



## TOWN OF WELLS, MAINE PLANNING BOARD

Meeting Agenda  
Monday, July 25, 2016, 7:00 PM  
Littlefield Meeting Room, Town Hall  
208 Sanford Road

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

#### I. JULY 11, 2016 DRAFT MEETING MINUTES

##### DOCUMENTS:

[PB MIN 07-11-16.PDF](#)

### PUBLIC HEARING(S)

#### I. GRANITE RIDGE GRAVEL

Pepin Wells, LLC/ Stonewood Enterprises, LLC; owner/applicant. Corner Post Land Surveying, surveyor. Site Plan Amendment Application to revise the mineral extraction buffer limits and expand the mineral extraction area from 3.67 acres to approximately 4.2 +/- acres of the 22.72 acre parcel. The parcel is located off of Perry Oliver Road and is within the Rural District. Tax Map 37, Lot 41.

##### DOCUMENTS:

[PB MEMO RE GRANITE RIDGE AMD PH 07-22-16.PDF](#)  
[NICNAT EMAIL RE GRANITE RIDGE GRAVEL - ABUTTER AGREEMENT 06-13-16.PDF](#)  
[CEO EMAIL FW COMPLIANT AT THE PERRY OLIVER QUARRYPIT 07-08-16.PDF](#)

### DEVELOPMENT REVIEW & WORKSHOPS

#### I. SHERWOOD FOREST SUBDIVISION

Richard B. Seiden, owner; Verrill Dana, LLP, agent, John Swan of Owen Haskell, engineer. Final Subdivision Amendment to adjust the lot line shared by lots 23-A-6 and 23-A-8 within the existing subdivision. The properties are located off of Locksley Lane and are within the Residential A District. Tax Map 25, Lots 23-A-6 and 23-A-8. **Workshop compliance/ Findings of Fact & Decisions for possible approval**

##### DOCUMENTS:

[SHERWOOD FOREST AMD MEMO 07-20-16.PDF](#)  
[SHERWOOD FOREST DRAFT COMPLIANCE AND FOF 07-20-16.PDF](#)  
[SHERWOOD FOREST DRAFT PLAN 07-19-16.PDF](#)

#### II. COULSON FARM SUBDIVISION

Sebago Real Estate Investment LLC, applicant; David & Patricia Coulson, owners. Corner Post Land Surveying, surveyor. Subdivision Pre-Application for a 11 lot/dwelling unit residential cluster major subdivision with private roadway and open space. Parcel is located within the Residential A, 250' Shoreland Overlay, and Resource Protection Districts. Parcel is located off of 227 Branch Road and is identified as Tax Map 56, Lot 25. **Receive Subdivision Pre-Application and schedule a site walk**

**DOCUMENTS:**

[COULSON FARM PRE-APP MEMO 07-20-16.PDF](#)  
[COULSON FARM SUBDIVISION PRE-APPLICATION 07-12-16.PDF](#)  
[COULSON FARM PURCHASE AND SALE AGREEMENT 05-14-16.PDF](#)  
[COULSON FARM TEST PITS 06-06-16.PDF](#)  
[COULSON SUB.PDF](#)

**III. GRANITE RIDGE GRAVEL**

Pepin Wells, LLC/ Stonewood Enterprises, LLC; owner/applicant. Corner Post Land Surveying, surveyor. Site Plan Amendment Application to revise the mineral extraction buffer limits and expand the mineral extraction area from 3.67 acres to approximately 4.2 +/- acres of the 22.72 acre parcel. The parcel is located off of Perry Oliver Road and is within the Rural District. Tax Map 37, Lot 41.

**Workshop comments from public hearing and draft compliance**

**DOCUMENTS:**

[GRANITE RIDGE GRAVEL AMEND APP MEMO 07-20-16.PDF](#)  
[GRANITE RIDGE GRAVEL REC PLAN DRAFT 07-11-16.PDF](#)  
[GRANITE RIDGE GRAVEL SITE PLAN DRAFT 07-11-16.PDF](#)

**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. **Workshop peer review, HOA docs, and draft compliance/ draft Final Findings of Fact & Decisions**

**DOCUMENTS:**

[WIRE ROAD FINAL MAJOR APP MEMO 07-21-16.PDF](#)  
[WIRE ROAD MGL DRAINAGE MEMO 07-21-16.PDF](#)  
[WIRE ROAD HOA REVIEW BY TOWN ATTY 07-21-16.PDF](#)  
[STONEHILL WIRE ROAD WATER SUPPLY PEER REVIEW LETTER 07-19-16.PDF](#)  
[BLOUKS EMAIL RE WIRE RD 07-11-16.PDF](#)  
[PHOTO 1\\_20160322.PDF](#)  
[PHOTO 2\\_20160322.PDF](#)  
[PHOTO 3\\_20160322.PDF](#)  
[PHOTO 4\\_20160322.PDF](#)  
[PLAN KEY FOR PHOTOS 1-4.PDF](#)  
[WIRE ROAD SUBDIVISION FINAL PLAN DRAFT 05-24-16.PDF](#)

**V. ELMWOOD RESORT**

Elmwood Condominium Association. owner; Scott DeFelice. applicant. Site Plan

Amendment Application to construct a new entry for the pool building and for after-the-fact approval of various changes made since the 1990 site plan approval. The property is located off of 1351 Post Road and is within the General Business and 75' Shoreland Overlay Districts. Tax Map 129, Lot 35. **Workshop completeness and determine a Public Hearing**

**DOCUMENTS:**

ELMWOOD AMEND APP MEMO 07-22-16.PDF  
ELMWOOD DRAFT PLAN EC2 07-22-16.PDF  
ELMWOOD DRAF PLAN EC1 07-21-16.PDF  
ELMWOOD RESORT ART V (145-26) GEN BUS DIST 07-21-16.PDF  
ELMWOOD ART V (145-33) SHORELAND OVERLAY DIST CHECKLIST  
07-22-16.PDF  
ELMWOOD AMEND ART VI (145-35 TO 145-47) TOWN REGS 07-22-  
16.PDF  
ELMWOOD AMEND ART VII (145-52) NEW 2013 LODGING FACILITIES  
07-22-16.PDF  
ELMWOOD DRAFT COMPLETENESS 07-22-16.PDF

**OTHER BUSINESS**

**I. SUNRISE TERRACE SUBDIVISION - NULL & VOID**

**DOCUMENTS:**

SUNRISE TERRACE LTR TO DARLING RE EXPIRATION 07-19-16.PDF

**II. SRC & CEO SITE PLAN REVIEW AND APPROVALS UPDATE**

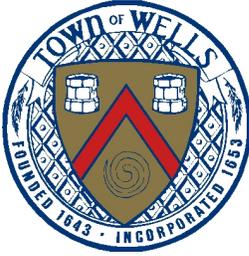
**DOCUMENTS:**

07-19-16 SRC AGENDAR.PDF

**III. ORDINANCE CHANGE PROPOSAL - NOV. 2016 TOWN MEETING - RC ZONE  
OUTDOOR SALES**

**DOCUMENTS:**

ORDINANCE CHG MGL MEMO RE RC ZONE OUTDOOR SALES 07-22-  
16.PDF



# TOWN OF WELLS, MAINE PLANNING BOARD

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Meeting Minutes  
Monday, July 11, 2016, 7:00 P.M.  
Wells Town Hall  
208 Sanford Road

## **CALL TO ORDER AND DETERMINATION OF QUORUM**

Chairman Chuck Millian called the meeting to order at 7:00 P.M. Members present: George Raftopoulos, Brian Toomey and Charles Anderson. There is a quorum and all members are voting tonight. Staff present: Mike Livingston, Town Engineer/Planner and Meeting Recorder Cinni Davidson.

## **MINUTES**

June 20, 2016

### **MOTION**

Motion by Mr. Anderson, seconded by Mr. Toomey, to approve the minutes as written. **PASSED** 3-0-1 with Mr. Raftopoulos abstaining.

## **DEVELOPMENT REVIEW & WORKSHOPS**

- I. BRANCH HEIGHTS** –Dan & Greer Higgins, owners; Frank Emery, surveyor. Final Subdivision Amendment to revise the wetland and septic location for lot 1 within the existing subdivision. Parcel is located within the Rural District and is located off of 100 Higgins Drive. Tax Map 874, Lot 6-1. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness if appropriate, determine if a public hearing is necessary, workshop compliance/ Findings of Fact & Decisions if appropriate**

### **MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to receive the final subdivision amendment application. **PASSED** unanimously.

Jim Logan of Longview Partners represented the applicant. The property is in a previously approved subdivision, and the purpose of this amendment is to correct the wetland location for Lot 1 and re-locate the septic system. The 25' buffer will be maintained, and the plume from the revised septic location goes in the same direction as before. Wells will not be affected. Abutters have signed a statement that there is no objection to the proposed changes.

PB Min 07-11-16

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a site walk. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive the need for property contours. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a soil erosion and sedimentation control plan. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a stormwater management plan. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application complete. **PASSED** unanimously.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to waive a public hearing. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that the recommended monumentation is suitable. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that an updated nitrate assessment is not necessary. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application compliant and approve the Findings of Facts & Decisions §202-12, §202-13 and §202-2 with 6 standard conditions of approval and 1 special condition of approval. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to approve the application and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

- II. LAUDHOLM OCEANSIDE** – Charles Katis, owner; Arundel Homes, applicant; John Bruckler, surveyor. Final Subdivision Amendment to adjust the lot line shared by lots 2-9 and 2-10 within the existing subdivision. The properties are located off of Skinner Mill Road and are within the Rural District. Tax Map 148, Lots 2-9 and 2-10. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness if appropriate, determine if a public hearing is necessary, workshop compliance/ Findings of Fact & Decisions if appropriate**

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to receive the final subdivision amendment application. **PASSED** unanimously.

Lee Melvin of Arundel Homes represented the applicant. The reason for this amendment is to alter a lot line between Lots 2-9 and 2-10 due to a mislocated well and transfer 89 sq. ft. of each lot to the other lot.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a soil erosion and sedimentation control plan. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a stormwater management plan. **PASSED** unanimously.

The driveway location and culvert location and Note 13 have been added to the plan. No DEP permit is required. The wetland impact is less than 4,300 SF and the wet area is actually a drainage ditch. The ditch is not considered a water body by the Town definition.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to waive a site walk. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application complete. **PASSED** unanimously.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to waive a public hearing. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find that the proposed lot line is acceptable although it is no longer perpendicular to the street. **PASSED** unanimously.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find the recommended monumentation (iron pipes at the new corners) acceptable. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the recommended notes acceptable: Note 13 re: driveway culvert(s) and Note 14 re: installing the monumentation within 90 days of approval. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application compliant, to approve the Findings of Facts & Decisions §202-12 A-H, §202-13 and §202-2 with 6 standard PB Min 07-11-16

conditions of approval, to approve the application and sign the plans and Findings at the end of the meeting. **PASSED** unanimously.

**III. SHERWOOD FOREST** – Richard B. Seiden, owner; Verrill Dana, LLP, agent, John Swan of Owen Haskell, engineer. Final Subdivision Amendment to adjust the lot line shared by lots 23-A-6 and 23-A-8 within the existing subdivision. The properties are located off of Locksley Lane and are within the Residential A District. Tax Map 25, Lots 23-A-6 and 23-A-8. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness if appropriate, determine if a public hearing is necessary, workshop compliance/ Findings of Fact & Decisions if appropriate**

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to receive the final subdivision amendment application. **PASSED** unanimously.

Spencer Thibodeau of Verrill Dana represented the applicant. This amendment is intended to adjust a lot line within an existing subdivision and create an easement over Lot 23-A-6 for the benefit of Lot 23-A-8. One item missing from the plan is a well next to the Berrigans' driveway on Lot 6. This is not in the area being conveyed. The Board considered the completeness items.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a soil erosion and sedimentation control plan. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a stormwater management plan. **PASSED** unanimously.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find the application complete. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to waive a site walk. **PASSED** unanimously.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to waive a public hearing. **PASSED** unanimously.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find that the proposed lot line is acceptable although it is no longer perpendicular to the street. **PASSED** unanimously.

### MOTION

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to find the recommended monumentation (iron pipes at the new corners to be set within 90 days of approval) acceptable. **PASSED** unanimously.

### MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the recommended Note 6 acceptable. The applicant will supply evidence to the Town that the monumentation has been set within 90 days of approval, and this will be a special condition of approval. **PASSED** unanimously.

Attorney Jens-Peter Bergen was present, representing the Berrigans. The problem with the boundary line appears to have originated with a survey done 20-30 years ago. Although the Berrigans are not happy about the outcome, this settlement appears to be the best possible solution.

### MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the application compliant with §202-12 and continue the workshop to the next meeting. **PASSED** unanimously.

- IV. RIVERWALK SUBDIVISION** – Bourne Field Properties, LLC, owner; Rick Licht, applicant; Lower Village Survey Company, surveyor. Final Subdivision Amendment to amend the location of the septic for lot 3 within the existing subdivision. The parcel is located off of Farm View Way which is off of Branch Road and is located within the Rural District. Tax Map 70, Lot 5-3. **Receive Final Subdivision Amendment Application, determine if a site walk is necessary, workshop completeness if appropriate, determine if a public hearing is necessary, workshop compliance/ Findings of Fact & Decisions if appropriate**

### MOTION

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to receive the final subdivision amendment application. **PASSED** unanimously.

Josh Moody of Bourne Field Properties and Silas Canavan of Walsh Engineering were present. The applicant wishes to alter the septic system location for Lot 3 in a previously approved subdivision. There is a Certificate of Amendment in tonight's packets. The plan does not have to be recorded at YCRD unless the applicant wishes to.

### MOTION

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to find the proposed septic area relocation acceptable, and find the application complete and compliant. **PASSED** unanimously.

### MOTION

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to approve the proposed revisions, authorize the Chairman to sign the Certificate of Amendment, and sign the plans at the end of the meeting. **PASSED** unanimously.

- V. **OGUNQUIT RIVER INN** – Ryan Amin, owner/applicant. Site Plan Amendment seeking approval for additional lighting in the hotel parking lot. No changes are proposed to the existing Lodging Facility which consists of 80 hotel/motel units. The property is located off of 17 Post Road and is within the General Business and Shoreland Overlay Districts. Tax Map 102, Lot 5. **Review proposed lighting details and lighting locations, make recommendations to applicant**

Applicant Ryan Amin was present. The Code Office has issued a Notice of Violation based on lighting that was not identified on the March 2015 site plan approval. The applicant is proposing a new lighting plan with directional fixtures focused on the parking lot and not shining onto Route One and abutting property. The LED sign was discussed and there was a question about decreasing the interior light. Mr. Livingston will check with the Code Office on the specifications in the original submittal for the sign permit. The question to resolve is whether the sign approval was in conflict with the site plan approval.

A photometric plan has not been submitted. Mr. Millian said this should be provided before the public hearing.

#### **MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to appoint Mr. Livingston completeness agent and authorize him to review the proposed lighting plan and schedule a public hearing. **PASSED** unanimously.

- VI. **GRANITE RIDGE GRAVEL** – Pepin Wells, LLC/ Stonewood Enterprises, LLC; owner/applicant. Corner Post Land Surveying, surveyor. Site Plan Amendment Application to revise the mineral extraction buffer limits and expand the mineral extraction area from 3.67 acres to approximately 4.2 +/- acres of the 22.72 acre parcel. The parcel is located off of Perry Oliver Road and is within the Rural District. Tax Map 37, Lot 41. **Workshop completeness, determine a Public Hearing**

Mr. Raftopoulos recused himself because of a business relationship with the applicant. Applicant Matthew Pepin was present. This is an amendment to expand the mineral extraction area and revise the mineral extraction buffer limits. The Board considered buffer requirements. Some of the abutters have agreed to a 25' buffer along the tree line. There are buffer disturbances/violations along the southerly side and dense revegetation is required there. A decision about the buffer along Perry Oliver Road will be postponed until after the public hearing. The sight distance of 350' must be maintained.

The original approval has a fence along the lot line to block noise and dust from the abutter's property. Note 17 was added about crushing activity and the noise level. Operations in the pit are almost complete. They would like to use a jaw-type crusher to process gravel for driveways. Hours of operation would have to be set and the work would have to be done in the center of the pit.

Seeding vs. hydroseeding were considered for the reclaimed area. Mr. Livingston said either is acceptable. Bonding the reclamation will be approximately \$3500 per acre of gravel pit area and \$4500 per acre including trees for buffer restoration areas.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Toomey, to grant a waiver for plan scale and allow 1"=60'. **PASSED** unanimously by those voting.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Toomey, to appoint Mr. Livingston completeness agent and authorize him to schedule a public hearing. **PASSED** unanimously by those voting. Mr. Raftopoulos returned to the Board.

**VII. MEETINGHOUSE ROAD SUBDIVISION** – Richard Moody & Sons Construction Co, LLC, owner/applicant. Rick Licht, agent. Preliminary Subdivision Application for a 13 lot/dwelling unit major residential cluster subdivision with private road ROW and Open Space. The subdivision to be located off of 1321 Meetinghouse Road and is within the Rural District. The parcel is identified as Tax Map 77, Lot 22. **Receive Preliminary Subdivision Application and workshop completeness**

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to receive the preliminary subdivision application. **PASSED** unanimously.

John Moody of Richard Moody & Sons Construction and Silas Canavan of Walsh Engineering presented an application for a 13 lot residential cluster subdivision.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to approve setback and street frontage reductions per 145-49 as part of the cluster provisions. **PASSED** unanimously.

A 50' no-cut buffer is proposed along the abutting residential lots, and septic systems for three of the lots are proposed within the buffer. A determination can be made after the public hearing. The IF&W letter hasn't been provided yet, but on the recent Riverwalk subdivision application there were no significant habitats identified.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to grant a waiver of identifying trees greater than 24" in diameter. There is one large tree in the middle of the property that is noted on the plan to be preserved. **PASSED** unanimously.

**MOTION**

Motion by Mr. Anderson, seconded by Mr. Raftopoulos, to appoint Mr. Livingston completeness agent and authorize him to schedule a public hearing. **PASSED** unanimously.

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to grant a waiver for the Lot 13 driveway location and access that lot from Meetinghouse Road. The sight distance is adequate on that section of the road. **PASSED** unanimously.

**OTHER BUSINESS**

~The June 28 SRC meeting agenda was reviewed: additional truck parking at the Shaw's warehouse, relocation of the Clynk unit and bus stop at Hannaford, and adding a shower to the restroom facility at the Drakes Island parking lot.

**ADJOURN**

**MOTION**

Motion by Mr. Raftopoulos, seconded by Mr. Anderson, to adjourn and sign plans and Findings. **PASSED** unanimously.

MINUTES APPROVED \_\_\_\_\_, 2016

ACCEPTED BY:

\_\_\_\_\_  
Robert Sullivan, Secretary

\_\_\_\_\_  
Cinndi Davidson, Recorder



# TOWN OF WELLS, MAINE PLANNING BOARD

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To: Town of Wells Planning Board

From: Planning Office

Date: July 22, 2016

Re: Granite Ridge Gravel Amendment –Public Hearing – Tax Map 37, Lot 41

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The Planning Office has received the attached public comments regarding the Granite Ridge Gravel. A few calls have been made to the Planning Office as well with concerns about noise and the buffering.

From: nicnat@maine.rr.com  
Sent: Monday, June 13, 2016 8:44 PM  
To: Shannon Belanger  
Cc: Mike Livingston  
Subject: Re: Granite Ridge Gravel - abutter agreement

Thanks for sending.

So, from what I am reading, there was no compensation for removal of old growth trees from within the 100' buffer. Is that correct?

I just wanted to double confirm.

Brad Chandler

----- Shannon Belanger <Sbelanger@wellstown.org> wrote:

> Hi Brad,

>

> Attached please find the abutter agreement you inquired about for Granite Ridge Gravel.

>

> Please let us know if you have any questions. Thanks,

>

> Shannon L.M. Belanger

> Planning Assistant

> Website Administrator

> Town of Wells, Maine

> sbelanger@wellstown.org<mailto:sbelanger@wellstown.org>

> phone: (207) 646-5187

> fax: (207) 646-7046

>

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>

From: Mike Livingston  
Sent: Friday, July 08, 2016 9:32 AM  
To: Shannon Belanger  
Subject: FW: Compliant at the Perry Oliver quarry/pit

From: James Genereux  
Sent: Friday, July 08, 2016 8:53 AM  
To: Matthew Pepin  
Cc: Jodine Adams; Mike Livingston  
Subject: RE: Compliant at the Perry Oliver quarry/pit

Hi Matt,

Thank you,

James Genereux  
Code Enforcement Officer  
Town of Wells  
208 Sanford Road  
Wells, Maine 04090  
(207) 646-5187

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From: Matthew Pepin [mailto:matt@rpepin.com]  
Sent: Friday, July 08, 2016 8:19 AM  
To: James Genereux  
Subject: RE: Compliant at the Perry Oliver quarry/pit

James,

I will take care of this. One of our employees mistakenly decided to have equipment hauled offsite prior to 7:00 A.M. We were not operating the gravel pit only moving equipment but I understand that this is not acceptable either.

Won't happen again.

Thanks

Matthew Pepin  
R. Pepin & Sons, Inc.  
Pepin Precast  
59 Shaw Road  
Sanford, ME 04073  
207-324-6125 phone  
207-651-9435 cell  
207-324-7673 fax

From: James Genereux [mailto:jgenereux@wellstown.org]  
Sent: Wednesday, July 06, 2016 2:12 PM  
To: matt@rpepin.com  
Cc: Mike Livingston <mlivingston@wellstown.org>; Jodine Adams <jadams@wellstown.org>; Jo-Ann Putnam <jputnam@wellstown.org>; Gordon Clarke <gclarke@wellstown.org>; Dave Johnson <djohnson@wellstown.org>; Todd Bayha <tbayha@wellstown.org>  
Subject: Compliant at the Perry Oliver quarry/pit

Hello Matt,

This office received a complaint from an abutter in regards to start times of equipment at the Quarry/pit off of Perry Oliver Rd. The complaint was equipment is being started and operating as early as 0530am and occasionally prior to 7am.

The Town ordinance (noise) hours of operation are Monday thru Saturday 7am to 10pm and Sunday 9am to 9pm.

Please correct this with your operators and/or subs who are working in the quarry/pit. If this is not corrected we will be forced to post the property with a violation. Violations for noise are both Land Use (Code Enforcement) and Civil (Law Enforcement) matters and can result in substantial fees and or fines.

Thank you for your attention to this matter.

James Genereux  
Code Enforcement Officer  
Town of Wells  
208 Sanford Road  
Wells, Maine 04090  
(207) 646-5187

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## Planning & Development

208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: [www.wellstown.org](http://www.wellstown.org)

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon M. L. Belanger, Planning Assistant</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

### **Final Subdivision Amendment Application Memo**

Date: July 20, 2016

To: Planning Board

From: Shannon Belanger

Re: Sherwood Forest Subdivision Amendment - Map 25, Lot 23-A-6 & 23-A-8

#### **Project Description:**

A Final Subdivision Amendment Application has been submitted by the application on behalf of the landowner of Lot 23-A-8 of the Sherwood Forest Subdivision. The subdivision amendment proposes to alter the lot line and convey land from lot 23-A-6 to 23-A-8 and to create an easement over lot 23-A-6 for the benefit of lot 23-A-8. The subdivision is located within the Residential A District is the lots are located off of Locksley Lane further identified as being located on Tax Map 25. The lots are served by private on-site septic systems and wells.

#### **§ 202-10. Revisions to approved plans.**

A. Procedure. An application for a revision to a previously approved plan shall, at least five business days prior to a scheduled meeting of the Board, request to be placed on the Board's agenda. **Planning Board received Amendment Application on 7/11/16**

(1) If the revision involves the creation of additional lots or dwelling units, the procedures for preliminary plan approval shall be followed, unless the revised plan meets the definition of a minor subdivision. If the revision involves only modifications of the approved plan, without the creation of additional lots or dwelling units, the procedures for final plan approval shall be followed. **Final plan approval procedures to be followed.**

(2) The applicant shall pay a fee established by the Board of Selectmen following notice and a public hearing, to include the applicable per-dwelling-unit fee according to the procedures for a minor subdivision or preliminary plan for a major subdivision. In addition, the applicant shall pay a fee to be determined by the Board, to be deposited in a special account designated for that application, to be used by the Board for hiring independent consulting services to review the application. If the balance in this special account shall be drawn down by 75%, the Board shall notify the applicant and require that an additional \$50 beyond the balance after invoices received are paid be deposited by the applicant. The Board shall continue to notify the applicant and require that an additional \$50 be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a decision on the revision by the Board shall be returned to the applicant. If a public

hearing is deemed necessary by the Board, an additional fee of \$200 shall be required to cover the costs of advertising and postal notification. [Amended 7-23-2002; 4-16-2004] **Fee and escrow provided. Public Hearing waived on 7/11/16.**

- B.** Submissions. The applicant shall submit a copy of the approved plan, as well as 11 copies of the proposed revisions. The application shall also include enough supporting information to allow the Board to make a determination that the proposed revisions meet the standards of these regulations and the criteria of the statute. The revised plan shall indicate that it is the revision of a previously approved and recorded plan and shall show the book and page or cabinet and sheet on which the original plan is recorded at the Registry of Deeds. The applicant shall provide evidence that all owners of abutting property were notified of the application if new lots or dwelling units are proposed to be created. [Amended 7-23-2002] **A copy of the 1976 Sherwood Forest subdivision plan was provided.**
- C.** Scope of review. The Board's scope of review shall be limited to those portions of the plan which are proposed to be changed.

### § 202-9. Final plan for major subdivision.

#### A. Procedure.

- (1) The subdivider shall, within six months after the approval of the preliminary plan, file with the Board an application for approval of the final plan at least 10 days prior to a scheduled meeting of the Board. If the application for the final plan is not submitted within six months after preliminary plan approval, the Board may refuse without prejudice to act on the final plan and require resubmission of the preliminary plan. The final plan shall approximate the layout shown on the preliminary plan, plus any recommendations made by the Board. [Amended 7-11-1996] **Site Walk waived on 7/11/16**
- (2) If a public hearing is deemed necessary by the Board, an additional fee in the amount established by the Board of Selectmen following notice and a public hearing shall be required to cover the costs of advertising and postal notification. [Amended 7-9-2002; 4-16-2004] **Public Hearing waived on 7/11/16**
- (3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board to discuss the final plan. **Yes**
- (4) When the application is received by the Planning Board, it shall give the applicant a dated receipt acknowledging that it has received the application. **Planning Board received the application on 7/11/16**
- (5) Within 30 days after receiving any application, the Board shall notify the applicant in writing either that the application is complete or, if it is incomplete, the specific additional material needed to complete the application. The Board shall determine whether to hold a public hearing on the final plan application. **Found complete 7/11/16**
- (6) Prior to submittal of the final plan application, the following approvals shall be obtained in writing, where appropriate:
  - (a) Maine Department of Environmental Protection, under the Site Location of Development Act and the Natural Resources Protection Act. *Editor's Note: See 38 M.R.S.A § 481 et seq. and 38 M.R.S.A. § 480-A et seq., respectively.* **Not Applicable**
  - (b) The Kennebunk, Kennebunkport and Wells Water District, if the district's water service is to be used. **Not Applicable**
  - (c) Maine Department of Human Services, if the subdivider proposes to provide a central water supply system. **Not Applicable as not changes to water supply (private wells)**

**are proposed.**

- (d) The Wells Sanitary District, if the public sewage disposal system is to be used. **Not Applicable**
  - (e) Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system(s) is to be utilized. **Not Applicable as no changes to subsurface sewage disposal systems are proposed.**
  - (f) An Army Corps of Engineers dredge and fill permit. **Not Applicable**
  - (g) NPDES permit for stormwater discharges. **Not Applicable**
- (7) A public hearing may be held by the Planning Board within 30 days after the issuance of a receipt for the submittal of a complete application. This hearing shall be advertised in a newspaper of local circulation at least two times, the date of the first publication to be at least seven days before the hearing, and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing. When a subdivision is located within 500 feet of a municipal boundary and a public hearing is to be held, the Planning Board shall notify the Clerk and the Planning Board of the adjacent municipality involved at least 10 days prior to the hearing. **Public Hearing waived 7/11/16**
- (8) Upon receipt of an application for a subdivision containing 20 lots or dwelling units or more, the Planning Board shall notify the Road Commissioner, School Superintendent, Police Chief and Fire Chief of the proposed subdivision, the number of dwelling units proposed, the length of roadways and the size and construction characteristics of any multifamily, commercial or industrial buildings. The Planning Board shall request that these officials comment upon the adequacy of their department's existing capital facilities to service the proposed subdivision. **Not Applicable**
- (9) Before the Board grants approval of the final plan, the subdivider shall meet the performance guaranty requirements contained in § 202-13. **To be determined**
- (10) The Board, within 30 days from the public hearing or within 60 days of the official submittal date if no hearing is held, shall make findings of fact and conclusions relative to the standards contained in 30-A M.R.S.A. § 4404, Subsection 3 and in these regulations. If the Board finds that all standards of the statute and these regulations have been met, it shall approve the final plan. If the Board finds that any of the standards of the statute and these regulations have not been met, the Board shall either deny the application or approve the application with conditions to ensure all of the standards will be met by the subdivision. The reasons for any denial or conditions shall be stated in the records of the Board. **To be determined**
- B. Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information:

**Recommendations and conclusions:**

1. The Planning Board should consider the following:
  - a. Find the application compliant;
  - b. Review the conditions of approval;
  - c. Vote to approve and sign the Findings of Fact & Decisions; and
  - d. Vote to approve and sign the subdivision plan.



# Town of Wells, Maine

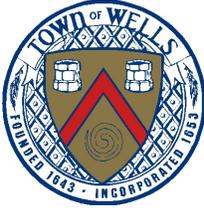
## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 1 of 17**

### Chapter 202 Subdivision of Land

PROJECT INFORMATION	
<b>General:</b>	<p><b>Project Name:</b> Sherwood Forest Subdivision</p> <p><b># Lots/ Dwellings Proposed:</b> 0 lots/dwellings proposed; 47 lots/dwellings exist</p> <p><b>Applicant:</b> Verrill Dana, LLP, One Boston Place, Suite 1600, Boston, MA 02108 Richard Seiden, 184 Locksley Ln, Wells, ME 04090 (23-A-8)</p> <p><b>Landowner:</b> Edward Berringan, 196 Locksley Ln, Wells, ME 04090 (23-A-6) Locksley Lane, Wells, Maine</p> <p><b>Location:</b> Single Family Dwelling Units within an existing 47 lot subdivision</p> <p><b>Existing Use:</b> Single Family Dwelling Units within an existing 47 lot subdivision</p> <p><b>Proposed Land Use:</b> Tax Map 25, Lot 23-A-6 and 23-A-8</p> <p><b>Tax Parcel ID:</b> Residential A District</p> <p><b>Zoning District:</b></p> <p><b>Land Use, Art. VII Performance Standards:</b> None</p> <p><b>Design Engineer:</b> John Swan, Owen Haskell, Inc. 390 US Route 1, Falmouth, ME 04105</p> <p><b>Final Plan Application Submission Date:</b> June 27, 2016</p> <p><b>Plan Submission Date:</b> June 27, 2016</p>
<b>Project Description:</b>	<p>A Final Subdivision Amendment Application has been submitted by the application on behalf of the landowner of Lot 23-A-8 of the Sherwood Forest Subdivision. The subdivision amendment proposes to alter the lot line and convey land from lot 23-A-6 to 23-A-8 and to create an easement over lot 23-A-6 for the benefit of lot 23-A-8. The subdivision is located within the Residential A District is the lots are located off of Locksley Lane further identified as being located on Tax Map 25. The lots are served by private on-site septic systems and wells.</p>
<b>Approval Dates:</b>	<p>Preliminary Plan Approval: Not Applicable</p> <p>Final Plan Approval: 07/25/2016</p>
<b>Public Hearings:</b>	<p>Preliminary Public Hearing: Not Applicable</p> <p>Final Public Hearing: Not Applicable</p>

PROJECT HISTORY
<ol style="list-style-type: none"> <li>1. On 6/27/16 the applicant submitted a final subdivision amendment application for the above described project to the Planning Office.</li> <li>2. On 6/29/16 abutters were mailed notice of the amendment application and of the 7/11/16 Planning Board agenda.</li> <li>3. On 7/7/16 the Planning Office prepared draft completeness (202-10) and draft compliance (202-12)/ Findings of Fact &amp; Decisions as well as a plan with recommended revisions to be addressed.</li> <li>4. On 7/8/16 the Planning Office prepared a memo for the Planning Board.</li> <li>5. On 7/11/16 the Planning Board voted to receive the subdivision amendment application, and voted to waive a site walk, made various determinations, found the application complete, and voted to waive a public hearing.</li> <li>6. On 7/19/16 the Planning Office received revised subdivision plans addressing the minor comments raised by the Planning Office.</li> <li>7. On 7/20/16 the Planning Office prepared a revised compliance/ Findings of Fact &amp; Decisions and memo for the Planning Board.</li> </ol>



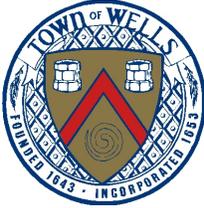
# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 2 of 17**

PROJECT HISTORY
8. On 7/25/16 the Planning Board voted to find the application compliant and voted to sign and approve the Findings of Fact & Decisions and plan.

§ 202-12. General Standards	Findings & Decisions
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.	
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.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
B. Retention of open spaces and natural or historic features. [Amended 6-11-2013]	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
(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.	No change to or creation of open space proposed.
(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.	No change to or creation of open space proposed.
(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.)	No change to or creation of open space proposed.

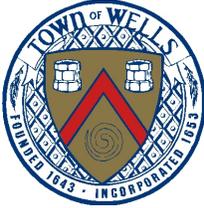


# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 3 of 17**

§ 202-12. General Standards	Findings & Decisions
(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.	The subdivision lots are developed. No changes proposed to vegetation, contours, etc.
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.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL NOT APPLY.</b>
D. Lots.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
(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.	§145-21. Residential A District requirements apply to the existing lots within the subdivision. The proposed changes to lots 6 and 8 shall be in compliance with the Land Use Code requirements.  See note 2. Minimum lot size is 40,000 SF. RA zone dimensional requirements noted. Setback requirements are met.
(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.	Existing driveway locations for lot 6 and 8 shown on the plan. No changes to driveway locations proposed.
(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.	Lots 6 and 8 have street frontage off of Locksley Lane. No changes to street frontage proposed.
(4) Wherever possible, side lot lines shall be perpendicular to the street.	On 7/11/16 Planning Board reviewed the proposed lot line and determined that the proposed change meets this requirement.
(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.	Lots 6 and 8 are not more than twice the required minimum lot size.
(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.	No changes to utilities proposed. See note 4. Lots are served by onsite septic and 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.	Not applicable.
(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.	Lots are not proposed to be odd shaped.



# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 4 of 17**

<b>§ 202-12. General Standards</b>		<b>Findings &amp; Decisions</b>
	(9) Lots shall be numbered in accordance with Chapter 201, Article I, Street Naming and Numbering, of the Wells Municipal Code.	
	(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.	No changes to driveways proposed.
	(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.	No changes to driveways proposed.
E.	Utilities.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
	(1) Utilities shall be installed underground except as otherwise approved by the Board.	No changes to utilities proposed. Lots served by existing overhead utilities.
	(2) Underground utilities shall be installed prior to the installation of the final gravel base of the road.	No changes to utilities proposed. Lots served by existing overhead utilities.
	(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.	No changes to utilities proposed.
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.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
		Iron Rod to be set at new lot corner between lots 6 and 8. Iron rod to be set at existing southeast corner of Lot 6. A stake found at northeast corner of lot 8. A rod is to be set at this point. A written certification from a Professional Land Surveyor shall be provided stating the Monumentation has been installed, see special condition #1.
	(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.	No bounds required on lots 6 or 8.
	(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.	No bounds required on lots 6 or 8.
	(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.	



# Town of Wells, Maine Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 5 of 17**

§ 202-12. General Standards	Findings & Decisions
(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.	
(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.	Planning Board reviewed the Monumentation proposed and found it acceptable on 7/11/16.
(2) Water supply.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
(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.	
[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.	No change to existing water supply proposed. Lots served by private wells. Wells on lots 6 and 8 are depicted/ noted.
[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).	Not applicable.
[3] Fire protection. <b>[Amended 3-11-2002]</b>	



# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 6 of 17**

§ 202-12. General Standards	Findings & Decisions
<p>[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:</p>	<p>No change in fire protection proposed. Subdivision was approved originally in 1976 and is grandfathered in that it has no on-site fire protection. No changes proposed that trigger the requirement for installing fire protection at this time.</p> <p>The existing fire pond located on Littlefield Road is less than 1 mile from lots 6 and 8.</p>
<p>[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</p>	<p>The existing fire pond located on Littlefield Road is less than 1 mile from lots 6 and 8.</p>
<p>[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.</p>	
<p>[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.</p>	<p>The existing fire pond located on Littlefield Road is less than 1 mile from lots 6 and 8.</p>
<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>



# Town of Wells, Maine Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 7 of 17**

<b>§ 202-12. General Standards</b>	<b>Findings &amp; Decisions</b>
(3) Sewage disposal.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
(a) Public system.	Subdivision not served by the Wells Sanitary District.
[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.	
[2] The district shall review and approve in writing the construction drawings for the sewage system.	
(b) Private systems.	Subdivision shall be served by individual subsurface wastewater disposal systems. See note 4.
[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.	No changes in septic system locations proposed.
[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.	
(4) Stormwater management. <b>[Amended 4-27-2007]</b>	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
	The subdivision is developed. The lot line change and creation of the easement have no changes to stormwater management of this subdivision.
(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.	
(b) Drainage easements for existing watercourses or proposed drainageways shall be provided and indicated on the plan.	

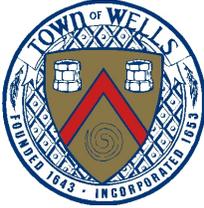


# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 8 of 17**

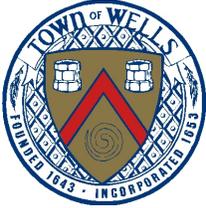
<b>§ 202-12. General Standards</b>	<b>Findings &amp; Decisions</b>
(c) The developer shall provide a statement from the designing engineer that the proposed subdivision will not create erosion, drainage or runoff problems either in the subdivision or in other properties. The engineer shall certify that 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.	
(d) A stormwater management plan, meeting the standards of Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code, shall be submitted.	
(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.	
(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.	
(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.	
(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.	
(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:	



# Town of Wells, Maine Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 9 of 17**

<b>§ 202-12. General Standards</b>		<b>Findings &amp; Decisions</b>
	<p>[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.</p>	
G.	Streets.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
	(1) All streets in a subdivision shall meet Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code.	Locksley Lane is an existing Town Road.
	(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:	No changes is trip generation of the subdivision proposed.
	(a) Single-family house: 10.0 trips per day per unit.	
	(b) Residential condominium: 5.9 trips per day per unit.	
	(c) Motel: 10.2 trips per day per room.	
	(d) Industrial: 7.0 trips per day per 1,000 square feet of floor space.	
	(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.	No changes to the roadways or street connections proposed.
H.	Land features.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>

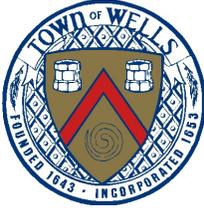


# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 10 of 17**

§ 202-12. General Standards	Findings & Decisions
(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.	This is a condition of approval.
(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: <b>[Amended 4-27-2007]</b>	This is a condition of approval.
(a) The proposed subdivision shall prevent soil erosion and sedimentation from entering waterbodies, wetlands, and adjacent properties.	
(b) The procedures outlined in the erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.	
(c) Cutting or removal of vegetation along waterbodies shall not increase water temperature or result in shoreline erosion or sedimentation.	
(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.	
(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.	No changes to common open space and services proposed.
(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.	



# Town of Wells, Maine Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 11 of 17**

<b>§ 202-12. General Standards</b>	<b>Findings &amp; Decisions</b>
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.	
(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 per note 5.
(6) Impact on groundwater.	
(a) When a hydrogeologic assessment is submitted, the assessment shall contain at least the following information:	Planning Board determined such information is not necessary. No changes to septic systems proposed.
[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.	



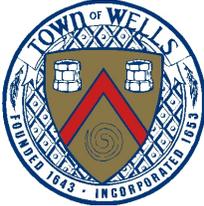
# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 12 of 17**

<b>§ 202-12. General Standards</b>		<b>Findings &amp; Decisions</b>
	(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.	

<b>§ 202-13. Performance Guaranties. [Amended 4-12-1999]</b>		<b>Findings &amp; Decisions</b>
A.	Types of guaranties.	<b>THE PLANNING BOARD FOUND THAT THIS STANDARD SHALL REMAIN MET.</b>
(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 note 6.  A written certification from a Professional Land Surveyor shall be provided stating the Monumentation has been installed, see special condition #1.
	(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.	



# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 13 of 17**

	(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.	
(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.	<b>Contents of guaranty.</b> 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.	
C.	<b>Escrow account.</b> 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.	
D.	<b>Performance bond.</b> 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.	



# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 14 of 17**

E.	<p><b>Letter of credit.</b> 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>	
F.	<p><b>Standard condition of approval.</b> As a standard condition of approval for all applications for which a performance guaranty is required pursuant to Subsection <b>K</b>, 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>(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:</p>	
	<p>(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</p>	
	<p>(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.</p>	
	<p>(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 <b>H</b>.</p>	
G.	<p><b>Phasing of development.</b> 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>	Phasing of the subdivision is not proposed.
H.	<p><b>Release of guaranty.</b> 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>	



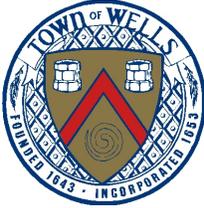
# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 15 of 17**

I.	<p><b>Default.</b> 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>	
J.	<p><b>Private streets.</b> 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>	No changes to the existing public street proposed.
K.	<p><b>Improvements guaranteed.</b> 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>	

	<b>§ 202-2. Purpose, criteria for approval.</b>	<b>Findings &amp; Decisions</b>
	<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:	<b>The Planning Board finds that these standards shall be met.</b>
(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;	



# Town of Wells, Maine

## Planning Board

**FINDINGS OF FACTS & DECISIONS**  
**Final Subdivision Amendment Application for “Sherwood Forest”**  
**Page 16 of 17**

	(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;	<b>The Planning Board finds that these standards shall be met.</b>
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	<b>Not applicable.</b>
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.	<b>Not applicable.</b>

**STANDARD CONDITIONS OF APPROVAL**

1. 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))
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))



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# Town of Wells, Maine

## Planning Board

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### FINDINGS OF FACTS & DECISIONS

#### Final Subdivision Amendment Application for "Sherwood Forest"

#### Page 17 of 17

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))

#### **STANDARD CONDITIONS OF APPROVAL**

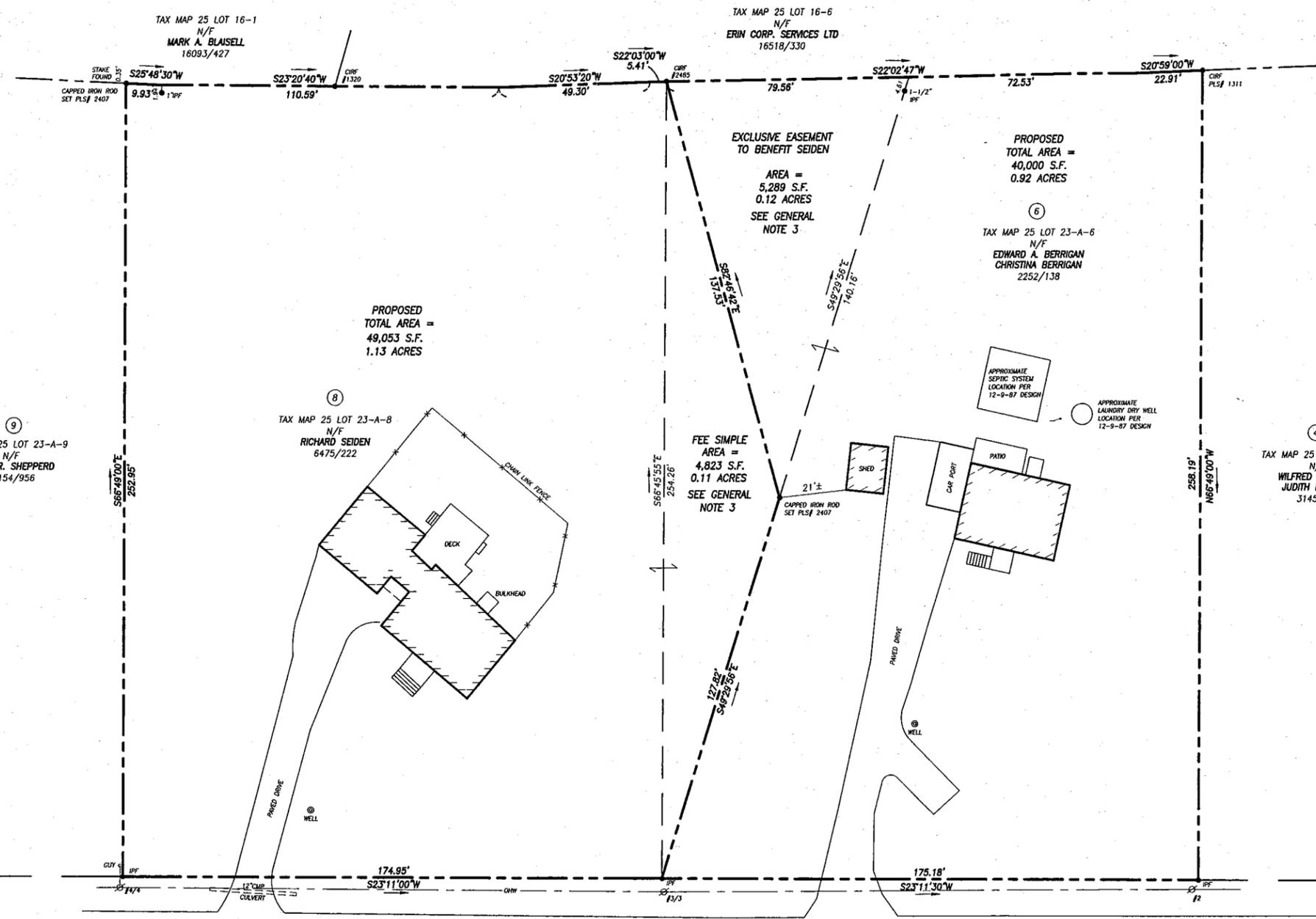
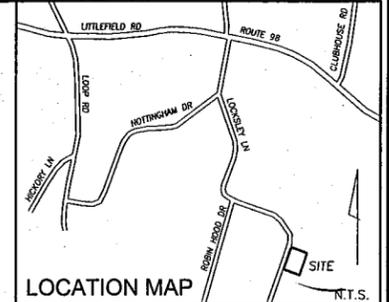
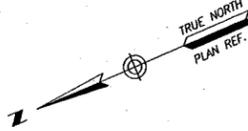
1. A written certification by a Professional Land Surveyor shall be provided to the Planning Office or Code Enforcement Office stating the lot corner Monumentation has been installed per the approved subdivision plan within 90 days of the subdivision plans approval by the Planning Board.
2. All previous Conditions of Approval will remain in effect unless specifically amended by this approval. The approval of this Amended Site Plan in no way negates the need for applicant compliance with all previously set Conditions of Approval.

Dated at Wells, Maine this \_\_\_\_\_ day of \_\_\_\_\_, 2016

Wells Planning Board

By: \_\_\_\_\_  
Charles Millian, Chairman

DRAFT



**NOTES**

1. THE PURPOSE OF THIS PLAN IS TO AMEND PLAN REFERENCE 2, "PLAN OF SHERWOOD FOREST," APPROVED BY THE WELLS PLANNING BOARD ON 1-5-1976, TO CHANGE THE LOT LINE BETWEEN LOTS 6 AND 8 AND ADD AN EASEMENT ACROSS LOT 6.
2. ZONING DIMENSIONAL REQUIREMENTS: RESIDENTIAL A (RA) DISTRICT  
 MIN. LOT SIZE 40,000 S.F. NET AREA  
 MAX. DENSITY 40,000 S.F. NET AREA PER DWELLING UNIT  
 MAX. LOT COVERAGE 40%  
 MIN. STREET FRONTAGE 125 FEET (SEPTIC/WEST OF TURNPIKE)  
 MAX. BUILDING HEIGHT 30 FEET, NOT TO EXCEED 3 STORIES  
 SETBACKS ANY LOT LINE 15 FEET  
 LOT LINE ABUTTING BOUNDARY OF CEMETERY 25 FEET  
 LOT LINE ABUTTING STREET RIGHT-OF-WAY 25 FEET
3. ONE SINGLE FAMILY RESIDENTIAL DWELLING EXISTS ON EACH LOT 6 AND 8.
4. BOTH LOTS ARE SERVED BY PRIVATE INDIVIDUAL SEPTIC SYSTEMS AND WELLS.
5. SUBDIVISION NOT LOCATED WITHIN A FLOOD ZONE PER FEMA RAP MAP NUMBER 230158-0017D DATED JANUARY 16, 2003.
6. MONUMENTATION TO BE INSTALLED WITHIN 90 DAYS OF APPROVAL. CONVEYANCE TO BE RECORDED AT YORK COUNTY REGISTRY OF DEEDS WITHIN 90 DAYS OF APPROVAL.

**WAIVERS GRANTED:**  
 202-7B(2)(H): SCS MAP (SOILS)  
 202-7B(2)(I): CONTOUR LINES  
 202-7B(2)(M): IF&W LETTER

APPROVED BY THE  
TOWN OF WELLS PLANNING BOARD

\_\_\_\_\_

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\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_

DATE \_\_\_\_\_

STATE OF MAINE, YORK, ss  
 REGISTRY OF DEEDS

RECEIVED \_\_\_\_\_

AT \_\_\_\_\_ hr. \_\_\_\_\_ min. \_\_\_\_\_ am AND RECORDED  
 IN PLAN BOOK \_\_\_\_\_, PAGE \_\_\_\_\_

ATTEST: \_\_\_\_\_  
 REGISTER

**RECORD OWNERS:**

LOT 8: RICHARD SEIDEN  
 184 LOCKSLEY LANE  
 WELLS, ME 04090

LOT 6: EDWARD BERRIGAN  
 196 LOCKSLEY LANE  
 WELLS, ME 04090

THIS PLAN AMENDS SUBDIVISION  
 RECORDED IN YORK COUNTY REGISTRY OF DEEDS  
 PLAN BOOK 78, PAGE 12 & 14

**SHERWOOD FOREST**

REV. 2/7/15/16 ADDED IRONS SET AND WELL LOCATION  
 REV. 1/6/15/16 MISC. CHANGES PER TOWN COMMENTS

**AMENDED SUBDIVISION**  
 AT  
 186 & 196 LOCKSLEY LANE WELLS, ME 04090  
 MADE FOR  
**VERRILL DANA, LLP**  
 ONE BOSTON PLACE, SUITE 1600 BOSTON, MA 02108

**OWEN HASKELL, INC.**  
 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424  
 PROFESSIONAL LAND SURVEYORS

Drawn By	RRL	Date	SEPT 18, 2015	Job No.	2015-141
Trace By	JLW	Scale	1" = 20'	Drwg. No.	1
Check By	JWS				
Book No.	2040				



**CERTIFICATE**

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

7/15/2016  
 DATE \_\_\_\_\_  
 RANDY R. LOUBIER, PLS NO. 2407

**GENERAL NOTES**

1. BEARINGS ARE BASED ON PLAN REFERENCE 1, APPROXIMATELY TRUE NORTH.
2. THE FEATURES SHOWN ON THE BERRIGAN PARCEL ARE TAKEN FROM PLAN REFERENCE 3.
3. THE EXCLUSIVE EASEMENT AND THE FEE SIMPLE AREA SHOWN ARE THE RESULTS OF A SETTLEMENT AGREEMENT BETWEEN RICHARD B. & NANCY L. SEIDEN AND EDWARD A. & CHRISTINE BERRIGAN MADE ON JUNE 26, 2015.

**PLAN REFERENCES**

1. "PLAN OF SHERWOOD FOREST, ROUTE 98 & HILTON LANE, WELLS, MAINE" PREPARED BY PLATO C. HOULIARES DATED DECEMBER 1975, SHEETS 1 AND 3 OF 6, PLANNING BOARD APPROVED JAN. 5, 1976 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 78, PAGES 12 AND 14.
2. "SUBDIVISION PLAN, LOOP ROAD SUBDIVISION, LOOP ROAD, WELLS, MAINE" BY ATTAR ENGINEERING, INC. DATED AUGUST 23, 2005, JOB NO. C019-06, SHEET 1 OF 3, PLANNING BOARD APPROVED 5/22/06 AND RECORDED IN YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 311, PAGE 13.
3. "STANDARD BOUNDARY SURVEY FOR PROPERTY AT 196 LOCKSLEY LANE, WELLS, YORK COUNTY, MAINE OWNED BY EDWARD A. BERRIGAN, CHRISTINA BERRIGAN" DEC. 5, 2014 BY EASTERLY SURVEYING, INC. RECORDED IN YORK COUNTY REGISTRY OF DEEDS PLAN BOOK 373, PAGE 23.

**LEGEND**

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK AND PAGE
- CIRF CAPPED IRON ROD FOUND
- IPF/IRF IRON PIPE OR ROD FOUND

**GRAPHIC SCALE**

0 10' 20' 40' 80'

TAX MAP 25 LOT 23-A-10 N/F SUSAN J. WOLOSZYN 7226/157

TAX MAP 25 LOT 23-A-7 N/F DANIEL B. NEUMANN 5092/164

TAX MAP 25 LOT 23-A-5 N/F PAUL MCDONOUGH, ET AL 10174/335

TAX MAP 25 LOT 23-A-3 N/F JAMES E. BROCKWAY, II 10600/160

LOCKSLEY LANE PAVED - PUBLIC - 50' WIDE



## Planning & Development

208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: [www.wellstown.org](http://www.wellstown.org)

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon M. L. Belanger, Planning Assistant</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

### Subdivision Pre-Application Memo

Date: July 20, 2016

To: Planning Board

From: Planning Office

Re: Coulson Farm Subdivision - Map 56, Lot 25

#### **Project Description:**

Sebago Real Estate Investment, LLC/ Paul Hollis, has submitted a Subdivision Pre-Application for property currently owned by David & Patricia Coulson. An 11 lot/dwelling unit residential cluster subdivision is proposed with a private roadway and open space. The parcel is located within the Residential A, 250' Shoreland Overlay, and Resource Protection Districts. The parcel is identified as Tax Map 56, Lot 25 and is located off of 227 Branch Road.

#### **§ 202-6. Preapplication.**

##### A. Procedure:

- (1) Applicant presentation and submission of sketch plans. **To be determined**
- (2) Question and answer period. Board makes specific suggestions to be incorporated by the applicant into subsequent submissions. **To be determined**
- (3) Scheduling of on-site inspection. **To be determined**

B. Submission. The preapplication sketch plan shall show, in simple sketch form, the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan, which may be a freehand penciled sketch, should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development. It is recommended that the sketch plan be superimposed on or accompanied by a copy of the Assessor's map(s) on which the land is located. The sketch plan shall be accompanied by a copy of a portion of the USGS topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than 10 acres in size. The sketch plan shall also be accompanied by a list of names and addresses of abutters to the proposed project and certification that notices describing the proposed project have been sent or delivered by the applicant to the abutters. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records, and the notice and certification form shall be supplied by the Office of Planning and Development. **[Amended 3-24-1997] To be determined**

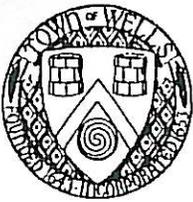
C. Contour interval and on-site inspection. Within 30 days, the Board shall hold an on-site inspection of the property and determine and inform the applicant in writing of the required contour interval on the

preliminary plan, or final plan in the case of a minor subdivision. However no on-site inspections shall be held during the months of January, February or March or when the ground is covered with snow. **To be determined**

- D. Rights not vested. The submittal or review of the preapplication sketch plan shall not be considered the initiation of the review process for the purposes of bringing the plan under the protection of 1 M.R.S.A. § 302.

**Recommendations and conclusions:**

1. The Planning Board should consider receiving the subdivision pre-application.
2. The Planning Board should consider scheduling a site walk of the property.
3. The applicant should consider the following:
  - a. A cluster subdivision requires a 50 foot setback/buffer from standard lots (lot 5?);
  - b. The road to Lot 6 may be reduced in length;
  - c. Some test pits have less than a 24" depth, therefore reserve areas will be necessary;
  - d. Well and septic setback/separation requirements will need to be met;
  - e. A homeowner's association will need to be established;
  - f. A hydrogeologic analysis is required;
  - g. Sight distances at Route 9A will need to be satisfied;
  - h. A minimum of 35% Open Space is required



# TOWN OF WELLS, MAINE PLANNING BOARD

208 Sanford Road,  
Wells, Maine, 04090  
Phone: 207-646-5187, Fax: 646-2935  
Website: [www.wellstown.org](http://www.wellstown.org)

## SUBDIVISION PRE-APPLICATION - §202-6

1. Property Owner (of land to be divided): Sebago Real Estate Investments LLC  
Mailing Address: 28 Weyne Rd.  
Telephone: 207-2160333 Fax: \_\_\_\_\_  
Email Address: pt@hilton.com @ gmail.com
  
2. Applicant (if different from owner): \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_
  
3. Agent (Engineer, Surveyor, etc): Surveyor - Dana Libby "Contract Survey  
207-3242119 SPRINGVALE, MAINE  
Mailing Address: \_\_\_\_\_  
Engineer "ATTAR Engineering" Eliot MAINE  
207-4396023  
Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Email Address: \_\_\_\_\_
  
4. Assessor's Tax Map Number: 56 Lot Number: 25 (of land to be divided)
5. Subdivision Location (street address): 227 Barnett Rd.
6. Acres to be subdivided: 13.00 Number of proposed lots or dwelling units: 11
7. Zoning District(s): RA - 40,000 sq ft per lot / lobster proposed
8. Shoreland Overlay District(s): W/A

9. Existing Land Use: Rawland

10. Description of proposed subdivision or amendment:

Proposing an 11 lot clustered subdivision  
Primary survey, wetland delineation, Test Pits complete

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

*Paul Hells*  
Signature of Applicant

7/12/16  
Date

**THE APPLICANT MUST SUBMIT THE FOLLOWING MATERIALS AND INFORMATION TO THE PLANNING OFFICE WITH THE PREAPPLICATION FORM IN ORDER FOR THE SUBMISSION TO BE CONSIDERED. (see §202-6)**

Submitted	Not Submitted	Preapplication form shall be accompanied by
		A copy of right, title and interest in the property.
		A copy of the parcel deed(s)
		12 reduced copies of any existing subdivision plan(s) that this application proposes to amend
		12 copies of a sketch plan which shall show, in simple sketch form, the proposed layout of streets, lots and other features in relation to existing conditions. The sketch plan, which may be a freehand penciled sketch, should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development.
		A sketch plan superimposed on or accompanied by a copy of the Assessor's map(s) on which the land is located.
		A copy of a portion of the USGS topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than 10 acres in size.
		A list of names and addresses of abutters to the proposed project and certification that notices describing the proposed project have been sent or delivered by the applicant to the abutters. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records, and the notice and certification form shall be supplied by the Office of Planning and Development
		A minimum escrow deposit of \$20.00 to cover any postage or copying costs associated with the pre-application notification and initial workshop requirements. Checks must be made payable to the "Town of Wells."

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





# TOWN OF WELLS, MAINE

P.O. Box 398, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-2935

Website: [www.wellstown.org](http://www.wellstown.org)

## SUBDIVISION PRE-APPLICATION ABUTTER NOTIFICATION

*This Subdivision Pre-Application Notice to abutters is required to be **mailed by the applicant** to all abutters and to the Wells Planning Department at P.O. Box 398, Wells, ME 04090 per §202-6.*

To Whom It May Concern:

A property owner adjacent to or across the street from your property has filed a Subdivision Pre-Application with the Town of Wells Planning Office. The Subdivision Application and proposed plans are currently available for public inspection at the Wells Planning Office. This abutter notification is required by the Wells Subdivision of Land Ordinance for all subdivision pre-applications and if new lots or dwellings units would be created through a subdivision amendment.

Planning Board meetings are open to the public for informational purposes. Only Planning Board PUBLIC HEARINGS, of which abutters are mailed certified mail notice, give the opportunity to concerned abutters/Wells residents to speak at a scheduled meeting about this application. Please feel free to mail or email your concerns in writing to the attention of the Planning Office at the address noted above. Copies of the written concerns will be provided to the Planning Board at a scheduled meeting.

For dates and times when this application will be discussed at a scheduled meeting, please call the Planning Office at (207) 646-5187 or visit [www.wellstown.org](http://www.wellstown.org) and click on the 'Meeting Calendar' to view the upcoming meeting agendas. "An aggrieved party may appeal any decision of the Board under [the regulations of chapter 202] to York County Superior Court." §202-15

Property Owner (of land to be divided): \_\_\_\_\_

Owner's Mailing Address: \_\_\_\_\_

Applicant's Name: \_\_\_\_\_

Applicant's Mailing Address: \_\_\_\_\_

Applicant's Signature: \_\_\_\_\_

Assessor's Tax Map Number: \_\_\_\_\_ Lot Number : \_\_\_\_\_ (of land to be divided)

Subdivision Location (street address): \_\_\_\_\_

Acres to be subdivided: \_\_\_\_\_ Number of proposed lots or dwelling units: \_\_\_\_\_

Zoning District(s): \_\_\_\_\_

Description of Proposal: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

# PURCHASE AND SALE AGREEMENT

("days" means business days unless otherwise noted, see paragraph 23)

Offer Date May 14, 2016

Effective Date  
Effective Date is defined in Paragraph 23 of this Agreement.

1. PARTIES: This Agreement is made between Sebago Real Estate Investment, LLC ("Buyer") and David A. Coulson, Patricia A. Coulson ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy ( all  part of; If "part of" see para. 26 for explanation) the property situated in municipality of Wells, County of York, State of Maine, located at 227 Branch Road (15.4 acres) and described in deed(s) recorded at said County's Registry of Deeds Book(s) 16624, Page(s) 805.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood/pellet stoves, sump pump, electrical fixtures, and no exceptions are included with the sale except for the following: no exceptions.  
Seller represents that all mechanical components of fixtures will be operational at the time of closing except: none.

4. PERSONAL PROPERTY: The following items of personal property as viewed on May 12, 2016 are included with the sale at no additional cost, in "as is" condition with no warranties: refrigerator, stove/oven, dishwasher.

5. PURCHASE PRICE/EARNEST MONEY: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 450,000.00. Buyer  has delivered; or  will deliver to the Agency within 2 days of the Effective Date, a deposit of earnest money in the amount \$ 5,000.00. Buyer agrees that an additional deposit of earnest money in the amount of \$ 5,000.00 will be delivered June 8, 2016. If Buyer fails to deliver the initial or additional deposit in compliance with the above terms Seller may terminate this Agreement. This right to terminate ends once Buyer has delivered said deposit(s). The remainder of the purchase price shall be paid by wire, certified, cashier's or trust account check upon delivery of the Deed.

This Purchase and Sale Agreement is subject to the following conditions:

6. ESCROW AGENT/ACCEPTANCE: Bean Group ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until May 16, 2016 (date) 5:00  AM  PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on July 14, 2016 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 calendar days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing.

10. RISK OF LOSS, DAMAGE, DESTRUCTION AND INSURANCE: Prior to closing, risk of loss, damage, or destruction of premises shall be assumed solely by the Seller. Seller shall keep the premises insured against fire and other extended casualty risks prior to closing. If the premises are damaged or destroyed prior to closing, Buyer may either terminate this Agreement and be refunded the earnest money, or close this transaction and accept the premises "as-is" together with an assignment of the insurance proceeds relating thereto.

11. FUEL/UTILITIES/PRORATIONS: Buyer shall pay Seller at closing for all fuel in any tanks remaining on the property calculated as of the closing date or such earlier date as required to comply with lender requirements, if any. The amount owed shall be determined using the most recently available cash price of the company that last delivered the fuel. Metered utilities such as electricity, water and sewer will be paid through the date of closing by Seller. The following items, where applicable, shall be prorated as of the date of closing: collected rent, association fees, (other) na. The day of closing is counted as a Seller day. Real estate taxes shall be prorated as of the date of closing (based on municipality's fiscal year). Seller is responsible for any unpaid taxes for prior years. If the amount of said taxes is not known at the time of closing, they shall be apportioned on the basis of the taxes assessed for the preceding year with a reapportionment as soon as the new tax rate and valuation can be ascertained, which latter provision shall survive closing. Buyer and Seller will each pay their transfer tax as required by State of Maine.

12. DUE DILIGENCE: Neither Seller nor Licensee makes any warranties regarding the condition, permitted use or value of Seller's real or personal property, or any representations as to compliance with any federal, state or municipal codes, including, but not limited to, fire, life safety, electrical and plumbing. Buyer is encouraged to seek information from professionals regarding any specific issue or concern. This Agreement is subject to the following investigations, with results being satisfactory to Buyer:

TYPE OF INVESTIGATION	YES	NO	FULL RESOLUTION	TYPE OF INVESTIGATION	YES	NO	FULL RESOLUTION
a. General Building (includes b-z regardless of yes/no check-offs)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>14</u> days	n. Arsenic: Wood/Water (see paragraph 13)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>14</u> days	o. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Coastal shoreland septic	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	p. Code Conformance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
d. Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>14</u> days	q. Insurance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
e. Water Quantity	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	r. Environmental Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
f. Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	s. Lot size/acreage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
g. Square Footage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	t. Survey/MLI	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
h. Pool	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	u. Zoning	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
i. Energy Audit	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	v. Registered Farmland	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
j. Chimney	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	w. Habitat Review/Waterfowl	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
k. Smoke/CO detectors	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	x. Flood Plain	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
l. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	y. Tax Status*	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
m. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	z. Other <u>See 26</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>14</u> days

\* If the property is enrolled in the Maine Tree Growth Tax program, Seller agrees to provide Buyer with the current Forest Management and Harvest Plan within na days.  Yes  No

All investigations will be done by persons chosen and paid for by Buyer in Buyer's sole discretion. Seller agrees to cooperate with Buyer and shall give Buyer and Buyer's agents and consultants reasonable access to the property and its systems and fixtures in order to undertake the above inspections. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer, Buyer will declare the Agreement null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to Buyer. If the result of any investigation or other condition specified herein is unsatisfactory to Buyer in Buyer's sole discretion, and Buyer wishes to pursue remedies other than voiding the Agreement, Buyer must do so to full resolution within the time period set forth above; otherwise this contingency is waived. If Buyer does not notify Seller that an investigation is unsatisfactory within the time period set forth above, this contingency is waived by Buyer. In the absence of investigation(s) mentioned above, Buyer is relying completely upon Buyer's own opinion as to the condition of the property.

13. PROPERTY DISCLOSURE FORM: Buyer acknowledges receipt of Seller's Property Disclosure Form and the information developed by the Maine Center for Disease Control and Prevention regarding arsenic in private water supplies and arsenic in treated wood.

14. FINANCING: This Agreement:

is not subject to a financing contingency. Buyer shall provide proof of the funds within na days.

is subject to financing as follows:

- This Agreement is subject to Buyer obtaining a conventional loan of 70 % of the purchase price, at an interest rate not to exceed \_\_\_\_\_ % and amortized over a period of \_\_\_\_\_ years. Buyer is under a good faith obligation to seek and obtain financing on these terms.
- Buyer to provide Seller with letter from lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested within 5 days from the Effective Date of the Agreement. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
- Buyer hereby authorizes, instructs and directs its lender to communicate the status of the Buyer's loan application to Seller, Seller's licensee and Buyer's licensee.
- After (b) is met, if the lender notifies Buyer that it is unable or unwilling to provide said financing, Buyer is obligated to provide Seller with written documentation of the loan denial. Any failure by Buyer to provide Seller with the loan denial within two days of receipt by Buyer of such notice from lender shall be a default under this Agreement. After notifying Seller, Buyer shall have 2 days to provide Seller with a letter from another lender showing that Buyer has made application for loan specified in (a) and, subject to verification of information, is qualified for the loan requested. If Buyer fails to provide Seller with such letter within said time period, Seller may terminate this Agreement and the earnest money shall be returned to Buyer. This right to terminate ends once Buyer's letter is received.
- Buyer agrees to pay no more than na points. Seller agrees to pay up to \$ \_\_\_\_\_ toward Buyer's actual pre-pays, points and/or closing costs, but no more than allowable by Buyer's lender.
- Buyer's ability to obtain financing  is  is not subject to the sale of another property. See addendum  Yes  No.
- Buyer may choose to pay cash instead of obtaining financing. If so, Buyer shall notify Seller in writing including providing proof of funds and the Agreement shall no longer be subject to financing, and Seller's right to terminate pursuant to the provisions of this paragraph shall be void.

15. BROKERAGE DISCLOSURE: Buyer and Seller acknowledge they have been advised of the following relationships:

Jane Morris ( 006659 ) of Bean Group ( 2346 )  
Licensee MLS ID Agency MLS ID  
is a  Seller Agent  Buyer Agent  Disc Dual Agent  Transaction Broker

Jane Morris ( 006659 ) of Bean Group ( 2346 )  
Licensee MLS ID Agency MLS ID  
is a  Seller Agent  Buyer Agent  Disc Dual Agent  Transaction Broker

If this transaction involves Disclosed Dual Agency, the Buyer and Seller acknowledge the limited fiduciary duties of the agents and hereby consent to this arrangement. In addition, the Buyer and Seller acknowledge prior receipt and signing of a Disclosed Dual Agency Consent Agreement.

16. DEFAULT/RETURN OF EARNEST MONEY: In the event of default by the Buyer, Seller may employ all legal and equitable remedies, including without limitation, termination of this Agreement and forfeiture by Buyer of the earnest money. In the event of a default by Seller, Buyer may employ all legal and equitable remedies, including without limitation, termination of this Agreement and return to Buyer of the earnest money. Agency acting as escrow agent has the option to require written releases from both parties prior to disbursing the earnest money to either Buyer or Seller. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

17. MEDIATION: Earnest money disputes within the jurisdictional limit of small claims court will be handled in that forum. All other disputes or claims arising out of or relating to this Agreement or the property addressed in this Agreement (other than requests for injunctive relief) shall be submitted to mediation in accordance with generally accepted mediation practices. Buyer and Seller are bound to mediate in good faith and to each pay half of the mediation fees. If a party fails to submit a dispute or claim to mediation prior to initiating litigation (other than requests for injunctive relief), then that party will be liable for the other party's legal fees in any subsequent litigation regarding that same matter in which the party who failed to first submit the dispute or claim to mediation loses in that subsequent litigation. This clause shall survive the closing of the transaction.

18. PRIOR STATEMENTS: Any representations, statements and agreements are not valid unless contained herein. This Agreement completely expresses the obligations of the parties.

19. HEIRS/ASSIGNS: This Agreement shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns of the Seller and the assigns of the Buyer.

20. COUNTERPARTS: This Agreement may be signed on any number of identical counterparts with the same binding effect as if the signatures were on one instrument. Original or faxed or other electronically transmitted signatures are binding.

21. SHORELAND ZONE SEPTIC SYSTEM: Seller represents that the property  does  does not contain a septic system within the Shoreland Zone. If the property does contain a septic system located in the Shoreland Zone, Seller agrees to provide certification at closing indicating whether the system has/has not malfunctioned within 180 calendar days prior to closing.

22. NOTICE: Any notice, communication or document delivery requirements hereunder may be satisfied by providing the required notice, communication or documentation to or from the parties or their Licensee. Only withdrawals of offers and counteroffers will be effective upon communication, verbally or in writing.

23. EFFECTIVE DATE/BUSINESS DAYS: This Agreement is a binding contract when the last party signing has caused a paper or electronic copy of the fully executed agreement to be delivered to the other party which shall be the Effective Date. Licensee is authorized to fill in the Effective Date on Page 1 hereof. Except as expressly set forth to the contrary, the use of the term "days" in this Agreement, including all addenda made a part hereof, shall mean business days defined as excluding Saturdays, Sundays and any observed Maine State/Federal holidays. Deadlines in this Agreement, including all addenda, expressed as "within x days" shall be counted from the Effective Date, unless another starting date is expressly set forth, beginning with the first day after the Effective Date, or such other established starting date, and ending at 5:00 p.m. Eastern Time on the last day counted. Unless expressly stated to the contrary, deadlines in this Agreement, including all addenda, expressed as a specific date shall end at 5:00 p.m. Eastern Time on such date.

24. CONFIDENTIALITY: Buyer and Seller authorize the disclosure of the information herein to the real estate licensees, attorneys, lenders, appraisers, inspectors, investigators and others involved in the transaction necessary for the purpose of closing this transaction. Buyer and Seller authorize the lender and/or closing agent preparing the closing disclosure and/or settlement statement to release a copy of the closing disclosure and/or settlement statement to the parties and their licensees prior to, at and after the closing.

25. ADDENDA: Lead Paint -  Yes  No ; Other -  Yes  No Explain: \_\_\_\_\_

The Property Disclosure Form is not an addendum and not part of this Agreement.

26. OTHER CONDITIONS: \*This offer is contingent upon the Buyer obtaining acceptable soils tests, within 14 business days of the Effective Date, to build up to 11 homes on the parcel providing written proof to the Sellers by that date. Should the soils tests be unacceptable, this Agreement becomes null & void and all escrow monies returned to Buyer.

27. GENERAL PROVISIONS:

- a. A copy of this Agreement is to be received by all parties and, by signature, receipt of a copy is hereby acknowledged. If not fully understood, contact an attorney. This is a Maine contract and shall be construed according to the laws of Maine.
- b. Seller acknowledges that State of Maine law requires buyers of property owned by non-resident sellers to withhold a prepayment of capital gains tax unless a waiver has been obtained by Seller from the State of Maine Revenue Services.
- c. Buyer and Seller acknowledge that under Maine law payment of property taxes is the legal responsibility of the person who owns the property on April 1, even if the property is sold before payment is due. If any part of the taxes is not paid when due, the lien will be filed in the name of the owner as of April 1 which could have a negative impact on their credit rating. Buyer and Seller shall agree at closing on their respective obligations regarding actual payment of taxes after closing. Buyer and Seller should make sure they understand their obligations agreed to at closing and what may happen if taxes are not paid as agreed.
- d. Buyer acknowledges that Maine law requires continuing interest in the property and any back up offers to be communicated by the listing agent to the Seller.
- e. Whenever this Agreement provides for earnest money to be returned or released, agency acting as escrow agent must comply with the Maine Real Estate Commission rules which may require written notices or obtaining written releases from both parties.

Buyer's Mailing address is 28 Weare Road, Seabrook, NH 03874

BUYER	DATE	BUYER	DATE
Sebago Real Estate Investment		LLC	

Seller accepts the offer and agrees to deliver the above-described property at the price and upon the terms and conditions set forth and agrees to pay agency a commission for services as specified in the listing agreement.

Seller's Mailing address is 227 Branch Road, Wells, ME 04090

SELLER David A. Coulson	DATE	SELLER Patricia A. Coulson	DATE
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**COUNTER-OFFER**

Seller agrees to sell on the terms and conditions as detailed herein with the following changes and/or conditions:

The parties acknowledge that until signed by Buyer, Seller's signature constitutes only an offer to sell on the above terms and the offer will expire unless accepted by Buyer's signature with communication of such signature to Seller by (date) \_\_\_\_\_ (time) \_\_\_\_\_ AM \_\_\_\_\_ PM.

SELLER	DATE	SELLER	DATE
--------	------	--------	------

The Buyer hereby accepts the counter offer set forth above.

BUYER	DATE	BUYER	DATE
-------	------	-------	------

**EXTENSION**

The closing date of this Agreement is extended until \_\_\_\_\_ DATE

SELLER	DATE	SELLER	DATE
--------	------	--------	------

BUYER	DATE	BUYER	DATE
-------	------	-------	------



INVESTIGATION CONTINGENCY AMENDMENT

Amendment to Agreement dated May 15, 2016, between Sebago Real Estate Investment, LLC, Buyer, and David A. Coulson, Patricia M. Coulson, Seller, concerning the property located at 227 Branch Road, Wells, ME

I. Extension

Buyer/Seller hereby requests additional time to research the following as set forth in paragraph, sub, and, by signature below, the parties hereby extend the deadline in the Agreement to notify Seller of an unsatisfactory investigation to

Buyer Date Seller Date
Buyer Date Seller Date

II. Modification of Agreement

Without waiving the right to proceed under the original terms of the Agreement or to declare the Agreement null and void by reason of an unsatisfactory investigation (unless the Modification/Termination section from below is signed by Buyer), Buyer hereby requests the following modifications to the Agreement: Both Buyer and Sellers agree to extend the closing date to July 21, 2016. All other terms remain in effect.

If the above modifications are agreed to by Seller, Buyer agrees that the Agreement will no longer be conditioned on paragraph, sub: By signing below, Seller hereby agrees to the above modifications to the Agreement, all other terms and conditions to remain in full force and effect.

Buyer Date Seller Date
Buyer Date Seller Date

III. Extension/Modification/Termination

If either the Extension or the modifications to the Agreement requested above are not agreed to by Seller by the deadline set forth in Paragraph, sub, Buyer hereby declares the Agreement null and void. The earnest money shall be returned to Buyer.

Buyer Date Buyer Date

IV. Termination of Agreement

Due to unsatisfactory investigation as set forth in paragraph, sub, Buyer hereby declares the Agreement null and void. The earnest money shall be returned to Buyer.

Buyer Date Buyer Date

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Soil Profile/Classification Information

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd subd. Applicant name: Paul Hollis Project location (municipality): Wells

Exploration symbol: 1  Test pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br	
5			10YR3/4	
10	Sandy		Yell.	
15			Br	
20	Loam	Friable	10YR	None
25			5/6	
30	Bedrock			
40	Suitable for septic			
50				

S.E. Soil Classification: 2 AII Profile Design Class  
 Slope: 5 %  
 Limiting Factor: 20 "  
 Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Exploration symbol: 2  Test pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br	
5			10YR3/4	
10	Sandy		Yell	
15			Br	
20	Loam	Friable	10YR	None
25			1/6	
30	Bedrock			
40	Suitable for septic			
50				

S.E. Soil Classification: 2 AII Profile Design Class  
 Slope: 3 %  
 Limiting Factor: 32 "  
 Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Exploration symbol: 3  Test pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br	
5			10YR3/4	
10	Sandy		Yell	
15	Loam	Friable	Br	None
20			10YR5/6	
25	Bedrock			
30	suitable for septic			
40				
50				

S.E. Soil Classification: 2 AII Profile Design Class  
 Slope: 3 %  
 Limiting Factor: 22 "  
 Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Exploration symbol: 4  Test pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br	
5			10YR3/4	
10	Sandy	Friable	Yell. Br.	None
15	Loam		10YR5/6	
20	Bedrock			
30	Suitable for septic			
40				
50				

S.E. Soil Classification: 2 AII Profile Design Class  
 Slope: 3 %  
 Limiting Factor: 16 "  
 Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 6-6-16  
 name printed/typed: Kenneth Gardner Lic. #:  
 C.S.S. signature: \_\_\_\_\_ Date:  
 name printed/typed: \_\_\_\_\_ Cert. #:

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Soil Profile/Classification Information

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd Subd. Applicant name: Paul Hollis Project location (municipality): Wells

Exploration symbol: 5  Test pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DR BR 10YR 2.5/4	
Sandy loam	friable	Yell Br 10YR 5/6	None
Bedrock			
Suitable for septic			

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 3 %  
 Limiting Factor: 12 "  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Exploration symbol: 6  Test pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BR 10YR 2.5/4	
Sandy loam	friable	Yell Br 10YR 5/6	None
Bedrock			
Suitable for septic			

S.E. Soil Classification: 2 All/c Profile Design Class  
 Slope: 3 %  
 Limiting Factor: 16 "  
 Ground Water  
 Restrictive Layer  
 Bedrock e 18  
 C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Exploration symbol: 7  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DARK BR 10YR 2.5/4	
Sandy loam	friable	Yell Br 10YR 5/6	None
Bedrock			
Suitable for septic			

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 6 %  
 Limiting Factor: 23 "  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Exploration symbol: 8  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DR BR 10YR 2.5/4	
Sandy loam	friable	Yell Br 10YR 5/6	None
Bedrock			
Suitable for septic			

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 6 %  
 Limiting Factor: 18 "  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 6-16-16  
 name printed/typed: Kenneth Gardner Lic. #:  
 C.S.S. signature: Date:  
 name printed/typed: Cert. #:

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**Soil Profile/Classification Information**  
 DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd Subd.      Applicant name: Paul Hollis      Project location (municipality): Wells

Exploration symbol: 9       Test pit     Boring

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR 3/4	
5	Sandy loam	Friable	Yell. Br. 10YR 5/6	
10				
15	Bedrock			
20	Suitable for septic			
30				
40				
50				

Exploration symbol: 10       Test pit     Boring

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR 3/4	
5	Sandy loam	Friable	Yell. Br. 10YR 5/6	
10				
15	Bedrock			
20	Suitable for septic			
30				
40				
50				

S.E. Soil Classification: 2 AII      Slope: 6%      Limiting Factor: 13"       Ground Water  
 Restrictive Layer  
 Bedrock @ 14

C.S.S. Soil Series/phase name:       Hydric      Hydrologic  
 Non-hydric      Soil Group

S.E. Soil Classification: 2 AII/C      Slope: 5%      Limiting Factor: 12"       Ground Water  
 Restrictive Layer  
 Bedrock @ 13

C.S.S. Soil Series/phase name:       Hydric      Hydrologic  
 Non-hydric      Soil Group

Exploration symbol: 11       Test pit     Boring

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR 3/4	
5				
10	Sandy loam	Friable	Yell. Br. 10YR 5/6	
15				
20	Bedrock			
30	Suitable for septic			
40				
50				

Exploration symbol: 12       Test pit     Boring

1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR 3/4	
5				
10	Sandy loam	Friable	Yell. Brown 10YR 5/6	
15				
20	Bedrock			
30	Suitable for septic			
40				
50				

S.E. Soil Classification: 2 AII      Slope: 10%      Limiting Factor: 22"       Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name:       Hydric      Hydrologic  
 Non-hydric      Soil Group

S.E. Soil Classification: 2 AII      Slope: 10%      Limiting Factor: 24"       Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name:       Hydric      Hydrologic  
 Non-hydric      Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner      Date: 6-6-16  
 name printed/typed: Kenneth Gardner      Lic. #:

C.S.S. signature:      Date:  
 name printed/typed:      Cert. #:

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Soil Profile/Classification Information

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd Subd.

Applicant name: Paul Hollis

Project location (municipality): Wells

Exploration symbol: 13  Test pit  Boring

1 \* Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
Sandy		DK Br	
Loam	friable	10YR3/4	
Bedrock			
Not suited for Septic			

Exploration symbol: 14  Test pit  Boring

1 \* Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DK Br 10YR3/4	
Sandy		Yell Br	
Loam	friable	10YR 5/6	
Bedrock			
suitable for septic			

S.E. Soil Classification Profile 2 A1J Design Class Slope 3 % Limiting Factor 8 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

S.E. Soil Classification Profile 2 A1J/C Design Class Slope 3 % Limiting Factor 24 "  Ground Water  Restrictive Layer  Bedrock @ 30

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

Exploration symbol: 15  Test pit  Boring

1 \* Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DK Br 10YR3/4	
		Yell Br	
	friable	10YR5/6	
Sandy			
Loam			
Bedrock			
suitable for septic			

Exploration symbol: 16  Test pit  Boring

1 \* Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DK Br 10YR3/4	
		Yell	
	friable	BR	
Sandy		10YR	
Loam		5/6	
Bedrock			
suitable for septic			

S.E. Soil Classification Profile 2 A1J/C Design Class Slope 3 % Limiting Factor 28 "  Ground Water  Restrictive Layer  Bedrock @ 32

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

S.E. Soil Classification Profile 2 A1J/C Design Class Slope 8 % Limiting Factor 30 "  Ground Water  Restrictive Layer  Bedrock @ 36

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 6-6-16  
 name printed/typed: Kenneth Gardner Lic. #:

C.S.S. signature: Date:  
 name printed/typed: Cert. #:

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Soil Profile/Classification Information

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd Subd. Applicant name: Paul Hollis Project location (municipality): Wells

Exploration symbol: 17  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR3/4	
5				
10				
15	Sandy	Friable	Yell.	
20	Loam		Brown	
30				None
35	Bedrock			
40	Suitable for septic			
50				

Exploration symbol: 18  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR3/4	
5				
10	Sandy		Yell. Br.	
15	Loam	Friable	10YR5/6	
20				None
30	Bedrock			
35	Suitable for septic			
40				
50				

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 3 %  
 Limiting Factor: 33 "  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 C.S.S. Soil Series/phase name:  Hydric  Non-hydric  
 Hydrologic Soil Group

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 5 %  
 Limiting Factor: 26 "  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 C.S.S. Soil Series/phase name:  Hydric  Non-hydric  
 Hydrologic Soil Group

Exploration symbol: 19  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR3/4	
5	Sandy	Friable		
10	Loam		Yell. Br. 10YR5/6	None
15				
20	Bedrock			
25	Suitable for septic			
30				
40				
50				

Exploration symbol: 20  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR3/4	
5	Sandy			
10	Loam	Friable	Yell. Br. 10YR5/6	None
15				
20	Bedrock			
25	Suitable for septic			
30				
40				
50				

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 3 %  
 Limiting Factor: 18 "  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 C.S.S. Soil Series/phase name:  Hydric  Non-hydric  
 Hydrologic Soil Group

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 5 %  
 Limiting Factor: 17 "  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 C.S.S. Soil Series/phase name:  Hydric  Non-hydric  
 Hydrologic Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 6-16-16  
 name printed/typed: Kenneth Gardner Lic. #:  
 C.S.S. signature: Date:  
 name printed/typed: Cert. #:

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Soil Profile/Classification Information

Page \_\_\_\_\_ of \_\_\_\_\_

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd Subd. Applicant name: Paul Hollis Project location (municipality): Wells

Exploration symbol: 21  Test pit  Boring  
1 \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK BR 10YR2.5/4	
5	Sandy loam	friable	Yell. Br. 10YR5/6	None
10				
15				
20	Bedrock			
30	Suitable for septic			
40				
50				

Exploration symbol: 22  Test pit  Boring  
1 \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK BR 10YR2.5/4	
5				
10	Sandy loam	friable	Yell. Br. 10YR5/6	None
15				
20				
30	Bedrock			
40	Suitable for septic			
50				

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 10 %  
 Limiting Factor: 17 "  
 Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  Non-hydric  
 Hydrologic Soil Group: \_\_\_\_\_

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 5 %  
 Limiting Factor: 27 "  
 Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  Non-hydric  
 Hydrologic Soil Group: \_\_\_\_\_

Exploration symbol: 23  Test pit  Boring  
1 \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK BR 10YR2.5/4	
5	Sandy loam	friable	Yell. Br. 10YR5/6	None
10				
15				
20	Bedrock			
30	Suitable for septic			
40				
50				

Exploration symbol: 24  Test pit  Boring  
0 \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK BR 10YR2.5/4	
5				
10			Yell	
15	Sandy loam	friable	Br. 10YR5/6	
20				
30				
40	Bedrock			
50	Suitable for septic			

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 5 %  
 Limiting Factor: 17 "  
 Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  Non-hydric  
 Hydrologic Soil Group: \_\_\_\_\_

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 5 %  
 Limiting Factor: 38 "  
 Ground Water  
 Restrictive Layer  
 Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  
 Hydric  Non-hydric  
 Hydrologic Soil Group: \_\_\_\_\_

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 6-16-16  
 name printed/typed: Kenneth Gardner Lic. #: \_\_\_\_\_

C.S.S. signature: \_\_\_\_\_ Date: \_\_\_\_\_  
 name printed/typed: \_\_\_\_\_ Cert. #: \_\_\_\_\_

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Soil Profile/Classification Information

Page 1 of 1

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd Subd. Applicant name: Paul Hollis Project location (municipality): Wells

Exploration symbol: 5  Test pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DR Br 10YR 5/4	
Sandy loam	friable	Yell Br 10YR 5/6	None
Bedrock			
Suitable for septic			

S.E. Soil Classification Profile 2 All Design Class Slope 3 % Limiting Factor 12 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

Exploration symbol: 6  Test pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		Dark Br 10YR 5/4	
Sandy loam	friable	Yell Br 10YR 5/6	None
Bedrock			
Suitable for septic			

S.E. Soil Classification Profile 2 All/C Design Class Slope 3 % Limiting Factor 16 "  Ground Water  Restrictive Layer  Bedrock e18

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

Exploration symbol: 7  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		Dark Br 10YR 5/4	
Sandy loam	friable	Yell Br 10YR 5/6	None
Bedrock			
Suitable for septic			

S.E. Soil Classification Profile 2 All Design Class Slope 6 % Limiting Factor 23 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

Exploration symbol: 8  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

Texture	Consistency	Color	Mottling
		DR Br 10YR 5/4	
Sandy loam	friable	Yell Br 10YR 5/6	None
Bedrock			
Suitable for septic			

S.E. Soil Classification Profile 2 All Design Class Slope 6 % Limiting Factor 18 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 6-6-16  
 name printed/typed: Kenneth Gardner Lic. #:  
 C.S.S. signature: Date:  
 name printed/typed: Cert. #:

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Soil Profile/Classification Information

Page 1 of 1

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd Subd. Applicant name: Paul Hollis Project location (municipality): Wells

Exploration symbol: 13  Test pit  Boring  
1 \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0	Sandy		DK BR	
5	Loam	Friable	10YR 3/4	
10				
15	Bedrock			
20	Not suited for septic			
30				
40				
50				

Exploration symbol: 14  Test pit  Boring  
1 \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK BR	
5			10YR 3/4	
10	Sandy		Yell BR	
15	Loam	Friable	10YR 5/6	
20				
30				few
35	Bedrock			
40	suitable for septic			
50				

S.E. Soil Classification: 2 AII Profile Design Class  
 Slope: 3 %  
 Limiting Factor: B  
 Ground Water  
 Restrictive Layer  
 Bedrock  
 C.S.S. Soil Series/phase name:  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

S.E. Soil Classification: 2 AII/C Profile Design Class  
 Slope: 3 %  
 Limiting Factor: 24  
 Ground Water  
 Restrictive Layer  
 Bedrock @ 30  
 C.S.S. Soil Series/phase name:  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Exploration symbol: 15  Test pit  Boring  
1 \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK BR	
5			10YR 3/4	
10			Yell BR	
15		Friable	10YR 5/6	
20	Sandy			
25	Loam			
30				few
35	Bedrock			
40	suitable for septic			
50				

Exploration symbol: 16  Test pit  Boring  
1 \* Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK BR	
5			10YR 3/4	
10			Yell	
15		Friable	BR	
20	Sandy		10YR	
25	Loam		5/6	
30				few
35	Bedrock			
40	suitable for septic			
50				

S.E. Soil Classification: 2 AII/C Profile Design Class  
 Slope: 3 %  
 Limiting Factor: 28  
 Ground Water  
 Restrictive Layer  
 Bedrock @ 32  
 C.S.S. Soil Series/phase name:  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

S.E. Soil Classification: 2 AII/C Profile Design Class  
 Slope: 8 %  
 Limiting Factor: 30  
 Ground Water  
 Restrictive Layer  
 Bedrock @ 36  
 C.S.S. Soil Series/phase name:  
 Hydric  
 Non-hydric  
 Hydrologic  
 Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 6-6-16  
 name printed/typed: Kenneth Gardner Lic. #:  
 C.S.S. signature: Date:  
 name printed/typed: Cert. #:

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Soil Profile/Classification Information

Page \_\_\_\_\_ of \_\_\_\_\_

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd Subd. Applicant name: Paul Hollis Project location (municipality): Wells

Exploration symbol: 17  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR3/4	
5				
10				
15	Sandy	friable	yell.	
20	Loam		Brown	
30				None
40	Bedrock			
50	Suitable for septic			

S.E. Soil Classification: 2 All Profile Design Class; Slope: 3 %; Limiting Factor: 33 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  Hydric  Non-hydric; Hydrologic Soil Group: \_\_\_\_\_

Exploration symbol: 18  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR3/4	
5				
10	Sandy		yell. Br.	
15	Loam	friable	10YR5/6	
20				None
30	Bedrock			
40	Suitable for septic			
50				

S.E. Soil Classification: 2 All Profile Design Class; Slope: 5 %; Limiting Factor: 26 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  Hydric  Non-hydric; Hydrologic Soil Group: \_\_\_\_\_

Exploration symbol: 19  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR3/4	
5	Sandy	friable		
10	Loam		yell. Br. 10YR5/6	None
15				
20	Bedrock			
30	Suitable for septic			
40				
50				

S.E. Soil Classification: 2 All Profile Design Class; Slope: 3 %; Limiting Factor: 18 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  Hydric  Non-hydric; Hydrologic Soil Group: \_\_\_\_\_

Exploration symbol: 20  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DK Br. 10YR3/4	
5	Sandy			
10	Loam	friable	yell. Br. 10YR5/6	None
15				
20	Bedrock			
30	Suitable for septic			
40				
50				

S.E. Soil Classification: 2 All Profile Design Class; Slope: 5 %; Limiting Factor: 17 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name: \_\_\_\_\_  Hydric  Non-hydric; Hydrologic Soil Group: \_\_\_\_\_

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 6-6-16  
name printed/typed: Kenneth Gardner Lic. #: \_\_\_\_\_  
C.S.S. signature: \_\_\_\_\_ Date: \_\_\_\_\_  
name printed/typed: \_\_\_\_\_ Cert. #: \_\_\_\_\_

space for professional stamp

Soil Profile/Classification Information

Page \_\_\_\_\_ of \_\_\_\_\_

DETAILED DESCRIPTION OF SUBSURFACE CONDITIONS AT PROJECT SITES

Project name: Branch Rd Subd. Applicant name: Paul Hollis Project location (municipality): Wells

Exploration symbol: 21  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DE BR 10YR2.5/4	
5	Sandy loam	Friable	Yell. Br. 10YR5/6	None
10				
15				
20	Bedrock			
30	Suitable for septic			
40				
50				

Exploration symbol: 22  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DE BR 10YR2.5/4	
5				
10	Sandy loam	Friable	Yell Br. 10YR5/6	None
15				
20				
30	Bedrock			
40	Suitable for septic			
50				

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 10 %  
 Limiting Factor: 17 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 5 %  
 Limiting Factor: 27 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

Exploration symbol: 23  Test pit  Boring  
1 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DE BR 10YR2.5/4	
5	Sandy loam	Friable	Yell Br. 10YR5/6	None
10				
15				
20	Bedrock			
30	Suitable for septic			
40				
50				

Exploration symbol: 24  Test pit  Boring  
0 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)	Texture	Consistency	Color	Mottling
0			DE BR 10YR2.5/4	
5				
10			Yell	
15	Sandy loam	Friable	Br. 10YR5/6	
20				
30				
40	Bedrock			
50	Suitable for septic			

S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 5 %  
 Limiting Factor: 17 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

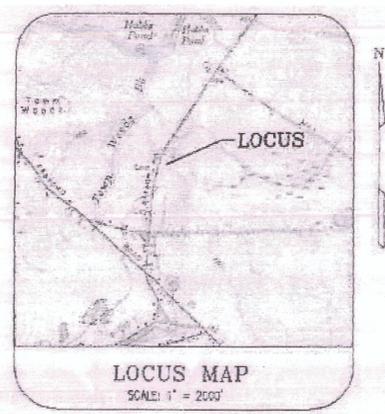
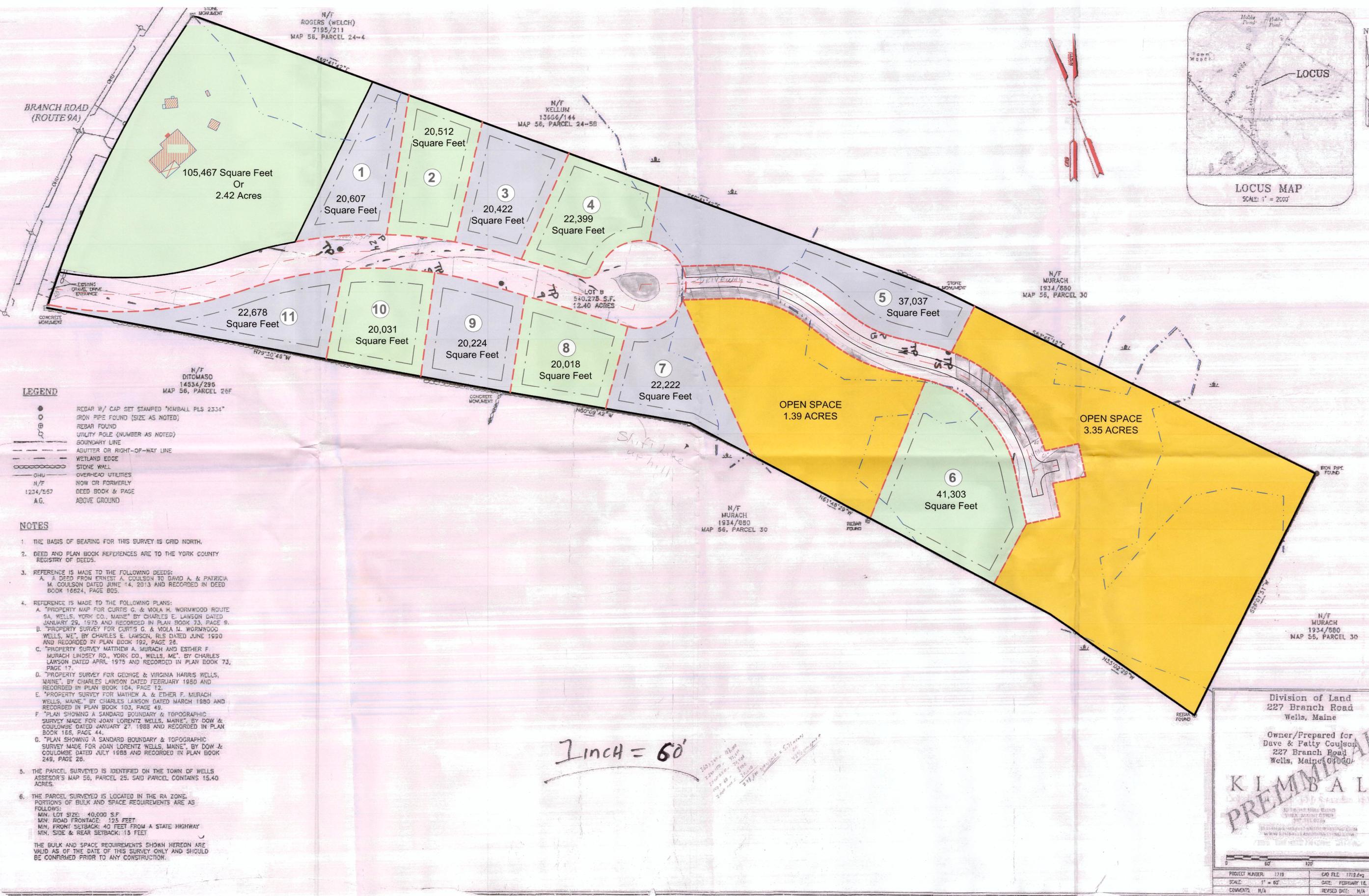
S.E. Soil Classification: 2 All Profile Design Class  
 Slope: 5 %  
 Limiting Factor: 38 "  Ground Water  Restrictive Layer  Bedrock

C.S.S. Soil Series/phase name:  Hydric  Non-hydric Hydrologic Soil Group

Professional Endorsements (as applicable)

S.E. signature: Kenneth Gardner Date: 6-6-16  
 name printed/typed: Kenneth Gardner Lic. #:  
 C.S.S. signature: Date:  
 name printed/typed: Cert. #:

space for professional stamp



**LEGEND**

- REBAR W/ CAP SET STAMPED "KIMBALL PLS 2534"
- IRON PIPE FOUND (SIZE AS NOTED)
- REBAR FOUND
- UTILITY POLE (NUMBER AS NOTED)
- BOUNDARY LINE
- ADJUTER OR RIGHT-OF-WAY LINE
- WETLAND EDGE
- STONE WALL
- OHU OVERHEAD UTILITIES
- N/F NOW OR FORMERLY
- 1234/567 DEED BOOK & PAGE
- A.G. ABOVE GROUND

**NOTES**

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE YORK COUNTY REGISTRY OF DEEDS.
3. REFERENCE IS MADE TO THE FOLLOWING DEEDS:
  - A. A DEED FROM ERNEST A. COULSON TO DAVID A. & PATRICIA M. COULSON DATED JUNE 14, 2013 AND RECORDED IN DEED BOOK 16624, PAGE 805.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - A. "PROPERTY MAP FOR CURTIS G. & VIOLA H. WORMWOOD ROUTE 9A, WELLS YORK CO., MAINE" BY CHARLES E. LAWSON DATED JANUARY 29, 1975 AND RECORDED IN PLAN BOOK 73, PAGE 9.
  - B. "PROPERTY SURVEY FOR CURTIS G. & VIOLA M. WORMWOOD WELLS, ME," BY CHARLES E. LAWSON, RLS DATED JUNE 1990 AND RECORDED IN PLAN BOOK 192, PAGE 28.
  - C. "PROPERTY SURVEY MATTHEW A. MURACH AND ESTHER F. MURACH LINDSEY RD., YORK CO., WELLS, ME," BY CHARLES LAWSON DATED APRIL 1975 AND RECORDED IN PLAN BOOK 73, PAGE 17.
  - D. "PROPERTY SURVEY FOR GEORGE & VIRGINIA HARRIS WELLS, MAINE," BY CHARLES LAWSON DATED FEBRUARY 1980 AND RECORDED IN PLAN BOOK 104, PAGE 12.
  - E. "PROPERTY SURVEY FOR MATHEW A. & ESTHER F. MURACH WELLS, MAINE," BY CHARLES LAWSON DATED MARCH 1980 AND RECORDED IN PLAN BOOK 103, PAGE 49.
  - F. "PLAN SHOWING A STANDARD BOUNDARY & TOPOGRAPHIC SURVEY MADE FOR JOAN LORENTZ WELLS, MAINE," BY DOW & COULOMBE DATED JANUARY 27, 1988 AND RECORDED IN PLAN BOOK 185, PAGE 44.
  - G. "PLAN SHOWING A STANDARD BOUNDARY & TOPOGRAPHIC SURVEY MADE FOR JOAN LORENTZ WELLS, MAINE," BY DOW & COULOMBE DATED JULY 1988 AND RECORDED IN PLAN BOOK 249, PAGE 28.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF WELLS ASSESSOR'S MAP 56, PARCEL 25. SAID PARCEL CONTAINS 15.40 ACRES.
6. THE PARCEL SURVEYED IS LOCATED IN THE RA ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
  - MIN. LOT SIZE: 40,000 S.F.
  - MIN. ROAD FRONTAGE: 125 FEET
  - MIN. FRONT SETBACK: 40 FEET FROM A STATE HIGHWAY
  - MIN. SIDE & REAR SETBACK: 15 FEET
 THE BULK AND SPACE REQUIREMENTS SHOWN HEREON ARE VALID AS OF THE DATE OF THIS SURVEY ONLY AND SHOULD BE CONFIRMED PRIOR TO ANY CONSTRUCTION.

1 inch = 60'

Division of Land  
227 Branch Road  
Wells, Maine

Owner/Prepared for  
Dave & Patty Coulson  
227 Branch Road  
Wells, Maine 04090

**KIMBALL**  
PREMIARY

PROJECT NUMBER: 1719      CO FILE: 1719.dwg  
SCALE: 1" = 60'      DATE: FEBRUARY 18, 2016  
COMMENTS: N/A      REVISIONS: N/A



## Planning & Development

208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: [www.wellstown.org](http://www.wellstown.org)

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon M. L. Belanger, Planning Assistant</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

### Site Plan Amendment Application Memo

Date: July 20, 2016

To: Planning Board

From: Planning Office

Re: Granite Ridge Gravel – Site Plan Amendment Application - Map 37, Lot 41

Pepin Wells LLC and Stonewood Enterprises, LLC, owners, have submitted a site plan amendment application for the property located off of Perry Oliver Road identified as Tax Map 37, Lot 41, known as Granite Ridge Gravel. The property is located within the Rural District and is 22.72 acres in size. The property has approval for Mineral Extraction use up to 3.67 acres. The amendment application is to resolve the excavation of mineral within the required 100 buffer and excavation of mineral beyond the 3.67 acre limitation. The proposed excavation limit is 4.2 acres with a revised buffer reduced from 100 feet to 25 feet as agreed to by abutters (see agreement dated 2016).

The submission of this amendment application resolves a site plan violation identified by the Town in August 2015 due to an abutter complaint.

#### **§ 145-70. Applicability.**

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

- A. A new use is proposed on a lot;
- B. Resumption of a use which has been discontinued for at least two years is proposed; or
- C. An existing use proposes to expand its gross floor area and/or land area. **YES - Mineral Extraction use proposed to expand**

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

- A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. **Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. [Amended 4-18-1998] The amendments sought requires Planning Board approval.**
- B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

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

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

§ 145-73. Fees.

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

§ 145-74. Review and approval process.

- G. Amendment to approved site plans.
  - (2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre- application and application shall be followed. \***
  - (3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.
  - (4) Field changes to approved site plans. **[Added 4-18-1998] Not applicable at this time**
- H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**
- I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **Not applicable**
- A. **Preapplication. [Amended 4-14-2000] \***
  - (1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:
    - (a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 4/21/16 the Code Officer determined the uses are permitted.**
    - (b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed 4/21/16**

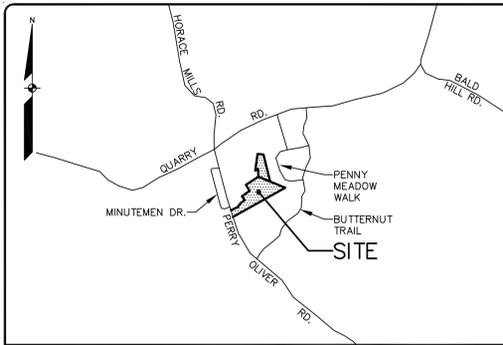
- [1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**
  - [2] Certify that said notices have been sent or delivered.
  - [3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**
  - [4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board received site plan amendment application on 5/2/16**
- (c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.
- (2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 4/21/16; meeting was on 5/2/16**
  - (3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **To be determined**
  - (4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

### **Recommendations and Conclusion:**

1. The Planning Board to workshop comments offered during the public hearing.
2. The Planning Board to workshop the following review comments from the Planning Office and make the following determinations or discuss for determination after the public hearing:
  - a. Planning Board to review the buffer requirements. 100' and 25' buffers are depicted on the plan.
    - i. Is the tree line proposed sufficient for abutters 8-17, 8-18, and 8-19, etc.
    - ii. Are the proposed plantings for the southerly abutters sufficient to resolve the buffer disturbance/violation? The proposed replanting plan includes 6 inch to 12 inch saplings. Such saplings could be considered appropriate for reclamation of a gravel pit but for the revegetation of a buffer violation; that should require larger, more mature tree plantings. 6 foot tall trees were originally proposed to remedy the violation.
    - iii. Is the existing landscaped buffer along Perry Oliver Road sufficient?
    - iv. Is the stockade fence for abutting lot 8A-2 sufficient? The height and type of this fence needs to be updated on the site plan. The previous approval proposed the fence to be on the lot line.
    - v. Is note 16 sufficient: buffers to be marked by a Professional Surveyor and maintained.

- b. Planning Board to consider any noise implications from the proposed expanded extraction with areas of reduced buffering and potential crushing unit. Planning Board to review note 17 on sheet 2.
2. The Planning Board should then continue the workshop to the next Planning Board meeting.





LOCATION MAP N.T.S.

REFERENCE DEEDS

- GARY K. CROCKER AND CAROL M. CROCKER TO PEPIN WELLS, LLC AND STONEWOOD ENTERPRISES, LLC; DATED 9-16-04; RECORDED YCRD IN BOOK 14230, PAGE 142.
- STONEWOOD ENTERPRISES, LLC AND PEPIN WELLS, LLC TO SCOTT GORDON PERRY AND TERESA M. PERRY; DATED 3-4-05; RECORDED YCRD IN BOOK 14393, PAGE 152.
- PARKER DEVELOPMENT, LLC TO STONEWOOD ENTERPRISES, LLC AND PEPIN WELLS, LLC; DATED 6-14-12; RECORDED YCRD IN BOOK 16347, PAGE 462.
- AGREEMENT BETWEEN PEPIN WELLS, LLC; STONEWOOD ENTERPRISES, LLC; PARKER DEVELOPMENT, LLC, AND KAREN BASTON; DATED 5-23-12; RECORDED YCRD IN BOOL 16332, PAGE 30.
- AGREEMENT BETWEEN PEPIN WELLS, LLC; STONEWOOD ENTERPRISES, LLC; DAVID R. FLETCHER & LISA A. FLETCHER; JOSEPH C. CONNOR & CAREY L. CONNER; AND TODD E. BAYHA; DATED 1-5-16 RECORDED YCRD IN BOOK 17172, PAGE 649.

GENERAL NOTES

- THE PURPOSE OF THIS PLAN IS TO AMEND THE PREVIOUSLY APPROVE MINERAL EXTRACTION USE AS FOLLOWS:
  - REVEGETATION OF DISTURBANCE INTO THE 100 FOOT BUFFER;
  - REVISION TO A 25 FOOT BUFFER ALONG LOTS 8-17, 8-18 AND 8-19 PER AGREEMENTS WITH THE LOT OWNERS. SEE REFERENCE DEED #5;
  - EXPANSION OF THE AREA TO BE EXCAVATED INTO LAND ACQUIRED IN REFERENCE DEED #3.
- PROPERTY INFORMATION:
 

TAX MAP 37, LOT 41  
 TOTAL LAND AREA = 22.72 ACRES  
 EXISTING USE: MINERAL EXTRACTION  
 PROPOSED USE: MINERAL EXTRACTION  
 OWNER: PEPIN WELLS, LLC AND STONEWOOD ENTERPRISES, LLC  
 APPLICANT: PEPIN WELLS, LLC

TOPOGRAPHY BASED ON NAVD 1988, REF. PLAN #3 AND FIELD LOCATION. BOUNDARY LINES DEPICTED PER REF. PLAN #1 AND 3. PROPERTY CORNER AND LINE MONUMENTATION DEPICTED ON REF. PLAN #1 AND 3.
- ZONING DIMENSIONAL REQUIREMENTS FOR RURAL DISTRICT:
 

MIN. LOT SIZE 100,000 SF OF NET AREA (22.72 ACRES EXISTS)  
 MAX. DENSITY 100,000 SF OF NET AREA (NO DWELLINGS EXIST/PROPOSED)  
 MIN. STREET FRONTAGE 200 FEET (215.25 FEET PROVIDED)  
 MIN. STREET SETBACK 25 FEET  
 MIN. LOT LINE SETBACK 25 FEET  
 MAX. LOT COVERAGE 20%  
 MAX. BUILDING HEIGHT 40 FEET, NOT TO EXCEED 3 STORIES  
 PROPERTY NOT SERVED BY PUBLIC SEWER (WSD) OR PUBLIC WATER (KRWWD).
- PERFORMANCE STANDARDS OF §145-53. MINERAL EXTRACTION:
  - MIN. NATURAL VEGETATED BUFFER STRIP OF 100 FEET
  - MIN. NATURAL VEGETATED BUFFER STRIP WITH REDUCTION AGREED UPON WITH ABUTTERS OF LOTS 8-17, 8-18 AND 8-19 OF MAP 37 TO 25 FEET.
  - BUFFER ELIMINATION ALLOWED BETWEEN PERMITTED MINERAL EXTRACTION USES WITH WRITTEN AGREEMENTS AND APPROVED SITE PLANS.
  - TOPSOIL TO BE RETAINED FOR RECLAMATION VEGETATION.
  - NO DUST OR MUD TO BE TRACKED ONTO ROADWAYS. ENTRANCE TREATMENT, SWEEPING AND WATERING MAY BE REQUIRED.
  - THE LOWEST ELEVATION OF THE EXCAVATED AREA SHALL BE 206, GREATER THAN 5 FEET ABOVE THE SEASONAL HIGH WATER TABLE.
  - OPERATIONAL HOURS LIMITED TO 7:00 AM TO 5:00 PM MONDAY THROUGH FRIDAY; 7 AM TO NOON ON SATURDAY; AND NO FEDERAL HOLIDAYS OR SUNDAYS.
  - RESTORATION TO OCCUR PER SITE PLAN AND NOTES.
  - A PERFORMANCE GUARANTEE SHALL BE ESTABLISHED WITH THE TOWN OF WELLS AS CASH ESCROW OR BANK LETTER OF CREDIT AT \$3,500.00 PER ACRE OF DISTURBED AREA AND \$4,500.00/ ACRE FOR PLANTINGS TO RESTORE THE 100 FOOT WIDE BUFFER WHERE DISTURBED.
- THE TOTAL AREA OF PROPOSED MINERAL EXTRACTION IS APPROXIMATELY 5.2 ACRES, WITH 1.4 ACRES OF BUFFER AREA TO BE REVEGETATED.
- BUFFER RESTORATION TO BE COMPLETED NO LATER THAN OCTOBER 1, 2016.
- MINERAL EXTRACTION AND RECLAMATION TO BE COMPLETED NO LATER THAN OCTOBER 1, 2018.
- NO DESIGNATED PARKING REQUIRED. ALL PARKING TO BE ON-SITE.
- IF SIGNAGE IS INSTALLED; IT SHALL BE IN COMPLIANCE WITH THE LAND USE ORDINANCE. PRIOR TO INSTALLATION IT SHALL OBTAIN A PERMIT.
- ALL REFUSE GENERATED ON THE PROPERTY SHALL BE DISPOSED OF BY THE PROPERTY OWNER IN A TIMELY MANNER. NO DUMPSTER IS PROPOSED.
- ALL EXTERIOR LIGHTING SHALL BE DIRECTIONAL AND NOT PRODUCE GLARE ONTO ABUTTING LIGHTS OR STREETS.
- NO PAVEMENT RECYCLING IS PERMITTED. TEMPORARY STUMP GRINDING IS ALLOWED FOR THE PRODUCTION OF MULCH FOR THIS PROPERTY'S RECLAMATION PURPOSES.
- THERE SHALL BE NO MORE THAN 40 TRUCK TRIPS PER DAY.
- ALL FUELS SHALL BE CONTAINED AND STORED IN COMPLIANCE WITH NFPA STANDARDS.
- SOIL EROSION AND SEDIMENTATION CONTROL BEST MANAGEMENT PRACTICES ARE A CONDITION OF APPROVAL. SEE FINDINGS OF FACT & DECISIONS ASSOCIATED WITH THIS SITE PLAN APPROVAL FOR ALL CONDITIONS OF APPROVAL.
- ALL BUFFER LIMITS: 100 FOOT, 25 FOOT AND 75 FOOT, SHALL BE MARKED BY A PROFESSIONAL LAND SURVEYOR AND WRITTEN CERTIFICATION PROVIDED TO THE CODE ENFORCEMENT OFFICE PRIOR TO CONTINUED EXCAVATION OR RECLAMATION. LIMITS TO BE MAINTAINED AT ALL TIMES.
- R. PEPIN AND SONS, INC. WILL BE OPERATING A REGSON JAW TYPE CRUSHING UNIT ON SITE FOR THE PROCESSING OF GRAVEL MATERIALS ON A LIMITED BASIS. OPERATIONS SHALL BE RESTRICTED FROM 8:00 A.M. - 2:00 P.M. (MONDAY - FRIDAY) AND NOT ON ANY FEDERAL HOLIDAYS. NO OTHER CRUSHING OR SCREENING EQUIPMENT SHALL BE PERMITTED FOR USE ON THE SITE.

LEGEND

EXISTING	DESCRIPTION
---	PROPERTY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
	BUILDING
---	EDGE WETLAND
▲	WETLANDS
---	EDGE PAVEMENT
---	EDGE GRAVEL
---120---	118--- CONTOURS

REFERENCE PLANS

- PARKER RIDGE SUBDIVISION; DATED 5-5-2012, BY LOWER VILLAGE SURVEY CO.; RECORDED AT THE YCRD IN PLAN BOOK 355, PAGE 16.
- GRAVEL PIT RECLAMATION PLAN; DATED 2-17-2011; BY PAUL P. GADBOIS; ON FILE WITH THE TOWN OF WELLS; SHEETS 1, 2, AND 3.
- SITE PLAN; DATED 5-2-2007, BY DANA D. LIBBY, CORNER POST LAND SURVEYING; ON FILE WITH THE TOWN OF WELLS; SHEETS S1 AND S2.
- SITE PLAN AMENDMENT #1; DATED OCTOBER 2013; ON FILE WITH THE TOWN OF WELLS; SHEETS S1 AND S2.



PROGRESS PRINT

NOT FOR CONSTRUCTION

DESIGNED	CHECKED
CAB	CAB
E   CAB 07-11-16 REVISED PER TOWN COMMENTS	
D   CAB 06-20-16 REVISED PER TOWN COMMENTS	
C   CAB 06-10-16 REVISED PER TOWN COMMENTS	
B   CAB 05-13-16 REVISED PER TOWN COMMENTS	
A   CAB 04-14-16 ISSUED FOR PRELIMINARY REVIEW	
REVI. BY:	DATE:
STATUS:	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.	

**SEBAGO**  
 TECHNICS  
 WWW.SEBAGO-TECHNICS.COM  
 75 John Roberts Rd., Suite B  
 South Paris, ME 04106  
 Tel: 207-200-9100 Tel: 207-783-5656

AS-BUILT GRAVEL PIT PLAN  
 OF:  
 GRANITE RIDGE  
 PERRY OLIVER ROAD  
 WELLS, MAINE  
 FOR:  
 PEPIN WELLS, LLC  
 P.O. BOX 1167  
 SANFORD, MAINE 04073

PROJECT NO. 16148 SCALE 1"=60'  
 SHEET 1 OF 2



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

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon M. L. Belanger, Planning Assistant</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

### **Major Subdivision Application Memo**

Date: July 21, 2016  
To: Planning Board  
From: Planning Office  
Re: Wire Road Subdivision - Map 75, Lot 1

#### **Project Description:**

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.

#### **§ 202-9. Final plan for major subdivision.**

##### A. Procedure.

- (1) The subdivider shall, within six months after the approval of the preliminary plan, file with the Board an application for approval of the final plan at least 10 days prior to a scheduled meeting of the Board. If the application for the final plan is not submitted within six months after preliminary plan approval, the Board may refuse without prejudice to act on the final plan and require resubmission of the preliminary plan. The final plan shall approximate the layout shown on the preliminary plan, plus any recommendations made by the Board. **[Amended 7-11-1996] Prelim. Approval granted 3/21/16. Final App submitted on 5/24/16.**
- (2) If a public hearing is deemed necessary by the Board, an additional fee in the amount established by the Board of Selectmen following notice and a public hearing shall be required to cover the costs of advertising and postal notification. **[Amended 7-9-2002; 4-16-2004] To be held 6/20/16**
- (3) The subdivider, or his duly authorized representative, shall attend the meeting of the Board to discuss the final plan. **Yes**
- (4) When the application is received by the Planning Board, it shall give the applicant a dated receipt acknowledging that it has received the application. **Final Application received 6/6/16**
- (5) Within 30 days after receiving any application, the Board shall notify the applicant in writing either that the application is complete or, if it is incomplete, the specific additional material

needed to complete the application. The Board shall determine whether to hold a public hearing on the final plan application. **Final Public Hearing held on 6/20/16**

- (6) Prior to submittal of the final plan application, the following approvals shall be obtained in writing, where appropriate:
    - (a) Maine Department of Environmental Protection, under the Site Location of Development Act and the Natural Resources Protection Act. *Editor's Note: See 38 M.R.S.A § 481 et seq. and 38 M.R.S.A. § 480-A et seq., respectively.* **Applicant requests a waiver to allow the Site Location Permit to be obtained prior to final approval**
    - (b) The Kennebunk, Kennebunkport and Wells Water District, if the district's water service is to be used. **Not Applicable**
    - (c) Maine Department of Human Services, if the subdivider proposes to provide a central water supply system. **Not Applicable. Water supply by individual private wells.**
    - (d) The Wells Sanitary District, if the public sewage disposal system is to be used. **Not Applicable, no existing sewer mains within 1,000 feet of the property**
    - (e) Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system(s) is to be utilized. **Written approval received from DHHS dated 5-16-16**
    - (f) An Army Corps of Engineers dredge and fill permit. **Not Applicable, no wetland fill proposed.**
    - (g) NPDES permit for stormwater discharges. **Not Applicable, included in MDEP Site Location Permit.**
  - (7) A public hearing may be held by the Planning Board within 30 days after the issuance of a receipt for the submittal of a complete application. This hearing shall be advertised in a newspaper of local circulation at least two times, the date of the first publication to be at least seven days before the hearing, and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing. When a subdivision is located within 500 feet of a municipal boundary and a public hearing is to be held, the Planning Board shall notify the Clerk and the Planning Board of the adjacent municipality involved at least 10 days prior to the hearing. **Public Hearing on 6/20/16**
  - (8) Upon receipt of an application for a subdivision containing 20 lots or dwelling units or more, the Planning Board shall notify the Road Commissioner, School Superintendent, Police Chief and Fire Chief of the proposed subdivision, the number of dwelling units proposed, the length of roadways and the size and construction characteristics of any multifamily, commercial or industrial buildings. The Planning Board shall request that these officials comment upon the adequacy of their department's existing capital facilities to service the proposed subdivision.
  - (9) Before the Board grants approval of the final plan, the subdivider shall meet the performance guaranty requirements contained in § **202-13. To be determined**
  - (10) The Board, within 30 days from the public hearing or within 60 days of the official submittal date if no hearing is held, shall make findings of fact and conclusions relative to the standards contained in 30-A M.R.S.A. § 4404, Subsection 3 and in these regulations. If the Board finds that all standards of the statute and these regulations have been met, it shall approve the final plan. If the Board finds that any of the standards of the statute and these regulations have not been met, the Board shall either deny the application or approve the application with conditions to ensure all of the standards will be met by the subdivision. The reasons for any denial or conditions shall be stated in the records of the Board. **To be determined**
- B. Submissions. The final plan shall consist of one or more maps or drawings drawn to a scale of not more than 100 feet to the inch. Plans for subdivisions containing more than 75 acres may be drawn at a scale of not more than 200 feet to the inch. Plans shall be no larger than 24 inches by 36 inches in size and

shall have a margin of two inches outside of the border line on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved thereon for endorsement by the Board. One reproducible, stable-based transparent original and three copies of the plan shall be submitted. In addition, the applicant shall submit 11 copies of the final plan, reduced to a size of 11 inches by 17 inches, and all accompanying information to the Office of Planning and Development no less than 10 days prior to the meeting. The application for approval of the final plan shall include the following information:

**Recommendations and conclusions:**

2. The Planning Board should workshop the following Final completeness (202-9) and initial compliance (202-12) items:
  - a. Groundwater Nitrate Evaluation Analysis provided by Sevee & Maher Engineers, Inc dated 1/12/2016. Planning Board to review the 3<sup>rd</sup> Party Peer Review prepared by Cynthia Thayer of Stonehill.
  - b. Draft HOA Declaration prepared by Joseph Carlton dated revised May 2016 provided. Town Attorney/ Town Engineer review memos attached. Revised HOA documents from the applicant are needed.
    - i. Are any Open Space areas to be dedicated to a conservation group via easement?
    - ii. A Sample deed to address HOA membership Driveway locations for lots 1, 2, 3, 4, 5, 6, 7, 8, 9, and 10 must be deed restricted. Not yet provided.
  - c. The Planning Board to determine what no-cut buffer or screening requirements shall apply for non-clustered residential abutters:
    - i. A 50' no-cut buffer with a 120 liner foot 6' tall stockade fence is proposed for M 75, L 1-2.
      1. See abutter comments attached
    - ii. A 25' no-cut buffer is proposed for M 68, Lot 2-A; the Planning Board may want to consider if fencing or additional plantings for this abutter are necessary or if the 25' no cut buffer is sufficient.
    - iii. Sheet 1.4 does not depict the parcel lot line or the 50' buffer adjacent to proposed cluster lot 1A-34. A 50' no-cut buffer is recommended for this lot as well.
  - d. Minor recommended plan changes and note changes/additions to be addressed by the applicant
    - i. A single accessory structure not exceeding 600 SF is permitted and requires a building permit. No more than 2% of the Open Space shall be impervious surface. (Recommended to be added to note 20). This structure could include centralized mailboxes or a mail building?

- ii. Trees greater than 24" in diameter at breast height exist are identified on sheets 1.3, 2.1 and 2.2. See recommended note 26 stating 24" in diameter hardwood trees identified on lots 1A-6 and 1A-8 to be maintained.
  - iii. Is note 12 sufficient for performance guarantees? Planning Board to make a determination.
  - iv. Is the proposed phasing of the subdivision development appropriate? Planning Board to make a determination.
  - v. Are the conditions of approval appropriate? Planning Board to make a determination.
  - e. A stormwater management plan prepared by Lewis Chamberlain of Attar Engineering, Inc dated 3/8/2016, Revised 5/13/16. Town Engineer memo attached.
  - f. Site Location Permit approval from MDEP pending.
  - g. A construction cost estimate to include Monumentation and Fencing installation costs is pending.
3. The Planning Board should continue the workshop to the next meeting.



**Planning & Development**  
**208 Sanford Road, Wells, Maine 04090**

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Website: [www.wellstown.org](http://www.wellstown.org)

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon M. L. Belanger, Planning Assistant</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

**Memo**

Date: July 21, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Wire Road Subdivision – (Tax Map 75, Lot 1) Drainage Review

**Drainage Design**

**Summary:**

- Lots 1 thru 21 and Camerons Lane drainage is directed to Wetpond 11 for detention and treatment
- Roadside swales are not proposed. Drainage is to be conveyed from the road and lots to swales along the lot lines and to swales located along the rear of the lots.
- Wetpond 11 outlets to a natural wetland, away from Wire Road.
- The drainage area to Wire Road has been redirected/ reduced.
- A large culvert under Brendans Way allows drainage flow and habitat connection.
- Roadside swales and a swale behind Lots 22 thru 25 convey drainage to Wetpond 40.
- Roadside swales, a rear lot swale, and culvert/swale convey drainage from the remainder of Brendans Way and the lots to Detention Pond 55.
- Detention Pond 55 outlets to a stone level lip spreader and large wooded buffer.

**Comments:**

- Portions of swales to the rear of lots on Camerons Lane are very low in slope (0.0014). Good for treatment but will need maintenance to keep clear of debris. Berm top elevation needed behind Lots 13 thru 16.
- Lots on Camerons Lane are very flat. Are full foundations proposed? If yes, where will foundation drains be directed and how?
- Inverts, size and type of existing culvert under Wire Road to be noted.
- Top of berm elevation label for Wetpond 11 needed.
- Driveway culverts will be needed along Brendans Way. Detail with minimum size needed. Will all the culverts be installed by the developer?
- A check dam behind Lot 23 should be considered.
- Will there be Monumentation or signage around the wooded buffer? If yes, depict on plans.
- Level spreader should wrap around at end points to prevent short circuiting.

## Drainage Analysis

### Pre-Development:

- Basin divisions well established
- Flow paths located in appropriate locations
- Flow path conditions good. Basin 20 sheet flow length of 50 feet could be extended in length, but shorter is more conservative, OK.
- Two analysis points are good for pre v post comparison

### Post- Development:

- Basins depicted well per proposed grading
- Flow paths located in good conditions. Path of Basin 40 appears short. Could extend to elevation 219 and be lengthened 500 feet, conservation so OK.
- Several culverts modelled as pond outlets, good for ponding analysis in swales.
- Several swales modelled as reaches, good for analysis
- Two analysis points are same as pre-development, good.
- Total areas pre and post are equivalent.

### Results (25 year event):

- Calculations estimate a significant reduction in runoff flow to existing culvert at Wire Road (AP1)
- Calculations estimate a reduction in runoff flow at the southerly property line (AP2)

### Comments:

The analysis and conclusions meet or exceed the Town requirements.

Wayne T. Adams  
Christian L. Barner  
Milda A. Castner  
Susan Bernstein Driscoll  
Scott M. Edmunds  
William J. Gallitto, III  
Jason G. Howe  
Erin K. Kalakowsky  
Brin M. Moore  
Sarah B. Neault



Durward W. Parkinson  
Leah B. Rachin  
Laura H. White  
*Of Counsel*  
Jonathan Bangs  
Barbara I. Belik  
Bruce W. Bergen  
Earle J. Patterson  
*In Memoriam*  
C. Wesley Crowell  
1955-2015

## MEMORANDUM

TO: Michael Livingston and Shannon Belanger

FROM: Erin Kalakowsky

RE: Wire Road Subdivision

Date: June 15, 2016, updated July 21, 2016

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This office has reviewed the proposed Documents for the Wire Road Subdivision and has the following suggestion/comments/requests:

A) Plans:

No Comment

B) Deed:

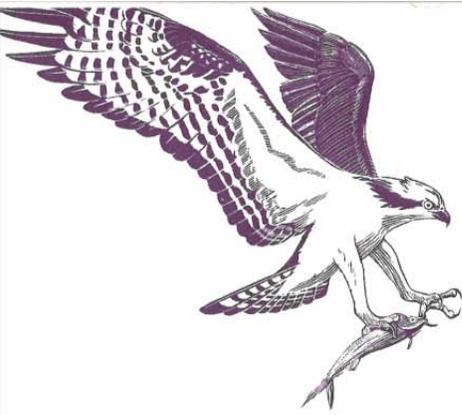
PLEASE PROVIDE A PROPOSED DEED FOR REVIEW. Would like to cross the deed with the plans/Declaration for specific note references

C) Declaration:

- 1) Article 1.3. Add....after ' and Maine Law, "and Town of Wells ordinances", then Maine "and local" law shall control.
- 2) Article 1.4: Definition of Common Area should be more specific. The reference to Article 9.3 describes maintenance of Common Areas and not an inclusive list of all common areas.
- 3) Article 1.4: "Governing documents" references Section 1.2 which does not exist

- 4) Article 4.1 (a) Add specific reference to the Class A membership. There does not appear to be any further reference to the separate classes of membership. Elaborate on the separate classes.
- 5) Article 5: Generally speaking, does owner have an appeal process or is decision by reviewer final? Suggest adding an appeal process.
- 6) Article 7.7: Suggest adding a minimum lease/rental period, and/or reference to Town of Wells Ordinance, to deter transient occupancy.
- 7) Section 7.9: State Declarant must also obtain Planning Board approval to change boundary lines.
- 8) Article 8: DECLARANT (during Declarant Control Period) is responsible for ensuring LOT OWNER compliance with all DEP/Army Corps, Town, etc. regardless of any provision to the contrary. Thereafter, ASSOCIATION shall be responsible for enforcement. Who is going to enforce violations? Article 8 states the Association and or Board *may* enforce app. ordinances/violations.
- 9) Article 9: Is open space being deeded to the Association ? Any specific restrictions/language to be included. Need more information regarding the Open Space (i.e. will there be a Conservation Easement, trails....) Modify sections to state Open Space is being granted to the Association.
- 10) Article 13.10: Town of Wells and its various departments are “granted” easements...
- 11) Article 17.1: Add Subject to requirements of governmental approvals and permits, “including the Town of Wells Planning Board”...
- 12) Article 17.10: Add limiting language with regard to Transferring the Declarant’s rights. The Declarant has reserved a lot of rights. Transferee must be subject to all T&P of Governing Documents.
- 13) Article 20.1: Require Planning Board approval to terminate.
- 14) Provide missing Exhibits for review

GENERAL COMMENT: The Declaration contains many references to the “Board” as the governing authority. Recommend adding a Section defining Board, how it is created and amended, its officers, terms, meetings, etc.



**StoneHill**  
Environmental, Inc.

600 State Street, Suite 2  
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tel 603-433-1935  
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July 19, 2016

StoneHill Project No. 16094

Michael Livingston, P.E.  
Town Engineer/Town Planner  
Town of Wells  
208 Sanford Road  
Wells, ME 04090

RE: Peer Review Consultation – Bedrock Water Supply Wells  
Proposed Wire Road Subdivision – Wells, Maine

Dear Mr. Livingston:

As requested, StoneHill Environmental, Inc. (StoneHill) has reviewed sections of the Applicant's project documentation pertaining to the proposed use of individual, bedrock supply wells at the Wire Road subdivision. The hydrogeologic peer review was performed in general accordance with Town of Wells subdivision ordinance requirements for private wells in major subdivisions.

The evaluation included the following activities:

- Review the Applicant's cluster subdivision plans and groundwater evaluation report relative to the proposed use of on-site bedrock supply wells.
- Review the Town of Wells subdivision ordinance relative to water supply and hydrogeologic criteria.
- Review published geological and hydrogeological maps and data for the project area.
- Visit the site to observe geological and environmental conditions in the project area.
- Prepare a peer review opinion letter addressing the potential for adequate groundwater quality and quantity for private wells at the proposed cluster subdivision.

The cluster subdivision plan set prepared by Attar Engineering, Inc. (Attar) for the project shows topography and key site features including the proposed residential lots, proposed on-site wastewater disposal field locations, and well exclusion zones (sanitary setbacks) associated with the wastewater disposal systems. Pages 5 and 6 of the January 12, 2016 report prepared by Sevee & Maher Engineers, Inc. (SME) titled "Groundwater Nitrate Evaluation and Mounding & Transmission Analysis" contain sections addressing Bedrock Aquifer Groundwater Budget Analysis and Acceptable Areas for Water Supply Wells. StoneHill reviewed these documents at the request of the Town Planner relative to the proposed bedrock water supply wells.

SME performed a groundwater budget analysis for the bedrock aquifer assuming 44, three-bedroom residences, utilizing approximately 270 gallons of water per day, in accordance with the Maine Subsurface Wastewater Disposal Rules. An precipitation infiltration rate of 5% was assumed along with approximately 46 inches of rainfall per year. SME concluded that there should be sufficient water in the bedrock aquifer for supplying water to the proposed development. StoneHill performed independent water budget calculations, and is in general concurrence with SME's conclusions relative to water demand for the proposed subdivision and potential for recharge of the bedrock aquifer.

Acceptable areas for water supply wells on individual lots are beyond the predicted 5 mg/L nitrate plumes, and are also beyond the 300 foot setback from the proposed wastewater disposal fields. Although StoneHill was not requested to peer review the nitrate impact assessment portion of the SME report, the 300 foot setback creating "Well Exclusion Zones" appears to provide an adequate sanitary setback for the wastewater disposal areas. During our peer review, StoneHill did not identify known sources of contamination of concern to the Town of Wells (i.e. Wells landfill, Bragdon septage disposal site and the Spiller sludge disposal site) in areas with a reasonable potential for influencing groundwater quality at the site. StoneHill agrees with SME's recommendation that the drilled bedrock well steel casings be installed at a minimum of 15 feet into bedrock and that the annular space between the bedrock borehole and the steel casings be sealed with grout.

As part of StoneHill's peer review, Maine Geological Survey (MGS) bedrock well database information was obtained and reviewed for the site vicinity (see copy attached). The MGS database indicates that in general, bedrock wells in the area are 500 feet or less in depth, with sustained yields that are considered to be adequate for single family residences.

In summary, SME's evaluations relative to the proposed water supply wells are conservative and appropriate for the project and hydrogeological site setting. Based on our review, StoneHill does not take exception to water supply conclusions presented in the SME report. Reviewed data indicate that adequate groundwater resources are likely to be available to service individual bedrock supply wells on the new lots. As a prudent measure to confirm suitability prior to domestic use, StoneHill suggests collecting and submitting a water sample from the new wells to a commercial laboratory and testing for basic drinking water quality parameters.

StoneHill appreciates the opportunity to be of assistance to you and the Town of Wells. If there are any questions, or if we may be of additional service, please contact us.

Sincerely,

**StoneHill Environmental, Inc.**



Cynthia A. Thayer, C.G.  
Project Manager



Attachment: MGS Database Report



PAUL R. LEPAGE  
GOVERNOR

STATE OF MAINE  
DEPARTMENT OF AGRICULTURE, CONSERVATION & FORESTRY  
93 STATE HOUSE STATION  
AUGUSTA, MAINE 04333-0093  
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WALTER E. WHITCOMB  
COMMISSIONER

7/5/2016

Cynthia A. Thayer  
StoneHill Environmental, Inc.  
600 State Street, Suite 2  
Portsmouth, NH 03801

Dear Ms. Thayer,

Enclosed is the information you requested on bedrock wells in the vicinity of Wire Road, Wells (Project No. 16094). A brief explanation: We have provided you with well information only on wells close to your project area.

The attached map shows bedrock wells in our database that we have **located**, either through GPS coordinates provided by the well driller, a visit to town offices to match our well ownership information with property tax records or using E911 addresses. There is a total of 70 wells in the area you indicated in your letter. The enclosed table lists the well depth, casing length, yield, etc. for these wells.

Maine Geological Survey - Well Database - 07/05/2016

	Last Name	Location	Type	Drill date	Depth	Casing	Yield	Ovrbrdn	Map	Lot
58404	TURNER, JR.	WELLS	BEDR	09/19/1992	115	112	30	99	66	33.6
37521	APPLEBY	WELLS	BEDR	11/10/1987	105	50	20	32	67	1-22
38251	PERKINS	WELLS	BEDR	04/17/1989	143	9	2	1	69	9
37903	LINK	WELLS	BEDR	09/21/1988	342	20	3	11	69	1-6
62829	LEFFLER	WELLS	BEDR	08/02/1994	442	19	1	4	62	7-1
75003	AUGER	WELLS	BEDR	06/06/1996	130	20	12	11	61	16A
38051	SHELLEY	WELLS	BEDR	09/14/1988	100	19	17	16	62	2B
37663	BLODEAU	WELLS	BEDR	07/11/1988	605	20	4	16	62	2-2
58433	BOUCHARD	WELLS	BEDR	11/14/1992	320	15	5	3	53	11.1-A
38676		WELLS	BEDR	02/16/1989	345	40	30	20	61	23
38764	LIBBY	WELLS	BEDR	06/24/1990	300	20	3	14	54	8A
38531	SKIBICKI	WELLS	BEDR	08/03/1989	45	6	20	5	55	10B
86574	THERRIEN	WELLS	BEDR	09/23/1999	140	123	75	117	66	33-12
75933	WHITE	WELLS	BEDR	08/27/1996	125	119	50	109	66	33-5
92549	CRAMER	WELLS	BEDR	04/16/2002	380	205	6	118	66	28-13
102935	FIELDS	WELLS	BEDR	02/02/2002	400	150	15	90	66	41
102951	WILDER	WELLS	BEDR	03/11/2002	265	120	4	100	66	34
92527	RICHARD	WELLS	BEDR	04/16/2002	340	100	3	79	66	39
102368	MILLER	WELLS	BEDR	02/17/2002	140	60	30	50	74	2A
102933	CLARK	WELLS	BEDR	01/29/2002	385	100	12	60	66	44
105424	BAILEY	WELLS	BEDR	06/15/2002	400	40	4	28	74	2B
107936	THUTCHINS	WELLS	BEDR	09/10/1997	280	70	100	60	74	4-1
67180	BRACKLEY	WELLS	BEDR	11/13/1997	300	20	100	10	61	5
77853		WELLS	BEDR	02/03/1997	300	25	10	15	60	21.EXE
102931	MARBY	WELLS	BEDR	01/22/2002	410	30	100	9	53	5
102950	MATHER	WELLS	BEDR	03/09/2002	265	26	2	8	53	13AL
70368	GOODALE	WELLS	BEDR	04/06/1998	300	67	2	60	67	1-16
66773	MORGAN	WELLS	BEDR	09/20/1995	600	20	3	8	67	1.31
38687	COOKE	WELLS	BEDR	03/28/1989	245	40	3	26	67	1-21
71502	SEALEY	WELLS	BEDR	08/07/1995	365	20	4	4	67	1-3
60331	DESCHAMBAULT/KARALIS	WELLS	BEDR	04/20/1993	305	20	8	9	67	1-27
66724	DUPLESEA	WELLS	BEDR	02/20/1995	260	20	12	6	67	1-8
65532	DUNBAR	WELLS	BEDR	12/04/1994	445	20	4	10	67	1-10
75027	WILSON	WELLS	BEDR	12/15/1996	185	17	1	6	61	18
75065	KEEGAN/LAURITSEN-KEEWELLS	WELLS	BEDR	09/16/1997	480	69	1	55	75	3.2
98846	GOODINE	WELLS	BEDR	09/30/2001	460	70	1	61	69	2-2
96794	ROBIE	WELLS	BEDR	05/04/2001	250	20	25	7	69	2.3
103801	WENTZELL	WELLS	BEDR	11/12/2001	260	25	10	10	69	2-6
98637	DEWITT	WELLS	BEDR	07/12/2001	425	30	2	18	69	2.5
66360	KAMMANN	WELLS	BEDR	09/26/1996	470	20	1	6	62	10-2
83799	TAYLOR	WELLS	BEDR	10/27/1998	440	20	0	1	62	1-1
83993	WINSLOW	WELLS	BEDR	10/28/1998	500	20	5	4	62	9A,4
90798	DEDGEON	WELLS	BEDR	03/30/2000	600	20	2	6	62	7-6
83594	ADAMCHEK/SMART-ADAMCWELLS	WELLS	BEDR	08/30/1998	540	20	6	6	62	7-7
107501	PENDERGAST	WELLS	BEDR	01/13/2003	300	100	6	90	66	33-9
108641		WELLS	BEDR	12/30/2002	440	20	0	6	62	1-1A
108679	MORGAN	WELLS	BEDR	05/08/2003	440	30	7	18	61	34
111365	FREEMAN	WELLS	BEDR	03/25/2004	405	20	3	6	46	2
112486	MCKENZIE	WELLS	BEDR	12/05/2005	420	60	1	48		
114085	OWENS, JR.	WELLS	BEDR	05/17/2004	300	20	50	8	67	5-1
114518	ESPLING	WELLS	BEDR	03/08/2004	300	40	5	28	61	7

MAINE GEOLOGICAL SURVEY  
ROBERT G. MARVINNEY, DIRECTOR AND STATE GEOLOGIST  
17 ELKINS LANE, WILLIAMS PAVILION

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117089	NORTON	WELLS	BEDR	10/12/2005	540	108	0	100		
117096	COLE	WELLS	BEDR	11/07/2005	420	40	7	25		
117339		WELLS	BEDR	08/19/2004	340	54	3	48		
122488	MAZZEI	WELLS	BEDR	08/22/2008	185	106	20	92		
107579	HAZLETT	WELLS	BEDR	08/13/2003	320	31	5	8	60	14
119675	WELSH	WELLS	BEDR	10/18/2004	425	55	7	25	68	002-00A
141529		WELLS	BEDR	11/19/2008	500	20	1	8		
124722	WELCH	WELLS	BEDR	07/18/2005	380	75	50	65	69	004-00A
137535	BOULAY	WELLS	BEDR	01/06/2010	520	25	1	15	7	207
139686	CARON	WELLS	BEDR	01/08/2009	740	20	0	8	5298	24
118821	HUTCHINS	WELLS	BEDR	08/09/2004	330	20	100	6	74	5
124916	GRENIER	WELLS	BEDR	07/20/2005	400	20	2	8	61	22.9
147815	EARLE	WELLS	BEDR	05/12/2011	260	20	80	10		
148059	KAMMANN	WELLS	BEDR	08/20/2011	400	40	2	6	62	10-2
146072	ROBINSON	WELLS	BEDR	06/23/2012	440	60	5	3	67	1-29
155417	MODZELSKI	WELLS	BEDR	08/02/2014	400	20	8	3	69	1-7
103876	ROBERTS	WELLS	BEDR	04/02/2002	200	57	10	42	67	1
150013	CYR	WELLS	BEDR	07/01/2015	120	60	45	46	60	17
156684		WELLS	BEDR	01/29/2016	180	66	35	27		

-----  
This listing is not comprehensive; there are certainly other wells in the area for which we have no information.

The hydrologic information on the wells listed is as provided by the drillers - it has not been field checked. Also, our database is *not* comprehensive; ***there are certainly other wells in the area for which we have no information.*** For a complete listing of all wells in the database please visit the MGS Water Well Database web page at: <http://www.maine.gov/dacf/mgs/pubs/digital/well.htm>. There you will find an interactive web map and a downloadable file that can be imported to your database and/or GIS/CAD mapping program.

If you have any questions feel free to contact me.

Sincerely,

Amber T. H. Whittaker  
GIS Coordinator



# Water Wells Database Locations

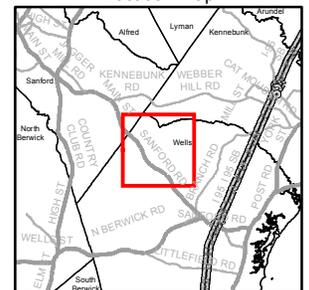
## Vicinity of: Wire Road, Wells (Project No. 16094)



Data from the Maine Geological Survey Wells Database  
Map prepared by the Maine Geological Survey



Location Map



From: Mike Livingston  
Sent: Monday, July 11, 2016 3:46 PM  
To: Loucks, Brian D  
Cc: Shannon Belanger  
Subject: RE: Planning Board

Hi Brian:

The minutes are posted in draft version as part of the online posting for tonight's meeting. The approved minutes are posted once voted on. The minutes are not a per verbatim document and do not include reference to all materials submitted to the Board.

From: Loucks, Brian D [mailto:LoucksBD@Corning.com]  
Sent: Monday, July 11, 2016 1:19 PM  
To: Mike Livingston  
Subject: RE: Planning Board

Thanks Mike ? looked for the meeting minutes regarding the email I sent you with the run/rise calculation and the difference between the buffer and border fence and didn't see anything.

Do the meeting minutes need to be approved by a motion before they're available to view on line?

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

Corning | Falcon | Axygen | Gosselin | PYREX  
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From: Mike Livingston [mailto:mlivingston@wellstown.org]  
Sent: Monday, July 11, 2016 1:16 PM  
To: Loucks, Brian D  
Cc: Shannon Belanger  
Subject: RE: Planning Board

Hi Brian:

They agreed to the peer review of the water analysis which won't be available until the next meeting so they are not on tonight.

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

From: Loucks, Brian D [mailto:LoucksBD@Corning.com]  
Sent: Monday, July 11, 2016 1:09 PM  
To: Mike Livingston  
Subject: RE: Planning Board

Good Afternoon Mike,

Is the Wire Road Subdivision on the Planning Board agenda tonight?

I looked on line and didn't see it listed but wanted to double check as I misunderstood the workshop activity timing from the last planning board meeting.

Thanks,  
Brian

Brian Loucks  
Sr. Project Manager ? Division Engineering  
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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: Tuesday, June 28, 2016 7:59 AM  
To: Loucks, Brian D  
Subject: RE: Planning Board

Thanks Brian, we will include with the Planning Board meeting information.

From: Loucks, Brian D [mailto:LoucksBD@Corning.com]  
Sent: Monday, June 27, 2016 5:50 PM  
To: Mike Livingston  
Subject: RE: Planning Board

Hi Mike,

I hope all is going well!

As I read the reason for the applicants desire to put the fence closest to my property I was somewhat confused regard his future landowners comment. I initial thoughts was, that's a setback, why would the applicant be worried about selling that land to someone and questions define property lines.

Then I realized they were referring to my property being sold to a future owner. So, my thoughts on that ? we're discussing a buffering fence, the applicant is now talking about a border fence. I have no control over what someone would do with the property I now own or any abutting property next to my existing land once I've sold it to a buyer. The only thing I could offer would be to expressly state in any transfer of property contract where the property line is.

To get back to the applicants argument regarding placement and height, I think there needs to be a clear distinction between what I'm asking for and what the applicant is saying the purpose of the fence would be for him. We are discussing a buffering fence, not a border fence, if the applicant wants to put two fences in, he has that right but I believe the board's first and foremost focus should be on the buffering aspect.

Best Regards,  
Brian

PS ? you may add this to the meeting minutes as well if you'd like.

Brian Loucks  
Sr. Project Manager ? Division Engineering  
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t 207-985-5309 | m 207-467-5050 | www.corning/lifesciences.com | Facebook | YouTube

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From: Mike Livingston [mailto:mlivingston@wellstown.org]  
Sent: Wednesday, June 22, 2016 1:07 PM  
To: Loucks, Brian D  
Subject: RE: Planning Board

Thanks Brian, is it OK to include your e-mail in the Board materials for the next meeting?

I think the developer wants the fence near the line so it also lets the future landowners know where the property line is located, but the Boards focus will be on screening.

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

From: Loucks, Brian D [mailto:LoucksBD@Corning.com]  
Sent: Wednesday, June 22, 2016 10:15 AM  
To: Mike Livingston  
Subject: RE: Planning Board

Hi Mike,

My thoughts on an 8' tall fence on my property line ? I don't believe an 8' tall fence would make any significant difference as a buffer over a 6' tall fence at that location.

I can't understand why the thinking continues to move the fence as far away from the light source as possible. That doesn't seem to make any sense to me. I though the demonstration was pretty clear that the closer to the light source the more effective the light buffering.

Further, the responsibility of maintenance is now out of sight for the homeowners association and in perfect view for me. I am adamantly opposed to the fence that close.

If fence height is a factor to be consider, and it has to be next to my property line then I would suggest we measure from the top of my bedroom window to the ground, use that as the right angle, determine the slope (rise/run) of the hypotenuse to determine the required fence height.

Sounds pretty silly, but that would be the most scientific way to determine the correct height to eliminate any headlights shining into my upstairs bedrooms with the fence that close.

Can you tell me why there is opposition to having it in the middle of the set back? That was the first suggestion, and the developer just flatly refused that option.

Thanks,  
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](http://www.corning.com/lifesciences) | Facebook | YouTube | LinkedIn

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From: Mike Livingston [mailto:mlivingston@wellstown.org]  
Sent: Wednesday, June 22, 2016 9:52 AM  
To: Loucks, Brian D  
Subject: RE: Planning Board

Hi Brian:

The public hearing was closed, but the application was on for a workshop afterwards. The difference is that you are allowed to speak at the public hearing, but not the workshop. The Board was considering moving the fence to the far side of the open space or where the applicant proposed, but making it higher to 8 foot. The Board asked me to email you for your input so it would be available at their next meeting. They also discussed having the water supply report reviewed by a third party engineering firm to confirm the findings presented by the applicant. I am getting a cost estimate and that will also be discussed at the next meeting.

The meeting can be watched at any time on the Town's website under the link ?streaming videos?.

Your input on anything discussed is welcome and I will get it to the Board.

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

From: Loucks, Brian D [mailto:LoucksBD@Corning.com]  
Sent: Wednesday, June 22, 2016 9:01 AM  
To: Mike Livingston  
Subject: RE: Planning Board

Hi Mike,

I left after the chairman said the public meeting regarding the Wire Road development was closed. I also thought I heard him say no additional discussion once the hearing was closed.

So, I didn't hear anything about a 8' tall fence. I maintain that the light buffering needs to be located closest to the light sources in order to be the most effective.

What was the 8' tall fence discussion points?

Thanks,  
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](http://www.corning.com/lifesciences) | Facebook | YouTube | LinkedIn

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From: Mike Livingston [mailto:mlivingston@wellstown.org]  
Sent: Wednesday, June 22, 2016 8:50 AM  
To: Loucks, Brian D  
Subject: RE: Planning Board

Hi Brian:

The next Planning Board meeting will be on July 11th. The Meeting calendar is posted on the Town website and we also post the agenda about a week before the meeting. The Thursday or Friday before the meeting we also post any information to be included for the meeting.

What were your thoughts on the 8 foot tall fence discussion?

The next meeting will be the continued workshop at which time they may make determinations or request more information from the applicant.

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

From: Loucks, Brian D [mailto:LoucksBD@Corning.com]  
Sent: Tuesday, June 21, 2016 10:44 AM  
To: Mike Livingston  
Subject: Planning Board

Good Morning Mike,

Hope all is going well.

I was wondering when the planning board will make their decision regarding the issues brought up at last night's public hearing regarding the Wire Road sub-division and how would I find what the decision was?

1. Buffer fence construction material
2. Buffer fence location
3. Water test ? GPM & contaminates

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](http://www.corning.com/lifesciences) | Facebook | YouTube | LinkedIn

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3/22/16

Photo 4

29'

STABILIZED CONSTRUCTION ENTRANCE

ECHU

COLNET LB

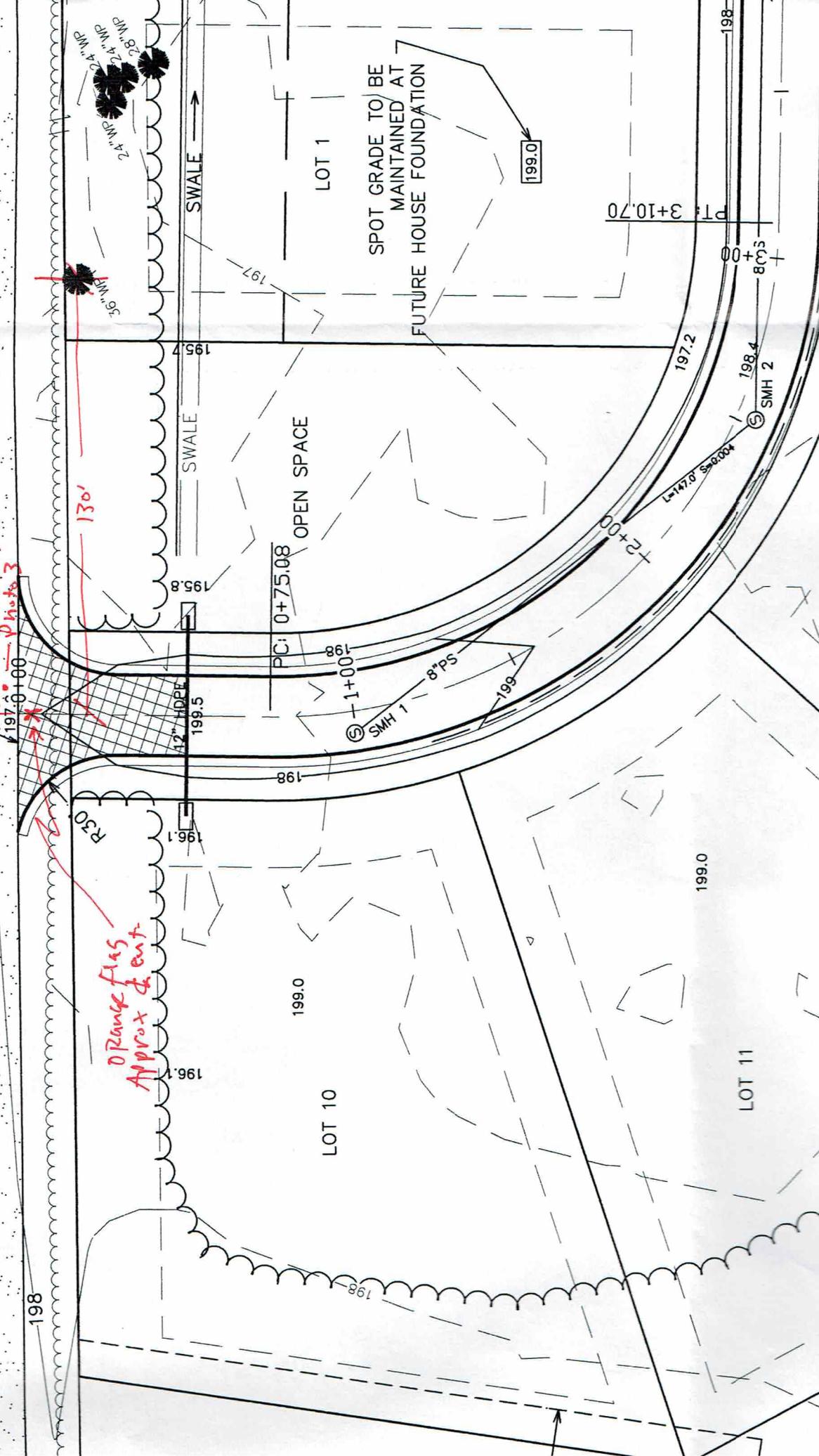
ECHU

ECHU

WIRE ROAD

Photo 1  
Photo 2  
Photo 3

Orange flag  
Approx dent

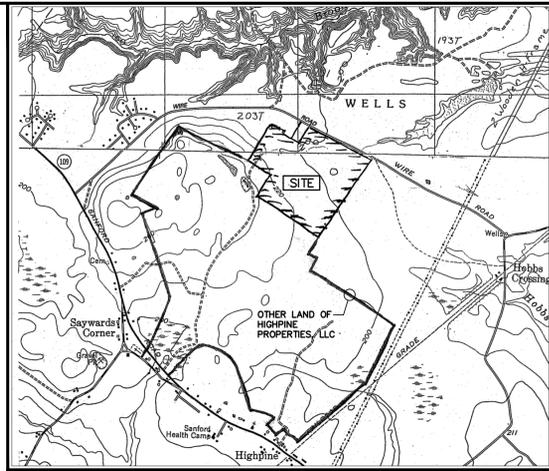


**GENERAL NOTES**

- 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.	--- EEU ---
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

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	







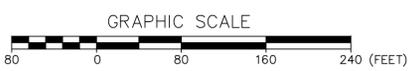
BUFFER FROM SIGNIFICANT  
 VERNAL POOL. 75% OF BUFFER  
 TO REMAIN UNDISTURBED TO COMPLY  
 WITH NRPA PBR STANDARDS  
 1.93 ACRES DISTURBED  
 9.78 ACRES UNDISTURBED  
 1.93/9.78 = 19.8%  
 80.2% MAINTAINED BUFFER

Curve Table					
Curve #	Length	Radius	Delta	CHD. DIST.	CHD. DIR.
C18	64.721	325.000	11.4099	64.61	S76° 48' 43"W
C19	110.633	325.000	19.5039	110.10	S61° 21' 18"W
C20	21.215	325.000	3.7401	21.21	S49° 43' 59"W
C21	50.049	325.000	8.8235	50.00	S43° 27' 05"W
C22	21.130	325.000	3.7252	21.13	S37° 10' 37"W
C23	109.661	325.000	19.3326	109.14	S25° 38' 54"W
C24	53.733	325.000	9.4729	53.67	S11° 14' 44"W
C25	35.339	50.000	40.4960	34.61	N26° 45' 25"E
C26	12.453	50.000	14.2696	12.42	N54° 08' 23"E
C27	108.396	80.000	77.6328	100.29	S22° 27' 29"W
C28	93.735	80.000	67.1328	88.46	S49° 55' 29"E
C29	93.735	80.000	67.1328	88.46	N62° 56' 33"E
C30	108.396	80.000	77.6328	100.29	N9° 26' 25"W
C31	12.453	50.000	14.2697	12.42	S41° 07' 19"E
C32	35.339	50.000	40.4959	34.61	S13° 44' 21"E
C33	364.813	275.000	76.0083	338.65	S44° 30' 47"W
C34	318.517	325.000	56.1529	305.92	N74° 37' 30"W
C35	269.514	275.000	56.1529	258.86	N74° 37' 30"W

SEE SHEET 1.5 FOR DESCRIPTION OF EXISTING MONUMENTATION

TOWN OF WELLS PLANNING BOARD	DATE

STATE OF MAINE  
 YORK COUNTY ss. REGISTRY OF DEEDS  
 RECEIVED \_\_\_\_\_ 20\_\_\_\_  
 AT \_\_\_\_\_ 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

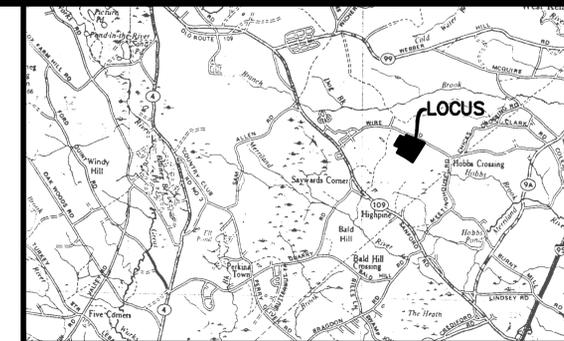
FOR: HIGHPINE PROPERTIES, LLC.  
 P.O. BOX 339  
 WELLS, ME 04090

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

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
NO.	DESCRIPTION	DATE

SCALE: 1" = 80'  
 DATE: 1/11/16  
 APPROVED BY: \_\_\_\_\_  
 DRAWN BY: STB  
 REVISION: DATE  
 C: 5/23/16  
 JOB NO: C141-16 CAD FILE: FENDERSON MASTER SHEET 1.4

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).
- 5.) 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

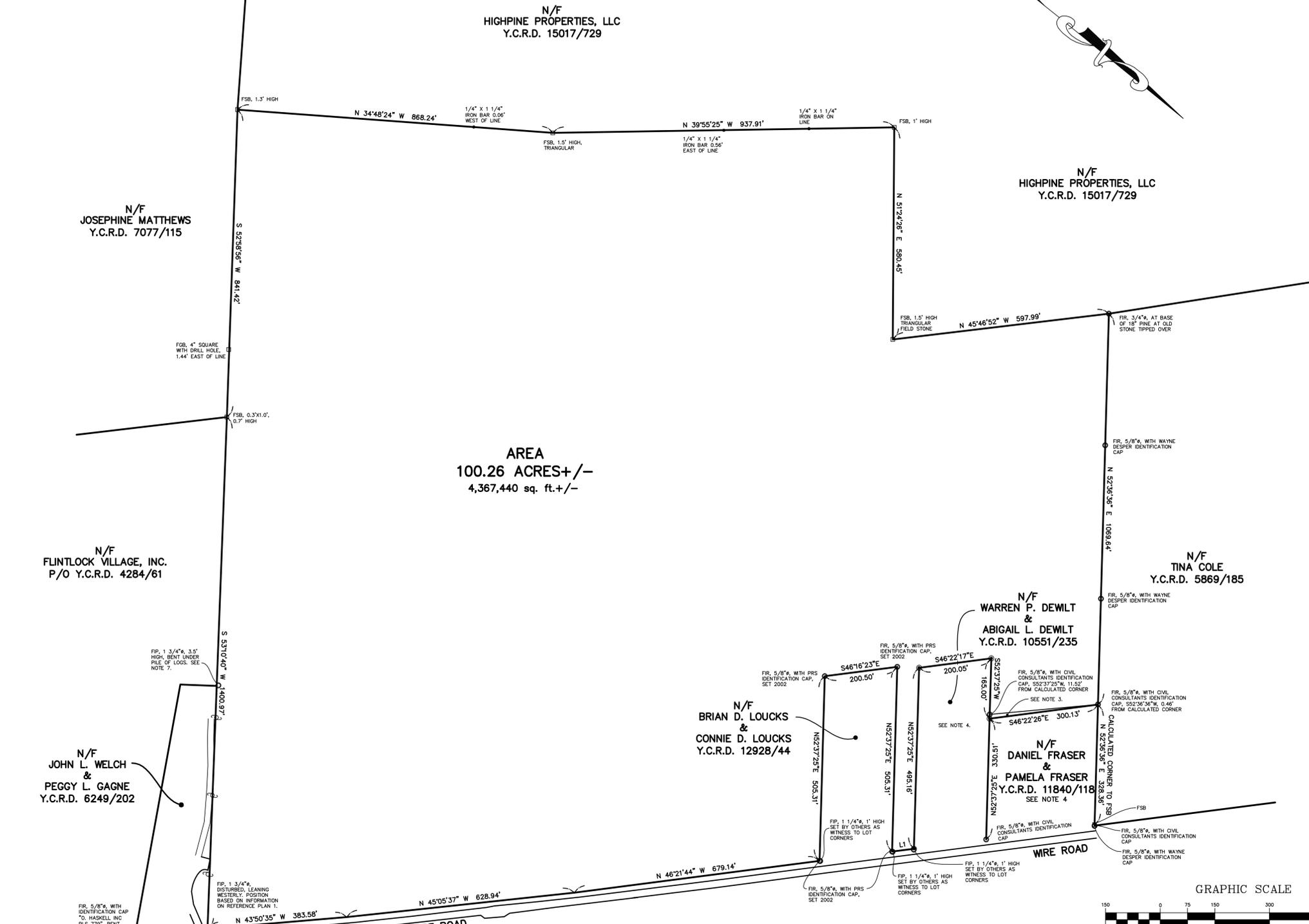
RECORD REFERENCES: Y.C.R.D. VOLUME 7687, PAGE 92, VOLUME 7656, PAGE 283

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

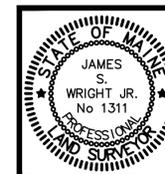


AREA  
100.26 ACRES +/-  
4,367,440 sq. ft. +/-

LEGEND

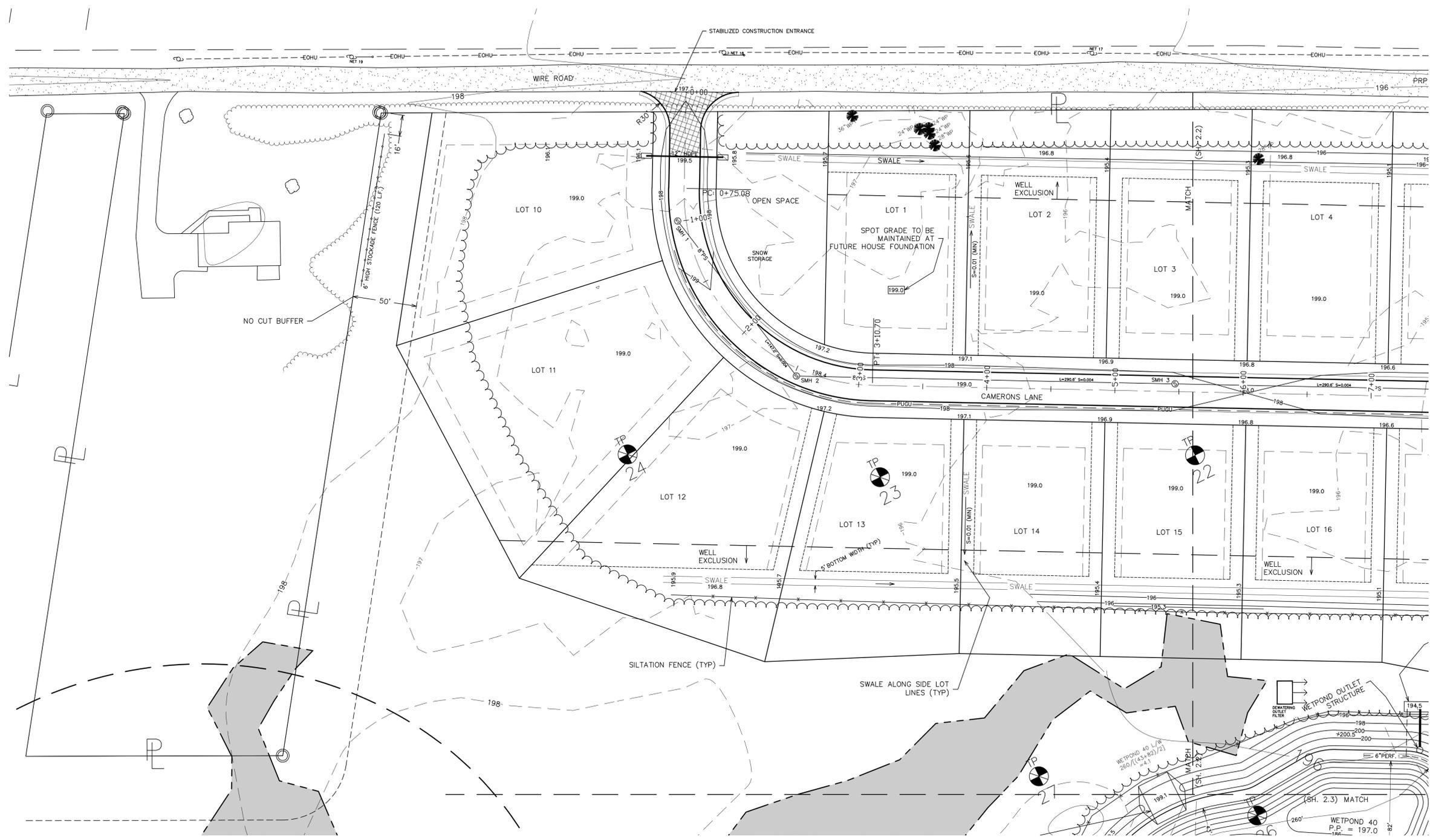
- FIP FOUND IRON PIPE, AS NOTED
- FIR FOUND IRON ROD, AS NOTED
- FGB FOUND GRANITE BOUND, AS NOTED
- FSB FOUND FIELD STONE BOUND
- UTILITY POLE
- N/F LAND, NOW OR FORMERLY, OF
- Y.C.R.D. YORK COUNTY REGISTRY OF DEEDS
- 7654/321 VOLUME OF RECORDED DOCUMENT/PAGE OF RECORDED DOCUMENT
- IRON ROD, 5/8 INCH 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: [Signature]  
N.B.# SEE FILE SHEET 1 OF 1 PROJ. 0712701 GOODWIN.DWG

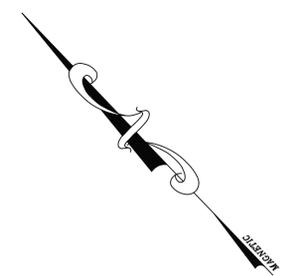


LEGEND	
EXISTING CONTOUR	XXX
FINAL CONTOUR	XXX
WETLAND BOUNDARY	WETLAND
UTILITY POLE	EXT. ○ PRP. ●
EXT. WATER	EW
EXT. SEWER	ES
EXT. OVERHEAD UTIL.	EOHU
EXT. UNDERGROUND UTIL.	EUU
PRP. WATER	PW
PRP. SEWER	PS
PRP. FORCE MAIN	FM
PRP. UTILITY	UG/OHU
WATER VALVE	EXT. ⊕ PRP. ⊗
WATER SHUTOFF	⊕
SEWER MANHOLE	⊙
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

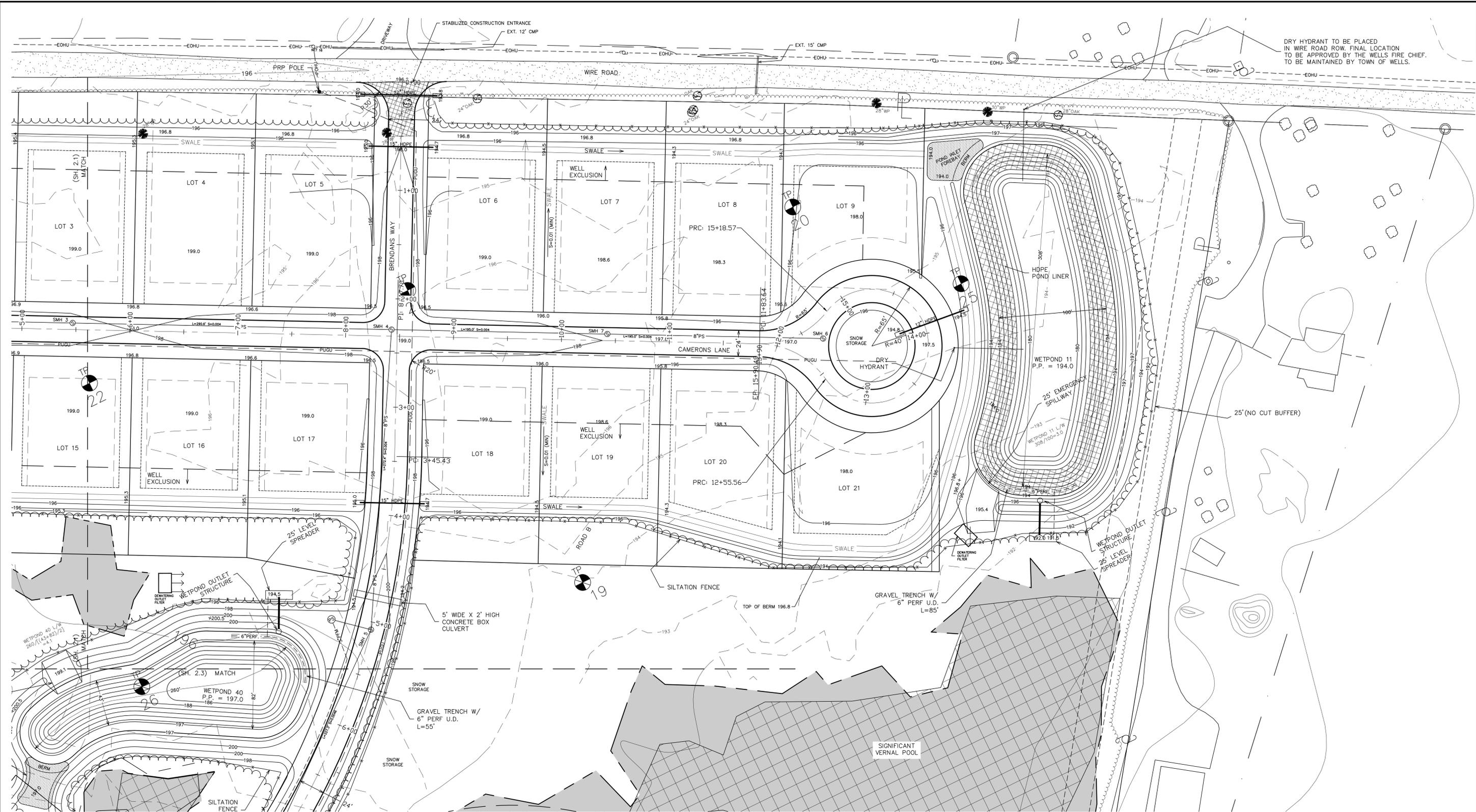
**GRADING AND UTILITY PLAN**  
**WIRE ROAD SUBDIVISION**  
**WIRE ROAD, WELLS, ME**

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'  
DATE: 1/11/16  
JOB NO: C141-16 CAD FILE: FENDERSON MASTER SHEET 2.1

APPROVED BY: STB  
DRAWN BY: STB  
REVISION : DATE  
D : 5/23/16



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.

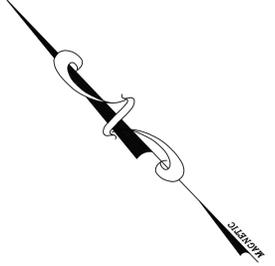
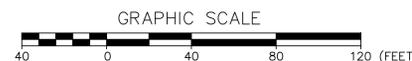
GRADING AND UTILITY PLAN  
 WIRE ROAD SUBDIVISION  
 WIRE ROAD, WELLS, ME

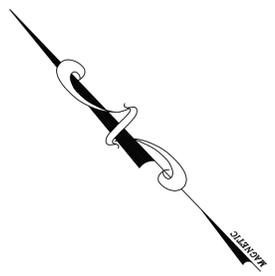
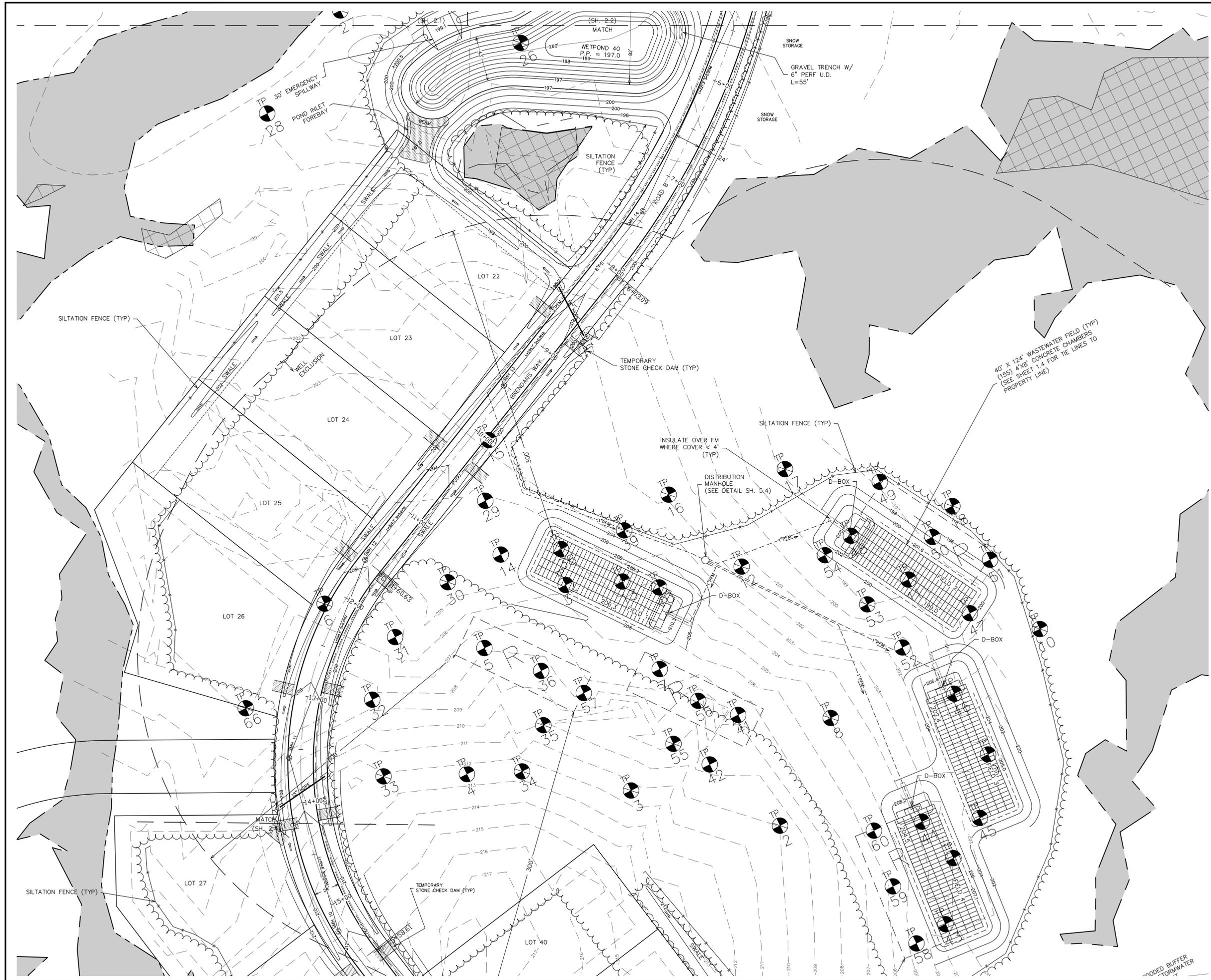
FOR: HIGHPINE PROPERTIES, LLC.  
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 WELLS, ME 04090

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		D : 5/23/16

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





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

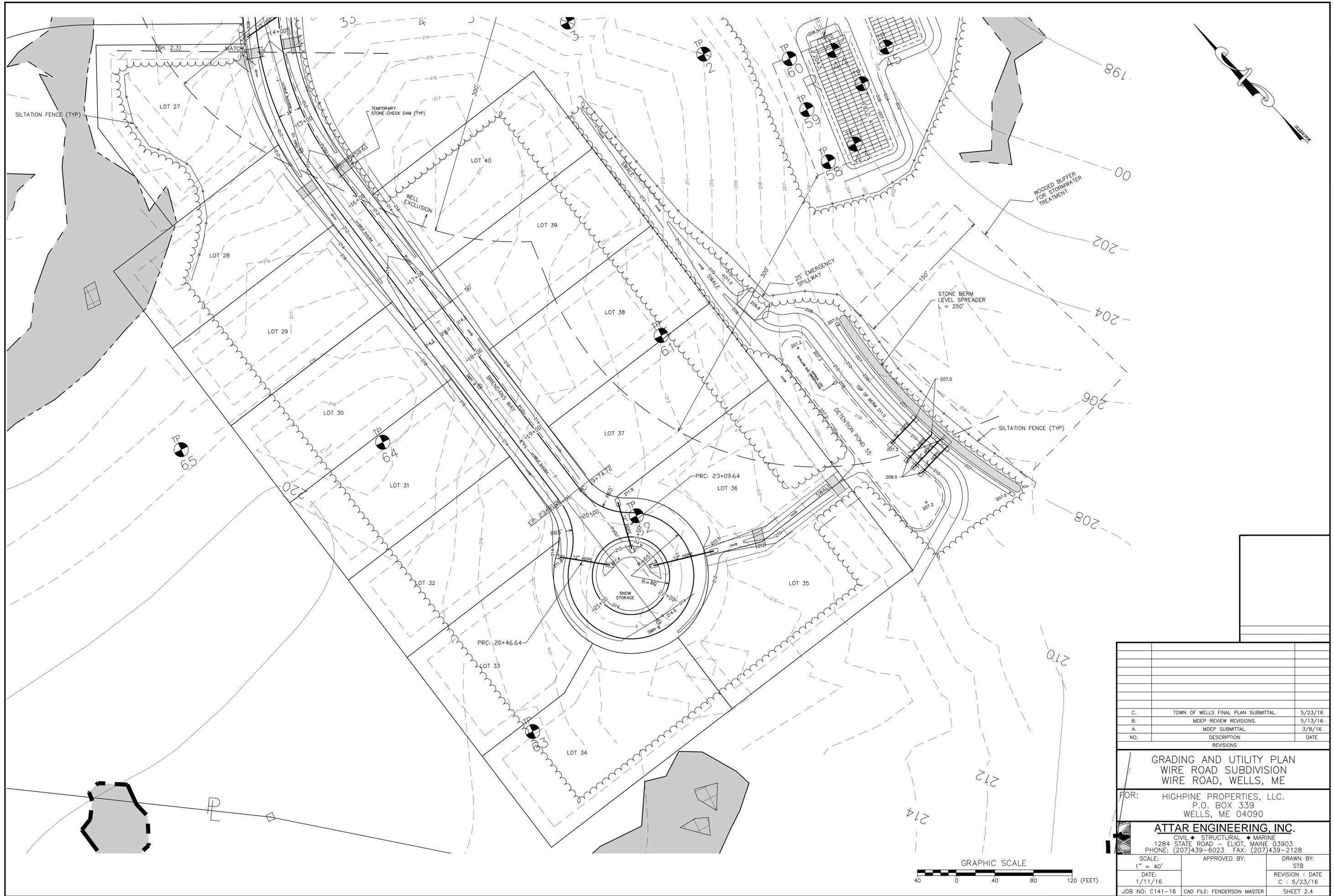
**GRADING AND UTILITY PLAN  
WIRE ROAD SUBDIVISION  
WIRE ROAD, WELLS, ME**

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

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CIVIL • STRUCTURAL • MARINE  
1284 STATE ROAD - ELIOT, MAINE 03903  
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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



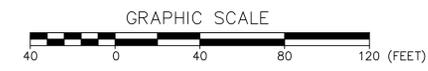
NO.	DESCRIPTION	DATE
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	REVISIONS	

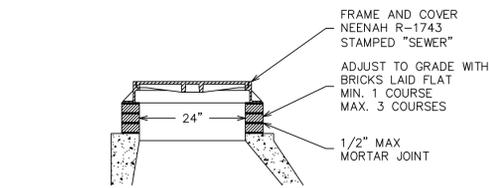
GRADING AND UTILITY PLAN  
 WIRE ROAD SUBDIVISION  
 WIRE ROAD, WELLS, ME

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

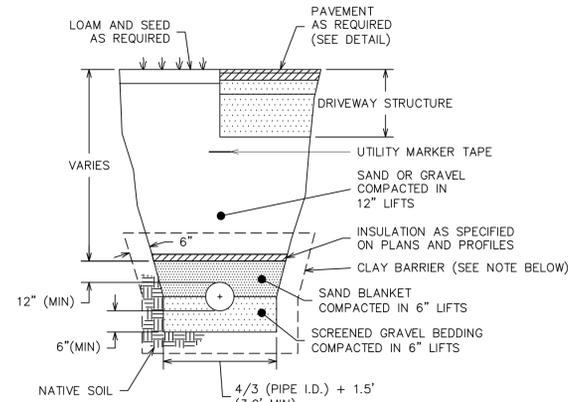
**ATTAR ENGINEERING, INC.**  
 CIVIL • STRUCTURAL • MARINE  
 1284 STATE ROAD - ELIOT, MAINE 03903  
 PHONE: (207)439-6023 FAX: (207)439-2128

SCALE: 1" = 40'	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE C : 5/23/16
JOB NO: C141-16	CAD FILE: FENDERSON MASTER	SHEET 2.4



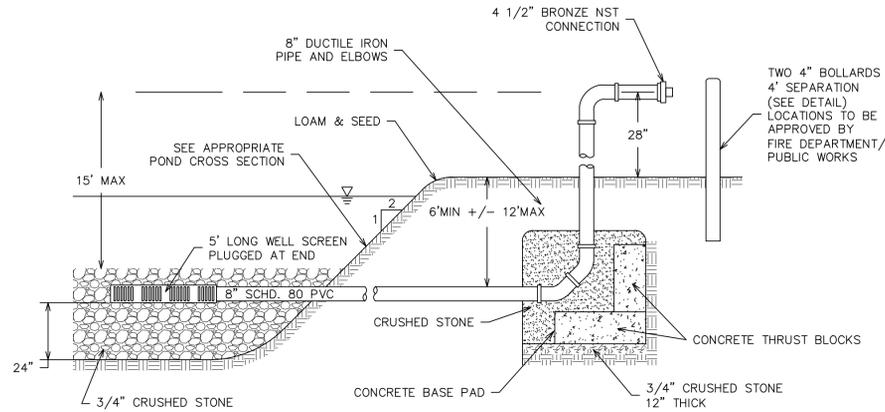


**STANDARD COVER AND FRAME**  
SCALE: NTS

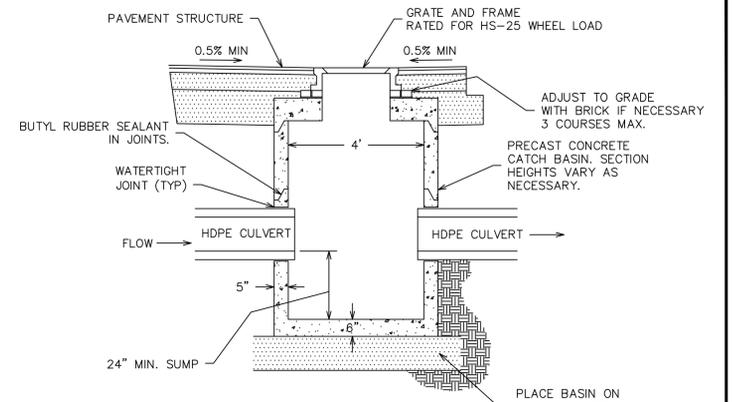


**SEWER PIPE TRENCH DETAIL**  
SCALE: NTS

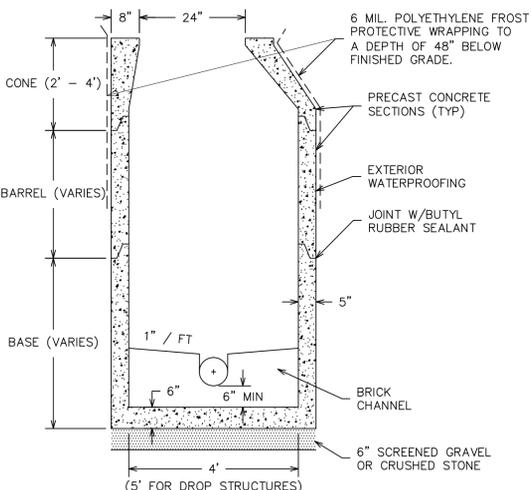
TRENCH TO BE SUPPORTED BY SLOPING BACK AT 2:1 OR OTHER ACCEPTABLE METHOD.  
CLAY BARRIERS (12" THICK, APPROX. 100' INTERVALS) ALONG THE PIPE BEDDING SHALL BE INSTALLED IN AREAS OF HIGH GROUNDWATER OR AS DIRECTED BY THE INSPECTING ENGINEER.



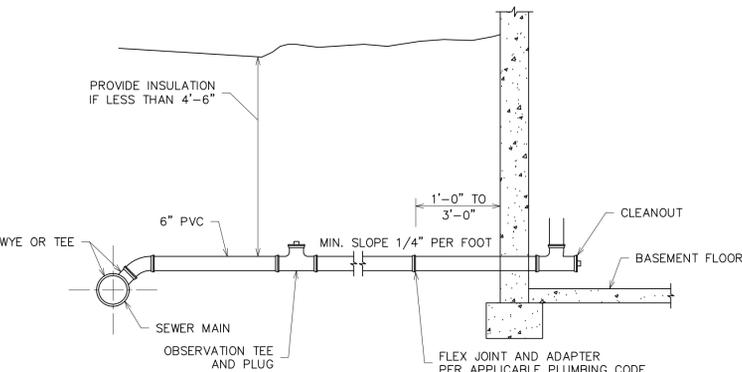
**DRY HYDRANT DETAIL**  
(NTS)



**TYPICAL CATCH BASIN**  
(NTS)

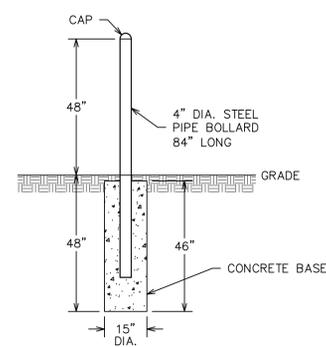


**TYPICAL SANITARY MANHOLE**  
SCALE: NTS

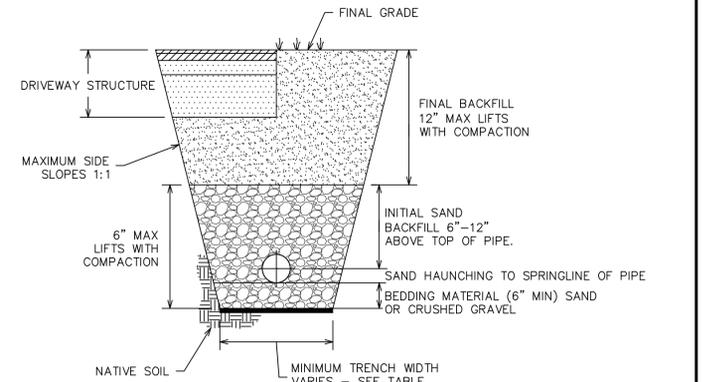


**TYPICAL SERVICE CONNECTION AND HOUSE LATERAL DETAIL**  
SCALE: NTS

NOTE: HOUSE SEWER MAY BE LOCATED BENEATH BASEMENT FLOOR



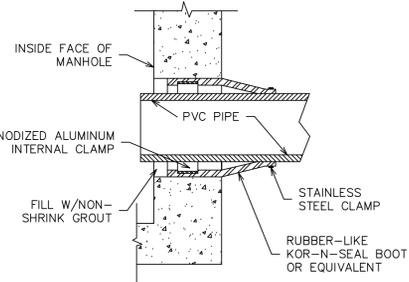
**PROTECTIVE BOLLARD DETAIL**  
(NTS)



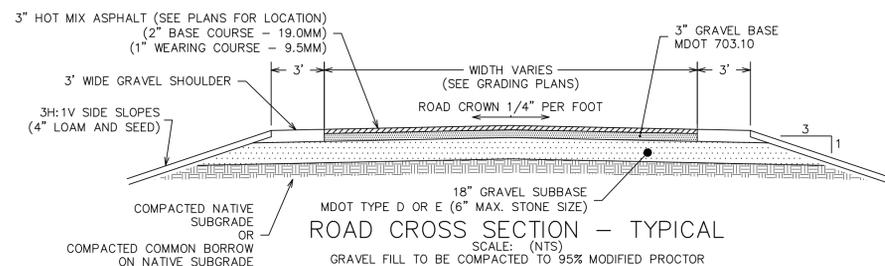
**HDPE CULVERT TRENCH DETAIL**  
(NTS)

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

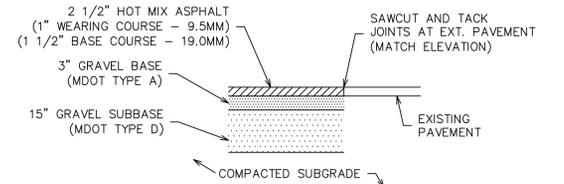
NOMINAL DIAMETER (IN)	MIN. TRENCH WIDTH (IN)
4	21
6	23
8	25
10	28
12	31
15	34
18	39
24	48
30	66
36	78
42	83
48	89
60	102



**TYPICAL BOOT GASKET**  
SCALE: NTS

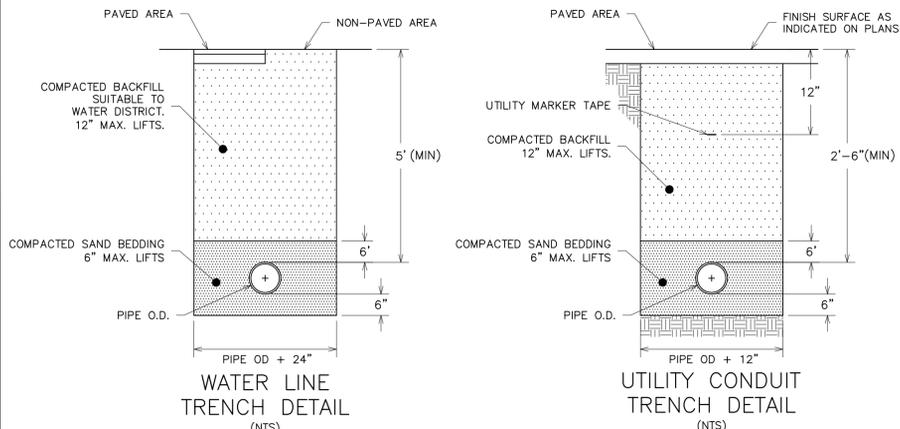


**ROAD CROSS SECTION - TYPICAL**  
SCALE: (NTS)



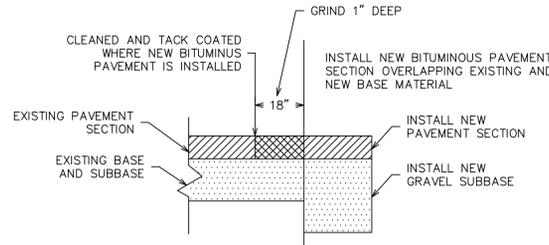
**ASPHALT PARKING (DRIVEWAY) CROSS SECTION**  
(NTS)

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)

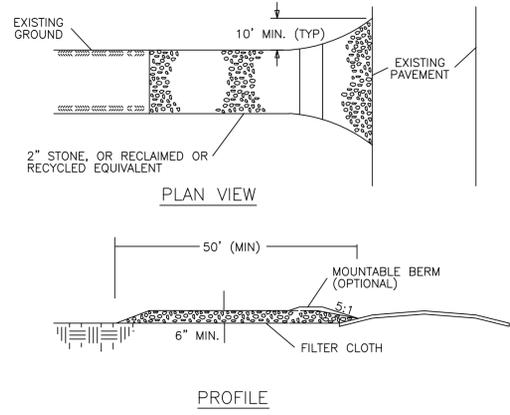
NO.	DESCRIPTION	DATE
A.	MDEP SUBMITTAL	3/8/16
REVISIONS		

**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	A : 3/8/16
JOB NO: C141-16	CAD FILE: WIRE ROAD DET	SHEET 5.1



**NOTES**

1. GEOTEXTILE: PLACE FILTER CLOTH OVER ENTIRE AREA TO BE COVERED WITH AGGREGATE. FILTER CLOTH WILL NOT BE REQUIRED ON A SINGLE FAMILY RESIDENTIAL LOT.
2. PIPING OF SURFACE WATER UNDER ENTRANCE SHALL BE PROVIDED AS REQUIRED. IF PIPING IS IMPOSSIBLE, A MOUNTABLE BERM WITH A 5:1 SLOPE WILL BE PERMITTED.

**STABILIZED CONSTRUCTION ENTRANCE**

**EROSION AND SEDIMENTATION CONTROL NOTES**

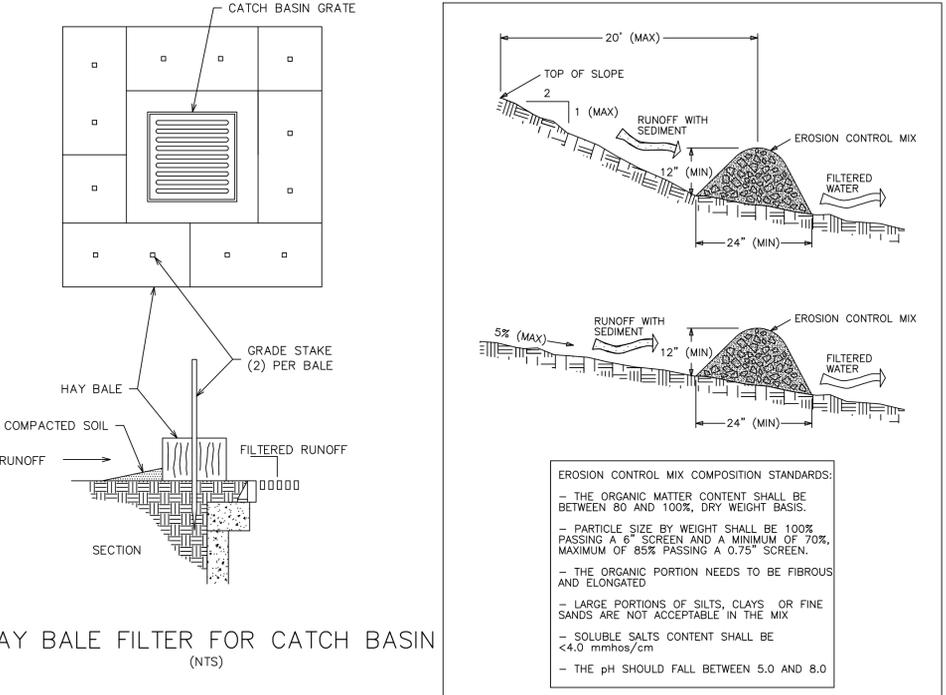
1. SILTATION FENCE OR HAY BALE BARRIERS WILL BE INSTALLED DOWNSLOPE OF ALL STRIPPING OR CONSTRUCTION OPERATIONS. A DOUBLE SILT FENCE BARRIER SHALL BE INSTALLED DOWNSLOPE OF ANY SOIL MATERIAL STOCKPILES. SILT FENCES SHALL BE INSPECTED AFTER EACH RAIN EVENT AND DAILY DURING PROLONGED RAIN. SILT AND SOIL 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**

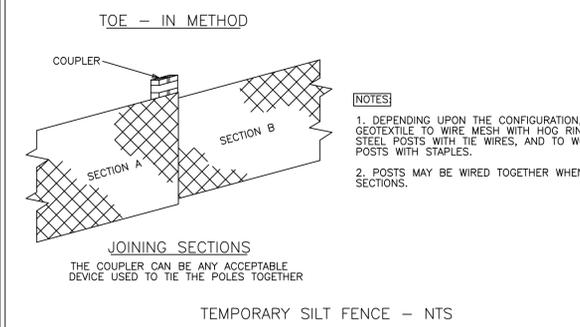
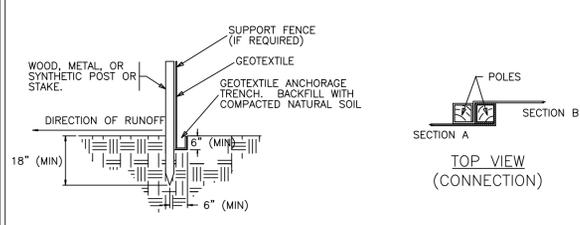
1. ROADS & DRIVEWAYS TO BE CONSTRUCTED IN ACCORDANCE WITH THE APPROPRIATE CROSS SECTION DETAIL. GRAVEL FILL TO BE COMPACTED TO 95% MODIFIED PROCTOR IN ACCORDANCE WITH ASTM D 1557. LIFT THICKNESSES TO BE A MAXIMUM OF 6".
2. ALL STUMPS, ORGANIC MATERIAL, ROCKS AND BOULDERS TO BE REMOVED TO A MINIMUM DEPTH 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.



**HAY BALE FILTER FOR CATCH BASIN (NTS)**



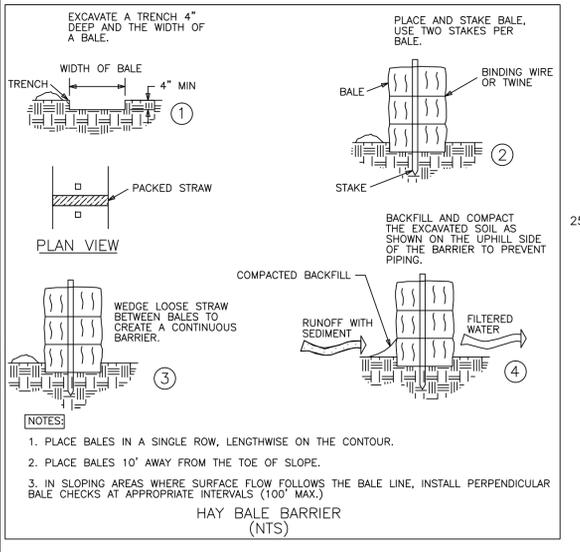
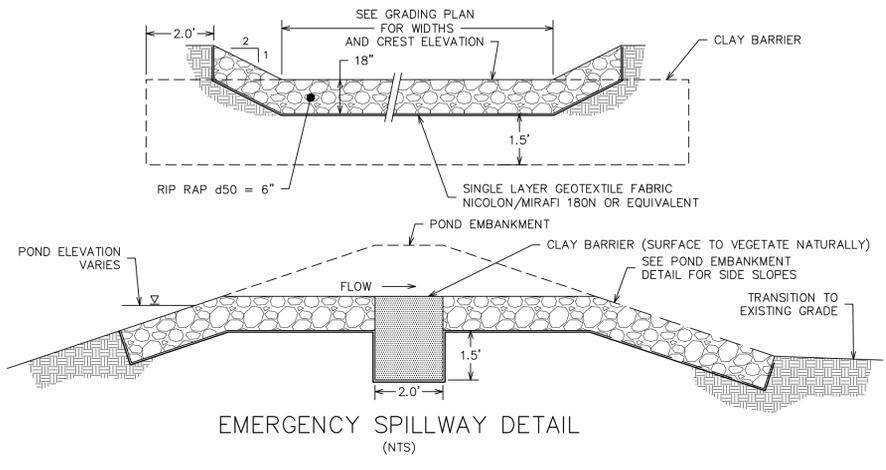
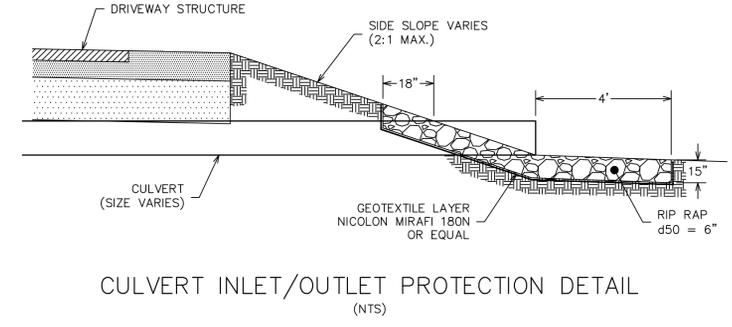
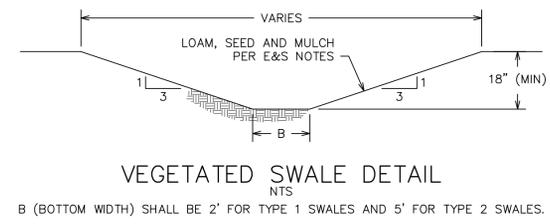
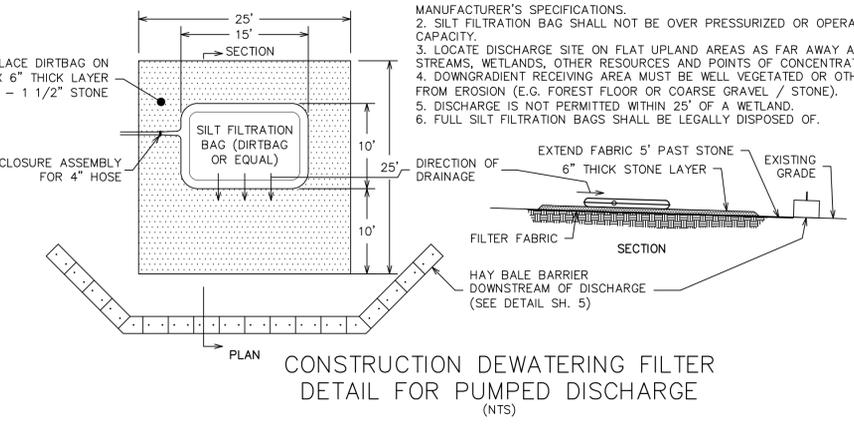
**E&S INSPECTION/MAINTENANCE DURING CONSTRUCTION**

**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.

- NOTES:**
1. SIZING AND OPERATION OF SILT FILTRATION BAG TO BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  2. SILT FILTRATION BAG SHALL NOT BE OVER PRESSURIZED OR OPERATED BEYOND CAPACITY.
  3. LOCATE DISCHARGE SITE ON FLAT UPLAND AREAS AS FAR AWAY AS POSSIBLE FROM STREAMS, WETLANDS, OTHER RESOURCES AND POINTS OF CONCENTRATED FLOW.
  4. DOWNGRADIENT RECEIVING AREA MUST BE WELL VEGETATED OR OTHERWISE STABLE FROM EROSION (E.G. FOREST FLOOR OR COARSE GRAVEL / STONE).
  5. DISCHARGE IS NOT PERMITTED WITHIN 25' OF A WETLAND.
  6. FULL SILT FILTRATION BAGS SHALL BE LEGALLY DISPOSED OF.



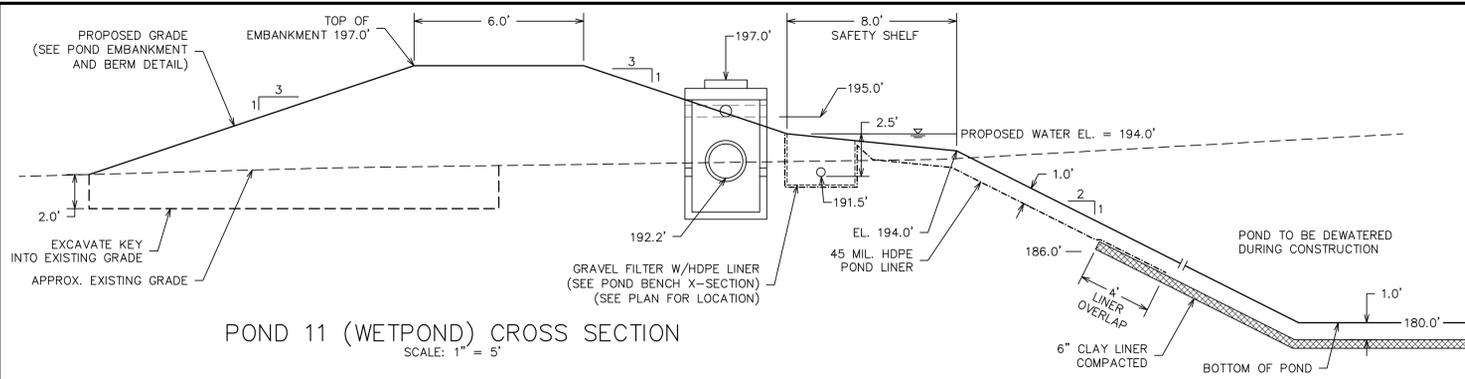
NO.	DESCRIPTION	DATE
B.	MDEP REVIEW REVISIONS.	5/13/16
A.	MDEP SUBMITTAL.	3/8/16
	REVISIONS	

**SITE DETAILS**  
**WIRE ROAD SUBDIVISION**  
**WIRE ROAD, WELLS, ME**

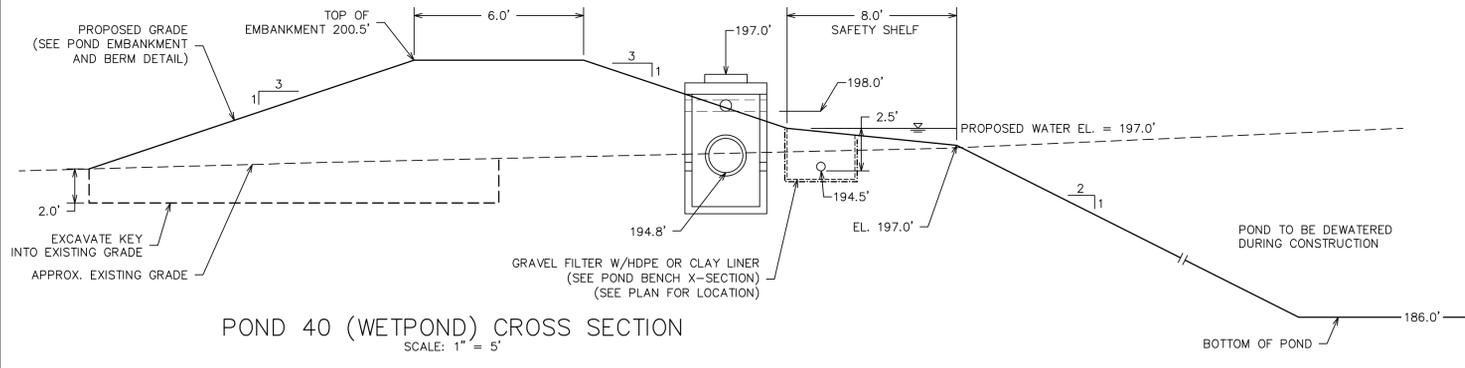
FOR: HIGHPINE PROPERTIES, LLC  
 P.O. BOX 339  
 WELLS, ME 04090

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

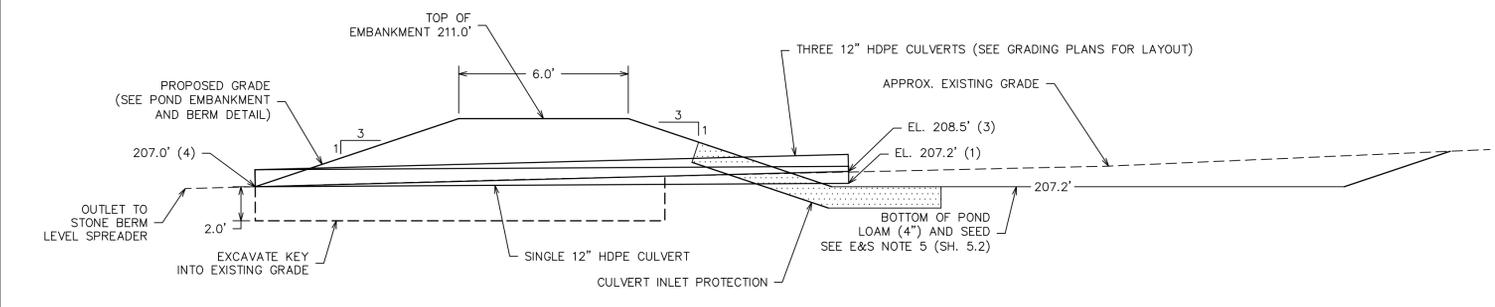
SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE
JOB NO: C141-16	CAD FILE: WIRE ROAD DET	SHEET 5.2



POND 11 (WETPOND) CROSS SECTION  
SCALE: 1" = 5'

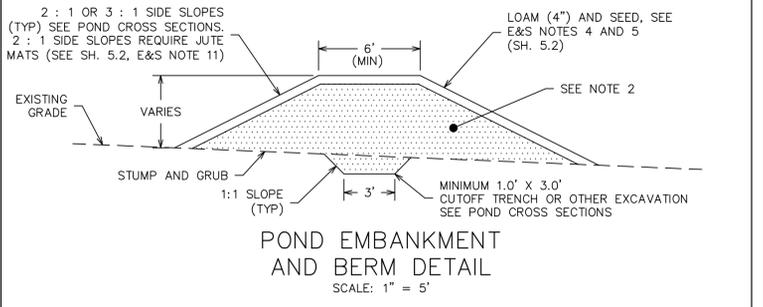


POND 40 (WETPOND) CROSS SECTION  
SCALE: 1" = 5'



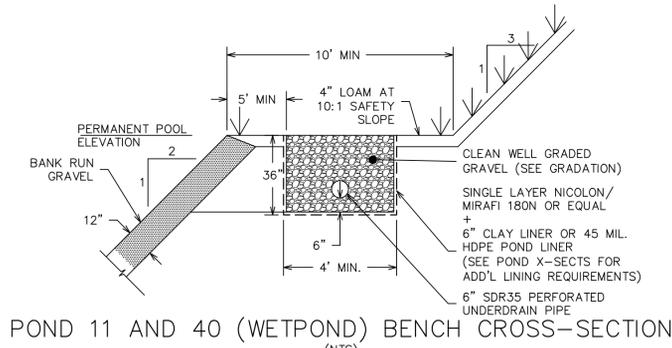
POND 55 (DETENTION POND) CROSS SECTION  
SCALE: 1" = 5'

**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

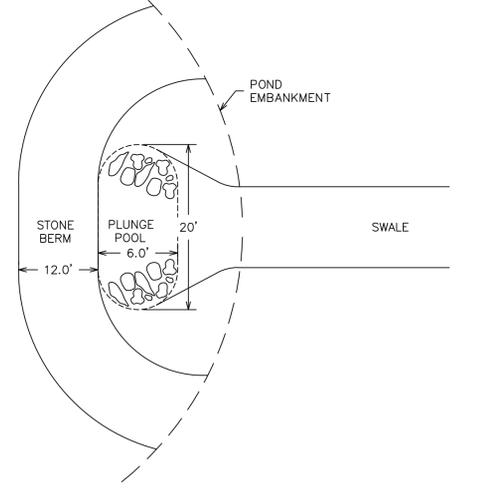
1. ALL ORGANIC MATERIAL, STUMPS, ROCKS AND BOULDERS SHALL BE REMOVED TO A MINIMUM DEPTH OF 24" BELOW SUBGRADE OF THE BASIN EMBANKMENT. ALL EXCAVATIONS BELOW THE BASIN EMBANKMENT SHALL HAVE A MINIMUM SLOPE OF 1H : 1V.
2. ALL BASIN EMBANKMENT FILL MATERIAL SHALL BE WELL GRADED BORROW WITH A MINIMUM OF 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.



POND 11 AND 40 (WETPOND) BENCH CROSS-SECTION (NTS)

CLEAN, WELL GRADED GRAVEL

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



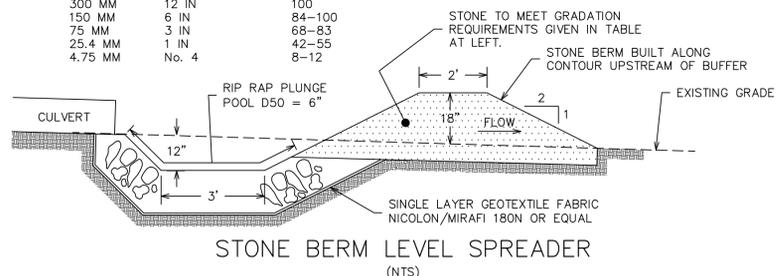
WETPOND FOREBAY (NTS)

**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

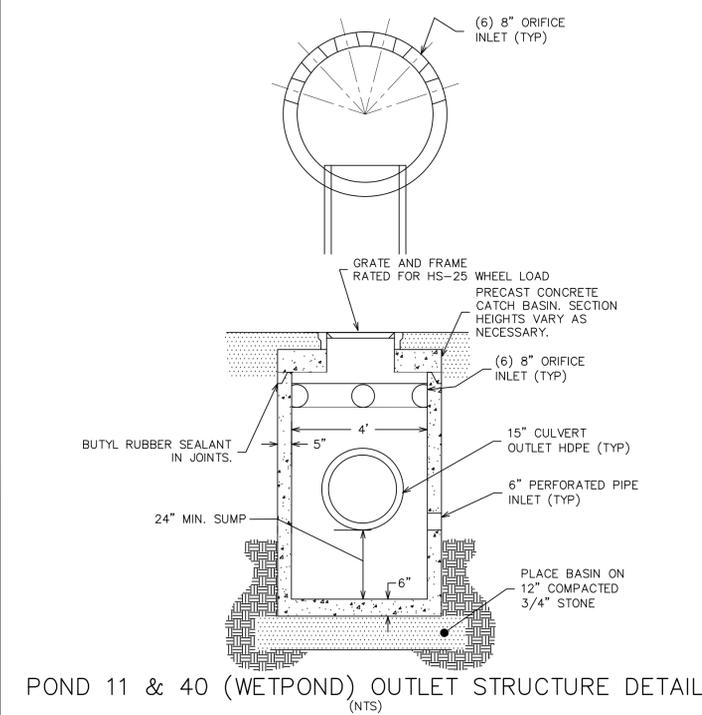
SIEVE (METRIC)	SIEVE (US CUSTOMARY)	% PASSING (BY WEIGHT)
300 MM	12 IN	100
150 MM	6 IN	84-100
75 MM	3 IN	68-83
25.4 MM	1 IN	42-55
4.75 MM	No. 4	8-12



STONE BERM LEVEL SPREADER (NTS)

**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.



POND 11 & 40 (WETPOND) OUTLET STRUCTURE DETAIL (NTS)

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

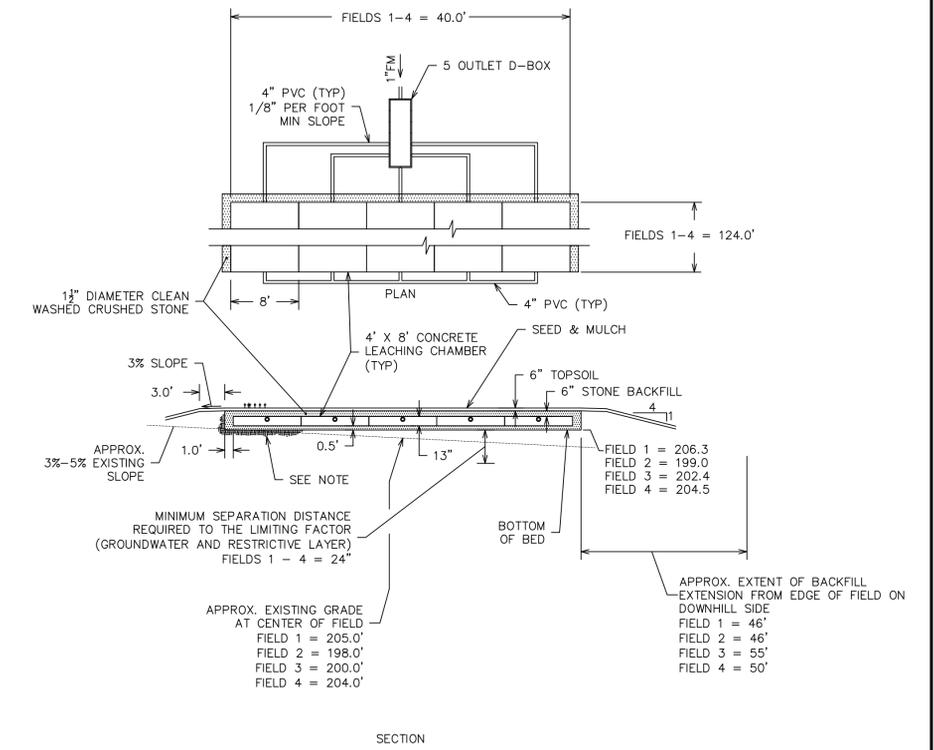
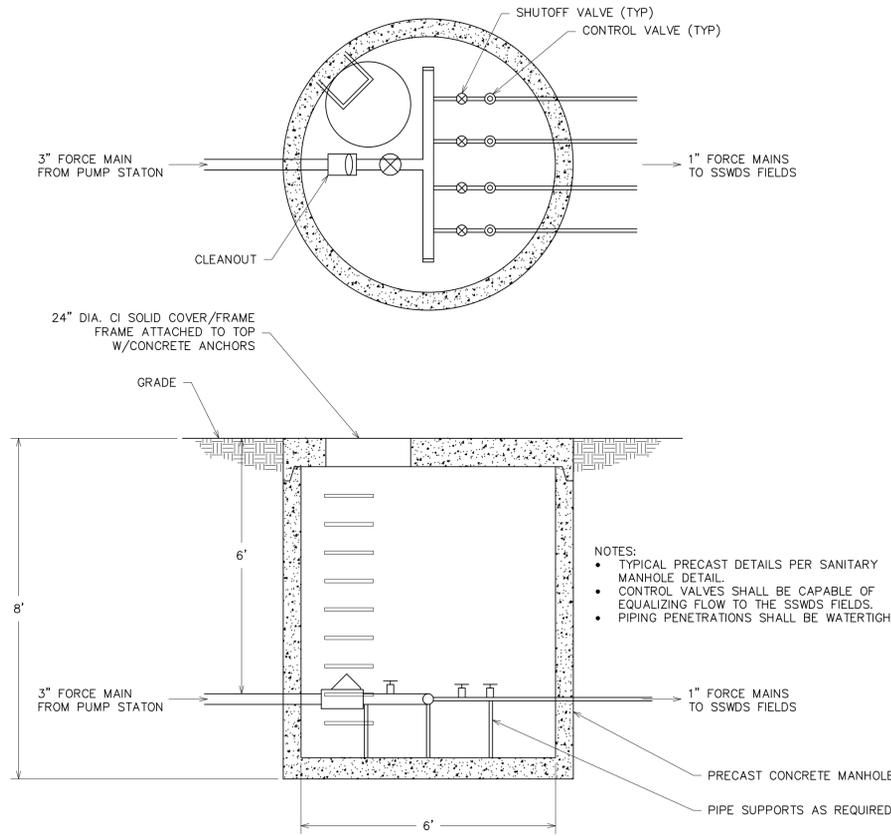
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SCALE: AS NOTED	APPROVED BY:	DRAWN BY: STB
DATE: 1/11/16		REVISION : DATE B : 5/13/16
JOB NO: C141-16	CAD FILE: WIRE ROAD DET	SHEET 5.3

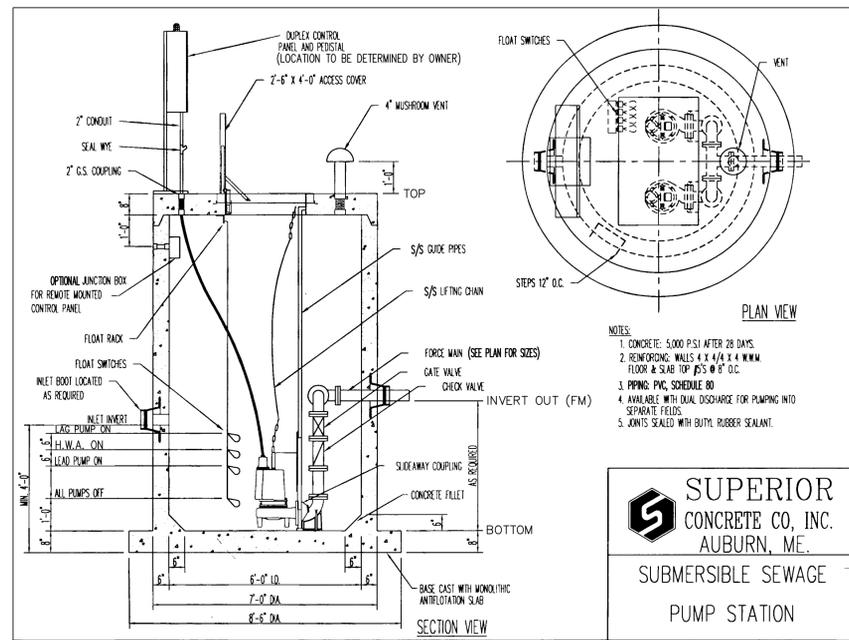
## TEST PIT RESULTS SUMMARY

	NUMBER	S.H.W.T.	BEDROCK	TOTAL DEPTH	SOIL PROFILE & CONDITION	SIZE RATING	APPROX. EXT. GRADE
FIELD 1	13	15"	24"	24"	2 C/AIII	MED./LARGE	204.9
	37	17"	42"	42"	3 C/AIII	MED./LARGE	205.7
	38	17"	NONE	50"	3 C	MED./LARGE	204.8
	40	20"	NONE	50"	3 C	MED./LARGE	205.3
FIELD 2	11	NONE	24"	24"	2 A/III	MED./LARGE	198.3
	47	18"	42"	42"	5 C/AIII	MEDIUM	197.3
FIELD 3	48	NONE	22"	22"	2 AIII	MED./LARGE	198.1
	9	29"	NONE	50"	4 C	MEDIUM	201.5
FIELD 4	45	20"	33"	33"	3 C/AIII	MED./LARGE	201.5
	46	18"	36"	36"	4 C/AIII	MEDIUM	199.3
FIELD 4	1	30"	42"	42"	4 C/AIII	MEDIUM	202.8
	43	18"	31"	31"	3 C/AIII	MED./LARGE	204.9
	44	17"	NONE	50"	3 C	MED./LARGE	203.7



### GENERAL NOTES

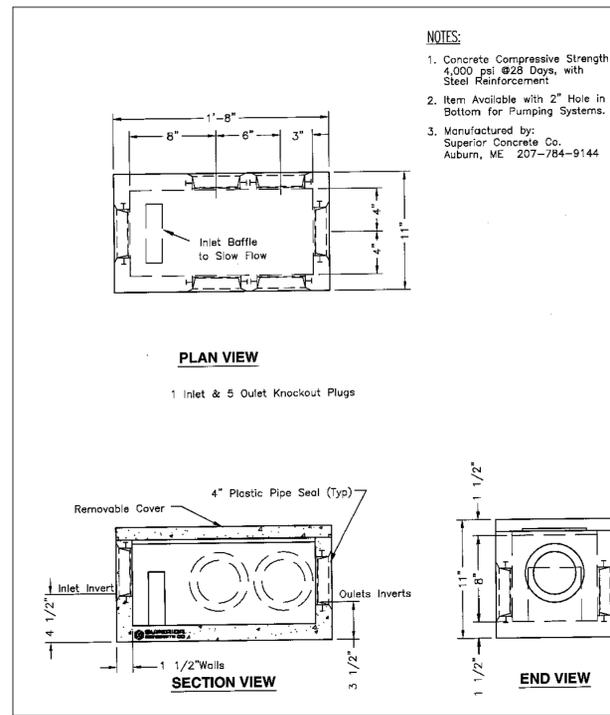
- ALL PUMPS, MOTORS, WIRING AND ASSOCIATED ELECTRICAL COMPONENTS SHALL BE EXPLOSION PROOF.
  - PUMPS SHALL BE:  
BARNES EH1022DS, 1.0HP, 4.5" IMPELLER DIA.  
(OR APPROVED EQUAL)
- ADDITIONAL REQUIREMENTS:
- THE CONTROL SYSTEM SHALL INCLUDE REDUNDANT PUMPING CAPACITY.
  - REDUNDANT ALARM ACTIVATION.
  - LOCAL ALARM AS WELL AS REMOTE ALARM (PLACED IN THE PROJECT OFFICE OR OTHER LOCATION DETERMINED BY THE OWNER).
  - ELECTRICAL CONNECTION FOR EMERGENCY POWER OR BACKUP GENERATOR.
  - AUTOMATIC AND MANUAL PUMP ACTIVATION.
  - RUN TIME METER.



**SUPERIOR**  
CONCRETE CO., INC.  
AUBURN, ME.  
SUBMERSIBLE SEWAGE  
PUMP STATION

#### PUMP STATION DATA

NO.	BOTTOM	TOP	PUMPS OFF	LEAD PUMP ON	HIGH WATER ALARM	LAG PUMP ON	INVERT IN (FROM MAIN)	INVERT OUT (FM)
PS	186.0	200.0	187.0	189.0	189.5	190.0	189.0	192.0



### SSWDS NOTES

- THE SYSTEM WILL SERVE 40, 3 BEDROOM HOMES. EACH TWO HOMES/LOTS WILL SHARE A 1,500 GAL SEPTIC TANK. ALTERNATIVELY, A 1,000 GALLON SEPTIC TANK MAY BE INSTALLED FOR EACH HOME. SEPTIC TANK OUTLETS SHALL BE PROTECTED WITH ZABEL FILTERS.
- THE SYSTEM DESIGN IS BASED ON TEST PIT LOGS THAT WERE EXCAVATED BY MICHAEL CUOMO (S.E. #211). TEST PITS WERE EXCAVATED IN OCTOBER, 2013; NOVEMBER, 2014 AND DECEMBER, 2015.
- TOTAL WASTEWATER FLOW WILL BE TREATED BY THE FOUR WASTEWATER FIELDS. FIELDS WILL UTILIZE 4'X8' CONCRETE CHAMBERS [(64 S.F./CHAMBER) - EFFECTIVE AREA].  
DESIGN FLOW IS CALCULATED AS FOLLOWS:  
[(40 PROPOSED UNITS) X (3 BR)] X (90 GPD/BR) = 10,800 GPD  
TOTAL GPD = 10,800 GPD  
TOTAL GPD TO EACH FIELD = 10,800/4 = 2,700 GPD  
FIELD SIZE IS CALCULATED AS FOLLOWS:  
FIELDS 1-4:  
CONVENTIONAL FIELD SIZE  
(2,700 GPD) X (3.3 S.F./GPD) "MEDIUM-LARGE SOIL FACTOR" = 8,910 S.F.  
REQUIRED NUMBER CONCRETE CHAMBERS PER FIELD:  
(8,910 S.F.) / (64 S.F./CHAMBER) = 140 (4'X8') CHAMBERS REQUIRED (155 CHAMBERS PROVIDED)
- DISTRIBUTION FORCE MAINS SHALL BE INSULATED WHERE SOIL COVER IS LESS THAN 4'. 2" THICK, 4' WIDE SHEETS OF RIGID POLYSTYRENE INSULATION, CENTERED ON THE PIPE, SHALL BE PLACED 6" ABOVE THE TOP OF THE PIPE.

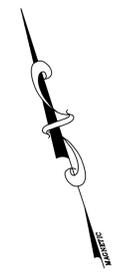
SITE DETAILS  
WIRE ROAD SUBDIVISION  
WIRE ROAD, WELLS, ME

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

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



**HIGH INTENSITY SOIL MAP LEGEND**

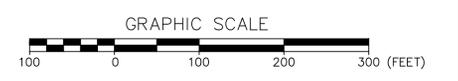
- ALB ABRAM-LYMAN COMPLEX, FINE SANDY LOAMS, 0-8% SLOPES
- BrB BRAYTON FINE SANDY LOAM, 0-8% SLOPES
- CrB CROGHAN LOAMY FINE SAND, 0-8% SLOPES
- NoB NAUMBURG LOAMY FINE SAND, 0-8% SLOPES
- TSB TUNBRIDGE-SKERRY COMPLEX FINE SANDY LOAMS, 0-8% SLOPES

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	



## Planning & Development

208 Sanford Road, Wells, Maine 04090

Phone: (207) 646-5187, Fax: (207) 646-7046

Website: [www.wellstown.org](http://www.wellstown.org)

<i>Michael G. Livingston, Town Engineer/Planner</i>	<a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a>
<i>Shannon M. L. Belanger, Planning Assistant</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

### Site Plan Amendment Application Memo

Date: July 22, 2016

To: Planning Board

From: Planning Office

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

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

#### **§ 145-70. Applicability.**

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

- A. A new use is proposed on a lot;
- B. Resumption of a use which has been discontinued for at least two years is proposed; or
- C. An existing use proposes to expand its gross floor area and/or land area. **YES - new SF is proposed for the pool area and new SF is involved with the after-the-fact approval of the various changes made since 1990**

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

- A. The reviewing authority for uses or structures requiring site plan review under Article V shall be determined by the Reviewing Authority Chart. **Editor's Note: The Reviewing Authority Chart is included at the end of this chapter. [Amended 4-18-1998] The amendments sought requires Planning Board approval.**
- B. If a particular reviewing authority is set forth in sections of the Wells Municipal Code other than Subsection A of this section for a particular use, structure or procedure that conflicts with the above chart, such other sections of the Code will control with respect to the proper review authority.

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

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

§ 145-73. Fees.

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

§ 145-74. Review and approval process.

- G. Amendment to approved site plans.
  - (2) Upon receipt of an application to amend a previously approved site plan, the Code Enforcement Officer shall follow the procedure for reviewing a site plan review preapplication as set forth in Subsection A. Notice of the filing of an application to amend an approved site plan shall follow the notice procedure for the filing of a preapplication for site plan review as set forth in Subsection A. **Procedure for site plan pre-application and application shall be followed. \***
  - (3) The procedure for reviewing applications to amend a previously approved site plan shall follow the procedure for reviewing a site plan review application as set forth in this section unless the reviewing authority determines that the amendment is of such an inconsequential nature that the full site plan review procedure is not necessary. For applications to amend a previously approved site plan, the reviewing authority may combine the preapplication and application steps and may waive the requirement for a public hearing.
  - (4) Field changes to approved site plans. [Added 4-18-1998] **Not applicable at this time**
- H. The Planning Board may require that a performance bond or other suitable financial guaranties be posted by the applicant. The form and amount of this bond of financial guaranty must be acceptable to the Town Manager. **Not applicable**
- I. Technical assistance. The Code Enforcement Officer, the Staff Review Committee or the Planning Board may, at its discretion, forward a copy of the application, the plans and all supporting documentation to any appropriate technical expert for review. The review may include traffic impact, roadway and parking area design and construction, stormwater management and erosion and sedimentation control, as well as any other concerns of the reviewing authority. The applicant shall pay for the employment of any such experts. (See § 175-73C.) **Not applicable**
- A. Preapplication. [Amended 4-14-2000] \*
  - (1) Prior to submitting an application, the applicant shall submit to the Office of Planning and Development a preapplication form, sketch plan of the subject property showing existing and proposed buildings, parking areas, lot boundaries, adjacent streets, entrances to the property, water bodies, any other significant features **Plan provided**, a list of names and addresses of abutters to the proposed project **Provided**, and a set of Size 10 envelopes addressed to the abutters **Provided**, affixed with first class postage. The addresses of these abutters shall be obtained from the Town of Wells Tax Assessor's records. Within seven days of receipt of a preapplication by the Office of Planning and Development, the Code Enforcement Officer shall:
    - (a) Determine the level of review to be required under § 14-71 and whether or not the proposed use is a permitted use on the subject lot. **On 2/11/16 the Code Officer determined the uses are permitted.**
    - (b) If the proposed use is a permitted use on the subject lot: **Abutter notification mailed**

**2/12/16**

- [1] Send or deliver a notice to the applicant and the abutters of such determinations by first class mail. **YES**
  - [2] Certify that said notices have been sent or delivered.
  - [3] If the reviewing authority pursuant to § 145-71 is the Code Enforcement Officer, indicate to the applicant the information the applicant needs to submit as part of the application. **Not applicable**
  - [4] If the reviewing authority pursuant to § 145-71 is the Staff Review Committee or the Planning Board, place the applicant on the next available agenda for a preapplication meeting, if a preapplication meeting is requested by the applicant. **Planning Board received site plan amendment application on 2/22/16**
- (c) If the proposed use is not a permitted use on the subject lot, send a notice to the applicant of such determination by first class mail and certify that said notice has been sent.
- (2) The abutters' notification sent pursuant to Subsection A(1)(b)[1] above shall include a copy of the preapplication form and an explanation of the purpose of the notification. **YES** If the reviewing authority is the Staff Review Committee or the Planning Board and a preapplication meeting with the Committee or Board is requested by the applicant, the preapplication meeting date shall also be included in the notification **YES**, and said notification shall be sent or delivered by first class mail at least 10 days before the meeting. **Abutter notification mailed on 2/12/16; meeting was on 2/22/16**
  - (3) The Staff Review Committee or the Planning Board at its preapplication meeting with the applicant shall indicate the information which the applicant will be required to submit as part of the application and may schedule an on-site inspection of the property. The Committee or Board may waive any of the submission requirements listed in § 145-77 if it determines that they would not be applicable or are not necessary to determine that the standards of § 145-75 have been or will be met. **To be determined**
  - (4) If the applicant does not request a preapplication meeting with the Staff Review Committee or the Planning Board the applicant is encouraged to meet with the Director of Planning and Development to discuss the project and the information the applicant will be expected to submit as part of the application.

### **Recommendations and Conclusion:**

1. The Planning Board should consider the following Article V, VI, VII and draft completeness review comments based in the latest site plan draft submission on 7-21-16:
  - a. Minor note and plan change recommendations to be addressed, and include some of the following:
    - i. Site Inventory Notes A, B, C, D, E, and F missing from sheet EC1.
    - ii. The parcel is 3.352 acres (145,993 SF) in gross lot area. Net area needs to be noted in note A on sheet EC1. (Only area deduction is from the bank of the brook to the centerline of the brook (waterbody).
    - iii. Density Table to be added
    - iv. Motel unit size table to be added
    - v. Shore frontage requirement to be noted
    - vi. Snow storage areas to be depicted on the plan.
    - vii. Prior site plan approval required sprinkler systems. Were sprinkler systems installed? See recommended note 20 for sheet EC2.
    - viii. 1 handicap space to be added/labelled.
  - b. The 75' setback from the high-water line Popes Creek is shown on the site plan (Shoreland Zoning):
    - i. The Planning Office has worked with the Code Office to determine what permitting exists of the pool shed and in-door pool building deck which were constructed within this 75' setback. It appears the construction and reconstruction of both pools were issued permits and what was constructed was mis-located and is grandfathered.

- ii. This development has existed for many years. After the fact approval is being sought for a parking lot, pool apron expansion with pool shed, dumpster and part of a deck located/constructed within the Shoreland Overlay zone of this parcel. A building was previously located in the location of the dumpster and parking area south of the office. No new clearing or impacts to the Shoreland Overlay zone is proposed.
  - c. Landscaping, Buffering and Screening:
    - i. The Planning Board should discuss what screening may be required along the westerly and southerly lot lines based on the pool shed, expanded parking area, dumpster location, playground, and proposed expanded indoor pool building deck. Significant vegetation exists from 20 to 75 feet wide from the southerly lot line.
    - ii. The plan shows a shrub, conifer tree and arborvitae trees planted in portions of the 15' landscaped buffer. The Planning Board to discuss if the existing landscape buffer requirements along Route One is adequate.
    - iii. Per 145-52 (Lodging): The Route One 60 foot buffer consists of trees, shrubs, plantings, grass, etc. The buffer also includes an existing outdoor pool and is seeking after the fact approval for a pool shed. The Planning Board to review the Route One 60' wide buffer and if what exists is adequate.
    - iv. Per 145-52 (Lodging): 25 foot buffer strip required adjacent to all lot lines. Planning Board to review what visual screen exists for the residential abutters and what additional screening may be necessary based on the changes and after the fact approval of items now proposed.
    - v. Per 145-52 (Lodging): An access road can cross the 25 foot buffer. An access road doesn't exist. A pathway to the Village by the Sea Lot, a playground, portions of a parking lot, the motel buildings and projector/patio area exist within the buffer. Planning Board to review and determine these areas were developed prior to this performance standard getting adopted and are grandfathered.
  - d. Parking:
    - i. See note 16a on sheet 2. 117 bedrooms x 1.1 = 129 parking spaces. Prior approved parking total was 119 spaces.
    - ii. Parcel provides 113 parking spaces and requests a reduction in required parking based on public transportation (trolley stop) provided at the front of the lot. Planning Board to consider parking reduction on 7/25/16.
    - iii. Various spaces are striped with a 13' depth but maintain a 30' + aisle width. The Planning Board to review the proposed striping and determine if adequate.
  - e. Lodging Facility Requirements:
    - i. Hotel/motel unit sizes noted on prior approval. Applicant to confirm if SF of units is still accurate. If so, this note to be added to the plan. Motel unit sizes are grandfathered as approved in 1985. No change to motel unit sizes proposed. See note 6a and recommended motel unit size table on sheet EC2.
    - ii. Building 2 is grandfathered as non-conforming as it does not have a minimum of 20 motel units in a single building.
  - f. Planning Board to consider granting a waiver and not requiring a capacity letter from the WSD. No change of use is proposed.
  - g. Planning Board to consider granting a waiver and not requiring a capacity letter from the KKWWD. No change of use is proposed.
2. The Planning Board should consider appointing the Town Engineer as the completeness agent and consider if a public hearing is to be set. If a hearing is to be set, the Town Engineer shall set the hearing once the applicant addresses the plan changes recommended. If a hearing is waived, the workshop to be continued for 30 days.





**Town of Wells , Maine Review Checklist**  
**Page 1 of 7**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Prepared By: Office of Planning & Development

Date of Review: 05-31-16; 07/21/16

Company Name: Town of Wells

**Article V District Regulations**

**A. Purpose.**

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

<b>§ 145-26. General Business District.</b>		<b>Application Meet Requirements</b>			
		Yes	No	NA	Comments
B.	Permitted uses. The following uses are permitted upon obtaining any required permits from the Code Enforcement Officer:				
(1)	Agriculture, limited to the raising of crops and plants out of doors.			NA	
(2)	Cemetery having an area less than 20,000 square feet and containing no buildings.			NA	
(3)	Dwelling, one-family. (See also ' 145-55.)			NA	
(4)	Dwelling, two-family.			NA	
(5)	Dwelling, multifamily. (See ' 145-48.)			NA	
(6)	Livestock, domestic (small), limited to lots with a minimum lot size of 40,000 square feet. <b>[Added 6-9-2015<sup>[1]</sup></b> <small>[1] Editor's Note: This ordinance also provided for the renumbering of former Subsection B(6) and (7) as Subsection B(8) and (9), respectively.</small>			NA	
(7)	Poultry, domestic (small), all lots, except lots less than 10,000 square feet in area shall be limited to no more than five fowl. <b>[Added 6-9-2015]</b>			NA	
(8)	Recreation, passive.			NA	
(9)	Timber harvesting.			NA	
C.	Permitted uses requiring the approval of a site plan. The following uses are permitted upon obtaining site plan approval and any required permits from the Code Enforcement Officer:				
(1)	Agriculture which includes any structures.			NA	
(2)	Bank.			NA	
(3)	Bed-and-breakfast/small inn. (See ' 145-52.)			NA	
(4)	Business, contractor.			NA	
(5)	Business, office.			NA	
(6)	Business, personal service.			NA	

**Town of Wells , Maine Review Checklist**  
**Page 2 of 7**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/21/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-26. General Business District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(7)	Business, retail, including the manufacturing of any goods offered for sale on the premises.			<b>NA</b>	
(8)	Business, service.			<b>NA</b>	
(9)	Business, wholesale, having a gross floor area of less than 5000 square feet.			<b>NA</b>	
(10)	Cemetery larger than 20,000 square feet in area.			<b>NA</b>	
(11)	Church.			<b>NA</b>	
(12)	Club.			<b>NA</b>	
(13)	Congregate care facility. <b>[Added 6-8-2011]</b>			<b>NA</b>	
(14)	Day-care home.			<b>NA</b>	
(15)	Day-care center/nursery school.			<b>NA</b>	
(16)	Drug abuse shelter. <b>[Added 6-14-2011]</b>			<b>NA</b>	
(17)	Elderly housing <b>[Amended 4-26-1996]</b>			<b>NA</b>	
(18)	Freestanding residential detoxification program. <b>[Added 6-14-2011]</b>			<b>NA</b>	
(19)	Function hall.			<b>NA</b>	
(20)	Hotel/motel. (See ' 145-52.)	<b>Y</b>			The site plan has approval as a 77 unit Hotel/Motel use. There is an office, laundry unit and storage unit associated with the Motel use as well.  See note 1 on sheet EC2 for plan purpose.  See note 5 on sheet EC2 for existing uses: 77 motel units. Building 1 has 30 one-bedroom motel units and 30 two-bedroom "loft" motel units. Building 2 has 7 one-bedroom motel units and 10 two-bedroom "loft" motel units.
(21)	Housing, congregate.			<b>NA</b>	
(22)	Life care facility. <b>[Amended 4-26-1996]</b>			<b>NA</b>	
(23)	Medical care facility.			<b>NA</b>	
(24)	Municipal facility.			<b>NA</b>	
(25)	Museum.			<b>NA</b>	
(26)	Neighborhood convenience store.			<b>NA</b>	

**Town of Wells , Maine Review Checklist**  
**Page 3 of 7**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/21/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-26. General Business District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(27)	Nursing home. <b>[Amended 4-26-1996]</b>			<b>NA</b>	
(28)	Parking lot, commercial.			<b>NA</b>	
(29)	Private non-medical institution (PNMI). <b>[Added 6-14-2011]</b>			<b>NA</b>	
(30)	Public Transportation Center. <b>[Amended 11-6-2007]</b>			<b>NA</b>	
(31)	Public utility facility.			<b>NA</b>	
(32)	Recreation, active.			<b>NA</b>	
(33)	Recreation, high-intensity commercial.			<b>NA</b>	
(34)	Recreation, low-intensity commercial.				
(35)	Recreation, medium intensity commercial. <b>[Added 6-11-2013]</b>			<b>NA</b>	
(36)	Registered marijuana dispensary. <b>[Added 6-14-2011]</b>			<b>NA</b>	
(37)	Restaurant, standard.			<b>NA</b>	
(38)	Restaurant, fast-food.			<b>NA</b>	
(39)	Sawmill producing less than 100,000 board feet of lumber per year.			<b>NA</b>	
(40)	School, public and private.			<b>NA</b>	
(41)	Tent and recreational vehicle park. (See ' 145-50.)			<b>NA</b>	
(42)	Transportation facility.			<b>NA</b>	
(43)	Stand-alone registered marijuana dispensary. <b>[Added 6-14-2011]</b>			<b>NA</b>	
D.	Accessory uses. Accessory uses are permitted when they are clearly incidental to the permitted use; subordinate, individually and in the aggregate, to the permitted use; and located on the same lot as the permitted use being served. Home businesses as regulated in ' 145-51 are permitted accessory uses.	<b>Y</b>			The office, laundry unit, storage unit, playground, indoor pool, outdoor pool, pool shed, and parking areas are accessory to the Hotel/Motel use.
E.	Uses prohibited. Except as permitted in ' 145-12, Nonconforming uses, and in Article VI, Town-Wide Regulations, uses not identified in Subsections B, C and D are prohibited within this district.	<b>Y</b>			
F.	Dimensional requirements.				See note 10.

**Town of Wells , Maine Review Checklist**  
**Page 4 of 7**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/21/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-26. General Business District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(1)	Minimum lot size: 20,000 square feet on net area if served by public sewer; 40,000 square feet of net area if not served by public sewer.	Y*			<b>Site Inventory Notes A, B, C, D, E, and F missing from sheet EC1.</b>  <b>The parcel is 3.352 acres (145,993 SF) in gross lot area. Net area needs to be noted in note A on sheet EC1. (Only area deduction is from the bank of the brook to the centerline of the brook (waterbody)).</b>
(2)	Maximum density:				
(a)	One dwelling unit for each 20,000 square feet of net area if served by public sewer.			NA	No such use is proposed or exists.
(b)	One dwelling unit for each 40,000 square feet of net area if not served by public sewer.			NA	No such use is proposed or exists.
(c)	Four housekeeping cottages or seasonal cottages per acre of net area. <b>[Amended 4-28-1995; 4-12-2003; 6-13-2006]</b>  <i>Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.</i>			NA	No such use is permitted or exists.
(d)	Twenty hotel/motel units per acre of net area. <b>[Amended 4-28-1995]</b>	Y*			<b>Net area needs to be noted in note A on sheet EC1.</b>  <b>Density Table as drafted below, to be added to sheet EC2. Density is grandfathered as non-conforming. 77 units exist and based on 20 per acre of net area only 67 are permitted.</b>  See note 10.
(3)	Minimum street frontage per lot: 100 feet, which may be reduced to 75 feet for frontage entirely on a cul-de-sac.	Y			Site plan depicts 151.54' of street frontage along Route One. See note 10.

**Town of Wells , Maine Review Checklist**  
**Page 5 of 7**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/21/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-26. General Business District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(4)	Maximum lot coverage: 65% (20% within the Shoreland Overlay District) or 2500 square feet, whichever is greater, except that the maximum lot coverage shall be 40% of the entire lot on any lot that was legally created prior to January 1, 1994, if at least 75% of the lot is located within the Shoreland Overlay District. <b>[Amended 4-14-2000]</b>	<b>Y*</b>			Prior approve lot coverage was 52.4%. As-built existing coverage is noted to be 56.23%. Proposed lot coverage is noted to be 56.43%.  <b>Existing Condition/ Proposed</b> Lot coverage of the Shoreland Overlay zone is noted to be 6.95%.
(5)	Maximum building height: 34 feet, not to exceed three stories. (See ' 145-351.)	<b>Y</b>			See note 10.
(6)	Setbacks.	<b>Y</b>			See note 10.
	(a) All structures shall be at least:				
	[1] Fifteen feet from any lot line.				
	[2] Twenty-five feet from the boundary of any cemetery.				
	[3] Twenty-five feet from any lot line abutting any street right-of-way.				
	[4] Forty feet from any lot line abutting the right-of-way of any state highway.				
	(b) All structures and parking lots shall be at least 200 feet from the high-water line of the Merriland River, the Webhannet River and the Ogunquit River.			<b>NA</b>	Parcel is not within 200 feet of such rivers.
	(c) Each housekeeping cottage or seasonal cottage shall be placed at least 25 feet from any other housekeeping or seasonal cottage on the site. <b>[Added 6-13-2006</b>  <i>Editor's Note: This ordinance provided that it shall be retroactive to any application for site plan approval and any application to amend an existing site plan to the extent the amendment proposes additional cottage units that has not received final approval from the Planning Board on 4-25-2006.</i>			<b>NA</b>	
Note: See also ' ' 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, 145-49, Residential cluster development, and 145-54, Affordable housing		<b>Y</b>			145-13, 145-33 apply

**Town of Wells , Maine Review Checklist**  
**Page 6 of 7**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/21/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-26. General Business District.</b>	<b>Application Meet Requirements</b>			
	<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>

**Town of Wells , Maine Review Checklist**  
**Page 7 of 7**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Prepared By: Office of Planning & Development

Date of Review: 05-31-16; 07/21/16

Company Name: Town of Wells

<b>§ 145-26. General Business District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
Note: See also §§ 145-13, Nonconforming structures, 145-14, Nonconforming lots, 145-33, Shoreland Overlay District, 145-48, Multifamily developments, 145-49, Residential cluster development, and 145-54, Affordable housing		<b>Y</b>			145-13, 145-33 apply
G.	Special provisions. If a person owns parcels of land on the east and west sides of Route 1 within the General Business District, the parcels may be treated as a single lot of land, provided that he grants the Town a conservation easement over a portion of the land on the east side of Route 1. The easement shall cover a land area which, in conjunction with the parcels on the west side of Route 1, is adequate to support the proposed use as regulated in the district. The lot on the west side of Route 1 shall meet the minimum lot size requirement. Any proposed easement shall be reviewed and approved by the Planning Board.			<b>NA</b>	

Density Table:

$$43560/20 = 2,178 \text{ SF per motel unit permitted}$$

$$\underline{145,993} \text{ SF (net area)} / 2,178 = \underline{67} \text{ units permitted under current Zoning requirements}$$

77 motel units exist as approved by the Town in 1985. The property is non-conforming with regard to density. No changes are proposed to increase density.

**Town of Wells , Maine Review Checklist**  
**Page 1 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article V District Regulations**

The provisions of this section shall apply to all uses, lots and structures within the Shoreland Overlay District.

**A. Purpose.**

The purpose of this district is to prevent and control water pollution; to protect fish spawning grounds, aquatic life and bird and other wildlife habitat; to protect buildings and lands from flooding and accelerated erosion; to protect commercial fishing and maritime industries; to protect freshwater and coastal wetlands; to conserve shore cover; and to preserve access to inland and coastal waters.

<b>§ 145-33. Shoreland Overlay District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
B.	Setbacks from water bodies and wetlands. All roads, driveways and structures, except those required to control drainage or water movement and those needed for water-dependent uses, shall comply with the following setback requirements or those of the underlying district, whichever is greater:				
	(1) The minimum setback from the upland edge of a wetland shall be 75 feet, which may be reduced to the average of the setbacks of structures within 200 feet of the proposed structure on lots abutting the wetlands but shall not be less than 25 feet. <b>[Amended 4-16-1999]</b>			<b>NA</b>	
	(2) The minimum setback from the high-water line of Ell Pond shall be 100 feet.			<b>NA</b>	
	(3) The minimum setback on the ocean side of Wells Beach, Drakes Island and Moody Beach shall be 20 feet from the sea wall. Where there is no sea wall, the setback shall be from a theoretical sea wall line extrapolated from the existing sea walls.			<b>NA</b>	

**Town of Wells , Maine Review Checklist**  
**Page 2 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>		<b>Application Meet Requirements</b>				
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>	
	(4)	The minimum setback from all other water bodies shall be 75 feet from their high-water line.	Y*			The 75' setback from the high-water line Popes Creek is shown on the site plan. <b><u>The Planning Office has worked with the Code Office to determine what permitting exists of the pool shed and in-door pool building deck which were constructed within this 75' setback. It appears the construction and reconstruction of both pools were issued permits and what was constructed was mis-located and is grandfathered.</u></b>
C.	Shore frontage.					
	(1)	A lot within the Shoreland Overlay District with frontage on a freshwater water body or freshwater wetland, including all streams, shall have a minimum shore frontage of 200 feet. <b>[Amended 4-19-1997]</b>	Y*			The site plan identifies approx. 329.09' (tie line) of frontage along Pope Brook. <b><u>This requirement to be noted on sheet EC2.</u></b>
	(2)	A lot within the Shoreland Overlay District with frontage on a tidal water body shall have a minimum shore frontage of 150 feet.			NA	This parcel does not have frontage on a tidal water body.
D.	Performance standards for agriculture and animal husbandry uses.				NA	No such use exists or is proposed.
	(1)	All spreading or disposal of manure shall be done according to the Maine Guidelines for Manure and Manure Sludge Disposal on Land, published by the University of Maine and the Maine Soil and Water Conservation Commission in July 1972.				
	(2)	Manure shall not be stored or stockpiled within 100 feet horizontal distance of Ell Pond or within 75 feet horizontal distance of other water bodies, tributary streams or wetlands. Manure storage areas which existed before December 14, 1991, and which do not meet the setback requirement may remain after December 14, 1996, only if the storage area produces no discharge of effluent or contaminated stormwater runoff.				

**Town of Wells , Maine Review Checklist**  
**Page 3 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>		<b>Application Meet Requirements</b>			
		Yes	No	NA	Comments
(3)	There shall be no new tilling of soil or clearing of trees or other vegetation for agricultural use within 100 feet of Ell Pond, within 25 feet of tributary streams and wetlands or within 75 feet of other water bodies.				
(4)	Agricultural activities involving tillage of soil greater than 40,000 square feet in surface area or the spreading, disposal or storage of manure shall require a conservation plan which meets the standards of the State Soil and Water Conservation Commission and is approved by the York County Soil and Water Conservation District. Noncompliance with the provisions of such conservation plan shall be considered to be a violation of this chapter.				
(5)	Livestock grazing areas are prohibited within 100 feet of the high-water line of Ell Pond, within 25 feet of tributary streams and wetlands and within 75 feet of other waterbeds. Livestock grazing associated with ongoing farm activities and which is not in conformance with the above setback provisions may continue, provided that such grazing is conducted according to a plan approved by the York County Soil and Water Conservation District.				
E.	Clearing of vegetation for development.				<b><u>This development has existed for many years. After the fact approval is being sought for a parking lot, pool apron expansion with pool shed, dumpster and part of a deck located/constructed within the Shoreland Overlay zone of this parcel. A building was previously located in the loation of the dumpster and parking area south of the office. No new clearing or impacts to the Shoreland Overlay zone is proposed.</u></b>

**Town of Wells , Maine Review Checklist**  
**Page 4 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>		<b>Application Meet Requirements</b>											
		Yes	No	NA	Comments								
(1)	In the development of a permitted use, a buffer strip of vegetation shall be preserved within the strip of land extending 100 feet inland from the high-water line of Ell Pond and 75 feet from any other water body, tributary stream or the upland edge of a wetland, as follows:												
(a)	There shall be no cleared opening greater than 250 square feet in the forest canopy as measured from the outer limits of the tree crown. However, a footpath not to exceed 10 feet in width as measured between tree trunks is permitted, provided that a cleared line of sight to the water through the buffer strip is not created. Within 100 feet of the high-water line of Ell Pond the width of the footpath shall be limited to six feet.												
(b)	<p>Selective cutting of trees within the buffer strip is permitted provided that a well-distributed stand of trees and other vegetation is maintained. For the purposes of this section, a "well-distributed stand of trees and other vegetation" adjacent to Ell Pond shall be defined as maintaining a rating score of 12 or more in any twenty-five-foot by twenty-five-foot square area (625 square feet) as determined by the following rating system:</p> <table style="margin-left: 20px; border-collapse: collapse;"> <tr> <td style="padding-right: 20px;"><b>Diameter of Tree at 4 1/2 Feet Above Ground Level (inches)</b></td> <td style="text-align: right;"><b>Points</b></td> </tr> <tr> <td>2 to 4</td> <td style="text-align: right;">1</td> </tr> <tr> <td>Over 4 to 12</td> <td style="text-align: right;">2</td> </tr> <tr> <td>Over 12</td> <td style="text-align: right;">4</td> </tr> </table>	<b>Diameter of Tree at 4 1/2 Feet Above Ground Level (inches)</b>	<b>Points</b>	2 to 4	1	Over 4 to 12	2	Over 12	4				
<b>Diameter of Tree at 4 1/2 Feet Above Ground Level (inches)</b>	<b>Points</b>												
2 to 4	1												
Over 4 to 12	2												
Over 12	4												

**Town of Wells , Maine Review Checklist**  
**Page 5 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>				<b>Application Meet Requirements</b>			
				<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
		[1]	Next to other water bodies, tributary streams and wetlands a "well-distributed stand of trees and other vegetation" is defined as maintaining a minimum rating score of eight per twenty-five-foot square area.				
		[2]	Notwithstanding the above provisions, no more than 40% of the total volume of trees four inches or more in diameter measured 4.5 feet above ground level may be removed in any ten-year period.				
		(c)	To protect water quality and wildlife habitat adjacent to Ell Pond, existing vegetation under three feet in height and other ground cover shall not be removed, except to provide for a footpath or other permitted uses as described in Subsections E(1)(a) and (b) above.				
		(d)	Pruning of tree branches on the bottom 1/3 of the tree is permitted.				
		(e)	To maintain a buffer strip of vegetation, when the removal of storm-damaged, diseased, unsafe or dead trees results in the creation of cleared openings, these openings shall be replanted with native tree species unless existing new tree growth is present.				
		(f)	This Subsection E(1) shall not apply to those portions of public recreational facilities adjacent to public swimming areas. Cleared areas, however, shall be limited to the minimum area necessary.				

**Town of Wells , Maine Review Checklist**  
**Page 6 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>		<b>Application Meet Requirements</b>			
		Yes	No	NA	Comments
(2)	At distances greater than 100 feet from Ell Pond and 75 feet from the high-water line of any other water body, tributary stream or the upland edge of a wetland, except to allow for the development of permitted uses, there shall be permitted on any lot, in any ten-year period, selective cutting of not more than 40% of the volume of trees four inches or more in diameter measured 4.5 feet above ground level. Tree removal in conjunction with the development of permitted uses shall be included in the forty-percent calculation. Cleared openings for development, including but not limited to principal and accessory structures, driveways and sewage disposal systems, shall not exceed in the aggregate 25% of the lot area or 10,000 square feet, whichever is greater, including land previously developed. This provision shall not apply within those portions of the Shoreland Overlay District in which the underlying district is the Harbor District, the Beach Business District or the General Business District.				
(3)	Cleared openings legally in existence on the effective date of this chapter may be maintained but shall not be enlarged, except as permitted by this chapter.				
(4)	Fields which have reverted to primarily shrubs, trees or other woody vegetation shall be regulated under the provisions of this section.				
F.	Roads and driveways. The following standards shall apply to the construction of roads and/or driveways and drainage systems, culverts and other related features.	Y			No new roadways or driveways proposed. An expanded parking lot constructed many years ago is seeking approval to be located within the Shoreland Overlay zone.

**Town of Wells , Maine Review Checklist**  
**Page 7 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(1)	Roads and driveways shall comply with the setback requirements of Subsection B unless no reasonable alternative exists as determined by the Zoning Board of Appeals. If no other reasonable alternative exists, the Zoning Board of Appeals may reduce the road and/or driveway setback requirement upon a clear showing by the applicant that appropriate techniques will be used to prevent sedimentation of the wetland, tributary stream or water body. Such techniques may include, but are not limited to, the installation of settling basins and/or the effective use of additional ditch relief culverts and turnouts placed to avoid sedimentation of the water body, tributary stream or wetland.				
(a)	On slopes of greater than 20% the road and/or driveway setback shall be increased by 10 feet for each five-percent increase in slope above 20%.				
(b)	This section shall not apply to approaches to water crossings nor to roads or driveways that provide access to permitted structures or facilities located near the shoreline due to operational necessity.				
Note: See also §§ 145-13, Nonconforming structures, and 145-14, Nonconforming lots.					
(2)	An existing public street may be expanded within the street right-of-way, whatever its setback from a water body, tributary stream or wetland.				
(3)	Road banks shall not be steeper than a slope of one vertical to two horizontal and shall be graded and stabilized to prevent erosion and stream sedimentation.				
(4)	Road grades shall not be greater than 10% except for segments of less than 200 feet in length.				

**Town of Wells , Maine Review Checklist**  
**Page 8 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>		<b>Application Meet Requirements</b>																	
		Yes	No	NA	Comments														
(5)	To prevent road surface drainage from directly entering water bodies, tributary streams or wetlands, roads shall be designed, constructed and maintained to empty onto an undisturbed buffer strip at least 50 feet, plus two feet times the average percent slope, in width between the outflow point of the ditch or culvert and the high-water line of a water body, tributary stream or upland edge of a wetland. Road surface drainage which is directed to an undisturbed buffer strip shall be diffused or spread out to promote infiltration of the runoff and to minimize channelized flow of the drainage through the buffer strip.																		
(6)	Ditch relief (cross drainage) culverts, drainage dips and water turnouts shall be installed to effectively direct drainage onto undisturbed buffer strips before the flow in the road or ditches gains sufficient volume or head to erode the road or ditch. To accomplish this, the following shall apply:																		
(a)	<p>Ditch relief culverts, drainage dips and associated water turnouts shall be spaced along the road at intervals no greater than indicated in the following table:</p> <table style="margin-left: auto; margin-right: auto;"> <thead> <tr> <th style="text-align: left;">Road Grade (percent)</th> <th style="text-align: left;">Spacing (feet)</th> </tr> </thead> <tbody> <tr> <td>0 to 2</td> <td>250</td> </tr> <tr> <td>3 to 5</td> <td>200 to 135</td> </tr> <tr> <td>6 to 10</td> <td>100 to 80</td> </tr> <tr> <td>11 to 15</td> <td>80 to 60</td> </tr> <tr> <td>16 to 20</td> <td>60 to 45</td> </tr> <tr> <td>21+</td> <td>40</td> </tr> </tbody> </table>	Road Grade (percent)	Spacing (feet)	0 to 2	250	3 to 5	200 to 135	6 to 10	100 to 80	11 to 15	80 to 60	16 to 20	60 to 45	21+	40				
Road Grade (percent)	Spacing (feet)																		
0 to 2	250																		
3 to 5	200 to 135																		
6 to 10	100 to 80																		
11 to 15	80 to 60																		
16 to 20	60 to 45																		
21+	40																		

**Town of Wells , Maine Review Checklist**  
**Page 9 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>			<b>Application Meet Requirements</b>			
			<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
	(b)	Drainage dips may be used in place of ditch relief culverts only where the road grade is 10% or less.				
	(c)	On road sections having slopes greater than 10%, ditch relief culverts shall be placed across the road at approximately a sixty-degree angle downslope from the center line of the road.				
	(d)	Ditch relief culverts shall be sufficiently sized and properly installed to effectively function, and their inlet and outlet ends shall be stabilized with appropriate materials.				
	(7)	Ditches, culverts, bridges, dips, water turnouts and other stormwater runoff control installations associated with roads shall be maintained regularly to ensure effective functioning.				
G.		Piers, docks, wharves, breakwaters, causeways, marinas, bridges and other structures and uses extending over or beyond the high-water line of a water body, stream or within a wetland. In addition to federal or state permits which may be required for such structures and uses, they shall conform to the following:			NA	No such structures are proposed within the Shoreland Overlay District.
	(1)	Shore access shall be developed on soils appropriate for such use and constructed to control erosion.				
	(2)	The location shall not interfere with developed or natural beach areas.				
	(3)	The facility shall be located to minimize adverse effects on fisheries.				
	(4)	The facility shall not be larger in dimension than necessary to carry on the activity and be consistent with existing conditions, use and character of the area.				

**Town of Wells , Maine Review Checklist**  
**Page 10 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>			<b>Application Meet Requirements</b>			
			<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(5)	No new structure shall be built on, over or abutting a pier, wharf, dock or other structure extending beyond the high-water line of a water body or within a wetland unless the structure requires direct access to the water as an operational necessity.					
(6)	No existing structures built on, over or abutting a pier, dock, wharf or other structure extending beyond the high-water line of a water body or within a wetland shall be converted to residential dwelling units in any district.					
(7)	Structures built on, over or abutting a pier, wharf, dock or other structure extending beyond the high-water line of a water body or within a wetland shall not exceed 20 feet in height above the pier, wharf, dock or other structure.					
H.	Timber harvesting.			<b>NA</b>	No such use is proposed.	
(1)	No accumulation of slash shall be left within 50 feet of the high-water line of a water body. In all other areas all slash shall either be removed or disposed of in such a manner that it lies on the ground and no part of it extends more than four feet above the ground. Any debris that falls below the high-water line of a water body shall be removed from the water body.					

**Town of Wells , Maine Review Checklist**  
**Page 11 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(2)	Except for water crossings, all skid trails, log yards and other sites where the operation of logging machinery results in the exposure of mineral soil shall be located such that an undisturbed filter strip of vegetation of at least 75 feet in width for slopes of up to 10% shall be retained between the exposed mineral soil and the high-water line of a water body or upland edge of a wetland. For each ten-percent increase in slope, the undisturbed strip shall be increased by 20 feet. The provisions of this Subsection H(2) apply only to a face sloping toward the water body or wetland; provided, however, that no portion of such exposed mineral soil on a back face shall be closer than 25 feet to the high-water line of a water body or upland edge of a wetland.				
(3)	Harvesting operations shall be conducted in such a manner and at such a time that minimal soil disturbance results. Adequate provisions shall be made to prevent soil erosion and sedimentation of surface waters. Timber harvesting equipment shall not use stream channels as travel routes except when surface waters are frozen and the activity will not result in any ground disturbance.				
(4)	All crossings of flowing water shall require a bridge or culvert, except in areas with low banks and channel beds which are composed of gravel, rock or similar hard surface which would not be eroded or otherwise damaged.				
(5)	Skid trail approaches to water crossings shall be located and designed to prevent water runoff from directly entering the water body or tributary stream. Upon completion of timber harvesting, temporary bridges and culverts shall be removed and areas of exposed soil revegetated.				

**Town of Wells , Maine Review Checklist**  
**Page 12 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>		<b>Application Meet Requirements</b>				
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>	
	(6)	Selective cutting of no more than 40% of the total volume of trees four inches or more in diameter, measured 4.5 feet above ground level, on any lot in any ten-year period is permitted. These standards shall not apply to activities necessary and resulting from wind damage, fire and removal of dead trees. Trees and other vegetation killed by natural causes (e.g., beaver or insects) shall not be counted in determining either the original volume or the volume removed. In addition:				
	(a)	Within 100 feet of the high-water line of Ell Pond and within 75 feet of the high-water line of other water bodies, tributary streams or the upland edge of a wetland, a well-distributed stand of trees and other vegetation, including existing ground cover, shall be maintained.				
	(b)	At distances greater than 100 feet from Ell Pond and greater than 75 feet from the high-water line of other water bodies or the upland edge of a wetland, harvesting operations shall not create single openings greater than 10,000 square feet in the forest canopy. Where such openings exceed 5,000 square feet they shall be at least 100 feet apart. Such openings shall be included in the calculation of total volume removal.				

**Town of Wells , Maine Review Checklist**  
**Page 13 of 13**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-33. Shoreland Overlay District.</b>			<b>Application Meet Requirements</b>			
			<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(7)	Timber harvesting operations exceeding the forty-percent limitation of Subsection H(6) may be allowed by the Planning Board if the applicant submits a forest management plan prepared by a Maine licensed professional forester showing that such exception is good forest management and the harvest will be carried out according to the purposes of this chapter. The Planning Board shall notify the Commissioner of the Department of Environmental Protection of each exception allowed within 14 days of the Board's decision. <b>[Amended 4-19-1997]</b>					

**Town of Wells, Maine Review Checklist**

**Page 1 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article VI**

Town-Wide Regulations

<b>§ 145-35. General regulations.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
A.	All uses shall conform to the provisions of this chapter.	Y			
B.	All lots (except lots being merged with an abutting parcel) and structures shall comply with dimensional requirements specified for the district in which they are located, except those considered nonconforming. Where a single lot of record contains more than one principal structure, the lot may not be divided in a way which would create a parcel or parcels which do not conform to the requirements of this chapter for lot size, setbacks or street frontage. <b>[Amended 4-19-1997]</b>	Y			
C.	A residential lot with a dwelling unit may be used for keeping noncommercial domestic poultry and domestic livestock in conformance with Article V District Regulations. Structures used exclusively for the housing of such domestic poultry or livestock with a ceiling height below 6.5 feet or footprint area 50 square feet or less shall not require a building permit. Domestic poultry and livestock shall be contained within the lot boundaries.			NA	
D.	No manufactured home which was manufactured before June 15, 1976, may be brought into the Town of Wells unless suitable evidence is provided to the Code Enforcement Officer that the manufactured home does not contain aluminum electrical wiring, that the manufactured home contains two exterior exits and that the roof is constructed to support a live load of 30 pounds per square foot. <b>[Amended 4-16-1999]</b>			NA	
E.	Land within the lines of a street right-of-way on which a lot abuts shall not be considered as part of such lot for the purposes of meeting the lot area requirements of this chapter, even though the fee to the land may be in the same ownership as the lot.	Y			
F.	No part of a setback area, open space or off-street parking or loading space required by this chapter shall be included as part of any other setback area, open space or off-street parking or loading space similarly required for any other structure or use except as explicitly provided for within this chapter.	Y			
G.	Multiple principal and accessory uses, which may be located within multiple buildings, shall be permitted on a lot.	Y			

**Town of Wells, Maine Review Checklist**

**Page 2 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

H.	Any lot created after January 1, 1994, shall have frontage on a street which existed prior to January 1, 1994, or on a street which is constructed to the standards required by Chapter 201, Articles II and III of the Wells Municipal Code.	Y			
I.	No floor of a building higher than 30 feet above the average finished grade shall be designed as habitable space. The maximum building height may be increased by the amount required to comply with Chapter 115, Floodplain Management, § 115-6, Development standards, but not to exceed five additional feet provided the building shall not exceed three stories, be covered with a pitched, shingled roof, and be constructed on a foundation used for parking or storage only and not living space. <b>[Amended 11-6-2001]</b>	Y			
J.	Maximum building height requirements do not apply to flagpoles, chimneys, transmission towers, steeples, windmills and similar uninhabitable structures. However, except chimneys which do not exceed the height limit by more than 10 feet, such structures require a lot line setback no less than the minimum required in the district plus the height by which they exceed the prescribed height limitations.	Y			
K.	Lot area used to meet the density requirements of a use on a lot shall not be used to meet the density requirement of any other use.	Y			
L.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot that contains 5,000 square feet or less, as long as the following minimum setbacks are met:			NA	Parcel exceeds 5,000 SF.
	(1) Twenty-five feet from the boundary of any cemetery or any street right-of-way.				
	(2) Forty feet from the right-of-way of any state highway.				
	(3) The full required setback from any seawall, water body or wetland, according to § 145-33.				
	(4) Five feet from other lot line.				
M.	A single, uninhabitable accessory structure of 120 square feet or less in gross area and 15 feet or less in height, such as a utility shed, which is accessory to a residential use on a residential lot shall be considered legally nonconforming if it was in existence at its current location prior to January 26, 1998. <b>[Added 4-18-1998]</b>			NA	No such structures exist.
N.	The construction, renovation, alteration, maintenance and/or operation of a building, structure or any other type of facility for use in whole or in part as a gambling casino is prohibited in all zoning districts within the Town of Wells. No building permit or certificate of occupancy shall issue for a gambling casino. <b>[Added 11-5-2002]</b>			NA	

**Town of Wells, Maine Review Checklist**  
**Page 3 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

O.	Lots abutting multiple street rights-of-way are permitted to reduce the minimum setback from a lot line abutting any street right-of-way to the minimum setback from a lot line as required for the district in which they are located if the following are met: <b>[Added 6-12-2012]</b>			<b>NA</b>	Parcel does not have multiple street frontages.
(1)	Contiguous street frontage for the lot exists on more than one street right-of-way;				
(2)	The minimum setback from any lot line abutting a street right-of-way is met from the street right-of-way that is most compliant with street frontage requirements;				
(3)	If the lot has equal and/or greater than the street frontage requirement on two abutting street rights-of-way, the lot owner may choose which right-of-way shall meet the minimum setback of a lot line abutting a street right-of-way; and				
(4)	The setback reduction shall not be permitted to apply to the setback from any lot line abutting a right-of-way of any state highway.				
<b>§ 145-36. Timber harvesting. [Amended 4-19-1997]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
A.	If timber harvesting is deleted as a permitted use in a district, timber harvesting on a parcel of land in the Maine Tree Growth Program (36 M.R.S.A. §§ 571 to 584-A) shall continue as a permitted use as long as the subject lot, or portion thereof, remains in the Tree Growth Program.			<b>NA</b>	
<b>§ 145-37. Yard sales.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
Yard sales shall be permitted in all districts except the Resource Protection District and shall comply with the following standards:		<b>Y</b>			
A.	A yard sale shall last no longer than three consecutive days and shall only be permitted once per month on a lot or on a contiguous lot in the same ownership.				
B.	A permit for the yard sale shall be obtained from the Town Clerk by the owner or occupant of the lot. The Town Clerk shall provide the Police Department with a copy of all yard sale permits issued before the date of the yard sale. <b>[Amended 4-28-1995]</b>				
C.	Adequate off-street parking shall be provided for customers of the yard sale. Directional signs indicating the parking area(s) shall be provided.				

**Town of Wells, Maine Review Checklist**

**Page 4 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

D.	Two off-premises signs within 300 feet of the yard sale are permitted to advertise the yard sale. The signs, no larger than two feet by three feet, may be displayed only between the hours of 7:00 a.m. and sunset on the day(s) of the sale. Signs shall not be attached to utility poles. <b>[Amended 4-28-1995]</b>				
E.	The yard sale shall not begin before sunrise and shall not extend after sunset. <b>[Amended 4-28-1995]</b>				
F.	No items for sale, tables or other display equipment shall be placed closer than 15 feet to the lot line(s) fronting a street. <b>[Amended 4-28-1995]</b>				
G.	Within 24 hours after the close of a yard sale, all unsold items, tables and other display equipment shall be removed from the yard and stored within a building. <b>[Amended 4-28-1995]</b>				
<b>§ 145-38. Landscaping/buffers. [Amended 4-16-1999; 4-12-2003]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
A.	The setback areas along lot lines other than those along street rights-of-way on lots in nonresidential districts which abut a residential district shall be landscaped to provide a visual screen between residential and nonresidential uses. Parking lots, outdoor business storage areas and outdoor business uses shall be visually screened from adjacent residential lots. Said visual screening shall consist of a continuous border of shrubbery at least six feet in height and/or solid fencing six feet in height. Notwithstanding the above requirement, all visual screens shall comply with the sight distance requirements of Chapter 201, Articles II and III. The reviewing authority may waive all or part of this requirement for outdoor business uses if such uses are defined as a low-intensity commercial recreation use. Except in the Beach Business District, all business or institutional parking and outdoor storage areas shall be separated from a street right-of-way by a landscaped buffer strip at least 15 feet wide, planted with shade trees a minimum diameter of three inches at breast height (dbh). In the Beach Business District a landscaped strip four feet wide shall be provided between any outdoor business, storage area or parking lot and a street right-of-way.	Y*			<p>This existing commercial property abuts another commercial to the north/east. Residential abutters to the north/west and south exist. A screen is not required along the northerly or easterly boundaries with Village by the Sea.</p> <p><b><u>The Planning Board should discuss what screening may be required along the westerly and southerly lot lines based on the pool shed, expanded parking area, dumpster location, playground, and proposed expanded indoor pool building deck. Significant vegetation exists from 20 to 75 feet wide from the southerly lot line.</u></b></p> <p>The parcel has street frontage along Route One. <b><u>The plan shows a shrub, conifer tree and arborvitae trees planted in portions of the 15' landscaped buffer. The Planning Board to discuss if the existing landscape buffer requirements along Route One is adequate.</u></b></p> <p><b><u>See 145-52 landscape buffer/setback requirements as well.</u></b></p>

**Town of Wells, Maine Review Checklist**

**Page 5 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

B.	In the Light Industrial District, except to allow for the development of a driveway, the first 40 feet of a lot as measured from the right-of-way of any street shall be planted with shrubs and/or ground cover and shade or evergreen trees with a minimum two-inch diameter at breast height (dbh) planted a maximum of thirty feet on center along the entire distance of the street frontage.								NA	
<b>§ 145-39. Off-street parking.</b>							<b>Application Meet Requirements</b>			
							<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
A.	Off-street parking may be provided out of doors or within a building. Off-street parking shall be considered to be an accessory use when provided to serve any permitted or nonconforming use. In the calculation of the number of parking spaces required, any fractional number of spaces shall be rounded to the next highest whole number for each use existing or proposed on the property. <b>[Amended 4-16-1999]</b>						Y			Plan note 15 state parking on Route 1 is prohibited.
B.	Land may not be used and a building may not be occupied until off-street parking and/or loading facilities are provided.						Y			
C.	Design standards. <b>[Amended 4-28-1995]</b>									
(1)	All parking areas containing three or more parking spaces, except those serving one- or two-family dwellings, shall be designed according to the following criteria:									
		<b>Parking Angle (degrees)</b>	<b>Stall Width, feet</b>	<b>Skew Width, feet</b>	<b>Stall Depth, feet</b>	<b>Aisle Width, feet</b>				
		90	9	na	18.5	26	Y			90 degree parking spaces should be 9' x 18.5' with 26' wide aisles. Prior site plan approval has various 'compact car' parking spaces and altering space dimensions and aisle widths. (95 regular and 24 compact noted on prior approved plans). The property is grandfathered with regarding to parking.  See note 16 on sheet EC2.
		60	8.5	10.5	19	16 one way				<b>NA</b>
		45	8.5	12.75	17.5	12 one way				<b>NA</b>
		30	8.5	17	17.5	12 one way				<b>NA</b>
		180	24	na	9	13 one way				<b>NA</b>

**Town of Wells, Maine Review Checklist**

**Page 6 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

	(2)	Every business, commercial, institutional, public and nonprofit use shall provide a minimum of 4% of the total parking spaces for vehicles with handicapped registration plates, but in no case less than one space. Handicapped spaces shall be designed according to ANSI Standard A117.1-1986.	Y*		Based on the total required / provided parking spaces 129 x .04 = 6 handicap accessible spaces required. <b>113 spaces exist requiring 5 handicap spaces.</b> 4 handicap accessible spaces are labelled on the site plan. <b>1 additional handicap space to be added</b>
	(3)	All required parking spaces shall be clearly designated. Handicapped and recreational vehicle spaces shall be identified with signs no smaller than nine inches wide by 12 inches high, posted four feet from the ground.	Y		See note 16b.
D.	The following off-street parking standards shall be provided and maintained for each use on a lot except as specified in Subsection E below. The reviewing authority may permit a reduction in the number of spaces provided, based on documentation from the applicant as to the particular needs of the proposed uses, or may require additional parking based on the characteristics of the particular application for approval. The reviewing authority may also permit a reduction in the number of spaces provided based on the availability of mass transit to a lot and its potential use by pedestrians or cyclists. <b>[Amended 4-26-1996; 4-19-1997; 11-2-2010; 11-5-2013; 6-10-2014]</b>				<b>See note 16a. 117 bedrooms x 1.1 = 129 parking spaces. Prior approved parking total was 119.</b>  <b>Parcel provides 113 parking spaces and requests a reduction in required parking based on public transportation (trolley stop) provided at the front of the lot. Planning Board to consider parking reduction on 7/25/16.</b>
		<b>Use</b>	<b>Required Parking Spaces</b>		
		Bank	1 per 400 square feet of gross floor area, plus 6 stacking spaces for the first drive-up window, plus 2 per additional drive-up window	NA	
		Bowling alley	3 1/4 per lane	NA	
		Congregate housing	1 per housing unit, plus 1 for each 300 square feet of office space	NA	
		Contractor business	1 per 1,000 square feet of gross floor area but no less than 3 per business	NA	
		Day care	1 per 400 square feet of floor area used for child care, plus 3	NA	
		Dwelling	2 per each dwelling unit, plus 1/2 per bedroom in excess of 4 bedrooms per dwelling unit	NA	

**Town of Wells, Maine Review Checklist**

**Page 7 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

	Life care facility	1 per 2 congregate housing units, plus 1 per elderly housing unit, plus 1 per 3 beds in the nursing home, plus 1 for each 300 square feet of office space			<b>NA</b>	
	Lodging facility	1 1/10 for each sleeping room		<b>Y*</b>		<b><u>See note 16a. 117 bedrooms x 1.1 = 129 parking spaces. Prior approved parking total was 119.</u></b>  <b><u>Parcel provides 113 parking spaces and requests a reduction in required parking based on public transportation (trolley stop) provided at the front of the lot.</u></b>
	Manufacturing, warehousing and wholesale businesses	1 per 1,000 square feet of gross floor area but no less than 3 per business			<b>NA</b>	
	Marina	1 per slip or mooring, excluding guest moorings			<b>NA</b>	
	Medical care facility	1 per bed, plus 1 per 200 square feet of office floor area			<b>NA</b>	
	Museums	1 per 500 square feet of gross floor area, plus 1 for each 3 seats in areas used for assembling groups of people			<b>NA</b>	
	Office, business	3 1/2 per 1,000 square feet of gross floor area, but no less than 3 per business			<b>NA</b>	
	Personal service business	1 per 400 square feet of gross floor area, but no less than 3 per business			<b>NA</b>	
	Retail business	3.5 per 1,000 square feet of sales floor area, but no less than 3 per business			<b>NA</b>	
	Restaurant, standard	1 per 3 seats, plus 1 space for every 20 seats to accommodate employees			<b>NA</b>	
	Restaurant, fast-food	1 per 30 square feet of floor area usable by customers for eating and for food preparation			<b>NA</b>	
	Elementary, junior high	3 per classroom and other rooms used by students			<b>NA</b>	

**Town of Wells, Maine Review Checklist**

**Page 8 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

	High school	3 per classroom and other rooms used by students, plus 1 per 5 students			<b>NA</b>	
	Tent and recreational vehicle parks	See § 145-50C			<b>NA</b>	
	Theaters, auditoriums, function halls, clubs, churches and other places of assembly	1 per 4 seats, based upon occupancy load			<b>NA</b>	
	Shopping Centers	3.5 per 1,000 square feet of retail and business office use. Theaters, restaurants, fast food restaurants will require spaces consistent with this section			<b>NA</b>	
(1)	For uses not listed above the number of parking spaces required shall be determined by the reviewing authority. The Code Enforcement Officer shall provide the reviewing authority a written opinion regarding the number of spaces he believes should be provided. The reviewing authority shall take into consideration the Code Enforcement Officer's opinion in making any such determination.				<b>NA</b>	
(2)	Loading bays may be required by the Planning Board for a project which requires Planning Board approval.		<b>Y</b>			A loading/ receiving bay does not exist. One is not required.
E.	Required off-street parking in all districts as determined in § 145-39D shall be located on the same lot as the use it serves unless no reasonable on-site location exists and all of the following off-site requirements are satisfied: <b>[Amended 6-10-2014]</b>		<b>Y</b>			Off-street parking provided. No off-site parking proposed.
(1)	The off-site parking location is less than 1,000 feet from the boundary line of the property where the use it serves is located;					
(2)	The off-site parking location is established by a recorded easement, or a license or lease agreement, to benefit the property where the use it serves is located;					
(3)	The off-site parking location shall be located within a district in which a commercial parking lot is a permitted use; and					
(4)	A site plan approval or a site plan amendment is obtained from the Planning Board for each property.					
F.	Plans for parking areas shall indicate the location of snow storage or make provision for snow removal. Snow may be stored on required parking spaces if the Planning Board determines that the business(es) will have adequate parking during the winter months without the use of the spaces on which snow is stored.		<b>Y*</b>			<b><u>Snow storage areas to be depicted on the plan.</u></b>

**Town of Wells, Maine Review Checklist**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

G.	Parking areas within in the Shoreland Overlay District shall meet the shoreline setback required for structures from the water body or wetland adjacent to which they are located.	Y*			<b><u>The parking lot that expanded into the Shoreland Overlay zone in the 1980s was installed in the same area where a building once stood and was removed in the 1980s.</u></b>
H.	Parking areas shall be designed to prevent stormwater runoff from flowing directly or being piped directly into a water body, to allow for the settling of sediment and the removal of grease, oil and other pollutants.	Y			Parking areas have existed for over ten years with no indication of erosion/sedimentation of the brook. Thick vegetation exists as a buffer. No change is proposed to runoff.
I.	All parking areas shall have a firm surface, such as bituminous concrete, gravel or crushed stone. The reviewing authority may waive this requirement for parking areas that will only be used between May 1 and November 1.	Y			Areas that could be used for parking shall be on pavement or gravel as depicted on the plan.
j.	In the Light Industrial District all off-street parking shall be located at the side and/or in the rear of the building if the building is less than 60 feet from the right-of-way of a street. If the building is 60 feet or more from the right-of-way of a street, then the parking shall be located no less than 40 feet from the street right-of-way and a landscaped buffer meeting the requirements of § 145-38B shall be provided. <b>[Added 4-12-2003]</b>			NA	
<b>§ 145-40. Signs. [Amended 4-28-1995; 4-26-1996; 4-18-1998; 4-14-2000; 11-5-2002; 5-20-2003; 4-29-2005; 11-6-2007; 6-8-2010]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
A.	Standards for all signs. All signs shall comply with these regulations, regardless of whether or not a permit is required: (Section 145-40 of the Wells Code. The applicant shall complete a sign application as part of the Site Plan process and it shall be filed with the application. The sign permit fee, however, shall not be payable until such time as the site plan application is approved.)	Y			Signs will be determined in compliance by the Code Enforcement Office prior to being placed. See note 13 on sheet EC2.
<b>§ 145-41. Light and glare. [Amended 6-8-2010]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
A.	The Town of Wells recognizes the need to minimize light pollutions and glare from illumination, whether lighting of grounds or by signs, in order to avoid unreasonable impacts on existing uses, abutting properties, and the natural environment. Unreasonable impacts may include contributions to artificial illumination of the night sky, impacts on persons in the surrounding area, and hazards to drivers.	Y			See note 14 on sheet EC2.
B.	In addition to meeting all other applicable requirements, any sign lighting must meet the following requirements:	Y			A ground lamp is identified on the plan for the existing sign along Route 1. See note 14 on sheet EC2.

**Town of Wells, Maine Review Checklist**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

(1)	Signs shall be illuminated only by steady, stationary, shielded light sources directed solely on the sign without causing glare or by a constant internal illumination. Any light source shall be shielded with a fixture so that bulbs are not directly visible from neighboring properties or public ways. (See also §145-40 A (7).)				
(2)	No sign shall be animated by means of flashing, blinking or traveling lights or by any other means not providing constant illumination except for a traditional striped, rotating barber's pole, accessory to a barber shop.				
(3)	Notwithstanding the above, electronic message center signs where permitted may change messages no more than every 10 minutes. The message on the electronic message center must change as rapidly as technologically practicable, with no phasing, rolling, scrolling, flashing or blending.				
(4)	All externally lighted signs shall be shielded so as to effectively prevent beams or rays of light from being directed at any portion of the main traveled way of a roadway; or of such low intensity or brilliance as not to cause glare or impair the vision of the driver of any motor vehicle or to create nuisance conditions.				
<b>§ 145-42. Erosion and sedimentation control. [Amended 4-27-2007]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
Earthmoving operations associated with development construction activities shall be conducted in a manner to prevent or minimize erosion and sedimentation of surface waters in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. Location of structures and streets shall be designed using the existing topography in a manner which avoids slope modifications which could expose areas of soils to erosion or which could jeopardize the slope stability.		Y			See note 19 on sheet EC2.

**Town of Wells, Maine Review Checklist**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-43. Stormwater management. [Amended 4-27-2007]	Application Meet Requirements			
	Yes	No	NA	Comments
Stormwater runoff shall be managed and directed through surface or subsurface drainage systems in accordance with Chapter 202-12F(4) General Standards of the Wells Municipal Code (wherein the word "site plan" shall be substituted for "subdivision"). Stormwater retention practices shall be employed to minimize impacts on neighboring and downstream properties. In areas of aquifer recharge, stormwater infiltration (after separation of leachable harmful substances) shall be required. Where retention/infiltration is unwarranted or unfeasible, off-site improvements to natural or man-made drainage systems may be necessary to increase capacity and prevent erosion at the developer's expense. The natural state of watercourses, swales or floodways shall be maintained.	Y			Parking areas have existed for over ten years with no indication of erosion/sedimentation of the brook. Thick vegetation exists as a buffer. No change is proposed to runoff.
<b>Chapter 202-12F, General Standards</b>				
(4) Stormwater management. [Amended 4-27-2007]				
(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.				
(b) Drainage easements for existing watercourses or proposed drainageways shall be provided and indicated on the plan.			NA	
(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.			NA	
(d) A stormwater management plan, meeting the standards of Chapter 201, Streets and Sidewalks, Articles II and III, Wells Municipal Code, shall be submitted.			NA	
(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.			NA	

**Town of Wells, Maine Review Checklist**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<p>(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.</p>			<p align="center"><b>NA</b></p>	
<p>(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.</p>				
<p>(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.</p>			<p align="center"><b>NA</b></p>	
<p>(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:</p>			<p align="center"><b>NA</b></p>	
<p>[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.</p>			<p align="center"><b>NA</b></p>	

**Town of Wells, Maine Review Checklist**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-44. Vision obstructions at intersections.</b>		<b>Application Meet Requirements</b>			
		Yes	No	NA	Comments
All corner lots shall be kept clear from visual obstructions higher than three feet above ground level for a distance of 25 feet or a distance equal to the required building setbacks from the streets, whichever is less, from the intersection, measured along the intersecting lot lines.		Y			Site distances onto Route 1 are noted to be sufficient. Speed limit of Route 1 is noted to be 35 MPH. No change to entrance/exit proposed.
<b>§ 145-45. Noise.</b>		<b>Application Meet Requirements</b>			
		Yes	No	NA	Comments
A.	Purpose. Excessive sound and vibrations are serious hazards to the public health, welfare, safety and quality of life. It is the policy of the Town of Wells to prevent excessive stationary sound and vibration, which may jeopardize the health, welfare or safety of its residents or degrade the quality of life. This ordinance shall apply to the control of all stationary sound and vibration originating in the Town of Wells. This ordinance is not designed to impede any person's First Amendment rights of freedom of speech. This ordinance is not designed to impede the growth or economic health of the commercial or industrial sectors of the Town of Wells. This ordinance is designed to prohibit excessive and unreasonable sound and vibrations that are hazards to the public health, welfare, safety and quality of life only. <b>[Amended 6-14-2011]</b>	Y			Sound pressure levels were not provided. If noise is of concern the owner of the parcel will measure noise levels as outlined.
B.	Violation. It is unlawful, and a violation of the Wells Code to make, emit, continue, or cause to be made, emitted or continued, any excessive, unnecessary or unreasonable noise beyond the boundaries of a person's property in excess of the noise levels established in the Wells Code. Where multiple residences or businesses exist within the confines of a structure, the limits of one's occupancy rights shall be considered the boundary for purposes of measuring noise. <b>[Amended 4-16-1999; 6-14-2011]</b>	Y			
C.	Maximum noise level. The maximum permissible noise level produced by any activity (existing or future) on a lot shall not exceed the following limits: <b>[Amended 6-14-2011]</b>	Y			
(1)	Music, amplified or acoustic, not otherwise exempt, that is plainly audible and excessive, unnecessary or unreasonable at a point, not on the property where the music originates, but at the location where the complaint is made.				
(2)	Other noise levels, not otherwise exempt, plainly audible and excessive, unnecessary or unreasonable at the location where the complaint is made.				

**Town of Wells, Maine Review Checklist**

**Page 14 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

D.	Exemptions. The following shall be exempt from the standards of 145-45(C): <b>[Amended 6-14-2011]</b>	Y			
(1)	Natural phenomena.				
(2)	Church bells rung as part of any official church ceremony or service, and tower clock bells ringing the hour during daytime hours, provided that at no time shall such duration exceed fifteen (15) minutes.				
(3)	Any siren, whistle, or bell lawfully used by emergency vehicles or any other alarm systems used in any emergency situation, provided, however, that burglar alarms not terminating within fifteen (15) minutes after being activated shall be unlawful.				
(4)	Warning devices required by the Occupational Safety and Health Administration or other state or federal governmental safety regulations.				
(5)	Farming equipment or farming activity.				
(6)	Timber harvesting and milling during daytime hours.				
(7)	Noise from domestic power equipment such as, but not limited to, chain saws, sanders, grinders, lawn and garden tools or similar devices operated during daytime hours.				
(8)	Noise generated by any construction, demolition equipment, or mineral extraction (including crushing, screening, or segregating) operated during daytime hours as per the Ordinance or site plan approval, whichever is more restrictive.				
(9)	Emergency maintenance, construction or repair work.				
(10)	Noise created by refuse and solid waste collection during daytime hours.				
(11)	Noise created by any municipal-sponsored events, municipal beach cleaning, school sporting events, parades and Town-approved fireworks displays.				
(12)	Noises created by plows, trucks and other equipment used in the removal of snow.				
(13)	Noise from any aircraft operated in conformity with, or pursuant to, Federal law, Federal air regulations, and air traffic control instruction, including any aircraft operating under technical difficulties, any kinds of distress, or under emergency orders of air traffic control.				
(14)	Noise from trains operating in conformity with or pursuant to all applicable State and Federal laws and regulations.				
(15)	Emergency or extraordinary situations.				

**Town of Wells, Maine Review Checklist**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

		waiting to pick up an order, obtain a table, or to be able to participate in the activities of the business, provided that such sound does not create an excessive, unnecessary or unreasonable noise.				
	(16)	A business may use an outside sound system to notify patrons waiting to pick up an order, obtain a table, or to be able to participate in the activities of the business, provided that such sound does not create an excessive, unnecessary or unreasonable noise.				
	(17)	Noise from the operation of air conditioning or refrigeration units, which are part of the normal operation of a business or businesses located on the premises and which are necessary and normal to the operation of said business, and which air conditioning or refrigeration units are regularly serviced and kept in good repair.				
	(18)	Noise from any idling vehicles at a commercial establishment in the process of loading or unloading merchandise for the establishment, or waiting for the opportunity to do the same.				
E.		The removal or disabling of any noise-suppression device on any equipment is prohibited. Any noise-suppression device on equipment shall be maintained in good working order.	Y			
F.		Enforcement. Notwithstanding § 145-63 of this chapter, this section may be enforced by any of the following methods:				
	(1)	A violation of this section may be considered a land use violation and the enforcement procedures in § 145-63 may be invoked by the Code Enforcement Officer.				
	(2)	A violation of this section may be treated as a civil violation as defined by 17-A M.R.S.A. § 4-B and enforced by a law enforcement officer according to the procedures specified in 17-A M.R.S.A. § 17 and Rule 80H of the Maine Rules of Civil Procedure.				
	(3)	A violation of this section may also be considered the creation of a loud and unreasonable noise as prohibited by 17-A M.R.S.A. § 501 (Offenses Against the Public Order: Disorderly Conduct), provided that neither the Town of Wells nor any of its employees may initiate proceedings alleging a violation of both the Town ordinance and the state statute against the same person or persons for the same incident. <b>[Amended 4-16-1999]</b>				

**Town of Wells, Maine Review Checklist**

**Page 16 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

	(4) With regard to a business with a Special Entertainment Permit issued under the authority of the Town of Wells, the municipal police and/or a Code Enforcement Officer for the Town of Wells shall have the authority to order that business to cease operation of the violation immediately upon a second visit to the premises within a two hour period, or a third visit within a 24-hour period beginning with the time of the first visit to investigate a noise complaint, when a police officer or a Code Enforcement Officer has on the previous visit(s) heard plainly audible noise in violation of this ordinance, and has reported that to the owner of the property or the person responsible for the excessive or unreasonable noise. The on-duty Municipal Police Supervisor shall accompany a police officer or Code Enforcement Officer responding to subsequent second and/or third noise complaints and shall have the authority to immediately cease operations of the violation source. The Special Entertainment may not resume within a 12 hour period thereafter. <b>[Added 6-14-2011]</b>				
<b>§ 145-46. Utility distribution lines.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
A.	Review. Notwithstanding §§ 145-61 and 145-62, utility distribution lines are allowed in all zoning districts without a building or use permit.			<b>NA</b>	
B.	Dimensional requirements. The dimensional requirements of Article V and § 145-35J do not apply to utility distribution lines. <b>[Amended 6-4-1996]</b>			<b>NA</b>	
<b>§ 145-47. Utility transmission lines.</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
A.	Lot lines. For the purposes of Subsection C, the boundary lines of a utility transmission line right-of-way, whether the right-of-way is in fee simple ownership, a leasehold or an easement, are considered the lot lines of the right-of-way.			<b>NA</b>	
B.	Review. A utility transmission line is a permitted use in all zoning districts upon obtaining site plan approval from the Planning Board in accordance with the provisions of Article X.			<b>NA</b>	
C.	Dimensional requirements.			<b>NA</b>	

**Town of Wells, Maine Review Checklist**

**Page 17 of 17**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

(1)	Utility transmission lines must meet setback requirements from lot lines and water bodies to the greatest extent practical by the configuration of the utility corridor in which they are located and by the constraints of topography. With the exception of the setback from lot lines, the dimensional requirements of Article V do not apply to utility transmission lines. All aboveground portions of utility transmission lines shall comply with the setback requirements of Article V and § 145-35J.				
(2)	In all zoning districts where the setback for structures is greater than 10 feet from any lot line, the setback for the underground portion of a subsurface transmission line may be reduced to 10 feet from any lot lines.				
(3)	Subsurface and aerial utility transmission lines may be placed within the setbacks from any lot line abutting a street right-of-way provided no portion of a utility transmission line is placed between ground level and a height of 20 feet above the center line of the street within said setback. <b>[Amended 6-4-1996]</b>				
<b>§ 145-47.1. Public Transportation Shelter. [Added 11-6-2007]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
Public transportation shelters may be placed within the ordinarily required setbacks as set forth in Article V.				<b>NA</b>	
<b>§ 145-47.2. School Bus Shelter. [Added 11-6-2007]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	
A single school bus shelter which is accessory to a residential use may be placed within the ordinarily required setbacks as set forth in Article V on any residential lot following staff review for traffic safety and road maintenance impact.				<b>NA</b>	

**Town of Wells , Maine Review Checklist**

**Page 1 of 5**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

**Article VII  
Performance Standards**

<b>§ 145-52. Lodging Facilities. [Amended 4-12-2003]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
A.	Any lodging unit in a bed-and-breakfast or a hotel/motel that exceeds 470 square feet or a housekeeping or seasonal cottage that exceeds 600 square feet shall meet the density requirements for a dwelling unit located in the same district. <b>[Amended 11-5-2013]</b>	<b>Y*</b>			<b><u>Hotel/motel unit sizes noted on prior approval. Applicant to confirm if SF of units is still accurate. If so, this note to be added to the plan. Motel unit sizes are grandfathered as approved in 1985. No change to motel units sizes proposed.</u></b>  <b><u>See note 6a and recommended motel unit size table on sheet EC2.</u></b>
(1)	A porch or deck may be attached to each lodging unit and shall not be included in the footprint of the lodging unit unless the porch is heated and/or insulated.	<b>Y</b>			See note 6a on sheet EC2.
(2)	Any lodging unit existing on January 1, 1994, required to comply with any state or federal regulations for handicapped accessibility, may be enlarged beyond the maximum allowed footprint, provided that the expansion is the minimum area required to comply with the regulations.			<b>NA</b>	
B.	Kitchen facilities are permitted in the individual units in housekeeping cottage complexes and in hotel/motels.	<b>Y</b>			Kitchens are permitted.
C.	All motels, hotels and housekeeping cottages shall be connected to the public water and public sewer systems.	<b>Y</b>			See note 4 on sheet EC2.
D.	All lodging units, other than the unit occupied by the resident manager, shall be available to the traveling public and shall not be reserved for the exclusive use of the owner, his family and his friends.	<b>Y</b>			See note 6b and 6c on sheet EC2. The lodging facility operates with a 29 day rule (stay no more than 29 consecutive days and must vacate the premises for at least 5 days).

**Town of Wells , Maine Review Checklist**

**Page 2 of 5**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-52. Lodging Facilities. [Amended 4-12-2003]</b>		<b>Application Meet Requirements</b>			
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
E.	Lodging facility office. All lodging facilities constructed after May 1, 2007, regardless of the number of units, shall maintain an office on the licensed premises or within 150 feet of the lodging facility's site boundaries. Except as otherwise provided in § 150-83B(2), all lodging facilities constructed prior to May 1, 2007 having 10 or more units shall maintain an office on the licensed premises or within 150 feet of the lodging facility's site boundaries. Except as otherwise provided in § 150-83B(2), if a lodging facility constructed prior to May 1, 2007 has less than 10 units, the Selectmen may waive the office requirement if the Selectmen find: (1) that adequate provision has been made to enable the public to reach an innkeeper and/or rental manager after hours; and (2) that there is public telephone access either on-site, or, within 150 feet of the lodging facility's site boundaries. If granted, such a waiver shall be filed with the lodging facility's business license and shall remain in effect so long as all of the conditions upon which it was granted continue to be satisfied. This subsection does not apply to a seasonal cottage complex that is created by the conversion of a housekeeping cottage complex to a seasonal cottage complex, provided that a housekeeping cottage complex that had an office prior to conversion shall maintain the office. <b>[Amended 4-27-2007]</b>	<b>Y</b>			An office is located on this parcel. See note 6c for office hours.
F.	Any nonconforming lodging facility that seeks site plan approval or an amendment to an approved site plan shall conform to the requirements of Subsections <b>D</b> and E(1).	<b>Y</b>			
G.	Seasonal cottage facility.			<b>NA</b>	Such a facility is no longer a permitted use in the Town of Wells. The existing cottages are grandfathered in their existing state.
(1)	Kitchen facilities are permitted in the individual units of seasonal cottages.				
(2)	All seasonal cottages shall be connected to the public water and public sewer systems.				
(3)	All seasonal cottage units shall be available to the traveling public, but may be occupied by a single individual or group for a time period of up to six months.				
(4)	All seasonal cottages in a seasonal cottage complex shall be closed and water service to the units turned off between November 1 and April 30 of the following year.				

**Town of Wells , Maine Review Checklist**  
**Page 3 of 5**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-52. Lodging Facilities. [Amended 4-12-2003]		Application Meet Requirements			
		Yes	No	NA	Comments
H.	Housekeeping cottage complex conversion to seasonal cottage complex.			NA	No such use exists or is permitted.
	(1) As of January 1, 2003 no seasonal cottage complexes exist.				
	(2) A housekeeping cottage complex existing on January 1, 2003, may be converted to a seasonal cottage complex by applying to the Staff Review Committee for a change of use, following the procedures and requirements of Article X, Site Plan Approval.				
	(a) A note shall be added to the plan that states "All units shall be closed and water service to the units shall be turned off from November 1 through April 30 of the following year."				
	(b) If the complex is held in a condominium form of ownership, a copy of the condominium documents must be supplied, a current list of owners and a letter from the board of directors requesting the change of use.				
	(3) Construction of new seasonal cottages or other buildings or additions to seasonal cottages, buildings or other structures begun after the conversion of a housekeeping cottage complex to a seasonal cottage complex must comply with the requirements of ' 145-52H, Seasonal cottage facility.				
I.	Hotel/motels shall meet the following criteria: <b>[Added 11-5-2013]</b>				The Hotel/Motel facility was in existence prior to these performance standards being added.
	(1) A minimum lot size: three acres of net area.	Y*			Parcel is 3.352 gross acres. <b><u>Net acres to be noted.</u></b>
	(2) A minimum of 20 hotel/motel units in a single building.	Y*			See note 5a on sheet EC2. Building 1 has 60 motel units and Building 2 has 17 motel units. <b><u>Building 2 is grandfathered as non-conforming as it does not have a minimum of 20 motel units in a single building.</u></b>
	(3) A minimum buffer between any street right-of-way which meets or exceeds the following:				Parcel abuts Route 1 right of way.
	(a) For a one-story building, a minimum setback of 40 feet;	Y			See note 12 on sheet EC2.
	(b) For a two-story building, a minimum setback of 60 feet;	Y			See note 12 on sheet EC2.
	(c) For a three-story building, a minimum setback of 80 feet;			NA	3-story buildings do not exist on this parcel.

**Town of Wells , Maine Review Checklist**

**Page 4 of 5**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-52. Lodging Facilities. [Amended 4-12-2003]</b>			<b>Application Meet Requirements</b>			
			<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
	(d)	The buffer shall consist of trees, shrubs, plantings, grass, and mulch areas;	Y*			The Route One 60 foot buffer consists of trees, shrubs, plantings, grass, etc. <b><u>The buffer also includes an existing outdoor pool and is seeking after the fact approval for a pool shed. The Planning Board to review the Route 1 60' wide buffer.</u></b>
	(e)	Non-vegetated features such as access roads, walkways, and trolley stops may be allowed in the buffer;	Y			
	(f)	Two handicap-accessible parking spaces may be allowed in the buffer; and	Y			No parking exists in the buffer.
	(g)	The buffer shall be approved by the Planning Board.	Y*			<b><u>The Planning Board to review the Route 1 60' wide buffer.</u></b>
(4)		There shall be a buffer strip of at least 25 feet in width adjacent to all lot lines of natural or planted vegetation.	Y			See note 12 on sheet EC2.
	(a)	The buffer shall create a visual screen to existing residential uses.	Y*			<b><u>Planning Board to review what visual screen exists for the residential abutters and what additional screening may be necessary based on the changes and after the fact approval of items now proposed.</u></b>
	(b)	An access road may be allowed to cross the buffer.	Y*			<b><u>An access road doesn't exist. A pathway to the Village by the Sea Lot, a playground, portions of a parking lot and projector/patio area exist within the buffer.</u></b>
	(c)	The buffer shall be approved by the Planning Board.	Y*			<b><u>The Planning Board to review the 25' buffer requirements.</u></b>
(5)		A hotel/motel office shall be provided.	Y			
(6)		Three-story buildings shall enclose all stairways.			NA	No 3-story buildings exist.
(7)		All facilities shall be connected to public water and public sewer systems.	Y			See note 4 on sheet EC2.

**Town of Wells , Maine Review Checklist**

**Page 5 of 5**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
Overlay District - Tax Map 129, Lot 35

Date of Review: 05-31-16; 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-52. Lodging Facilities. [Amended 4-12-2003]</b>			<b>Application Meet Requirements</b>			
			<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Comments</b>
(8)	All buildings shall be constructed with sprinkler systems.	<b>Y*</b>			<b><u>Prior site plan approval required sprinkler systems. Were sprinkler systems installed? See recommended note 20 for sheet EC2.</u></b>	
(9)	Kitchen facilities are permitted in the hotel/motel units.	<b>Y</b>				
(10)	Only gas fireplaces shall be permitted.	<b>Y</b>				
(11)	Only one manager's dwelling unit may be permitted.			<b>NA</b>	A manager's dwelling does not exist.	
(12)	The hotel/motel unit deck or enclosed porch shall not be insulated or climate controlled.	<b>Y</b>			See note 6a on sheet EC2.	
J.	Bed-and-breakfast/small inns shall meet the following criteria: <b>[Added 11-5-2013]</b>			<b>NA</b>	No such use exists or is proposed.	
(1)	The dwelling unit, bed-and-breakfast/small inn room units, and common facilities shall be located within one building, except for accessory structures.					
(2)	The minimum lot size and minimum density shall meet the dimensional requirements of the zoning district for which the lot is located plus an additional 4,000 square feet per bed-and-breakfast/small inn room unit.					
(3)	A bed-and-breakfast/small inn office shall be provided.					

**Town of Wells , Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
**Page 1 of 5**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35 Date of Review: 07/22/16  
 Prepared By: Office of Planning & Development Company Name: Town of Wells

**Article X**  
**Site Plan Approval**

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
Any application presented for approval shall include the following information if applicable:						
A.	A site plan drawn at a scale not smaller than one inch equals 40 feet which shall contain the following information:	Y				Scale is 1" = 30 feet.
	(1) The name and address of the applicant plus the name of the proposed development.	Y				Noted
	(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y*				<p><b><u>Site Inventory notes A-F to be added back to sheet EC1. Note B detailed the building area footprints. Prior approved site plan notes provided gross SF of all the units. Applicant is reviewing the unit SF and gross floor area to see if it remains accurate. The unit sizes and gross floor areas to be added to the plan.</u></b></p> <p><b><u>See note 11 on EC2 for lot coverage.</u></b> Prior approve lot coverage was 52.4%. As-built existing coverage is noted to be 56.23%. Proposed lot coverage is noted to be 56.43%.</p> <p><b><u>Existing Condition/ Proposed</u></b> Lot coverage of the Shoreland Overlay zone is noted to be 6.95%.</p>
	(3) Perimeter survey of the parcel, made and certified by a registered land surveyor licensed in Maine, relating to reference points, showing true or magnetic North, graphic scale, corners of parcel, date of survey and total acreage. The requirement for a certified boundary survey may be waived by the reviewing authority if the proposed construction is located a distance equal to the required setback plus 10 feet from any lot line.	Y				Plan prepared by Chris Mendes, PLS of Civil Consultants dated 7/20/15.
	(4) All existing and proposed setback dimensions.	Y				See notes 10 and 12 on EC2.

**Town of Wells , Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
**Page 2 of 5**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland  
 Overlay District - Tax Map 129, Lot 35

Date of Review: 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(5)	The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y				See note 14 on sheet EC2.
(6)	The type, size and location of all incineration devices.			NA		No such devices proposed.
(7)	The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA		No such machinery noted.
(8)	The location, type and size of all existing and proposed catch basins, storm drainage facilities, wetlands, streams and watercourses and all utilities, both above and below ground.	Y				Such features noted. Pope Brook identified.
(9)	All existing contours and proposed finished grade elevations of the portions of the site which will be altered and the system of drainage proposed to be constructed. Contour intervals shall be specified by the reviewing authority. This requirement may be waived by the reviewing authority if no additional lot coverage is proposed or the proposed lot coverage is less than 30% and has an area of less than 15,000 square feet.	Y				1 foot contours of the parcel identified on the plan.
(10)	The location, type and size of all curbs, sidewalks, driveways, fences, retaining walls and parking space areas and the layouts thereof, together with the dimensions.	Y*				See notes 15 and 16 on sheet EC2. <b><u>Various spaces are striped with a 13' depth but maintain a 30' + aisle width. The Planning Board to review the proposed striping and determine if adequate.</u></b>

**Town of Wells , Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
**Page 3 of 5**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				Comments
		Yes	No	NA	Waiver	
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y				<p>This existing commercial property abuts another commercial to the north/east. Residential abutters to the north/west and south exist. A screen is not required along the northerly or easterly boundaries with Village by the Sea.</p> <p><b><u>The Planning Board should discuss what screening may be required along the westerly and southerly lot lines based on the pool shed, expanded parking area, dumpster location, playground, and proposed expanded indoor pool building deck. Significant vegetation exists from 20 to 75 feet wide from the southerly lot line.</u></b></p> <p>The parcel has street frontage along Route One. <b><u>The plan shows a shrub, conifer tree and arborvitae trees planted in portions of the 15' landscaped buffer. The Planning Board to discuss if the existing landscape buffer requirements along Route One is adequate.</u></b></p> <p><b><u>See 145-52 landscape buffer/setback requirements as well:</u></b>  The Route One 60 foot buffer consists of trees, shrubs, plantings, grass, etc. <b><u>The buffer also includes an existing outdoor pool and is seeking after the fact approval for a pool shed. The Planning Board to review the Route 1 60' wide buffer.</u></b></p> <p><b><u>Planning Board to review what visual screen exists for the residential abutters and what additional screening may be necessary based on the changes and after the fact approval of items now proposed.</u></b></p> <p><b><u>An access road doesn't exist. A pathway to the Village by the Sea Lot, a playground, portions of a parking lot and projector/patio area exist within the buffer.</u></b></p>

**Town of Wells , Maine**  
**Article X , 145-77 Data Requirements (Completeness Review)**  
**Page 4 of 5**

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 07/22/16

Prepared By: Office of Planning & Development

Company Name: Town of Wells

<b>§ 145-77. Data Requirements [Amended 4-26-1996]</b>		<b>Application Meet Requirements</b>				
		<b>Yes</b>	<b>No</b>	<b>NA</b>	<b>Waiver</b>	<b>Comments</b>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.	Y				
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				
(14)	The lot lines of all lots abutting the proposed development, including those lots across the street, together with the names on file in the Town offices as of the date of the application.	Y				
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y				
B.	Documentation of right, title or interest in the proposed site.	Y				
C.	An on-site soils investigation report by a Maine Department of Human Services licensed site evaluator (unless the site is to be served by public sewer). The report shall identify the types of soil, location of test pits and proposed location and design for the subsurface disposal system.			NA		Served by public sewer.
D.	The amount and type of any raw, finished or waste materials to be stored outside of roofed buildings, including their physical and chemical properties, if appropriate.	Y				Two dumpster locations identified on the plan. See note 17 on sheet EC2.
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.				w	<b><u>Planning Board to consider granting a waiver and not requiring a capacity letter from the WSD. No change of use is proposed.</u></b>
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.				w	<b><u>Planning Board to consider granting a waiver and not requiring a capacity letter from the KKWWD. No change of use is proposed.</u></b>
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:			NA		No change in use or traffic is proposed.

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

Project Name/District: Elmwood Resort / General Business & 75' Shoreland Overlay District - Tax Map 129, Lot 35

Date of Review: 07/22/16

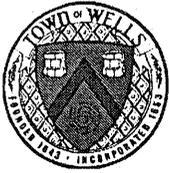
Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				
		Yes	No	NA	Waiver	Comments
(1)	The estimated peak-hour traffic to be generated by the proposal.					
(2)	Existing traffic counts and volumes on surrounding roads.					
(3)	Traffic accident data covering a recent three-year period.					
(4)	The capacity of surrounding roads, municipal facilities, parking and any improvements which may be necessary on such roads and facilities to accommodate anticipated traffic generation.					
(5)	The need for traffic signals and signs or other directional markers to regulate anticipated traffic.					
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. <b>[Amended 4-27-2007]</b>	Y				See note 19 on sheet EC2.
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. <b>[Added 4-27-2007]</b>			NA		Parking areas have existed for over ten years with no indication of erosion/sedimentation of the brook. Thick vegetation exists as a buffer. No change is proposed to runoff.
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. <b>[Added 4-27-2007]</b>					
<b>Chapter 201, Article IV. Sidewalk Development.</b>				NA		

**Notes:**

1. See Article V, VI, VII review comments.



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

<i>Michael G. Livingston, PE Town Engineer/Planner</i>	<i><a href="mailto:mlivingston@wellstown.org">mlivingston@wellstown.org</a></i>
<i>Shannon M. L. Belanger, Planning Assistant</i>	<i><a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a></i>

July 19, 2016

Marilyn Darling  
111 Darling Drive  
Wells, ME 04090

Re: Sunrise Terrace Subdivision – Notice of Planning Board upcoming determination to find the approval Null & Void – Tax Map 126, Lots 13B.1 to 13B-13

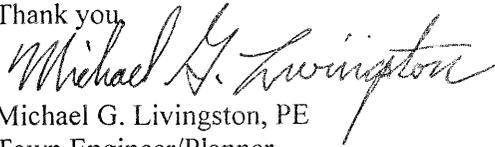
Ms. Darling,

On April 6, 2009 the Wells Planning Board granted the Sunrise Terrace Subdivision, located off of Post Road/ Darling Drive, final approval. Per §202-9C(6) of the Wells Code: "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. Upon determining that a subdivision's approval has expired under this subsection, the Board shall have a notice placed in the Registry of Deeds to that effect."

The Sunrise Terrace Subdivision was required to commence substantial construction no later than April 6, 2014. A pre-construction meeting has not been proposed and substantial construction did not commence as required and per §202-9C(6) as noted above, the Wells Planning Board must consider determining the Sunrise Terrace approval has expired. The Planning Board is scheduled to consider finding the Sunrise Terrace subdivision approval expired at their upcoming Planning Board meeting scheduled for August 8, 2016 but will first workshop the item at their meeting scheduled for July 25, 2016 at 7:00 PM.

Please feel free to contact the Planning Office and attend the Planning Board meeting and offer any comments or concerns you have regarding this determination.

Thank you,

  
Michael G. Livingston, PE  
Town Engineer/Planner

Cc: file



# TOWN OF WELLS, MAINE STAFF REVIEW COMMITTEE

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Meeting Agenda  
Tuesday, July 19, 2016, 9:00 AM  
Town Hall Meeting Room, Second Floor  
208 Sanford Road, Wells

## MINUTES

July 6, 2016

## DEVELOPMENT REVIEW & WORKSHOP

- I. **COAST 2 COAST** – Lyons Enterprises, owner; Daniel Crook, applicant. Site Plan Amendment to add Business Retail use to the 1550 SF existing building and to operate a Standard Restaurant use (food truck with tented picnic table area) . The parcel is located within the Residential Commercial District and is off of 835 Sanford Road. Tax Map 49, Lot 29-1. **Consider receiving Site Plan Amendment Application and Workshop**

## OTHER BUSINESS

## ADJOURN



**Planning & Development**  
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<i>Shannon M. L. Belanger, Planning Assistant</i>	<a href="mailto:sbelanger@wellstown.org">sbelanger@wellstown.org</a>

**Memo**

Date: July 22, 2016

To: Planning Board

From: Michael G. Livingston, Town Engineer/Planner

Re: Ordinance Change Proposal for November 2016 Town Meeting –  
Residential Commercial Outdoor Sales

**Background:**

An application was received by the Board of Selectmen on 6-7-16 by a property and business owner to amend the text of §145-24G(3). The Board of Selectmen determined that the proposal substantially met the considerations of §145-6D. The Board of Selectmen also determined that the ordinance change was in the best interest of the Town and the change should be pursued by the Town instead of the applicant. The Text Amendment Application was tabled in lieu of the Town proposing a zoning amendment to the voters.

**Existing Land Use Ordinance:**

145-24. G. Special provisions.

(3) All business uses and related storage, except for the sale of vegetables, fruits, plants and natural Christmas trees and wreaths, shall be located entirely within an enclosed structure.

**Applicant's Proposed Changes:**

145-24. G. Special provisions.

(3) All business uses and related storage, except for the sale of vegetables, fruits, plants and natural Christmas trees and wreaths and the sale and storage of motor vehicles (automobiles) at sales, repair and service facilities existing as of January 1, 2016, shall be located entirely within an enclosed structure.

**If the proposed change is to be considered the following language changes would be recommended by the Planning Office:**

145-24. G. Special provisions.

(3) All business uses and related storage, except for the sale of vegetables, fruits, plants and natural Christmas trees and wreaths and the sale and storage of motor vehicles (automobiles) at an existing licensed business service use which repairs and services motor vehicles as of January 1, 2016. shall be located entirely within an enclosed structure.

**Option to consider:**

Eliminate the “enclosed structure requirement in G(3) and replace with the following:

(3) All outdoor business uses and related storage shall be buffered and/or screened from roadways and abutting lots as determined by the required reviewing authority and shall meet the following standards:

- (a) Minimum 25 foot wide landscaped buffer along Route 9 & 109;
- (b) Minimum 15 foot wide landscaped buffer along Route;
- (c) Landscaped buffer shall consist of natural trees, shrubs, grass and mulch;
- (d) Screening to a residential abutter shall be a visual screen. Screening to a commercial abutter or road shall be determined by the Reviewing Authority.