



Stantec Consulting Services Inc.
482 Payne Road Scarborough Court, Scarborough ME 04074-8929

May 2, 2018

Mr. Mike Livingston, PE
Town of Wells Planning
208 Sanford Road
Wells, ME 04090

**Subject: Wells Fire Department Substation
Tax Map 55; Lots 13 EXE; 14 – Sanford Road
Site Plan Application
Letter of Response #1**

Dear Mike:

On behalf of Lavallee Brensinger, consultant to the Town of Wells, Stantec has received Staff Review comments prepared by the Town of Wells Planning Staff dated April 19, 2018 for the above referenced project. We have reviewed the comments and offer our responses on the attached Review Checklists that your office provided.

If you should have any questions or need any additional information, please feel free to contact me. We look forward to meeting with you and the Board to discuss the project.

Sincerely,

STANTEC CONSULTING, INC.

A handwritten signature in black ink, appearing to read "D. Stairs".

Darrin B. Stairs, P.E.
Project Manager
Phone: 207.887.3406
Fax: 207.883.3376
darrin.stairs@stantec.com

Attachments: Review Checklists
Updated Plan Set

c: Ron Lamarre

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ATTACHMENT A

REVIEW CHECKLISTS

Town of Wells, Maine Review Checklist
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Project Name/District: Fire Department Substation / Residential A District – Tax
 Map 55, Lots 13-EXE and 14

Date of Review: 04/12/18

Prepared By: Office of Planning & Development

Company Name: Town of Wells

Article V District Regulations

A. Purpose.

The purposes of the Residential A District are to provide areas for medium-density residential development that are or can readily be served by the public water and sanitary sewer systems and to provide areas for concentrations of residential development within the rural portions of the Town along major transportation routes. Nonresidential uses should be limited to agricultural uses, forestry uses, low-intensity noncommercial recreational uses and public uses.

§ 145-21. Residential A District.		Application Meet Requirements				STANTEC RESPONSES
		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. [Added 6-9-2015¹¹]			NA		
(7)	Livestock, domestic (large), limited to lots with a minimum lot size of five acres. [Added 6-9-2015]			NA		
(8)	Poultry, domestic (small), all lots, except lots less than 10,000 square feet in area shall be limited to no more than five fowl. [Added 6-9-2015]			NA		
(9)	Poultry, domestic (large), limited to lots with a minimum lot size of five acres. [Added 6-9-2015]			NA		

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Project Name/District: Fire Department Substation / Residential A District - Tax Map 55, Lots 13-EXE and 14

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§ 145-21. Residential A District.			Application Meet Requirements				STANTEC RESPONSES
			Yes	No	NA	Comments	
	(10)	Recreation, passive.			NA		
	(11)	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: [Amended 4-18-1995; 4-26-1996; 6-8-2010]						
	(1)	Animal husbandry on lots larger than 25 acres.			NA		
	(2)	Cemetery larger than 20,000 square feet in area.			NA		
	(3)	Church.			NA		
	(4)	Congregate care facility			NA		
	(5)	Day-care home.			NA		
	(6)	Elderly housing.			NA		
	(7)	Housing, congregate.			NA		
	(8)	Life care facility.			NA		
	(9)	Medical care facility, excluding hospitals.			NA		
	(10)	Municipal facility.	Y			A municipal facility use is proposed on the parcels of land. A 4,950 SF building is proposed. <u>(C3.0 and application use 3 different square footage areas- this needs to be corrected)</u>	The square footage of the building has been corrected to read 4,950 SF on Sheet C-3.0.
	(11)	Museum not exceeding 5,000 square feet in floor area.			NA		
	(12)	Nursing home.			NA		
	(13)	Public utility facility.			NA		
	(14)	Recreation, active.			NA		
	(15)	Recreation, low-intensity commercial.			NA		

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Project Name/District: Fire Department Substation / Residential A District - Tax Map 55, Lots 13-EXE and 14

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Company Name: Town of Wells

§ 145-21. Residential A District.			Application Meet Requirements				STANTEC RESPONSES
			Yes	No	NA	Comments	
	(16)	School, public and private.			NA		
	(17)	School, vocational-technical served by public water and sewer and located west of Route 1, north of Buzzel Road, east of the turnpike and south of Route 109.			NA		
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 accessory uses.		Y			No such uses are identified in the RA area of this parcel.	No response required.
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.		Y				
F.	Dimensional requirements.						
	(1)	Minimum lot size: 20,000 square feet of net area if served by public sewer; 40,000 square feet of net area if not served by public sewer or if located west of the Maine Turnpike.	Y*			<p>The parcel (lot 13-EXE) is noted to be 13.9 acres in size or 607,350 SF. See table on sheet C3.0. Plan note 5 states the property to be served by on-site private septic system.</p> <p><u>Lots 13-EXE and 14 are merged and considered one parcel of land. If so the lot size to be corrected and boundary/setback requirements adjusted.</u></p>	Sheet C-3.0 has been revised to consider that Lots 13-EXE and 14-EXE have been merged and are to be considered one parcel of land. Boundary and setback requirements have been adjusted.

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Project Name/District: Fire Department Substation / Residential A District - Tax Map 55, Lots 13-EXE and 14

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§ 145-21. Residential A District.		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
(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. Parcel is not served by public sewer.	No response required.
	(b) One dwelling unit for each 40,000 square feet of net area if not served by public sewer or if located west of the Maine Turnpike.			NA	No such use is proposed or exists.	No response required.
(3)	Maximum lot coverage: 40% (20% within the Shoreland Overlay District) or 2,000 square feet, whichever is greater.	Y			See table on sheet C3.0. Maximum lot coverage is 40%. Proposed lot coverage is 19,973 SF or 3.3%.	No response required.
(4)	Minimum street frontage per lot served by public sewer: 100 feet or 75 feet if entirely on a cul-de-sac.			NA	Lot not served by public sewer.	No response required.
(5)	Minimum street frontage per lot not served by public sewer or per lot located west of the Maine Turnpike: 125 feet or 100 feet if entirely on a cul-de-sac.	Y			See table on sheet C3.0. A minimum of 125' of street frontage is required. The parcel has 388' of street frontage on Meetinghouse Road and 862' of street frontage on Route 109.	No response required.
(6)	Maximum building height: 30 feet, not to exceed three stories. (See § 145-35I.)	Y*			See table on sheet C3.0. 28' is proposed. <u>Eliminate reference to GB zone height provision for municipal uses.</u>	The reference to the GB zone height provision has been removed from Sheet C-3.0.
(7)	Setbacks.					
	(a) All structures shall be at least:	Y			See table on sheet C3.0.	
	[1] Fifteen feet from any lot line.	Y*			15' <u>from any lot line</u>	No response required.

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Project Name/District: Fire Department Substation / Residential A District - Tax Map 55, Lots 13-EXE and 14

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§ 145-21. Residential A District.				Application Meet Requirements				STANTEC RESPONSES
				Yes	No	NA	Comments	
		[2]	Twenty-five feet from the boundary of any cemetery.	Y*			<u>This must be noted on the plan.</u> The proposed development of the substation appears to meet this setback.	This note has been added to Sheet C-3.0.
		[3]	Twenty-five feet from any lot line abutting any street right-of-way.	Y			<u>This must be noted on the plan.</u> The lot abuts Meetinghouse Road.	This note has been added to Sheet C-3.0.
		[4]	Forty feet from any lot line abutting the right-of-way of any state highway.	Y*			40' <u>from Route 109.</u>	This note has been added to Sheet C-3.0.
		(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.	Y*			This parcel is within 200 feet of the Merriland River. <u>The 200' setback from Merriland River is not depicted on the boundary plan or site plan. OK due to development of the substation is over 900' away from the Merriland River but the plan must note the Merriland River setback requirement.</u>	This note has been added to Sheet C-3.0.
		(c)	All structures and areas of land used for animal husbandry shall be located at least 100 feet from any lot line.			NA	No such use proposed.	No response required.
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.						NA	A nonconforming use, lot or structure does not exist. Dwellings are not proposed.	No response required.

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Article VI

Town-Wide Regulations

§ 145-35. General regulations.		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
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. [Amended 4-19-1997]	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. [Amended 6-9-2015]			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. [Amended 4-16-1999]			NA		

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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				
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 116, Floodplain Management, § 115-6, Development standards, but not to exceed five additional feet provided the building shall not exceed three stories, be covered with a pitched, shingled roof, and be constructed on a foundation used for parking or storage only and not living space. [Amended 11-6-2001; 6-14-2016]	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				

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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.	No response required
	(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. [Added 4-18-1998]			NA	No such structures exist.	No response required
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. [Added 11-5-2002]			NA		
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: [Added 6-12-2012]			NA	Parcel does have multiple street frontages. A setback reduction is not proposed.	No response required
	(1) Contiguous street frontage for the lot exists on more than one street right-of-way;					

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	(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.					
§ 145-36. Timber harvesting. [Amended 4-19-1997]			Application Meet Requirements				STANTEC RESPONSES
			Yes	No	NA	Comments	
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.				NA		
§ 145-37. Yard sales.			Application Meet Requirements				STANTEC RESPONSES
			Yes	No	NA	Comments	
Yard sales shall be permitted in all districts except the Resource Protection District and shall comply with the following standards:			Y				
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. [Amended 4-28-1995]						

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C.	Adequate off-street parking shall be provided for customers of the yard sale. Directional signs indicating the parking area(s) shall be provided.					
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. [Amended 4-28-1995]					
E.	The yard sale shall not begin before sunrise and shall not extend after sunset. [Amended 4-28-1995]					
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. [Amended 4-28-1995]					
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. [Amended 4-28-1995]					

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§ 145-38. Landscaping/buffers. [Amended 4-16-1999; 4-12-2003]		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
A.	<p>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.</p>	Y*			<p>A 15' wide landscaped buffer consisting of shade trees a minimum diameter of 3" at breast height is required between the proposed parking lot/outdoor storage areas. <u>The plan does not depict shade trees between the proposed parking lot and Route 109.</u></p> <p>No development is proposed along Meetinghouse Road. Existing wooded vegetation to remain. Tree clearing limits are shown around the proposed substation.</p> <p>This commercial parcel abuts a residential lot to the south. 900' + of existing vegetation between the substation and abutter shall be maintained.</p> <p>A vacant lot abuts the parcel to the north. <u>Is a visual screen required if Map 55 Lot 13-A is developed as a residential use in the future? Is any buffer/screening needed for Map 55, Lot 12?</u></p> <p><u>Planning Board to review the buffering and screening that is to be required after the public hearing.</u></p>	<p>(2) trees have been added to the plan between the proposed parking area and Route 109.</p> <p>At this time no additional landscaping is proposed to the north and east of the project. These areas are wooded.</p>

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§ 145-38. Landscaping/buffers. [Amended 4-16-1999; 4-12-2003]		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
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		

§ 145-39. Off-street parking.		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
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. [Amended 4-16-1999]	Y*			<u>Sheet C3.0 to state parking along Route 109 or Meetinghouse Road is prohibited.</u>	This has been added to the plan as Note No. 6.
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. [Amended 4-28-1995]					
(1)	All parking areas containing three or more parking spaces, except those serving one- or two-family dwellings, or designated employee spaces, shall be designed according to the following criteria: [Amended 6-10-2014]					

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§ 145-39. Off-street parking.							Application Meet Requirements				STANTEC RESPONSES
							Yes	No	NA	Comments	
		Parking Angle (degrees)	Stall Width, feet	Skew Width, feet	Stall Depth, feet	Aisle Width, feet					
		90	9	na	18.5	26	Y		All parking is shown to meet the 90 degree parking space size requirements. Spaces are noted to be 9' x 18.5' in dimension with a minimum of 26' aisle width	No response required	
		60	8.5	10.5	19	16 one way		NA			
		45	8.5	12.75	17.5	12 one way		NA			
		30	8.5	17	17.5	12 one way		NA			
		180	24	na	9	13 one way 26 two way		NA			
	(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			1 handicap accessible parking spaces is shown. 16 spaces are proposed which requires 1 handicap accessible space.	No response required
	(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			1 ADA compliant sign for the handicap parking is shown on the plan.	No response required

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§ 145-39. Off-street parking.			Application Meet Requirements				STANTEC RESPONSES
			Yes	No	NA	Comments	
D.	<p>The following off-street parking standards shall be provided and maintained for each use on a lot except as specified in Subsection F 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.</p> <p>[Amended 4-26-1996; 4-19-1997; 11-2-2010; 11-5-2013; 6-10-2014]</p>						
	Use	Required Parking Spaces					
	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		

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		Dwelling	2 per each dwelling unit, plus 1/2 per bedroom in excess of 4 bedrooms per dwelling unit			NA		
		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			NA		
		Lodging facility	1 1/10 for each sleeping room			NA		
		Manufacturing, warehousing and wholesale businesses	1 per 1,000 square feet of gross floor area but no less than 3 per business			NA		
		Marina	1 per slip or mooring, excluding guest moorings			NA		
		Medical care facility	1 per bed, plus 1 per 200 square feet of office floor area			NA		
		Museums	1 per 500 square feet of gross floor area, plus 1 for each 3 seats in areas used for assembling groups of people			NA		
		Office, business	3 1/2 per 1,000 square feet of gross floor area, but no less than 3 per business			NA		
		Personal service business	1 per 400 square feet of gross floor area, but no less than 3 per business			NA		
		Retail business	3.5 per 1,000 square feet of sales floor area, but no less than 3 per business			NA		

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				Yes	No	NA	Comments	
		Restaurant, standard	1 per 3 seats, plus 1 space for every 20 seats to accommodate employees			NA		
		Restaurant, fast-food	1 per 30 square feet of floor area usable by customers for eating and for food preparation			NA		
		Elementary, junior high	3 per classroom and other rooms used by students			NA		
		High school	3 per classroom and other rooms used by students, plus 1 per 5 students			NA		
		Tent and recreational vehicle parks	See § 145-50C			NA		
		Theaters, auditoriums, function halls, clubs, churches and other places of assembly	1 per 4 seats, based upon occupancy load			NA		
		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			NA		

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Prepared By: Office of Planning & Development

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§ 145-39. Off-street parking.		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
(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.	Y*			<p><u>The Code Enforcement Office has provided a written opinion on the number of parking spaces the proposed Municipal Facility should provide. 13 spaces are recommended, 16 have been proposed.</u></p> <p><u>The Planning Board to review the CEO opinion and determine the number of spaces to be required.</u></p>	No response required
(2)	Loading bays may be required by the Planning Board for a project which requires Planning Board approval.	Y*			<p><u>Planning Board to review and determine if a loading bay is necessary.</u></p>	No response 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: [Amended 6-10-2014]	Y			Off-street parking provided. No off-site parking proposed.	No response required
(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.					

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§ 145-39. Off-street parking.		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
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.	Y*			<u>Snow storage areas to be depicted on the plan.</u>	Snow storage areas have been added to Sheet C-3.0
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.			NA	Property is not within the Shoreland Overlay District.	No response required
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				
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. No grass parking proposed.	No response required

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§ 145-39. Off-street parking.		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
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. [Added 4-12-2003]			NA		
§ 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]		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
A.	Standards for all signs. All signs shall comply with these regulations, regardless of whether or not a permit is required:	Y			See note 4 on sheet C3.0. Signage shall be in compliance with the Wells Land Use Ordinance. Signs shall obtain approval from the Wells Code Enforcement Office prior to be installed.	No response required
	(1) No sign shall cover any architectural details of a building, as defined by this ordinance.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
	(2) Signs shall be attached to the ground or to a building, except for portable signs, as regulated by Subsection l(2) , below.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required

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§ 145-39. Off-street parking.		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
(3)	No sign shall project beyond the lot line(s) of the lot on which it is located.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(4)	No sign shall obstruct a driveway or required parking space.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(5)	No sign shall obstruct or impair the vision of vehicular and pedestrian traffic or otherwise constitute a hazard to the same. No sign shall reduce the sight distance from any driveway, road or street below a distance of 10 feet for every mile per hour of the posted speed limit on the street. Sight distance shall be measured at a point on the driver's side of the exit lane 10 feet behind the curb or edge of shoulder line with the height of the eye ranging from 3.5 to 6.0 feet above the pavement to an object having a height of 4.25 feet located within all of the travel lanes of the intersecting street.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(6)	No sign shall be attached to utility poles, trees or traffic control signs or devices, except for banners or flags approved by the Board of Selectmen, pursuant to Subsection l(1) , below.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(7)	External illumination of signs may only be provided by a white light. The source of the illumination for any sign shall not be visible beyond any lot line.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(8)	No ground sign (monument or pole) shall exceed a height of 20 feet.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required

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§ 145-39. Off-street parking.		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
(9)	No ground sign shall be located within the street right-of-way.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(10)	A ground sign shall not be located within 400 feet, measured along the street frontage of the lot, from any other ground sign advertising the same business(es).				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(11)	Awning signs shall be limited only to placement on the valance of the awning. Awning signs shall be opaque, and shall not be backlit.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(12)	Signs may be located within the required setback from any street right-of-way, but shall not be located within the required setback from any other lot line.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(13)	No wall sign shall cover more than 25% of the total signable area of any facade on which it is affixed.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
(14)	All signs shall be maintained in good condition.				Signs will be determined in compliance by the Code Enforcement Office prior to being placed.	No response required
<p>Note: Sections A-1, A2, and B through J are reviewed as part of the Sign Permit process with the Code Enforcement Office. [Added 6-8-2010]</p>						

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§ 145-41. Light and glare. [Amended 6-8-2010]		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
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 2 on sheet C3.0. Lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.	No response required
B.	In addition to meeting all other applicable requirements, any sign lighting must meet the following requirements:	Y			See note 4 on sheet C3.0. Signs must be externally illuminated.	No response required
(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.					

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	(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.				

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§ 145-42. Erosion and sedimentation control. [Amended 4-27-2007]	Application Meet Requirements				STANTEC RESPONSES
	Yes	No	NA	Comments	
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			Best Management Practices for soil erosion and sedimentation control are a condition of approval. See notes on sheet C1.1	No response required
§ 145-43. Stormwater management. [Amended 4-27-2007]	Application Meet Requirements				STANTEC RESPONSES
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.		N		<u>A stormwater management plan is depicted on sheet C-4.0. A drainage analysis has not yet been provided but is pending. Town Engineer to review stormwater management.</u>	A drainage memo will be submitted under separate cover.

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Chapter 202-12F, General Standards					
(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.				
	(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.				

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<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>(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>					

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<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>§ 145-44. Vision obstructions at intersections.</p>	Application Meet Requirements				STANTEC RESPONSES
	Yes	No	NA	Comments	
<p>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.</p>	Y*			<p>Sight distance onto Route 109 is noted to be 840' to the south (see sheet C3.0). <u>Sight distance northerly to Meetinghouse Road intersection is not noted.</u> Speed limit is noted to be 50 MPH on Route 109.</p> <p><u>An MDOT entrance permit is required.</u></p>	<p>The sight distance northerly to Meetinghouse Road has been noted on Sheet C-3.0. It is greater than 900 feet.</p> <p>Agreed.</p>

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§ 145-45. Noise.		Application Meet Requirements				STANTEC RESPONSES
		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. [Amended 6-14-2011]	Y				
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. [Amended 4-16-1999; 6-14-2011]	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: [Amended 6-14-2011]	Y				

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	(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.				
D.	Exemptions. The following shall be exempt from the standards of 145-45(C): [Amended 6-14-2011]		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.				

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(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.						

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	(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 devise on any equipment is prohibited. Any noise-suppression devise 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.					

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(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. [Amended 4-16-1999]					

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(4)	<p>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. [Added 6-14-2011]</p>					
<p>§ 145-46. Utility distribution lines.</p>		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
A.	<p>Review. Notwithstanding §§ 145-61 and 145-62, utility distribution lines are allowed in all zoning districts without a building permit or certificate of occupancy. [Amended 6-13-2017]</p>			NA		

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B.	Dimensional requirements. The dimensional requirements of Article V and § 145-35J do not apply to utility distribution lines. [Amended 6-4-1996]			NA		
§ 145-47. Utility transmission lines.		Application Meet Requirements				STANTEC RESPONSES
		Yes	No	NA	Comments	
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.			NA		
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.			NA		
C.	Dimensional requirements.			NA		
(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.					

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	(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. [Amended 6-4-1996]						
§ 145-47.1. Public Transportation Shelter. [Added 11-6-2007]		Application Meet Requirements				STANTEC RESPONSES	
Public transportation shelters may be placed within the ordinarily required setbacks as set forth in Article V.	Yes	No	NA	Comments			
§ 145-47.2. School Bus Shelter. [Added 11-6-2007]	Application Meet Requirements				STANTEC RESPONSES		
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.	Yes	No	NA				

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Article X
Site Plan Approval

§ 145-77. Data Requirements [Amended 4-26-1996]	Application Meet Requirements					STANTEC RESPONSES
	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 and is on a plan 24 inches by 36 inches in size with a one-inch minimum border which shall contain the following information: [Amended 6-12-2012]	Y				Scale is 1" = 20 feet.	No response required.
(1) The name and address of the applicant plus the name of the proposed development.	Y				Owner and applicant names and addresses noted on sheet C1.0. Business name and address noted.	No response required.
(2) Total floor area, ground coverage and location of each proposed building, structure or addition.	Y				<u>Floor area is noted to be 4,950 SF in the application form, 4,909SF on sheet C3.0 drawing, and 4,900 SF in note 1 on sheet C3.0.</u> Proposed lot coverage is noted to be 3.3%. <u>Land area of lot 14 does not appear to be factored into the total land area?</u>	The floor area has been corrected to read 4,950 SF on Sheet C-3.0. The land area for lot 14 has been factored in and the lot coverage corrected.
(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				A standard Boundary Plan for Josephine Matthews by Maine Boundary Consultants dated 10/2/2000 and updated to Dec. 5, 2017 was provided.	No response required.

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Project Name/District: Fire Department Substation / Residential A District – Tax Map 55, Lots 13-EXE and 14

Date of Review: 04/12/18

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]	Application Meet Requirements					Comments	STANTEC RESPONSES
	Yes	No	NA	Waiver			
(4) All existing and proposed setback dimensions.	Y*					<p><u>Sheet C3.0 to update setback requirements.</u></p> <p><u>Lot 14 is merged with Lot 13-EXE. Former boundary lines do not require setbacks. Merger to be noted on the plans.</u></p> <p><u>A cemetery is identified in the Town Cemetery records to exist on lot 13-EXE. (Storer Carberry Cemetery). This cemetery is not identified on the boundary plan or applicable site plan sheets. Cemetery location is on Lot 12 per abutter statement. Plan note recommended to address this.</u></p>	<p>Setback requirements have been updated on Sheet C-3.0.</p> <p>Merger of Lot 14 with Lot 13-EXE has been noted on the plans.</p> <p>A plan note has been added to address the identification of the cemetery.</p>
(5) The size, location, direction and intensity of illumination of all major outdoor lighting apparatus and signs.	Y					See note 2 on sheet C3.0. Lighting shall be shielded and downward directional as not to produce glare onto abutting lots or streets.	No response required.
(6) The type, size and location of all incineration devices.			NA			No such devices proposed.	No response required.
(7) The type, size and location of all machinery likely to generate appreciable noise at the lot lines.			NA			No such machinery noted.	No response required.

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Map 55, Lots 13-EXE and 14

Date of Review: 04/12/18

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements					STANTEC RESPONSES
		Yes	No	NA	Waiver	Comments	
(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				<p>All parking is shown to meet the 90 degree parking space size requirements. Spaces are noted to be 9' x 18.5' in dimension with a minimum of 26' aisle width. 1 handicap accessible parking spaces is shown. 16 spaces are proposed which requires 1 handicap accessible space.</p> <p><u>The Code Enforcement Office has provided a written opinion on the number of parking spaces the proposed Municipal Facility should provide. 13 spaces are recommended and 16 spaces are proposed.</u></p> <p><u>The Planning Board to review the CEO opinion and determine the number of spaces to be required.</u></p>	<p>No response required.</p> <p>No response required.</p> <p>No response required.</p>

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Map 55, Lots 13-EXE and 14

Date of Review: 04/12/18

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Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements					STANTEC RESPONSES
		Yes	No	NA	Waiver	Comments	
(11)	All landscaped areas, fencing and size and type of plant material upon the premises.	Y*				<p>A 15' wide landscaped buffer consisting of shade trees a minimum diameter of 3" at breast height is required between the proposed parking lot/outdoor storage areas. <u>The plan does not depict shade trees between the proposed parking lot and Route 109.</u></p> <p>No development is proposed along Meetinghouse Road. Existing wooded vegetation to remain. Tree clearing limits are shown around the proposed substation.</p> <p>This commercial parcel abuts a residential lot to the south. 900' + of existing vegetation between the substation and abutter shall be maintained.</p> <p>A vacant lot abuts the parcel to the north. <u>Is a visual screen required if the lot is developed as a residential use in the future?</u></p> <p><u>Planning Board to review the buffering and screening that is to be required after the public hearing.</u></p> <p><u>Is a dumpster proposed? If so it must meet setbacks and be screened with a 6' tall solid fence.</u></p>	<p>Shade trees have been added between the parking area and Route 109.</p> <p>No response required.</p> <p>No response required.</p> <p>No response required.</p> <p>No response required.</p> <p>A dumpster location has been added to Sheet C-3.0.</p>
(12)	All existing or proposed rights-of-way, easements and other legal restrictions which may affect the premises in question.				NA		None noted.

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Date of Review: 04/12/18

Prepared By: Office of Planning & Development

Company Name: Town of Wells

§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements					STANTEC RESPONSES
		Yes	No	NA	Waiver	Comments	
(13)	The locations, names and widths of all existing and proposed streets abutting the premises.	Y				Route 109, Bragdon Road and Meetinghouse Road locations are shown on the Boundary Plan and Topographic Survey provided. Site plan sheets C2.0-C5.0 identify Meetinghouse Road and Route 109.	No response required.
(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*				<u>Sheets C2.0 – C5.0 plan scale limits the abutting properties from being identified. A locus plan with abutters is recommended to be added to sheet C-1.0.</u>	This locus plan has been added to Sheet C-1.0
(15)	An appropriate place for the signature(s) of the reviewing authority.	Y*				Planning Board signature block provided on sheet C1.0 <u>To state approval is inclusive of all sheets in the plan set.</u>	This note has been added to the signature block
B.	Documentation of right, title or interest in the proposed site.	Y*				Parcel deeds were not provided. <u>To be added to the project file.</u>	No response required.
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.	Y				A subsurface wastewater disposal system design was provided by Rodney Kelshaw, SE#371 dated 01/19/2018.	No response required.
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*				<u>Is a dumpster proposed? Are any materials to be stored outside?</u> A propane tank and fire suppression water tank are proposed.	A dumpster location has been added to Sheet C-3.0.
E.	If the proposed use will be connected to the Wells Sanitary District's sewer system, a letter from the Sanitary District stating that adequate line and plant capacity to dispose of the generated sewage will be available.			NA		Parcel not served by public sewer.	No response required.

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements				Comments	STANTEC RESPONSES
		Yes	No	NA	Waiver		
F.	If the proposed use will be connected to the Kennebunk, Kennebunkport and Wells Water District water system, a letter from the Water District stating that adequate line and supply capacity to serve the proposed use will be available.			NA		Parcel not served by public water. An on-site drilled well to be installed.	No response required.
G.	Traffic data. Only the Planning Board may require that a site plan application include a traffic engineering study should the project be considered one of substantial magnitude along any of the Town's state highways where fast-moving traffic occurs (i.e., Route Nos. 1, 109, 9, 9-A and 9-B). Should a traffic study be requested by the Planning Board, the following data shall be included:	Y				A Traffic Assessment was provided by William J. Bray, PE of Traffic Solutions dated 01/27/18. <u>Town Engineer and Planning Board to review.</u> <u>A MDOT Entrance Permit is required.</u>	No response required. Agreed.
(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.						

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§ 145-77. Data Requirements [Amended 4-26-1996]		Application Meet Requirements					STANTEC RESPONSES
		Yes	No	NA	Waiver	Comments	
H.	A soil erosion and sedimentation control plan, prepared in accordance with the Maine Erosion and Sedimentation Control Handbook for Construction: Best Management Practices, published by the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District, 1991. [Amended 4-27-2007]	Y				Best Management Practices for soil erosion and sedimentation control are a condition of approval. See notes on sheet C1.1	No response required.
I.	A stormwater management plan, prepared by a registered professional engineer in accordance with the most recent edition of Stormwater Management For Maine: BMPS Technical Design Manual, published by the Maine Department of Environmental Protection, 2006. Another methodology may be used if the applicant can demonstrate it is equally or more applicable to the site. A drainage analysis may be waived by the Planning Board upon request of the applicant and submittal of a letter from a registered professional engineer stating that there will be no adverse impacts to adjacent or downstream properties. [Added 4-27-2007]		N			<u>A stormwater management plan is depicted on sheet C-4.0. A drainage analysis has not yet been provided but is pending. Town Engineer to review stormwater management.</u>	A drainage memo will be submitted under separate cover.
J.	Any other information or data the reviewing authority determines is necessary to demonstrate compliance with the standards of § 145-75. [Added 4-27-2007]						
	Chapter 201, Article IV. Sidewalk Development.			NA		The parcel is not within the Sidewalk Development plan.	No response required.

Notes:

1. See Article V, VI, VII review comments.