

TOWN OF WELLS,

208 Sanford Road, PO Box 39 New Wells, Maine, 04090

Phone: 207-646-5187, Fax: 6

Website: www.wellstown.or

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

New _____

For Office Use Only

Fee Paid _____

PRELIMINARY SUBDIVISION APPLICATION - §202-8

1. Project/Subdivision Name:		
2. Property Owner:		
Mailing Address:		
Telephone:	Fax:	
Email Address:		
3. Applicant/Agent (if different from over	wner):	
Mailing Address:		
Telephone:	Fax:	
Email Address:		-
4. Engineer or Surveyor who prepared p	olan:	
Mailing Address:		
Telephone:	Fax:	
Email Address:		
5. All correspondence should be sent to (specify one of the above)): 	
6. Assessor's Tax Map Number:	Lot Number:	(of land to be divided)
7. Is applicant a Maine-licensed corpor	ation? Yes No (if	yes, attach copy of license)

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

 9. \	What interest does the app	licant have in any	y abutting prop	erty?		
10.	Location of Property: Street Address (appro- BookPage	x.)(From County I	Registry of I	Deeds)	
11.	Current Zoning and Shor	reland Overlay of	f property:			
12.	Is any portion of the prop water body?	erty within 250 f Yes	Feet of the high No	water mark	of a pond, ri	ver or salt
13.	Total Acreage:		Acreage to be d	eveloped:		
14.	Indicate the nature of any	restrictive cover	nants to be plac	e in the dee	ds:	
15.	Has this land been part o Or other divisions within If so, please describe and	the past 5 Years	? Ye	S	No No -sale' lots:	
16.	Identify existing use(s) or	f land, (farmland,	, woodlot, etc.)			
17.	Does the parcel include a	ny water bodies?	Yes	No		
18.	Is any portion of the prop Emergency Management		cial flood haza Yes	rd area as id No	enitifed by th	ne Federal
19.	Number of lots or dwellin Number of lots or dwellin	ng units exising:_ ng units proposed	l:			_ and
20.	Does this development re If yes, which type of stru		of public infrast	tructure?	Yes	No
	roads water lines If other, please state		drainage otection equipn	nent	sidewalk sewer	CS .

21. Estima	ated cost for infrastructure impr	rovements: \$
22. Identi	fy method of water supply to th	e proposed development:
	vidual wells al well w/ distribution lines	connection to public water system If other, please state alternative
23. Identi	ify method of sewage disposal t	to the proposed development:
	ridual septic tanks ection to public sewer system	central on site disposal with distribution lines If other, please state alternative
24. Identi	ify method of fire protection for	the proposed development:
dry hexist If oth	the applicant intend to request	example, individual sprinklers)waivers of any of the subdivision submission
	ements? Yes s, list them and state the reasons	No for the request:
	CATION: To the best of my knowith my application is true and continuous	wledge, all the information submitted on this subdivision correct.
	Signature of Applicant	Date
	contact the Planning Department at (2	(07) 646-5187 regarding the number of copies of materials to be stions and information.

- The entire Wells Town Code is on the town website www.wellstown.org . Please follow the link to the 'Document Center' and then the 'Town Code'. The subdivision ordinance is Chapter 202. Other relevant sections include the Land Use Ordinance (Chapter 145), the Streets and Sidewalks Ordinance (Chapter 201), and the Residential Growth Management Ordinance (Chapter 175).

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

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

Submitted	Not Submitted	Subdivision Amendment form shall be accompanied by
		A copy of the approved plan, as well as 11 copies of the proposed revisions.
		Supporting information to allow the Board to make a determination that the proposed revisions meet the standards of chapter 202 standards and criteria
		A revised plan indicating 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.
		Evidence that all owners of abutting property were notified of the application if new lots or dwelling units are proposed to be created



TOWN OF WELLS, MAINE

P.O. Box 398, Wells, Maine 04090 Phone: (207) 646-5187, Fax: (207) 646-2935 Website: www.wellstown.org

PRELIMINARY SUBDIVISION/ AMENDMENT APPLICATION COMPLETENESS REVIEW CHECKLIST

(This Checklist MUST be submitted)

Project Name:	Applicant:	
Checklist Prepared By:	Date:	
Checklist Reviewed By:	Date:	

Please use this Checklist as a guide to prepare your Application. Check the appropriate blank boxes. Shaded boxes indicate the action in the heading cannot be taken. The Checklist does not substitute for the requirements for Subdivision Approval in Chapter 202 of the Subdivision of Land Ordinance.

Response (Please check applicable box)

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Code Section	I. General	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-8A.1	An application for preliminary approval has been submitted within 6 months after the on-site inspection by the Planning Board				
202-8A.2	The application for Preliminary approval for a major subdivision is accompanied by a FEE determined by the Board (\$300 base fee; plus \$120 per lot/dwelling for the first 10 proposed; plus \$100 per lot /dwelling for 11-49 proposed; plus \$80 per lot/dwelling for excess of 50)				
202-8B.1.a	Location map showing existing subdivisions adjacent to the proposed subdivision				
202-8B.1.a	Location map showing locations and names of existing and proposed streets.				
202-8B.1.a	Location map showing boundaries and designations of zoning districts.				
202-8B.1.a	Location map showing an outline of the proposed subdivision and any remaining portion of the owner's property if the preliminary plan submitted covers only a portion of the owner's entire contiguous holding.				
202-8B.2	3 copies of one or more maps or drawings which may be printed or reproduced on paper with all dimensions shown in feet or decimals of a foot.				
202-8B.2	Drawn to scale of not more than 100 feet to an inch. Subdivisions containing more than 100 acres can be drawn at a scale of not more than 200 feet to the inch.				
202-8B.2	11 copies of plans reduced to a size of 11" x 17" and all accompanying information assembled into a booklet				

Code Section	II. Preliminary Subdivision Submission Requirements	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-8B2.a	Proposed name of subdivision and the name of the municipality in which it is located, plus the Tax Assessor's map and lot numbers.				
202-8B2.b	An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each corner.				
202-8B2.c	A copy of the deed from which the survey was based and a copy of all covenants or deed restrictions, easements, rights-of-way or other encumbrances currently affecting the property.				
202-8B2.d	A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision				
202-8B2.e	Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.				
202-8B2.f	The number of acres within the proposed subdivision, location of property lines, existing buildings watercourses, vegetative cover type and other essential existing physical features.				
202-8B2.f	The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan				
202-8B2.g	If public sewer is used a written statement from the Wells Sanitary District stating that the district has the capacity to collect and treat the wastewater shall be provided				
202-8B2.g	If subsurface wastewater disposal systems are used, test pit analyses shall be provided by a licensed site evaluator. A map showing the location of all test pits dug on site shall be submitted.				
202-8B2.h	If water is to be supplied by KKWWD a written statement from the district shall be submitted indicating there is adequate supply and pressure for the subdivision and approving the plans for extensions where necessary.				
202-8B2.i	Date plan was prepared				
202-8B2.i	North point (true or magnetic)				
202-8B2.i	Graphic scale				
202-8B2.i	Names and addresses of record owner, subdivider and individual or company who or which prepared the plan.				
202-8B2.j	Names and addresses of owners of record of adjacent property, including property directly across an existing public street from the subdivision.				
202-8B2.k	The location of any zoning boundaries				

Code Section	II. Preliminary Subdivision Submission Requirements	Submitted By Applicant	To Be Submitted By Applicant	Not Applicable	Applicant Requests Waiver
202-8B2.I	Location and size of existing and proposed sewers, water mains, culverts and drainageways on or adjacent to the property to be subdivided				
202-8B2.m	Locations, names and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision				
202-8B2.n	Width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision				
202-8B2.o	Proposed lot lines with approximate dimensions and lot areas				
202-8B2.p	Parcels of land proposed to be dedicated to public use				
202-8B2.q	Location of any open space to be preserved				
202-8B2.r	Copy of the county soil survey covering the subdivision				
202-8B2.s	Boundaries of any flood hazard areas and the 100- year flood elevation shall be delineated on the plan				
202-8B2.t	Hydrogeologic Assessment required when any part of the subdivision is located over a sand and gravel aquifer				
202-8B2.t	Hydrogeologic Assessment required when the subdivision has an average density of less than 100,000 sq. ft. pre dwelling unit.				
202-8B2.u	Location of any wetlands, streams, rivers, brooks, or ponds located within or adjacent within 75 feet to the proposed subdivision				
202-8B2.v	Location of any significant wildlife or fisheries as located by the DIF&W				

LISTING OF ABUTTERS TO A PROPOSED PRELIMINARY SUBDIVISION APPLICATION

Project Name:			
Street Address of Project:			
Map/ Lot # of Project:			
abutters to the proposed p	are to be accompanied by a current list oproject. Abutter information shall be obtained as "A person way from the subject lot"]	ained by the a	pplicant from the
It is the responsibility of subdivision application.	the Planning Office to notify abutters of	a NEW Preli	<u>minary</u>
AMENDMENT applicat		•	
Name	Tax Map & Lot Numbers of Abutters Address	Tax Map	Lot
	L		
I hereby certify that this subdivision.	is a current and accurate listing of all ab	outters to this	proposed
Signature of Applicant	Date		

Attach extra pages as necessary



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PRELIMINARY SUBDIVISION AMENDMENT APPLICATION ABUTTER NOTIFICATION

This Preliminary Subdivision Amendment Application Notice to abutters is required to be <u>mailed by the applicant</u> 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 Preliminary Subdivision Amendment 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 <u>PUBLIC</u> <u>HEARINGS</u>, 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 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 divi	ded):	
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 addre	ss):	
Acres to be subdivided:	Number of proposed lots	s or dwelling units:
Zoning District(s):		
Description of Proposal:		



Assessors Office, Town of Wells

P.O. Box 398, Wells ME 04090-0398 (207) 646-6081, Fax: (207) 646-2935

ROAD NAME REQUEST FORM

In order to comply with the Enhanced E911 requirement that street names be as clear and distrinct as possible for emergency dispath, it is necessary to have new street names approved by the E911 Coordinator prior to subdivision approval. Extra steps and charges may be eliminated during the approval process if the street names don't have to be changed mid-stream.

Please use on form for each street under consideration, and allow a few days for this process. List at lease three names to be considered. They should not look like or sound like existing street names. For the present time, the list of street names (actual and reserved) are availabel in the Assessor's Office. In the near future, we will have a list on our website for your convenience. www.wellstown.org

NAME OF PROPOSED SUBDIV	/ISION:		
LOCATION OF PROPOSED SU	BDIVISION :		
MAP(s)/LOT(s)#:			
Desired Road Names to be Consid	dered:		
1			-
2			_
3			
			_
5			
Contact Name of Development: _			
Contact Phone:		_ Email:	
Office Use Only			
STREET NAME APPROVED: _			
Date:	_ Signature: _	Keeley Lambert, E911 Coordinator	
		Reciey Lambert, Egga Coordinator	