

**An Ordinance to Amend Chapter 202 (Subdivision of Land) of the Code of the Town of Wells,
to revise final plan procedure and submission requirements**

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

**The Town of Wells hereby ordains and enacts “An Ordinance to Amend Chapter 202
(Subdivision of Land) of the Code of the Town of Wells,
to revise final plan procedure and submission requirements” to read as follows:**

Part 1: Section 202-9. entitled “Final plan for major subdivision” is hereby amended as follows:

A. Procedure.

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

(a) Maine Department of Environmental Protection, under the Site Location of Development Act and the Natural Resources Protection Act.^[1]

[1]Editor's Note: See 38 M.R.S.A § 481 et seq. and 38 M.R.S.A. § 480-A et seq., respectively.

(b) The Kennebunk, Kennebunkport and Wells Water District, if the district's water service is to be used.

(c) Maine Department of Human Services, if the subdivider proposes to provide a central water supply system.

(d) The Wells Sanitary District, if the public sewage disposal system is to be used.

(e) Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system(s) is to be utilized.

(f) An Army Corps of Engineers dredge and fill permit.

(g) NPDES permit for stormwater discharges.

(h) Maine Department of Transportation Entrance or Traffic Movement Permit.

(9) Before the Board grants approval of the final plan, the subdivider shall

(a) meet the performance guaranty requirements contained in § 202-13.

(b) obtain in writing approvals listed in A.(6) if applicable.

Part 2: Section 202-9. entitled “Final plan for major subdivision” is hereby amended as follows:

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 located in the lower left corner of the plan. ~~One reproducible, stable-based transparent original and three~~ Four 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:

[Amended 4-13-1999]

Part 3: Effective Date.

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

Given under our hands this ____ day of _____, 2021.

BOARD OF SELECTMEN OF THE TOWN OF WELLS:

Sean Roche

Kathy Chase

Timothy Roche

John MacLeod, III

Robert Foley