TOWN OF NEW VINEYARD
SUBDIVISION ORDINANCE

Adopted March 8, 2008

100 Purposes

- To assure the comfort, convenience, safety, health and welfare of the people of the Town of New Vineyard
- To protect the environment and promote the development of an economically sound and stable community

200 Authority and Applicability

201.1 Authority

This Ordinance has been adopted pursuant to Article VIII-A, 2nd Part of the Maine Constitution, Title 30-A M.R.S.A. Section 3001 and Title 30-A M.R.S.A. Section 4403 et.seq.

201.2 Applicability

This ordinance shall pertain to all land and buildings proposed for subdivision within the boundaries of New Vineyard, Maine.

300 Administration

301.1 Requirements

The New Vineyard Planning Board shall consider the following requirements and before granting approval shall find that the provisions of this Ordinance have been met and that the proposed subdivision will meet the requirements set forth in the State Subdivision Law.

301.2 Agenda

The Planning Board shall prepare an agenda for each regularly scheduled meeting. Applicants shall request to be placed on the Planning Board's agenda in advance of a regularly scheduled meeting. Applicants who attend a meeting but who are not on the agenda may be heard but only after all agenda items have been completed.

301.3 Sketch Plan and Pre-application Meeting

Applicants shall present a sketch plan and make a verbal presentation to the Planning Board regarding the site and the proposed project.

A. Submission

1. The Pre-application Sketch Plan shall

a) show, in simple sketch form, the proposed development area and other features in relation to existing conditions.

b) contain a letter or brief narrative describing the existing conditions of the site and area of the proposed development.

c) contain a copy of the Assessor's Map of the parcel and a USGS topographic map showing the location of the land.

d) written evidence showing right, title or interest (e.g. option, contract for sale) in the property to be developed.

B. Contour Interval and On-Site Inspection.

Within thirty (30) days of the pre-application meeting, the Planning Board shall determine and inform the applicant, in writing, of the required contour interval on the development plan. The Planning Board may also conduct an on-site inspection of the property. Such inspection and discussion does not constitute a substantive review by the Planning Board.

301.4 Joint Meetings

If any portion of the proposed subdivision crosses the boundary of an adjacent municipality, the Planning Board shall meet jointly with that municipality's planning board to review the application and conduct any public hearings. The joint meetings and any hearings required under this section may be waived by written agreement of both planning boards.

400 Subdivision Application and Review Procedures

401.1 General

This ordinance establishes a two-stage review process for subdivisions:

1) a preliminary plan and
2) a final plan

401.2 Minor Subdivisions (five [5] lots or fewer) - General

A Minor Subdivision generally does not require the extent of submittal information that a Major Subdivision does. However, the Planning Board may require the applicant to submit additional information, such as that required for a major subdivision, when deemed necessary due to the complexity of the proposal, the environmental conditions, or other circumstances indicating that some aspect of the proposal is likely to present a substantial risk to public health, safety, or welfare. The Planning Board may waive the Final Review stage for Minor Subdivisions provided that all necessary submittals are made during the Preliminary Review process.

401.3 Major Subdivisions (more than five [5] lots or having road construction) - General

A Major Subdivision generally has increased potential to impact the environment and community character and the welfare of the neighbors and residents of New Vineyard. Review often requires a higher level of consideration by the Planning Board. To make findings on the standards contained in this ordinance and the criteria contained in State law, the Board will require more information than for minor subdivisions. Further, it is often necessary to make changes to the plan during the review process; therefore, the Board will require both a preliminary and final review process for major subdivisions.

402 Preliminary Plan

402.1 Procedure -Preliminary Plan

A. The plan should approximate the discussions and recommendations resulting from the pre-application sketch plan process. The Planning Board shall provide the subdivider with a dated receipt of the application at the Planning Board meeting where the plan application is submitted to the Board.

B. All applications for Preliminary Plan Review shall be accompanied by an application fee as set by the Board of Selectmen after public hearing.

C. The Planning Board may require the applicant to deposit in escrow with the town an amount of money sufficient to cover the costs for any professional review and assistance which the Planning Board may feel is reasonably necessary to assure compliance with this Ordinance and State Law. The escrow account shall be used to fund such assistance through the final inspection. Upon a decision by the Planning Board to engage professional assistance, the applicant shall provide the requested escrow funds within seven days. Any part of the escrow payment in excess of the final costs for the review shall be returned to the owner or the owner's agent within thirty (30) days of final approval. If the escrow account is drawn down by eighty (80) percent, the Planning Board may request, and the applicant shall provide, additional funds to be deposited into the escrow account.

D. With the filing of an application, property owners who abut the applicant's property lines shall be notified by Certified Mail, Return Receipt Requested, of an application for subdivision review by the Town of New Vineyard. The applicant shall supply completed notification forms and the names and addresses, which shall be obtained from the Town Office. This notice shall indicate the time, date and place of the Planning Board's first consideration of the application. Should the meeting of the first consideration of the application not be held for any reason, a subsequent notification of the new meeting date shall be provided by Certified Mail, Return Receipt Requested.

E. Within thirty (30) days of the Planning Board issuing a dated receipt of an application form and fee, the Planning Board shall notify the applicant in writing as to whether or not the application is complete, and what, if any, additional submissions are required for a complete application.

F. No application shall be considered complete nor shall any review commence or approval issued if the subject parcel is known to be in violation of any ordinance or State or Federal Law.

G. The Planning Board shall determine whether to hold a public hearing on the plan. If the Planning Board decides to hold a public hearing, it shall hold the hearing within thirty (30) days

of receipt of a complete application, and shall publish notice of the date, time and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven (7) days prior to the hearing. Notice of the public hearing shall be mailed to all notified in subsection D above seven (7) days prior to the hearing by the Town of New Vineyard.

H. Within thirty (30) days of a public hearing, or within sixty (60) days of receipt of a complete application, if no hearing is held, or within another time limit as may be otherwise mutually agreed upon by the Planning Board and the subdivider, the Planning Board shall make written findings on the application and approve, approve with conditions, or deny the Preliminary Plan. The Planning Board shall specify in writing its findings and reasons for any conditions or denial. The Board shall ensure that the Plan satisfies all of the approval criteria set forth in Title 30-A M.R.S.A. Section 4404, as amended, and the requirements of this ordinance.

I. When granting approval to a Preliminary Plan, the Planning Board shall state the conditions of such approval, if any, with respect to:

- The specific changes that it will require in the final plan
- The character and extent of the required information for which waivers were requested and which, in the Planning Board's opinion, may be waived without jeopardy to the public health, safety, and general welfare
- The amount and type of any performance guarantees which it will require as prerequisite to the approval of the final plan
- Approval of a Preliminary Plan shall not constitute approval of the final plan or intent to approve the final plan. The Preliminary Plan shall be a guide to the preparation of the final plan. The final plan shall be submitted for approval of the Planning Board upon fulfillment of the requirements of this ordinance and the conditions of preliminary approval

402.2 Submissions — Preliminary Plan

A. The initial submittal shall consist of three (3) copies of all plans and drawings at the same scale as will be used for the reproducible originals required for filing at the Registry of Deeds. In addition, eight (8) copies of the plan(s) which may be reduced to a size of eleven (11) by seventeen (17) inches, and all accompanying information shall be provided. Upon the finding of a complete application, the applicant shall provide the Fire Department, Ambulance Service, Road Commissioner, Board of Selectmen and Code Enforcement Officer (CEO) copies of the Application for their comments and/or suggestions.

B. The plans (maps) shall include the following information:

1. Plat plan, including:
   a) Proposed name of the subdivision, or identifying title, and the name of the municipality or joint municipalities in which it is located, along with the tax assessor's map and lot numbers.

b) An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The plan shall also indicate the number of acres within the proposed subdivision. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the latitude and longitude of all corners of the original parcel for GIS reference.

c) The date the Plat Plan was prepared, magnetic north point, graphic map scale, names and addresses of the record owner, applicant, and individual or company who prepared the plan, and the names of adjoining property owners. The plan(s) shall be embossed with the seal and signed by the professional engineer or licensed surveyor that prepared the Plan.

d) The proposed lot lines with dimensions, bearings, and lot area. The plan shall indicate the type of monument set or found at each lot corner.

e) The location and names of any existing and proposed streets, easements, existing buildings, wetlands, and watercourses, including any river, stream, or brook within or abutting the property. The plan shall also show the widths of existing and proposed streets, easements, sidewalks, buffer areas, parks and recreation areas, and other physical features proposed or required in the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established.

f) The location and size of existing and proposed culverts and drainage ways on or adjacent to the property to be subdivided.

g) If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation.

h) The location of any open space and buffers to be preserved and information on its improvement and management.

i) All parcels of land proposed to be dedicated to public use and the conditions of such dedication.

j) The location of any zoning boundaries affecting the subdivision.

2. Additional plans or maps showing:

a) Subdivision layout of lots, roads, easements, and other relevant information.

b) Vegetative cover type, and other essential existing physical features.

c) Contour lines at the interval specified by the Planning Board, showing elevations in relation to mean sea level.

d) The location of any zoning boundaries affecting the subdivision.

e) The location of all test pits or borings or other soils and geological information obtained on site.

f) Plans showing all storm water, phosphorus and erosion controls to be used on the site, including locations and detail sheets, as necessary.

g) Plans showing information on watershed and sub watershed boundaries, including any watershed boundaries for great ponds. Watershed boundaries shall be shown for both pre- and post- development, and the plan shall be keyed to the storm water management analysis.

h) The location and nature of significant wildlife habitats identified by the Maine Department of Inland Fisheries and Wildlife.

i) The location of known historic sites or structures or archaeological resources on or adjacent to the property.

j) The location of all documented rare and endangered species identified by the state or federal governments on or adjacent to the parcel.

k) The location of all documented natural areas identified by the state on or adjacent to the parcel.

l) The location of scenic sites or views as identified in the Town of New Vineyard.

m) The names and addresses of owners of record of adjacent property including any property directly across an existing public street from the subdivision.

C. The written application shall contain the following:

1. A copy of the application form and submittal checklist.

2. A copy of the deed from which the survey was based and proof of right, title, or interest.

3. A copy of a U.S.G.S. map and town tax map showing location.

4. A copy of all covenants, deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property.

5. A copy of any proposed covenant, agreements, or deed restrictions intended to cover all or part of the lots in the subdivision.

6. The names and addresses of owners of record of adjacent property including any property directly across an existing public or private street from the subdivision.

7. The type of sewage disposal to be used in the subdivision. When sewage disposal is to be accomplished by subsurface wastewater disposal systems, test pit analyses, prepared by a licensed site evaluator and in compliance with Maine Subsurface Waste

Water Disposal Rules, shall be provided. The location of all test pits on the site shall be delineated on a drawing done at the same scale as the original plan.

8. The type of water supply system(s) to be used in the subdivision. When water is to be supplied by private wells, evidence of adequate ground water supply and quality shall be submitted by a well driller or a hydrogeologist familiar with the area.

9. A copy of the portion of the Franklin County soil survey covering the subdivision, along with soil descriptions and interpretations. When the county soil survey, the site visit, or other information shows that soils may be unsuitable for the uses proposed or that special problems may result during construction, the Planning Board may require submission of a more detailed soil survey and/or a report by a registered soil scientist indicating the suitability of the soils and conditions necessary to protect the environment and the health, safety and welfare of the residents.

10. A soil erosion and sedimentation control plan that employs the Best Management Practices as contained in the Maine Erosion and Sediment Control Handbook for Construction Best Management Practices. The plan shall include erosion control for both the construction process and for final development of the site, including erosion control guidelines for lots to be developed by others.

11. If any portion of the property is within the watershed of a great pond, a phosphorus impact analysis and control plan including the location of the watershed boundary.

12. USGS or similar maps showing the lake or river watershed boundary, and the boundaries of any of the following resources when such areas extend outside the parcel: significant wildlife habitat, historic sites or structures, archaeological sites, endangered or threatened species habitat, natural areas, scenic views and view scapes.

13. A traffic impact analysis prepared by a Professional Engineer when required by the Planning Board. For minor subdivisions, such analysis shall at a minimum specify sight distances from access points onto private or public roads.

14. A description of measures to protect all documented rare and endangered species identified by the state or federal governments.

15. A description of measures to minimize impacts on historic sites or structures or archaeological resources on or adjacent to the site.

16. A description of the nature of significant wildlife habitats identified by the Maine Department of Inland Fisheries and Wildlife and measures proposed to be taken to protect such habitats.

17. A description of the plans for the management of all buffers and open- space, if not shown on the plat plan.

18. A plan for the management of storm water and surface waters affecting the property or impacting properties that may be affected by the development prepared by a qualified professional knowledgeable in surface drainage. Such plan shall include storm

water runoff calculations based on TR 20 and/or TR 55 of the Natural Resource Conservation Service. The plan shall present a table showing pre- and post-development peak flows. Also, a plan for the maintenance of all storm water management infrastructure.

19. The cost of development including streets, storm drainage, erosion and sediment control and other improvements proposed and statements from financial institutions of the applicant's technical and financial capacity to carry out the project as proposed.

20. A plan for the maintenance of all streets and other improvements proposed for the site.

21. Written offers of cession to the municipality of all public open spaces shown on the plan, and copies of agreements or other documents showing the manner in which open spaces to be retained by the developer or lot owners are to be maintained shall be submitted. If open space or other land is to be offered to the municipality, and the municipality chooses to accept the offer, written evidence that the Municipal Officers are satisfied with the legal sufficiency of the written offer of cession shall be included.

403 Final Plan

403.1 Procedure — Final Plan

A. The Applicant shall, within twelve (12) months after the approval of the preliminary plan, file an application for approval of the final plan. The final plan shall contain the recommendations and conditions made by the Planning Board on the Preliminary Plan. The Planning Board shall provide the applicant with a dated receipt of a final plan application at the Planning Board meeting where the final plan application is first presented to the Planning Board.

B. The review process for the Final Plan shall be as for the Preliminary Plan, Section 402.1, E through G, which is summarized herein.

1. Within thirty (30) days of a dated receipt of a Final Plan application, notify the applicant as to completeness and determine whether to hold a public hearing.

2. No application shall be considered complete ... if the subject parcel is known to be in violation of any ordinance, State or Federal Law.

3. Hold the public hearing, if decided, within thirty (30) days of receipt of a complete application and publish appropriate notices.

C. Within thirty (30) days from the public hearing or within sixty (60) days of receiving a complete application, if no hearing is held, the Planning Board shall make findings of fact and conclusions relative to the standards contained in Title 30-A M.R.S.A., Section 4404 and this ordinance. If the Planning Board finds that all standards of the Statute and this ordinance have been met, they shall approve the final plan. If the Planning Board finds that any of the standards of the Statute and this ordinance have not been met, the Planning Board shall either deny the application or approve the application with conditions to ensure all of the standards

will be met by the subdivision. The reasons for any conditions shall be stated in the findings of fact.

D. Before the Planning Board grants approval of the final plan, the subdivider shall meet the performance guarantee requirements contained in this ordinance.

403.2 Submissions — Final Plan

A. The Final Plan submittal shall consist of two (2) reproducible, stable-based transparent originals of the plan, which shall be embossed with the seal and signed by the professional who prepared the plan. The plan will be drawn to a scale of not more than one hundred (100) feet to the inch. Plans shall be no larger than twenty-four (24) by thirty-six (36) inches in size, and shall have a margin of two (2) inches outside the border lines on the left side, and one (1) inch margins outside the border along the remaining sides. Space shall be provided for endorsement by the Planning Board.

B. Two (2) copies of the plat plan and the most recent copies of all accompanying plans, drawn to the same scale as the original plan, shall be provided. In addition, eight (8) copies, at the discretion of the Planning Board, of the application form and all accompanying information and any written information when changed from the original submittal of the Preliminary Plan shall be submitted. The Planning Board may also request all plans and drawings reduced to a size of eleven (11) by seventeen (17) inches.

C. Plat plan for filing shall include all items required in Section 402.2. B.1

404 Final Approval and Filing

404.1 Filing

After completing the findings of fact, the Planning Board shall sign the final plan. The Planning Board shall specify in writing its findings of fact and reasons for any conditions or denial. A mylar of the signed plan shall be retained by the Planning Board as part of the town's permanent records. One (1) copy of the signed plan shall be forwarded to the tax assessor. The other mylar shall be recorded at the Registry of Deeds. Any subdivision not recorded in the Registry of Deeds by the applicant within ninety (90) days of the date upon which the plan is approved and signed by the Planning Board shall become null and void.

404.2 Revisions

No change, erasures, modifications, or revisions shall be made in any final plan after approval has been given by the Planning Board and endorsed in writing on the plan, unless the revised Final Plan is first submitted and the Planning Board approves any modifications. The Planning Board shall make findings that the revised plan meets the standards of Title 30-A, M.R.S.A., Section 4404 and this ordinance. In the event that a plan is recorded without complying with this requirement, it shall be considered null

and void, and the Planning Board shall institute proceedings to have the plan stricken from the records of the Registry of Deeds.

404.3 Acceptance of Street, Easement or Open Space

The approval by the Planning Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the municipality of any street, easement, or other open space shown on such plan. When a park, playground, or other recreation area shall have been shown on the plan to be dedicated to the municipality, approval of the plan shall not constitute an acceptance by the municipality of such areas. The Planning Board shall require the plan to contain appropriate notes to this effect. The Planning Board may also require the filing of a written agreement between the applicant and the municipal officers covering future deed and title, dedication, and provision for the cost of development, equipment, and maintenance of any such dedicated area.

500 Construction of Necessary Improvements

Failure to commence substantial construction of the necessary improvements in the subdivision within two (2) years of the date of approval and signing of the plan shall render the plan null and void. Upon determining that a subdivision approval has expired under this paragraph, the Planning Board shall have a notice placed in the Registry of Deeds to that effect.

600 Performance Standards

In reviewing applications for a subdivision, the Planning Board shall consider the standards contained in Title 30-A, M.R.S.A., Section 4404 and the following standards in this ordinance and make findings that each have been met prior to the approval of a final plan. In all instances, the burden of proof shall be upon the applicant.

601.1 Conformances

All proposed subdivisions shall be in conformity with the provisions of all pertinent Federal, State and local laws, codes and ordinances.

601.2 Layout and Buffer Provisions

Subdivisions shall be designed to conform, to the greatest extent possible, with the existing landscape. The features of the landscape such as topography, drainage characteristics, surface water and groundwater hydrology, wetland characteristics, natural areas, and land cover shall be preserved.

The Planning Board may require that a subdivision design maintain natural buffers adjacent to rivers, brooks, streams, wetlands, and other natural and historic features that by way of adjacent development would be degraded in aesthetic, environmental, or historic value. The Board may further require that wildlife habitat, and especially travel corridors, be protected. The Board may also require natural buffers adjacent to other development when the development is of a varying nature and design concept.

601.3 Lots

A. All lots shall meet the minimum requirements of the applicable Town of New Vineyard ordinances except as may otherwise be permitted by this Ordinance.

B. Lot configuration and area shall be designed to provide for adequate off-street parking and service facilities based upon the type of development contemplated.

C. The Planning Board may require the location of structures such that the character of the area and the town will not be significantly changed. To accomplish this, the Board may require structures to be arranged to avoid construction in fields and on the tops of ridge lines. Whenever possible and feasible, the designated area for the placement of structures shall be on the edges of fields.

601.4 Water Supply

If a central water supply system is provided by the subdivider, the location and protection of the source, and the design, construction and operation of the system shall conform to the Rules of the Maine Department of Human Services relating to Drinking Water (10-144 A.C.M.R. 231).

601.5 Sewage Disposal

A. The applicant shall submit evidence of soil suitability for subsurface sewage disposal prepared by a Licensed Site Evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules.

B. On lots in which the minimum depth to seasonal water table, or hydraulically restrictive horizon or a minimum depth to bedrock is fifteen (15) inches or less as reported by a licensed site evaluator, a second site with suitable soils shall be shown as a reserve area for future replacement of the disposal system. The reserve area shall be shown on the Plan and restricted as to not be built upon.

601.6 Surface Drainage and Stormwater Management

A. Surface Drainage: The site design shall be such that surface drainage patterns are not significantly changed. Flow patterns and the quantity of water in each drainage area of the subdivision shall approximate predevelopment conditions.

B. Where a subdivision is traversed by a stream, river, or surface water drainage way, or where the surface water runoff from the site is channelized or piped, there shall be provided

easements or drainage rights-of-way which shall contain the drainage ways or other features, such as detention ponds, and provide adequate area to either side of the drainage features to allow for maintenance.

C. Provisions shall be made for the on-going maintenance of the storm water management system. When drainage is to be maintained by the Town, perpetual easements shall be provided to the Town allowing maintenance and improvement of the system.

D. The storm water management system shall be designed by a qualified professional knowledgeable in surface drainage. Adequate provision shall be made for handling of all storm water generated within the subdivision, and any drained ground water through a management system of ditches, swales, culverts, under drains, infiltration areas, and/or storm drains. The storm water management system shall be designed to conduct storm water flows to existing watercourses.

E. All components of the storm water management system shall be designed to accommodate a 25 year storm.

F. Where the peak runoff from the subdivision onto abutting properties is increased either in volume or duration, easements allowing such additional discharge shall be obtained from abutting property owners. No activity of the subdivision shall be responsible for the ponding of surface water on any abutting property.

G. There should be no significant increase in the quantity, either peak or total volume, of storm water runoff from the development. In determining the significance of any increase, the board will ensure that the runoff will not create erosion, drainage or runoff problems, property damage, or flooding either on the property, on abutting properties or downstream. Storm water runoff modeling based on NRCS TR-55 is the recommended form of stormwater calculations to determine runoff flows. The applicant may use such other methods as are generally acceptable to the engineering community. The Planning Board may require documentation of the inputs and outputs to the model as well as background information on the model. Any increase in the volume or intensity of storm drainage shall not overload existing or future planned storm drainage systems downstream from the subdivision. The subdivider shall be responsible for financing any improvements to existing drainage systems required to handle any increased storm flows.

H. The quality of storm water runoff or any river, stream, or brook or any wetland shall not be significantly degraded by any activity during construction, development, or future use of the subdivision. The water quality shall maintain all functional uses previously capable of being supported by the waters and also be capable of maintaining all of the fish and wildlife populations previously supported or capable of being supported.

I. Storm water runoff generated on the site of the subdivision shall be controlled to the greatest practicable extent on the individual lots. In doing so, the applicant can provide a reasonable estimate of the amount of area to be developed and employ such control techniques as may be appropriate including the use of such low impact development techniques as buffers, infiltration swales, rain gardens and dry wells.

J. The storm water management system shall be designed to accommodate upstream drainage.

601.7 Erosion Control

The Planning Board shall require the subdivider to prevent soil erosion and sediment transport on the site and onto adjacent and downstream properties. Erosion control practices shall conform to the Maine Erosion and Sediment Control Handbook for Construction Best Management Practices. The plan should contain erosion control measures for all clearing and construction activity to be undertaken by the subdivider and also measures to be employed during the development of individual lots by subsequent owners.

601.8 Phosphorus Export

	Lake Protection Level	Phosphorus Loads[1]	Allowable Phosphorus Export Per Acre (Pounds)
Bauds Pond	Medium	21.63	.047
Lily Pond	Medium	7.76	.068
Mill Pond	Medium	9.67	.057
Mosher Pond[2]	Medium	0.35	.038
Porter Lake	High	23.65	.055

A. Subdivisions proposed within the direct watershed of a lake or pond listed below shall be designed to limit phosphorus runoff to the levels defined below, or as may be recommended by the Department of Environmental Protection.

1 The pounds per year of phosphorus from the watershed that would produce an increase in phosphorus concentration by more than 1.0 parts per billion.

2 Mosher Pond is located in the town of Industry. A portion of its watershed lies within the town of New Vineyard. (See Appendix B)

B. Phosphorus export from a proposed subdivision shall be calculated according to the procedures defined in Phosphorus Control in Lake Watersheds: A Technical Guide for Evaluating New Development" (Maine DEP et.al., September 1989 with revision in 1992 and as may be amended). Copies of all worksheets and calculations shall be submitted with the application.

C. Phosphorus control measures shall meet the design criteria contained in "Phosphorus Control in Lake Watersheds: A Technical Guide for Reviewing Development" (Maine DEP et al., September 1989 with revisions in 1992 or as may be amended). The Planning Board shall require the reasonable use of vegetative buffers, limits on clearing, minimizing street lengths, and shall encourage the use of other nonstructural measures and on site controls similar to the storm water controls prior to allowing the use of high-maintenance structural measures such as infiltration systems and wet ponds.

601.9 Construction in Flood Hazard Areas

A. When any part of a subdivision is in a special flood hazard area as identified by the Federal Emergency Management Agency, the plan shall indicate that all principal structures on lots in the subdivision shall be constructed with their lowest floor, including the basement, at least one (1) foot above the 100-year flood elevation. Such a restriction shall be included in the deed to any lot which is included or partially included in the flood hazard area.

B. Roads and any other structures to be part of the subdivision shall conform to the requirements of the Flood Plain Management Ordinance. They shall be protected from flood waters such that they are not damaged, and their construction shall not increase the level or extent of flooding.

601.10 Access Control and Traffic Impacts

Provisions shall be made for vehicular access to the subdivision and circulation within the subdivision in such a manner as to safeguard against hazards, both vehicular and pedestrian, to protect property, and to provide for adequate access by public safety vehicles including fire, police and ambulance services. Where existing public roads are used to provide access to the subdivision, the applicant shall have the responsibility to bring such roads up to the design and construction standard contained in Section 700 in order to provide for the access and circulation as stated above. Where private roads are to be used, they shall meet the Private Road standard contained in Section 700.

A. Specifically, the following requirements shall apply in order to ensure that roads and streets are upgraded appropriately.

1. The streets or roads giving access to the subdivision and neighboring streets which can be expected to carry traffic to and from the subdivision shall have traffic carrying capacity and be of such physical condition to accommodate the amount and types of traffic generated by the proposed subdivision, emergency vehicle traffic and school bus traffic, if appropriate.

2. Subdivisions generating less than 100 trips per day and served by public roads shall meet the Minimum for Public Safety Standard. When subdivisions exceed 100 trips per day, public roads shall be upgraded to the standard as set forth for the type of road which serves the development.

B. In addition to applying good engineering practices and complying with any applicable road standards in the Town of New Vineyard, the following criteria and the criteria contained in Section 700 shall be used for the layout, design, improvement, construction and/or reconstruction of any streets or roads.

1. Any subdivision expected to generate average daily traffic of two hundred (200) trips per day or more shall have at least two (2) street connections with an existing public or private street or streets meeting the standards contained in Section 700. A minimum of two hundred (200) feet shall be maintained between centerlines of such street to any other street.

2. Where the subdivision lot(s) will be accessed by off-site or existing public streets, the use of common driveways shall be used where appropriate to minimize the number of entrances to public streets.

3. Where a subdivision or lot within a subdivision has frontage on two or more streets, the access to the subdivision or lot shall, where practical, be provided from the street where there is lower potential for congestion and hazards to traffic and pedestrians.

C. Sight Distance: The minimum sight distance shall be ten (10) times the posted speed limit on the existing road that the proposed road intersects or two hundred fifty (250) feet for minor and private roads to be constructed as part of the subdivision and where the speed limit is expected to be twenty-five (25) miles per hour. Sight distance shall be measured from the driver's seat of a vehicle that is ten (10) feet behind the curb or edge of shoulder line with the height of the eye three and one-half (3 1/2) feet above the pavement and the height of object four and one-half feet (4 1/2) feet.

601.11 Ground Water Quality

A. When a hydrogeologic assessment is submitted, by request of the Planning Board, the assessment shall contain at least the following information:

1. A map showing the basic soil types.

2. The depth to the water table at representative points throughout the subdivision.

3. Drainage conditions throughout the subdivision.

4. Data on the existing ground water quality, either from test wells in the subdivision or from existing wells on neighboring properties.

5. An analysis and evaluation of the effect of the subdivision on ground water resources. In the case of residential developments or other development producing more than an average of 2,000 gallons per day of sewage, the evaluation shall, at a minimum, include a projection of post development nitrate-nitrogen concentrations at any wells within the subdivision, and/or at the subdivision boundaries; or at a distance of one thousand (1,000) feet from potential contamination sources, whichever is a shorter distance.

6. A map showing the location of any subsurface wastewater disposal systems and drinking water wells within the subdivision and within one hundred (100) feet of the subdivision boundaries.

B. The subdivision will not result in the existing ground water quality becoming inferior to the physical, biological, chemical, and radiological levels for raw and untreated drinking water supply sources specified in the Maine State Drinking Water Regulations, pursuant to 22 M.R.S.A., Section 601.

C. If ground water contains contaminants in excess of the primary standards, and the subdivision is to be served by on-site ground water supplies, the applicant shall demonstrate how water quality will be improved or treated.

D. If ground water contains contaminants in excess of the secondary standards, the subdivision shall not cause the concentration of the parameters in question to exceed one hundred fifty (150) percent of the ambient concentration.

E. Subsurface waste water disposal systems and drinking water wells shall be constructed as shown on the map submitted with the assessment. If construction standards for drinking water wells or other measures to reduce ground water contamination and protect drinking water supplies are

recommended in the assessment, those standards shall be included as a note on the final plan and as restrictions in the deeds to the affected lots.

601.12 Protection of Significant Wildlife Habitat

A. Subdivision design shall protect wildlife habitat to the greatest practicable extent through the location of roads, drainages, and other constructed features and the layout of lots such that important habitat is protected. Open space layouts and the use of buffers are highly encouraged, and may be required by the Planning Board in order to afford protection of important habitat. Important habitat includes, but is not limited to, resources identified by the Maine Department of Inland Fisheries and Wildlife, surface waters, wetlands, and vernal pools.

B. Applicants proposing to subdivide land in or within seventy-five (75) feet of wildlife resources identified by the Maine Department of Inland Fisheries and Wildlife shall consult with a recognized wildlife or fisheries consultant or the Maine Department of Inland Fisheries and Wildlife and provide their written comments to the Planning Board. Any conditions to the approval to wildlife habitat preservation shall appear on the plan and as deed restrictions to the affected lots.

601.13 Historic Locations

The Planning Board shall consider a proposed subdivision's impacts on historic buildings and sites as identified by the Town of New Vineyard Historical Society. When a proposed subdivision will impact a historic building or site, the applicant will design the subdivision to minimize the impacts on the historic building or site. The size, scale, design, and exterior finish of proposed structures, or potential structures shall be in keeping with the historic site which would be impacted in order to reduce the visual, aesthetic, and social impact on the historic site.

601.14 Endangered and Threatened Species

The Planning Board shall consider a proposed subdivision's impacts on state documented endangered species and shall ensure that the subdivision does not damage or further endanger or threaten such species.

601.15 Solid Waste

All solid waste shall be disposed of at a Department of Environmental Protection licensed facility and in accordance with applicable federal and state laws.

601.16 Municipal Services

When the Planning Board finds, based upon the recommendation of department heads, that municipal services do not have sufficient capacity to service the proposed subdivision, the Planning Board may require the following:

A. Phasing of the subdivision to allow for the development of expanded municipal services;

B. Deny the application; and/or

C. Require the applicant to upgrade the municipal services. Such upgrade shall pertain to capital facilities only and not operation or maintenance of services or facilities.

601.17 Open Space/Resource Preservation Subdivisions

A. The Town of New Vineyard encourages the development of subdivision designs and layouts that preserve a sense of space, provide for agriculture, forestry, and recreational land uses, preserve other resources, including historic resources identified by the Town of New Vineyard Historical Society and blend new development with the traditional open and wooded, agricultural, and village landscapes and historic buildings of New Vineyard. Such designs are also useful in ensuring that development is located on appropriate soils and on topographic features that are most capable of supporting the development. This standard is intended to provide incentives which afford flexibility in street and lot layout and design and street frontage requirements to the landowner. It also allows the Planning Board to waive or reduce certain otherwise applicable standards and provisions of this ordinance if such landowners commit to the permanent preservation of important open space, historic, or cultural resources or preservation of traditional residences, structures and neighborhoods. These incentives are designed to encourage greater flexibility and more innovative approaches to development and environmental design that will promote the most appropriate use of land, preservation of permanent open space, or agricultural land, forest land, important natural features, wildlife habitat, water resources, ecological systems, and historic and scenic areas, historic and cultural resources, and historic and traditional neighborhoods for the benefit of present and future residents.

B. A resource preservation subdivision achieves the purposes of this performance standard by reducing the lot size, frontage and setback requirements. It locates housing, structures and accompanying uses in those areas where they have the smallest impact on identified environmental, wildlife, agricultural, forest, open space, historic, cultural and traditional neighborhood resources. These resources are then permanently preserved by covenants and restrictions or conservation easements.

C. An individual may apply for approval of a resource preservation subdivision either after sketch plan review of a conventional subdivision or by initially filing an application for a resource preservation subdivision. In either case, the Planning Board shall review the application in accordance with Title 30-A M.R.S.A., Section 4404 and this ordinance.

1. Pre-application Procedure
Any applicant for a resource preservation subdivision is encouraged, but not required, to submit at the pre-application stage a complete build out plan for the entire parcel.

2. Application Procedure
The submissions for a resource preservation subdivision shall include all plans and materials required for a conventional subdivision under this Ordinance.

3. General Requirements
In Planning Board review and approval of a resource preservation subdivision, the following requirements shall apply and shall supersede any inconsistent or more restrictive provisions of this ordinance and other Town of New Vineyard ordinances.

a) All resource preservation subdivisions shall meet the use standards of the Town of New Vineyard.

b) Allowable density shall be based upon one of the following methods as determined by the applicant:

1) Net density method which is calculated in the following manner: Determine the buildable acreage of the parcel by taking the total area of the parcel and subtracting in order the following:

a) area in proposed rights-of-way
b) area of two (2) or more contiguous acres with sustained slopes of twenty (20) percent and greater
c) area of wetlands identified as Class I, II and III under the Natural Resource Protection Act
d) area shown to be in floodway as designed in the Flood Boundary and Floodway Map prepared by the Federal Emergency Management Agency
e) area of the lot covered by surface waters

Then divide the buildable area by the minimum lot size required.

2) Simplified method, which is calculated in the following manner: Determine the number of allowable uses or units by: subtracting the area of wetlands identified as Class I, II and III under the Natural Resource Protection Act from the total acreage of the parcel and then taking seventy (70) percent of that result; divide that number by the minimum lot size requirement.

c) For residential development, the Planning Board may grant a density bonus of one (1) lot or dwelling unit of each ten (10) lots or dwelling units when it makes a written finding that the resource preservation subdivision satisfies and achieves the applicable purposes of this ordinance.

4. Layout and Siting Standards

In planning the location and siting of structures in a resource preservation subdivision, priority should be given to the preservation of the open space for its natural resource value or the historic, cultural and traditional neighborhood resources for their intrinsic values. The development should be located on the soils and topography that is best suited for development. Where open space is being preserved, human habitation activity should be located and sited on the least valuable natural resource portion of a parcel, taking into account the contours of the land and the steepness of slopes. Where historic, cultural and traditional neighborhood values are being preserved, the design, layout and style of the subdivision and structures shall complement the resources that are being protected or are located in the surrounding area. It is understood that there will sometimes be competing resources. As such the applicant and Planning Board will work to determine the most appropriate layout based on the environmental and community needs.

a) Where open space is being preserved, the building lots on a parcel shall be laid out and the structures shall be sited according to the following principles. The Planning Board, in its discretion, shall resolve conflicts between these principles as applied to a particular site.

1) Upon soils least suitable for agricultural use and in a manner that maximizes the usable area remaining for the designated open space use, whether agricultural, forestry, or recreational, and whether existing or future.

2) Within woodlands, or along the far edges of open agricultural fields adjacent to any woodland in order to reduce encroachment upon agricultural soils and to enable new development to be visually absorbed by natural landscape features.

3) In such manner that the boundaries between residential lots or other proposed uses and active agricultural use, commercial forest land, and/or wildlife habitat are well-buffered by vegetation, topography, streets or other barriers in order to minimize potential conflict between new uses and agricultural and forestry uses.

4) In locations where buildings may be oriented with respect to scenic vistas, natural landscape features, topography and natural drainage areas, in accordance with an overall plan for site development.

b) Where historic, cultural or traditional neighborhood resources and values are being protected, the building lots shall be laid out and the structures sited according to the following principles.

1) The layout and structures shall preserve and compliment the resources and traditional neighborhood character, where applicable, through setbacks, scale, landscaping, and quality of construction which should all be in keeping with the surrounding uses.

2) In such manner that the boundaries between proposed uses and existing uses are buffered or screened in keeping with the buffers and screening that exist in the area in order to minimize potential conflict between new uses and existing uses, especially residential uses.

3) Historic or cultural resources shall be preserved and protected to the greatest extent possible in keeping with the economic feasibility. The Planning Board may require that certain resources be open to the public with such conditions as may be appropriate for the location and type of resource, including being open on an appointment only basis. Or the Planning Board may require that permanent easements be obtained to insure the preservation of such resources.

5. Space Standards

a) Shore frontage and shore setback requirements shall not be reduced below the minimum shore frontage or shore setback required by the Shoreland Zoning Ordinance.

b) Except in the Shoreland zone, the required minimum land area per dwelling unit for the building envelope may be reduced by 25% or for non-residential structures by 50% of the minimum lot size. The building envelope shall not include 100-year floodplains, areas of two (2) or more acres of sustained slopes greater than twenty (20) percent, or wetlands as defined by the Natural Resource Protection Act. If the lot area is reduced, there shall be additional land area in the development equal to or exceeding the sum of the areas by which the building lots are reduced below the minimum lot area normally required in the district. For subdivisions preserving open space, the additional area shall be laid out to preserve the agricultural, forestry, or environmental resources the subdivision seeks to protect. Where open space or environmental resources are being preserved, the layout shall provide access and minimal facilities such as trails to insure that the lot owners in the subdivision can enjoy the benefits of the open space or environmental resources.

c) Minimum street frontage requirements may be waived or modified by the Planning Board provided that:

1) Any applicable provisions regarding streets in Subsection 6, below, are satisfied; and

2) Adequate access and turn-around to and from all parcels by emergency vehicles can be ensured by private streets and/or common driveways.

d) A reduction of required setback distances may be allowed at the discretion of the Planning Board, based upon the public benefits to be achieved from the design, provided that the front and rear setbacks shall be no less than twenty-five (25) feet.

6. Streets

Streets and roads shall comply with the design standards set forth in this ordinance, Section 701, except as follows. Any Collector type street or road in a resource preservation subdivision shall meet the standard contained in Section 701. Other streets or roads shall meet the criteria for Minor or Private presented in the table in Section 701, except that the Pavement/Travel Way Width may be reduced to eighteen (18) feet. The use of common driveways meeting the standards in Section 701 is allowed. Right-of-way widths may be reduced at the discretion of the Planning Board provided there is adequate right-of-way for storm water management facilities, including the maintenance thereof.

7. Open Space Requirements

In Planning Board review and approval of a subdivision with open space, whether primarily intended to preserve open space or to preserve and protect historic, cultural or

traditional neighborhood resources, the following requirements shall apply and shall supersede any inconsistent or more restrictive provision of this ordinance.

a) Open Space Uses. On all parcels, open space uses shall be appropriate to the site. Open space should include natural features located on the parcel(s) such as, but not limited to, agricultural land, forested acreage, wildlife habitat and historic features and sites. Open space shall be preserved and maintained subject to the following, as applicable:

1) On parcels that contain significant portions of land suited to agriculture or commercial forestry, open space shall be preserved for agricultural or forestry, other compatible open space uses such as wildlife habitat, recreation (active or passive) and resource conservation.

2) When the principal purpose of preserving portions of the open space is the protection of natural resources such as wetlands, steep slopes, wildlife habitats, and stream corridors, open space uses in those portions may be limited to those which are no more intensive than passive recreation.

b) Notations on Plan. Open space, common lands, streets or facilities must be clearly labeled on the final plan as to its use or uses with respect to the portions of the open space that such use or uses apply, ownership, management, method of preservation, and the rights, if any, of the owners in the subdivision to such land or portions thereof. The plan shall clearly show that the open space land is permanently reserved for open space purposes, and shall contain a notation indicating the book and page of any conservation easements or deed restrictions required to be recorded to implement such reservations.

c) Ownership of Open Space Land. Open space land may be held in private ownership; or owned in common by a Homeowners' Association (HOA); transferred to a non-profit organization such as a conservation trust, or association, acceptable to the Planning Board; or held in such other form of ownership as the Planning Board finds adequate to achieve the purposes set forth in this section. The Planning Board shall, in its review, require as a condition of approval provisions for the ongoing maintenance and associated costs for such maintenance of the open space.

8. Land or Homeowners' Associations or Agreements

Where any portion of a subdivision is proposed or required to be held in common by owners of lots or owned in common by an owners' Association (HOA) or similar entity, covenants for mandatory membership in the association setting forth the owners' rights, interest, privileges, responsibilities for maintenance, and obligations in the association and the common land, street or open space shall be approved by the Planning Board and included in the deed for each lot.

601.18 Mobile Home Parks

These standards shall apply to all development proposals for new mobile home parks. "Mobile Home

Park" shall be defined as a parcel of land under unified ownership approved by the municipality for the placement of three (3) or more manufactured homes.

A. Lot Size, Width and Density

Lots in a mobile home park shall meet the following minimum lot size, width and density requirements. Minimum requirements shall be based on Title 30-A M.R.S.A., Section 4358.

1. Lots served by individual subsurface sewage disposal systems
    a) minimum lot size – 20,000 square feet
    b) minimum lot width -- 100 feet

2. Lots within the area regulated by the Shoreland Zoning Ordinance, Town of New Vineyard shall meet the lot area, lot width, setback and shore frontage requirements set forth in that ordinance.

B. Lot Setbacks

1. The following lot setbacks shall apply to all structures in a park.
    a) front setback 50 feet
    b) side setback 10 feet
    c) rear setback 20 feet
    d) setback to public street shall comply with the Town of New Vineyard Building ordinance.

2. For aesthetic purposes, the Planning Board may allow the front or rear setbacks on a private street within a mobile home park to be varied provided that no home may be closer than ten (10) feet from the right-of-way or the rear of any lot and the average distance is at least twenty (20) feet for all units.

C. Buffer Strips

1. A fifty (50) foot wide buffer strip shall be provided along all property boundaries.

2. No structures, streets or utilities may be placed in the buffer strip except that they may cross a buffer strip to provide services to the park.

3. Within twenty-five (25) feet of any property line and within the buffer strip, visual screening and/or landscaping shall be provided. The visual screening may consist of fences, berms, landscaping (such as shrubs and trees) and/or undisturbed natural vegetation. This screening shall effectively screen at least fifty (50) percent of the homes from view from the adjacent property and shall be maintained throughout the life of the project.

D. Parking

For each mobile home lot, there shall be provided and maintained at least two (2) off-street parking spaces.

E. Street Standards

1. Private streets—privately owned streets within the mobile home park shall be designed by a professional engineer who is registered in the State of Maine, and shall be built according to accepted engineering standards, and shall comply with current standards adopted by the Maine Manufactured Housing Board.

a) Two-way park streets shall have a minimum right-of-way of twenty-three (23) feet and a minimum travel way surface of twenty (20) feet. On-street parking shall be prohibited.

b) One-way streets shall have a minimum right-of-way of eighteen (18) feet and a minimum travel way surface of fourteen (14) feet. On-street parking shall be prohibited.

2. Streets for Public Acceptance. Streets within mobile home parks that are to be offered for acceptance by the Town of New Vineyard shall meet the minimum street acceptance standards for public streets as required in Section 700 of this ordinance.

3. No mobile home lot may have vehicular access directly onto an existing public street, unless a new street is constructed to town standards to serve the mobile home park and accepted as a public street.

4. Pavement shall be two (2) inches of hot bituminous, whether streets are to be public or remain private.

5. Parking lanes, if provided, shall be a minimum of eight (8) feet in width.

F. Utility Requirements

All mobile home parks shall provide permanent electrical, water and sewage disposal connections to each mobile home in accordance with applicable state and local rules and regulations.

G. Refuse Disposal

The storage, collection and disposal of refuse in the mobile home park shall be so conducted as to create no health hazards, rodent harborage, insect breeding areas, accident or fire hazards, or air pollution.

H. Skirting

The area between the ground or stand and the bottom of the unit shall be fully enclosed by skirting. This skirting shall provide for access and adequate ventilation of the space under the unit. This skirting may consist of one of the following materials:

1. Approved vinyl or metal mobile home skirting or
2. A poured concrete wall or
3. A mortared or loose laid masonry wall or
4. Painted wood or similar materials

I. No subdivision that has been approved as a mobile home park may be converted to another use without the approval of the Planning Board, and shall meet the appropriate lot size, lot width, setback and other requirements. The plan to be recorded at the Registry of Deeds and filed with the municipality shall include the following restrictions as well as any other notes or conditions of approval.

1. The land within the park shall remain in the unified ownership and the fee to lots or portions of lots shall not be transferred.

2. No dwelling unit other than a manufactured housing unit shall be located within the park.

601.19 Multi-Family Residential

A. The applicant shall demonstrate the availability of adequate supply and quality of water for both domestic and firefighting purposes.

B. It shall be the responsibility of the owner to provide for rubbish disposal, snow removal, and site maintenance. All outdoor storage areas for waste collection shall be enclosed by a wooden or masonry screen at least six (6) feet in height.

C. New multi-family developments of six (6) dwelling units or more shall provide an open space area no smaller than four hundred (400) square feet per dwelling unit.

700 Street and Storm Drainage Design and Construction Standards

All streets and roads proposed as an element of a subdivision shall, at a minimum, meet the standards contained in this section. Further, any proposed subdivision shall have access onto streets and roads that meet the standards set forth herein.

701.1 Plans

A. Plans shall be presented for all streets proposed as an element of a subdivision and shall be submitted with the Preliminary Application. The plans shall include a plan view with contours at an interval of two (2) feet, a profile view at a typical engineering scale and a cross section view. The final contours shall also be shown on a plan view at the scale of the Preliminary Plan.

B. Approval of the Final Plan shall not constitute or be evidence of any acceptance by the Town of New Vineyard of any street, road or easement.

701.2 Design Standards

A. Streets and roads shall, at a minimum, meet the standards provided in the following table and shall be in accordance with the Typical Cross Section in Appendix A. Streets and roads shall be designed by a qualified professional. Where upgrades of existing town roads are necessary, the Town may make necessary upgrades without professional design. Where soils, topographic or other conditions, such as high water table, indicate that additional practices are necessary to provide

a serviceable and durable road, the Planning Board may require the design and construction to include such additional practices, including, but not limited to additional gravel or the use of geotextile fabric.

Item	Collector	Minor	Private	Common Driveway	Minimum for Public Safety (1)
Right-of-Way Width (Minimum)	60′	60′	60′	50′	Existing (5)
Pavement Travel Way Width	24′	20′	20′	12′	18′
Minimum Grade	0.5%	0.5%	0.5%	0.5%	Existing (2)
Maximum Grade	8.0%	12.0%	12.0%	10.0%	Existing (2)
Within 50′ of Intersections	3.0%	3.0%	3.0%	3.0%	Existing (2)
Minimum Angle of Intersection	90E	75E	75E	75E	Existing (2)
Width of Shoulder (Each Side)	4′	2′	2′	1′	1′
Minimum Centerline Radius	500′	200′	200′	150′	Existing (2)
Minimum Tangent Between Reverse Curves	200′	100′	100′	100′	Existing (2)
Sub-base (meeting MDOT 703.06 Type D) [1]	15″	12″	12″	12″	12″
Base (meeting MDOT 703.06 Type A) [1]	6″	6″	6″	Not Required	3″
Base Pavement (Bituminous; After Compaction) [1]	2″	Not Required	Not Required	Not Required	As Exists
Wearing Course (Bituminous; After Compaction) [1]	1 1/2″	2″	Not Required	Not Required	As Exists
Minimum Crown	¼″/ft.	¼″/ft.	5/8″/ft.	5/8″/ft.	5/8″/ft (3).
Dead-End-Street Maximum Length					
Minimum Radius of Right-of-Way at Intersection	10′	10′	10′	10′	Existing (2)
Minimum Radius of Pavement at Intersection					Existing (2)
90 to 75 degrees	25′	25′	25′	25′	
Less than 75 degrees	30′	30′	30′	30′	
Minimum Distance Between Intersections	300′	200′	200′	200′	Existing (2)
Minimum Culvert Size (4)	15″	15″	15″	15″	15″
Minimum Cover Over Culverts	15″	15″	15″	15″	15″

[1] Maine Department of Transportation specifications will be used to establish material quality specifications. These material thicknesses presume a suitable native soil below subgrade. Fine-grained soils having a California Bearing Ratio of less than fifteen (15) percent will generally require additional sub-base material.

(1) Subdivisions generating less than 100 trips per day and served by public roads shall meet this minimal standard for safe traffic movement and emergency service. When subdivisions exceed 100 trips per day, public roads shall be upgraded to the standard as set forth for the type of road which serves the development.

(2) The Board may require the removal of visual barriers such as bankings and knolls that obstruct line of sight, the reduction of excessive slopes when such slopes are hazardous and the reconstruction of intersections to create better visibility.

(3) Unless paved.

(4) As designed, but no less than 15". Culverts shall be corrosion resistant materials meeting acceptable bearing capacity for the use.

(5) For existing roads, the right-of-way shall be as currently exists provided there is adequate space for drainage and travel way.

B. Dead-end streets shall be avoided whenever possible. When a dead end street is required by the constraints of the parcel, or when phasing of a subdivision results in a temporary dead-end street, a turn-around for use of emergency and other vehicles shall be provided. A hammerhead is the preferred turn-around; it shall have a travel way width as per the class of road and a minimum length of each "leg" of forty (40') feet.

C. All base and sub-base materials will be placed at the optimum moisture content to achieve the desired compaction. The maximum compacted thickness of any layer shall not exceed twelve (12") inches. Compact all base and sub-base material to at least ninety (90) percent of the maximum density as determined in accordance with ASTM D698. Determine in place density using ASTM Dl 556 or D2022 or other method approved by the Board. The Board shall determine the frequency of in place testing required.

D. Grade Changes

For all road classifications, grade changes shall be accomplished by parabolic vertical curves of such design that a minimum sight distance of two hundred (200) feet is maintained. In no case shall vertical curves have lengths less than K * A, where A is the algebraic difference of the grades in percent, and K is defined in the table below.

Design Speed (MPH)	"K" for Crest Curves"	"K" for Sag Curves
25	25	33
30	28	35
40	50	50
50	80	70
60	150	100

E. All roads and streets shall have adequate storm water drainage facilities to prevent pavement flooding, ensure good drainage of the road sub base, and prevent erosion. Side slopes shall have a maximum grade of thirty-three (33) percent.

F. Sight Distances

Sight distances at all intersections shall be as required in Section 601.10, Access Control and Traffic Impacts.

G. Signage

1. All roads shall be provided with traffic-control signs at the expense of the applicant/developer. Signs establishing speed limits, stopping lines, yield locations, and other similar instructions shall be in conformance with Section 645 of the State of Maine Department-of Transportation Standard Specifications — Highways and Bridges for Type I signage. Street and road name signs shall be provided by the applicant and installed as directed by the Board of Selectmen or its designee.

2. All applicable signage shall be installed prior to acceptance by the Town.

800 Additional Requirements and Procedures

801.1 Performance Guarantees

A. Types of Guarantees: With submission of the application for final plan approval, the subdivider shall provide one of the following performance guarantees for an amount adequate to cover, at the option of the Planning Board, the total construction costs of all required improvements, taking into account the time-span of the construction schedule and the inflation rate for construction costs. The conditions and amount of performance guarantee shall be determined by the Planning Board with the advice of any engineer retained by the Planning Board, Road Commissioner and municipal officers.

1. A certified check payable to the town, or a savings account or certificate of deposit naming the town as owner, for the establishment of an escrow account; or

2. A performance bond issued by a surety company payable to the town and approved by the municipal officers; or

3. An irrevocable letter of credit from a financial institution establishing funding for the construction of the subdivision, from which the town may draw if construction is inadequate, approved by the municipal officers; or

4. An offer of conditional approval limiting the number of units built or lots sold until all required improvements have been constructed.

B. Contents of Guarantee: The performance guarantee shall contain construction schedule, cost estimates for each major phase of construction taking inflation into account, provisions for inspections of each phase of construction, provisions for the release of part or all of the performance guarantee to the developer, and a date after which the developer will be in default. The guarantee shall state that the town shall have access to the funds to finish construction.

C. Phasing of Development: The Planning Board may approve plans to develop a major subdivision in separate and distinct phases. This may be accomplished by limiting final approval to those lots abutting that section of the proposed subdivision street which is covered by a performance guarantee. When development is phased, street construction shall commence from an existing public way. Final approval of lots in subsequent phases shall be given only upon satisfactory completion of all requirements pertaining to previous phases.

D. Release of Guarantee: Prior to the release of any part of the performance guarantee, the Planning Board shall determine to its satisfaction that the proposed improvements meet or exceed the design and construction requirements for that portion of the improvements for which the release is requested.

E. Default: If, upon inspection, it is found that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, the Code Enforcement Officer shall so report in writing to the municipal officers, the Planning Board, and the subdivider or contractor. The municipal officers shall take any steps necessary to preserve the Town's rights.

F. Privately-Owned Streets: Where the subdivision streets are to remain privately-owned streets, the following words shall appear on the recorded plan.

"All streets in this subdivision shall remain private streets to be maintained by the developer or the lot owners and shall not be accepted or maintained by the Town."

801.2 Waivers

A. The Planning board may waive the necessity for strict compliance with the requirements of this Ordinance to permit a more practical, economical or environmentally sound development. However, this shall not compromise the public health, safety, welfare or environmental protection of the Town and the waivers in question shall not have the effect of nullifying the effect of this Ordinance.

B. In granting waivers to any of these standards in accordance with Section 404, the Planning Board shall require such conditions as that will assure the objectives of these regulations are met.

C. When the Planning Board grants a waiver to any of the standards or improvements required by this ordinance, the final plan, to be recorded at the Registry of Deeds, shall indicate the waivers granted and the date that they were granted.

801.3 Inspection and Enforcement

A. At least five (5) days prior to commencing each major phase of construction of required improvements, the subdivider or contractor shall notify the Code Enforcement Officer in writing when construction of improvements will begin. The municipal officers shall cause inspection to be made to assure that all municipal specifications and requirements shall be met during the construction of required improvements, and to assure the satisfactory completion of improvements and utilities required by the Planning Board.

B. If the inspecting official finds, upon inspection of the improvements, that any of the required improvements have not been constructed in accordance with the plans and specifications filed by the subdivider, he/she shall so report in writing to the municipal officers, Planning Board, and the subdivider or builder. The municipal officers shall take any steps necessary to preserve the municipality's rights.

C. If at any time before or during the construction of the required improvements it appears to be necessary or desirable to modify the required improvements, the inspecting official is authorized to approve minor modifications due to unforeseen circumstances, such as encounters with hidden outcrops of bedrock, natural springs, etc. The inspecting official shall issue any approval under this section in writing and shall transmit a copy of the approval to the Planning Board. Revised plans shall be filed with the Town. For major modifications, such as, but not limited to, relocation of rights-of-way, property boundaries, changes of grade by more than one (1) percent, the subdivider shall obtain permission to modify the plans from the Planning Board.

D. Prior to the sale of any lot, the subdivider shall provide the Planning Board with a letter from a registered land surveyor, stating that all monumentation shown on the plan has been installed.

E. Upon completion of street construction and prior to a vote by the municipal officers to submit a proposed town way at a town meeting, a written certification signed by a professional engineer licensed in the State of Maine may be required by the municipal officers at the expense of the applicant, certifying that the proposed town way meets or exceeds the design and construction requirements.

F. The subdivider or builder or owners' association shall be required to provide for snow removal and maintenance on all streets within the subdivision.

801.4 Violations and Enforcement

A. No plan of a division of land within the municipality that would constitute a subdivision shall be recorded in the Registry of Deeds until a final plan has been approved by the Planning Board in accordance with this ordinance.

B. No person, firm, corporation or other legal entity may convey, offer or agree to convey any land in a subdivision that has not been approved by the Planning Board and recorded in the Registry of Deeds.

C. Any person, firm, corporation or other legal entity who conveys, offers or agrees to convey any land in a subdivision that has not been approved as required by these regulations shall be punished by a fine of not less than one hundred ($100) dollars, and not more than two thousand five hundred ($2,500) dollars for each such conveyance, offering or agreement. The Town may institute

proceedings to enjoin the violation of this section, and may collect attorney's fees and court costs if it is the prevailing party.

D. No public utility or any utility company of any kind shall serve any lot in a subdivision for which a Final Plan has not been approved by the Planning Board.

E. No person shall establish or develop a subdivision without first having a final plan thereof approved by the Planning Board. "Develop" shall include grading or construction of streets, grading of land or lots, or construction of any buildings.

801.5 Appeals

An aggrieved party may appeal any decision of the Planning Board under this ordinance to the Board of Appeals within thirty (30) days of the date the Planning Board issues a written order of its decision.

801.6 Effective Date

The effective date of this ordinance is March 8, 2008.

801.7 Validity and Severability

Should any section or provision of this ordinance be declared by the courts to be invalid, such decision shall not invalidate any other section or provision of this ordinance.

801.8 Amendments

A. On written petition of a number of voters equal to at least 10% of the number of votes cast in the municipality at the last gubernatorial election, or on recommendation of the Planning Board, or on their motion, the Board of Selectmen may present warrants for consideration by the Town to amend, supplement, or repeal the regulations and provisions of this ordinance.

B. After a public hearing on proposed amendment(s), this ordinance may only be amended by a majority vote of a Town Meeting.

900 Definitions

In this ordinance, the following terms shall have the following meanings unless a contrary meaning is required by the context or is specifically prescribed.

ABUTTER- The owner(s) of property sharing a common boundary with a given piece of property, whether or not these properties are separated by a public or private street or right-of-way. The owners of property shall be considered to be the parties listed by the Tax Assessor of New Vineyard as the ones against whom taxes are assessed.

AGRICULTURE- The production, keeping or maintenance for sale or lease, of plants and/or animals, including but not limited to: forages and sod crops; grains and seed crops: dairy animals and dairy products: livestock: fruits and vegetables; and ornamental and greenhouse products. Agriculture does not include confined feeding operations, forest management and timber harvesting activities.

AGGRIEVED PARTY- An owner of land whose property is directly or indirectly affected by the granting or denial of an approval, permit or variance under this ordinance; a person whose land abuts land for which an approval, permit or variance has been granted: or any other person or group of persons who have suffered particularized injury as a result of the granting or denial of such approval, permit or variance.

BACKLOT- Any lot or parcel of land that does not have frontage on a public street or privately-owned street meeting the standards contained in Section 701.

BUILDING- See STRUCTURE

BUILDING PERMIT- The official written document to be displayed at the construction site that grants the authorization for the construction. This document is issued by the Planning Board.

COLLECTOR STREET- A street servicing at least twenty (20) lots or dwelling units, or street which serves as feeder to arterial streets and collector of traffic from minor streets.

COMMON DRIVEWAY- A vehicular access-way serving two (2) single-family dwellings that provides access to a street.

CONSTRUCTION- Includes building, erecting, altering, reconstructing, moving upon or any physical operations on the premises which are required for construction. Excavating, fill, drainage, and the like, shall be considered a part of construction.

DIMENSIONAL REQUIREMENTS- Numerical standards relating to spatial relationships including but not limited to setback, lot area, street frontage and height.

DIRECT WATERSHED OF A GREAT POND- Any land area that contributes stormwater runoff either by surface water or subsurface flow to a great pond without such runoff traveling through another great pond.

DITCH- A natural or constructed waterway or outlet shaped or graded to form a parabolic cross section, for safe conveyance of runoff.

DRIVEWAY- A vehicular access-way serving one (1) lot that provides access to a street.

EARTH MOVING- The removal of earth from its original position.

EMERGENCY OPERATIONS- Operations conducted for the public health, safety or general welfare, such as protection of resources from immediate destruction or loss, law enforcement, and operations to rescue human beings, property and livestock from the threat of destruction or injury.

FLOOD PLAIN- The lands adjacent to a water body which have been or may be covered by a regional flood. These areas are defined by the 100-year flood plain as designated on the Federal Emergency Management Agency's (FEMA) Flood Insurance Rate Maps or Town of New Vineyard Flood Plain Management Ordinance.

FLOOR AREA- The sum of the horizontal areas of floor(s) of a structure enclosed by exterior walls, plus the horizontal area of any unenclosed portions of a structure such as porches and decks.

FOREST MANAGEMENT ACTIVITIES- Timber cruising and other forest resource evaluation activities, pesticide or fertilizer application, management planning activities, timber stand improvement pruning, regeneration of forest stands, and other similar or associated activities, exclusive of timber harvesting and the construction, creation or maintenance of roads.

FORESTED WETLAND- A freshwater wetland dominated by woody vegetation is six (6) meters tall or taller.

FRESHWATER WETLAND- Water Wetland- Means fresh water swamps, marshes, bogs and similar areas which are:

A. Inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils; and

B. Not considered part of great pond, river, stream or brook.

These areas may contain small stream channels or inclusions of land that do not conform to the criteria.

FRESHWATER WETLAND (Shoreland Zone)- freshwater swamps, marshes, bogs and similar areas, other than forested wetlands which are:

A. often (10) or more contiguous acres; or of less than ten (10) contiguous acres and adjacent to a surface water body, excluding any river, stream or brook such that in a natural state, the combined surface area is in excess often (10) acres; and

B. inundated or saturated by surface or ground water at a frequency and for a duration sufficient to support, and which under normal circumstances do support, a prevalence of wetland vegetation typically adapted for life in saturated soils.

Freshwater wetlands may contain small stream channels or inclusions of land that do not conform to the criteria of this definition.

GREAT POND- Any inland body of water which in a natural state has a surface area in excess of ten (10) acres, and any inland body of water artificially formed or increased which has a surface area in excess of thirty (30) acres except for the purposes of this Ordinance, where the artificially formed or increased inland body of water is completely surrounded by land held by a single owner.

INDUSTRIAL- The assembling, fabrication, finishing, manufacturing, packaging or processing of goods, or the extraction of minerals.

JUNKYARD- A yard, field, or other area used as a place of storage for:

A. Automobile graveyards (as defined by M.R.S.A. Title 30-A, Sections 3751-3760).

B. Discarded, worn out or junked plumbing, heating supplies, household appliances and furniture.

C. Discarded scrap and junked lumber.

D. Old or scrap copper, brass, rope, rags, batteries, paper trash, rubber or plastic debris, waste and all scrap iron, steel, and other scrap ferrous or non-ferrous material, and other similar materials.

LOT- An area of land in one ownership, or leasehold, with ascertainable boundaries established by deed or instrument of record, or a segment of land ownership defined by lot boundary lines on a land subdivision plan duly approved by the Planning Board and recorded in the County Registry of Deeds.

LOT AREA- The area of land enclosed within the boundary lines of a lot, not including area of a great pond.

LOT COVERAGE- The percentage of the lot covered by all buildings.

LOT, MINIMUM AREA- The required lot area for a single use.

M. R. S.A.- Maine Revised Statutes Annotated.

MINOR STREET- A street servicing fewer than twenty (20) lots or dwelling units.

MOBILE HOME- A structure designed as a dwelling unit for location on a permanent foundation, and containing sleeping accommodations, a toilet, a tub or shower bath, and kitchen facilities, including major appliances and furniture, with plumbing and electrical connections provided for attachment to outside systems; and designed to be transported after fabrication on its own wheels.

MOBILE HOME PARK- A parcel of land under unified ownership approved by the municipality for the placement of three (3) or more manufactured homes. (As contained in State Law.)

MOBILE HOME PARK LOT- The area of land on which an individual home is situated within a mobile home park and which is reserved for the use of the occupants of that home.

MULTI-FAMILY RESIDENTIAL- A residential structure containing three (3) or more residential dwelling units.

NUISANCE- 1) A thing or condition causing danger or annoyance either to a limited number of persons or to the general public or, because of its attraction, to children who will be unlikely to recognize its dangerous quality. 2) Any property or use existing in violation of this ordinance.

PERSON- An individual, corporation, governmental agency, municipality, trust, estate, partnership, association, two or more individuals having joint or common interest, or other legal entity.

PRINCIPAL STRUCTURE- Any building that can fully function on its own with no obvious secondary or dependent relationship to the other, such as a garage, barn or shed.

PRINCIPAL USE- A use other than one which is wholly incidental or accessory to the use of another building or use on the same premises.

PRIVATELY OWNED STREET: A street which is not intended to be dedicated as a town way.

PUBLIC FACILITY- Any facility, including, but not limited to, buildings, property, recreation areas, and streets, easements or rights-of-ways, which are owned, leased, or otherwise operated, or funded by a governmental body or public entity.

PUBLIC UTILITY- Any person, firm, corporation, municipal department, board of commission authorized to furnish gas, steam, electricity, waste disposal, communication facilities, transportation or water to the public.

PUBLIC WAY- An area or strip of land designated and held by the municipality or the State of Maine for the passage and use of the general public by motor vehicle.

RIGHT-OF-WAY- A strip of land acquired by fee simple, reservation, dedication, prescription, or condemnation. The land reserved for the passage over land of another. The total width of the land area within which a public or private street is located or to be located. (NOTE: For the purpose of establishing building and other improvement setbacks, setback distances shall be measured from the outer most right- of-way limit, NOT the edge of traveled-way or pavement.)

RIVER- A free-flowing body of water including its associated flood plain wetlands from that point at which it provides drainage for a watershed of twenty-five (25) square miles to its mouth.

ROAD- See Street

SETBACK- The minimum horizontal distance from a lot line, right-of-way or normal high-water line to the nearest part of a structure.

SHORELAND ZONE - The land area located within two-hundred fifty (250') feet, horizontal distance of the normal high-water line of any great pond or river; within two-hundred fifty (250') feet horizontal distance of the upland edge of a freshwater wetland; or within seventy-five (75') feet of the normal high-water line of a stream.

SINGLE-FAMILY DWELLING- A structure containing only one (1) dwelling unit for occupation by not more than one (1) family.

STREAM, RIVER OR BROOK- A channel between defined banks. A channel is created by the action of surface water and has two (2) or more of the following characteristics.

A. It is depicted as a solid or broken blue line on the most recent edition of the U.S. Geological Survey 7.5-minute series topography map or, if that is not available, a15-minute series topography map.

B. It contains or is known to contain flowing water continuously for a period of at least 6 months of the year in most years.

C. The channel bed is primarily composed of material such as sand and gravel, parent material or bedrock that has been deposited or scoured by water.

D. The channel contains aquatic animals such as fish, aquatic insects or mollusks in the water or, if no surface water is present in the stream bed.

E. The channel bed contains aquatic vegetation and is essentially devoid of upland vegetation.

River, stream or brook does not mean a ditch or other drainage way constructed and maintained solely for the purpose of draining stormwater or a grassy swale.

STREET-A vehicular public way maintained by the Town of New Vineyard or the State of Maine, a private vehicular way shown on a recorded plan and approved by the Planning Board or a private vehicular way over which traffic regularly passes and which is used to access three or more houses. The term street does not include driveways, common driveways, farm roads or logging roads.

STRUCTURE- Anything constructed or erected, the use of which requires a fixed location on or in the ground or in the water, or an attachment to something having a fixed location on the ground, including buildings, signs, commercial park rides and games, carports, porches, and other building features, including stacks and antennas, but not including sidewalls, fences, driveways, parking lots, and field or garden walls or embankment retaining walls.

SUBDIVISION- The division of a tract or parcel of land into three or more lots as defined by State law.

SUBDIVISION, MAJOR: Any subdivision containing more than five (5) lots, dwelling units, or units in a commercial establishment or any subdivision containing a proposed street.

SUBDIVISION, MINOR: Any subdivision containing not more than five (5) lots, dwelling units, or units in a commercial establishment, and in which no street is proposed to be constructed.

SUSTAINED SLOPE- A change in elevation where the referenced percent grade is substantially maintained or exceeded throughout the measured area.

SUBSURFACE SEWAGE DISPOSAL SYSTEM- A collection of treatment tank(s), disposal area(s), holding tank(s) and ponds, surface spray system(s), cesspool(s), well(s), surface ditch(es), alternative toilet(s), or other devices and associated piping designed to function as a unit for the purpose of disposing of wastes or wastewater on or beneath the surface of the earth. The term shall not include any wastewater discharge system licensed under M.R.S.A., section 414, any surface wastewater disposal system licensed under 38 M.R.S.A., section 413, sub-section 1-A, or any public sewer. The term shall not include a wastewater disposal system designed to treat wastewater which is in whole or part hazardous waste as defined in 38 M.R.S.A. chapter 13, sub-chapter 1.

TIMBER HARVESTING- the cutting and removal of trees from their growing site, and the attendant operation of cutting and skidding machinery but not the construction or creation of roads. Timber harvesting does not include the clearing of land for approved construction.

TRACT, or PARCEL, of LAND- All contiguous land in the same ownership, whether or not the land is separated at any point by: an intermittent or non-navigable stream provided that lands on the opposite sides of a public or private road are considered each a separate tract or parcel of land unless the road was established by the owner of land on both sides of the road at the time the road was established.

UPLAND EDGE- The boundary between upland and wetland.

USE- The purpose for which land or a structure is arranged, designed, or intended, or for which land or a structure is or may be occupied.

VEGETATION- All live trees, shrubs, ground cover, and other plants, including without limitations, trees, both over and under four (4”) inches in diameter, measured four and one half (4 2’) feet above ground level.

WETLAND- See Freshwater Wetland.

WATER BODY- Any great pond, river or stream.

WRITTEN PETITION- A petition signed by at least ten (10) percent of the municipal voters in the last gubernatorial election.

Appendix A

BE NO STEEPERTHAN 3:1UNLESS STONE REINFORCED GROUND

ROAD CROSS SECTION

The ditch shall have a parabolic bottom section. The triangular section is shown for illustrative purposes only.
An alternative design shall be used where sidewalks and / or underground storm water drainage systems are proposed or required. Such design shall be approved by a Professional Engineer registered in the State of Maine and selected by the Board and hired at the developer's expense.

Checklist for Complete Application
Preliminary Plan

Subdivision Name _____

_____ Application Fee Paid

_____Escrow Account Established

X - provided W - waived NA - not applicable

A. Major Submissions — Preliminary Plan

_____ Three (3) copies of all plans and drawings at the same scale as will be used for the reproducible originals required for filing at the Registry of Deeds. In addition, eight (8) copies of the plan(s) which may be reduced to a size of eleven (11) by seventeen (17) inches, and all accompanying information shall be provided.

_____Provide the Fire Department, Ambulance Service, Road Commissioner, Board of Selectmen and Code Enforcement Officer (CEO) copies of the Application for their comments and/or suggestions.

B. The plans (maps) shall include the following information:

1. Plat plan, including:

_____a) Name of the subdivision, name of the municipality, tax assessor's map and lot numbers.

_____b) Field survey of the boundary lines of the tract by a licensed land surveyor.

_____• the number of acres

_____ • the latitude and longitude of all corners of the original parcel for GIS reference.

_____ c) Date prepared, magnetic north point, graphic map scale,

_____ • names and addresses of the record owner, applicant, and individual or company who prepared the plan,

_____ • names of adjoining property owners.

_____ • seal of engineer or surveyor that prepared the Plan

_____ d) The proposed lot lines with dimensions, bearings, and lot area and type of monuments

_____ e) The location and names of any existing and proposed

_____• streets, easements, existing buildings,

_____• wetlands, and watercourses, including any river, stream, or brook within or abutting the property.

_____ • widths of existing and proposed streets, easements, sidewalks, buffer areas, parks and recreation areas and other physical features proposed

_____f) Location and size of existing and proposed culverts and drainage ways on or adjacent to the property

_____g) Boundaries of any flood hazard areas and the 100-year flood elevation

_____h) Open space and buffers to be preserved and information on its management

_____i) Land to be dedicated to public use and the conditions of such dedication

_____j) Zoning boundaries affecting the subdivision

2. Additional plans or maps showing:

_____a) Subdivision layout of lots, roads easements, and other relevant information.

_____ b) Vegetative cover type, and other essential existing physical features.

_____c) Contour lines showing elevations in relation to mean sea level.

_____ d) Location of any zoning boundaries.

_____ e) The location of all test pits or borings or other soils and geological information

_____f) All stormwater, phosphorus and erosion controls

_____g) Pre and post development watershed and sub watershed boundaries, including any watershed boundaries for great ponds.

_____h) Location and nature of significant wildlife habitats.

_____i) Location of known historic sites, structures or archaeological resources on or adjacent to the property.

_____j) Location of rare and endangered species on or adjacent to the parcel.

_____k) Location of natural areas on or adjacent to the parcel

_____l) Location of scenic sites or views.

_____m) The names and addresses of owners of record of adjacent property.

C. The written application shall contain the following:

_____1) Application form and submittal checklist

_____2) Copy of the deed

_____3) Copy of a USGS map and town tax map showing location

_____4) All covenants, deed restrictions, easements or other encumbrances currently affecting the property

_____5) Any proposed covenants, agreements, or deed restrictions proposed

_____6) The names and addresses of owners of record of adjacent property including any property directly across an existing public street from the subdivision

_____7) Type of sewage disposal to be used

_____8) Type of water supply system(s) to be used

_____ 9) County soil survey along with soil descriptions and interpretations or more detailed soils information

_____10) A soil erosion and sedimentation control plan, including guidelines for lots

_____11) If in the watershed of a great pond, a phosphorus impact analysis and control plan

_____12) USGS or similar maps showing the watershed boundary, and the boundaries of natural resources when such areas extend outside the parcel.

_____13) A traffic impact analysis

_____14) Measures to protect all rare and endangered species

_____15) Measures to minimize impacts on historic sites or structures or archaeological resources

_____16) The nature of significant wildlife and measures to protect such habitats

_____17) Plans for the management of all buffers and open space, if not shown on the plat plan

_____18) Plan for the management of stormwater and surface waters

_____• a plan for the maintenance of all stormwater management infrastructure

_____19) Cost of development and statements of the applicants technical and financial capacity

_____20) Plan for the maintenance of all streets and other improvements proposed for the site

_____21) Offers of cession to the municipality of all public open spaces or information showing the manner in which open spaces are to be maintained

APPENDIX B


Bauds Pond
Porter Lake
Lily Pond
Mill Pond
New Vineyard
Mosher Pond