



**TOWN OF BOOTHBAY
SUBDIVISION APPLICATION**

For Office Use Only
Applicant _____
Date Received _____
Proposal _____

This application is for proposals requiring Planning Board approval to subdivide land. This application and all accompanying submissions must be completed in accordance with the requirements of the Zoning Ordinance of the Town of Boothbay. Copies of the Zoning Ordinance are available for use or purchase at the Town Office and on the Town's web site. The original signed copy of pages 1 and 2 of this form must be accompanied by the required application fee and proof that all accounts with the Town are current as required in item 1 of Section III of this form. Responses to the other applicable information requests in Section III are required for the application to be complete and may be provided in writing, by sketch, plan or drawing, or in person, or by a designated representative, in a public hearing. Eight copies of pages 1 and 2 of this form and the other information required to be on paper must be submitted before the application can be considered.

The Boothbay Planning Board normally meets to hear new applications the third Tuesday of each month. Applications must be submitted to the Code Enforcement Officer a minimum of three (3) weeks before a Planning Board meeting. The applicant and/or a representative must be present for the Planning Board to consider an application. Failure to appear for two consecutive meetings may result in Planning Board denial of the application. The Planning Board will normally only determine during the first meeting if the application is sufficiently complete or if additional information will be required. If appropriate, an on-site visit may be scheduled at this meeting. The Planning Board may require the submission of additional information at any time while it is considering an application. All plans and written material requested after the initial submission must be submitted to the Code Enforcement Officer no later than 4:00 PM of the Thursday before a Planning Board meeting for it to be considered at the meeting.

SECTION I – TO BE COMPLETED BY ALL APPLICANTS

1. Street Location/Address of the Property: _____

Tax Map # _____ Lot # _____ Underlying Zoning District: _____

Is any portion of the lot in the Shoreland Overlay Zone (SOZ)? Yes _____ No _____ If in SOZ, is lot in the

Resource Protection District? Yes _____ No _____ Stream Protection District? Yes _____ No _____

Is any portion of the lot in the Watershed Overlay Zone Yes _____ No _____

2. Acreage to be subdivided _____ Total number of lots _____ Number of new lots _____

If lot is part of an existing recorded subdivision: Subdivider _____

Date Final Plat Plan recorded _____ Plan Book _____ Page _____

Number of lots previously approved in subdivision _____

3. Owner of Property: _____

Authorized Representative (if corporation): _____

Mailing Address: _____

Telephone Number: Daytime: _____ Evening: _____

Fax Number: _____ Email address: _____

4. Applicant (if different from Owner): _____

Mailing Address: _____

Telephone Number: Daytime: _____ Evening: _____

Fax Number: _____ Email address: _____

5. Right, Title or Interest in the Property Owner's Deed: Book _____ Page _____

Contract to purchase or option to lease: Date _____

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- 6. Interest of applicant in any abutting property
Tax Map # _____ Lot # _____ Interest _____
- 7. Registered Farmland, Open Space and/or Tree Growth restrictions apply? [Section XIV(A) on page 54]
Yes ___ No ___
- 8. Professional Engineer: _____
Mailing Address: _____
Telephone Number: Daytime: _____ Evening: _____
Fax Number: _____ Professional Registration Number _____
- 9. Land Surveyor: _____
Mailing Address: _____
Telephone Number: Daytime: _____ Evening: _____
Fax Number: _____ Professional Registration Number _____
- 10. Planner: _____
Mailing Address: _____
Telephone Number: Daytime: _____ Evening: _____
Fax Number: _____ Professional Registration Number _____
- 11. Other Professional: _____
Mailing Address: _____
Telephone Number: Daytime: _____ Evening: _____
Fax Number: _____ Professional Registration Number _____
(ATTACH additional sheets if necessary.)
- 12. Contractor (if different from applicant) who will construct roads, drainage ways and other common areas or structures: _____
Mailing Address: _____
Telephone Number: Daytime: _____ Evening: _____
Fax Number: _____

SECTION II - SIGNATURE

In order for the Planning Board to approve this application, the Zoning Ordinance requires the Planning Board to find that the requirements of the Zoning Ordinance have been complied with and the proposal is consistent with the goals and objectives for land use in Boothbay as stated in Section III of the Zoning Ordinance. The applicant has the responsibility of proving the proposed subdivision is in conformity with the purposes and provisions of the Zoning Ordinance.

The applicant and owner affirm that they are willing and able, in the event of approval, to undertake and complete all activities in accordance with the approved application and in conformance with all regulations of the Town of Boothbay and in accordance with all conditions for approval required by the Planning Board. In addition, the applicant and owner affirm that they will not make changes to the approved subdivision unless approval is obtained from the Planning Board or Code Enforcement Officer in accordance with Section IV(K) on page 8 of the Zoning Ordinance of the Town of Boothbay, Maine.

The undersigned consent to this application and agree to abide by all terms and conditions set forth in this application or required by the Planning Board. A letter of authorizing the subdivision from the owner to the applicant, if different from the owner, is attached.

Owner (Signature) _____ Date _____

Applicant if other than owner (Signature) _____ Date _____

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SECTION III REVIEW CRITERIA The Planning Board shall consider the following criteria and, before granting approval, must determine that the application is in conformance with all land use standards of Zoning Ordinance and that the proposed subdivision will protect and preserve the general welfare, and:

1. **Adjoining Municipality** For any proposed subdivision that abuts or is in Boothbay Harbor or Edgecomb, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in Boothbay Harbor or Edgecomb;
2. **Aesthetic, Cultural and Natural Values** The proposed subdivision will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat identified by the Department of Inland Fisheries and Wildlife or the Town of Boothbay, or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline;
3. **Conformity with Local Ordinances and Plans** The proposed subdivision conforms to this Ordinance and the Comprehensive Plan. In making this determination, the Planning Board may interpret these ordinances and plans;
4. **Erosion** The proposed subdivision will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results;
5. **Financial and Technical Capacity** The subdivider has adequate financial and technical capacity to meet the standards of the Zoning Ordinance;
6. **Flood Areas** Based on the Federal Emergency Management Agency's Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100 year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan shall include a condition of plan approval requiring that principal structures in the subdivision will be constructed with their lowest floor, including the basement or opening, at least one foot above the 100 year flood elevation;
7. **Ground Water** The proposed subdivision will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water;
8. **Historical Preservation** The Maine Historic Preservation Commission comments if the proposed subdivision is in the Shoreland Overlay Zone on or adjacent to any archaeological site listed on, or eligible to be listed on, the National Register of Historic Places;
9. **Large Scale Development** The construction of new large-scale residential developments shall be permitted only if they:
 - A. Are designed in a manner which is compatible with other developments in the community;
 - B. Provide adequate and safe access without overburdening the Town's road system;
 - C. Protect abutting property owners from undesirable impacts;
 - D. Provide adequate water supply. Projects shall be required to demonstrate that this can be done without affecting the water supply of neighboring properties;
 - E. Provide adequate wastewater disposal. Projects shall be required to demonstrate that this can be done without reducing the quality and quantity of ground water supplies to neighboring properties; and
 - F. Retain scenic and natural resources on the site and provide for the retention of open space within the development.
10. **Maritime Activities** Will not adversely affect existing commercial fishing or maritime activities in the Maritime Commercial District;
11. **Municipal Solid Waste Disposal** The proposed subdivision will not cause an unreasonable burden on the Town's ability to dispose of solid waste, if municipal facilities and services are to be utilized;
12. **Municipal Services:** All impacts on municipal facilities and services have been identified and specific plans for mitigation without cost to the service providers are satisfactory to them;
13. **Municipal Water Supply** The proposed subdivision will not cause an unreasonable burden on an existing water supply, if one is to be used.
14. **Partial Subdivision** If the proposal is to develop only a portion of a parcel:
 - A. The final plan satisfies the provisions of Requirement 10 of Section 4.10.1.3 in regards to the identification of all areas where development is prohibited for the entire parcel. If the developer imposes permanent restrictions running with the land that prohibit or severely restrict development of a portion of the parcel as separate lots, and these restrictions are recorded at the Lincoln County Registry of Deeds, the provisions of Requirement 10 are not required for lots so restricted;

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- B. The final plan satisfies the provisions of Requirement 13 of Section 4.10.1.3 in regards to sanitation for all lots shown on the plat;
15. **Phosphorus Concentration** The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the construction phase and life of the proposed subdivision;
16. **Pollution** The proposed subdivision will not result in undue water or air pollution. In making this determination, it shall at least consider:
- A. The elevation of the land above sea level and its relation to the flood plains;
 - B. The nature of soils and subsoils and their ability to adequately support subsurface wastewater disposal;
 - C. The slope of the land and its effect on effluents;
 - D. The availability of streams for disposal of effluents; and
 - E. The applicable state and local health and water resource rules and regulations;
17. **Safety and Health** Safe and healthful conditions will be maintained;
18. **Sanitation** The proposed subdivision will provide for adequate wastewater disposal and will not cause an unreasonable burden on municipal facilities and services if they are utilized;
19. **Spaghetti-lots** No lots having shore frontage on a stream, tributary stream, great pond or coastal wetland shall have a lot depth to shore frontage ratio greater than 5 to 1.
18. **Streams** Any stream or tributary stream within or abutting the proposed subdivision has been identified on any maps submitted as part of the application. Stream or tributary stream does not mean a ditch or other drainage way constructed and maintained solely for the purpose of draining storm water or a grassy swale;
19. **Storm Water** The proposed subdivision will provide for adequate storm water management;
20. **Sufficient Water** The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision;
21. **Surface Waters** Whenever situated entirely or partially within the watershed of any pond or lake or within 250 feet of any wetland or great pond, the proposed subdivision will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water;
22. **Traffic** The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed and, if the proposed subdivision requires driveways or entrances onto a state or state aid highway, the Department of Transportation has provided documentation indicating that the driveways or entrances conform to 23 M.R.S.A. § 704 and any rules adopted under that section; and
23. **Wetlands** All wetlands within the proposed subdivision have been identified on the Final Plat Plan, regardless of the size of these wetlands. Any mapping of wetlands may be done with the help of the local soil and water conservation district.

SECTION IV REQUIRED INFORMATION

Applications must include as a minimum all of the following information that may be reasonably required in order that the Planning Board may make an informed determination pursuant this Ordinance.

Where appropriate, the name, registration number, and seal of the professional land surveyor and/or engineer responsible for preparing the document is required on the document.

1. Certificate or receipt from the Town that **(One copy attached to the original signed copy of the application.):**
 - A. Real and personal property taxes plus any other accounts of the applicant payable to the Town have been paid in full;
 - B. Real and personal property taxes for the property described in Section I number 1 above have been paid in full;
 - C. Application fees have been paid; and
 - D. There is no outstanding notice of violation issued by the Code Enforcement Officer to the applicant that (i) has not been appealed to the Board of Appeals within the required time period, (ii) is pending before the Board of Appeals or a reviewing court, or (iii) the decision of the Board of Appeals or a reviewing court has not been fully complied with.
2. Copy of Secretary of State's Registration if corporation.

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3. Copy of most recent deed showing ownership and, if applicable, contract to purchase or option to lease.
4. Copy of any variation from an Ordinance standard previously granted by the Planning Board, the Board of Appeals or Superior Court, or State or Federal agency or department.
5. Copy of any deed granting easements on or beneficial to lot.
6. A location map showing the relation of the lot to adjacent properties and to the general surrounding area. The location map shall show all the area within 2,000 feet of the property lines and at least one Town road.
7. A survey map of the tract to be subdivided, certified by a Registered Land Surveyor. The map shall include pre and post development contour lines at an interval of not more than 10 feet in elevation, unless otherwise specified by the Planning Board, referred to U.S. Coastal and Geodetic Survey benchmarks if such exist within 500 feet of the subdivision;
8. A sketch, plat plan or drawing showing the existing and proposed conditions of the lot to include, but not limited to: topography, vegetation, natural drainage ways, flood plains, ponds, streams, tributary streams and wetlands. Please include lot lines; the upland edge of all drainage ways, flood plains, ponds, streams, tributary streams and wetlands; areas of naturally occurring non-vegetated or impervious surfaces; buffer areas required by the Ordinance; areas with slopes of greater than 20%; area cleared of trees and other vegetation; and areas to be filled or graded.

SECTION V – ADDITIONAL INFORMATION that may be required before Planning Board can make a determination on the merits of the proposal:

1. **Common Land or Common On-site Services** If owners are to share commonly owned land within the subdivision or share in the use and maintenance of open space, common water supply, wastewater treatment systems or roads and other ways, organization documents of the organization authorized to conduct these functions, and documents specifying owner's responsibilities and liabilities. If required by the Planning Board, a landscape plan for common open space showing the placement of trees and vegetation, graded contours, streams and tributary streams as well as the preservation of scenic, historic or environmentally significant areas.
2. **Deed Restrictions** Copy of deed restrictions, if required, for clearing of trees, construction of wells, dug wells, homeowner covenants, lot access, sanitation, waivers of Ordinance standards, and Plat Plan reference for water supply protection buffers.
3. **Development Restrictions** Copy of development restrictions prohibiting or severely restricting development of a portion of the parcel as separate lots.
4. **Driveway and Entrance/Exit Permit** Copy of the driveway or entrance or traffic from the Maine Department of Transportation if required by 23 M.R.S.A. §§ 704 or 704-A.
5. **Erosion and Sedimentation Control Plan** A site specific Erosion and Sedimentation Control Plan developed in accordance with the *Maine Erosion and Sediment Control BMPS* of the Bureau of Land and Water Quality, Maine Department of Environmental Protection.
6. **Historical Preservation** The response from the Maine Historic Preservation Commission if any development or soil disturbance in the Shoreland Overlay Zone is proposed on or adjacent to archaeological sites listed on, or eligible to be listed on, the National Register of Historic Places, as determined by the Planning Board.
7. **Homeowners Association** The by-laws of the proposed homeowners association shall specify maintenance responsibilities. Covenants for mandatory membership in the homeowners association setting forth the owners' rights, interests, and privileges in the association and the common property.
8. **Land Dedication** Copies of any restrictive covenants, required deed restrictions or similar documents, and written evidence that the Town Attorney is satisfied with the legal sufficiency of those documents.
9. **Maine Site Location of Development Act** All subdivisions that require approval under the Maine Site Location of Development Act shall include such application with the submission of the subdivision application to the Town.
10. **Public Water Supply** A written statement from the servicing water company or district and the Boothbay Fire Department 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 and that the

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Water District has accepted the final construction proposal for provision of public water for consumption or fire protection.

11. **Public Ways** Typical cross-sections of proposed roads, sidewalks and other public ways. Detailed construction drawings showing a plan and profile view of the proposed roads and existing roads within 300 feet of any proposed intersections.
12. **Sanitation** Evidence of soil suitability for subsurface wastewater disposal prepared by a Maine Licensed Site Evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules.
13. **Storm Water Disposal Plan** Detailed construction drawings specific to the site showing a plan view, profile, and typical cross-section of the proposed storm water management systems.
14. **Town Services** A written agreement from the Town Manager or Board of Selectmen if there are any identified impacts.
15. **Wastewater Disposal** A written statement from the servicing sewer company or district that adequate capacity can be provided without placing an undue burden on the treatment facilities or collection system involved, and that the sewer company or district has accepted the final construction proposal for provision of public wastewater disposal.
16. Any other information that may be reasonably required in order to make an informed determination pursuant to this Ordinance.

SECTION VI FINAL PLAT PLAN

- A. The Final Plat Plan shall not be less than 8 1/2 inches by 11 inches, and shall be drawn to a scale of not greater than 1 inch equals 100 feet. The Planning Board may allow plans on a scale of 1 inch equals 200 feet for subdivisions greater than 100 acres, if all details are clearly depicted.
- B. The Final Plat Plan or a separate map shall include after development contour lines at an interval of not more than 10 feet in elevation, unless otherwise specified by the Planning Board, referred to U.S. Coastal and Geodetic Survey benchmarks if such exist within 500 feet of the subdivision.
- C. One original Mylar transparency of the final plat plan and 4 copies of each plan, map or drawing, sealed and signed by the professional under whose responsibility it was completed, shall be submitted.
- D. The Final Plat Plan shall include the following:
 1. Name of subdivision;
 2. Date, north point and graphic map scale;
 3. The name, registration number, and seal of the professional land surveyor or engineer, or both if applicable, responsible for preparing the Final Plat Plan;
 4. Location and size of existing buildings, structures and other developed areas included in the definition of Lot Coverage;
 5. The location, bearings, and length of every lot line, with all lots to be numbered;
 6. Location and size of any existing and proposed sewers and water mains, and culverts and drains;
 7. Names of property owners within 100 feet of the parcel to be subdivided;
 8. The names, widths and lines of all roads. The center line of all roads shall be indicated every 50 feet from its beginning (Note: the beginning may be beyond the proposed subdivision);
 9. The designation of all easements, areas reserved for or dedicated to public use, and areas reserved by the applicant;
 10. The designation of all areas on each lot where development will not be allowed. This shall include, but is not limited to: ponds, streams, tributary streams, wetlands, flood plains, water supply protection and visual buffer areas, and areas with slopes that exceed that allowed for development. The specific feature shall be indicated as well as any required setback from the feature;
 11. The designation of the areas on each lot in which development shall be permitted. This shall include, but is not limited to, the Buildable area as defined in Section VII and where lot access shall be for lots with frontage on two or more streets;

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12. The designation of the areas in which the clearing of trees shall be permitted, if different than area in which development shall be permitted;
13. The location of every soil test site for subsurface wastewater disposal. All reserved areas for future replacement of the disposal area shall be shown on the plan and restricted so as not to be built upon;
14. The location of permanent markers set, at a minimum, at all lot corners;
15. Where the subdivision roads are to remain private roads, the following words shall appear on the final plat plan:

“All roads in this subdivision shall remain private roads to be maintained by the developer or the lot owners and shall not be considered accepted or to be maintained by the Town.”
16. If the subdivision is to be served by the Boothbay Region Water District the complete supply system layout, including fire hydrants, and a statement that all water shall be obtained from this source and that no wells shall be permitted;
17. A statement that there shall be no dug wells for potable water supply;
18. If a water quality assessment includes construction standards for drinking water wells, those standards shall be included as a note;
19. Identification of significant or unique natural resources, habitats, areas, or environments;
20. A note when Water Supply Protection Buffers are required that all deeds shall reference the copy of the plat filed with the Lincoln County Registry of Deeds;
21. The location of all fire and safety vehicle turnaround areas. If it is possible that the new road could be extended in the future, the plat shall indicate the portion(s) of the turn around area beyond the required road right-of-way that could revert to the abutting properties and a statement to that effect;
22. Description of all variations from any Ordinance standard granted by the Planning Board, the Board of Appeals, Superior Court, or State or Federal agency or department and the date on which the variation was granted;
23. If the subdivision has frontage on state numbered highways a statement that no residential lot may have vehicular access directly onto the arterial highway;
24. All common open space required or otherwise dedicated shall be shown with an appropriate notation to indicate that it shall not be subdivided or used for other than non-commercial recreation or conservation purposes;
25. If a conditional performance guarantee agreement is approved by the Planning Board a notice of the agreement and conditions;
26. If a wastewater treatment facility is proposed to serve more than one dwelling unit, a note that joint ownership of the facility is required;
27. If any part of the subdivision is within the 100 foot flood elevation a statement requiring that all structures shall be constructed with their lowest floor, including the basement or opening, at least one foot above the 100 year flood elevation;
28. If the subdivision is exempt from Site Location of Development requirements of 38 M.R.S.A. §§ 481 – 490 because of § 488(5), that fact shall be expressly noted
29. The requirements of numbers 10 and 13 above are required for all numbered lots unless the developer imposes permanent restrictions running with the land, and included on the Final Plat Plan, that prohibit or severely restrict development of a portion of the parcel as separate lots;
30. Approval Space: Suitable space on the approved plat to record the date and conditions of approval. Every plat shall bear the following standard condition of approval: “The property shown on this plan may be developed and used only as depicted on this approved plan. All elements and features of the plan and all representations made by the applicant in the record of the Planning Board proceedings are conditions of the approval. Except as otherwise provided by the Town’s Zoning Ordinance, no change from the conditions of approval is permitted unless an amended plan is first submitted to and approved by the Planning Board.” This space shall be similar to the following example:

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Approved	Town of Boothbay Planning Board	Chairman
Signed	_____	(Space for
	_____	4 other
	_____	members
	_____	to sign)
Date	_____	
Conditions	_____	

- E. The following items may be required by the Planning Board to be included on a Final Plat Plan:
1. Roads: Lengths of all straight lines, the deflection of angles, radii, length of curves, central angles of all curves, and tangent distances and bearings; and
 2. Utilities: The size, type and location of street lights, electric and gas lines, telephone, and other utilities.

SECTION VII CONSULTATION FEE AND PERFORMANCE GUARANTEE

The Planning Board reserves the right to require the applicant to provide a consulting cost fee or a performance guarantee as required as required by the Zoning Ordinance.

SECTION VIII CHECKLIST

This Checklist must be completed for every Subdivision Application. Please indicate with a ✓ or X those items applicable to your application. The information required by the relevant section of the Zoning Ordinance must be provided for the Planning Board to consider your application. The required information may be provided in writing or in person, or by a designated representative, in a public hearing, except submission must be on paper where specific information is requested on this checklist or is required to be attached. **(8 copies of this Checklist and documentation being submitted for Planning Board review are required.)**

Note: The reference in the brackets, [], is the applicable section and page in the Zoning Ordinance.

- ___ Access control [Section XIV(D)(1) on page 58]
- ___ Buffers
 - ___ Water Body and Wetland [Section IX(D)(8)(f) on page 37]
 - ___ Water Supply Protection [Section X(A)(2) on page 38]
- ___ Clearing of Vegetation for Development [Sections IV(C)(1) on page 3 and IX(D)(3) on page 33]
- ___ Cluster Development [Section XV on page 67]
- ___ Department of Transportation permit required [Sections IV(F)(10) on page 5 and XIV(D)(7)(a)(4) on page 61]
- ___ Dimensional requirements [Section VIII(A) on page 29. Additional requirements listed below.]
 - ___ Minimum Lot Area [Sections VIII(B)(1)(a), (b) & (c) on page 30, VIII(B)(3) on page 30, IX(A)(2) on page 31, IX(C) on page 32, X(E)(6)(b) on page 40 and XIV(D)(3)(a) and (b) on page 59]
 - ___ Maximum Cleared Openings [Section IX(D)(3) on pages 33 & 34]
 - ___ Minimum Lot Width [Sections VIII(B)(1)(a) and (d) on page 30, IX(A)(1) on page 31, IX(B)(1) on page 32, X(E)(6)(a) on page 40 and XIV(C)(17) on page 58]
 - ___ Minimum Shore Frontage [Sections VIII(B)(1)(a) & (c) on page 30 and X(E)(6)(a)(b) on page 40]
 - ___ Minimum Requirements for Wastewater Disposal [Sections X(E)(6) on page 40 and X(E)(8) on page 41]
- ___ Endanger or threaten designated wildlife species [Sections V(C)(5) on page 9 and VII(C)(4) on page 18]

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- ____ Erosion control [Sections IX(D)(5) on page 35, XIV(C)(4) on page 57 and XIV(D)(2) on page 59]
(ATTACH a soil erosion and sedimentation control plan specific to the site to include, where applicable, the following if there will be any filling, grading, excavation or other similar activities which result in unstabilized soil conditions.)
 - A. Existing and proposed method of handling storm water runoff;
 - B. Drainage arrows;
 - C. Location, elevation and size of all catch basins, dry wells, drainage ditches, swales, retention basins, and storm sewers; and
 - D. Permanent stabilization structures such as retaining walls or riprap.
- When warranted by alteration of existing drainage and new impervious coverage, and the pre and post development rates of runoff, the soil erosion and sedimentation control plan must be based on engineering calculations for a 50 year storm.
- ____ Large Developments [Section VII(E) on page 20]
- ____ Lot Layout and Design [Sections VIII(B)(1)(f) & (3) on page 30 and XIV(D)(3)(b), (c) & (d) on page 59]
- ____ Maine Site Location of Development Act approval required [Section XIV(B)(3) on page 55]
(ATTACH application)
- ____ Open space and natural or historic features [Section XIV(D)(4) on page 59]
- ____ Phosphorus Control [Sections X(A)(2)(a)(5) on page 39 and XIV(D)(5) on page 60]
- ____ Registered Farmland, Open Space and/or Tree Growth property [Section XIV(A) on page 54]
- ____ Setbacks [Section VIII(A) on page 27. Additional requirement listed below.]
 - Minimum Setback from Normal High-water Line or Upland Edge of Wetland in the Shoreland Overlay Zone [Sections VIII(C)(2) on page 31, IX(C)(2) on page 32, IX(D)(8)(a) and (b) on page 36 and IX(E)(3)(e) on page 38]
 - Minimum Setback for Filling and Earth Movement [Section VII(C)(6) on page 18]
 - Minimum Setback of Fill or Cut from adjoining property [Section XII(B)(2)(f) on page 49]
 - Minimum Setback from Velocity Zone in Areas subject to Tides in the Shoreland Overlay Zone [Section VII(D)(5) on page 20]
 - Minimum Setback of Parking [Section XII(B)(7)(c)(3)(c) on page 50]
 - Minimum Setback of Subsurface Wastewater Disposal System from Normal High-water Line in the Shoreland Overlay Zone [Sections IX(C)(2) on page 32 and X(E)(7) on page 41]
- ____ Sanitation
 - Subsurface Wastewater Disposal [Sections X(E)(4), (8) and (12) on pages 40 and 41]
 - Property subject to sewer ready to serve fee [Section VII(C)(11)(f) on page 19]
- ____ Soils [Sections VII(C)(12) on page 19, VIII(B)(1)(e) on page 30 and XIV(D)(6) on page 60]
- ____ Street design and construction [Sections IX(D)(8) on page 36 and XIV(D)(7) on page 61]
- ____ Storm drainage design and construction [Sections X(G) 2nd paragraph on page 44 and XIV(D)(8) on page 64]
- ____ Town services not required or significantly impacted [Section XIV(B)(3) 1st paragraph on page 55]
(ATTACH description if Town services are required or significantly impacted and the extent)
- ____ Water quality [Section XIV(D)(9) on page 64]
(ATTACH copy of any required deed restrictions.)
- ____ Water supply [Section XIV(D)(10) on page 65]
(ATTACH copy of any required deed restrictions.)