applicable**

(g) NPDES permit for stormwater discharges. **Not Applicable**

(7) A public hearing may be held by the Planning Board within 30 days after the issuance of a receipt for the submittal of a complete application. This hearing shall be advertised in a newspaper of local circulation at least two times, the date of the first publication to be at least seven days before the hearing, and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing. When a subdivision is located within 500 feet of a municipal boundary and a public hearing is to be held, the Planning Board shall notify the Clerk and the Planning Board of the adjacent municipality involved at least 10 days prior to the hearing. **Final Public Hearing on 3/7/16**

(8) Upon receipt of an application for a subdivision containing 20 lots or dwelling units or more, the Planning Board shall notify the Road Commissioner, School Superintendent, Police Chief and Fire Chief of the proposed subdivision, the number of dwelling units proposed, the length of roadways and the size and construction characteristics of any multifamily, commercial or industrial buildings. The Planning Board shall request that these officials comment upon the adequacy of their department's existing capital facilities to service the proposed subdivision.

(9) Before the Board grants approval of the final plan, the subdivider shall meet the performance guaranty requirements contained in § 202-13. **To be determined**

(10) The Board, within 30 days from the public hearing or within 60 days of the official submittal date if no hearing is held, shall make findings of fact and conclusions relative to the standards contained in 30-A M.R.S.A. § 4404, Subsection 3 and in these regulations. If the Board finds that all standards of the statute and these regulations have been met, it shall approve the final plan. If the Board finds that any of the standards of the statute and these regulations have not been met, the Board shall either deny the application or approve the application with conditions to ensure all of the standards will be met by the subdivision. The reasons for any denial or conditions shall be stated in the records of the Board. **To be determined**

B. Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be

submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information:

Recommendations & Conclusions:

1. The Planning Board to review comments made at the public hearing.
2. The Planning Board should review and discuss the following final completeness/ compliance review comments:
    a. Minor plan changes to be submitted and reviewed prior to final approval.
    b. Open Space
        i. The Open Space parcel area proposed (60.69 acres) to be combined with other Riverbend Woods Association parcels to be identified by a Map and Lot number to be assigned by the Town Assessor and shall be addressed on the final subdivision plan submission.
        ii. The final subdivision plan shall address if public use of the 60.69 acres of dedicate Open Space is proposed.
        iii. A separate Open Space plan to be recorded has been provided (see attached).
    c. Town Attorney review is pending of the Condominium Association Documents.
    d. Applicant to provide information given to MDOT – still pending.
    e. The Planning Board should discuss the existing deadline to complete the road connection to Gateway Drive from Heron Landing.
    f. Fire Chief final review and approval letter pending
    g. Planning Board to discuss applicant's proposed phasing
    h. Planning Board to discuss performance guarantee requirements

2. After consideration of the above items, the Planning Board should consider continuing the workshop 30 days.

LOCATION MAP N.T.S.

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 88°07'25" W	112.06'
L2	S 89°11'08" W	182.70'
L3	N 83°03'14" W	204.87'
L4	S 83°31'46" W	159.80'
L5	S 78°41'46" W	73.85'
L6	S 81°41'46" W	57.70'
L7	N 87°42'33" W	76.52'
L8	S 89°02'37" W	119.81'
L9	S 86°47'16" W	122.80'
L10	N 88°43'22" W	166.50'
L11	S 88°17'53" W	826.51'
L12	N 0°33'59" W	611.42'
L13	N 5°31'22" W	910.96'
L14	S 8°43'11" W	174.66'
L15	S 10°23'58" W	348.00'
L16	S 76°01'25" E	108.43'
L17	S 62°48'21" E	170.26'
L18	S 75°59'21" E	61.90'
L19	S 66°29'21" E	132.42'
L20	S 0°04'09" W	172.71'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L21	S 89°14'04" E	861.58'
L22	S 1°21'39" E	324.99'
L23	S 55°16'24" W	111.17'
L24	S 65°12'59" E	1079.60'
L25	N 62°40'52" E	580.56'
L26	N 11°46'38" W	8.84'
L27	S 2°06'21" E	232.80'
L28	N 2°06'21" W	44.67'
L29	N 4°17'21" W	77.17'
L30	N 13°10'39" E	149.77'
L31	N 15°47'54" E	236.93'
L32	N 18°26'39" E	228.62'
L33	N 14°38'39" E	151.32'
L34	N 11°06'39" E	94.78'
L35	N 7°41'24" E	274.46'
L36	N 0°34'51" W	282.38'
L37	N 78°24'22" W	771.07'
L38	S 10°55'24" W	902.42'
L39	N 32°58'21" W	672.41'
L40	S 30°11'05" W	1085.20'

PROPERTY LINE TABLE

LINE	DIRECTION	DISTANCE
L41	N 58°22'48" W	414.24'
L42	N 11°58'06" E	489.21'
L43	N 59°31'32" W	784.47'
L44	S 55°19'56" W	305.23'
L45	N 75°35'16" W	396.33'
L46	S 59°39'50" E	589.35'
L47	N 67°46'01" E	262.73'
L48	S 68°42'17" E	280.49'
L49	S 0°00'00" E	391.04'
L50	S 82°23'17" W	200.94'
L51	N 57°39'30" W	340.54'
L52	N 1°35'03" E	285.82'
L53	N 59°31'52" E	208.21'
L54	S 85°45'29" E	174.85'
L55	N 11°35'45" E	842.25'
L56	S 74°46'09" E	290.45'
L57	N 3°21'12" E	655.98'

LEGEND

EXISTING		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	EASEMENT	
	ZONE LINE	
	BUILDING	
	STREAM	
	EDGE PAVEMENT	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	EDGE OF WATER	
	OPEN SPACE	

DESIGNED	CHECKED
CCA	

REV:	BY:	DATE:	STATUS:
B	CCA	03-03-16	ISSUED TO TOWN FOR REVIEW
A	CCA	03-02-16	ISSUED TO CLIENT FOR REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South, Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-783-3863

PLAN OF PROPERTY

SHOWING:
THE OPEN SPACE AT RIVERBEND WOODS CONDOMINIUM
WELLS, MAINE

FOR RECORD OWNER:
KASPRZAK LANDHOLDINGS, INC. & RIVERBEND WOODS
P.O. BOX 26
NORTH WATERBORO, MAINE 04061

04426-PHSE-OPEN SPACE.dwg, TAB:OS

PROJECT NO.	SCALE
04426	1" = 250'

SHEET 1 OF 1

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

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

Memo

Date: February 29, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Moody Beach RV Campground – Site Walk, Tax Map 19, Lot 8

Site Walk Date: 2/27/2016 Time: 9: 00 AM
Conditions: 28°, Sunny

Planning Board Members: Charles Anderson
Rick Goodrich
Bob Sullivan

Applicant Representatives: Jason Russo, Owner Representative
Kirk Ball, Surveyor, Acheron International
Moody Beach RV Campground Site Manager

Town Staff: Mike Livingston, PE

Abutters: 10-15 owners from The Forest Subdivision/ Forest Village

Comments:

- Site well marked – road centerlines flagged(green), limits of proposed sites flagged (orange), 75 foot brook setback flagged (blue).
- Proposed roads to be gravel.
- Sites 1 through 21 walked, fencing or plantings discussed to block view from the Forest/ Forest Village. Possible fence type: 6 foot chain-link with green slats like existing chain-link fence along other property boundary.
- Debris in woods and brook discussed.
- Basketball court not to be proposed where shown on sketch plan.
- Some pedestrian use of existing gated woods road discussed.
- Music sound level discussed and possible other source of Seaglass Village.
- Sites 22 through 33 observed, existing RV storage yard noted.
- Two condominium units at the Forest are clearly visible due to tree removal on the Wonder Mountain site.
- Sites 34 through 56 observed, existing open grass area noted. Security fence between Wonder Mountain and campground?
- Sites 57 through 71 observed, existing open grass area noted.

- Road accessing sites 60, 61 and 71 is within the 25 foot buffer which is not allowed
- Proposed tent sites and RV storage yard areas observed in existing wooded areas.
- Storage area described to be grass. Details to confirm can be maintained.
- Existing conditions plan needs to depict and calculate <u>all</u> existing lot coverage: site pads, stone, RV areas, gravel, all non-vegetated surfaces.
- Proposed typical site detail will require a maximum lot coverage allowance.
- A lot coverage calculation of the approved but undeveloped RV sites (1 to 69) is necessary.
- Proposed lot coverage cannot exceed the existing coverage plus approved/undeveloped coverage (Rural Zone and General Business Zone).
- See attached zoning information applicable to the development. Portions only, other sections also apply to the development.

Chapter 145. Land Use

Article VII. Performance Standards

§ 145-50. Tent and recreational vehicle parks.

Tent and recreational vehicle parks shall conform to the minimum requirements imposed under state licensing procedures and the following standards:

A. Parks shall be open only between April 15 and October 31, inclusive. From November 1 of one year to April 14 of the following year, no person shall occupy any site, the water services to all sites shall be turned off or disconnected, and the electrical service to all sites shall be turned off or disconnected.

B. All sites shall have an area of at least 1,000 square feet and shall have an average width of at least 30 feet. Sites to be occupied by park model recreational vehicles shall have an area of at least 2,000 square feet and shall have an average width of at least 40 feet. Any site located entirely or partially within the Shoreland Overlay District shall contain at least 5,000 square feet of area. Roads, parking areas, walkways, land supporting wetland vegetation and land below the high-water line of a water body or tributary stream shall not be included in calculating the area of a site.

C. Two parking spaces for passenger vehicles shall be provided for each recreational vehicle site. One parking space for a passenger vehicle shall be provided for each tenting site. The parking spaces shall be on or within 200 feet of the site. No parking space may block walkways or interfere with traffic flow within the park.

D. No rigid enclosed addition shall be affixed to a recreational vehicle other than a recreational vehicle accessory enclosure as herein defined.

E. The areas intended for placement of a recreational vehicle, tent or shelter and utility and service buildings shall be set back at least 100 feet from the high-water line of Ell Pond and 75 feet from the high-water line of other water bodies, tributary streams or the upland edge of a wetland.

F. There shall be a buffer strip of at least 25 feet in width adjacent to all lot lines, and any of the park sites or facilities shall be screened from the view of any dwelling unit located within 200 feet of the park's boundaries.

Chapter 145. Land Use

Article VI. Town-Wide Regulations

§ 145-38. Landscaping/buffers. [Amended 4-16-1999; 4-12-2003]

A. The setback areas along lot lines other than those along street rights-of-way on lots in nonresidential districts which abut a residential district shall be landscaped to provide a visual screen between residential and nonresidential uses. Parking lots, outdoor business storage areas and outdoor business uses shall be visually screened from adjacent residential lots. Said visual screening shall consist of a continuous border of shrubbery at least six feet in height and/or solid

fencing six feet in height. Notwithstanding the above requirement, all visual screens shall comply with the sight distance requirements of Chapter **201**, Articles **II** and **III**. The reviewing authority may waive all or part of this requirement for outdoor business uses if such uses are defined as a low-intensity commercial recreation use. Except in the Beach Business District, all business or institutional parking and outdoor storage areas shall be separated from a street right-of-way by a landscaped buffer strip at least 15 feet wide, planted with shade trees a minimum diameter of three inches at breast height (dbh). In the Beach Business District a landscaped strip four feet wide shall be provided between any outdoor business, storage area or parking lot and a street right-of-way.

Chapter 145. Land Use

Article X. Site Plan Approval

§ 145-75. Criteria and standards.

The following standards shall be applied to all applications for site plan approval. These standards are intended to provide a frame of reference for the applicant in the development of his plans and a method of review. These standards shall be applied reasonably and fairly, when applicable, taking into account any extenuating circumstances or special features of the property or its neighborhood.

G. Setbacks and screening. Parking and loading areas, exposed storage areas, exposed machinery installation and areas used for the storage or collection of discarded automobiles, auto parts, metals or any other articles of salvage or refuse shall have sufficient setbacks and screening to provide a visual buffer sufficient to minimize their adverse impact on the surrounding lots. Where a potential safety hazard to children would be likely to arise, physical screening sufficient to deter small children from entering the premises shall be provided and shall be maintained in good condition.

J. Preservation of landscape. Unnecessary disturbance of the landscape shall be minimized, insofar as practicable, by minimizing tree removal and any grade changes.

Chapter 145. Land Use

Article V. District Regulations

§ 145-30. Rural District.

A. Purpose. The purpose of the Rural District is to maintain the open, rural character of the land within the district. Open uses of the land, such as forestry and agricultural uses, should be encouraged and large-scale residential uses discouraged. Residential development should be clustered so that significant areas of the development can be maintained as open space and, where applicable, used to buffer the development from existing Town ways.

C. Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:

(21) Tent and recreational vehicle park. (See § **145-50**.)

F. Dimensional requirements:

(4) Maximum lot coverage: 20% or 4,000 square feet, whichever is the greater.

Chapter 145. Land Use

Article V. District Regulations

§ 145-26. General Business District.

A. Purpose. The purpose of the General Business District is to provide areas for a wide range of business and commercial uses which serve the entire Town and for lodging and related facilities which serve the tourists.

C. Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:

(41) Tent and recreational vehicle park. (See § **145-50**.)

F. Dimensional requirements:

(4) Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2,500 square feet, whichever is greater, except that the maximum lot coverage shall be 40% of the entire lot on any lot that was legally created prior to January 1, 1994, if at least 75% of the lot is located within the Shoreland Overlay District.

Chapter 145. Land Use

Article II. Word Usage and Definitions

§ 145-10. Definitions.

As used in this chapter, the following terms shall have the meanings indicated:

DAYTIME HOURS

The hours between 7:00 a.m. and 10:00 p.m. Monday through Saturday; and the hours 9:00 a.m. through 9:00 p.m. on Sundays.[Added 6-14-2011]

DIMENSIONAL REQUIREMENTS

Includes lot size, density, street frontage, shore frontage, lot coverage, building height and setback requirements.

EXCESSIVE, UNNECESSARY OR UNREASONABLE NOISE

Any sound that is plainly audible for a distance from the source as set forth in § **145-45** of the Wells Code which endangers or injures the safety or health of humans or animals, or annoys or disturbs a reasonable person of normal sensibilities. If the sound source under investigation is a sound amplification or reproduction device, the enforcement officer need not determine the title of a song, specific words, or the artist performing the song. The detection of the rhythmic bass component of the music may be sufficient to constitute excessive or unreasonable noise.[Added 6-14-2011]

LOT

An area of land in one ownership with identifiable lot lines established by deed, plan or other instrument of record.

LOT COVERAGE

That portion of a lot occupied by structures, parking lots, patios, sidewalks, except sidewalks located in an easement granted to the Town for sidewalk purposes, or other areas which were devegetated and which are not to be revegetated.[Amended 4-12-2003]

LOT LINE

That real or imaginary line along the ground surface and its vertical extension which separates a lot from an abutting lot or from a street right-of-way.

LOT OF RECORD

A lot which was legally created by plan or deed and recorded in the York County Registry of Deeds which met the requirements of the zoning ordinance in effect at the time of recording or a lot which is located in a subdivision approved by the Planning Board and recorded at the York County Registry of Deeds.

NIGHTTIME HOURS

All hours other than daytime hours as defined.[Added 6-14-2011]

NONCONFORMING

Something which lawfully exists but does not meet the current requirements of this chapter because it was established or constructed before the adoption or amendment of this chapter or complied with the zoning ordinance or a Planning Board approval at the time it was established or constructed.[Amended 4-18-1998; 4-16-1999; 11-7-2000]

NONCONFORMING DEVELOPMENT

A use permitted within a district which does not conform to one or more of the standards within this chapter regulating the use.

NONCONFORMING LOT OF RECORD

A lot of record which does not meet the minimum lot size or minimum street frontage requirements of the district in which it is located.

PLAINLY AUDIBLE

Any sound that can be detected by a person using his or her unaided hearing faculties. As an example, if the sound source under investigation is a portable or personal vehicular sound amplification or reproduction device, the detection of the rhythmic bass component of the music is sufficient to verify plainly audible sound.[Added 6-14-2011]

RECREATIONAL VEHICLE

A vehicle that:

A. Is built on a single chassis;

B. Contains 400 square feet or less of floor area;

C. Is self-propelled or towed by a passenger car or light-duty truck; and

D. Is designed as temporary living quarters for recreational, camping, travel or seasonal use, not as a dwelling unit.

RECREATIONAL VEHICLE ACCESSORY ENCLOSURE

A factory-manufactured rigid metal or vinyl enclosure, with the dimensions not exceeding eight feet in width nor the length of the recreational vehicle, and designed for use with recreational vehicles. The term shall not include decks, patios, awnings, awning tents, screen panels or unenclosed roof projections.[Amended 4-18-1998]

RECREATIONAL VEHICLE, PARK MODEL

A recreational vehicle containing between 320 and 400 square feet of floor area, not counting recreational vehicle accessory enclosures.

SCREEN, VISUAL

An opaque barrier that obstructs a view between adjacent properties at a minimum height of six feet above grade.[Added 4-16-1999]

TENT AND RECREATIONAL VEHICLE PARK

A business in which two or more sites are provided for occupancy by tents or recreational vehicles for recreation or vacation purposes.

Chapter 145. Land Use

Article III. Nonconformities

§ 145-15. Nonconforming developments.

A. A nonconforming development is permitted to continue and to expand in any manner which does not increase the nonconforming aspect(s) of the development if it conforms to all other requirements of this chapter.

B. A development existing on April 1, 2000, which is nonconforming as to the floor area requirements of § **145-26C** may expand the floor area by as much as 25% provided all other applicable requirements of this chapter are met.[Added 4-14-2000]

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

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

Site Plan Amendment Application Memo

Date: March 1, 2016

To: Staff Review Committee

From: Planning Office

Re: Elmwood Resort – Site Plan Amendment Application - Map 129, Lot 35

Scott Defelice, on behalf of the Elmwood Condominium Association, has submitted a site plan amendment application for the Elmwood Resort located off of 1351 Post Road identified as Tax Map 129, Lot 35. The property is located within the General Business District and 75' Shoreland Overlay District and is 3.35 acres in size. The site plan amendment application is seeking approval for a new 5' x 7' entry to the pool building and after the fact approval for various changes made since the 1990 site plan approval including: A deck, stairs and landscaped area around the pool building, an altered outdoor pool apron and new pool shed; expanded parking area (no retaining wall) to the south of the office building, altered stairway locations into the motel buildings, relocated dumpsters, a picnic and playground area, and eliminated parking islands. No changes are proposed to the existing 77 one-bedroom motel units, the office unit, the storage unit or the laundry room unit. The parcel is served by public sewer and public water.

§ 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;

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. **YES – new SF is proposed for the pool area and new SF is involved with the after-the-fact approval of the various changes made since 1990**

§ 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 amendments 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 and 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.) **Not applicable**

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 2/11/16 the Code Officer determined the uses are permitted.**

(b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed**

2/12/16

[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 scheduled to receive site plan amendment application on 2/22/16**

(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 2/12/16; meeting is on 2/22/16**

(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. **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 Conclusion:

1. The Planning Board will conduct a site walk of the property on March 5th.
2. A Site Walk Results memo will be prepared by the Planning Office on Monday, March 7th and distributed at the Planning Board meeting.

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

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

Site Plan Amendment Application Memo

Date: March 1, 2016

To: Planning Board

From: Planning Office

Re: Seaglass Village – Site Plan Amendment #9 Application - Map 19, Lot 31

Attar Engineering, Inc. has submitted a site plan amendment application on behalf of the property owner, Village Developers, LLC. The amendment proposes to eliminate the 60' x 120' all-purpose court and replace with grass parking and remove 2 grass parking spaces near the office. No other changes are proposed. No new seasonal cottage units or hotel units are proposed and no change in use is proposed. The existing approved uses on the parcel include 179 non-conforming seasonal cottage units, 24 non-conforming hotel/motel units (a total of 203 lodging units), and 1 dwelling unit off of Old County Road. The property is considered a Lodging Facility per 145-52. Accessory uses in the GB zone include the 24' x 40' gatehouse/ office space (960 SF); the 30'x60' pool/ wading pool with patio (6,508 SF); 6' x 6' guardhouse (36 SF); and a 14' x24' shed (336 SF).. A 10' x 20' trash compactor with 8' high fence near the exit also exists. The existing dwelling unit is being used temporarily as an office. See sheet 2 note 28. Accessory uses in the R zone include the 11,800 SF Clubhouse with food service; a 2,235 SF Pool; a 2,605 Walking Pool; a 17,233 SF patio with fire place, 2 bocce courts; 2 shuffle board courts; a putting green; and two 60' x 120' tennis courts (14,400 SF). The dog park area in the Rural zone is shown on the plan. All amenities for the Lodging Facility are permitted to be available year round with the elimination of note 25 on sheet 2. The parcel is located within the General Business, Rural and 75' Shoreland Overlay Districts. The parcel has street frontage off of Route 1 and Old County Road. The parcel is 65 acres in size and is served by public water and sewer. The parcel proposes 479 parking spaces, of which 5 are designated as handicap accessible. 447 spaces are required. 467 spaces will be provided temporarily due to the placement of the temporary model unit until 11-30-2016.

§ 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;

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. **The applicant proposes eliminate an all-purpose court and replace the court area with grass parking**

§ 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 amendment sought requires Planning Board approval as the changes proposed will alter notes on the site plan previously approved by the Planning Board**

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 an application fee and escrow**

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.) **Not applicable**

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 2/9/16 the Code Officer determined the use to be permitted at the time of original approval.**

(b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 2/12/16**

[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 amendment application on 2/22/16**

(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 2/12/16**

(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.

(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 Conclusion:

1. The Planning Board should consider the following:
    a. Find the application compliant (145-75)
    b. Vote to approve and sign the Findings of Fact & Decisions
    c. Vote to approve and sign the Site Plan

Thank you.

Town of Wells, Maine
Planning Board

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment #9 Application for "Seaglass Village"

Article X
Site Plan Approval

PROJECT INFORMATION		
General:	**Project Name:**	Seaglass Village
	Applicant:	Village Developers, LLC, PO Box 339, Wells, ME 04090
	Landowner:	Village Developers, LLC, PO Box 339, Wells, ME 04090
	Location:	Post Road and Old County Road
	Existing Use:	179 unit seasonal cottage complex and 24 unit hotel/motel with amenities (203 Lodging Units)
	Proposed Land Use:	179 unit seasonal cottage complex and 24 unit hotel/motel with amenities (203 Lodging Units)
	Tax Parcel ID:	Map 19, Lot 31
	Zoning District:	General Business, Rural and 75' Shoreland Overlay Districts
	Art VII Performance Standard:	Lodging Facilities 145-52
	Design Engineer:	Lew Chamberlain, Attar Engineering, Inc, 1284 State Rd, Eliot, ME 03903
	Plan Submission Date:	10/29/2015
Project Description:	Attar Engineering, Inc. has submitted a site plan amendment application on behalf of the property owner, Village Developers, LLC. The amendment proposes to eliminate the 60' x 120' all-purpose court and replace with grass parking and remove 2 grass parking spaces near the office. No other changes are proposed. No new seasonal cottage units or hotel units are proposed and no change in use is proposed. The existing approved uses on the parcel include 179 non-conforming seasonal cottage units, 24 non-conforming hotel/motel units (a total of 203 lodging units), and 1 dwelling unit off of Old County Road. The property is considered a Lodging Facility per 145-52. Accessory uses in the GB zone include the 24' x 40' gatehouse/ office space (960 SF); the 30'x60' pool/ wading pool with patio (6,508 SF); 6' x 6' guardhouse (36 SF); and a 14' x24' shed (336 SF).. A 10' x 20' trash compactor with 8' high fence near the exit also exists. The existing dwelling unit is being used temporarily as an office. See sheet 2 note 28. Accessory uses in the R zone include the 11,800 SF Clubhouse with food service; a 2,235 SF Pool; a 2,605 Walking Pool; a 17,233 SF patio with fire place, 2 bocce courts; 2 shuffle board courts; a putting green; and two 60' x 120' tennis courts (14,400 SF). The dog park area in the Rural zone is shown on the plan. All amenities for the Lodging Facility are permitted to be available year round with the elimination of note 25 on sheet 2. The parcel is located within the General Business, Rural and 75' Shoreland Overlay Districts. The parcel has street frontage off of Route 1 and Old County Road. The parcel is 65 acres in size and is served by public water and sewer. The parcel proposes 479 parking spaces, of which 5 are designated as handicap accessible. 447 spaces are required. 467 spaces will be provided temporarily due to the placement of the temporary model unit until 11-30-2016.	
Completeness Determination:	2/22/2016	
Public Hearing:	Waived on 2/22/16	

DRAFT

Town of Wells, Maine
Planning Board

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment #9 Application for "Seaglass Village"

Staff Review Mtg:	None

PROJECT HISTORY

1. On 2/9/16 the applicant submitted a Site Plan Amendment Application for the above described project.
2. On 2/9/16 the Code Enforcement Office prepared an Article V use determination finding that the seasonal cottage use proposed is not permitted within the properties zoning districts but that the cottage use is grandfathered as non-conforming as the use was permitted at the time the project was originally approved. The hotel/motel use is a permitted use.
3. On 2/12/16 abutters were mailed notice of the amendment application and of the 2/22/16 Planning Board meeting.
4. On 2/18/16 the Planning Office prepared Article V, VI, VII, draft completeness review checklists, and a memo for the application.
5. On 2/22/16 the Planning Board received the Site Plan Amendment Application and voted to waive a site walk of the property; and voted to find the application complete, and voted to waive a public hearing.
6. On 2/25/16 the Planning Office provided the application with note recommendations.
7. On 3/1/16 the Planning Office mailed recommended plan changes to the applicant's agent and prepared draft compliance (145-75)/ Findings of Fact & Decisions.
8. On ____ the Planning Office received revised site plans for review.
9. On ____the Planning Office prepared finalized compliance/ Findings of Fact & Decisions for the Planning Board.
10. On 3/7/16 the Planning Board voted to find the application compliant, voted to approve and sign the Findings of Fact & Decisions and voted to approve and sign the site plan at the end of the meeting.

DRAFT

§ 145-75. Criteria and Standards	Comments
The following standards shall be applied to all applications for site plan approval. These standards are intended to provide a frame of reference for the applicant in the development of his plans and a method of review. These standards shall be applied reasonably and fairly, when applicable, taking into account any extenuating circumstances or special features of the property or its neighborhood.	

§ 145-75. Criteria and Standards		Comments
A.	**Traffic.** The proposed development shall provide for safe access to and from public and private roads. Safe access shall be assured by providing an adequate number of exits and entrances that have adequate sight distances and do not conflict with or adversely impact the traffic movements at intersections, schools and other traffic generators. Curb cuts shall be limited to the minimum width necessary for safe entering and exiting. The proposed development shall not have an unreasonable adverse impact on the Town road system and shall provide adequate parking and loading areas. No use or expansion of a use shall receive site plan approval if any parking spaces are located in a public right-of-way or if any travel lane of a state number highway is used as part of the required aisle to access any parking spaces.	Parcel has over 200' of frontage on Route 1 and over 400' of frontage on Old County Rd. The minimum street frontage requirement is noted on sheet 1. The setback required along Old County Road may be reduced to 15 feet. This is noted within note 17. Snow storage is shown on the site plan. The speed limit of Route 1 is 40 MPH. Old County Road speed limit is 25 MPH. Site Distance noted onto Old County Road is adequate. All previously approved parking has been designed to this 90 degree standard, with the exception of the grass/paved golf cart parking spaces. Sheet 1 states that each hotel building envelope shall contain one parking space 9' x 19' in dimension. Sheet 3 shows the front parking lot to also be designed to the 90 degree parking space dimensional requirements. The prior approval involved the relocation of the All-purpose Court to the front grass parking lot. The seasonal cottage parking (TYP) notes a 9' x 19' dimension. The golf cart space dimension is noted on sheet 3 (5' x 8'). The ADA gravel parking space near the tennis court must be 24' wide with a 15' depth. 24' x 10' dimension is noted with a 5' aisle. Note 6 states there are 479 parking spaces provided and the parking requirement for the lodging facility is 447. Of the 479 provided, 92 are "common spaces." 92*.04 = 4 handicap accessible spaces are required; 5 have been provided. Sheet 11 shows the handicap accessible signage/ a handicap space detail. No changes to parking spaces are proposed. Sheet 1 states that the dwelling unit off of Old Country Road provides 2 parking spaces. 203 two bedroom lodging units = 203 x 2 = 406 sleeping rooms x 1.1 = 447 spaces are required. 479 spaces are provided (467 while the model unit is located at the front of the property). 2 gravel or grass paver spaces are dedicated for each seasonal cottage unit (358 spaces) and 1 gravel parking space is dedicated to each hotel/motel unit (24 spaces) totaling 382 dedicated spaces with 92 "common spaces". 382 + 92 = 479 spaces provided (including the 5 handicap spaces).

DRAFT

Town of Wells, Maine
Planning Board

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment #9 Application for "Seaglass Village"

§ 145-75. Criteria and Standards		Comments
	A.	All 179 seasonal cottage units are dedicated to have 2 gravel/grass paver parking spaces and 1 grass golf cart space. The gravel/grass paver parking spaces are 9' x 19' in dimension and the golf cart spaces are 5' x 8' in dimension. 179 x 2 = 358 gravel/ grass paver parking spaces. The 24 hotel/motel units are dedicated to have one 9' x 19' gravel parking space. 24 x 1 = 24 gravel spaces. A total of 382 spaces are designated for these units. (179+24 x 2 x 1.1 = 447 spaces required). Note 6 states 479 spaces are provided. The front paved parking lot is proposed to have 44 (9' x 19') parking spaces. **The front grass parking lot is proposed to have 42 spaces with all 42 to be constructed once the Model Unit is relocated within the lodging facility as note 24 on sheet 2 outlines.** The site plan also depicts 7 grass golf cart spaces near the gatehouse/office, 32 paved golf cart parking spaces near the clubhouse with grass golf cart overflow parking. 2 grass golf cart spaces are proposed near the rear courts, 4 grass golf cart spaces are near the single tennis court. See parking detail on sheet 8. All grass parking is associated with the seasonal cottage units and associated amenities. See note 26 on sheet 2. Grass parking to be used only between May 1st and November 1st. **On 2/22/16 the Planning Board to consider the additional new grass parking proposed in the GB District as this area serves the year round Hotel use and consider the grass parking areas to be acceptable as the year round use is adequately served by existing gravel/paved parking spaces.** The 24 hotel/motel units are served be an adequate number of gravel/paved parking for the year round use: 53 are required and 74 are provided. 7 grass golf cart spaces at the gatehouse/office shall only be used between May 1st and Nov. 1st due to their seasonal use. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**

DRAFT

§ 145-75. Criteria and Standards		Comments
B.	**Dust, fumes, vapors and gases.** Emission of dust, dirt, fly ash, fumes, vapors or gases which could damage human health, animals, vegetation or property or which could soil or stain persons or property, at any point beyond the lot line of the commercial or industrial establishment creating that emission, shall be prohibited.	This parcel is prohibited from emitting dust, fumes, vapors or gases at any point beyond its lot lines. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**
C.	**Odor.** No land use or establishment shall be permitted to produce offensive or harmful odors perceptible beyond its lot lines, measured either at ground or habitable elevation.	This parcel is prohibited from producing offensive or harmful odors at any point beyond its lot lines. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**
D.	**Glare.** No land use or establishment shall be permitted to produce a strong, dazzling light or reflection of that light beyond its lot lines onto neighboring lots or onto any Town way so as to impair the vision of the driver of any vehicle upon that Town way.	There is a lighted sign along Route 1. No changes are proposed to this lighting. See note #9 and #10 on the site plan sheet 1. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**

DRAFT

§ 145-75. Criteria and Standards			Comments
E.	**Stormwater runoff.** Surface water runoff shall be minimized and detained on site if possible or practicable in accordance with Chapter 202-12F(4) General Standards of the Wells Subdivision Ordinance (wherein the word "site plan" shall be substituted for "subdivision"). If it is not possible to detain water on site, downstream improvements to the channel may be required of the developer to prevent flooding which would be caused by his project. The natural state of watercourses, swales, floodways or rights-of-way shall be maintained as nearly as possible. **[Amended 4-27-2007]**		A stormwater management report prepared by Attar Engineering Inc. dated 1-21-11 had been previously provided and was peer reviewed by AMEC Earth & Environmental, Inc. on 3-4-11. DEP Buffer Monumentation was not required by MDEP. Two units do not meet the required 25' DEP buffer from the wetland (106 and 108). DEP approval (L-22979-87-Q-B) was granted for unit 108; unit 106 approval was granted in Jun 2010 (L-22979-28-K-M). Other units are very close to the buffer setback (300, 138, 141, 406, 502) but do meet the setback required. The updated MDEP approval was to be provided within 90 days of site plan approval of amendment #6. The revised drainage from Amendment #7 was reviewed by the Town Engineer and the changes were found to have an insignificant impact on stormwater. A revised DEP Permit for amendment #7 was received dated November 2014 (L-22979-87-R-M). Changes included: wetland delineation, wooded stormwater buffer revision and a significant vernal pool was located in the wetland. Easements not required, common element of condominium. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**
F.	**Erosion control.** Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices: **[Amended 4-27-2007]**		Standard terms and conditions of the Town of Wells are noted on the prior approved site plans and remain a requirement. Best Management Practices are a standard condition of approval. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**
	(1)	Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.	

DRAFT

§ 145-75. Criteria and Standards			Comments
	(2)	The duration of exposure of the disturbed area shall be kept to a practical minimum.	
	(3)	Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.	
	(4)	Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.	
	(5)	Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.	
	(6)	The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.	
	(7)	During grading operations, methods of dust control shall be employed.	
	(8)	The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.	
	(9)	The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	
	(10)	Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.	

DRAFT

§ 145-75. Criteria and Standards			Comments
	(11)	Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.	
G.		**Setbacks and screening.** Parking and loading areas, exposed storage areas, exposed machinery installation and areas used for the storage or collection of discarded automobiles, auto parts, metals or any other articles of salvage or refuse shall have sufficient setbacks and screening to provide a visual buffer sufficient to minimize their adverse impact on the surrounding lots. Where a potential safety hazard to children would be likely to arise, physical screening sufficient to deter small children from entering the premises shall be provided and shall be maintained in good condition.	See note 17 on sheet 1. In areas where this commercial parcel abuts residential parcels adequate existing vegetation, fencing, and landscaping are shown along this parcels lot lines to provide an adequate screen. The original site plan (sheets 16 and 17) outlined the landscaping plan along Route 1 and Old County Road. This plan consists of various shade tree plantings, wild flowers, and grass. No changes to landscaping buffer areas are proposed. Sheet 3 shows a 4' high landscaped berm with 6' or 8' high stockade fence. There is a detail of this berm and fence on sheet 12. This berm and fence shall screen the hotel/motel units from the residential homes along Edgewood. Hotel units shall be single-story. Prior site plan approval included the removal of a large oak tree. Sheets 1, 3, and 12 were updated and sheet 12 included a cross section B-B. Abutters were in support of the removal of this tree as doing so ensured proper implementation of the drainage swale. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**
H.		**Explosive materials.** No highly flammable or explosive liquids, solids or gases shall be stored in bulk above ground, unless they are stored in compliance with the requirements of the National Fire Protection Association (NFPA) standards.	Hotel/motel units shall utilize electric heat. The addition of propane tanks would require additional review by the Town of Wells prior to installation. No changes to other fuel tanks located on the parcel are proposed. All explosive materials shall be stored in compliance with NFPA standards. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**

DRAFT

§ 145-75. Criteria and Standards		Comments
I.	**Water quality.** All aboveground outdoor storage facilities for fuel, chemicals, chemical or industrial wastes and potentially harmful raw materials shall be located on reinforced cement and shall be completely enclosed by an impervious dike monolithically poured, which shall be high enough to contain the total volume of liquid kept within the storage area, plus the rain falling into this storage area during a fifty-year storm, so that such liquid shall not be able to spill onto or seep into the ground surrounding the paved storage area. Storage tanks for home heating fuel and diesel fuel, not exceeding 275 gallons in size, shall be exempted from this requirement.	Fuel storage tanks not exempt from this requirement shall be stored in compliance with these standards. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**
J.	**Preservation of landscape.** Unnecessary disturbance of the landscape shall be minimized, insofar as practicable, by minimizing tree removal and any grade changes.	See coverage tables on sheet 1. No changes to lot coverage are proposed. Coverage for the R zone is approved to be 19.996% . Planning Board found the coverage table considerations capture the coverage proposed. See note 5 for maximum coverage allowed on sheet 1. Coverage for the GB zone is approved to be 29.5%. See note 5 on sheet 1 for maximum coverage allowed. Some grass parking is identified – Planning Board determined on 10/7/13 that grass parking in the GB District is permitted as gravel/paved parking adequately serves the year round hotel use. UNO means – unless noted otherwise. 2 foot contours are depicted on prior approved site plan sheets. No changes to contours are proposed. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**

DRAFT

§ 145-75. Criteria and Standards		Comments
K.	**Refuse disposal.** The applicant shall provide for the disposal of all solid and liquid wastes on a timely basis and in an environmentally safe manner. The review board shall consider the impact of particular industrial or chemical wastes or by-products upon the Wells transfer station (in terms of volume, flammability or toxicity) and may require the applicant to dispose of such wastes elsewhere, in conformance with all applicable state and federal regulations. The board may require the applicant to specify the amount and exact nature of all industrial or chemical wastes to be generated by the proposed operation.	An existing 10' x 20' trash compactor with 8' high stockade fence exists near the exit of the property at the front of the parcel. This compactor is adequately screened and maintained and shall meet setback requirements. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**
L.	**Water supply.** The applicant shall demonstrate the availability of adequate water supply for fire protection and the consumption needs of the proposed development.	A letter from the KKW Water District dated 1-25-2011 was submitted for amendment #5 and states adequate capacity exists to serve the projects proposal. Planning Board found the submission of a new letter was not necessary for this amendment application as no new units or change in use are proposed. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**
M.	**Sewage disposal.** The applicant shall provide for the safe disposal of all wastewaters.	A letter from the Wells Sanitary District dated 1-21-2011 has been submitted and states adequate capacity exists to serve the projects proposal. No change proposed. Planning Board found the submission of a new letter was not necessary for this amendment application as no new units or change in use are proposed. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**

DRAFT

§ 145-75. Criteria and Standards		Comments
N.	**Fire safety.** The site plan shall make adequate provisions for access by fire-fighting equipment and personnel.	See Fire Chief letter dated 10/18/13. No changes are proposed that change or limit access by fire-fighting equipment and personnel. Knox boxes are recommended. Prior to installation of a Knox box the Fire Department shall be consulted for placement. Parking along roadways/driveways are prohibited. Roadways/driveways and shoulders shall be kept passible and clear of obstructions. See notes 14 and 16 on sheet 1 and 22 and 23 on sheet 2. **BASED ON THE FOREGOING, THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL REMAIN MET.**

DRAFT

Standard Conditions of Approval

1. Site Plan approval secured under the provisions of this chapter shall expire within 10 years from the date on which the site plan is signed if all aspects of the site plan approval are not fully completed and established. Any site plan approval may include a phasing plan according to an approved time schedule not to exceed 10 years from the date on which the site plan is signed. Site plan approval shall expire if a use has been established and then discontinued for two years or more. [§145-74F]
2. Approval is conditioned upon compliance by the applicant with the plans and specifications which have been received by the Town in connection with this development proposal.
3. Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan. [§145-74G(1)(b)]
4. Failure to comply with any conditions of approval shall be construed to be a violation of Article X of the Land Use Ordinance and shall be grounds for revoking the approved development plan, initiating legal proceedings to enjoin construction development or any specific activity violating the conditions of plan approval or applying the legal penalties detailed in §145-64. [§145-79A]
5. Whenever sedimentation is caused by stripping vegetation, regrading or other development, it shall be the responsibility of the owner to immediately install sedimentation control devices on his lot and to remove sediment from all adjoining surfaces, drainage systems and watercourses and to repair any drainage, at his expense, as quickly as possible. Any landowner that fails to do so within two weeks after official written notification by the Code Enforcement Officer shall be penalized as set forth in §145-64. [§145-79B]
6. Erosion of soil and sedimentation of watercourses and water bodies shall be minimized by employing the following best-management practices [§145-75F]:
   - (a) Stripping of vegetation, soil removal and regrading or other development shall be accomplished in such a way as to minimize erosion.
   - (b) The duration of exposure of the disturbed area shall be kept to a practical minimum.
   - (c) Temporary vegetation and/or mulching shall be used to protect exposed critical areas during development.
   - (d) Permanent (final) vegetation and mechanical erosion control measures in accordance with the standards of the York County Soil and Water Conservation District or the Maine Soil and Water Conservation Commission shall be installed as soon as practicable after construction ends.
   - (e) Until a disturbed area is stabilized, sediment in runoff water shall be trapped by the use of debris basins, silt traps or other acceptable methods as determined by the reviewing authority.
   - (f) The top of a cut or the bottom of a fill section which alters the existing grade by more than two feet shall not be closer than 10 feet to an adjoining lot.
   - (g) During grading operations, methods of dust control shall be employed.
   - (h) The proposed site plan shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.
   - (i) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.

Town of Wells, Maine
Planning Board

FINDINGS OF FACTS & DECISIONS
Site Plan Amendment #9 Application for "Seaglass Village"

(j) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.
(k) Topsoil shall be considered part of the site plan and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.

7. The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board and/or Staff Review Committee proceedings are conditions of the approval. No change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board and/or Staff Review Committee.
8. Approval of the application or amendment application does not relieve the applicant from the responsibility to obtain building permits prior to construction and use permits prior to occupancy.
9. It is the applicant's responsibility to contact Dig Safe prior to construction.
10. It is the owner/Homeowners Association/applicant/developer's responsibility, not the Town Code Office or Town Planning Office, to contact the Town Clerk's Office to apply for and maintain any and all business license(s) for the use(s) conducted on this subdivision/site plan parcel(s).
11. Approval of any proposed field changes shall be obtained prior to construction. Said approvals shall be in writing. The Code Enforcement Office shall consult with the Office of Planning and Development prior to approving any field change.
12. Prior to the pouring of a building footing/foundation, the location of each cottage and/or building to be constructed shall be located on the face of the earth and shall be marked with surveyor pins or stakes. The developer shall receive approval of each cottage and/or building location from the Code Enforcement Office prior to the commencement of footing/foundation excavation.
13. If the property will be converted to a condominium form of ownership, the proposed condominium documents must be presented to the Town for review and approval by the Town Attorney. No use permit shall be issued until the Town Attorney has indicated approval of the condominium documents.
14. Upon completion of construction, the applicant shall provide to the Town record as-built drawings of the roadway, drainage, and utility related construction work.
15. The Town of Wells, Maine may employ the services of an engineering firm to assist in the inspection of roads and other infrastructure if, in the opinion of the Code Enforcement Office, the work necessary to insure compliance with Town ordinances or the requirements of this approval are beyond those capacities available by staff. The cost of such additional services will be born by the developer.
16. The issuance of certificates of occupancy will be based on the substantial completion of components, features, improvements and conditions of the site plan in the location of the unit being constructed.

DRAFT

Special Conditions of Approval

1. All previous Conditions of Approval will remain in effect unless specifically amended by this site plan amendment application. The approval of this Amended Site Plan in no way negates the need for applicant compliance with all previously set Conditions of Approval.

Dated at Wells, Maine this _____ day of _____, 2016

Wells Planning Board

By: _____
Charles Millian, Chairman

TOWN OF WELLS
STANDARD CONDITIONS OF APPROVAL

1. SITE PLAN APPROVAL SECURED UNDER THE PROVISIONS OF THIS CHAPTER SHALL EXPIRE WITHIN 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED IF ALL ASPECTS OF THE SITE PLAN APPROVAL ARE NOT FULLY COMPLETED AND ESTABLISHED. ANY SITE PLAN APPROVAL MAY INCLUDE A PHASING PLAN ACCORDING TO AN APPROVED TIME SCHEDULE NOT TO EXCEED 10 YEARS FROM THE DATE ON WHICH THE SITE PLAN IS SIGNED. SITE PLAN APPROVAL SHALL EXPIRE IF A USE HAS BEEN ESTABLISHED AND THEN DISCONTINUED FOR TWO YEARS OR MORE. [§145-74F]
2. APPROVAL IS CONDITIONED UPON COMPLIANCE BY THE APPLICANT WITH THE PLANS AND SPECIFICATIONS WHICH HAVE BEEN RECEIVED BY THE TOWN IN CONNECTION WITH THIS DEVELOPMENT PROPOSAL.
3. CONDITIONS OF APPROVAL OR NOTES WRITTEN ON THE FACE OF THE SITE PLAN MAY BE AMENDED ONLY BY THE REVIEWING AUTHORITY THAT APPROVED THE SITE PLAN. [§145-74D(?)]
4. FAILURE TO COMPLY WITH ANY CONDITIONS OF APPROVAL SHALL BE CONSTRUED TO BE A VIOLATION OF ARTICLE X OF THE LAND USE ORDINANCE AND SHALL BE GROUNDS FOR REVOKING THE APPROVED DEVELOPMENT PLAN, INITIATING LEGAL PROCEEDINGS TO ENJOIN CONSTRUCTION DEVELOPMENT OR ANY SPECIFIC ACTIVITY VIOLATING THE CONDITIONS OF PLAN APPROVAL, OR APPLYING THE LEGAL PENALTIES DETAILED IN §145-84. [§145-79A]
5. WHENEVER SEDIMENTATION IS CAUSED BY STRIPPING VEGETATION, REGRADING OR OTHER DEVELOPMENT, IT SHALL BE THE RESPONSIBILITY OF THE OWNER TO IMMEDIATELY INSTALL SEDIMENTATION CONTROL DEVICES ON HIS LOT AND TO REMOVE SEDIMENT FROM ALL ADJOINING SURFACES, DRAINAGE SYSTEMS AND WATERCOURSES AND TO REPAIR ANY DAMAGE, AT HIS EXPENSE, AS QUICKLY AS POSSIBLE. ANY LANDOWNER THAT FAILS TO DO SO WITHIN TWO WEEKS AFTER OFFICIAL WRITTEN NOTIFICATION BY THE CODE ENFORCEMENT OFFICER SHALL BE PENALIZED AS SET FORTH IN §145-84. [§145-79E]
6. EROSION OF SOIL AND SEDIMENTATION OF WATERCOURSES AND WATER BODIES SHALL BE MINIMIZED BY EMPLOYING THE FOLLOWING BEST-MANAGEMENT PRACTICES [§145-79F]:
   (A) STRIPPING OF VEGETATION, SOIL REMOVAL AND REGRADING OR OTHER DEVELOPMENT SHALL BE ACCOMPLISHED IN SUCH A WAY AS TO MINIMIZE EROSION.
   (B) THE DURATION OF EXPOSURE OF THE DISTURBED AREA SHALL BE KEPT TO A PRACTICAL MINIMUM.
   (C) TEMPORARY VEGETATION AND/OR MULCHING SHALL BE USED TO PROTECT EXPOSED CRITICAL AREAS DURING DEVELOPMENT.
   (D) PERMANENT (FINAL) VEGETATION AND MECHANICAL EROSION CONTROL MEASURES IN ACCORDANCE WITH THE STANDARDS OF THE YORK COUNTY SOIL AND WATER CONSERVATION DISTRICT OR THE MAINE SOIL AND WATER CONSERVATION COMMISSION SHALL BE INSTALLED AS SOON AS PRACTICABLE AFTER CONSTRUCTION ENDS.
   (E) UNTIL A DISTURBED AREA IS STABILIZED, SEDIMENT IN RUNOFF WATER SHALL BE TRAPPED BY THE USE OF DEBRIS BASINS, SILT TRAPS OR OTHER ACCEPTABLE METHODS AS DETERMINED BY THE REVIEWING AUTHORITY.
   (F) THE TOP OF A CUT OR THE BOTTOM OF A FILL SECTION WHICH ALTERS THE EXISTING GRADE BY MORE THAN TWO FEET SHALL NOT BE CLOSER THAN 10 FEET TO AN ADJOINING LOT.
   (G) DURING GRADING OPERATIONS, METHODS OF DUST CONTROL SHALL BE EMPLOYED.
   (H) THE PROPOSED SITE PLAN SHALL PREVENT SOIL EROSION AND SEDIMENTATION FROM ENTERING WATERBODIES, WETLANDS, AND ADJACENT PROPERTIES.
   (I) THE PROCEDURES OUTLINED IN THE EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE IMPLEMENTED DURING THE SITE PREPARATION, CONSTRUCTION, AND CLEAN-UP STAGES.
   (J) CUTTING OR REMOVAL OF VEGETATION ALONG WATERBODIES SHALL NOT INCREASE WATER TEMPERATURE OR RESULT IN SHORELINE EROSION OR SEDIMENTATION.
   (K) TOPSOIL SHALL BE CONSIDERED PART OF THE SITE PLAN AND SHALL NOT BE REMOVED FROM THE SITE EXCEPT FOR SURPLUS TOPSOIL FROM ROADS, PARKING AREAS, AND BUILDING EXCAVATIONS.
7. THE PROPERTY SHOWN ON THIS PLAN MAY BE DEVELOPED AND USED ONLY AS DEPICTED ON THIS APPROVED PLAN. ALL ELEMENTS AND FEATURES OF THE PLAN AND ALL REPRESENTATIONS MADE BY THE APPLICANT IN THE RECORD OF THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE PROCEEDINGS ARE CONDITIONS OF THE APPROVAL. NO CHANGE FROM THE CONDITIONS OF APPROVAL IS PERMITTED UNLESS AN AMENDED PLAN IS FIRST SUBMITTED TO AND APPROVED BY THE PLANNING BOARD AND/OR STAFF REVIEW COMMITTEE.
8. APPROVAL OF THE APPLICATION OR AMENDMENT APPLICATION DOES NOT RELIEVE THE APPLICANT FROM THE RESPONSIBILITY TO OBTAIN BUILDING PERMITS PRIOR TO CONSTRUCTION AND USE PERMITS PRIOR TO OCCUPANCY.
9. IT IS THE APPLICANT'S RESPONSIBILITY TO CONTACT DIG SAFE PRIOR TO CONSTRUCTION.
10. IT IS THE OWNER/HOMEOWNERS ASSOCIATION/APPLICANT/DEVELOPER'S RESPONSIBILITY, NOT THE TOWN CODE OFFICE OR TOWN PLANNING OFFICE, TO CONTACT THE TOWN CLERK'S OFFICE TO APPLY FOR AND MAINTAIN ANY AND ALL BUSINESS LICENSE(S) FOR THE USE(S) CONDUCTED ON THIS SUBDIVISION/SITE PLAN PARCEL(S).
11. APPROVAL OF ANY PROPOSED FIELD CHANGES SHALL BE OBTAINED PRIOR TO CONSTRUCTION. SAID APPROVALS SHALL BE IN WRITING. THE CODE ENFORCEMENT OFFICE SHALL CONSULT WITH THE OFFICE OF PLANNING AND DEVELOPMENT PRIOR TO APPROVING ANY FIELD CHANGE.
12. PRIOR TO THE POURING OF A BUILDING FOOTING/FOUNDATION, THE LOCATION OF EACH COTTAGE AND/OR BUILDING TO BE CONSTRUCTED SHALL BE LOCATED ON THE FACE OF THE EARTH AND SHALL BE MARKED WITH SURVEYOR PINS OR STAKES. THE DEVELOPER SHALL RECEIVE APPROVAL OF EACH COTTAGE AND/OR BUILDING LOCATION FROM THE CODE ENFORCEMENT OFFICE PRIOR TO THE COMMENCEMENT OF FOOTING/FOUNDATION EXCAVATION.
13. IF THE PROPERTY WILL BE CONVERTED TO A CONDOMINIUM FORM OF OWNERSHIP, THE PROPOSED CONDOMINIUM DOCUMENTS MUST BE PRESENTED TO THE TOWN FOR REVIEW AND APPROVAL BY THE TOWN ATTORNEY. NO USE PERMIT SHALL BE ISSUED UNTIL THE TOWN ATTORNEY HAS INDICATED APPROVAL OF THE CONDOMINIUM DOCUMENTS.
14. UPON COMPLETION OF CONSTRUCTION, THE APPLICANT SHALL PROVIDE TO THE TOWN RECORD AS-BUILT DRAWINGS OF THE ROADWAY, DRAINAGE, AND UTILITY RELATED CONSTRUCTION WORK.
15. THE TOWN OF WELLS, MAINE MAY EMPLOY THE SERVICES OF AN ENGINEERING FIRM TO ASSIST IN THE INSPECTION OF ROADS AND OTHER INFRASTRUCTURE IF, IN THE OPINION OF THE CODE ENFORCEMENT OFFICE, THE WORK NECESSARY TO ENSURE COMPLIANCE WITH TOWN ORDINANCES OR THE REQUIREMENTS OF THIS APPROVAL ARE BEYOND THOSE CAPACITIES AVAILABLE BY STAFF. THE COST OF SUCH ADDITIONAL SERVICES WILL BE BORN BY THE DEVELOPER.
16. THE ISSUANCE OF CERTIFICATES OF OCCUPANCY WILL BE BASED ON THE SUBSTANTIAL COMPLETION OF COMPONENTS, FEATURES, IMPROVEMENTS AND CONDITIONS OF THE SITE PLAN IN THE LOCATION OF THE UNIT BEING CONSTRUCTED.

GENERAL NOTES

1. THIS PLAN SET PROVIDES DETAILS FOR THE APPROVAL AND CONSTRUCTION OF SEAGLASS VILLAGE, A GRANDFATHERED NONCONFORMING DEVELOPMENT OF A 203 UNIT LODGING FACILITY WHICH CONSISTS OF 179 NONCONFORMING SEASONAL COTTAGE UNITS AND 24 NONCONFORMING CONDOMINIUM HOTEL UNITS IN WELLS, MAINE.

2. THE SITE IS IDENTIFIED ON THE TOWN OF WELLS TAX ASSESSOR'S MAP AS FOLLOWS: MAP 19 LOT 31. TOTAL SITE AREA IS APPROXIMATELY 65.1 ACRES. THE SITE IS LOCATED IN THE GENERAL BUSINESS (GB) DISTRICT, THE RURAL (R) DISTRICT, AND THE SHORELAND OVERLAY DISTRICT.

3. PROPERTY LINE CONFIGURATION WAS TAKEN FROM REFERENCE 1. SPECIFIC PROPERTY LINE INFORMATION SUCH AS BEARINGS, BEARING ORIENTATION AND DISTANCES CAN BE FOUND ON REFERENCE 1.

4. THE MAXIMUM NUMBER OF SEASONAL COTTAGE UNITS AND HOTEL UNITS IS CALCULATED IN TABLE 3 ON SHEET 2.

5. DETAILED LOT COVERAGE CALCULATIONS ARE SHOWN IN TABLE 1 AND TABLE 2 ON SHEET 1. THE EXISTING CONDITIONS CONTAIN NO LOT COVERAGE. THE ALLOWABLE LOT COVERAGE IS 65% IN THE GENERAL BUSINESS ZONE, 20% IN THE RURAL ZONE AND 20% IN THE SHORELAND OVERLAY ZONE.

6. REQUIRED PARKING IS 1.1 PER SLEEPING ROOM. PROPOSED FOR THE SITE ARE (179) 2-BEDROOM SEASONAL COTTAGE UNITS AND (24) 2-BEDROOM HOTEL UNITS. REQUIRED PARKING = 1.1 PER ROOM X [(179 X 2) + (24 X 2)] = 447 SPACES. 479 SPACES ARE PROPOSED FOR THE SITE. 92 OF THE PROPOSED SPACES ARE COMMON SPACES THEREFORE 4 ADA SPACES ARE REQUIRED (4%). 5 ADA SPACES ARE PROVIDED (5.4%). THE TEMPORARY MODEL UNIT WILL IMPACT 12 PARKING SPACES, WHICH WILL LEAVE 467 SPACES AVAILABLE DURING ITS USE. THESE 12 SPACES SHALL BE RE-ESTABLISHED AFTER DISCONTINUATION OF THE MODEL UNIT. NO ADA ACCESSIBLE SPACES WILL BE IMPACTED BY THE MODEL UNIT. 2 EXISTING SPACES ARE PROVIDED FOR THE EXISTING HOUSE (DWELLING UNIT). ALSO SEE NOTE 29, SHEET 2.

7. WATER SERVICE SHALL BE PROVIDED TO THE SITE BY KENNEBUNK, KENNEBUNKPORT AND WELLS WATER DISTRICT. SEWER SERVICE SHALL BE PROVIDED TO THE SITE BY WELLS SANITARY DISTRICT. WATER AND SEWER IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH RESPECTIVE DISTRICT REQUIREMENTS.

8. THE CONTRACTOR MUST CONTACT DIG SAFE AND ALL LOCAL UTILITIES PRIOR TO THE START OF CONSTRUCTION TO VERIFY THE LOCATION OF EXISTING SUBSURFACE UTILITIES AND CONDITIONS. LOCATING AND PROTECTING ANY UNDERGROUND OR ABOVE GROUND UTILITY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.

9. LIGHT POLE LOCATIONS ARE SHOWN ON THE PLANS. IN ADDITION, BUILDING MOUNTED LIGHT FIXTURES SHALL BE LOCATED AT THE ENTRANCE TO EACH COTTAGE, CONDOMINIUM-HOTEL AND THE ENTRANCES TO THE CLUBHOUSE AND MAIN OFFICE. ALL EXTERIOR LIGHTING SHALL BE SHIELDED OR HAVE AN INTENSITY THAT MINIMIZES SPILLAGE OF LIGHT ONTO ABUTTING PROPERTIES AND RIGHT OF WAYS.

10. PROPOSED SIGN SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 145, SECTION 40 FROM THE TOWN CODE OF WELLS, MAINE.

11. SEASONAL COTTAGE UNITS SHALL BE CLOSED AND THE WATER SERVICE SHUT OFF TO EACH UNIT BETWEEN NOVEMBER 1 AND APRIL 30 OF THE FOLLOWING YEAR.

GENERAL NOTES (CON'T)

12. INDIVIDUAL SEASONAL COTTAGE UNITS SHALL CONTAIN A MAXIMUM OF 800 S.F. OF LIVING AREA. EACH UNIT MAY HAVE A DECK OR SCREENED PORCH WITH A MAXIMUM AREA OF 160 S.F. UNITS SHALL BE SEPARATED BY A MINIMUM OF 25'. THE FINAL COTTAGE LAYOUT SHALL ADHERE TO THE 25' SPACING REQUIREMENT. A CONSENT AGREEMENT EXISTS FOR REDUCED SPACING BETWEEN UNITS 500 AND 502.

13. THE HOTEL LODGING FACILITY UNITS ON THIS PLAN SHALL CONTAIN A MAXIMUM OF 470 S.F. OF LIVING AREA. EACH UNIT MAY HAVE A DECK OR SCREENED PORCH WITH A MAXIMUM AREA OF 160 S.F. THESE LODGING FACILITY UNITS ARE ALSO CONSIDERED 'HOTEL/MOTEL' UNITS AS DEFINED BY THE WELLS TOWN CODE AND SHALL NOT BE OCCUPIED BY THE SAME GUEST OR GUESTS FOR A PERIOD EXCEEDING 28 DAYS. CONDOMINIUM-HOTEL UNITS SHALL BE CONSTRUCTED AS SINGLE LEVEL, SINGLE UNITS OR SINGLE LEVEL, DUPLEX UNITS. SINGLE UNITS SHALL BE CONSTRUCTED WITHIN THE BOUNDARY OF ONE BUILDING ENVELOPE AS DEPICTED AND NOTED ON SHEET 1. DUPLEX UNITS SHALL BE CONSTRUCTED WITHIN THE OUTER BOUNDARIES OF TWO BUILDING ENVELOPES AS DEPICTED AND NOTED ON SHEET 1.

14. THE MAIN, ENTRANCE, EXIT AND BRANCH 1 ROADS (AND BRANCH 1 HAMMERHEAD TURNAROUND), THE FIRE LANES AROUND THE CLUBHOUSE AND THE ASPHALT PORTION OF THE FRONT PARKING LOT SHALL BE PLOWED IN THE WINTER. SNOW STORAGE AREAS FOR THE FRONT PARKING LOT AND BRANCH 1 ROAD ARE SHOWN ON THE PLAN INCLUDING THE USE OF THE GRASS PORTION OF THE FRONT PARKING LOT AS SNOW STORAGE. SNOW STORAGE FOR THE ROADS AND CLUBHOUSE FIRE LANES SHALL BE ALONG THEIR EDGES. IF SNOW STORAGE AREAS DEPICTED ON THIS PLAN ARE INADEQUATE DUE TO LARGE OR MULTIPLE STORM EVENTS EXCESS SNOW WILL EITHER BE REMOVED FROM THE SITE OR STORED IN THE GRASS PORTION OF THE FRONT PARKING LOT.

15. PROPERTY LINE CONFIGURATION WAS TAKEN FROM REFERENCE 1. SPECIFIC PROPERTY LINE INFORMATION SUCH AS BEARINGS, BEARING ORIENTATION AND DISTANCES CAN BE FOUND ON REFERENCE 1.

16. KNOX BOXES SHALL BE INSTALLED AT THE VEHICULAR ENTRY AND EXIT GATES, THE EMERGENCY ACCESS GATES AND THE MAIN ENTRANCES OF THE OFFICE AND THE CLUBHOUSE.

17. STRUCTURE SETBACKS IN THE GENERAL BUSINESS DISTRICT ARE AS FOLLOWS: 40' FROM STATE HIGHWAY RIGHTS-OF-WAY, 25' FROM STREET RIGHTS-OF-WAY (CAN BE REDUCED TO 15' ALONG OLD COUNTY ROAD), 15' FROM LOT LINES AND 25' FROM CEMETERY BOUNDARIES. STRUCTURE SETBACKS IN THE RURAL DISTRICT ARE AS FOLLOWS: 40' FROM STATE HIGHWAY RIGHTS-OF-WAY, 25' FROM STREET RIGHTS-OF-WAY, 25' FROM LOT LINES AND 25' FROM CEMETERY BOUNDARIES. MAXIMUM BUILDING HEIGHTS ARE AS FOLLOWS: GENERAL BUSINESS DISTRICT – 34', NOT TO EXCEED THREE STORIES; RURAL DISTRICT – 40', NOT TO EXCEED THREE STORIES.

18. SITE WETLANDS DEPICTED ON THIS PLAN SET WERE IDENTIFIED AND DELINEATED IN THE FIELD BY JOSEPH W. NOEL, CPSS/SC, WETLAND SCIENTIST AND MAINE CERTIFIED SOIL SCIENTIST #209. (SEE WETLAND DELINEATION REPORT FOR SEA GLASS VILLAGE", DATED 2/7/06 FOR MORE INFORMATION.)

GENERAL NOTES (CON'T)

19. THIS PROJECT IS A CONDOMINIUM DEVELOPMENT. PURSUANT TO CHAPTER 201-10 G OF THE CODE OF THE TOWN OF WELLS, ROADS IN CONDOMINIUM PROJECTS SHALL NOT BE OFFERED TO THE TOWN FOR ACCEPTANCE NOR CONSIDERED FOR SUCH ACCEPTANCE BY THE TOWN AND WILL REMAIN PRIVATE ROADS. RESPONSIBILITY FOR MAINTENANCE OF SUCH ROADS LIES WITH THE CONDOMINIUM ASSOCIATION.

20. FENCING SHALL BE INSTALLED IN THE LOCATIONS DEPICTED ON THE PLANS. ADDITIONAL FENCING SHALL BE INSTALLED BY THE DEVELOPER OR THE CONDOMINIUM ASSOCIATION IF REQUESTED BY AN INDIVIDUAL RESIDENTIAL ABUTTER. THIS NOTE IS INTENDED TO REQUIRE SINGLE FENCES. IT IS NOT THE INTENT OF THE NOTE TO REQUIRE DOUBLE, OR PARALLEL FENCES.

GENERAL NOTES CONTINUED ON SHEET 2.

TABLE 1: LOT COVERAGE CALCULATIONS			
Total Parcel	2832317 SF	65.02	ac
Area in GB Zone (1000' from Rt.1 cl +/- 100')	423345 SF	9.72	ac
Area in R Zone	2408972 SF	55.30	ac
Allowable in GB (65%)	275174 SF		
Allowable in R (20%)	481794 SF		
Lot Coverage in General Business Zone			
Seasonal Cottage Units #	2643 SF	3	Units @ 881 SF / unit
Hotel Units & Parking	22800 SF	24	Units @ 950 SF / Envelope
Extra Parking in Hotel Area (Branch 1)	855 SF	5	Spaces @ 171 SF / Space
Roads, Parking, Sidewalks	89900 SF		
Pool / Poolhouse / Patio	8568 SF		
Transformers	64 SF	1	Transformer @ 64 SF
Dumpster/ Compactor	200 SF		
Guardhouse	64 SF		
Total Lot Coverage	125094 SF		
Percent Lot Coverage	29.5 %		
Lot Coverage in Rural Zone			
Seasonal Cottage Units #	42288 SF	48	Units @ 881 SF / unit
Seasonal Cottage Units ##	57412 SF	62	Units @ 926 SF / unit
Seasonal Cottage Units ###	55176 SF	66	Units @ 836 SF / unit
Future Coverage (patios, etc.)	7920 SF	66	10 x 12
Existing Patios	6000 SF	50	10 x 12
Pool / Patio / Sidewalks / PG	23450 SF		
Clubhouse / Pavilion	12300 SF		
Path to West Tennis Court	980 SF		
Tennis	14400 SF	2	Courts
Bocce	1440 SF	2	Courts @ 720 SF/court
Shuffleboard	1320 SF	2	Courts @ 1320 SF/ 2 court
Transformers	896 SF	14	Approx trans. @ 64 SF
Roads / Parking	254715 SF		277287 - 22572 (132 grass p.s.)
Total Lot Coverage	478297 SF		
Percent Lot Coverage	19.856 %		
Contingency	3400 SF		
Final Lot Coverage	19.998 %		

\# 805 SF UNIT FOOTPRINT+36 SF STOOP + 40 SF WALK = 881 SF
\## 850 SF UNIT FOOTPRINT+36 SF STOOP+40 SF WALK = 926 SF
\### 760 SF UNIT FOOTPRINT (INSET SKIRTING)+36 SF STOOP+40 SF WALK = 836

LEGEND

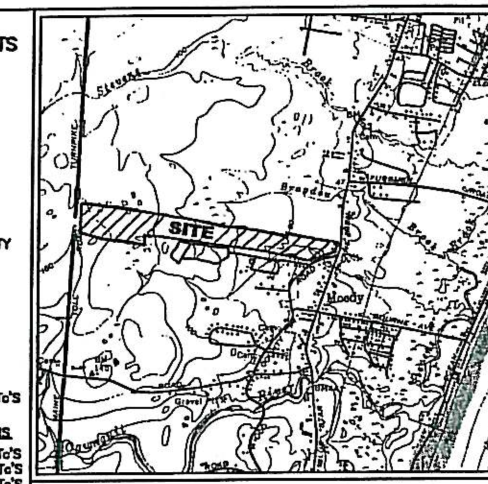
- EXISTING CONTOUR — XXX
- FINAL CONTOUR — XXX
- WETLAND BOUNDARY — UPLAND / WETLAND
- UTILITY POLE — EXT. / PRP.
- EXT. WATER — EW
- EXT. SEWER — ES
- EXT. OVERHEAD UTIL. — OHU
- PRP. WATER — PW
- PRP. SEWER — PS
- PRP. UTILITY — PUGE/T/C
- WATER VALVE
- WATER SHUTOFF
- SEWER MANHOLE
- LIGHT POLE
- SILTATION FENCE
- WOODED BUFFER
- STOCKADE FENCE
- TIMBER GUARDRAIL
- ASPHALT CURB
- SLOPED GRAN. CURB
- VERTICAL GRAN. CURB
- EXT. FIRE HYDRANT
- PRP. FIRE HYDRANT

INDEX OF SHEETS

CONSTRUCTION PLANS
1. SITE PLAN
2. SITE PLAN
3. GRADING PLAN
4. GRADING PLAN
5. GRADING PLAN
6. GRADING PLAN
7. GRADING PLAN
8. SITE DETAILS
9. SITE DETAILS
10. SITE DETAILS
11. SITE DETAILS
12. SITE DETAILS
13. CLASS A HIGH INTENSITY SOIL SURVEY
14. BOUNDARY SURVEY
15. BOUNDARY SURVEY
16. LANDSCAPING PLAN
17. LANDSCAPING PLAN

EXISTING DRAINAGE PLANS
1. EXT. DRAINAGE AREAS&Tc'S

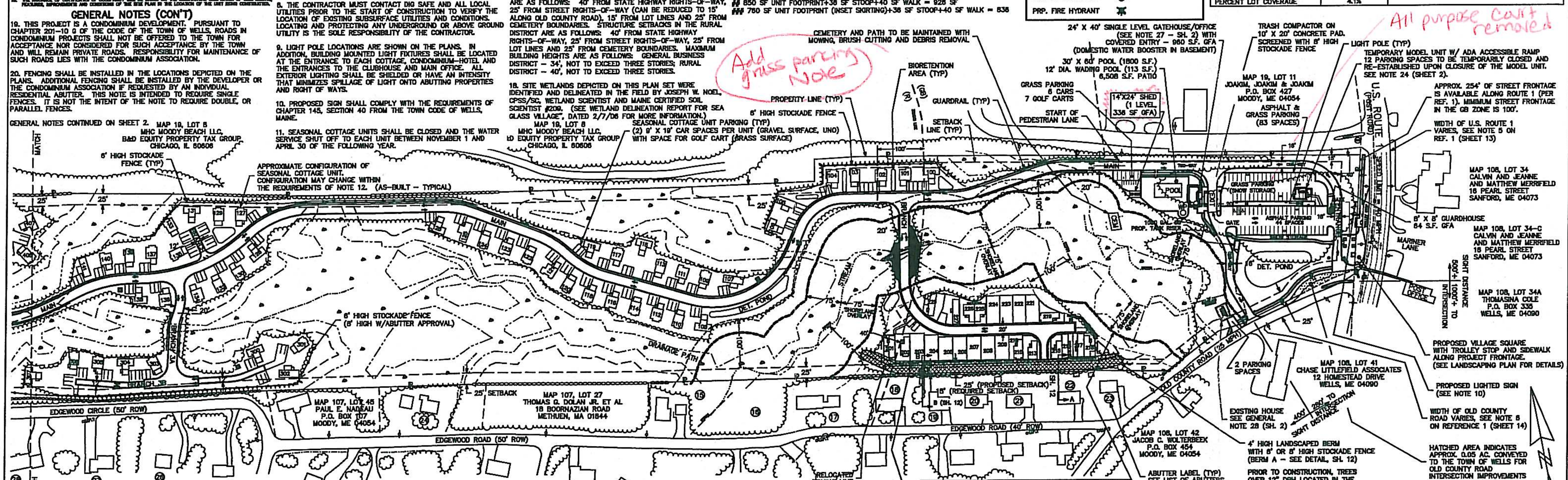
DEVELOPED DRAINAGE PLANS
1. DEV. DRAINAGE AREAS&Tc'S
2. DEV. DRAINAGE AREAS&Tc'S
3. DEV. DRAINAGE AREAS&Tc'S



LOCATION MAP
APPROX. SCALE: 1" = 2000'

TABLE 2: LOT COVERAGE CALCULATIONS (SHORELAND OVERLAY ZONE IN GB DISTRICT)

AREA OF SHORELAND OVERLAY ZONE IN GB DISTRICT	148175 SF	
TOTAL LOT COVERAGE	6075 SF	EXISTING HOUSE AND DRIVEWAY, BRANCH 1 ROAD.
PERCENT LOT COVERAGE	4.1%	



CONDOMINIUM-HOTEL BUILDING ENVELOPE (TYP, 24 UNITS TOTAL, SEE NOTE 13). TYPICAL BUILDING ENVELOPE (SEE SH. 3 FOR SIZES) CONTAINS THE FOLLOWING LOT COVERAGE:
- 650 S.F SINGLE-STORY UNIT (FOOTPRINT)
- 32 S.F. STAIRS AND LANDING
- 171 S.F. PARKING (ONE SPACE, 9'X19' GRAVEL SURFACE)
- 87 S.F. WALKWAY

THE TOTAL IMPERVIOUS AREA IN THE BUILDING ENVELOPE IS 950 S.F. 5 ADDITIONAL PARKING SPACES WILL BE CONSTRUCTED ALONG BRANCH 1, FINAL LOCATIONS AND UNIT ASSIGNMENTS TO BE DETERMINED BY VILLAGE DEVELOPERS LLC. SPACES SHALL MEET ALL REQUIRED SETBACKS AND SHALL NOT BE LOCATED IN THE SHORELAND ZONE.

WAIVERS GRANTED

SECTION 145-39.L WAIVER GRANTED TO ALLOW GRASS PARKING AT COTTAGE UNITS IN LIEU OF GRAVEL OR ASPHALT.

SECTION 145-77.A(11) WAIVER GRANTED TO ALLOW THAT INTERIOR LANDSCAPING NEED NOT BE SHOWN ON THE SUBMITTED PLAN, EXCEPT THAT ALL BUFFERING AND SCREENING TO ALL EXTERNAL LOTS OR WAYS MUST BE SHOWN. ALL LANDSCAPING WITHIN 35' OF THE BOUNDARY MUST BE SHOWN, WHICH WOULD INCLUDE ANY DRIVEN MOTOR WAY OR PEDESTRIAN WAY, INCLUDING SWIMMING POOL AREAS.

REFERENCES

1. "BOUNDARY SURVEY AND TOPOGRAPHIC PLAN PREPARED FOR HOWARD J. HALL – LAND LOCATED ON ROUTE 1, OLD COUNTY ROAD, EDGEWOOD ROAD, EDGEWOOD CIRCLE AND THE MAINE TURNPIKE – WELLS, MAINE" PREPARED BY POST ROAD SURVEYING. DATED 10/24/05, REVISION 9 DATED 5/31/13.

WAIVERS PREVIOUSLY GRANTED:
1. 145-77 A. DRAWING SCALE (SHEET 1 IS 1" = 100', 1" = 40' IS PROVIDED IN APPLICATION).
2. 145-77 A. (3). PERIMETER SURVEY (PREVIOUSLY SUBMITTED SURVEY IS UNCHANGED).
3. 145-77 A. (9). CONTOUR INTERVAL (PREVIOUSLY SUBMITTED CONTOURS ARE UNCHANGED)

GRAPHIC SCALE
0 100 200 300 400 (FEET)

TOWN OF WELLS PLANNING BOARD	DATE

AMENDMENT INFORMATION

THIS PLAN REPRESENTS THE NINTH AMENDMENT TO A SITE PLAN PREVIOUSLY APPROVED BY THE WELLS PLANNING BOARD. THE PREVIOUS APPROVAL DATES ARE AS FOLLOWS:
1/8/07 – ORIGINAL SITE PLAN APPROVAL SIGNATURE (PLANNING BOARD)
2/25/08 – SITE PLAN AMENDMENT #1 APPROVAL SIGNATURE (PLANNING BOARD)
5/11/10 – SITE PLAN AMENDMENT #2 APPROVAL SIGNATURE (STAFF REVIEW COMMITTEE)
2/7/11 – SITE PLAN AMENDMENT #3 APPROVAL SIGNATURE (PLANNING BOARD)
6/6/11 – SITE PLAN AMENDMENT #4 APPROVAL SIGNATURE (PLANNING BOARD)
7/16/12 – SITE PLAN AMENDMENT #5 APPROVAL SIGNATURE (PLANNING BOARD)
11/18/13 – SITE PLAN AMENDMENT #6 APPROVAL SIGNATURE (PLANNING BOARD)
12/15/14 – SITE PLAN AMENDMENT #7 APPROVAL SIGNATURE (PLANNING BOARD)
12/7/15 – SITE PLAN AMENDMENT #8 APPROVAL SIGNATURE (PLANNING BOARD)

THE CHANGES PROPOSED FOR THE NINTH AMENDMENT ARE SUMMARIZED AS FOLLOWS:
1. REMOVE THE 60' X 120' EAST END ALL PURPOSE COURT AND REPLACE WITH GRASS PARKING.
2. REMOVE 2 GRASS PARKING SPACES, SOUTHERLY OF THE OFFICE.

NO.	DESCRIPTION	DATE
	REVISIONS	

APPLICANT / OWNER OF RECORD:
VILLAGE DEVELOPERS, LLC
P.O. BOX 339
WELLS, ME 04090

SITE PLAN AMENDMENT #9
SEAGLASS VILLAGE
U.S. RT. 1, WELLS, MAINE

FOR: VILLAGE DEVELOPERS, LLC
P.O. BOX 339
WELLS, MAINE 04090

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD – ELIOT, MAINE 03903
PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 100'	APPROVED BY:	DRAWN BY: JLC
DATE: 2/9/16		REVISION : DATE – : –
JOB NO: C045-16	CAD FILE: SVS_SITE_AMD7	SHEET 1 OF 17

2 grass parking spaces removed?

Proposed Grass parking (—) spaces

GRASS PARKING (SEE DETAIL, SH. 8)
(8) 9' X 19' CAR SPACES
(7) 5' X 8' GOLF CART SPACES

PROPOSED 14'X24' STORAGE SHED

END SUPER-ELEVATION AT MAIN STA 1+50. TRANSITION TO CROWNED PAVEMENT BY MAIN STA 2+50

ROAD TO BE SUPER-ELEVATED FROM ENTRANCE STA 2+00 TO MAIN STA 1+50. TRANSITION FROM CROWNED TO SUPER-ELEVATED PAVEMENT BETWEEN ENTRAGE STA 1+50 AND ENTRANCE STA 2+00.

SILTATION FENCE

MAINTAIN EXISTING VEGETATION OUTSIDE LIMITS OF CONSTRUCTION

9' X 19' PARKING SPACE (TYP)

APPROXIMATE LOCATION OF EXISTING WATER LINE

CONTRACTOR TO COORDINATE TAP OF EXISTING WATER LINE WITH KKW

"DO NOT ENTER" SIGN (30" X 30")

ENTRANCE STA 5+88.95 = MAIN STA 0+00

WETLAND FILL #4

R7-107A SIGN (12" X 30") OR STANDARD WELLS TROLLEY SIGN

DOUBLE SILTATION BARRIER WITHIN 100' STREAM SETBACK (SILTATION FENCE + MULCH BERM OR SILTATION FENCE + HAY BALE BARRIER)

PARKING AREA (GRASS PAVER SURFACE)

GUARDHOUSE FFE = 48.5

MODEL

ASPHALT PARKING

CONTRACTOR TO COORDINATE CONNECTION TO EXISTING SEWER LINE WITH WSD

GUARDRAIL (TYP)

TYPE C LEVEL SPREADER SEE DETAIL SH. 8

24' X 40' GATEHOUSE/OFFICE

MARINER LANE

REMOVE EXISTING INLET CULVERT

IRRIGATION WELL

WETLAND FILL #1

RISER FOR 1000 GAL. SUBSURFACE PROPANE TANK

DETENTION POND #6 (WETPOND)

REPLACE AND RELOCATE EXISTING CATCH BASIN MATCH RIM TO EXISTING PAVEMENT (CB 45)

WETLAND FILL #5

INV = 43.9 (STREAM BOTTOM = 44.3) 83" X 57" CORRUGATED STEEL PIPE ARCH L = 70'

STREAM

GRAVEL FILTER, L=25' (SEE DETAIL - SHEET 10)

LIGHTED FLAGPOLE

APPROX. LIMIT OF NON-NATIVE FILL MATERIAL TO BE REMOVED. EXISTING GRADE TO BE RE-ESTABLISHED, STABILIZED WITH LOAM, SEED & MULCH, AND PLANTED WITH NATIVE TREES

15' WIDE EMERGENCY SPILLWAY

POST OFFICE

NEW CATCH BASIN (CB 46)

PROPOSED RETAINING WALL

75' SHORELAND SETBACK

R4-7 SIGN FACING POST ROAD (24" X 30") AND STOP SIGN FACING OLD COUNTY ROAD (24" X 24")

PARKING FOR UNITS 201-203

WALKWAY TO UNITS 201 AND 202

SNOW STORAGE

FENCE

UNIT 218 PARKING

10' WIDE TYPE A LEVEL-SPREADER (SEE DETAIL SH. 8)

RELOCATE GUY POLE

DOUBLE YELLOW

12" WIDE PAINTED STOP BAR (WHITE)

EXISTING STOP SIGN (RELOCATE TO STOP BAR)

STABILIZED CONSTRUCTION ENTRANCE

5' WIDE ISLAND

12" WIDE PAINTED STOP BAR (WHITE)

"DO NOT ENTER" SIGN (30" X 30")

SINGLE WHITE LANE LINES AND WHITE LANE DIRECTION ARROWS (48" X 48")

STOP SIGN (30" X 30")

PROPOSED 5' WIDE CROSSWALK (WHITE - TYPICAL)

EXISTING CULVERTS

CAR WASH

NOTE: SIGNS AND PAVEMENT MARKINGS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).

APPROXIMATE LOCATION 48" OAK

PROPOSED SIGN "NO PARKING - FIRE LANE"

4' HIGH LANDSCAPED BERM WITH 6' OR 8' HIGH STOCKADE FENCE (BERM A - SEE DETAIL, SH. 12)

TURNAROUND TO CONSIST OF 14' PAVED LANE PLUS 3' GRASSED SHOULDER ON EACH SIDE WITH GRASSED PAVERS (SEE DETAIL, SH. 8)

EDGEWOOD ROAD

OLD COUNTY ROAD

OFF-SITE SWALE TO BE INSTALLED WITH ABUTTER APPROVAL TO ADDRESS EXISTING DRAINAGE ISSUE.

GRAPHIC SCALE 0 40 80 120 160 (FEET)

AMENDMENT #9

GRADING PLAN
SEAGLASS VILLAGE
POST ROAD (U.S. RT. 1), WELLS, MAINE

FOR: VILLAGE DEVELOPERS, LLC
P.O. BOX 339
WELLS, MAINE 04090

ATTAR ENGINEERING, INC.
CIVIL ◆ STRUCTURAL ◆ MARINE
1284 STATE ROAD - ELIOT, MAINE 03903
PHONE: (207)439-8023 FAX: (207)439-2128

NO.	DESCRIPTION	DATE
	REVISIONS	

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: JLC
DATE: 2/9/16		REVISION : DATE — : —
JOB NO: C045-16	CAD FILE: SVS_GRAD_AMD7	SHEET 3 OF

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

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

Site Plan Amendment Application Memo

Date: March 1, 2016

To: Planning Board

From: Planning Office

Re: Watercrest Condominiums – Site Plan Amendment Application - Map 126, Lot 17

Lynn Wood, Water Crest Condominium Association President, has submitted a site plan amendment application for the property located off of 1277 Post Road identified as Tax Map 126, Lot 17. The property is located within the General Business District. The property last received site plan approval in 1997 and the current amendment application seeks approval for various changes that have occurred without site plan approval including: depiction of 11 Motel units and 1.5 acres of land added to this development after the 1989 site plan approval; new dumpster location ; landscaped buffer changes; non-vegetated area changes; grass parking now paved, and unit additions/deck additions. The Lodging Facility consists of a building for the Lodging Office and contains 3 dwelling units. 28 hotel/motel units (unit 135 is supposed to be two units but was converted to 1 unit without approval); 17 housekeeping cottage units; and 11 motel units on 6.10 acres of land (includes the 1.5 acres added after 1989 approval). The development is served by public sewer and public water.

§ 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;

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. **YES – 11 units and 1.5 acres and various unit changes since last approvals**

§ 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 amendments 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 shall submit the required application fee and escrow prior to Planning Board receipt**

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.) **Not applicable**

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 6/25/15 the Code Officer determined the uses are permitted.**

(b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 6/26/15**

[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 scheduled to receive site plan amendment application on 7/6/15.**

(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 6/26/15; meeting was on 7/6/15**

(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. **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 Conclusion:

1. The applicant has requested additional time to address various site plan and note changes recommended by the Planning Office. A 60 day extension should be considered by the Planning Board. The Planning Board last granted an extension in October 2015.
    a. The Planning Office and applicant have been corresponding periodically since the July site walk of this property.

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

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

Memo

Date: March 4, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Zoning Changes proposed for discussion on 3/7/16

The attached Ordinance Change proposals have been reviewed by the Town Attorney, Planning Board and Board of Selectmen.

On Monday, the Planning Board should consider:

- Comments offered during the public hearing
- Review the Ordinance changes proposed
- Vote to recommend the Board of Selectmen consider the Ordinance Changes as written or as amended for the June Town Meeting

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Maximum Building Height in the General Business District for Municipal Facilities and Public Schools

NOTE: **Proposed additions to existing Code sections are underlined.**
Proposed deletions of existing Code sections are ~~crossed out~~.
Other sections of the Ordinance are unchanged.

The Town of Wells hereby ordains and enacts "An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Maximum Building Height in the General Business District for Municipal Facilities and Public Schools" to read as follows:

Part 1: Article V (District Regulations), § 145-26, entitled "General Business District" is hereby amended as follows:

G. Special provisions~~.~~:

(1) If a person or entity owns parcels of land on the east and west sides of Route 1 within the General Business District, the parcels may be treated as a single lot of land, provided that the property owner grants the Town a conservation easement over a portion of the land on the east side of Route 1. The easement shall cover a land area which, in conjunction with the parcels on the west side of Route 1, is adequate to support the proposed use as regulated in the district. The lot on the west side of Route 1 shall meet the minimum lot size requirement. Any proposed easement shall be reviewed and approved by the Planning Board.

(2) A municipal facility use or a public school use is allowed a maximum building height of 54 feet if constructed with a roof with a minimum slope of 7/12 and if it does not have a floor higher than 35 feet above the average finished grade.

Part 2: Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this ____ day of _____, 2016.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

Karl Ekstedt

Christopher Chase

Richard Clark

Kathy Chase

Timothy Roche

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

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

Memo

Date: March 4, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Zoning Changes proposed for discussion on 3/7/16

The attached Ordinance Change proposals have been reviewed by the Town Attorney, Planning Board and Board of Selectmen.

On Monday, the Planning Board should consider:

- Comments offered during the public hearing
- Review the Ordinance changes proposed
- Vote to recommend the Board of Selectmen consider the Ordinance Changes as written or as amended for the June Town Meeting

An Ordinance to Amend Chapter 1 (General Provisions), Chapter 91 (Building Construction), Chapter 116 (Floodplain Management), Chapter 132 (Historic Preservation), Chapter 145 (Land Use), Chapter 201 (Streets and Sidewalks), and Chapter 202 (Subdivision of Land) of the Code of the Town of Wells to Update Section References within the Ordinances

NOTE: Proposed additions to existing Code sections are <u>underlined</u>.
Proposed deletions of existing Code sections are ~~crossed out~~.
Other sections of the Ordinance are unchanged.

The Town of Wells hereby ordains and enacts "An Ordinance to Amend Chapter 1 (General Provisions), Chapter 91 (Building Construction), Chapter 116 (Floodplain Management), Chapter 132 (Historic Preservation), Chapter 145 (Land Use), Chapter 201 (Streets and Sidewalks), and Chapter 202 (Subdivision of Land) of the Code of the Town of Wells to Update Section References within the Ordinances" to read as follows:

<u>Part 1</u>: Chapter 1 (General Provisions), § 1-1, entitled "Adoption of Code" is hereby amended as follows:

The various chapters and articles of the 1985 Code of the Town of Wells, and subsequent ordinances of the Town of Wells of a general and permanent nature adopted by the Town Meeting and Board of Selectmen of the Town of Wells, as revised, codified and consolidated into chapters and sections by General Code Publishers Corp., and consisting of Chapters **1** through **212**, together with certain regulations contained in Chapters **230** and <u>202</u> ~~260~~, are hereby approved, adopted, ordained and enacted as the "Wells Municipal Code," hereinafter referred to as the "Code."

<u>Part 2</u>: Chapter 91 (Building Construction), "General References" is hereby amended as follows:

GENERAL REFERENCES
Floodplain management — See Ch. <u>116</u> ~~**115**~~.
~~Residential growth — See Ch. **174**.~~
Subdivision of land — See Ch. <u>202</u> ~~260.~~

<u>Part 3</u>: Chapter 116 (Floodplain Management), "General References" is hereby amended as follows:

GENERAL REFERENCES
Subdivision of land — See Ch. <u>202</u> ~~260~~.

Part 4: Chapter 132 (Historic Preservation), "General References" is hereby amended as follows:

GENERAL REFERENCES
Floodplain management — See Ch. 116 ~~**115**~~.

Part 5: Chapter 145 (Land Use), "General References" is hereby amended as follows:

GENERAL REFERENCES
.
Floodplain management — See Ch. 116 ~~**115**~~.
~~Residential growth — See Ch. **174**.~~
Subdivision of land — See Ch. 202 ~~260~~.

Part 6: Chapter 145 (Land Use), § 145-12, entitled "Nonconforming uses" is hereby amended as follows:

F. Mobile home parks outside Mobile Home Park Overlay District.[Added 11-5-2002]

(1) Notwithstanding § **145-12E**, the Planning Board, acting under Chapter 202 ~~260~~ (Subdivision of Land), may permit the expansion of a legally nonconforming existing mobile home park which is located outside the Mobile Home Park Overlay District, subject to the following conditions:

(2) Notwithstanding anything to the contrary in 1 M.R.S.A.§ 302, this § **145-12F** applies to any application under this Chapter or under Chapter 202 ~~260~~, whether or not such application has become a pending proceeding as defined in 1 M.R.S.A. § 302.

Part 7: Chapter 145 (Land Use), § 145-34, entitled "Mobile Home Park Overlay District" is hereby amended as follows:

B. General requirements. Except as stipulated below, mobile home parks shall meet all the requirements for a residential subdivision, shall conform to all the requirements of the underlying district and shall conform to all applicable state laws and local ordinances or regulations. Where the provisions of this section conflict with specific provisions of this chapter or Chapter 202 ~~260~~ (Subdivision of Land) of the Wells Municipal Code, the provisions of this section shall prevail.

Part 8: Chapter 145 (Land Use), § 145-35, entitled "General Regulations" is hereby amended as follows:

I. No floor of a building higher than 30 feet above the average finished grade shall be designed as habitable space. The maximum building height may be increased by the amount required to comply with Chapter 116 ~~**115**~~, Floodplain Management, § **115-6**, Development standards, but not to exceed five additional feet provided the building shall not exceed three stories, be covered with a pitched, shingled roof, and be constructed on a foundation used for parking or storage only and not living space.[Amended 11-6-2001]

Part 9: Chapter 201 (Streets and Sidewalks), "General References" is hereby amended as follows:

GENERAL REFERENCES
Subdivision of land — See Ch. 202 ~~260~~

Part 10: Chapter 202 (Subdivision of Land), "General References" is hereby amended as follows:

GENERAL REFERENCES
Floodplain management — See Ch. 116 ~~**115**~~.
~~Residential growth — See Ch. 175.~~

Part 11: Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this ____ day of _____, 2016.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

_____	_____
Karl Ekstedt	Christopher Chase
_____	_____
Richard Clark	Kathy Chase
_____	
Timothy Roche	

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

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

Memo

Date: March 4, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Zoning Changes proposed for discussion on 3/7/16

The attached Ordinance Change proposals have been reviewed by the Town Attorney, Planning Board and Board of Selectmen.

On Monday, the Planning Board should consider:

- Comments offered during the public hearing
- Review the Ordinance changes proposed
- Vote to recommend the Board of Selectmen consider the Ordinance Changes as written or as amended for the June Town Meeting

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Clarify, Amend and Add to the Performance Standards for Residential Cluster Subdivisions

NOTE: Proposed additions to existing Code sections are <u>underlined</u>.
Proposed deletions of existing Code sections are ~~crossed out~~.
Other sections of the Ordinance are unchanged.

The Town of Wells hereby ordains and enacts "An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Clarify, Amend and Add to the Performance Standards for Residential Cluster Subdivisions" to read as follows:

<u>Part 1</u>: Chapter 145 (Land Use), § 145-49, entitled "Residential cluster development" is hereby amended as follows:

A. Permitted locations. Residential cluster development shall be permitted in all zoning districts where residential development is allowed. <u>All areas of a cluster subdivision located within</u> ~~except~~ the Aquifer Protection District or ~~and~~ the Shoreland Overlay District <u>shall be dedicated as undeveloped open space</u>.

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:

> ~~(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.~~
>
> ~~(2)~~ <u>(1)</u> 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.
>
> ~~(3)~~ <u>(2)</u> A cluster development layout shall be submitted indicating a minimum of 35% open space and significant natural features.

C. Dimensional requirements.

> <u>(5) The maximum lot coverage of 20% in the Rural District may be allowed by the Planning Board to be increased to 40% on lots smaller than 40,000 square feet in area.</u>

Part 2: Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this ____ day of _____, 2016.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

_____
Karl Ekstedt

_____
Christopher Chase

_____
Richard Clark

_____
Kathy Chase

_____
Timothy Roche

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

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

Memo

Date: March 4, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Zoning Changes proposed for discussion on 3/7/16

The attached Ordinance Change proposals have been reviewed by the Town Attorney, Planning Board and Board of Selectmen.

On Monday, the Planning Board should consider:

- Comments offered during the public hearing
- Review the Ordinance changes proposed
- Vote to recommend the Board of Selectmen consider the Ordinance Changes as written or as amended for the June Town Meeting

An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Reviewing Authority Process

NOTE: **Proposed additions to existing Code sections are <u>underlined</u>.**
Proposed deletions of existing Code sections are ~~crossed out~~.
Other sections of the Ordinance are unchanged.

The Town of Wells hereby ordains and enacts "An Ordinance to Amend Chapter 145 (Land Use) of the Code of the Town of Wells to Revise the Reviewing Authority Process" to read as follows:

<u>Part 1</u>: Chapter 145 (Land Use), Attachment 1, entitled "Reviewing Authority Chart" is hereby amended as follows:

LAND USE

145 Attachment 1

Town of Wells

Reviewing Authority Chart

[Amended 11-2-2004]

	<u>SCOPE</u>	**<u>REVIEWING AUTHORITY</u>**		
		<u>I</u>	**<u>II</u>**	**<u>III</u>**
	~~Use or Structure~~	**Code Enforcement Officer** **<u>And Planner</u>** [6]	**Staff Review Committee** [6]	**Planning Board**
<u>A.</u>	New use requiring site plan approval [2] ~~Or~~ ~~Change to a use requiring site plan approval with increased gross floor area, or land area~~ ~~Or~~ ~~Resumption of an existing use requiring site plan approval~~ [2]	No	Up to 6,000 sq. ft. gross floor area and/or <u>lot coverage</u> [3] ~~land area~~ [3] Or ~~Fewer than~~ <u>Up to</u> 25 <u>new or</u> additional parking spaces [3] ~~required under §145-39~~ ~~And~~ ~~The property is not subject to a prior site plan approval by a higher reviewing authority, or~~	Over 6,000 sq. ft gross floor area And/or <u>lot coverage</u> ~~land area~~ [3] Or Over 25 <u>new or additional</u> parking spaces ~~required under §145-39~~ Or Any telecommunication towers~~,~~ <u>or</u> utility transmission lines ~~or public utility facilities~~

			~~the former Site Review Board except as provided in Note 4 below.~~	
B.	Expansion of, change to, or amendment to an existing use requiring site plan review (except as provided in Section C below)	~~Enlargement by~~ Alteration of less than 1,000 sq. ft. gross floor area and/or lot coverage 3 ~~land area 3~~ And 5 or fewer additional parking spaces 3 ~~required under §145-39~~ And The property is not subject to a prior site plan approval by a higher reviewing authority, ~~or the former Site Review Board~~	~~Enlargement by~~ Alteration of 1,000 to 6,000 sq. ft and or lot coverage 3 ~~land area 3~~ Or More than 5 and up to 25 additional parking spaces 3 ~~required under §145-39~~ And The property is not subject to a prior site plan approval by a higher reviewing authority, ~~or the former Site Review Board~~ except as provided in Note 4 below.	~~Enlargement by~~ Alteration of over 6,000 sq. ft. gross floor area and/or lot coverage ~~land area 3~~ Or Over 25 additional parking spaces ~~required under §145-39~~
C.	Amendment to an approved site plan involving minor alterations 5	Alteration of less than 300 sq. ft. gross floor area or lot coverage 3 Or Less than 5 additional or relocated parking spaces 3	Alteration of 300 sq. ft. to 2,000 sq. ft. and or lot coverage 3 Or More than 5 and up to 25 additional parking spaces 3	Alteration of over 2,000 sq. ft. gross floor area and/or lot coverage area Or Over 25 additional parking spaces
D.	Amendment to an approved site plan involving an increase in vegetated lot area currently not proposed to be developed	Yes	No	No
E.	Amendment to an approved site plan involving only a change of use with no other proposed changes to the approved site plan 1	Yes	No	No

F.	Amendments to an approved site plan involving changes only to uses or structures not ordinarily requiring site plan approval 1	Any such changes shall be designated on a copy of the approved site plan by the applicant, and the plan shall be submitted to the Code Enforcement Officer for filing in the Office of Planning and Development. Such changes do not require site plan approval as set forth in Article X unless the Code Enforcement Officer finds that such changes may create a significant impact on the other uses on the site for which site plan review was required.
G.	Amendments to an approved site plan involving field changes to an approved site plan during construction period.	See §145-74G(4)

NOTES:

1 A change of use from a use having site plan approval to another use requiring site plan approval shall be processed as a site plan amendment. ~~Any other changes of use shall be processed as a new site plan application.~~ Changes involving uses listed in Article V as a permitted use not requiring site plan approval shall not be processed as a site plan amendment.

2 Site Plan approval shall expire if a use has been established and then discontinued for five years or more per 145-74F(3). ~~Uses discontinued for more than one year but for less than two years may be resumed upon obtaining a use permit. A use that has lapsed for less than on eyear shall not be considered to be discontinued, and a new use permit shall not be required.~~

3 Accumulated alterations within ~~Within~~ any five-year period, ~~and not including parking areas required by §145-39~~

4 Properties subject to a prior site plan approval by the Planning Board or the former Site Review Board shall be reviewed by the Planning Board, except that the Staff Review Committee may review and approve amendments to such site plans in the following circumstances: a) the change does not involve an increase in gross floor area of greater than 2,000 square feet within a 5 year period, and b) does not involve an increase of lot coverage area greater than 4,000 square feet within a 5 year period, ~~the change does not involve an increase in gross floor area of greater than 10% of the existing total gross floor area of structures on the property~~, and (c) the change does not involve the proposed change of any condition or restriction placed on the prior approval. ~~The Staff Review Committee may, for whatever reason, refer any such proposed site plan amendment to the Planning Board for review.~~

5 Minor Alterations Include the following: (1) changes to the approved location of a structure footprint, dumpster, lighting and sign up to 5 feet horizontally; (2) changes to utilities such as water, sewer, or electrical placement due to WSD, KK&WWD, Power Company, or Town Engineer recommendations; (3) structural alterations/additions to accommodate sheds, bulkheads, decks, stairs and other minor structural alterations/ additions; (4) alternations in drainage that have an insignificant effect on stormwater management or erosion control plans; (5) minor landscaping, parking reconfigurations, and planting changes.

6 Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan (§145-74G(1)(b)) or the Planning Board.

Part 2: Chapter 145 (Land Use), § 145-74, entitled "Review and approval processes" is hereby amended as follows:

B. Code Enforcement Officer and Planner review process.

(1) Applications for site plan approval are to be filed with the Office of Planning and Development. Within seven days of receiving an application, along with certification that the abutters have been notified of the proposed plan by the applicant, the Code Enforcement Officer and Planner shall determine whether the proposed use meets the requirements of Articles **V**, **VI** and **VII** and shall determine whether the application is complete. If it does not meet the requirements of Articles **V**, **VI** and **VII** the Code Enforcement Officer shall notify the applicant in writing that the application has been denied. If it does meet Articles **V**, **VI** and **VII** it shall be reviewed for completeness. If it is not complete, the applicant shall be notified, in writing, of the additional information required to complete the application.

(2) Within 14 days of determining the application is complete, the Code Enforcement Officer and Planner shall approve the application and sign the site plan, approve the application with conditions and sign the site plan or deny the application.[Amended 11-7-2000]

(3) The Code Enforcement Officer and Planner shall only approve a site plan application if the Code Enforcement Officer and Planner determine~~s~~ that the plan meets the criteria of § **145-75**. The Code Enforcement Officer and Planner shall prepare written findings of fact, based on the evidence presented, including his conclusions and basis thereof.
(4) Failure of the Code Enforcement Officer and Planner to act on a complete application within 14 days shall constitute a denial of the application.

F. Expiration. [Amended 6-12-2012]

(3) Site plan approval shall expire if a use has been established and then discontinued for ~~two~~ five years or more.

G. Amendment to approved site plans.

(1) An applicant shall request approval for amendments (modifications, erasures, deletions or additions, etc.) to said approved site plan and its conditions or notes, if any, whenever new facts or circumstances arise that would require approval under § **145-70**. A new, revised site plan shall be submitted indicating such changes and shall be approved by the same reviewing authority that approved the site plan, unless the Staff Review Committee or Code Enforcement Officer and Planner are ~~is~~ expressly authorized to approve the amendment according to the table in § **145-71**. If the scope of the proposed amendment would ordinarily require a higher reviewing authority, the site plan amendment application shall be submitted to the higher reviewing authority for consideration. The new, revised site plan shall be accompanied by an amendment application form provided by the Office of Planning and Development.**[Amended 4-18-1998; 11-6-2012]**

(a) If the site plan has been approved by a reviewing authority that no longer exists, the Planning Board shall be the reviewing authority for any amendments unless allowed as an exemption by the Reviewing Authority Chart.
(b) Conditions of approval or notes written on the face of the site plan may be amended only by the reviewing authority that approved the site plan or higher reviewing authority per the Reviewing Authority Chart.

Part 3: Chapter 145 (Land Use), § 145-78, entitled "Appeals" is hereby amended as follows:

A. If the Code Enforcement Officer and Planner or Staff Review Committee denies or grants an approval for a site plan application that is objectionable to the applicant or to any abutting landowner or to any aggrieved person who can demonstrate a direct negative impact, or when it is claimed that the provisions of this chapter do not apply or that the true intent and meaning of this chapter have been misconstrued or wrongfully interpreted, the applicant, an abutting landowner or an aggrieved person may appeal the decision to the Planning Board within 30 days of the reviewing authority's decision. The Planning Board shall review the site plan application and the decision of the Code Enforcement Officer and Planner or the Staff Review Committee.

(1) If the Planning Board finds that the application meets the criteria of §§ **145-75**, **145-76** and **145-77** it shall approve the application.
(2) If the Planning Board finds that the application does not meet the criteria of §§ **145-75**, **145-76** and **145-77**:

(a) The Board shall deny the application; or
(b) The Board shall allow the applicant to submit to the Planning Board changes to the application to correct the deficiency. If necessary, the Planning Board may conduct any additional meetings sufficient to review submitted changes; or
(c) The Board may place conditions of approval on the application which remedy the deficiency.

(3) A denial by the Code Enforcement Officer and Planner or the Staff Review Committee will automatically be placed on the Planning Board agenda as an appeal unless the applicant withdraws the application.
(4) Any appeal to the Planning Board shall be a listed agenda item and appear on a meeting agenda posted as per § **145-74D(1)**.

Part 4: Effective Date.

This Ordinance shall take effect upon adoption by the Town Meeting.

Given under our hands this ____ day of _____, 2016.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

_____
Karl Ekstedt

_____
Christopher Chase

_____
Richard Clark

_____
Kathy Chase

_____
Timothy Roche

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

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

Memo

Date: February 26, 2016

To: Frills, LLC

From: Michael Livingston, PE
Jodine Adams, CEO

Re: Frills, LLC – Field Change, Tax Map 105, Lot 7
124 Post Road – General Business District

Field Change Request:

On 2/3/16 the property owner, Mike Dinardo met with the Town Engineer to discuss moving the required shrub and shade tree to be planted along Kimballs Lane and at the Route 1 intersection, respectively. Mike Livingston, Town Planner agreed that the shrub and shade tree relocation could be reviewed as a Field Change per 145-74G(4). The applicant was directed to make the request in writing to the Planning Office.

On 2/5/16 the owner, Mike Dinardo, submitted a field change request drawing.

On 2/25/16 the Planning Office prepared a Field Change plan depicting the new location of the required shrub planting and the required shade tree planting.

Field Change Approval:

The requested change meets the standards of 145-74G(4)(a)…"as the change is a substitution of equivalent plantings without substantial alteration to the approved plan…" No other changes to the uses or structures on this parcel are proposed or permitted without the review and approval from the Town of Wells. The field change results in the shrub planting moving closer to Kimballs Lane and the shade tree moving approximately 35' – 40' west along Kimballs Lane. Both plantings are to remain on the Frills, LLC property. All conditions of the previous approvals shall remain in effect. Therefore, the requested field change from 2/5/2016 is granted approval by the Code Enforcement Officer and Office of Planning & Development.

J S Adams — 3/4/16
Jodine Adams, CEO — Date

Michael G. Livingston — 2-26-16
Michael G. Livingston, Town Planner — Date