

TOWN OF BOWDOINHAM

SUBDIVISION SUBMISSION CHECKLIST

Please Reference 30-A M.R.S.A. §4404 and Article 9 of the Land Use Ordinance

INSTRUCTIONS: All materials must be submitted at least twenty-one (21) days prior to the meeting at which it is to be considered. Thoroughly complete all applicable sections of this checklist and review the Land Use Ordinance. Materials can be submitted as physical documents or digitally; printing fees may apply. If an application type is not applicable, please check "NO" and write "N/A" in the application type section. The Approval Criteria Narrative is required for all Application Tiers/Types.

WAIVERS: If you would like to request a waiver for a particular standard, please check "NO" and write "WAIVE" in the waiver section. The Board may require information, in writing and as an attached document, as to why a waiver request was made, and how the applicant may otherwise meet the standards. Application forms and evidence of right, title, and interest may not be waived. The recording plan, to be recorded at the Registry of Deeds upon final approval, shall indicate in writing the specific waivers granted and the date on which they were granted by the Board.

QUESTIONS: Please refer to 30-A M.R.S.A. §4404, Article 9 and Appendix 4 of the Land Use Ordinance, or contact us at:

ceo@bowdoinham.com • planning@bowdoinham.com • www.bowdoinham.com

Tel: (207)666-5531 • Fax: (207)666-5532 • 13 School Street, Bowdoinham, ME 04008



APPLICANTS NAME: SammCo Holdings LLC Conifer Ridge

APPLICANTS MAILING ADDRESS:

PHONE NUMBER:

EMAIL:

LOCATION OF PROPOSAL:

TAX MAP: U07-005B

PROJECT DESCRIPTION:

DATE SUBMITTED: 8/1/24, 8/22/24, 9/10/24

(STAFF) DATE RECEIVED: 8/1/24, 8/22/24,
9/10/24

APPROVAL CRITERIA NARRATIVE:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
		(9.F.) Approval Criteria.	X	
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
		(9.G.) Performance and Design Standards for Approval Criteria.	X	
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
NOTE: For partial waivers, please specify the article number (i.e., "WAIVE #9.F").				
		(9.F.1., 9.G.1.a-d.) Vehicular Access – The proposed road design will provide for safe access to and egress from public and private roads.		Unclear on turning radii. Defer to PB
N/A		(9.F.2., 9.G.2.a.) Traffic – The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing or proposed and, if the proposed subdivision requires driveways or entrances onto a state or state aid highway located outside the urban compact area of a urban compact municipality as defined by Title 23, Section 754, the Department of Transportation has provided documentation indicating that the driveways or entrances conform to Title 23, Section 704 and any rules adopted under that section.		Not req'd per email with DOT 8/8/24 YM
X		(9.F.3., 9.G.3.a-b.) Visual Impact – The proposed development will not have an adverse effect on the scenic or natural beauty of the area, including water views and scenic views.		
X		(9.F.4., 9.G.4.a-b.) Utilities – The proposed development will not impose an unreasonable burden on existing utilities.		Narrative
X		(9.F.5., 9.G.5.a-c.) Water Supply – The proposed subdivision has sufficient water available for the reasonably foreseeable needs of the subdivision.		Has letter
		(9.F.6., 9.G.6.a-e.) Sewage Disposal – The proposed development will be provided with adequate sewage waste disposal.		PB determination req'd
X		(9.F.7., 9.G.7.a-c.) Fire Protection – The proposed development will have adequate fire protection.		

APPROVAL CRITERIA NARRATIVE (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
NOTE: For partial waivers, please specify the article number (i.e., "WAIVE #9.F").				
X		(9.F.8.a-c, 9.G.8-9.) Capacity of Applicant – The applicant meets the following criteria: The applicant has the right, title and interest in the property; The applicant has the financial capacity to complete the proposed development; The applicant has the technical ability to carry out the proposed development.		

X	(9.F.9.a-g., 9.G.10-16.) Special Resources – The proposed subdivision will not adversely affect the quality of the water body or unreasonably affect the shoreline of the water body and is in compliance with the Shoreland Zoning provisions of this Ordinance; The proposed subdivision is in compliance with the Floodplain Management provisions of this Ordinance; The proposed subdivision will not have an undue adverse impact on wetlands and/or waterbodies, to the extent that is practicable; The proposed subdivision will not have an undue adverse effect on historic and/or archaeological sites; The proposed subdivision will not adversely affect the quality or quantity of groundwater; The proposed subdivision will not have an undue adverse effect on wildlife habitat; The proposed subdivision will not have an undue adverse effect on rare and irreplaceable natural areas.		BwH, note on map not in flood plain
N/A	(9.G.17.a-f., Appendix 4.) Open Space – A major or minor subdivision shall reserve a portion of the parcel, per the requirements of the district, as common open space...		
X	(9.F.10., 9.G.18.a-c.) Environmental Impact – The landscape will be preserved in its natural state to the extent that is practical by minimizing tree removal, disturbance of soil and retaining existing vegetation.		See narrative
X	(9.F.11., 9.G.19.a-d.) Solid Waste Management – The proposed development will provide for adequate disposal of solid wastes.		Narrative mentions contract w Riverside
X	(9.F.12.) Hazardous, Special and radioactive Materials – The proposed development will handle, store, and use all materials identified as hazardous, special or radioactive in accordance with the standards of Federal and State agencies.		See narrative
X	(9.F.13., 9.G.20.) Air Quality – The proposed development will not result in undue air pollution or odors.		See narrative
	(9.F.14., 9.G.21.a-d.) Water Quality – The proposed development will not result in water pollution.		See narrative. PB determination req'd
X	(9.F.15., 9.G.22.a-b.) Stormwater – The proposed subdivision will provide for adequate stormwater management.		See storm water plan
X	(9.F.16., 9.G.23.a-d.) Sedimentation and Erosion Control – The proposed subdivision will take adequate measures to prevent soil erosion and the sedimentation of watercourses and waterbodies.		See erosion section
X	(9.F.17., 9.G.24.a-b) Compliance with Ordinances – The proposed subdivision conforms with the provisions of this Land Use Ordinance and other ordinances and regulations of the Town of Bowdoinham.		

APPROVAL CRITERIA NARRATIVE (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
NOTE: For partial waivers, please specify the article number (i.e., "WAIVE #9.F").				
X		(9.F.18.) Town Plans and Vision Statements – The proposed subdivision is consistent with the intent of the Town’s Plans, including but not limited to the Comprehensive Plan, Waterfront Plan, and Transportation Vision Statement.		
X		(9.F.19.) Municipal Services – The development will not have an unreasonable adverse impact on municipal services, including municipal road systems, fire department, solid waste program, schools, open spaces, recreational programs and facilities, and other municipal services and facilities.		
N/A		(9.F.20., 9.G.25.) Impact of Adjoining Municipality – For any proposed subdivision that crosses municipal boundaries, the proposed subdivision will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.		
N/A		(9.F.21., 9.G.26.) Spaghetti-Lots – Any lots in the proposed subdivision which have shore frontage on a river, stream, brook or coastal wetland shall have a lot depth to shore frontage ratio less than or equal to 5 to 1.		
N/A		(9.F.22., 9.G.27.a-f.)Liquidation Harvesting – Timber on the parcel being subdivided has not been harvested in violation of rules adopted pursuant to Title 12, Section 8869, subsection 14.		

GENERAL PROVISIONS:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
		(9.H.) General provisions.	 	
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
N/A		(9.H.1.) Prior to the sale of any lot, the subdivider shall provide the Board with a letter from a Registered Land Surveyor, stating that all monumentation shown on the plan has been installed.		
N/A		(9.H.2.) Upon completion of street construction and prior to a vote by the municipal officers to submit a proposed public way to a town meeting, a written certification signed by a professional engineer shall be submitted to the municipal officers at the expense of the applicant, certifying that the proposed public way meets or exceeds the design and construction requirements of this ordinance. If there are any underground utilities, the servicing utility shall certify in writing that they have been installed in a manner acceptable to the utility. "As built" plans shall be submitted to the municipal officers and to the utility.		

GENERAL PROVISIONS (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
N/A		(9.H.3.a.) The subdivider shall be required to maintain all improvements and provide for snow removal on streets and sidewalks until or control is placed with a lot owners' association or until accepted by the Town:		
N/A		The subdivider must submit an inspection report from a licensed engineer that confirms that the infrastructure has been constructed to the approved standard before control is placed with a lot owners' association or before it is offer to the Town.		
		(9.H.4.a-b.) The subdivider may not sell a lot or dwelling unit within the subdivision until:		
N/A		The infrastructure serving that dwelling has been constructed as approved. The subdivider must provide an inspection report that confirms the infrastructure has been constructed as approved. Infrastructure shall include but is not be limited to: roadway, power, cable, telephone, stormwater, fire protection;		
N/A		Any applicable conditions of approval have been met		

FINAL APPROVAL AND FILING:				
YES	NO	APPLICATION TYPE:	N/A:	STAFF:
		(9.E.) Final approval and filing.	 	
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
		(9.E.1.) Upon findings of fact and determination that all standards in Title 30-A M.R.S.A., §4404, and this ordinance have been met, and upon voting to approve the subdivision, the Board shall sign the final plan. The Board shall specify in writing its findings of facts and reasons for any conditions or denial.		
		(9.E.2.) Recording plat. The Board shall sign one mylar and two paper originals of the final plan. One of the signed paper originals shall be retained by the Board as part of its permanent records. The applicant shall be responsible for recording the signed final plan in the Registry of Deeds. Any subdivision plan not recorded in the Registry of Deeds within ninety days of the date upon which the plan is approved and signed by the Board shall become null and void. Once the final plan is recorded at the Registry of Deeds the applicant shall submit a paper copy of the recorded plan to the Town for the Town's permanent records.		

FINAL APPROVAL AND FILING (CONTINUED):				
YES	NO	THE PROPOSAL MUST INCLUDE THE FOLLOWING:	WAIVER:	STAFF:
		(9.E.3.) At the time the Board grants final plan approval, it may permit the plan to be divided into two or more sections subject to any conditions the Board deems necessary in order to ensure the orderly development of the plan. If any municipal, quasi-municipal department head, or superintendent of schools notified of the proposed subdivision informs the Board that their department or district does not have adequate capital facilities to service the subdivision, the Board shall require the plan to be divided into two or more sections subject to any conditions the Board deems necessary in order to allow the orderly planning, financing and provision of public services to the subdivision. If the expansion, addition or purchase of the needed facilities is included in the Town's capital improvements program, the time period of the phasing shall be no longer than the time period contained in the capital improvements program for the expansion, addition or purchase.		
		(9.E.4.) No changes, erasures, modifications, or revisions shall be made in any final plan after approval has been given by the Board and endorsed in writing on the plan, unless the revised final plan is first submitted and the Board approves any modifications, except in accordance with Article 9.H. The Board shall make findings that the revised plan meets the criteria of Title 30-A M.R.S.A., §4404, and the standards of these regulations 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 Board shall institute proceedings to have the plan stricken from the records of the Registry of Deeds.		
		(9.E.5.) The approval by the Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the Town 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 Town, approval of the plan shall not constitute an acceptance by the Town of such areas. The Board shall require the plan to contain appropriate notes to this effect. The 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 grading, development, equipment, and maintenance of any such dedicated area		
		(9.E.6.) Failure to accomplish a substantial start of the subdivision within five years of the date of approval and signing of the plan shall render the plan null and void. Upon determining that a subdivision's approval has expired under this paragraph, the Board shall have a notice placed in the Registry of Deeds to that effect.		