



TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda
Monday, June 20, 2016, 7:00 PM
Littlefield Meeting Room, 2nd Floor, Town Hall
208 Sanford Road

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

I. JUNE 6, 2016 DRAFT MEETING MINUTES

PUBLIC HEARING(S)

I. HUBBARD FARM SUBDIVISION (FKA HOLLIS SUBDIVISION)

IPAGuillemette Living Trust & Nelson and Barbara Welch, owners; Sebago Real Estate Investment LLC, applicant; Corner Post Land Surveying Inc, engineer. Minor Subdivision Application for a 4 lot/dwelling unit minor subdivision on 9.22 acres of land (8.39 acres Guillemette + .83 acres Welch) off of Crediford Road/ Sanford Road. The parcel is located in the Rural District and is identified as Tax Map 49, Lot 11.

DOCUMENTS: [PB MEMO RE HUBBARD FARM PH 06-16-16.PDF](#)

II. WIRE ROAD SUBDIVISION

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

DOCUMENTS: [PB MEMO RE WIRE ROAD FINAL PH 06-16-16.PDF](#), [WIRE RD COMMENT EMAIL BLOUCKS 06-02-16.PDF](#)

DEVELOPMENT REVIEW & WORKSHOPS

I. GRAND TRAIL PLACE II

The Daniel Chase Family Real Estate Trust, owner/applicant; BH2M, agent. Subdivision Pre-Application to create a major residential cluster development subdivision consisting of 35 lots/dwelling units, Open Space, and private roadways. The parcel to be divided is located off of Lindsey Road, Grand Trail Drive, Sanford Road and Branch Road. The parcel located within the Residential A and Rural Districts. Tax Map 56, Lot 6. **Report results of Site Walk**

DOCUMENTS: [PB MEMO RE GRAND TRAIL PLACE II SITE WALK 06-16-16.PDF](#)

II. HUBBARD FARM SUBDIVISION (FKA HOLLIS SUBDIVISION)

IPAGuillemette Living Trust & Nelson and Barbara Welch, owners; Sebago Real Estate Investment LLC, applicant; Corner Post Land Surveying Inc, engineer.

Minor Subdivision Application for a 4 lot/dwelling unit minor subdivision on 9.22 acres of land (8.39 acres Guillemette + .83 acres Welch) off of Crediford Road/ Sanford Road. The parcel is located in the Rural District and is identified as Tax Map 49, Lot 11. **Workshop compliance and Findings of Fact & Decisions for possible approval**

DOCUMENTS:HUBBARD FARM MINOR APP MEMO 06-16-16.PDF, HUBBARD FARM COMPLIANCE AND FOF DRAFT 06-15-16.PDF, HUBBARD FARM SUB REV PLAN DRAFT 6-16-2016.PDF, HUBBARD FARM FIRE CHIEF LETTER SIGNED 06-08-16.PDF

III. WIRE ROAD SUBDIVISION

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

DOCUMENTS:WIRE ROAD FIRE CHIEF LETTER 06-08-16.PDF, WIRE ROAD SUBDIVISION FINAL PLAN DRAFT 05-24-16.PDF

OTHER BUSINESS

I. SRC & CEO SITE PLAN REVIEW AND APPROVALS UPDATE

DOCUMENTS:06-14-16 SRC AGENDA.PDF

ADJOURN



TOWN OF WELLS, MAINE PLANNING BOARD

To: Town of Wells Planning Board

From: Planning Office

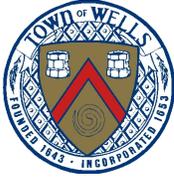
Date: June 16, 2016

Re: Hubbard Farm Subdivision –Public Hearing – Tax Map 32, Lot 11

The Planning Office has received no written comments regarding the proposed Hubbard Farm Subdivision application.

If any other comments are submitted prior to the meeting, they will be included in the packet or handed out at the Planning Board meeting.

Thank you.



TOWN OF WELLS, MAINE PLANNING BOARD

To: Town of Wells Planning Board

From: Planning Office

Date: June 16, 2016

Re: Wire Road Subdivision –Final Public Hearing – Tax Map 75, Lot 1

The Planning Office has the attached public comments regarding the Wire Road Subdivision.

From: Loucks, Brian D <LoucksBD@Corning.com>
Sent: Thursday, June 02, 2016 9:14 AM
To: Mike Livingston
Cc: Shannon Belanger
Subject: RE: Final Subdivision Application

Good Morning Michael,

Thanks for the quick response. Couple of questions -

1. A wooden stockade fence concerns me primarily because within 4 ? 5 years it will be rotting out, who would be responsible for it's up keep?
2. In the buffer fence drawing the fence seems just outside my property line ? can that be moved 20 feet back into the setback zone?
3. In your comment regarding baseline data, you mention, if I were willing to allow the developer to test my well. What does that entail?

Best Regards,
Brian

Brian Loucks
Sr. Project Manager ? Division Engineering
Corning Incorporated | Corning Life Sciences | 2 Alfred Road | Kennebunk, ME 04043
t 207 985 5309 | m 207 467 5050 | www.corning.com/lifesciences | Facebook | YouTube | LinkedIn

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From: Mike Livingston [mailto:mlivingston@wellstown.org]
Sent: Wednesday, June 01, 2016 12:57 PM
To: Loucks, Brian D
Cc: Shannon Belanger
Subject: RE: Final Subdivision Application

Hi Brian:

It's good to hear from you again. I have answers or comments to some of your questions below:

Michael G. Livingston, PE
Town Engineer/Town Planner
Town of Wells, Maine

From: Loucks, Brian D [mailto:LoucksBD@Corning.com]
Sent: Tuesday, May 31, 2016 1:42 PM
To: Mike Livingston
Subject: Final Subdivision Application

Hello Michael,

My name is Brian Loucks and I live at 537 Wire Road and border the housing subdivision going in. I met you during that last public planning meeting, I believe last April.

I was told then by the gentleman chairing the meeting that the buffering regarding traffic headlights between my home and the development would be to my satisfaction.

I believe at the public hearing it was discussed that the developer would arrange a meeting with you on-site to discuss screening, but see attached plan portion. They have decided to propose a solid fence along your property line.

In speaking with Shannon Belanger approximately two weeks ago, that was not the impression I was left with. She said that any specifics, like buffers, would need to be included in the Final Subdivision Application plans otherwise they wouldn't be included.

They have proposed the fence on their Final Plan submissions, so that will be a condition on the final plan approval.

So, a couple of question and a few specifics -

Question

- are there meeting minutes from the public planning board meetings regarding the housing development by High Pine Properties and ATTAR Engineering
- are they available for review

Yes, all approved Board minutes are available on the Town website under Agendas and Minutes, Planning Board.

Specifics

- Request that a vinyl fence be used as a buffer to block automobile headlights from shining into my home as a result of this subdivision ? this is to block headlights from shining into both the downstairs and upstairs portions of the house.
Yes, fence proposed by developer.

- Requesting High Pine Properties and ATTAR Engineering move the entire subdivision 100 feet east
You can make such a request, but there would be no basis in the Town Ordinances for the Board to require.

- Requesting High Pine Properties and ATTAR Engineering pay for and have my water tested for baseline data.
 - o As 40? wells will be going in and without this baseline information there would be no data to support a substantial change in my well?s GPM rate or contaminates at some later date due to the subdivision and the additional wells.
 - * The well water will be tested in accordance with the latest local and State drinking water regulation for private wells. This would include but not limited to all microbiological and chemical test parameters in the regulations. If there are no local or adequate State requirements and standards for private wells, then water quality must be tested for lead and acute contaminants, including nitrates/nitrites and microbial contaminants such as total and fecal coliform and other contaminants.

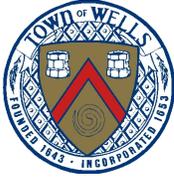
The developer provided a study on the aquifer water available, see attached, but the Board can require further investigation and testing if water supply issues are a concern, 202.12.F(2)(b)[4]. If you are willing to allow the developer to test your well, it would be excellent baseline information.

Hope this information helps.

Best Regards,
Brian Loucks

Brian Loucks
Sr. Project Manager ? Division Engineering
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TOWN OF WELLS, MAINE PLANNING BOARD

To: Town of Wells Planning Board
From: Planning Office
Date: June 16, 2016
Re: Grand Trail Place II –Site Walk Results – Tax Map 56, Lot 6

The Site Walk for Grand Trail Place II will take place on Saturday, June 18th at 8AM. A site walk results memo will be prepared by the Planning Office for handout at the Monday, June 20th Planning Board meeting.

Thank you.



Planning & Development
208 Sanford Road, Wells, Maine 04090
Phone: (207) 646-5187, Fax: (207) 646-7046
Website: www.wellstown.org

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

Minor Subdivision Application Memo

Date: June 16, 2016
To: Planning Board
From: Planning Office
Re: Hubbard Farm Subdivision – Tax Map 49, Lot 11

Project Description:

Paul Hollis has submitted a Minor Subdivision application for a subdivision to be located off of Crediford Road/ Sanford Road. The application proposes a 4 lot/dwelling unit standard subdivision on 9.22 acres of land (8.39 acres of the Guillemette parcel + .83 acres from the Welch parcel). The 4 lots/dwellings proposed shall have driveways off of Crediford Road. The subdivision is located within the Rural District and would be served by on-site drilled wells and on-site subsurface wastewater disposal systems. The parcel is identified as Tax Map 49, Lot 11.

§ 202-7. Final plan for minor subdivision.

B. Procedure.

(1) Within six months after the on-site inspection by the Board, the subdivider shall submit an application for approval of a final plan at least 10 days prior to a scheduled meeting of the Board. Failure to do so shall require resubmission of the sketch plan to the Board. The final plan shall approximate the layout shown on the sketch plan, plus any recommendations made by the Board.

[Amended 7-11-1996] Site Walk was on 5/23/16. Minor App was submitted on 5/24/16

(2) All applications for final plan approval for a minor subdivision shall be accompanied by an application fee in the amount established by the Board of Selectmen, following notice and a public hearing, and payable by check to the municipality. **[Amended 7-9-2002; 4-16-2004] Application fee and escrow have been submitted as requested.**

(3) When the application is received by the Planning Board, it shall give the applicant a dated receipt acknowledging that it has received the application. **PB scheduled received Minor App on 6/6/16**

(4) Within 20 days of the Board meeting at which the application is received, the Board shall notify

by certified mail all owners of abutting property and the Town Clerk and Planning Board of any municipality that abuts or includes any portion of the proposed subdivision that an application for subdivision approval has been submitted. The notice shall include the location of the proposed subdivision and a general description of the proposed development. The notice shall be mailed no less than seven days prior to the Board commencing review of the plan. **[Amended 7-9-2002]**
Abutters mailed notification on 5/25/16

(5) The subdivider, or his duly authorized representative, shall attend the meeting of the Board to discuss the final plan. **YES**

(6) Upon determination that a complete application has been submitted for review, the Board shall issue a dated receipt to the subdivider. **[Amended 3-24-1997] Found complete on 6/8/16 by Town Engineer**

(7) The Board shall hold a public hearing within 30 days of determining that a complete application has been received and shall publish notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing. **Public Hearing to be held on 6/20/16**

(8) Within 30 days of a public hearing or within another time limit as may be otherwise mutually agreed to by the Board and the subdivider, the Board shall make findings of fact on the application and approve, approve with conditions or deny the final plan. The Board shall specify in writing its findings of facts and reasons for any conditions or denial. **To be determined**

C. Submissions:

(1) The subdivision plan for a minor subdivision shall consist of a reproducible, stable-based transparent original and three copies 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 100 acres may be drawn at a scale of not more than 200 feet to the inch, provided all necessary detail can easily be read. 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 lines on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be provided for endorsement by the Board. Twelve bound copies of all information accompanying the plan and plans not larger than 11 inches by 17 inches shall be submitted.

Recommendations and conclusions:

1. The Planning Board should consider the following:
 - a. Discuss comments offered during the public hearing.
 - b. Determine if the covenant revisions have been completed
 - c. Determine if the sample deed has been provided. Lot 1 deed restriction on driveway needed.
 - d. Planning Board to make determinations on the driveways proposed and if shared driveways are required or not.
 - e. Planning Board to make a determination on if lot 11-3 and 11-4 are permitted to have overhead utility connections for homes constructed within 150 feet of the Crediford Road lot line.
 - f. On 6/20/16 the Planning Board to consider a waiver for the monument at the intersection of Route 109 and Route 9A due to an existing oak tree.

- g. Planning Board to determine if the Performance Guarantee notes (20, 24, 25 and 29) are sufficient.
- 5. If the items above are satisfactorily addressed the Planning Board should consider finding the application compliant (202-12).
- 6. If compliant, the Planning Board to review and consider approving the Findings of Fact & Decisions and subdivision plan.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS
Minor Subdivision Application for “Hubbard Farm”
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Chapter 202 Subdivision of Land

PROJECT INFORMATION																															
General:	<table style="width: 100%; border: none;"> <tr> <td style="width: 30%;">Project Name:</td> <td>Hubbard Farm</td> </tr> <tr> <td># Lots/ Dwellings Proposed:</td> <td>4 lots/ 4 dwellings proposed</td> </tr> <tr> <td>Applicant:</td> <td>Paul Hollis, 28 Weare Road, Seabrook, NH 03874</td> </tr> <tr> <td>Landowners:</td> <td>Estate of IDAGuillemette, 2 Hughes St, Sanford, ME 04073 (portion of) Nelson R & Barbara Welch, 105 Brown St, Kennebunk, ME 04043</td> </tr> <tr> <td>Location:</td> <td>Crediford Road/ Sanford Road</td> </tr> <tr> <td>Existing Use:</td> <td>Vacant Land</td> </tr> <tr> <td>Proposed Land Use:</td> <td>4 single family dwelling units (Minor Subdivision)</td> </tr> <tr> <td>Tax Parcel ID:</td> <td>Tax Map 49, Lot 11</td> </tr> <tr> <td>Zoning District:</td> <td>Rural District</td> </tr> <tr> <td>Land Use, Art. VII</td> <td></td> </tr> <tr> <td>Performance Standards:</td> <td>None</td> </tr> <tr> <td>Design Engineer:</td> <td>Corner Post Land Surveying Inc, 600 Main St, Springvale, ME 04083</td> </tr> <tr> <td>Final Plan Application</td> <td>04083</td> </tr> <tr> <td>Submission Date:</td> <td>May 24, 2016</td> </tr> <tr> <td>Plan Submission Date:</td> <td>May 24, 2016</td> </tr> </table>	Project Name:	Hubbard Farm	# Lots/ Dwellings Proposed:	4 lots/ 4 dwellings proposed	Applicant:	Paul Hollis, 28 Weare Road, Seabrook, NH 03874	Landowners:	Estate of IDAGuillemette, 2 Hughes St, Sanford, ME 04073 (portion of) Nelson R & Barbara Welch, 105 Brown St, Kennebunk, ME 04043	Location:	Crediford Road/ Sanford Road	Existing Use:	Vacant Land	Proposed Land Use:	4 single family dwelling units (Minor Subdivision)	Tax Parcel ID:	Tax Map 49, Lot 11	Zoning District:	Rural District	Land Use, Art. VII		Performance Standards:	None	Design Engineer:	Corner Post Land Surveying Inc, 600 Main St, Springvale, ME 04083	Final Plan Application	04083	Submission Date:	May 24, 2016	Plan Submission Date:	May 24, 2016
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PROJECT HISTORY
<ol style="list-style-type: none"> 1. On 5/2/16 the Planning Office received a subdivision pre-application for the above described project. 2. On 5/6/16 the Planning Office mailed notices to abutters of the pre-application and of the 5/16/16 Planning Board meeting. 3. On 5/10/16 the Planning Office prepared a site plan pre-application memo for the Planning Board and applicant. 4. On 5/16/16 the Planning Board received the subdivision pre-application and scheduled a site walk of the property for 5/23/16 at 5:30 PM. 5. On 5/23/16 the Planning Board conducted a site walk of the property. 6. On 5/24/16 the applicant submitted a Minor Subdivision Application and plan for the above described project. 7. On 5/25/16 Mike Livingston, Town Engineer prepared a site walk results memo.



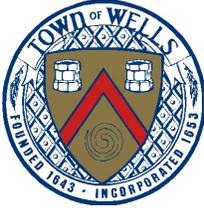
Town of Wells, Maine

Planning Board

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PROJECT HISTORY
<p>8. On 5/25/16 the Planning Office mailed abutters notice of the Minor Subdivision Application submission and of the 6/6/16 Planning Board meeting.</p> <p>9. On 5/31/16 the Planning Office prepared Article V and minor completeness review checklists for the applicant and Planning Board.</p> <p>10. On 6/1/16 the Planning Office prepared a minor subdivision application memo and plan markup showing recommended changes for the applicant and Planning Board.</p> <p>11. On 6/5/16 the applicant provided Covenants for the Hubbard Farm Subdivision to the Planning Office for review.</p> <p>12. On 6/6/16 the Planning Board reported the results of the site walk, voted to receive the Minor Suidivision Application, voted to grant waivers for: the hydrogeologic study, the IF&W letter, locating trees greater than 24”, lot ratio of 3:1, Monumentation, and stormwater management. The Planning Board appointed the Town Engineer as the completeness agent and for him to set the Public Hearing once complete.</p> <p>13. On 6/8/16 the Planning Office received a letter from the Fire Chief regarding fire safety.</p> <p>14. On 6/8/16 the Planning Office received a revised subdivision plan from the applicant.</p> <p>15. On 6/8/16 the Town Engineer found the Minor Subdivision Application complete for purposes of scheduling a public hearing for 6/20/16.</p> <p>16. On 6/10/16 the Planning Office mailed abutters certified notice of the 6/20/16 public hearing.</p> <p>17. On 6/15/16 the Planning Office revied the revised plan submission, prepared recommended plan changes, prepared an updated completeness checklist and a draft compliance (202-12)/ Findings of Fact & Decisions. Recommended plan changes were provided to the applicant.</p> <p>18. On 6/16/16 the Planning Office received revised plans addressing the review comments.</p> <p>19. On 6/16/16 the Planning Office prepared a memo for the applicant and Planning Board.</p> <p>20. On 6/20/16 the Planning Board conducted a public hearing, made determinations regarding driveways, Monumentation, utility connections, and performance guarantees. The Planning Board found the application compliant (202-12) and voted to approve and sign the Findings of Fact & Decisions and plan.</p>

§ 202-12. General Standards	Findings & Decisions
<p>In reviewing applications for a subdivision, the Board shall consider the following general standards and make findings that each has been met prior to the approval of a final plan. In all instances the burden of proof shall be upon the applicant.</p>	
<p>A. Conformance with Comprehensive Plan. All proposed subdivisions shall be in conformity with the Comprehensive Plan of the municipality and with the provisions of all pertinent state and local codes and ordinances.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
<p>B. Retention of open spaces and natural or historic features. [Amended 6-11-2013]</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>



Town of Wells, Maine

Planning Board

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§ 202-12. General Standards	Findings & Decisions
<p>(1) In any subdivision with no more than five lots or dwellings units, no dedicated open space is required. In any subdivision with at least six lots or dwelling units and no more than 10 lots or dwelling units, there shall be a minimum of 10% or 20,000 square feet, whichever is greater, of the total property net area dedicated as open space. Off site dedication of open space land may be approved by the Planning Board if excess land is provided and the land has a greater benefit to the public than land within the development. In any subdivision with more than 10 lots or dwelling units, there shall be a minimum of 35% of the total property net area dedicated as open space.</p>	<p>Dedicated Open Space is not required as only 4 lots/dwellings are proposed. A 100 foot buffer (approx.. 80,000 SF) is proposed along the westerly lot line.</p>
<p>(2) Land reserved for open space purposes shall be of a character, configuration and location suitable for the particular use intended. A site intended to be used for active recreation purposes, such as a playground or a play field, should be relatively level and dry. Sites selected primarily for scenic or passive recreation purposes shall have such access as the Planning Board may deem suitable. The configuration of such sites shall be deemed adequate by the Planning Board with regard to scenic or historic attributes to be preserved, together with sufficient areas for trails, lookouts, etc., where necessary and appropriate.</p>	<p>Open space is not required.</p>
<p>(3) Reserved open space land, acceptable to the Planning Board and subdivider, may be dedicated or conveyed to the municipality, a land trust, or other recognized conservation organization. Such reservation may also be accomplished by incorporation into homeowners' association or condominium association documents or into restrictive deed covenants. (See § 145-49, residential cluster development standards.)</p>	<p>No such reservation proposed.</p>
<p>(4) The Planning Board may require that the development plans include a landscape plan that will show the preservation of any existing trees larger than 24 inches in diameter at breast height, the replacement of trees and vegetation, graded contours, streams and the preservation of scenic, historic or environmentally significant areas. Cutting of trees on the northerly borders of lots should be avoided as far as possible, to retain a natural wind buffer.</p>	<p>Two trees greater than 24” in diameter were observed at the site walk. One is a boundary point and dead, the other is located within the 100 foot no cut/disturb buffer.</p>
<p>C. Blocks. Where street lengths exceed 1,000 feet between intersections with other streets, the Board may require an utility/pedestrian easement, at least 20 feet in width, to provide for underground utility crossings and/or a pedestrian pathway of at least five feet in width. Maintenance obligations of the easement shall be included in the written description of the easement.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL NOT APPLY.</p> <p>No roads proposed.</p>
<p>D. Lots.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
<p>(1) All lots shall meet the minimum requirements of Chapter 145, Land Use, for the zoning district in which they are located. The lot configuration should be designed to maximize the use of solar energy on building sites with suitable orientation.</p>	<p>§145-30. Rural District requirements apply to the 4 single family dwelling units proposed. The 4 single family lots proposed are to be greater than 100,000 SF in size.</p> <p>See note 10 on plan for zoning dimensional requirements.</p>



Town of Wells, Maine

Planning Board

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§ 202-12. General Standards	Findings & Decisions
(2) Lot configuration and area shall be designed to provide for adequate off-street parking and service facilities based upon the type of development contemplated. Wherever possible, parking areas shall be laid out to coincide with building locations to maximize solar energy gain.	All driveways shall be designed to comply with Chapter 201 and must provide an on-site turnaround so vehicle are not backing out on to roadways. See note 17. See note 29. Parking on Route 109 and Crediford Road is prohibited. No parking signs in front of lot 11-2 shall be installed prior to the issuance of a building permit.
(3) Lots with multiple frontages shall be avoided wherever possible. When lots do have frontage on two or more roads, the plan and deed restrictions shall indicate that vehicular access shall be located only on the less traveled way.	See note 17. Lot 1 has street frontage along Route 109 and Crediford Road. Vehicular/driving access is prohibited onto Route 109. <u>Lot 1 Deed restriction for driveway location needed.</u>
(4) Wherever possible, side lot lines shall be perpendicular to the street.	Not possible due to existing road frontage.
(5) The subdivision of tracts into parcels with more than twice the required minimum lot size shall be laid out in such a manner as to preclude future resubdivision.	No such lots proposed.
(6) Where public utilities could be extended to the subdivision in the foreseeable future, the subdivision shall be designed to accommodate the extensions of utilities.	Extensions of such utilities in this area are not planned for the foreseeable future. Lots shall be served by private individual septic systems and private individual drilled wells.
(7) If a lot on one side of a river, tidal water, road or other similar barrier fails to meet the minimum requirements for lot size, it may not be combined with a lot on the other side of the river, tidal water or road to meet the minimum lot size.	No such lots proposed.
(8) Odd-shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited. The ratio of lot length to width shall not be more than three to one.	On 6/6/16 the Planning Board granted a waiver of the 3:1 ratio based on the lots being large and rectangular shaped, not odd shaped.
(9) Lots shall be numbered in accordance with Chapter 201, Article I, Street Naming and Numbering, of the Wells Municipal Code.	Lots shall be numbered in accordance with the Town Code requirements.
(10) Where the Board finds that safety considerations so require, driveways of adjoining lots shall be combined or joined so as to minimize the number of driveway entrances and maximize the distance between entrance points.	<u>On 6/20/16 the Planning Board to consider finding the driveway locations proposed to be acceptable. Shared driveways are not required.</u>
(11) Proposed lots shall not be permitted to have driveway entrances onto existing arterial or collector streets unless the Planning Board determines that no reasonable alternate exists.	See note 17. Driveways onto Route 109 are prohibited. Only other frontage is onto Crediford Road.
E. Utilities.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
(1) Utilities shall be installed underground except as otherwise approved by the Board.	See note 22. <u>Lot 11-3 and 11-4 are permitted to have direct overhead utility connections for homes constructed within 150 feet from the lot line abutting Crediford Road. Planning Board to consider a waiver to permit this on 6/20/16.</u>
(2) Underground utilities shall be installed prior to the installation of the final gravel base of the road.	No roadway proposed.



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	(3) The size, type and location of streetlights, electric and gas lines, telephone and other utilities shall be shown on the plan and approved by the Board.	Not applicable.
F.	Required improvements. The following improvements are required for all subdivisions unless waived by the Board in accordance with provisions of these regulations.	
	(1) Monuments.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
	(a) Stone or concrete monuments shall be set at all street intersections and points of curvature, but no further than 750 feet apart along street lines without curves or intersections.	A bound is required and proposed at the intersection of Route 109 and 9A/Crediford Road.
	(b) Stone or concrete monuments shall be set at all corners and angle points of the subdivision boundaries where the interior angle of the subdivision boundaries is 135° or less. New monumentation shall not be required at corner or angle points where there is existing monumentation that complies with this section.	Bounds are required and proposed at 4 locations. Waiver granted by the Planning Board on 6/6/16 to allow the southeasterly corner (witness bound 3.36' away) and southwesterly corner (point in existing stone wall) as proposed. On 6/20/16 the Planning Board to consider a waiver for the monument at the intersection of Route 109 and Route 9A due to an existing oak tree.
	(c) Stone monuments shall be a minimum of four inches square at the top and four feet in length and set in the ground at final grade level. After they are set, drill holes one-half-inch deep shall locate the point or points described above.	This standard shall be met.
	(d) Concrete monuments shall be portland cement reinforced with half-inch reinforcement bar. Concrete monuments shall be either four inches square or four inches in diameter and four feet in length and set in the ground at final grade with their top flush to four inches above the final grade.	This standard shall be met.
	(e) All other subdivision boundary corners and angle points, as well as all lot boundary corners and angle points, shall be marked by suitable monumentation.	On 6/6/16 the Planning Board found that the Monumentation shown is acceptable: Iron rods suitable at other corners. Westerly line angle point is a large dead pine tree with a iron rod/stake proposed once the tree is cut.
	(2) Water supply.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
	(a) When a subdivision is to be served by the Kennebunk, Kennebunkport and Wells Water District, the complete supply system, including fire hydrants, shall be installed at the expense of the subdivider.	Subdivision not served by the KKW Water District.
	[1] The subdivider shall provide a written statement from the Water District that adequate water for both domestic and fire-fighting purposes can be provided without placing an undue burden on the source, treatment facilities or distribution system involved. The subdivider shall be responsible for paying the costs of system improvements necessary to serve the subdivision.	



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[2] The size and location of mains, gate valves, hydrants and service connections shall be reviewed and approved in writing by the Water District and the Fire Chief.	
(b) When the location of a subdivision does not allow for a financially reasonable connection to the Kennebunk, Kennebunkport and Wells Water District, the Planning Board may allow the use of individual wells or a private community water system.	The subdivision proposed individual drilled wells for the proposed 4 lots/dwellings.
[1] Dug wells shall be permitted only if it is demonstrated to be not economically feasible to develop other groundwater sources and shall be constructed so as to prevent infiltration of surface water into the well. Unless otherwise permitted by the Board, the subdivider shall prohibit dug wells by deed restrictions and a note on the plan.	See note 14.
[2] If a central water supply system is provided by the subdivider, the location and protection of the source and the design, construction and operation of the system shall conform to the standards of the Maine Rules Relating to Drinking Water (10-144 A.C.M.R. 231).	Not applicable.
[3] Fire protection. [Amended 3-11-2002]	
[a] The subdivider shall construct dry hydrants connected to ponds or water storage tanks, provide fire hydrants connected to a public water source or implement an alternative program approved by the Fire Chief to provide for adequate water for fire-fighting purposes within the subdivision. An easement shall be granted to the municipality providing access to the hydrants or other improvements where necessary. If a subdivision has fewer than 10 lots or dwelling units or any combination of lots and dwelling units, the Board, may waive the requirement for an adequate on-site water supply only upon submittal of evidence that:	The subdivision proposes to construct all 4 single family dwellings with individual sprinkler systems for fire protection. See note 18. A letter from the Wells Fire Chief dated 6/8/16 provided.
[i] There is a fire pond, fire hydrant connected to public water, or another water source within one mile of the subdivision that the subdivider has obtained the legal right to use for fire protection purposes; and	Not applicable.
[ii] The Fire Chief has determined that the proposed water source has sufficient capacity to serve the needs of the subdivision and any other subdivisions currently using or relying on the water source for fire protection.	The subdivision proposes to construct all 4 single family dwellings with individual sprinkler systems for fire protection. See note 18. A letter from the Wells Fire Chief dated 6/8/16 provided.
[b] For purposes of this section, the 1-mile distance is measured from the pond, water source or fire hydrant to the driveway of the subdivision residence located farthest from the water supply along routes that fire trucks can safely travel year round.	Not applicable.



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<p>[4] The results of the water quality test submitted shall indicate that the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested. If the Board has reason to believe, due to previous uses of the property or due to previous or existing uses of neighboring property, that the existing water quality may be threatened by contaminants not tested for in the primary inorganic water analysis, it may require the water to be tested for those contaminants.</p>	<p>This is a condition of approval to be provided prior to the issuance of a building permit.</p>
<p>(c) Prior to the issuance of a building permit for the construction of any principal structure in a subdivision, the applicant shall present evidence of suitable water supply to the Code Enforcement Officer. This evidence shall consist of:</p>	<p>This is a condition of approval.</p>
<p>[1] A letter from the Kennebunk, Kennebunkport and Wells Water District indicating availability of service; or</p>	<p>Not applicable.</p>
<p>[2] The results of a primary inorganic water analysis performed upon the well to serve the structure indicating the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested.</p>	<p>This is a condition of approval.</p>
<p>(3) Sewage disposal.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
<p>(a) Public system.</p>	<p>Subdivision not served by the Wells Sanitary District.</p>
<p>[1] A sanitary sewer system shall be installed at the expense of the subdivider when there is a public sanitary sewer line located within 1,000 feet of the proposed subdivision at its nearest point. The Wells Sanitary District shall certify that providing service to the proposed subdivision is within the capacity of the district's collection and treatment system.</p>	
<p>[2] The district shall review and approve in writing the construction drawings for the sewage system.</p>	
<p>(b) Private systems.</p>	<p>Subdivision shall be served by individual subsurface wastewater disposal systems. See note 21.</p>
<p>[1] The developer shall submit evidence of soil suitability for subsurface sewage disposal prepared by a Maine licensed site evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules. In addition, on lots in which the limiting factor has been identified as being within 24 inches of the surface, a second site with suitable soils shall be shown as a reserve area for future replacement of the disposal area. The reserve areas shall be shown on the plan and restricted so as not to be built upon.</p>	<p>Test pits provided for all lots by Joseph W. Noel, LSE #221, CSS#209 . Test pits depicted on the plan.</p>
<p>[2] In no instances shall a disposal area be permitted on soils or on a lot which requires a new system variance from the subsurface wastewater disposal rules.</p>	<p>None proposed.</p>

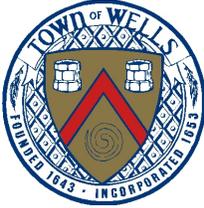


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(4) Stormwater management. [Amended 4-27-2007]	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
(a) Where a subdivision is traversed by a stream, river or surface water drainageway, or where the Board feels that surface water runoff to be created by the subdivision should be controlled, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties. This stormwater management system shall be designed by a registered professional engineer.	No existing water drainage ways or wetlands on property. No roadways proposed.
(b) Drainage easements for existing watercourses or proposed drainageways shall be provided and indicated on the plan.	Non proposed or required.
(c) The developer shall provide a statement from the designing engineer that the proposed subdivision will not create erosion, drainage or runoff problems either in the subdivision or in other properties. The engineer shall certify that peak runoff from the subdivision onto other properties shall not be increased either in volume or duration from the peak runoff characteristics existing prior to development.	No roads proposed, see note 19. Planning Board granted a waiver of requiring a stormwater management plan on 6/6/16.
(d) A stormwater management plan, meeting the standards of Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code, shall be submitted.	No roads proposed, see note 19. Planning Board granted a waiver of requiring a stormwater management plan on 6/6/16.
(e) For subdivisions that require MDEP review under 38 M.R.S.A. § 481 et seq. (Site Location of Development), a stormwater management plan shall be submitted which complies with the Site Location of Development permit and the requirements of MDEP Chapter 500 Stormwater Regulations.	Not required.
(f) For subdivisions that do not require a Site Location of Development permit, but that require a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which complies with the requirements of MDEP Chapter 500 Stormwater Regulations.	Not required.
(g) For subdivisions outside of the watershed of a great pond that neither require a Site Location of Development permit, nor a MDEP permit pursuant to 38 M.R.S.A. § 420-D, a stormwater management plan shall be submitted which incorporates the low-impact development techniques set forth in Volume I, Chapter 3 of the Maine Stormwater Best Management Practices Manual, 2006 (LID Techniques) on each individual lot approved by the Planning Board when such LID Techniques are adopted by MDEP. At such time that the MDEP adopts the LID Techniques, the Planning Board shall adopt them for use in approving subdivisions for the Town of Wells.	See note 19.

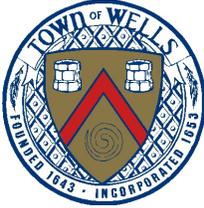


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	(h) For subdivisions located within the watershed of a great pond containing: 1. five or more lots or dwelling units created within any five-year period; or 2. any combination of 800 linear feet of new or upgraded driveways and/or streets, a stormwater management plan shall be submitted that meets the phosphorus allocation across the entire subdivision in accordance with the methodology described in the MDEP Phosphorus Design Manual, Volume II of the Maine Stormwater Best Management Practices Manual, 2006.	Subdivision not located in a great pond watershed.
	(i) The Planning Board may require a hydrologic analysis for any site in areas with a history of flooding or in areas with a potential for future flooding, associated with cumulative impacts of development. This hydrologic analysis would be in the form of a “Downstream Analysis” under conditions of the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm, as described below:	No area of historic flooding on this property.
	[1] Downstream Analysis Methodology: The criteria used for the downstream analysis is referred to as the “10% rule.” Under the 10% rule, a hydrologic and hydraulic analysis for the ten-year, twenty-four-hour storm, the twenty-five-year, twenty-four-hour storm, and the one-hundred-year, twenty-four-hour storm is extended downstream to the point where the site represents 10% of the total drainage area. For example, a ten-acre site would be analyzed to the point downstream with a drainage area of 100 acres. This analysis should compute flow rates and velocities downstream to the location of the 10% rule for present conditions and proposed conditions. If the flow rates and velocities increase by more than 5% and/or if any existing downstream structures are impacted, the designer should redesign and incorporate detention facilities.	
G.	Streets.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
	(1) All streets in a subdivision shall meet Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code.	No streets are proposed.



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<p>(2) Any subdivision expected to generate average daily traffic of 200 trips per day or more shall have at least two street connections with existing public streets, streets shown on an Official Map or streets on an approved subdivision plan for which performance guaranties have been filed and accepted. Any street with an average daily traffic of 200 trips per day or more shall have at least two street connections leading to existing public streets, streets shown on an Official Map or streets on an approved subdivision plan for which performance guaranties have been filed and accepted. Said two street connections' center lines shall be no closer than 400 linear feet apart. Traffic generation rates shall be based on the Traffic Generation Manual, 1988 Edition, Institute of Transportation Engineers. Some typical traffic generation rates are:</p> <p>(a) Single-family house: 10.0 trips per day per unit.</p> <p>(b) Residential condominium: 5.9 trips per day per unit.</p> <p>(c) Motel: 10.2 trips per day per room.</p> <p>(d) Industrial: 7.0 trips per day per 1,000 square feet of floor space.</p>	<p>The subdivision is not expected to generate a daily traffic of 200 trips per day or more. Traffic generation is calculated to be 40 trips per day.</p> <p style="text-align: center;">$4 \times 10.0 = 40.00$ trips per day for the subdivision</p>
<p>(3) In any subdivisions located in the Residential A Zoning District or east of U.S. Route 1 provisions shall be made for the interconnection of proposed streets with other subdivisions or adjacent properties if it is determined to be practical and desirable by the Planning Board.</p>	<p>Subdivision not located in the RA zone or east of Route 1.</p>
<p>H. Land features.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
<p>(1) Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas and building excavations. Topsoil shall not be removed from the site until completion of construction and inspection by the Town to assure four inches of topsoil has been spread over all areas to be grassed.</p>	<p>This is a condition of approval. See note 23.</p>
<p>(2) Except for normal thinning, landscaping and cutting trees to provide access to direct sunlight, existing vegetation shall be left intact to prevent soil erosion. The Board shall require a developer to take the following measures to correct and prevent soil erosion in the proposed subdivision: [Amended 4-27-2007]</p>	<p>This is a condition of approval. A no cut/disturb buffer 100 feet wide is proposed.</p>
<p>(a) The proposed subdivision shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.</p>	
<p>(b) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.</p>	
<p>(c) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.</p>	
<p>(d) Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.</p>	



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(3) To prevent soil erosion of shoreline areas the cutting or removal of vegetation shall only be permitted as regulated in § 145-33 of Chapter 145, Land Use, of the Wells Municipal Code.	This is a condition of approval.
(4) Dedication and maintenance of common open space and services.	None required.
(a) All common land shall be owned jointly or in common by the owners of the dwelling units by means of a homeowners' association, by an association which has as its principal purpose the conservation or preservation of land in essentially its natural condition or by the municipality.	
(b) Further subdivision of the common land or its use for other than noncommercial recreation or conservation purposes, except for easements for underground utilities, shall be prohibited. Structures and buildings accessory to noncommercial recreational or conservation uses may be erected on the common land.	
(c) The common open space shall be shown on the final plan with appropriate notation on the plan to indicate that:	
[1] It shall not be used for future building lots; and	
[2] A part or all of the common open space may be dedicated for acceptance by the municipality.	
(d) If any or all of the common open space and services are to be reserved for use by the residents, the bylaws of the proposed homeowners' association shall specify maintenance responsibilities and shall be submitted to the Board prior to final plan approval.	
(e) Covenants for mandatory membership in the homeowners' association setting forth the owners' rights, interests and privileges in the association and the common property shall be reviewed by the Board and included in the deed for each lot or dwelling.	
(f) The homeowners' association shall have the responsibility of maintaining the common property.	
(g) The association shall levy annual charges against all owners of dwelling units to defray the expenses connected with the maintenance of common property and tax assessments.	
(h) The developer or subdivider shall maintain control of the common property and be responsible for its maintenance until development sufficient to support the association has taken place.	
(5) Construction in flood hazard areas. When any part of a subdivision is located in a special flood hazard area as identified by the Federal Emergency Management Agency, the plan shall conform with Chapter 115, Floodplain Management, of the Wells Municipal Code.	No flood zone is present for the parcel. See note 15.
(6) Impact on groundwater.	Subdivision is located in a significant gravel aquifer. On 6/6/16 the Planning Board determined that a study is not needed based on the condition that the wells be located a minimum of 150' from septic systems. See note 14.
(a) When a hydrogeologic assessment is submitted, the assessment shall contain at least the following information:	



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[1] A map showing the basic soils types.	
[2] The depth of the water table at representative points throughout the subdivision.	
[3] Drainage conditions throughout the subdivision.	
[4] Data on the existing groundwater quality, either from test wells in the subdivision or from existing wells on neighboring properties.	
[5] An analysis and evaluation of the effect of the subdivision on groundwater resources. In the case of residential developments, the evaluation shall, at a minimum, include a projection of post-development nitrate-nitrogen concentrations at any wells within the subdivision, at the subdivision boundaries and at a distance of 1,000 feet from potential contamination sources, whichever is a shorter distance. For subdivisions within the watershed of a pond, projections of the development's impact on groundwater phosphate concentrations shall also be provided.	
[6] A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the subdivision and within 200 feet of the subdivision boundaries.	
(b) Projections of groundwater quality shall be made at any wells within the subdivision and at the subdivision boundaries or at a distance of 500 feet from potential contamination sources, whichever is a shorter distance.	
(c) Projections of groundwater quality shall be based on the assumption of drought conditions (assuming 60% of annual average precipitation).	
(d) No subdivision shall increase any contaminant concentration in the groundwater to more than 1/2 of the primary drinking water standards. No subdivision shall increase any contaminant concentration in the groundwater to more than the secondary drinking water standards.	
(e) If groundwater contains contaminants in excess of the primary standards and the subdivision is to be served by on-site groundwater supplies, the applicant shall demonstrate how water quality will be improved or treated.	
(f) If groundwater contains contaminants in excess of the secondary standards, the subdivision shall not cause the concentration of the parameters in question to exceed 150% of the ambient concentration.	
(g) Subsurface wastewater disposal systems and drinking water wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells are recommended in the assessment, those standards shall be included as a note on the final plan and as restrictions in the deeds to the affected lots.	



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§ 202-13. Performance Guaranties. [Amended 4-12-1999]		Findings & Decisions
A.	Types of guaranties.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.
	(1) With submittal of the application for final plan approval, the applicant shall provide any one or a combination of the following performance guaranties for an amount adequate to cover the total site preparation and construction costs of all required improvements, taking into account the time span of the construction schedule and the inflation rate for construction costs:	See notes 20, 24, 25 and 29 regarding the required performance guarantees for the subdivision.
	(a) Either a certified check payable to the municipality or a savings account or certificate of deposit naming the municipality as owner for the establishment of an escrow account.	
	(b) A performance bond payable to the municipality issued by a surety company approved by the municipal officers or Town Manager.	
	(c) An irrevocable letter of credit (See Appendix B for a sample. Note: Appendix B, originally attached to the Subdivision Regulations, has not been reproduced in the Code. Consult the original Town records in the office of the Clerk.) from a financial institution establishing funding for the construction of the subdivision from which the municipality may draw if construction is inadequate, approved by the municipal officers or Town Manager.	
	(d) An offer of conditional approval prohibiting the sale of any units or lots until all required improvements serving those units or lots have been constructed to the satisfaction of the Town and in compliance with all ordinances, plans and specifications.	See notes 20, 24, 25 and 29 regarding the required performance guarantees for the subdivision.
	(2) The conditions and amount of the performance guaranty shall be determined by the Board with the advice of the Town Planner, Road Commissioner, municipal officers and/or Town Attorney. If an offer of conditional approval is made by the applicant, pursuant to Subsection A(1)(d), the applicant shall be required, in addition, to present a cash escrow, performance bond or irrevocable letter of credit, as described in Subsections A(1)(a) through (c) above, to cover the cost of restoring the site to a stable condition, should the applicant create erosion or sedimentation problems for an unreasonable duration during site preparation or during the construction of roads and/or utilities or other required improvements.	
B.	Contents of guaranty. The performance guaranty shall contain a construction schedule, cost estimates for each major phase of construction, taking into account inflation, provisions for inspections of each phase of construction, provisions for the release of part or all of the performance guaranty to the developer and a date after which the applicant will be in default, and the municipality shall have access to the funds to finish construction. The Board may require the services of a third party inspector, to be paid for at the expense of the applicant upon recommendation of the Town Manager.	THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.

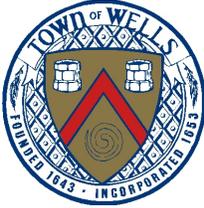


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C.	<p>Escrow account. If the applicant chooses to establish an escrow account, a cash contribution to the account shall be made by either a certified check made out to the municipality, the direct deposit into a savings account or the purchase of a certificate of deposit. For any account opened by the applicant, the municipality shall be named as owner or co-owner, and the consent of the municipality shall be required for a withdrawal. Any interest earned on the escrow account shall be returned to the applicant unless the municipality has found it necessary to draw on the account, in which case the interest earned shall be proportionately divided between the amount returned to the applicant and the amount withdrawn to complete the required improvements. The Town Attorney and Town Treasurer shall review and have final authorization on the establishment of escrow accounts.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
D.	<p>Performance bond. If the applicant chooses to submit a performance bond, the performance bond shall detail any special conditions, the method for release of the bond or portions of the bond to the applicant and the procedures for collection by the municipality. The bond documents shall specifically reference the subdivision for which approval is sought.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
E.	<p>Letter of credit. If the applicant chooses to submit an irrevocable letter of credit from a bank or other lending institution, at a minimum the letter shall indicate that funds have been set aside for the construction of the subdivision and may not be used for any other project or loan. The Town Manager or Town Treasurer shall certify the bank or institution as acceptable to the Town. The Town Attorney shall review and, if found acceptable, approve the wording of all letters of credit.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
F.	<p>Standard condition of approval. As a standard condition of approval for all applications for which a performance guaranty is required pursuant to Subsection K, the Board shall require the applicant to enter into a binding agreement with the municipality regarding the development of the required improvements and the sale of lots or units in the subdivision until such time as one or more of the allowable performance guaranties have been accepted by the municipality.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>See notes 20, 24, 25 and 29 regarding the required performance guarantees for the subdivision.</p>
	(1) The agreement shall prohibit the sale or occupancy of any lot or unit in the subdivision for which the improvements to be covered by the guaranty are required for access to or intended use of the lot until either:	
	(a) It is certified by the Board, or its agent, that all of the required improvements have been installed in accordance with these regulations and the regulations of the appropriate utilities; or	
	(b) A performance guaranty, acceptable to the municipality, is submitted in an amount necessary to cover the completion of the required improvements at an amount adjusted for inflation and prorated for the portions of the required improvements already installed.	
	(2) Notice of the agreement and any conditions shall be on the final plan that is recorded at the Registry of Deeds. Release from the agreement shall follow the procedures for release of the performance guaranties contained in Subsection H .	



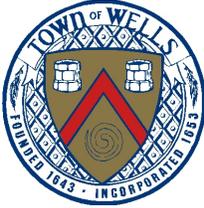
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G.	<p>Phasing of development. The Board may approve plans to develop a major subdivision in separate and distinct phases. This may be accomplished by limiting final approval to those lots abutting that section of the proposed subdivision street which is covered by a performance guaranty. When development is phased, road construction shall commence from an existing public way. The subdivision shall be divided in such a manner that each phase, when aggregated with the previous phase(s), shall meet the standards of these regulations. Final approval of lots in subsequent phases shall be given only upon satisfactory completion of all requirements pertaining to previous phases.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL NOT APPLY.</p> <p>Phasing of the subdivision is not proposed.</p>
H.	<p>Release of guaranty. Prior to the release of any part of the performance guaranty, the Board shall determine to its satisfaction, in part upon the report of the Town Manager and whatever other agencies and departments may be involved, that the proposed improvements meet or exceed the design and construction requirements for that portion of the improvements for which the release is requested.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
I.	<p>Default. If upon inspection the third party inspector, Municipal Engineer or other qualified individual retained by the municipality finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, he or she shall so report in writing to the Code Enforcement Officer, the municipal officers, the Board and the applicant or builder. The municipal officers shall take any steps necessary to preserve the municipality's rights.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p>
J.	<p>Private streets. Where the subdivision streets are to remain private streets, the following words shall appear on the recorded plan: "All streets in this subdivision shall remain private roads to be maintained to Town standards by the developer or the lot owners and shall not be accepted or maintained by the Town."</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL NOT APPLY.</p> <p>No streets proposed.</p>
K.	<p>Improvements guaranteed. Performance guaranties shall be tendered for all improvements required to meet the standards of these regulations and for the construction of the public or private streets, stormwater management facilities, public or private sewage collection or disposal facilities and water systems that are shared by multiple dwelling units and erosion and sedimentation control measures, as well as any other improvements required by the Board.</p>	<p>THE PLANNING BOARD FINDS THAT THIS STANDARD SHALL BE MET.</p> <p>Established of the type, form and conditions of the Performance Guarantee is required at the pre-construction meeting.</p>

	§ 202-2. Purpose, criteria for approval.	Findings & Decisions
	<p>The purposes of these regulations are to assure the comfort, convenience, safety, health and welfare of the people of the Town of Wells, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Wells, Maine, the Planning Board shall consider the following criteria and, before granting approval, shall make findings of fact that the provisions of these regulations have been met and that the proposed subdivision will meet the guidelines of 30-A M.R.S.A. § 4404.</p>	
A.	The subdivision:	The Planning Board finds that these standards shall be met.



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS

Minor Subdivision Application for “Hubbard Farm“

Page 16 of 17

(1)	Will not result in undue water or air pollution. In making this determination, the Board shall at least consider the elevation of the land above sea level and its relation to the floodplains; the nature of soils and subsoils and their ability to adequately support waste disposal; and the slope of the land and its effect on effluents;	
(2)	Has sufficient water available for the reasonably foreseeable needs of the subdivision;	
(3)	Will not cause an unreasonable burden on an existing water supply, if one is to be utilized;	
(4)	Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;	
(5)	Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed;	
(6)	Will provide for adequate solid and sewage waste disposal;	
(7)	Will not cause an unreasonable burden on the ability of the Town to dispose of solid waste and sewage if municipal services are to be utilized;	
(8)	Will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;	
(9)	Is in conformance with this chapter, the Comprehensive Plan for the Town and Chapter 145, Land Use, of the Wells Municipal Code, as amended;	
(10)	Whenever situated, in whole or in part, within 250 feet of any pond, lake, river or tidal waters, will not adversely affect the quality of the body of water or unreasonably affect the shoreline of that body of water; and	
(11)	Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater;	
B.	The subdivider has adequate financial and technical capacity to meet the above-stated standards;	The Planning Board finds that these standards shall be met.
C.	If any part of a subdivision is located in a flood-prone area, as indicated on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Maps, the subdivider shall determine the one-hundred-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan shall include a condition requiring that principal structures will be constructed with their lowest floor, including the basement, at least one foot above the one-hundred-year flood elevation; and	Not applicable.
D.	The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorous concentration during the construction phase and life of the proposed subdivision.	Not applicable.

STANDARD CONDITIONS OF APPROVAL

- Any subdivision not recorded in the Registry of Deeds within 90 days of the date upon which the plan is approved and signed by the Board shall become null and void, unless an extension is granted by the Board in writing before the expiration of the ninety-day period. (§202-9C(2))



Town of Wells, Maine

Planning Board

FINDINGS OF FACTS & DECISIONS

Minor Subdivision Application for "Hubbard Farm"

Page 17 of 17

2. Prior to the issuance of a building permit for a principal structure in the subdivision, the applicant shall present evidence of suitable water supply to the Code Enforcement Officer. The evidence shall consist of the results of a primary inorganic water analysis performed upon the well to serve the structure, indicating the groundwater meets the primary drinking water standards of the Maine Rules Relating to Drinking Water for those categories tested. (§202-12F(2)(b)[4])
3. Prior to the issuance of a building permit in any approved subdivision, the subdivider shall provide the Code Enforcement Officer with a letter from a registered land surveyor stating that all monumentation shown on the plan for the lot receiving the building permit and for the approved subdivision perimeter boundaries or phase therein as approved by the Planning Board has been installed. (§202-11A(5))
4. No changes, erasures, modifications or revisions shall be made in any final plan after approval has been given by the Planning Board and endorsed in writing on the plan, unless the revised final plan is first submitted and the Board approves any modifications, except in accordance with § 202-10A(3). (§202-9C(4))
5. The approval by the Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the municipality of any street, easement or other area shown on such plan. (§202-9C(5))
6. Failure to commence substantial construction of the subdivision within five years of the date of approval and signing of the plan shall render the plan null and void. (§202-9C(6))

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

Wells Planning Board

By: _____
Charles Millian, Chairman

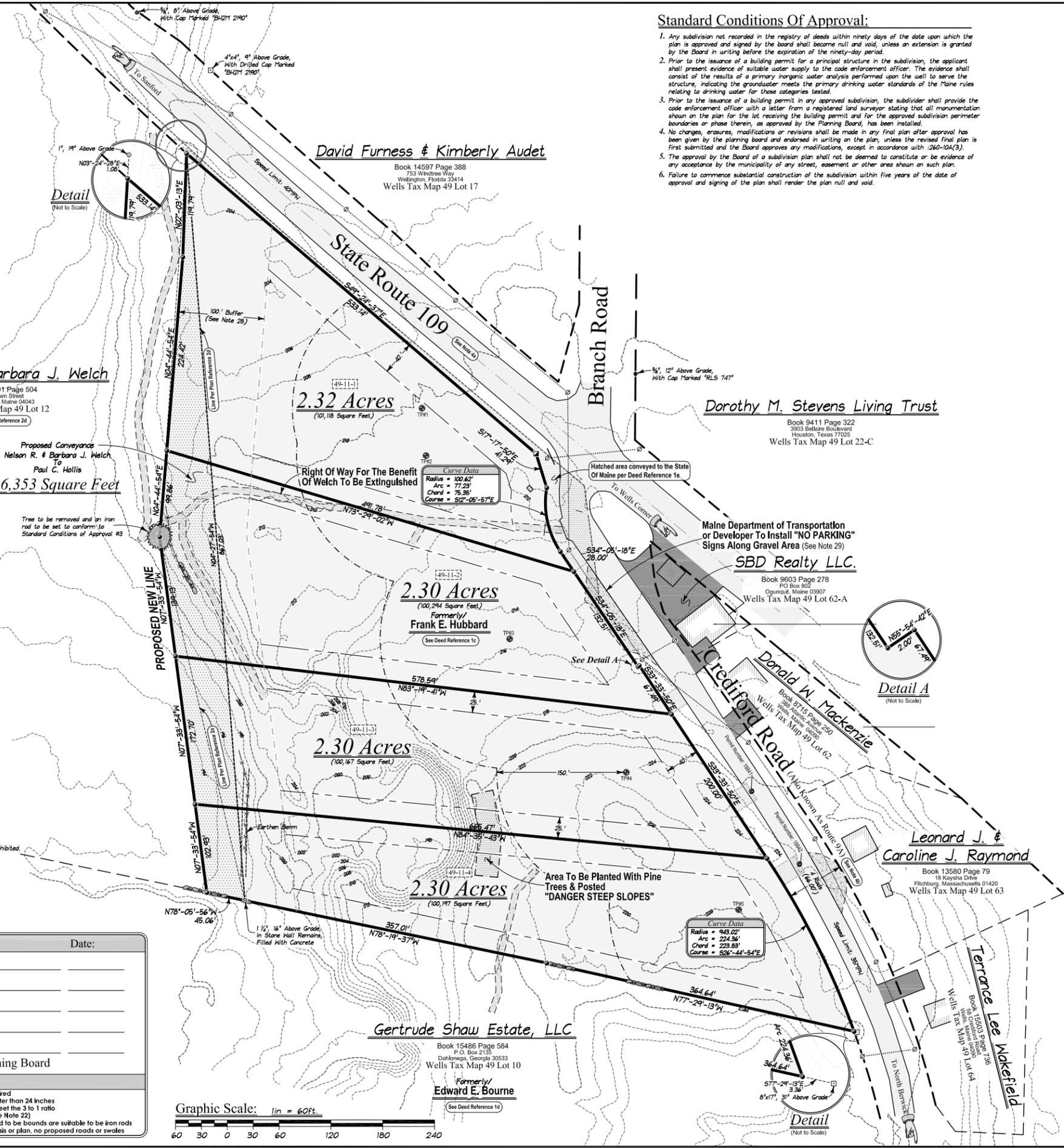
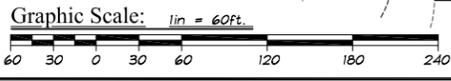
Notes:

- Deed Reference:**
 - Ida Guillemette to Ida Guillemette, Trustee of the Ida Guillemette Living Trust dated October 24, 2007 and recorded at the York County Registry of Deeds in book 15316 page 703.
 - Ester A. & Earle S. Porter to Leo Paul Guillemette & Gerard J. Guillemette dated January 5, 1959 and recorded at the York County Registry of Deeds in book 1381 page 520.
 - William W. Hubbard to Frank E. Hubbard dated May 1, 1893 and recorded at the York County Registry of Deeds in book 156 page 61.
 - James Hatch to Edward E. Bourne dated December 3, 1851 and recorded at the York County Registry of Deeds in book 247 page 330.
 - Notice of Layout and Taking dated September 10, 2010 and recorded at the York County Registry of Deeds in book 15452 page 238.
- Plan Reference:**
 - "Standard Boundary Survey For Leo Paul Guillemette" dated November, 2001 and surveyed by Leroy A. Wilton. This plan is unrecorded.
 - "State Of Maine Department Of Transportation Right Of Way Map State Highway 7" (Route 109) Federal Aid Project No. NH-7998(10E) Sheet 8 of 26" dated April, 2010 and recorded at the York County Registry of Deeds in plan book 366 page 37.
 - "State Of Maine Department Of Transportation Right Of Way Map State Highway 7" (Route 109) Federal Aid Project No. NH-7998(10E) Sheet 9 of 26" dated April, 2010 and recorded at the York County Registry of Deeds in plan book 366 page 38.
 - "A Portion Of The Harry Hubbard Estate" dated August, 1983 and surveyed by A.W.I. Engineering Co. This plan is unrecorded.
- Basis of Bearings:** Bearings shown hereon are Grid North and refer to the Maine State Plane Coordinate System, Maine West Zone 401, FIPS Zone 1802, North American Datum 1983, Unit Feet. Determined utilizing a Leica GS09 "RTK GPS Unit" (Real Time Kinematic Global Positioning System).
- Road Record:**
 - State Route 109, varying in width. See Plan Reference 2b and 2c and Deed Reference 1e.
 - Credford Road, 4 rods wide (66'). See layout dated November 6, 1795 on file at the York County Commissioners Office in volume 13 page 193.
- Certification:** The word "certify" or "certification" as shown and used hereon means an expression of professional opinion regarding the facts of the survey and does not constitute a warranty or guarantee, expressed or implied.
- Underground Utilities:** No attempt has been made as a part of this boundary survey to obtain or show data concerning existence, size, depth, condition, capacity, or location of any underground utility, municipal or public service. For information concerning these utilities or facilities please contact the appropriate agencies.
- Abutter Lines:** The abutter lines shown hereon are for reference purposes only. Any conflicts between the abutter lines shown hereon and existing monumentation should be resolved with a boundary survey, no assumptions should be made based on these abutter lines.
- Topographic Information:** Topographic information shown hereon was downloaded from the Maine State GIS Web Site at URL http://mags.maine.gov/catalog/catalogs2/PLS_files.shtml. This is a composite data layer of 2" contours created from lidar data collected in Maine between 2006 and 2013. The contours were created using GDAL tools and an interval of 2'. Due to the fact that some areas were collected at high tide, some areas do not have contours that have a zero-value. The data are referenced to NAVD83. Vertical accuracy is 12cm or better.
- Test Pit Information:** All lots will utilize individual subsurface waste water disposal systems. Systems will be designed and constructed to meet all applicable State and local requirements for subsurface waste water systems. Test pits shown hereon are for soil suitability only and may not represent the location of septic system. Soil test pits performed by Joseph W. Noel, SE #221, CSS #209.
- Zoning Information:** Rural District
 Minimum Lot Size: 100,000 square feet (net area)
 Minimum Street Frontage: 200.00 feet
 Maximum Density: 100,000 square feet (net area)
 Maximum Lot Coverage: 20% or 4,000 square feet, whichever is greater
 Maximum Building Height: 40.0', not to exceed 3 stories
 Setbacks: structures shall be 40.0' from a lot line abutting Rt. 109/Rt. 9A
 25.0' from a lot line
 25.0' from a lot line abutting a street
 25.0' from the boundary of a cemetery
- Centerline Information:** Centerline information for State Route 109 was supplied by the Maine Department of Transportation.
- See Driveway/Entrance Permits** from the Maine Department of Transportation dated May 18, 2016 and May 19, 2016.
- Subject parcel to be subdivided is identified as Tax Map 49, Lot 11.
- Lots shall be served by on-site drilled wells. Wells shall be located a minimum of 150 feet from a septic system. Dug wells are prohibited.
- Subject parcel located in Zone X on the FIRM for the Town of Wells (Panel #230158010D) Effective date January 16, 2003.
- Driveway Sight Distances:**
 - Looking North - 95' to intersection and looking South - 514'
 - Looking North - 231' to intersection and looking South - 351'
 - Looking North - 444' and looking South - 357'
 - Looking North - 527' and looking South - 330'
- On-site vehicular driveway turn-arounds shall be installed/maintained onto Credford Road. Driveways prohibited onto Route 109. Driveways that exceed 150 feet in length shall have an on-site turnaround to accommodate fire department apparatus.
- Lots shall have individual residential sprinkler systems for fire protection in compliance with NFPA standards.
- LIDS (Low Impact Development) requirements** for the lots to include one of the following upon building permit submission:
 - Roof runoff to flow into a stone perimeter infiltration trench (MDEP)
 - Collection of roof runoff into rain gutters and direct into an infiltration system (MDEP)
- The conveyance from Welch to Hollis shall occur and be recorded prior to the conveyance of any portion of Map 49, Lot 11 or prior to a building permit being issued on any lot.
- Lots to be served by on-site septic systems to be located a minimum of 150 feet from any existing or proposed well.
- Utilities to be installed underground from existing poles except that Lots 11-3 & 11-4 are allowed direct overhead connection to house constructed not more than 150 feet from Credford Road.
- All construction on the lots shall conform to the Best Management Practices (BMPs) for erosion and sedimentation control.
- Bound monuments to be installed prior to the conveyance of Lot 11.
- Areas to be planted and posted on Lots 3 and 4 shall be done prior to the conveyance of either lot.
- Owner:**
 Estate of Ida Guillemette
 2 Hughes Street
 Sanford, Maine 04073
- Applicant:**
 Sebago Real Estate Investment, LLC
 28 Wear Road
 Seabrook, New Hampshire 03874
- 6 signs "No Disturb Buffer" will be installed along the easterly limits of the buffer.
- No parking signs in front of Lot 11-2 to be installed prior to a building permit being issued. Parking on Route 109 and Credford Road is prohibited.

Legend:

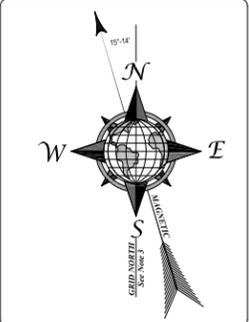
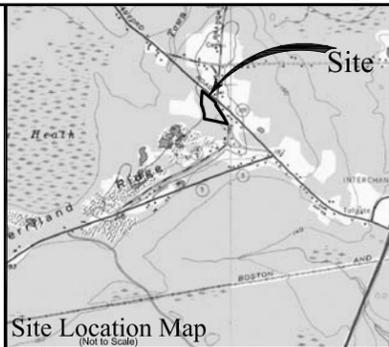
	5/8" Iron Rod Set With Plastic Cap Marked "CNR POST LAND SURV PLS 1350"
	4x4" Concrete Monument Set With Plastic Cap Marked "PLS 1350"
	Stone Monument Found (Dimensions Labeled on Plan)
	Iron Pipe Found (Dimensions Labeled on Plan)
	Iron Rod Found (Dimensions Labeled on Plan)
	Corner, Nothing Found or Set
	Utility Pole
	Overhead Utility Lines
	Stone Wall
	Pavement
	Boundary Line Of Surveyed Premises
	Abutter Line (See Note 7)
	Right Of Way Line
	Remains of Wire Fence
	Contour Lines (10' Interval) (See Note 8)
	Contour Lines (2' Interval) (See Note 8)
	Centerline Of State Route 109 (See Note 11)
	Former Right Of Way Limits (See Plan Reference 2b & 2c)
	Well Exclusion Zone Line
	Building Setback Lines (See Note 10)
	Soil Test Pit And Number (See Note 9)
	Marker For Driveway/Entrance (See Note 12)
	Proposed Driveway Location
	Proposed Tax Map & Lot Number (Typical)
	Structure - Traced From Google Earth
	Pavement - Traced From Google Earth

Approved By: _____	Date: _____
Planning Board	
Waivers	
202-78(2)(m) - IF&W letter not required	
202-128(4) - Location of trees greater than 24 inches	
202-120(8) - Lots 3 and 4 do not meet the 3 to 1 ratio	
202-12E - Underground Utilities (See Note 22)	
202-12F(1)(b) - 3 corners required to be bounds are suitable to be iron rods	
202-12F(c)(d) - Stormwater analysis or plan, no proposed roads or swales	



Standard Conditions Of Approval:

- Any subdivision not recorded in the registry of deeds within ninety days of the date upon which the plan is approved and signed by the board shall become null and void, unless an extension is granted by the Board in writing before the expiration of the ninety-day period.
- Prior to the issuance of a building permit for a principal structure in the subdivision, the applicant shall present evidence of suitable water supply to the code enforcement officer. The evidence shall consist of the results of a primary inorganic water analysis performed upon the well to serve the structure, indicating the groundwater meets the primary drinking water standards of the Maine rules relating to drinking water for those categories tested.
- Prior to the issuance of a building permit in any approved subdivision, the subdivider shall provide the code enforcement officer with a letter from a registered land surveyor stating that all monumentation shown on the plan for the lot receiving the building permit and for the approved subdivision perimeter boundaries or phase therein, as approved by the Planning Board, has been installed.
- No changes, erasures, modifications or revisions shall be made in any final plan after approval has been given by the planning board and endorsed in writing on the plan, unless the revised final plan is first submitted and the Board approves any modifications, except in accordance with 266-10A(3).
- The approval by the Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the municipality of any street, easement or other area shown on such plan.
- Failure to commence substantial construction of the subdivision within five years of the date of approval and signing of the plan shall render the plan null and void.



YORK, ss REGISTRY OF DEEDS

Received: _____

at _____ m _____ M. and _____

Filed in Plan Book _____ Page _____

ATTEST: _____

Register

Copyright © Corner Post Land Surveying, Inc. All rights reserved. No part of this drawing may be reproduced by photocopying, recording, or by any other means, or stored, processed or transmitted in any form, or by any computer or other systems without the prior written permission of Corner Post Land Surveying, Inc.

Survey File Name:	2016027.crd	
CAD File Name:	2016027.dwg	
Drawn By:	KAL	
Job Number:	2016027	
Revisions:	Date By	

Plan Showing
Hubbard Farm
 A Subdivision By
Paul C. Hollis
 28 Wear Road
 Seabrook, New Hampshire 03874

Of Property Located On
Credford Road & State Route 109
 In
Wells, Maine

June 8, 2016
 Scale: 1 in. = 60 ft.

Corner Post Land Surveying, Inc.
 600 Main Street
 Springvale, Maine 04083
 Phone Number: (207) 324-2119

I hereby certify that this boundary survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Chapter 45, Standards of Practice.

THIS PLAN IS VALID ONLY IF PRINT HAS ORIGINAL EMBOSSED SEAL OF SURVEYOR

Dana A. Libby
 Professional Land Surveyor 1350 6-8-2016

SHEET 1

Wells Fire Department



1563B Post Road
Wells, Maine 04090

Office (207) 646-7912

FAX (207) 645-0597

TDD (207) 646-7892

Daniel M. Moore
Fire Chief

June 8, 2016

Mike G. Livingston, PE
Town Engineer/ Planner
208 Sanford Road
Wells, Maine 04090

Dear Mr. Livingston,

I have reviewed the minor subdivision plans for the project known as Hubbard Farm located Crediford Road and State Route 109 in Wells, Maine. The application is described as the following:

Paul Hollis has submitted a Minor Subdivision application for a subdivision to be located off of Crediford Road/ Sanford Road. The application proposes a 4 lot/dwelling unit standard subdivision on 9.22 acres of land (8.39 acres of the Guillemette parcel + .83 acres from the Welch parcel). The 4 lots/dwellings proposed shall have driveways off of Crediford Road. The subdivision is located within the Rural District and would be served by on-site drilled wells and on-site subsurface wastewater disposal systems. The parcel is identified as Tax Map 49, Lot 11.

Fire Department is in approval of the project in accordance with the latest set of draft plans dated May 24, 2016 with the following comments offered.

In accordance with Chapter Land Use 145-75 in the Town of Wells Code, the following items pertain.

- 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.*

Explosive materials shall be stored in compliance with NFPA standards.

- 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.

Water quality standards shall be 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.*

This subdivision lots shall be served by individual on-site drilled wells.

- N. *Fire safety. The site plan shall make adequate provisions for access by fire-fighting equipment and personnel.*

The proposed lots shall have street frontage off of Crediford Road and State Route 109. Any driveway longer than 150 feet shall have a turnaround for the fire department apparatus. A note is recommended on the subdivision plan stating this.

In accordance with Subdivision Chapter 202 in the Town of Wells Code, the following items pertain.

202-12F(2) Water supply.

(a) When a subdivision is to be served by the Kennebunk, Kennebunkport and Wells Water District, the complete supply system, including fire hydrants, shall be installed at the expense of the subdivider.

The subdivision is not served by public water.

[1] The subdivider shall provide a written statement from the Water District that adequate water for both domestic and fire-fighting purposes can be provided without placing an undue burden on the source, treatment facilities or distribution system involved. The subdivider shall be responsible for paying the costs of system improvements necessary to serve the subdivision.

[2] The size and location of mains, gate valves, hydrants and service connections shall be reviewed and approved in writing by the Water District and the Fire Chief.

(b) When the location of a subdivision does not allow for a financially reasonable connection to the Kennebunk, Kennebunkport and Wells Water District, the Planning Board may allow the use of individual wells or a private community water system.

The subdivision is not served by public water. Individual drilled wells are proposed for the lots.

[1] Dug wells shall be permitted only if it is demonstrated to be not economically feasible to develop other groundwater sources and shall be constructed so as to prevent infiltration of surface water into the well. Unless otherwise permitted by the Board, the subdivider shall prohibit dug wells by deed restrictions and a note on the plan.

[2] If a central water supply system is provided by the subdivider, the location and protection of the source and the design, construction and operation of the system shall conform to the standards of the Maine Rules Relating to Drinking Water (10-144 A.C.M.R. 231).

A central water supply system is not proposed.

[3] Fire protection. [Amended 3-11-2002]

[a] The subdivider shall construct dry hydrants connected to ponds or water storage tanks, provide fire hydrants connected to a public water source or implement an alternative program approved by the Fire Chief to provide for adequate water for fire-fighting purposes within the subdivision. An easement shall be granted to the municipality providing access to the hydrants or other improvements where necessary. If a subdivision has fewer than 10 lots or dwelling units or any combination of lots and dwelling units, the Board, may waive the requirement for an adequate on-site water supply only upon submittal of evidence that:

The subdivision is not served by public water. Fire protection will be provided by on-site residential sprinkler systems in each dwelling unit in accordance with NFPA 13.

A sufficient on-site method of fire protection is proposed for the individual lots.

[i] There is a fire pond, fire hydrant connected to public water, or another water source within one mile of the subdivision that the subdivider has obtained the legal right to use for fire protection purposes; and

N/A

[ii] The Fire Chief has determined that the proposed water source has sufficient capacity to serve the needs of the subdivision and any other subdivisions currently using or relying on the water source for fire protection.

N/A

[b] For purposes of this section, the one-mile distance is measured from the pond, water source or fire hydrant to the driveway of the subdivision residence located farthest from the water supply along routes that fire trucks can safely travel year round.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Moore". The signature is fluid and cursive, with a long horizontal stroke at the end.

Daniel Moore
Fire Chief

Wells Fire Department



1563B Post Road
Wells, Maine 04090

Office (207) 646-7912

FAX (207) 645-0597

TDD (207) 646-7892

Daniel M. Moore
Fire Chief

June 8, 2016

Mike G. Livingston, PE
Town Engineer/ Planner
208 Sanford Road
Wells, Maine 04090

Dear Mr. Livingston,

I have reviewed the final subdivision plans for the project known as Wire Road Map 75, Lot 1, with Camerons Lane and Brendans Way located off of Wire Road in Wells, Maine. The application is described as the following:

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

Fire Department is in approval of the project in accordance with the latest set of draft plans dated 5/23/16 with the following comments offered.

In accordance with Chapter Land Use 145-75 in the Town of Wells Code, the following items pertain.

- 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.*

Explosive materials shall be stored in compliance with NFPA standards.

- 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.

Water quality standards shall be 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.

This subdivision lots shall be served by individual on-site drilled wells. Lots/dwellings will be served by a fire pond located on Map 75, Lot 1 which will be located within the subdivision.

N. Fire safety. The site plan shall make adequate provisions for access by fire-fighting equipment and personnel.

The proposed lot shall have street frontage off of Wire Road and within the subdivision will a cul de sac for apparatus turnaround.

In accordance with Subdivision Chapter 202 in the Town of Wells Code, the following items pertain.

202-12F(2) Water supply.

(a) When a subdivision is to be served by the Kennebunk, Kennebunkport and Wells Water District, the complete supply system, including fire hydrants, shall be installed at the expense of the subdivider.

The subdivision is not served by public water.

[1] The subdivider shall provide a written statement from the Water District that adequate water for both domestic and fire-fighting purposes can be provided without placing an undue burden on the source, treatment facilities or distribution system involved. The subdivider shall be responsible for paying the costs of system improvements necessary to serve the subdivision.

[2] The size and location of mains, gate valves, hydrants and service connections shall be reviewed and approved in writing by the Water District and the Fire Chief.

(b) When the location of a subdivision does not allow for a financially reasonable connection to the Kennebunk, Kennebunkport and Wells Water District, the Planning Board may allow the use of individual wells or a private community water system.

The subdivision is not served by public water. Individual drilled wells are proposed for the lots.

[1] Dug wells shall be permitted only if it is demonstrated to be not economically feasible to develop other groundwater sources and shall be constructed so as to prevent infiltration of surface water into the well. Unless otherwise permitted by the Board, the subdivider shall prohibit dug wells by deed restrictions and a note on the plan.

Dug wells are prohibited.

[2] If a central water supply system is provided by the subdivider, the location and protection of the source and the design, construction and operation of the system shall conform to the standards of the Maine Rules Relating to Drinking Water (10-144 A.C.M.R. 231).

A central water supply system is not proposed.

[3] Fire protection. [Amended 3-11-2002]

[a] The subdivider shall construct dry hydrants connected to ponds or water storage tanks, provide fire hydrants connected to a public water source or implement an alternative program approved by the Fire Chief to provide for adequate water for fire-fighting purposes within the subdivision. An easement shall be granted to the municipality providing access to the hydrants or other improvements where necessary. If a subdivision has fewer than 10 lots or dwelling units or any combination of lots and dwelling units, the Board, may waive the requirement for an adequate on-site water supply only upon submittal of evidence that:

The subdivision is not served by public water. Fire protection will be provided by a proposed on-site fire pond designed to contain 30,000 gallons of usable water, where the top 2 feet and the bottom 18 inches will not be used for the purposes of calculating the amount of water. The fire pond shall have a hydrant on Wire Road and within the subdivision.

[i] There is a fire pond, fire hydrant connected to public water, or another water source within one mile of the subdivision that the subdivider has obtained the legal right to use for fire protection purposes; and

The subdivision is not served by public water. Fire protection will be provided by a proposed on-site fire pond designed to contain 30,000 gallons of usable water, where the top 2 feet and the bottom 18 inches will not be used for the purposes of calculating the amount of water. The fire pond shall have a hydrant on Wire Road and within the subdivision.

[ii] The Fire Chief has determined that the proposed water source has sufficient capacity to serve the needs of the subdivision and any other subdivisions currently using or relying on the water source for fire protection.

Fire protection will be provided by a proposed on-site fire pond designed to contain 30,000 gallons of usable water, where the top 2 feet and the bottom 18 inches will not be used for the purposes of calculating the amount of water. The fire pond shall have a hydrant on Wire Road and within the subdivision.

[b] For purposes of this section, the one-mile distance is measured from the pond, water source or fire hydrant to the driveway of the subdivision residence located farthest from the water supply along routes that fire trucks can safely travel year round.

The fire pond will serve the subdivision lots sufficiently. All subdivision lots are within 1 mile from the proposed fire pond.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Moore". The signature is fluid and cursive, with a long horizontal stroke at the end.

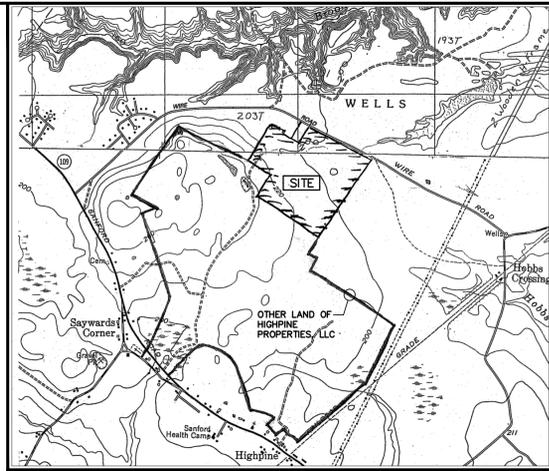
Daniel Moore
Fire Chief

GENERAL NOTES

- THIS PLAN SHOWS THE LAYOUT FOR THE PROPOSED WIRE ROAD SUBDIVISION LOCATED AT WIRE ROAD, WELLS, MAINE. THE DEVELOPMENT CONSISTS OF 40 DWELLING UNITS AND ASSOCIATED INFRASTRUCTURE IMPROVEMENTS. THE PROPOSED DEVELOPMENT IS A RESIDENTIAL CLUSTER SUBDIVISION.
- DEVELOPMENT WILL OCCUR ON THE TOWN OF WELLS TAX MAP 75 LOT 1 IN THE RURAL (R) DISTRICT. THE LOT IS 100.26 ACRES IN AREA AND OWNED BY HIGHPINE PROPERTIES, LLC PER DEED RECORDED AT THE YCRD BOOK 15311, PAGE 360.
- DISTRICT REQUIREMENTS FOR THE RURAL DISTRICT (NON-CLUSTER LOTS) ARE AS FOLLOWS:
MIN LOT SIZE: 100,000 S.F. (NO PUBLIC SEWER); 40,000 S.F. IF SERVED BY PUBLIC SEWER AND EAST OF THE MAINE TURNPIKE
SETBACKS: 25' FROM ANY LOT LINE
25' FROM ANY LOT LINE ABUTTING A STREET RIGHT-OF-WAY
40' FROM ANY LOT LINE ABUTTING A STATE HIGHWAY RIGHT-OF-WAY
MAXIMUM LOT COVERAGE: 20% OR 4,000 S.F. WHICHEVER IS GREATER OR AS PERMITTED BY 145-49.
MAXIMUM BUILDING HEIGHT: 40' MAXIMUM AND NOT TO EXCEED 3 STORIES
MINIMUM STREET FRONTAGE: 200 FEET OR 150 FEET FOR FRONTAGE ENTIRELY ON A CUL-DE-SAC
- THE PROJECT SITE INCLUDES APPROXIMATELY 1690' OF STREET FRONTAGE ON WIRE ROAD.
- DIMENSIONAL REQUIREMENTS FOR THE PROPOSED CLUSTER SUBDIVISION LOTS ARE AS FOLLOWS:
MIN LOT SIZE: 20,000 S.F. (NO PUBLIC SEWER)
SETBACKS: 15' FROM ANY LOT LINE; 20' FROM A STREET RIGHT-OF-WAY; OR GREATER SETBACK PER WELLS SUBDIVISION ORDINANCE SECTION 145-49(C)(2), AS NOTED ON THE PLAN.
50' SETBACK/BUFFER FROM NON-CLUSTERED RESIDENTIAL LOT (2X SETBACK) 145-49(C)(4)
MIN STREET FRONTAGE: 50'
- DENSITY CALCULATION:
LOT AREA = 100.26 ACRES
LESS 15% FOR ROADS AND PARKING = 85.22 ACRES
LOTS ALLOWED: (85.22 AC. X 43,560 S.F./AC.) / 100,000 S.F. PER LOT = 37.1 LOTS.
OPEN SPACE BONUS (GRANTED BY PLANNING BOARD ON 2/22/16):
145-49.D(1): 10% BONUS FOR OPEN SPACE 50% OR MORE: 37 LOTS X 1.1 = 40.7 (40 LOTS PROPOSED)
73.7 ACRES (73%) DEDICATED OPEN SPACE PROPOSED.
- WATER SERVICE SHALL BE PROVIDED BY INDIVIDUAL, PRIVATE, DRILLED WELLS TO BE PLACED ON PROPOSED LOTS. WELL LOCATIONS ARE LIMITED BY A 300' SEPARATION DISTANCE TO SUBSURFACE WASTEWATER DISPOSAL SYSTEMS AND RESERVE AREAS. OTHER WELL EXCLUSION AREAS ARE ALSO NOTED ON THE PLANS. WELLS SHALL BE INSTALLED WITH CASING SET A MINIMUM OF 15' BELOW SOLID BEDROCK SURFACE, PER THE HYDROGEOLOGIC REPORT (SEE NOTE 17). CASING DEPTH INTO BEDROCK SHALL BE INCREASED TO 20' IF THE BEDROCK SURFACE DEPTH IS 10' OR LESS. DUG WELLS ARE PROHIBITED. SEWER SERVICE SHALL BE PROVIDED BY A CENTRALIZED, PRIVATE, ON-SITE, SUBSURFACE WASTEWATER DISPOSAL SYSTEM (SSWDS), GRAVITY EFFLUENT COLLECTION SYSTEM AND EFFLUENT PUMP STATION.
- 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.
- PROPOSED SIGNS SHALL COMPLY WITH THE REQUIREMENTS OF CHAPTER 145, SECTION 40 FROM THE TOWN CODE OF WELLS, MAINE. SIGNS MAY BE ILLUMINATED AS ALLOWED BY THE REFERENCED SECTION.
- EXISTING, OFF-SITE, STRUCTURES SHOWN ON THIS PLAN ARE IN APPROXIMATE LOCATIONS.
- SNOW STORAGE AREAS ARE DEPICTED ON THE PLANS. IF THE DESIGNATED SNOW STORAGE AREAS ARE INADEQUATE DUE TO LARGE OR MULTIPLE STORM EVENTS, EXCESS SNOW MAY NEED TO BE REMOVED FROM THE SITE AND DISPOSED OF LEGALLY. DRIVEWAYS, PARKING AREAS, SIDEWALKS AND FIRE LANES SHALL BE KEPT CLEAR OF SNOW.
- THIS PROJECT IS SUBJECT TO A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION (MDEP) SITE LOCATION OF DEVELOPMENT PERMIT (L-XXXX-NJ-A-N). INSPECTION AND MAINTENANCE OF THE STORMWATER INFRASTRUCTURE IS REQUIRED AS A CONDITION OF THE PERMIT. THESE REQUIREMENTS ARE STATED IN THE "OPERATION AND MAINTENANCE PROGRAM - STORMWATER MANAGEMENT BMP'S" SECTION OF THE STORMWATER MANAGEMENT PLAN - WIRE ROAD SUBDIVISION, PREPARED BY ATTAR ENGINEERING, INC.
- ON-SITE UTILITIES SHALL BE INSTALLED UNDERGROUND.
- PERFORMANCE GUARANTEES SHALL BE ESTABLISHED BY THE APPLICANT PRIOR TO CONSTRUCTION IN THE FORM OF CASH ESCROWS FOR THE FOLLOWING ITEMS:
a) THIRD PARTY INSPECTIONS, SOIL DISTURBANCE (\$ 3,500/ACRE), MONUMENTATION AND AS-BUILT SURVEY;
b) CONSTRUCTION OF THE ROADWAY TO INCLUDE GRAVEL BASE, UTILITIES AND DRAINAGE SYSTEM;
c) PRIOR TO AN OCCUPANCY PERMIT BEING ISSUED, ESCROW TO BE ESTABLISHED FOR THE FINISH COURSE OF PAVEMENT AND ALL INCOMPLETE REQUIREMENTS OF THE APPROVED PLANS.
- THE ESCROW(S) SHALL BE APPROVED BY THE TOWN MANAGER AND TOWN ENGINEER.
- ALL STREETS IN THIS SUBDIVISION SHALL REMAIN PRIVATE AND BE MAINTAINED TO TOWN STANDARDS BY THE DEVELOPER OR THE HOMEOWNER'S ASSOCIATION AND SHALL NOT BE MAINTAINED BY THE TOWN, UNLESS FORMALLY ADOPTED/ACCEPTED BY THE TOWN OF WELLS AS TOWN STREETS.
- PLAN ORIENTATION IS MAGNETIC NORTH. SEE NOTE 1, SHEET 1.3.
- THE PROPERTY IS NOT LOCATED WITHIN A FLOOD ZONE (SOURCE: FEMA FLOOD INSURANCE RATE MAP; TOWN OF WELLS, MAINE, YORK COUNTY; MAP NUMBER 2301580010D; MAP REVISED 1/16/03).
- THE OPEN SPACE DEPICTED ON THE PLANS MAY NOT BE USED FOR FUTURE LOTS OR DWELLING UNITS, UNLESS APPROVED BY THE WELLS PLANNING BOARD AS PART OF A PLAN AMENDMENT.
- A GROUNDWATER NITRATE EVALUATION AND MOUNDING & TRANSMISSION ANALYSIS/REPORT FOR THE PROJECT WAS PREPARED BY SEVEE & MAHER ENGINEERS, INC. THIS REPORT IS DATED 1/12/16.
- THE SUBDIVISION APPROVAL IS LIMITED TO TAX MAP 75, LOT 1 (SHEET 1.5), ADJACENT PROPERTY OWNED BY HIGHPINE PROPERTIES, LLC ARE NOT SUBJECT TO THIS APPROVAL BUT ARE SUBJECT TO MRSA 30-A, §4401.
- VERNAL POOL / WETLAND IDENTIFICATION BY WOODLOT ALTERNATIVES, INC./STANTEC. SEE REPORTS DATED 9/10/07, 6/16/08 AND 6/5/15.
- THE OPEN SPACE SHALL BE PRESERVED IN ITS NATURAL CONDITION EXCEPT WHERE APPROVED TO BE ALTERED, AS SHOWN ON THE PLANS. THE OPEN SPACE SHALL BE MANAGED BY THE HOMEOWNER'S ASSOCIATION, UNLESS OTHERWISE INDICATED ON THE PLANS. USE OF THE OPEN SPACE IS LIMITED TO PASSIVE RECREATION. ANY CHANGE IN USE OF THE OPEN SPACE REQUIRES APPROVAL OF THE WELLS PLANNING BOARD (SUBDIVISION PLAN AMENDMENT).
- ALL TEST PITS WERE PERFORMED AND LOGGED BY MICHAEL CUOMO, ME CSS #211. TEST PITS LOGS AND OTHER SOIL INFORMATION CAN BE FOUND IN A HIGH INTENSITY SOIL SURVEY REPORT, PREPARED BY MICHAEL CUOMO, DATED DECEMBER, 2015.

WIRE ROAD SUBDIVISION

WIRE ROAD, WELLS, MAINE



SITE LOCATION MAP
APPROXIMATE SCALE 1" = 2000'

LEGEND

EXISTING CONTOUR	--- XXX ---
FINAL CONTOUR	--- XXX ---
WETLAND BOUNDARY	--- WETLAND ---
UTILITY POLE	EXT. ○ PRP. ●
EXT. WATER	--- EW ---
EXT. SEWER	--- ES ---
EXT. OVERHEAD UTIL.	--- EOHU ---
EXT. UNDERGROUND UTIL.	--- EUU ---
PRP. WATER	--- PW ---
PRP. SEWER	--- PS ---
PRP. FORCE MAIN	--- FM ---
PRP. UTILITY	--- P UG/OHU ---
WATER VALVE	EXT. ⊕ PRP. ⊗
WATER SHUTOFF	⊕
SEWER MANHOLE	⊗
LIGHT POLE	EXT. ☆ PRP. ★
SILTATION FENCE	--- X ---
PROPOSED FENCE	--- ○ ---
EXISTING FENCE	--- ○ ---
ASPHALT CURB	--- █ ---
EXISTING CURB	--- █ ---
PROPOSED GUARDRAIL	--- ○ ---
BOLLARD	○
FIRE HYDRANT	EXT. ⊕ PRP. ⊗
DRAINAGE EASEMENT	--- X ---
DRAINAGE / ACCESS EASEMENT	--- / ---
DIRECTION OF DRAINAGE	⇒
TREELINE	--- ~ ---
TEST PIT	(SUITABLE) ⊕ (UNSUITABLE) ⊗
DRILL HOLE OR REBAR WITH CAP TO BE SET	⊕
STONE OR CONCRETE MONUMENT OR DRILL HOLE TO BE SET	■
FOUND IRON PIPE/ROD	⊕ FIP/FIR
FOUND DRILL HOLE	⊕ FDH
FOUND CONCRETE/GRANITE BOUND	⊕ FCB/FGB

TOWN OF WELLS SUBDIVISION STANDARD CONDITIONS OF APPROVAL

- ANY SUBDIVISION NOT RECORDED IN THE REGISTRY OF DEEDS WITHIN 90 DAYS OF THE DATE UPON WHICH THE PLAN IS APPROVED AND SIGNED BY THE BOARD SHALL BECOME NULL AND VOID, UNLESS AN EXTENSION IS GRANTED BY THE BOARD IN WRITING BEFORE THE EXPIRATION OF THE NINETY-DAY PERIOD.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR A PRINCIPAL STRUCTURE IN THE SUBDIVISION, THE APPLICANT SHALL PRESENT EVIDENCE OF SUITABLE WATER SUPPLY TO THE CODE ENFORCEMENT OFFICER. THE EVIDENCE SHALL CONSIST OF THE RESULTS OF A PRIMARY INORGANIC WATER ANALYSIS PERFORMED UPON THE WELL TO SERVE THE STRUCTURE, INDICATING THE GROUNDWATER MEETS THE PRIMARY DRINKING WATER STANDARDS OF THE MAINE RULES RELATING TO DRINKING WATER FOR THOSE CATEGORIES TESTED.
- PRIOR TO THE ISSUANCE OF A BUILDING PERMIT IN ANY APPROVED SUBDIVISION, THE SUBDIVIDER SHALL PROVIDE THE CODE ENFORCEMENT OFFICER WITH A LETTER FROM A REGISTERED LAND SURVEYOR STATING THAT ALL MONUMENTATION SHOWN ON THE PLAN FOR THE LOT RECEIVING THE BUILDING PERMIT AND FOR THE APPROVED SUBDIVISION PERIMETER BOUNDARIES OR PHASE THEREIN AS APPROVED BY THE PLANNING BOARD HAS BEEN INSTALLED.
- NO CHANGES, ERASURES, MODIFICATIONS OR REVISIONS SHALL BE MADE IN ANY FINAL PLAN AFTER APPROVAL HAS BEEN GIVEN BY THE PLANNING BOARD AND ENDORSED IN WRITING ON THE PLAN, UNLESS THE REVISED FINAL PLAN IS FIRST SUBMITTED AND THE BOARD APPROVES ANY MODIFICATIONS, EXCEPT IN ACCORDANCE WITH § 260-10A(3).
- THE APPROVAL BY THE BOARD OF A SUBDIVISION PLAN SHALL NOT BE DEEMED TO CONSTITUTE OR BE EVIDENCE OF ANY ACCEPTANCE BY THE MUNICIPALITY OF ANY STREET, EASEMENT OR OTHER AREA SHOWN ON SUCH PLAN.
- FAILURE TO COMMENCE SUBSTANTIAL CONSTRUCTION OF THE SUBDIVISION WITHIN FIVE YEARS OF THE DATE OF APPROVAL AND SIGNING OF THE PLAN SHALL RENDER THE PLAN NULL AND VOID.

PROJECT PHASING

- PHASE 1:
 • LOTS 1-5, 13-17
 • CAMERONS LANE STA 0+00 THRU CDS
 • BRENDANS WAY STA 0+00-5+50
 • PUMP STATION / SSWDS FIELD 1
 • WETPOND 11 / DRY HYDRANTS
- PHASE 2:
 • LOTS 6-12, 18-20
 • SSWDS FIELD 2
- PHASE 2A:
 • LOT 21
 • SSWDS FIELD 3
- PHASE 3:
 • LOTS 22-29, 40
 • BRENDANS WAY STA 5+50 THRU CDS
 • WETPOND 40, DETENTION POND 55
- PHASE 4:
 • LOTS 30-39
 • SSWDS FIELD 4

INDEX OF SHEETS

- 1.1 SUBDIVISION PLAN (COVER SHEET & NOTES)
 1.2 SUBDIVISION PLAN
 1.3 SUBDIVISION PLAN
 1.4 SUBDIVISION PLAN
 1.5 BOUNDARY SURVEY (REF. 1)
 2.1 GRADING & UTILITY PLAN
 2.2 GRADING & UTILITY PLAN
 2.3 GRADING & UTILITY PLAN
 2.4 GRADING & UTILITY PLAN
 5.1 SITE DETAILS PLAN
 5.2 SITE DETAILS PLAN
 5.3 SITE DETAILS PLAN
 5.4 SITE DETAILS PLAN
 7.1 HIGH INTENSITY SOIL SURVEY



OWNER / APPLICANT:
 HIGHPINE PROPERTIES, LLC.
 P.O. BOX 339
 WELLS, ME 04090

REFERENCES

- "BOUNDARY SURVEY PLAN PREPARED FOR RTE 109, LLC - LAND LOCATED ON WIRE ROAD, WELLS, MAINE." AT _____ m, _____ m, AND RECORDED IN PLAN BOOK _____, PAGE _____
 PREPARED BY POST ROAD SURVEYING, WELLS, ME. PLAN DATED SEPTEMBER 12, 2007.

TOWN OF WELLS PLANNING BOARD	DATE
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS RECEIVED
 AT _____ m, _____ m, AND RECORDED IN PLAN BOOK _____, PAGE _____
 ATTEST _____ REGISTER

CLUSTER SUBDIVISION PLAN WIRE ROAD SUBDIVISION WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC.
 P.O. BOX 339
 WELLS, ME 04090

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

SCALE: 1" = 150'	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE
		D : 5/23/16

NO.	DESCRIPTION	DATE
D.	TOWN OF WELLS FINAL PLAN SUBMITTAL.	5/23/16
C.	MDEP REVIEW REVISIONS.	5/13/16
B.	TOWN REVIEW REVISIONS.	3/16/16
A.	MDEP SUBMITTAL.	3/8/16
NO.	DESCRIPTION	DATE
	REVISIONS	



LEGEND	
EXISTING CONTOUR	---XXX---
FINAL CONTOUR	XXX---
WETLAND BOUNDARY	WETLAND
UTILITY POLE	EXT. ○ PRP. ●
EXT. WATER	EW
EXT. SEWER	ES
EXT. OVERHEAD UTIL.	EOHU
EXT. UNDERGROUND UTIL.	EUU
PRP. WATER	PW
PRP. SEWER	PS
PRP. FORCE MAIN	FM
PRP. UTILITY	P UG/OHU
WATER VALVE	EXT. ⊕ PRP. ⊗
WATER SHUTOFF	⊕
SEWER MANHOLE	⊙
LIGHT POLE	EXT. ☆ PRP. ★
SILTATION FENCE	⊗
PROPOSED FENCE	—○—○—○—
EXISTING FENCE	—○—○—○—
ASPHALT CURB	—█—█—█—
EXISTING CURB	—█—█—█—
PROPOSED GUARDRAIL	—○—○—○—
BOLLARD	○
FIRE HYDRANT	EXT. ⊕ PRP. ⊗
DRAINAGE EASEMENT	▨
DRAINAGE / ACCESS EASEMENT	▧
DIRECTION OF DRAINAGE	⇒
TREELINE	~
TEST PIT	(SUITABLE) ⊕ (UNSUITABLE) ⊗
DRILL HOLE OR REBAR WITH CAP TO BE SET	⊙
STONE OR CONCRETE MONUMENT OR DRILL HOLE TO BE SET	■
FOUND IRON PIPE/ROD	⊙ FIP/FIR
FOUND DRILL HOLE	⊙ FDH
FOUND CONCRETE/GRANITE BOUND	□ FCB/FGB

TOWN OF WELLS PLANNING BOARD	DATE

STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ m., _____ M., AND RECORDED IN
 PLAN BOOK _____, PAGE _____
 ATTEST _____ REGISTER



OWNER / APPLICANT:
 HIGHPINE PROPERTIES, LLC.
 P.O. BOX 339
 WELLS, ME 04090

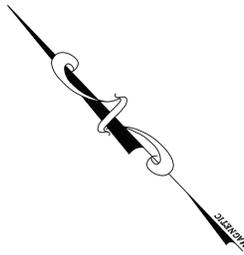
CLUSTER SUBDIVISION PLAN
 WIRE ROAD SUBDIVISION
 WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC.
 P.O. BOX 339
 WELLS, ME 04090

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

SCALE: 1" = 150'	APPROVED BY: STB	DRAWN BY: STB
DATE: 1/11/16	REVISION : DATE	REVISION : DATE
JOB NO: C141-16	CAD FILE: FENDERSON MASTER	SHEET 1.2

NO.	DESCRIPTION	DATE
D.	TOWN OF WELLS FINAL PLAN SUBMITTAL.	5/23/16
C.	MDEP REVIEW REVISIONS.	5/13/16
B.	TOWN REVIEW REVISIONS.	3/16/16
A.	MDEP SUBMITTAL.	3/8/16
NO.	DESCRIPTION	DATE



BUFFER FROM SIGNIFICANT VERNAL POOL. 75% OF BUFFER TO REMAIN UNDISTURBED TO COMPLY WITH NRPA PBR STANDARDS
 1.93 ACRES DISTURBED
 9.78 ACRES UNDISTURBED
 1.93/9.78 = 19.8%
 80.2% MAINTAINED BUFFER

Curve Table					
Curve #	Length	Radius	Delta	CHD. DIST.	CHD. DIR.
C1	57.471	175.000	18.8161	57.21	S35° 38' 58"W
C2	90.000	175.000	29.4664	89.01	S11° 30' 30"W
C3	90.000	175.000	29.4664	89.01	S17° 57' 29"E
C4	37.419	175.000	12.2512	37.35	S38° 49' 01"E
C5	28.740	50.000	32.9335	28.35	N28° 28' 33"W
C6	19.052	50.000	21.8321	18.94	N1° 05' 35"W
C7	149.767	80.000	107.2629	128.84	S43° 48' 30"E
C8	130.707	80.000	93.6117	116.65	N35° 45' 15"E
C9	123.788	80.000	88.6565	111.80	N55° 22' 47"W
C10	25.981	50.000	29.7715	25.69	S84° 49' 20"E
C11	21.811	50.000	24.9941	21.64	S57° 26' 22"E
C12	38.611	125.000	17.6979	38.46	S36° 05' 37"E
C13	157.739	125.000	72.3022	147.48	S8° 54' 23"W

Curve Table					
Curve #	Length	Radius	Delta	CHD. DIST.	CHD. DIR.
C14	113.705	675.000	9.6516	113.57	N49° 53' 00"E
C15	327.605	675.000	27.8080	324.40	N68° 36' 47"E
C16	378.470	725.000	29.9100	374.19	N67° 33' 44"E
C17	95.529	725.000	7.5496	95.46	N48° 49' 56"E



TOWN OF WELLS PLANNING BOARD	DATE

OWNER / APPLICANT:
 HIGHPINE PROPERTIES, LLC.
 P.O. BOX 339
 WELLS, ME 04090

CLUSTER SUBDIVISION PLAN
 WIRE ROAD SUBDIVISION
 WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC.
 P.O. BOX 339
 WELLS, ME 04090

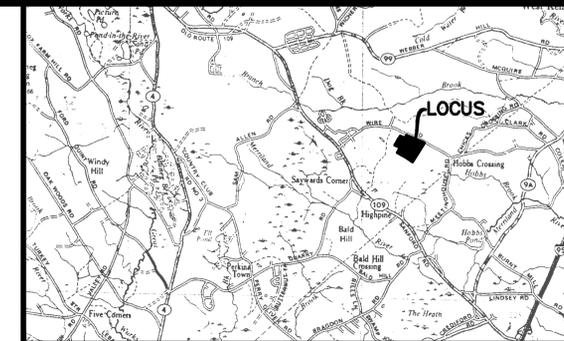
ATTAR ENGINEERING, INC.
 CIVIL • STRUCTURAL • MARINE
 1284 STATE ROAD - ELIOT, MAINE 03903
 PHONE: (207)439-6023 FAX: (207)439-2128

NO.	DESCRIPTION	DATE
D.	TOWN OF WELLS FINAL PLAN SUBMITTAL.	5/23/16
C.	MDEP REVIEW REVISIONS.	5/13/16
B.	TOWN REVIEW REVISIONS.	3/16/16
A.	MDEP SUBMITTAL.	3/8/16
NO.	REVISIONS	

SCALE: 1" = 80'
 DATE: 1/11/16
 APPROVED BY: STB
 DRAWN BY: STB
 REVISION : DATE
 D : 5/23/16
 JOB NO: C141-16 CAD FILE: FENDERSON MASTER SHEET 1.3

STATE OF MAINE
 YORK COUNTY ss. REGISTRY OF DEEDS
 RECEIVED _____ 20____
 AT _____ M., AND RECORDED IN
 PLAN BOOK _____ PAGE _____
 ATTEST _____ REGISTER

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.73	S46°18'23"E



LOCATION PLAN
NTS

REFERENCE PLANS:

- 1.) PLAN SHOWING A BOUNDARY SURVEY FOR GEORGE F. FENDERSON & SONS BY CORNER POST LAND SURVEYING, INC. DATED AUGUST 11, 2004. LAST REVISED OCTOBER 2, 2006. UNRECORDED, COPY PROVIDED BY HIGH PINE PROPERTIES LLC.
- 2.) SKETCH OF LAND TO BE CONVEYED BY DWIGHT E. GOODWIN & BARBARA SUE GOODWIN, LOCATED ON WIRE ROAD, WELLS, YORK COUNTY, MAINE, BY POST ROAD SURVEYING, INC. DATED SEPTEMBER 18, 2002. UNRECORDED.
- 3.) PLAN SHOWING LAND SURVEYED FOR ROBERT DICKSON, WELLS, MAINE, BY DOW & COULOMBE, INC., DATED OCTOBER 28, 1983. UNRECORDED, COPY PROVIDED BY WAYNE A. DESPER.
- 4.) PROPERTY NOW OR FORMERLY OF CARL W. GOODWIN, WELLS, ME. WIRE ROAD, BY G. MAYNARD TRAFTON, DATED DECEMBER 1958, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 28, PAGE 40.
- 5.) PLAN OF LAND OF CARL & BEVERLY DELANO, WIRE ROAD, WELLS, MAINE, BY CIVIL CONSULTANTS, DATED JUNE 4 1987, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 159, PAGE 11.
- 6.) PLAN SHOWING A SURVEY OF LAND OF TINA L. COLE ON WIRE ROAD IN THE TOWN OF WELLS, YORK COUNTY, MAINE, BY WAYNE A. DESPER, DATED MAY 1, 2006. UNRECORDED.
- 7.) PLAN SHOWING LAND IN WELLS, MAINE BELONGING TO THE ERNEST G. STEVENS ESTATE, NOW HOPE STEVENS DESCROTTE, BY LIBBY & DOW DATED DECEMBER 12, 1963, RECORDED AT THE Y.C.R.D. IN PLAN BOOK 39, PAGE 16.

NOTES:

- 1.) BEARINGS DEPICTED HEREON ARE MAGNETIC 1987 PER REFERENCE PLAN 1.
- 2.) THE SIDELINE OF WIRE ROAD, AS DEPICTED HEREON, IS BASED ON A THREE ROD (49.5 FEET) RIGHT OF WAY WIDTH CENTERED ON THE CENTERLINE OF THE EXISTING TRAVELED WAY. REFERENCE IS MADE TO THE WELLS TOWN CLERK'S RECORDS VOLUME D, PAGES 139, 144, & 145 (ANNUAL TOWN MEETING RECORDS APRIL 15, 1844)

FOR RECORD INFORMATION REGARDING WIRE ROAD, REFERENCE IS MADE TO THE FOLLOWING:
WELLS TOWN CLERK'S RECORDS; VOLUME D. PAGES 139, 144 & 145, APRIL 15, 1844
POST ROAD SURVEYING HAS NOT PERFORMED A RECORD RETRACEMENT OF THESE SIDELINES.

THE OWNERS OF LAND ADJOINING WIRE ROAD, DEPICTED HEREON, MAY HAVE OWNERSHIP RIGHTS EXTENDING INTO THE ROADS. THIS DOCUMENT DOES NOT INTEND TO LIMIT, DENY OR LOCATE THESE RIGHTS. THE BOUNDARIES AS SHOWN ARE THE BOUNDARIES DESCRIBED IN VARIOUS DEEDS AND DEPICTED ON THE ABOVE REFERENCED PLANS AND DO NOT NECESSARILY REFLECT THE EXTENT OF TITLE THAT PASSES BY IMPLICATION OR OPERATION OF LAW.

- 3.) AREA SHOWN ON REFERENCE PLAN 5 AS TO BE CONVEYED BY CARL GOODWIN TO DELANO. AS OF THE DATE OF THIS PLAN, NO RECORD CONVEYANCE HAS BEEN FOUND.
- 4.) THE DEPTH OF THIS LOT HAS BEEN CALCULATED BASED ON THE POSITION OF THE WIRE ROAD SIDELINE DEPICTED ON REFERENCE PLAN 4 (TRAFTON PLAN).

WETLAND INFORMATION, DEPICTED HEREON, HAS BEEN SUPPLIED BY WOODLOT ALTERNATIVES, INC. POST ROAD SURVEYING HAS NOT FIELD VERIFIED THE LOCATION OF THESE WETLANDS. IT IS RECOMMENDED THAT PRIOR TO DEVELOPMENT FLAGS BE INSTRUMENT LOCATED. REFERENCE IS ALSO MADE TO A WETLAND DELINEATION REPORT PREPARED BY WOODLOT ALTERNATIVES, INC. DATED SEPTEMBER 10, 2007.

- 6.) ENCROACHMENTS ONTO THE LOCUS ALONG THE BOUNDARY WITH LAND NOW OR FORMERLY OF WELCH, WERE OBSERVED AND INCLUDE THE FOLLOWING:
LANDSCAPING
MULCH PILES
UTILITY POLE
STOCKPILED LOGS
BOULDERS
WETLAND IMPACT (FILLED AREA)
- 7.) IRON PIPE SET BY JOHN WELCH AS WITNESS TO IRON ROD NOW BURIED UNDER APPROXIMATELY 3 - 4 FEET OF FILL.

OWNER OF RECORD: DWIGHT E. GOODWIN & BARBARA SUE GOODWIN

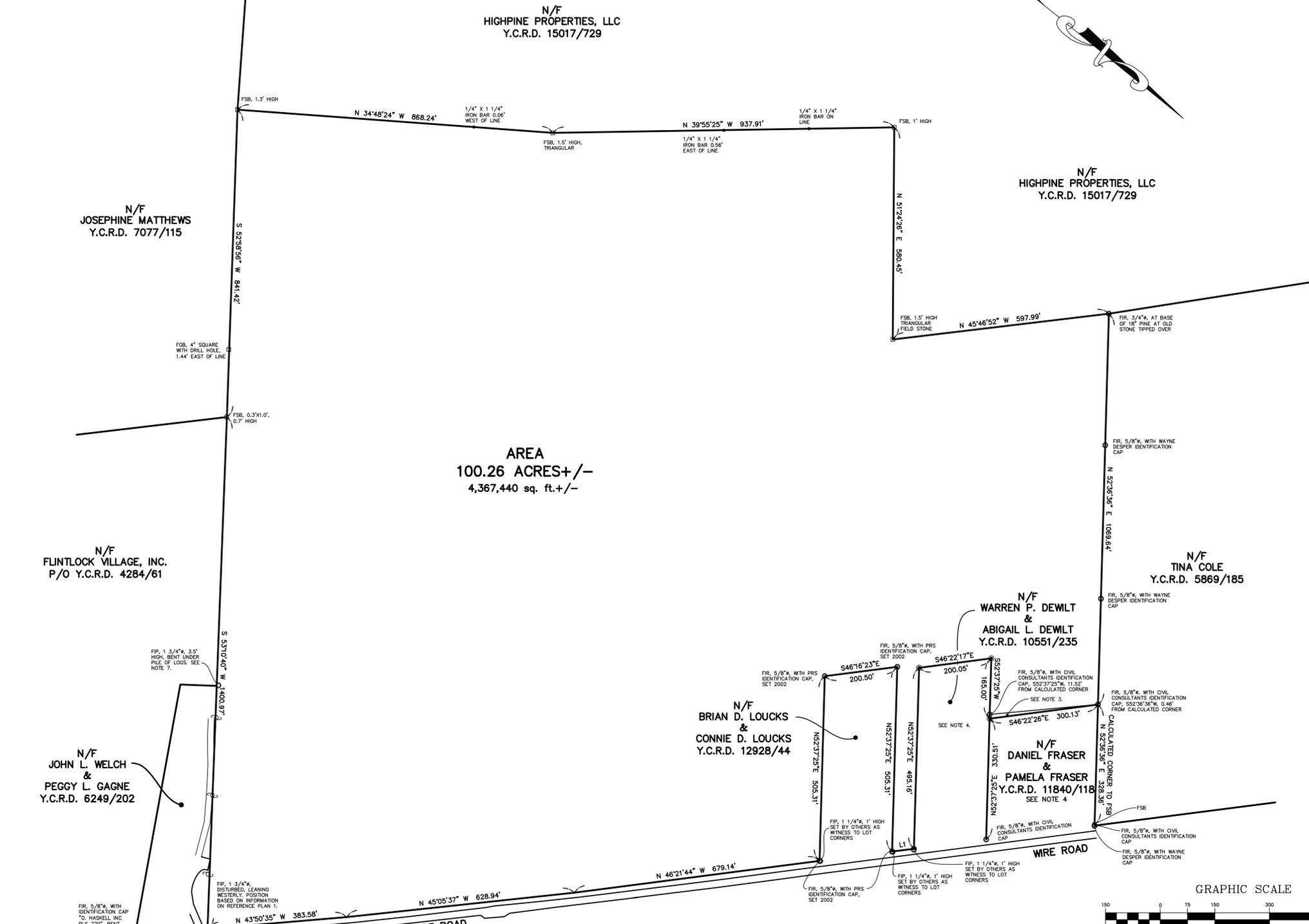
RECORD REFERENCES: Y.C.R.D. VOLUME 7687, PAGE 92, VOLUME 7656, PAGE 283

**BOUNDARY SURVEY PLAN
PREPARED FOR
RT 109, LLC
LAND LOCATED ON
WIRE ROAD
WELLS ~ MAINE**

RECORD OWNER: DWIGHT E. GOODWIN & BARBARA SUE GOODWIN

MAILING ADDRESSES: DWIGHT E. & BARBARA SUE GOODWIN, PO BOX 701286 ST CLOUD, FL 34770

HIGH PINE PROPERTIES, LLC, P.O. BOX 339, WELLS, ME 04090

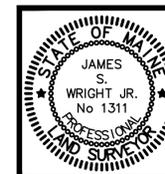


AREA
100.26 ACRES +/-
4,367,440 sq. ft. +/-

LEGEND

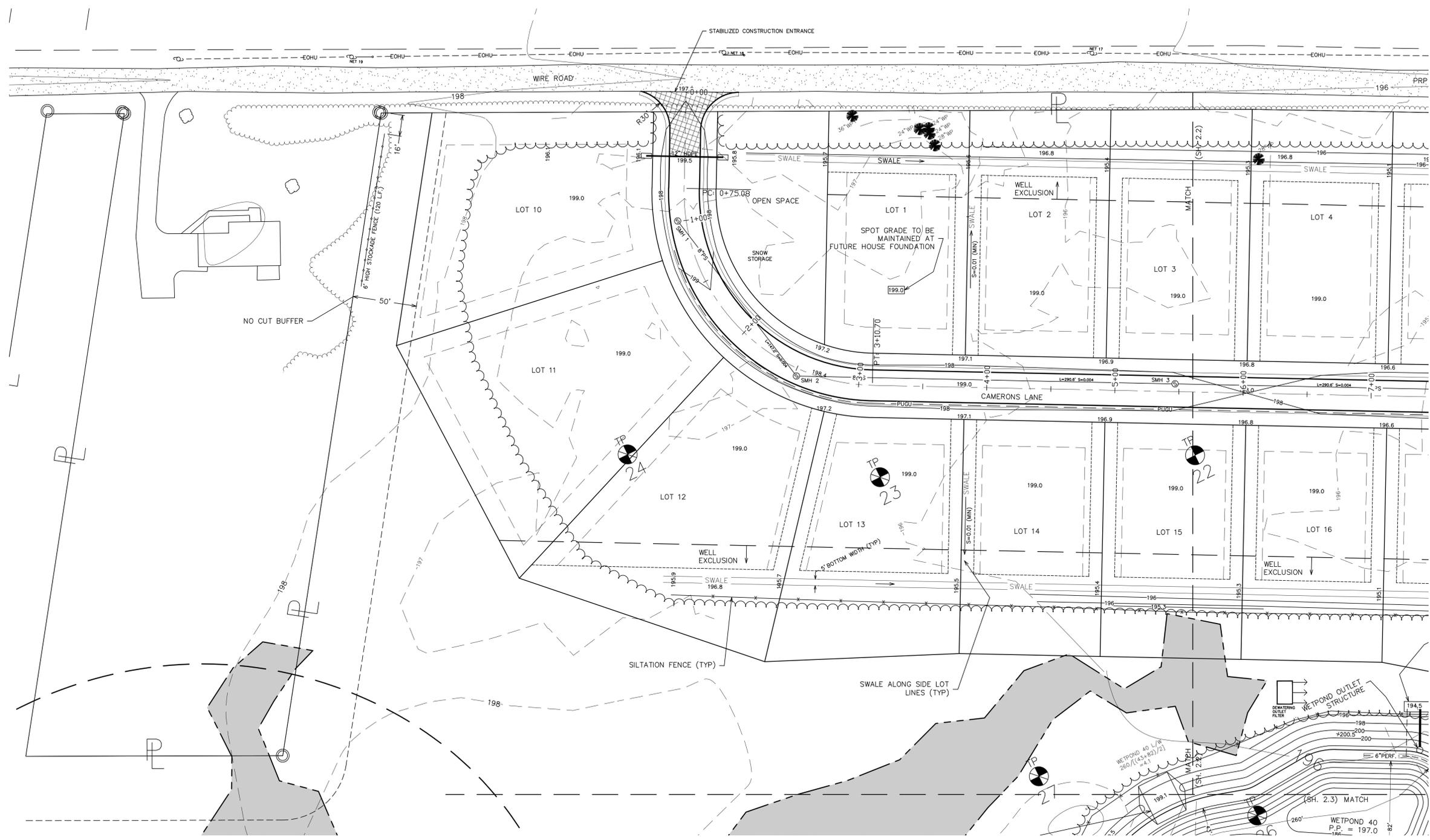
- FIP FOUND IRON PIPE, AS NOTED
- FIR FOUND IRON ROD, AS NOTED
- FGB FOUND GRANITE BOUND, AS NOTED
- FSB FOUND FIELD STONE BOUND
- UTILITY POLE
- N/F LAND, NOW OR FORMERLY, OF
- Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
- 7654/321 VOLUME OF RECORDED DOCUMENT/PAGE OF RECORDED DOCUMENT
- IRON ROD, 5/8 INCH Ø, WITH IDENTIFICATION CAP SCRIBED ME PLS 1311 NH LLS 749 (TO BE SET)

STATE OF MAINE
YORK COUNTY ss. REGISTRY OF DEEDS
RECEIVED _____ 20____
AT _____ m. _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____
ATTEST _____ REGISTER



Post Road Surveying
Wells, Maine 04090
P.O. Box 1557
Tel. 207-646-4246
FAX 207-646-4242

DRAWN: J. WRIGHT SCALE: 1" = 150' DATE: 9/12/2007
CALC. J. WRIGHT APPROVED: _____
N.B.# SEE FILE SHEET 1 OF 1 PROJ. 0712701 GOODWIN.DWG

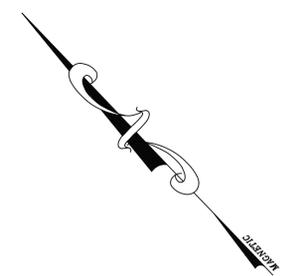


LEGEND	
EXISTING CONTOUR	XXX
FINAL CONTOUR	XXX
WETLAND BOUNDARY	WETLAND
UTILITY POLE	EXT. ○ PRP. ●
EXT. WATER	EW
EXT. SEWER	ES
EXT. OVERHEAD UTIL.	EOHU
EXT. UNDERGROUND UTIL.	EUU
PRP. WATER	PW
PRP. SEWER	PS
PRP. FORCE MAIN	FM
PRP. UTILITY	UG/OHU
WATER VALVE	EXT. ⊕ PRP. ⊗
WATER SHUTOFF	⊕
SEWER MANHOLE	⊙
LIGHT POLE	EXT. ☆ PRP. ★
SILTATION FENCE	⊗
PROPOSED FENCE	○
EXISTING FENCE	○
ASPHALT CURB	▬
EXISTING CURB	▬
PROPOSED GUARDRAIL	○
BOLLARD	○
FIRE HYDRANT	EXT. ⊕ PRP. ⊗
DRAINAGE EASEMENT	▨
DRAINAGE / ACCESS EASEMENT	▨
DIRECTION OF DRAINAGE	➔
TREELINE	⌒
TEST PIT	(SUITABLE) ⊙ (UNSUITABLE) ⊙

SEWER SCHEDULE	
SMH 1 RIM = INV OUT = 194.06	SMH 2 RIM = INV IN = 193.47 INV OUT = 193.37
SMH 3 RIM = INV IN = 192.31 INV OUT = 192.21	SMH 4 RIM = INV IN(2) = 191.15 INV OUT = 191.05
SMH 5 RIM = INV IN = 194.68 INV IN = 189.96 INV OUT = 189.86	PUMP STATION RIM = 200.0 INV IN = 189.0 INV OUT (FM) = 192.0
SMH 6 RIM = INV OUT = 192.81	SMH 7 RIM = INV IN = 192.03 INV OUT = 191.93
SMH 8 RIM = INV OUT = 209.19	SMH 9 RIM = INV IN = 207.99 INV OUT = 207.89
SMH 10 RIM = INV IN = 206.79 INV OUT = 206.69	SMH 11 RIM = INV IN = 203.47 INV OUT = 203.37
SMH 12 RIM = INV IN = 200.23 INV OUT = 200.13	SMH 13 RIM = INV IN = 196.88 INV OUT = 196.78
SMH 14 RIM = INV IN = 195.83 INV OUT = 195.73	

GENERAL NOTES

- EXISTING TOPOGRAPHY IN DEVELOPMENT AREA WAS MAPPED BY ATTAR ENGINEERING, INC. IN SUMMER AND FALL OF 2016. EXISTING TOPOGRAPHY OUTSIDE DEVELOPMENT AREA WAS TAKEN FROM AN AERIAL SURVEY BY OTHERS.
- ALL SEWER LINES TO BE 8" PVC (SDR 35). ALL OTHER ASPECTS OF THE SEWER SYSTEM INCLUDING MANHOLES AND CONSTRUCTION METHODS SHALL MEET CURRENT WELLS SANITARY DISTRICT STANDARDS.
- ALL STORM DRAINS SHALL BE ADS N-12 (HDPE) OR APPROVED EQUAL.
- PROPOSED UNDERGROUND UTILITIES ARE APPROXIMATELY LOCATED. CENTRAL MAINE POWER WILL PREPARE FINAL ELECTRICAL PLAN FOR CONSTRUCTION. TRANSFORMER LOCATIONS TO BE DETERMINED AT THE TIME OF CONSTRUCTION.



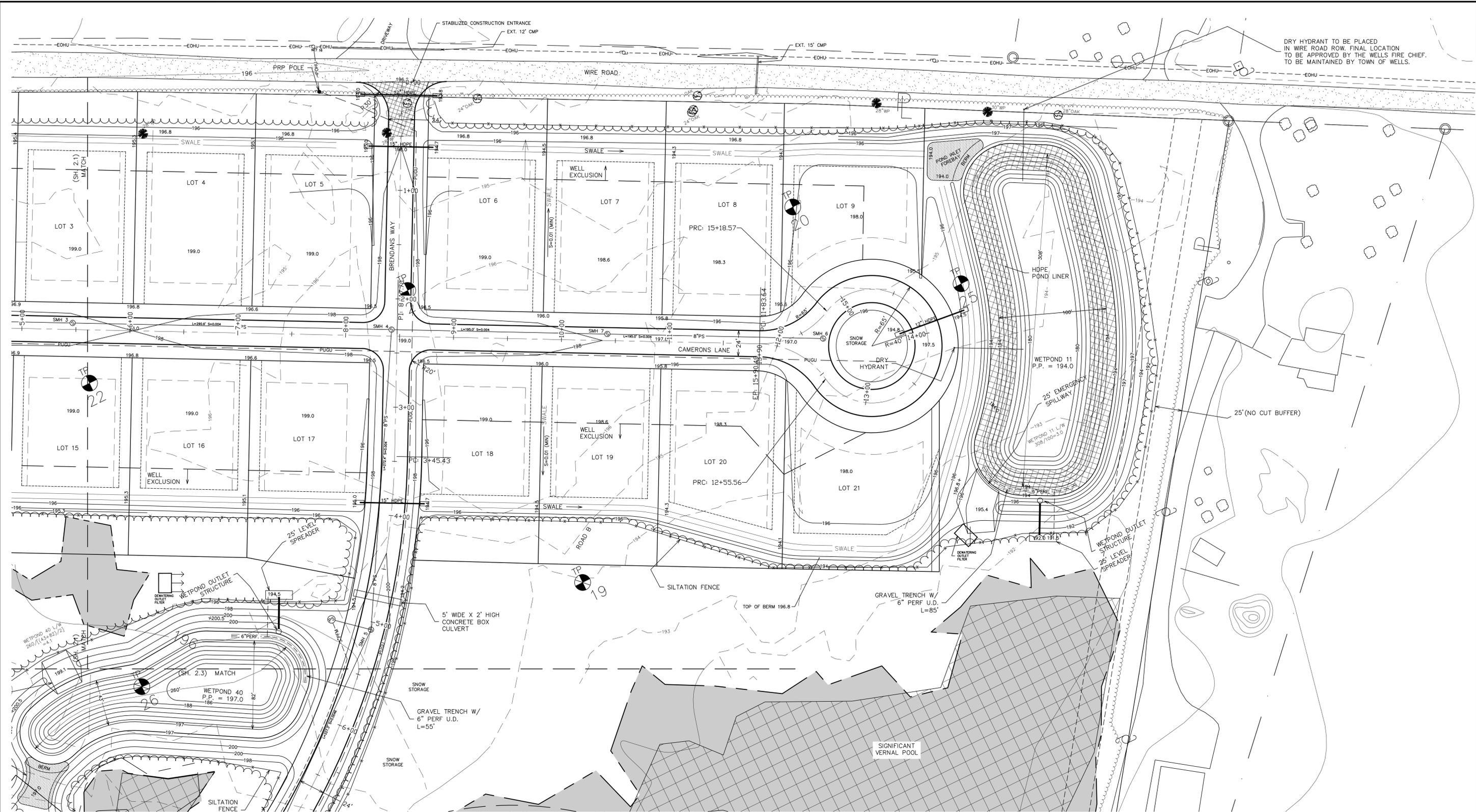
NO.	DESCRIPTION	DATE
D.	TOWN OF WELLS FINAL PLAN SUBMITTAL.	5/23/16
C.	MDEP REVIEW REVISIONS.	5/13/16
B.	TOWN REVIEW REVISIONS.	3/16/16
A.	MDEP SUBMITTAL.	3/8/16
NO.	DESCRIPTION	DATE

GRADING AND UTILITY PLAN
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
WELLS, ME 04090

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

SCALE: 1" = 40'	APPROVED BY: STB	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE D : 5/23/16
JOB NO: C141-16	CAD FILE: FENDERSON MASTER	SHEET 2.1



DRY HYDRANT TO BE PLACED IN WIRE ROAD ROW. FINAL LOCATION TO BE APPROVED BY THE WELLS FIRE CHIEF. TO BE MAINTAINED BY TOWN OF WELLS.

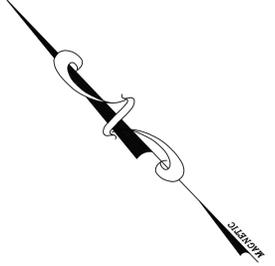
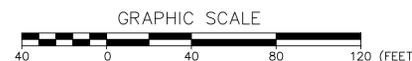
**GRADING AND UTILITY PLAN
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME**

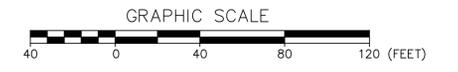
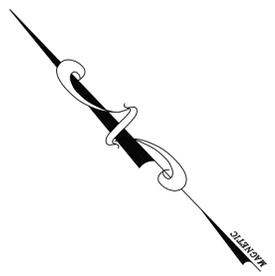
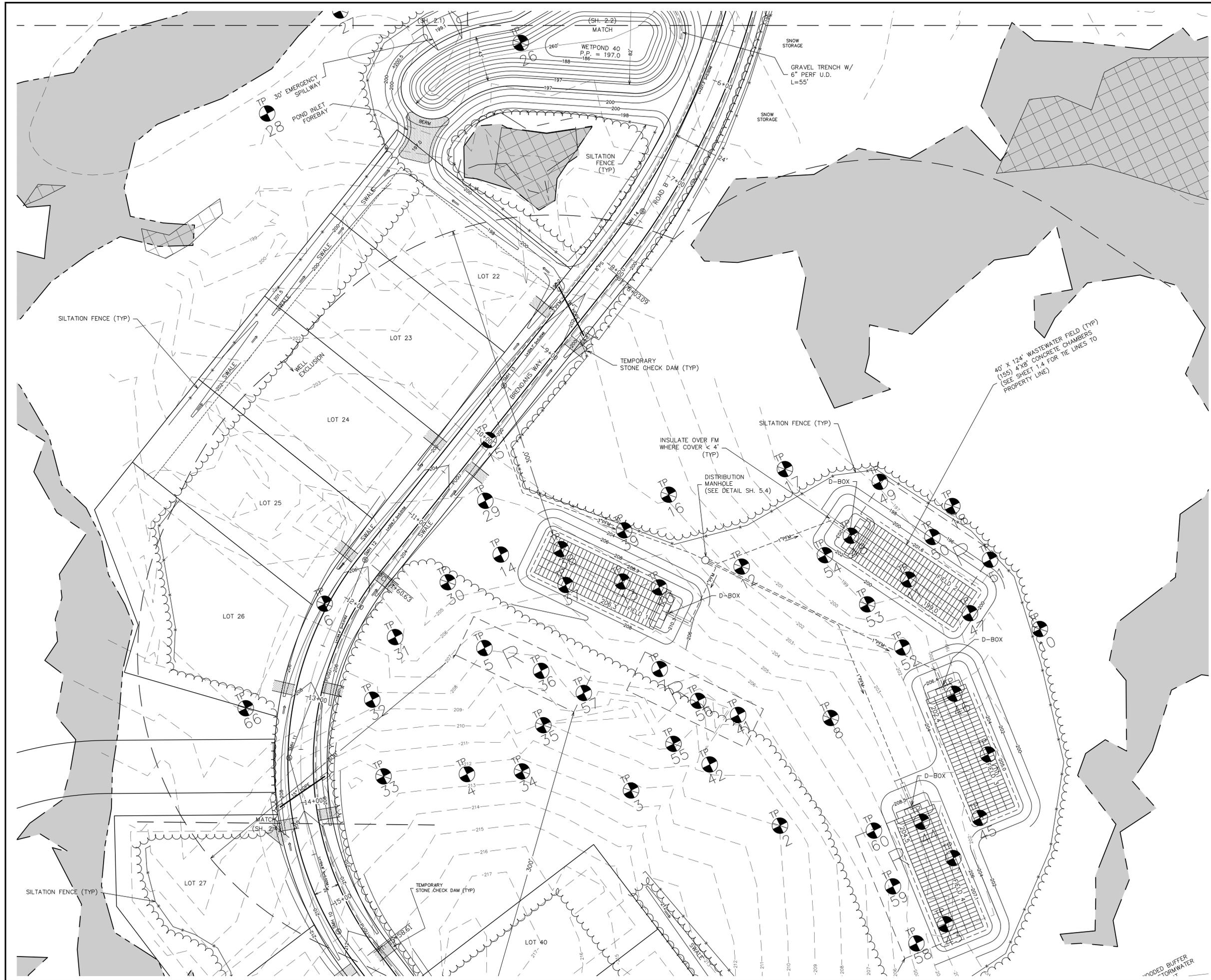
FOR: HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
WELLS, ME 04090

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		D : 5/23/16

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	DESCRIPTION	DATE
	REVISIONS	





NO.	DESCRIPTION	DATE
C.	TOWN OF WELLS FINAL PLAN SUBMITTAL.	5/23/16
B.	MDEP REVIEW REVISIONS.	5/13/16
A.	MDEP SUBMITTAL.	3/8/16

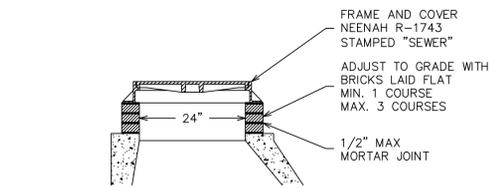
**GRADING AND UTILITY PLAN
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME**

FOR: HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
WELLS, ME 04090

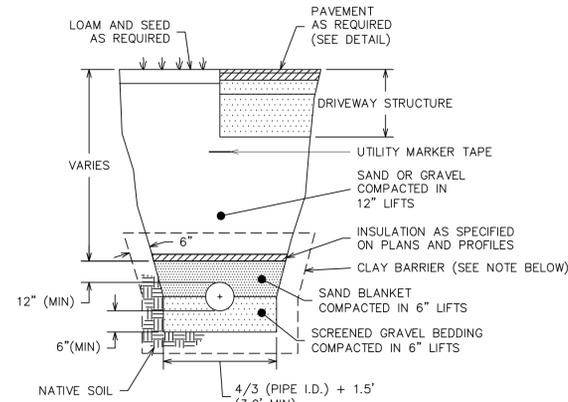
ATTAR ENGINEERING, INC.
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SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE
JOB NO: C141-16	CAD FILE: FENDERSON MASTER	SHEET 2.3

WOODED BUFFER
STORMWATER

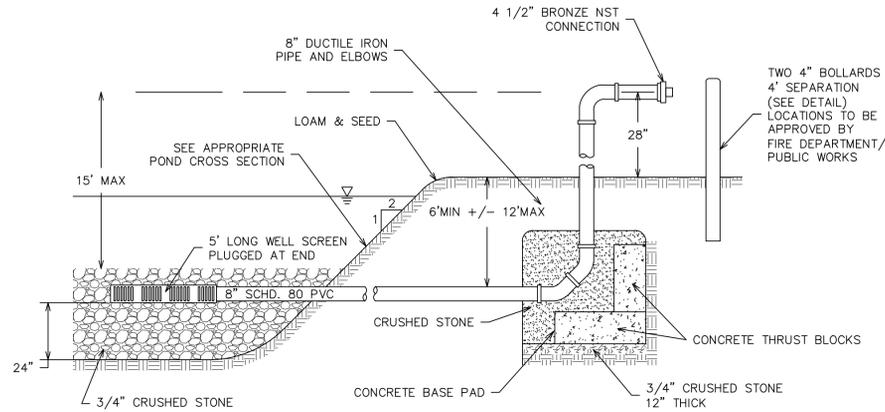


STANDARD COVER AND FRAME
SCALE: NTS

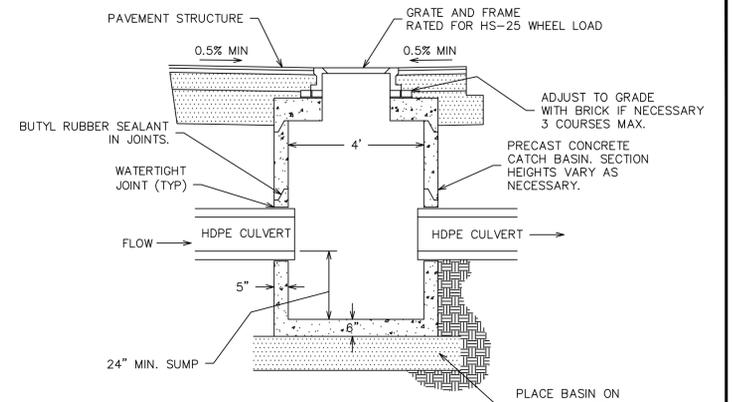


SEWER PIPE TRENCH DETAIL
SCALE: NTS

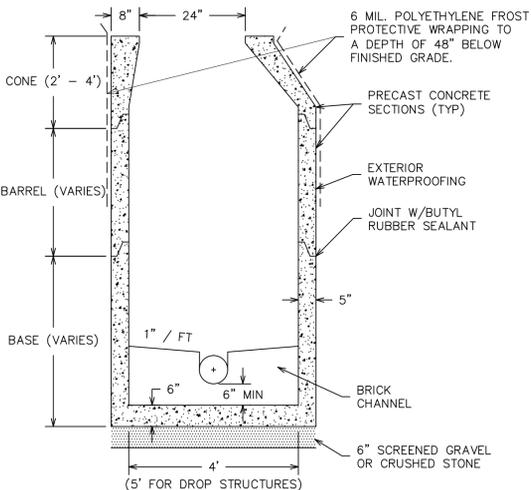
TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.
CLAY BARRIERS (12" THICK, APPROX. 100' INTERVALS) ALONG THE PIPE BEDDING SHALL BE INSTALLED IN AREAS OF HIGH GROUNDWATER OR AS DIRECTED BY THE INSPECTING ENGINEER.



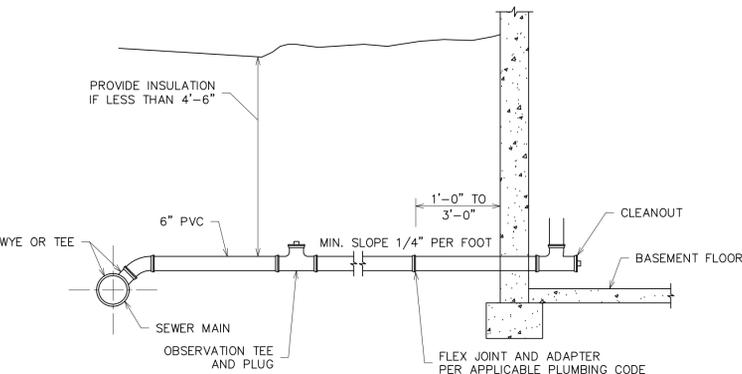
DRY HYDRANT DETAIL
(NTS)



TYPICAL CATCH BASIN
(NTS)

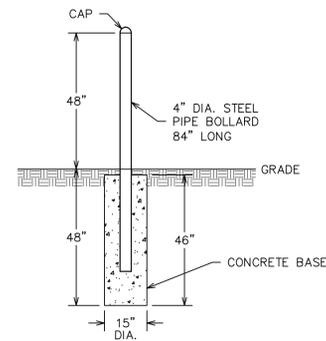


TYPICAL SANITARY MANHOLE
SCALE: NTS

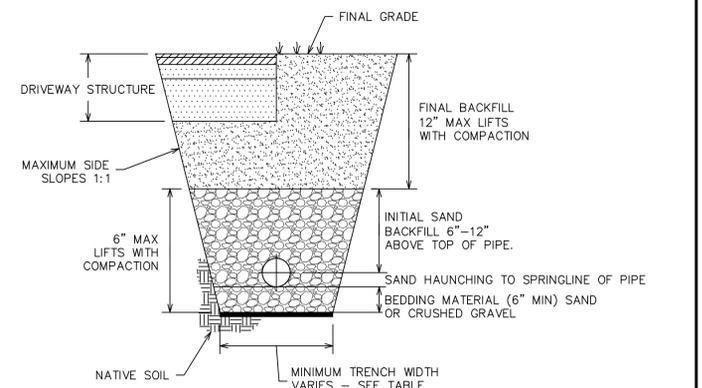


TYPICAL SERVICE CONNECTION AND HOUSE LATERAL DETAIL
SCALE: NTS

NOTE: HOUSE SEWER MAY BE LOCATED BENEATH BASEMENT FLOOR



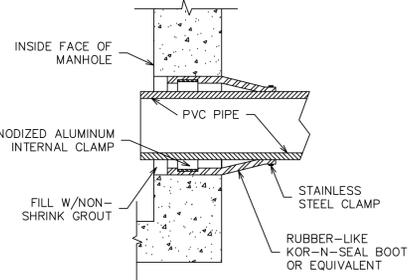
PROTECTIVE BOLLARD DETAIL
(NTS)



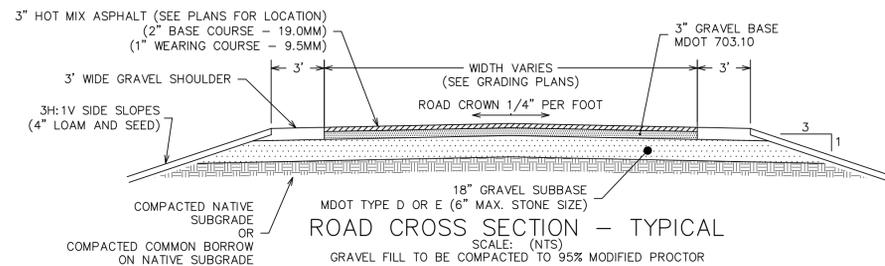
HDPE CULVERT TRENCH DETAIL
(NTS)

TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.

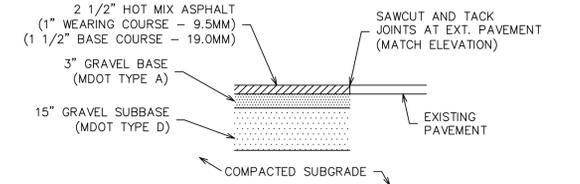
NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



TYPICAL BOOT GASKET
SCALE: NTS

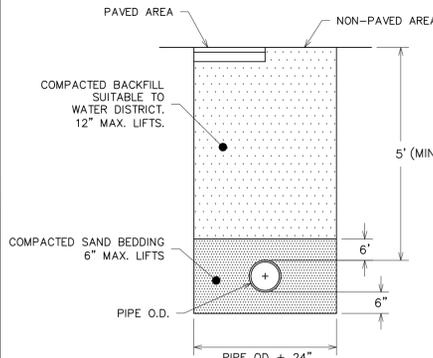


ROAD CROSS SECTION - TYPICAL
SCALE: (NTS)

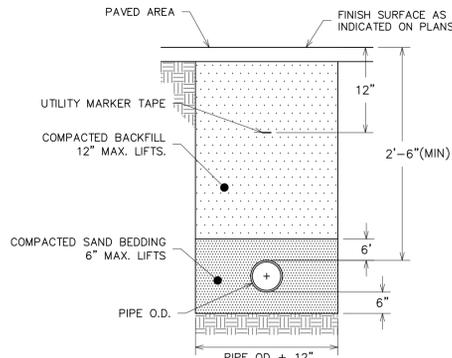


ASPHALT PARKING (DRIVEWAY) CROSS SECTION
(NTS)

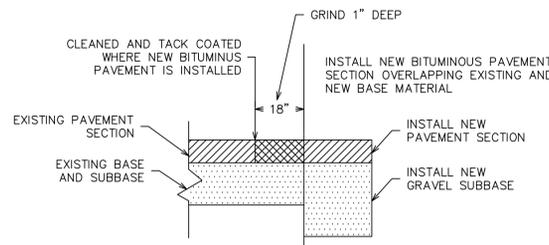
GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR



WATER LINE TRENCH DETAIL
(NTS)



UTILITY CONDUIT TRENCH DETAIL
(NTS)



PAVEMENT JOINT CROSS SECTION
NEW PAVEMENT ABUTTING EXISTING PAVEMENT
(NTS)

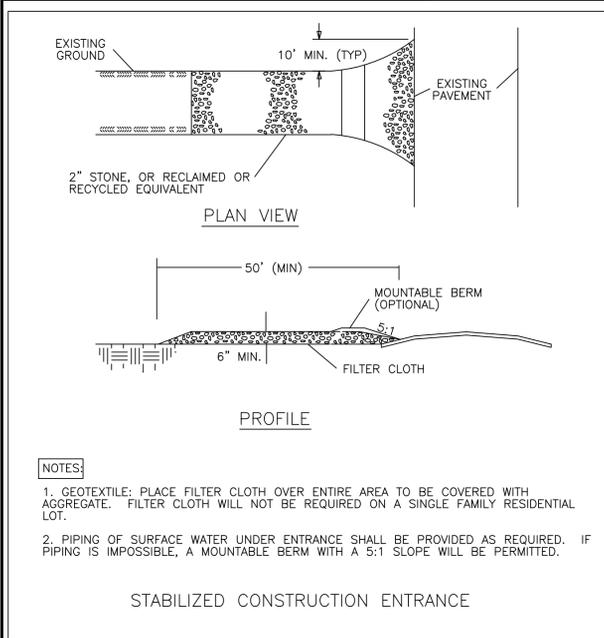
NO.	DESCRIPTION	DATE
A.	MDEP SUBMITTAL	3/8/16
REVISIONS		

SITE DETAILS
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPIKE PROPERTIES, LLC
P.O. BOX 339
WELLS, ME 04090

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

SCALE: AS NOTED	APPROVED BY: STB	DRAWN BY: STB
DATE: 1/11/16	REVISION: DATE	
JOB NO: C141-16	CAD FILE: WIRE ROAD DET	SHEET 5.1

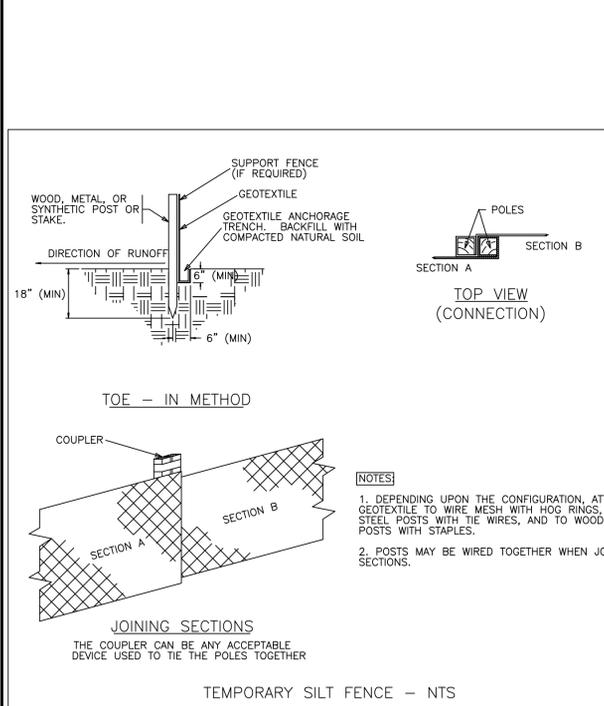
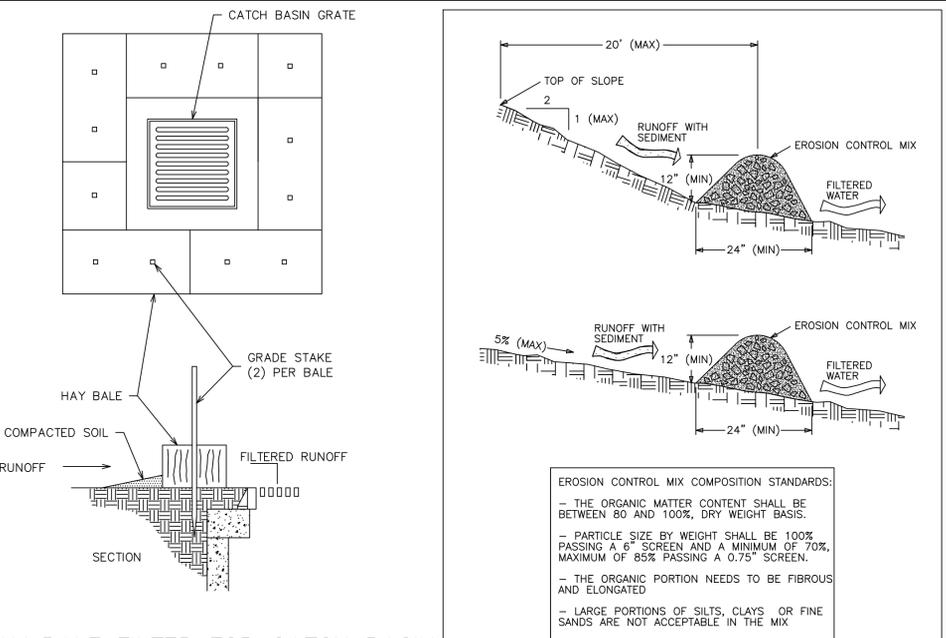


EROSION AND SEDIMENTATION CONTROL NOTES

1. SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL PARTICLES ACCUMULATING BEHIND THE FENCE SHALL BE REMOVED AFTER EACH SIGNIFICANT RAIN EVENT AND IN NO INSTANCE SHOULD ACCUMULATION EXCEED 1/2 THE HEIGHT OF THE FENCE. TORN OR DAMAGED AREAS SHALL BE REPAIRED.
2. TEMPORARY AND PERMANENT VEGETATION AND MULCHING IS AN INTEGRAL COMPONENT OF THE EROSION AND SEDIMENTATION CONTROL PLAN. ALL AREAS SHALL BE INSPECTED AND MAINTAINED UNTIL THE DESIRED VEGETATIVE COVER IS ESTABLISHED. THESE CONTROL MEASURES ARE ESSENTIAL TO EROSION PREVENTION AND ALSO REDUCE COSTLY REWORK OF GRADED AND SHAPED AREAS.
3. SEEDING, FERTILIZER AND LIME RATES AND TIME OF APPLICATION WILL BE DEPENDENT ON SOIL REQUIREMENTS. TEMPORARY VEGETATION SHALL BE MAINTAINED IN THESE AREAS UNTIL PERMANENT SEEDING IS APPLIED. ADDITIONALLY, EROSION AND SEDIMENTATION MEASURES SHALL BE MAINTAINED UNTIL PERMANENT VEGETATION IS ESTABLISHED.
4. ALL LAWN AREA, OUTER POND SIDE SLOPES AND SWALES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 2 LB/ACRE REDTOP AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 42 LB/ACRE. FERTILIZER AND LIME RATES SHALL BE DEPENDENT ON SOIL TESTING. IN THE ABSENCE OF SOIL TESTS, FERTILIZE WITH 10-20-20 (N-P205-K201) AT 800 LB/ACRE AND LIME AT 3 TONS/ACRE. MULCH WITH HAY AT 70-90 LB/1000 S.F. 4" OF LOAM SHALL BE APPLIED PRIOR TO SEEDING.
5. POND BOTTOMS AND INNER POND SIDESLOPES SHALL BE PERMANENTLY SEEDED WITH THE FOLLOWING MIXTURE: 20 LB/ACRE CREEPING RED FESCUE, 8 LB/ACRE BIRDSFOOT TREFLOID AND 20 LB/ACRE TALL FESCUE FOR A TOTAL OF 48 LB/ACRE. SEE THE ABOVE NOTE FOR FERTILIZER, LIME AND MULCHING RATES.
6. TEMPORARY VEGETATION OF ALL DISTURBED AREAS, MATERIAL STOCKPILES AND OTHER SUCH AREAS SHALL BE ESTABLISHED BY SEEDING WITH EITHER WINTER RYE AT A RATE OF 112 LB/ACRE OR ANNUAL RYEGRASS AT A RATE OF 40 LB/ACRE. WINTER RYE SHALL BE USED FOR FALL SEEDING AND ANNUAL RYEGRASS FOR SHORT DURATION SEEDING. SEEDING SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. TEMPORARY STABILIZATION WITH MULCH OF DISTURBED AREAS SHALL TAKE PLACE WITHIN 7 DAYS OF THE CESSATION OF CONSTRUCTION ACTIVITIES IN AN AREA THAT WILL NOT BE WORKED FOR MORE THAN 7 DAYS. AREAS WITHIN 75 FEET OF A WETLAND OR WATERBODY SHALL BE TEMPORARILY STABILIZED WITH MULCH WITHIN 48 HOURS OF THE INITIAL DISTURBANCE OR PRIOR TO ANY STORM EVENT, WHICHEVER COMES FIRST.
7. TEMPORARY SEEDING OF DISTURBED AREAS SHALL BE ACCOMPLISHED BEFORE OCTOBER 1. PERMANENT SEEDING SHALL BE ACCOMPLISHED BEFORE SEPTEMBER 15.
8. ALL SEEDED AREAS SHALL BE MULCHED WITH HAY AT A RATE OF 2 BALES (70-90 LB) PER 1000 S.F. OF SEEDED AREA.
9. ALL DISTURBED AREAS ON THE SITE SHALL BE PERMANENTLY STABILIZED WITHIN 7 DAYS OF FINAL GRADING OR TEMPORARILY STABILIZED PER E&S NOTE 6. PERMANENT STABILIZATION MEANS 90% COVER WITH MATURE, HEALTHY PLANTS FOR PLANTED AREAS AND FOR SODDED AREAS, COMPLETE BINDING OF SOD ROOTS INTO THE UNDERLYING SOIL WITH NO SLUMPING OF THE SOD OR DIE-OFF.
10. A STABILIZED CONSTRUCTION ENTRANCE SHALL BE INSTALLED AT ALL ACCESSES TO PUBLIC ROADS (SEE PLAN). TEMPORARY CULVERTS SHALL BE PROVIDED AS REQUIRED.
11. SLOPES 2:1 OR STEEPER SHALL BE TREATED WITH POLYJUTE OPEN WEAVE GEOTEXTILE (OR EQUIVALENT) AFTER SEEDING. JUTE MATS SHALL BE ANCHORED PER MANUFACTURER'S SPECIFICATIONS.
12. EXCESSIVE DUST CAUSED BY CONSTRUCTION OPERATIONS SHALL BE CONTROLLED BY APPLICATION OF WATER OR CALCIUM CHLORIDE.
13. THE CONTRACTOR MAY OPT TO USE EROSION CONTROL MIX BERM AS A SEDIMENT BARRIER IN LIEU OF SILTATION FENCE OR HAY BALE BARRIERS WITH APPROVAL FROM THE INSPECTING ENGINEER.
14. SEDIMENT BARRIERS SHALL BE DOUBLED WITH 75' OF WETLANDS OR OTHER PROTECTED NATURAL RESOURCES.
15. TEMPORARY E&S CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS OF PERMANENT STABILIZATION. ACCUMULATED SEDIMENTS SHALL BE REMOVED AND THE AREA STABILIZED.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ADEQUATE HOUSEKEEPING PRACTICES DURING THE CONSTRUCTION OF THE PROJECT. THESE STANDARDS CAN BE FOUND IN THE FOLLOWING DOCUMENT: MDEP CHAPTER 500 (STORMWATER MANAGEMENT), APPENDIX C, HOUSEKEEPING. HOUSEKEEPING PRACTICES INCLUDE, BUT ARE NOT LIMITED TO, SPILL PREVENTION, GROUNDWATER PROTECTION, FUGITIVE SEDIMENT AND DUST, DEBRIS AND OTHER MATERIALS, EXCAVATION DEWATERING, AUTHORIZED NON-STORMWATER DISCHARGES AND UNAUTHORIZED NON-STORMWATER DISCHARGES.
17. WHENEVER PRACTICABLE, NO DISTURBANCE ACTIVITIES SHOULD TAKE PLACE WITHIN 50 FEET OF ANY PROTECTED NATURAL RESOURCE. IF DISTURBANCE ACTIVITIES TAKE PLACE BETWEEN 30 FEET AND 50 FEET OF ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED. IF DISTURBANCE ACTIVITIES TAKE PLACE LESS THAN 30 FEET FROM ANY PROTECTED NATURAL RESOURCE, AND STORMWATER DISCHARGES THROUGH THE DISTURBED AREAS TOWARD THE PROTECTED NATURAL RESOURCE, PERIMETER EROSION CONTROLS MUST BE DOUBLED AND DISTURBED AREAS MUST BE TEMPORARILY OR PERMANENTLY STABILIZED WITHIN 7 DAYS.

ROAD & DRIVEWAY CONSTRUCTION NOTES

1. ROADS & DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".
2. ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBBASE.
3. ALL STUMPS, LEDGE AND LARGE BOULDERS TO BE REMOVED FROM THE CONSTRUCTION AREA. THE CONSTRUCTION AREA SHALL BE CLEARED AND ROUGH GRADED.
4. ALL CULVERTS TO BE ADS N-12 (HDPE) OR APPROVED EQUAL. CULVERT INLETS AND OUTLETS TO BE PROTECTED IN ACCORDANCE WITH THE CULVERT INLET/OUTLET PROTECTION DETAIL.
5. 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.



WINTER CONSTRUCTION NOTES

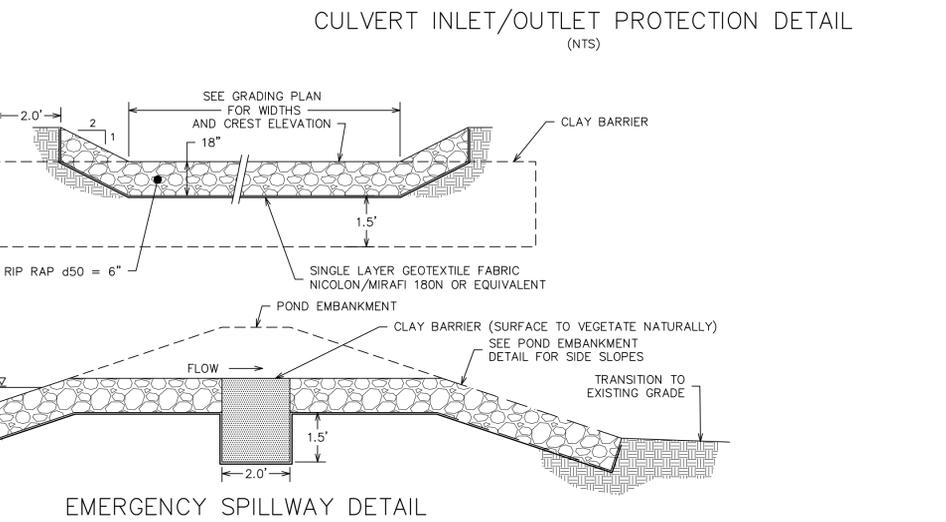
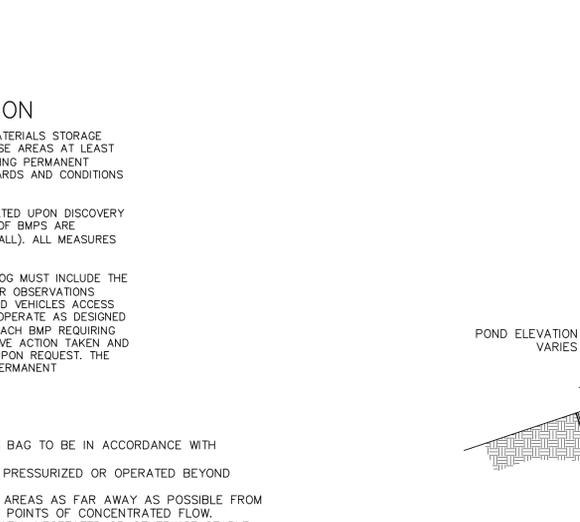
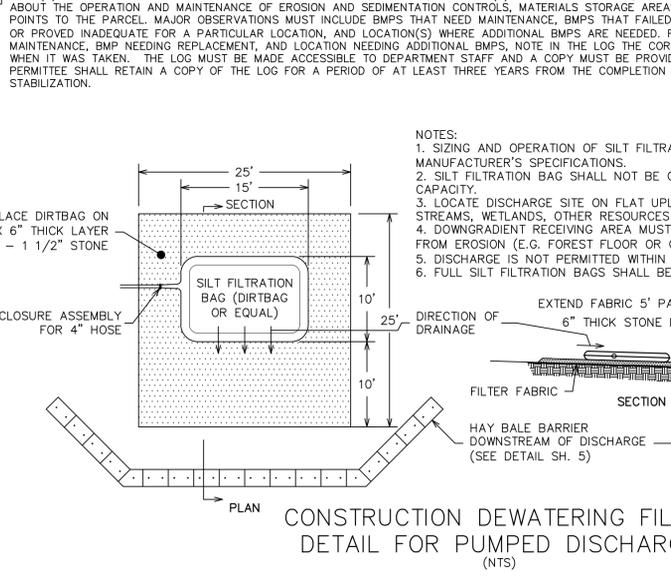
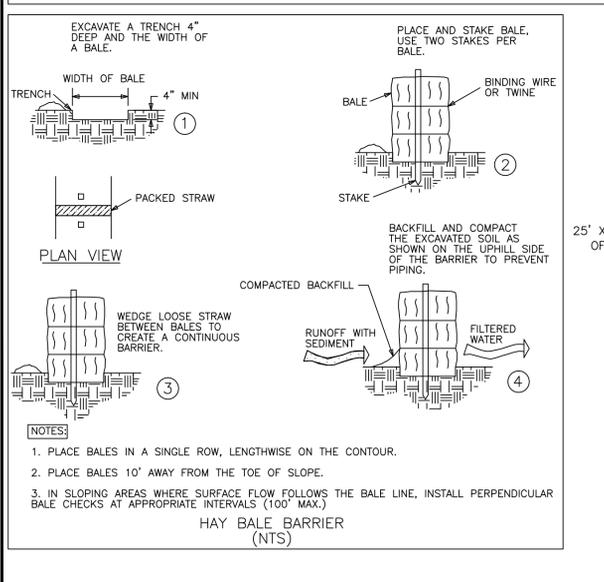
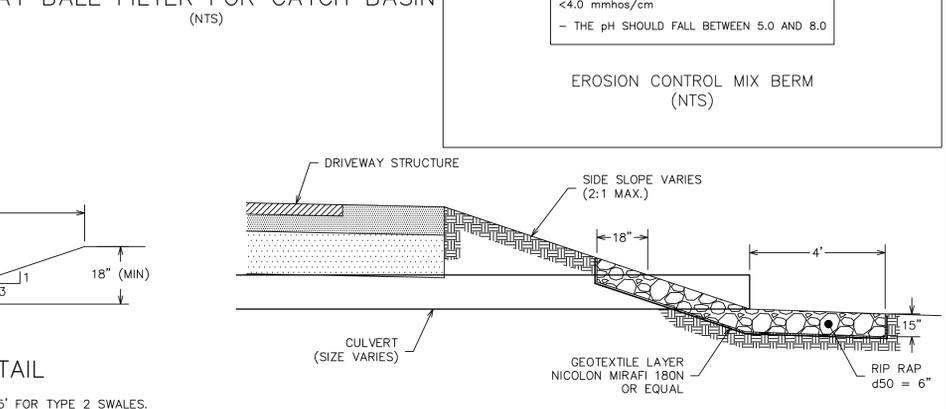
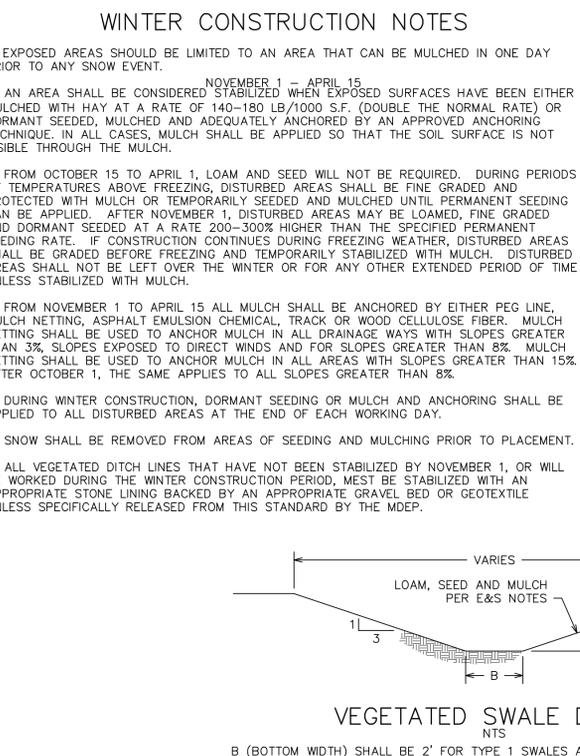
1. EXPOSED AREAS SHOULD BE LIMITED TO AN AREA THAT CAN BE MULCHED IN ONE DAY PRIOR TO ANY SNOW EVENT.
2. AN AREA SHALL BE CONSIDERED STABILIZED WHEN EXPOSED SURFACES HAVE BEEN EITHER MULCHED WITH HAY AT A RATE OF 140-180 LB/1000 S.F. (DOUBLE THE NORMAL RATE) OR DORMANT SEEDED, MULCHED AND ADEQUATELY ANCHORED BY AN APPROVED ANCHORING TECHNIQUE. IN ALL CASES, MULCH SHALL BE APPLIED SO THAT THE SOIL SURFACE IS NOT VISIBLE THROUGH THE MULCH.
3. FROM OCTOBER 15 TO APRIL 1, LOAM AND SEED WILL NOT BE REQUIRED. DURING PERIODS OF TEMPERATURES ABOVE FREEZING, DISTURBED AREAS SHALL BE FINE GRADED AND PROTECTED WITH MULCH OR TEMPORARILY SEEDED AND MULCHED UNTIL PERMANENT SEEDING CAN BE APPLIED. AFTER NOVEMBER 1, DISTURBED AREAS MAY BE LOAMED, FINE GRADED AND DORMANT SEEDED AT A RATE 200-300% HIGHER THAN THE SPECIFIED PERMANENT SEEDING RATE. IF CONSTRUCTION CONTINUES DURING FREEZING WEATHER, DISTURBED AREAS SHALL BE GRADED BEFORE FREEZING AND TEMPORARILY STABILIZED WITH MULCH. DISTURBED AREAS SHALL NOT BE LEFT OVER THE WINTER OR FOR ANY OTHER EXTENDED PERIOD OF TIME UNLESS STABILIZED WITH MULCH.
4. FROM NOVEMBER 1 TO APRIL 15 ALL MULCH SHALL BE ANCHORED BY EITHER PEG LINE, MULCH NETTING, ASPHALT EMULSION CHEMICAL, TRACK OR WOOD CELLULOSE FIBER. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL DRAINAGE WAYS WITH SLOPES GREATER THAN 3%. SLOPES EXPOSED TO DIRECT WINDS AND FOR SLOPES GREATER THAN 8%. MULCH NETTING SHALL BE USED TO ANCHOR MULCH IN ALL AREAS WITH SLOPES GREATER THAN 15%. AFTER OCTOBER 1, THE SAME APPLIES TO ALL SLOPES GREATER THAN 8%.
5. DURING WINTER CONSTRUCTION, DORMANT SEEDING OR MULCH AND ANCHORING SHALL BE APPLIED TO ALL DISTURBED AREAS AT THE END OF EACH WORKING DAY.
6. SNOW SHALL BE REMOVED FROM AREAS OF SEEDING AND MULCHING PRIOR TO PLACEMENT.
7. ALL VEGETATED DITCH LINES THAT HAVE NOT BEEN STABILIZED BY NOVEMBER 1, OR WILL BE WORKED DURING THE WINTER CONSTRUCTION PERIOD, MUST BE STABILIZED WITH AN APPROPRIATE STONE LINING BACKED BY AN APPROPRIATE GRAVEL BED OR GEOTEXTILE UNLESS SPECIFICALLY RELEASED FROM THIS STANDARD BY THE MDEP.

E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION

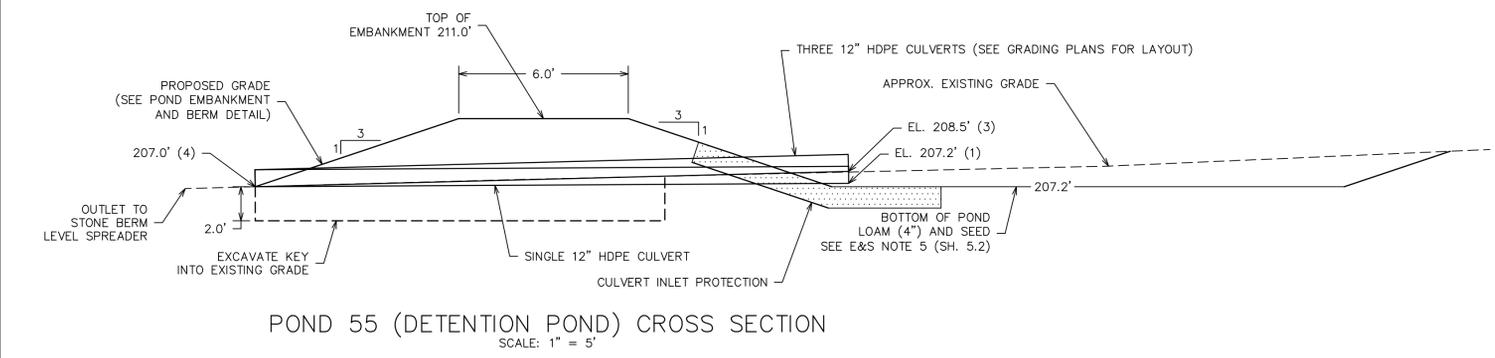
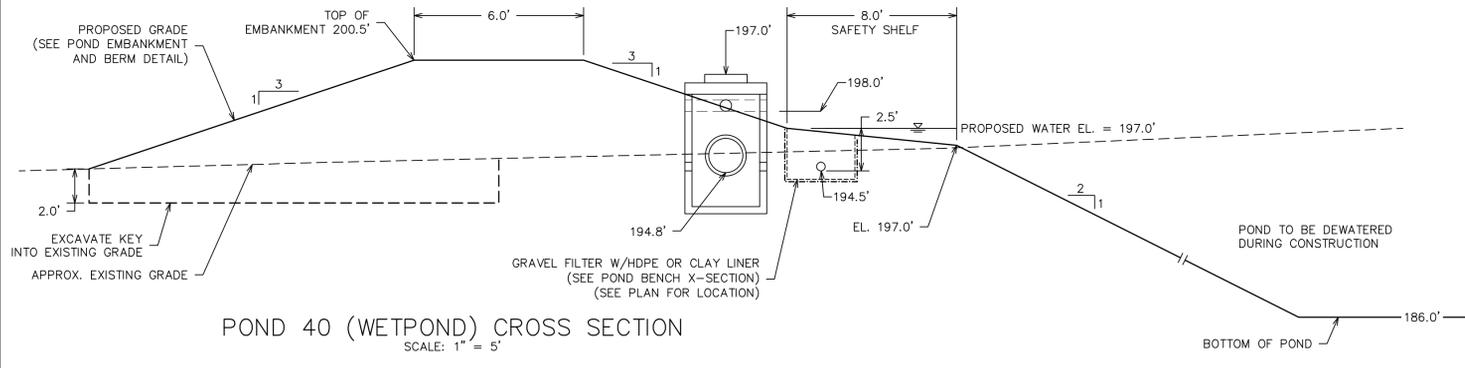
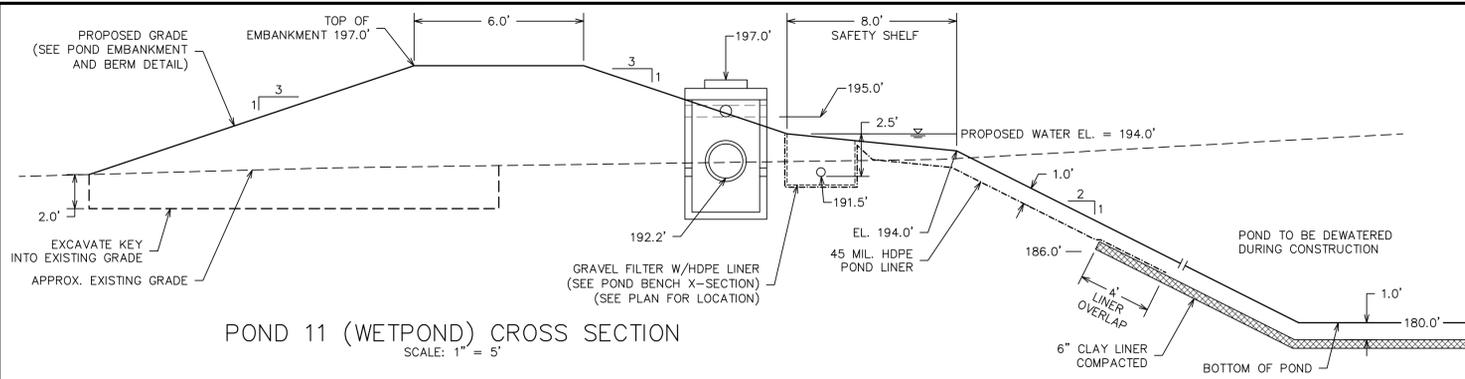
A. INSPECTION AND CORRECTIVE ACTION. INSPECT DISTURBED AND IMPERVIOUS AREAS, EROSION CONTROL MEASURES, MATERIALS STORAGE AREAS THAT ARE EXPOSED TO PRECIPITATION, AND LOCATIONS WHERE VEHICLES ENTER OR EXIT THE SITE. INSPECT THESE AREAS AT LEAST ONCE A WEEK AS WELL AS BEFORE AND WITHIN 24 HOURS AFTER A STORM EVENT (RAINFALL), AND PRIOR TO COMPLETING PERMANENT STABILIZATION MEASURES. A PERSON WITH KNOWLEDGE OF EROSION AND STORMWATER CONTROL, INCLUDING THE STANDARDS AND CONDITIONS IN THE PERMIT, SHALL CONDUCT THE INSPECTIONS.

B. MAINTENANCE. IF BEST MANAGEMENT PRACTICES (BMPs) NEED TO BE REPAIRED, THE REPAIR WORK SHOULD BE INITIATED UPON DISCOVERY OF THE PROBLEM BUT NO LATER THAN THE END OF THE NEXT WORKDAY. IF ADDITIONAL BMPs OR SIGNIFICANT REPAIR OF BMPs ARE NECESSARY, IMPLEMENTATION MUST BE COMPLETED WITHIN 7 CALENDAR DAYS AND PRIOR TO ANY STORM EVENT (RAINFALL). ALL MEASURES MUST BE MAINTAINED IN EFFECTIVE OPERATING CONDITION UNTIL AREAS ARE PERMANENTLY STABILIZED.

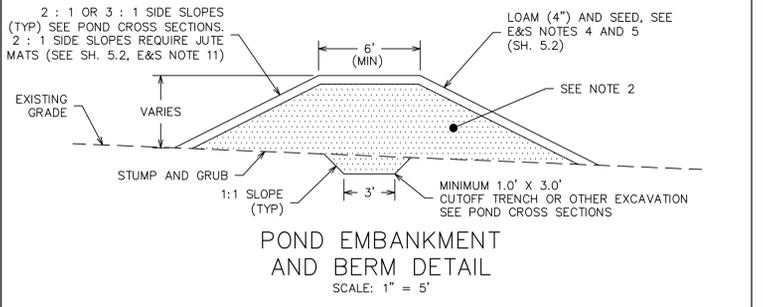
C. DOCUMENTATION. KEEP A LOG (REPORT) SUMMARIZING THE INSPECTIONS AND ANY CORRECTIVE ACTION TAKEN. THE LOG MUST INCLUDE THE NAME(S) AND QUALIFICATIONS OF THE PERSON MAKING THE INSPECTIONS, THE DATE(S) OF THE INSPECTIONS, AND MAJOR OBSERVATIONS ABOUT THE OPERATION AND MAINTENANCE OF EROSION AND SEDIMENTATION CONTROLS, MATERIALS STORAGE AREAS, AND VEHICLES ACCESS POINTS TO THE PARCEL. MAJOR OBSERVATIONS MUST INCLUDE BMPs THAT NEED MAINTENANCE, BMPs THAT FAILED TO OPERATE AS DESIGNED OR PROVED INADEQUATE FOR A PARTICULAR LOCATION, AND LOCATION(S) WHERE ADDITIONAL BMPs ARE NEEDED. FOR EACH BMP REQUIRING MAINTENANCE, BMP NEEDING REPLACEMENT, AND LOCATION NEEDING ADDITIONAL BMPs, NOTE IN THE LOG THE CORRECTIVE ACTION TAKEN AND WHEN IT WAS TAKEN. THE LOG MUST BE MADE ACCESSIBLE TO DEPARTMENT STAFF AND A COPY MUST BE PROVIDED UPON REQUEST. THE PERMITTEE SHALL RETAIN A COPY OF THE LOG FOR A PERIOD OF AT LEAST THREE YEARS FROM THE COMPLETION OF PERMANENT STABILIZATION.



SITE DETAILS		
WIRE ROAD SUBDIVISION WIRE ROAD, WELLS, ME		
FOR: HIGHPINE PROPERTIES, LLC P.O. BOX 339 WELLS, ME 04090		
ATTAR ENGINEERING, INC.		
CIVIL • STRUCTURAL • MARINE 1284 STATE ROAD - ELIOT, MAINE 03903 PHONE: (207)439-6023 FAX: (207)439-2128		
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE
		B : 5/13/16
JOB NO: C141-16		CAD FILE: WIRE ROAD DET
SHEET 5.2		

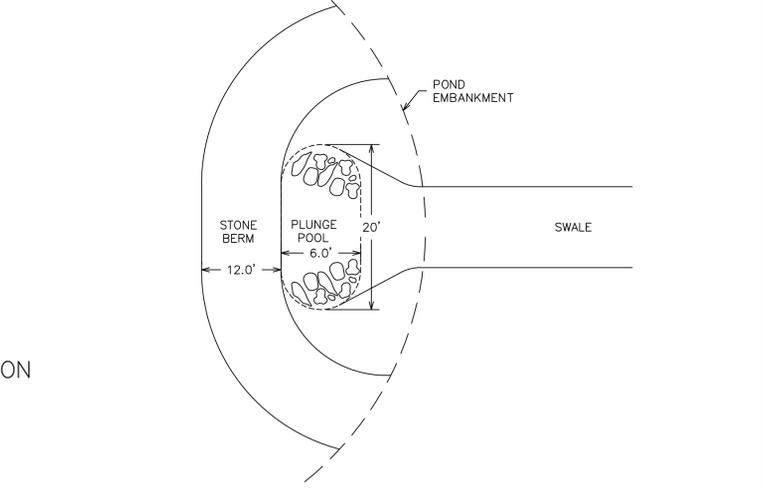
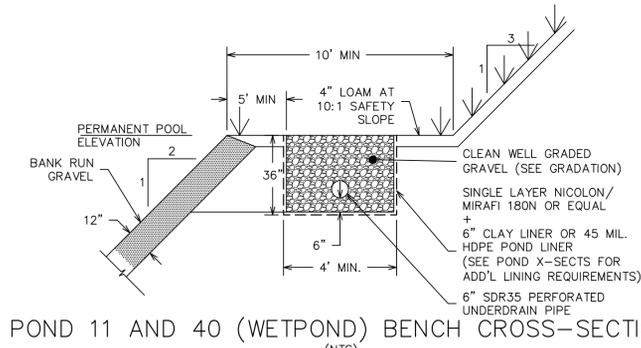


CONSTRUCTION OVERSIGHT REQUIRED (WETPOND):
INSPECTION OF THE WETPOND SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:
 - WHEN POND EMBANKMENT SUBGRADE IS PREPARED;
 - DURING INSTALLATION OF THE GRAVEL TRENCH FILTER;
 - AFTER INLET/OUTLET STRUCTURES HAVE BEEN INSTALLED AND FINAL SOIL STABILIZATION MEASURES ARE IN PLACE;
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS;
 - ALL THE GRAVEL TRENCH MATERIAL SHALL BE APPROVED BY THE DESIGN ENGINEER AFTER TESTS BY A CERTIFIED LABORATORY SHOW THAT THEY ARE PASSING DEP SPECIFICATIONS.
 - CONTRACTOR SHALL COORDINATE INSPECTION SCHEDULE WITH INSPECTING ENGINEER PRIOR TO CONSTRUCTION.



EMBANKMENT CONSTRUCTION NOTES

1. ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBGRADE OF THE BASIN EMBANKMENT. ALL EXCAVATIONS BELOW THE BASIN EMBANKMENT SHALL HAVE A MINIMUM SLOPE OF 1H : 1V.
2. ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE WELL GRADED BORROW WITH A MINIMUM OF 20% FINES CONTENT. EMBANKMENT FILL SHALL BE PLACED IN 12" (MAX.) LIFTS AND BE COMPACTED TO 95% MODIFIED PROCTOR. A CUTOFF TRENCH SHALL BE EXCAVATED AS SHOWN PRIOR TO CONSTRUCTION OF EMBANKMENT.
3. DETENTION BASIN AND ALL EXCAVATIONS SHALL BE KEPT FREE OF WATER DURING CONSTRUCTION.



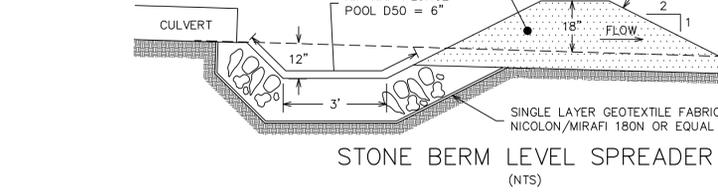
CLEAN, WELL GRADED GRAVEL

SIEVE SIZE	% BY WEIGHT
1"	100
3/4"	90-100
3/8"	0-75
#4	0-25
#10	0-5

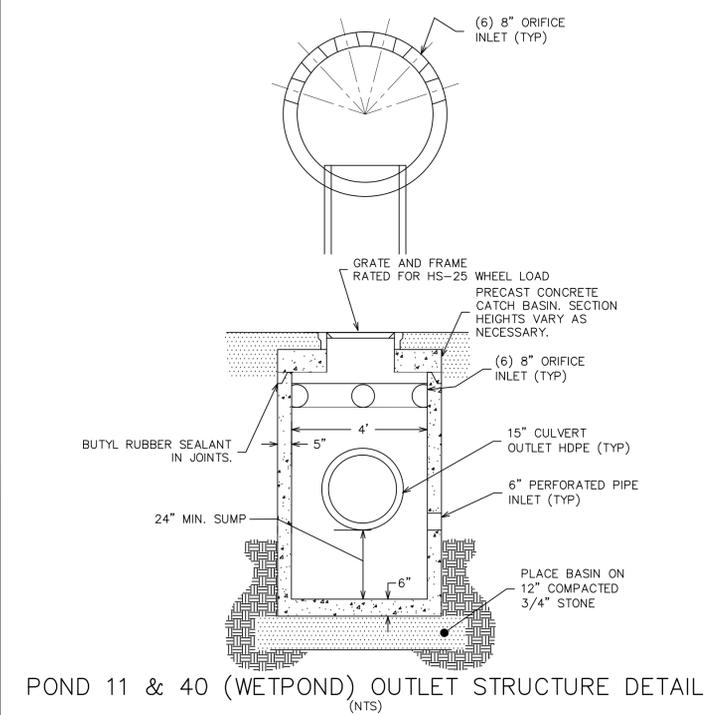
CONSTRUCTION OVERSIGHT REQUIRED (DETENTION POND):
INSPECTION OF THE DETENTION POND SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:
 - WHEN POND EMBANKMENT SUBGRADE IS PREPARED;
 - AFTER INLET/OUTLET STRUCTURES HAVE BEEN INSTALLED AND FINAL SOIL STABILIZATION MEASURES ARE IN PLACE;
 - AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS;
 - CONTRACTOR SHALL COORDINATE INSPECTION SCHEDULE WITH INSPECTING ENGINEER PRIOR TO CONSTRUCTION.

STONE GRADATION REQUIREMENTS

SIEVE (METRIC)	SIEVE (US CUSTOMARY)	% PASSING (BY WEIGHT)
300 MM	12 IN	100
150 MM	6 IN	84-100
75 MM	3 IN	68-83
25.4 MM	1 IN	42-55
4.75 MM	No. 4	8-12



CONSTRUCTION OVERSIGHT REQUIRED (STONE BERM LEVEL SPREADER):
INSPECTION OF THE STONE BERM LEVEL SPREAD SHALL BE PROVIDED FOR EACH PHASE OF CONSTRUCTION BY THE DESIGN ENGINEER WITH REQUIRED REPORTING TO THE DEP. AT A MINIMUM, INSPECTIONS WILL OCCUR:
 - WHEN SUBGRADE IS PREPARED;
 - AFTER INSTALLATION OF THE STONE AND STABILIZATION OF THE AREA;
 - CONTRACTOR SHALL COORDINATE INSPECTION SCHEDULE WITH INSPECTING ENGINEER PRIOR TO CONSTRUCTION.



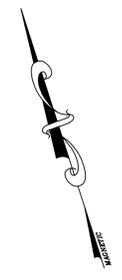
NO.	DESCRIPTION	DATE
B.	MDEP REVIEW REVISIONS.	5/13/16
A.	MDEP SUBMITTAL.	3/8/16
	REVISIONS	

SITE DETAILS
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME

FOR: HIGHPIKE PROPERTIES, LLC
P.O. BOX 339
WELLS, ME 04090

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

SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE B : 5/13/16
JOB NO: C141-16	CAD FILE: WIRE ROAD DET	SHEET 5.3



HIGH INTENSITY SOIL MAP LEGEND

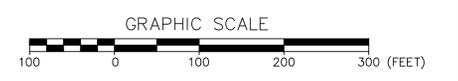
- ALB ABRAM-LYMAN COMPLEX, FINE SANDY LOAMS, 0-8% SLOPES
- BrB BRAYTON FINE SANDY LOAM, 0-8% SLOPES
- CrB CROGHAN LOAMY FINE SAND, 0-8% SLOPES
- NoB NAUMBURG LOAMY FINE SAND, 0-8% SLOPES
- TSB TUNBRIDGE-SKERRY COMPLEX FINE SANDY LOAMS, 0-8% SLOPES

THIS SOIL SURVEY COMPLIES WITH CLASS B STANDARDS AS DEFINED BY THE MAINE ASSOCIATION OF PROFESSIONAL SOIL SCIENTISTS. SEE REPORT DATED DECEMBER, 2015 FOR COMPLETE DESCRIPTION OF METHODS, SOILS AND RESULTS.

ALL TEST PITS BY MICHAEL CUOMO

WETLAND/VERNAL POOL IDENTIFICATION BY OTHERS SEE GENERAL NOTE 19 ON SHEET 1.1 FOR REFERENCE.

MICHAEL CUOMO
MAINE SOIL SCIENTIST #211



**CLASS B HIGH INTENSITY SOIL SURVEY
WIRE ROAD SUBDIVISION
WIRE ROAD, WELLS, ME**

FOR: HIGHPINE PROPERTIES, LLC.
P.O. BOX 339
WELLS, ME 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: STB	DRAWN BY: STB
DATE: 3/8/16	REVISION : DATE A : 5/12/16	
JOB NO: C141-16	CAD FILE: FENDERSON MASTER	SHEET 7.1

NO.	DESCRIPTION	DATE
A.	MDEP REVIEW REVISIONS.	5/12/16
	REVISIONS	



TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

Meeting Agenda

Tuesday, June 14, 2016, 9:00 AM

**Town Hall Meeting Room, Second Floor
208 Sanford Road, Wells**

MINUTES

May 24, 2016

DEVELOPMENT REVIEW & WORKSHOP

- I. **CHOICE FURNITURE OF MAINE** – Harborside Hospitality, LLC, owner; Choice Furniture of Maine, LLC, applicant. Site Plan Amendment Application to change the use of the existing building from Standard Restaurant to Business Retail; to add outdoor retail display areas; and to reconfigure landscaping and parking based on current site conditions. Parcel is located off of 2128 Post Road and is within the General Business District. Tax Map 147, Lot 2 **Workshop completeness, compliance and Findings of Fact & Decisions for possible approval**
- II. **SHAWS DISTRIBUTION WAREHOUSE**– Shaws Realty LLC, owner; David Briggs, applicant; Owen Haskell, agent. Site Plan Amendment for after the fact approval of added pavement for truck parking near the southwest corner of the existing building. The parcel is located off of 205 Spencer Drive and is within the Light Industrial District. Tax Map 50, Lot 27B. **Receive Site Plan Amendment Application, Workshop Article V, VI, VII and draft completeness**
- III. **HANNAFORD** – Hannaford Bros. Co. LLC, owner/ applicant; Stantec Consulting Services, agent. Site Plan Amendment Application to create an outdoor Clink unit and move the existing bus stop to another location on the site. The property is located off of 107 Wells Plaza and is within the General Business and 250' Shoreland Overlay District. Tax Map 121, Lot 20A. **Receive Site Plan Amendment Application, Workshop Article V, VI, VII and draft completeness**
- IV. **WIRE ROAD SUBDIVISION** - Highpine Properties, LLC, owner/applicant. Attar Engineering, Inc. agent. Final Subdivision Application for a major subdivision consisting of 40 lots/ single family dwelling units on 100 acres of land (Residential Cluster Development) with private roadways and infrastructure. The parcel is located off of Wire Road and is within the Rural District. Tax Map 75, Lot 1. **Comment on Final Subdivision Application for the Planning Board**
- V. **HUBBARD FARM SUBDIVISION (FKA HOLLIS SUBDIVISION)** – IPAGuillemette Living Trust & Nelson and Barbara Welch, owners; Sebago Real Estate Investment LLC, applicant; Corner Post Land Surveying Inc, engineer. Minor Subdivision Application for a 4 lot/dwelling unit minor subdivision on 9.22 acres of land (8.39 acres Guillemette + .83 acres Welch) off of Crediford Road/ Sanford Road. The parcel is located in the Rural District and is

identified as Tax Map 49, Lot 11. **Comment on the Minor Subdivision Application for the Planning Board**

- VI. WELLS TOWN HALL** – Town of Wells, owner/applicant. Site Plan Amendment to permit the Farmers Market (retail use) to be located in the front or rear parking lot and to construct a handicap accessible ramp to the General Office entrance. The property is located off of 208 Sanford Road and is within the General Business and Residential Commercial District. Tax Map 134, Lot 24.exe. **Receive Site Plan Amendment, Workshop Articles V, VI, VII and draft completeness, compliance and Findings of Fact & Decisions for possible approval**
- VII. DRAKES ISLAND PARKING LOT** - Town of Wells, owner/applicant. Site Plan Application to construct up to a 10' x 10' bathroom addition adjacent to the existing restroom facility (Municipal Facility). The property is located off of 1 Island Beach Road and is within the Resource Protection and 250' Shoreland Overlay District. Tax Map 137, Lot 1.exe. **Receive Site Plan Amendment, Workshop Articles V, VI, VII and draft completeness, compliance and Findings of Fact & Decisions for possible approval**

OTHER BUSINESS

ADJOURN