



PLANNING BOARD FINDINGS OF FACT & DECISION FOR SUBDIVISION APPROVAL

APPLICANT: _____

The Planning Board shall review the application for conformance with the performance standards in Article 8 of the Subdivision Ordinance and make findings that each has been met before approving a subdivision plan. In all instances the burden of proof shall be upon the applicant to present adequate information to indicate all performance standards and statutory criteria for approval have or will be met.

8.1 Basic Subdivision Layout

- A.1 Lots Perpendicular to the Street
- A.2 Prohibition of Further Division
- A.3 Lots on Opposite Side of a Water Body
- A.4 Lot Length to Width Ratio
- A.5 Lot Numbering
- A.6 Suitable Soil
- B. Utilities to be Underground
- C.1 Monument Standard
- C.2 Monument Location on Streets
- C.3 Monument Location on Subdivision Boundaries

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.1. This decision is based on the following findings: _____

and subject to the following conditions: _____

8.2 Pollution

- Title 30-A MRSA §4404(1)
- A. Erosion and Sedimentation Plan (unless submission waived under § 5.3)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.2. This decision is based on the following findings: _____

and subject to the following conditions: _____

8.3 SUFFICIENT WATER

- Title 30-A MRSA §4404(2)
- A. Connection to Public Supply
- B. Private Supply

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.3. This decision is based on the following findings: _____

Applicant: _____

and subject to the following conditions: _____

8.4 MUNICIPAL WATER SUPPLY

- Title 30-A MRSA §4404(3)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.4. This decision is based on the following findings: _____

and subject to the following conditions: _____

8.5 EROSION

- Title 30-A MRSA §4404(4)

A. Erosion Prohibited

B. Erosion and Sedimentation Plan (unless submission waived under § 5.3)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.5. This decision is based on the following findings: _____

and subject to the following conditions: _____

8.6 TRAFFIC

- Title 30-A MRSA §4404(5)

A. Access and Circulation

B. Fire Access

C. Street Names

D. Cleanup

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.6. This decision is based on the following findings: _____

and subject to the following conditions: _____

8.7 SEWAGE DISPOSAL

- Title 30-A MRSA §4404(6)]

A. Municipal System

Applicant: _____

B. System Upgrades

C. Private Systems

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.7. This decision is based on the following findings: _____

and subject to the following conditions: _____

8.8 MUNICIPAL SOLID WASTE DISPOSAL.

- Title 30-A MRSA §4404(7)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.8. This decision is based on the following findings: _____

and subject to the following conditions: _____

8.9 CULTURAL AND NATURAL VALUES

- Title 30-A MRSA §4404(8)
 - A. Preservation of Natural Beauty and Aesthetics
 - B. Retention of Open Spaces and Natural, Archaeological or Historic Features
 - C. Preservation of Significant Wildlife Habitat

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.9. This decision is based on the following findings: _____

and subject to the following conditions: _____

8.10 CONFORMITY WITH LOCAL ORDINANCES AND PLANS

- Title 30-A MRSA §4404(9)
- Lot Size and Performance Standards

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.10. This decision is based on the following findings: _____

and subject to the following conditions: _____

Applicant: _____

8.11 FINANCIAL AND TECHNICAL CAPACITY

- Title 30-A MRSA §4404(10)
 - A. Financial Capacity
 - B. Technical Ability

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.11.

This decision is based on the following findings: _____

and subject to the following conditions: _____

8.12 GROUND WATER

- Title 30-A MRSA §4404(12)
 - A. Ground Water Quality (unless submission of Hydrogeologic Assessment is waived under § 5.3)
 - B. Ground Water Quantity

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.12.

This decision is based on the following findings: _____

and subject to the following conditions: _____

8.13 FLOOD PLAIN MANAGEMENT AREAS

- Title 30-A MRSA §4404(13)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.13.

This decision is based on the following findings: _____

and subject to the following conditions: _____

8.14 FRESHWATER WETLANDS

- Title 30-A MRSA §4404(14)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.14.

This decision is based on the following findings: _____

and subject to the following conditions: _____

Applicant: _____

8.15 RIVER, STREAM OR BROOK

- Title 30-A MRSA §4404(15)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.15.

This decision is based on the following findings: _____

and subject to the following conditions: _____

8.16 STORM WATER

- Title 30-A MRSA §4404(16)]

A. Storm Water Plan

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.16.

This decision is based on the following findings: _____

and subject to the following conditions: _____

8.17 SPAGHETTI-LOTS PROHIBITED

- Title 30-A MRSA §4404(17)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.17.

This decision is based on the following findings: _____

and subject to the following conditions: _____

8.18 IMPACT ON ADJOINING MUNICIPALITY

- Title 30-A MRSA §4404(19)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.18.

This decision is based on the following findings: _____

and subject to the following conditions: _____

Applicant: _____

8.19 LANDS SUBJECT TO LIQUIDATION HARVESTING

- Title 30-A MRSA §4404(20)

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.19.

This decision is based on the following findings: _____

and subject to the following conditions: _____

8.20 RESERVATION OR DEDICATION AND MAINTENANCE OF OPEN SPACE AND COMMON LAND, FACILITIES AND SERVICES

- A. Ownership
- B. Further Division Prohibited
- C. Notations on the Plan
- D. Covenants
- E. By-laws

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.20.

This decision is based on the following findings: _____

and subject to the following conditions: _____

8.21 CLUSTER DEVELOPMENT

- A. Purpose
 - B.1 Minimum Parcel Size
 - B.2 Density Calculation
 - B.3 Minimum Lot Dimensions
 - B.4 Compliance with Other Requirements
 - B.5 No Direct Access to Streets
 - B.6 Buffer
 - B.7 Shorefront Lots
 - B.8 No Further Division of Lots
 - B.9 No Further Division of Open Space
- C. Dimensional Standards

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.21.

This decision is based on the following findings: _____

and subject to the following conditions: _____

Applicant: _____

8.22 AFFORDABLE CLUSTER DEVELOPMENT

- A. Purpose
- B.1 Minimum Parcel Size
- B.2 Density Calculation
- B.3 Density Incentive
- B.4 Minimum Lot Dimensions
- B.5 Compliance with Other Requirements
- B.6 No Direct Access to Streets
- B.7 Buffer
- B.8 Shorefront Lots
- B.9 No Further Division of Lots
- B.10 No Further Division of Open Space
- C. Dimensional Standards

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.22. This decision is based on the following findings: _____

and subject to the following conditions: _____

8.23 STREET DESIGN AND CONSTRUCTION STANDARDS

- A.1 Conformance of Street Designs
- A.2 Detailed Construction Drawings
- A.3 Review of Plans
- A.4 Improvements to Existing Streets
- A.5 Private Roads

The Planning Board by a vote of _____ **For** and _____ **Against** concludes the proposed subdivision ☐ **Complies** or ☐ **Does Not Comply** with the standards referenced in § 8.23. This decision is based on the following findings: _____

and subject to the following conditions: _____

OTHER CONDITIONS OF APPROVAL: _____

Applicant: _____

DATE OF PUBLIC MEETING: _____

MOTION TO: ☐ APPROVE ☐ DISAPPROVE

MEMBERS IN FAVOR

MEMBERS OPPOSED
