

**Town of Vassalboro
Minor Subdivision Application
Preliminary Plan**

Map _____ Lot _____ Date _____

Subdivision name _____

New Subdivision _____ Subdivision Modification _____

Name and address of applicant _____

Name and address of property owner _____

Location of parcel _____

Acreage of parcel _____

Number of lots or dwellings units proposed _____

Is any part of the development site in the Shoreland Zone (within 250 ft of water bodies or wetlands)?

Yes _____ No _____

Wastewater System Private _____ Public _____

Water Supply Private _____ Public _____

Has the proposed area of the subdivision undergone a significant harvest of timber in the past five years?

Yes _____ No _____

If so, provide written evidence from a licensed forester or the DOC, Bureau of Forestry that this is not a liquidation harvest. (State Law Title 30-A, Sect 4404 (20))

Will the proposed subdivision also be a mobile home park as defined in State Law Title 10, Section 9081 (2)? (Three or more mobile homes on a parcel of land under single ownership).

Yes _____ Have you applied for state licensing? Y or N

No _____

The following additional information is needed for an application to be considered complete.

_____ List of abutter names and addresses

_____ Proper notification of abutters with registered return receipt mail a minimum of seven days prior to submittal

The following information should be included on the subdivision plan

Ordinance #

_____ 1a Name of subdivision or identifying title

_____ 1b Name of municipality

_____ 1c Assessors map and lot numbers

_____ 3a Date plan was prepared

_____ 3b North arrow

_____ 3c Graphic plan scale

_____ 4 Names and addresses of record owner, applicant, preparer of plan, and abutting property owners

_____ 5a A standard boundary survey including bearings and distances of all boundaries made by a registered land surveyor

_____ 5b Appropriate monument type (granite, concrete, iron pin, or drilled hole in ledge) indicated at each lot corner

_____ 8b A map showing all locations of proposed subsurface wastewater disposal systems, test pits, and required fifty foot setback from lot property lines.

_____ V11 E2b On lots where the limiting soil factor < 24 inches, a reserve disposal area indicated on plan not to be built upon.

_____ VII B2a,b Proposed locations of private and community well locations

_____ 10 Wetlands identified regardless of size

_____ 11a Number of acres

_____ 11b Location of property lines

Subdivision Plan (continued)

Ordinance #

_____ 11c Vegetative Cover

_____ 11d Existing Buildings and essential existing physical features

_____ 11e Proposed building locations that meet all setback requirements of the Building Permit Ordinance and the Subsurface Wastewater Disposal Rules

_____ 12 Location of rivers, stream, and brooks, lakes, and indication of lake watershed

_____ 13 Contour lines at 10 foot intervals or other interval acceptable to Board.

_____ 14 Location and size of existing and proposed sewers, water mains, culverts, and drainage ways within subdivision and adjacent properties.

_____ 15a Location and names of existing streets and highways

_____ 15b Location of proposed easements, building lines, park, and other open spaces on or adjacent to the subdivision

_____ 16 VII G Location of proposed open space areas including vegetative buffer strips, and common use areas, high and moderate value wildlife areas, protected historic places, protected ME Natural Areas, and shoreland zone resource protection areas.

_____ 17 Location of land dedicated to public use.

_____ 18 Location of boundaries of 100 year flood plain, if applicable.

_____ Location of shoreland zones, if applicable

Other Required Information

_____ 2 Verification of title, right and interest to the property

_____ 6 Copy of most recently recorded deed, deed restrictions, easements, right of ways, or other encumbrances affecting the property

_____ 7 Copy of deed restrictions intended to cover all lots and dwellings

- _____ 8a When sewage disposal is to a public sewer, a letter from the Sanitary District confirming that there is adequate capacity to accept the subdivision wastewater.
- _____ 8b When sewage disposal is to private subsurface systems, a copy of HHE-200's for each lot.
- _____ 9b If water supply is public, a letter from the Kennebec Water District confirming adequate supply, pressure and approval of extensions
- _____ 10 A high intensity soils survey by a Certified Soils Scientist
- _____ 19 Hydrologic assessment by certified geologist or P.E. for subdivisions located over a sand and gravel aquifer and served by private sewers
- _____ 20 Erosion and Sediment Control Plan consistent with ME Erosion and Sediment Control Handbook (ME DEP Mar 1991)
- Ordinance #
- _____ 21 Stormwater Management Plan
 Note: May only be waived by Board if all of the following criteria are met
 a Not in watershed of great pond
 b Will not involve grading which changes drainage patterns
 c Addition of impervious surfaces < 5% of subdivision area
- _____ Waived
- _____ 22 Letter from IF&W confirming or denying locations of high and moderate value wildlife areas
- _____ 22 Letter from ME Natural Areas Program confirming or denying locations of such designated areas
- _____ 23 A plan for the location and dimensions of vegetative buffer strips
- _____ 24 Letter from National Register of Historic Places confirming or denying areas of historic significance
- _____ 25 Location and method for disposal of land clearing and construction debris
- _____ 26 ME DOT driveway entrance permit, if applicable.
- _____ 27 Letter from Fire Chief and Town Manager indicating their review and approval

Evidence of adequate financial capacity in form of letter from certified financial institution or letter of credit or alternative form suitable to Board.

Applicants are encouraged to seek input from the Board for addressing the Performance Standards in the Final Plan approval.

By virtue of the signature below, I hereby verify that all materials contained within the Preliminary Plan Application are true and accurate to the best of my knowledge and understand that intentional misrepresentations could be reason for denying or revoking this permit

Signature of Applicant

Date