

Planning Department
Damariscotta Town Office
21 School Street,
Damariscotta, ME 04543



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PRELIMINARY MAJOR SUBDIVISION APPLICATION CHECKLIST

Project Address: _____

Applicant Name: _____

***Note:** Applications and supporting materials must be submitted in PDF format, via email to the Town Planner.*

APPLICATION SUBMITTAL REQUIREMENTS

Exhibit 1 – Application Forms and Documents

- Universal Application Form
- Cover Letter summarizing project intent
- All applicable application fees (see the Town's Fee Schedule or contact the Planner)

Exhibit 2 – Project Data Sheet, including the following information:

- Total land area of site (all contiguous land in same ownership) in square feet
- Total amount of land disturbance proposed in square feet
- Description of existing conditions of the site

Exhibit 3 – Construction

- Construction schedule outlining the anticipated sequence of construction (beginning and completion) for major aspects of the proposed project, including roads, erosion control and drainage measures, etc.
- A construction phasing plan showing parking, vehicles and pedestrian circulation, traffic control, and tree and wetland protections during construction. The plan will consist of a written explanation and drawings, as appropriate, and will include such items as parking for construction workers, parking for displaced employees or customers, and provisions for deliveries.
- Estimated cost of the project



Evidence of applicant's financial capacity to complete the project, which may be demonstrated using one of the following methods:

1. A written statement from the applicant's bank or a certified public accountant who recently has audited the applicant's finances stating that the applicant has cash reserves in the amount of the estimated cost of the project and can devote those reserves to the project.
2. When the applicant will personally finance the development, provide copies of bank statements or other evidence, which will indicate availability of funds, and evidence that the applicant can devote these funds to the project.
3. The most recent corporate annual report indicating availability of sufficient funds to finance the development, together with a statement from the applicant that the funds are available and will be used for the proposed project.
4. Copies of contracts, which will provide the source of funding for the operation and maintenance of the development when completed.
5. A letter from a financial institution, governmental agency, or other funding agency which indicates a timely commitment to provide a specified amount of funds and the uses for which the funds may be utilized.
6. In cases where outside funding is required, but there can be no commitment of money until regulatory approvals are received, a formal letter of "intent to fund upon approval" from the appropriate funding institution indicating the amount of funds it is prepared to provide and their specified uses and the conditions on which funds will be made available.
7. A letter from a financial institution indicating knowledge of the applicant and a potential interest in providing funding for the project. If this type of letter is submitted as evidence of financial capacity to complete the project, the application may be deemed to be complete but the Planning Board may require as a condition of approval that one of the other six methods provided herein for demonstrating financial capacity be submitted before a building permit may be issued for the project. (Please note: If this option is chosen, the Planning Board will condition an approval on one of the above methods to be provided prior to issuing a Building Permit or holding a preconstruction meeting.)

Evidence of the applicant's technical capacity to complete the project, including a list of any or all projects completed by the applicant within the last 5 years as well as a list of all consultants retained for this proposed project, such as engineers, landscape architects, architects, environmental consultants; and those firms or personnel who will be responsible for constructing, operating and maintaining the project.



Exhibit 4 – Right, Title, or Interest

- Evidence of applicant’s right, title, or interest in the site (in the form of a lease, deed, purchase & sale agreement, or similar)
- Summary of all existing and all proposed easements or other burdens for this property. Reference each easement to the plan or drawing on which it is shown. Copies of all relevant documents relating to existing and proposed easements and burdens placed on the property, including metes and bounds descriptions or other specific mechanisms to describe proposed easements. Each copy should be numbered to correspond to the lists.
- If a condominium, homeowners, or property owners association will be established: the articles of incorporation, the Declaration of Covenants and Responsibilities, and the proposed by-laws of the organization

Exhibit 5 – Service and Infrastructure Capacity for the Project

- A written confirmation from all public services providers necessary to serve the proposed project, indicating sufficient capacity exists for the project. If connection to public water and/or public sewer is proposed, a letter from the Great Salt Bay Sanitary District indicating sufficient capacity to serve the project.
- Proposed sewer use in gallons per day (GPD) and the types and amounts of any industrial or non-sanitary waster that will enter the public sewer or drains, if applicable
- A written evaluation and demonstration of the adequacy and availability of adjacent streets to handle traffic generated by the proposed project (including construction traffic)
- An estimate of the amount and type of vehicular traffic to be generated on a daily basis and at peak hours, and the sight distances for each driveway that intersects and existing or proposed public or private road in accordance with the requirements of Sec. 103.7.H.6.3
- For developments estimated to generate more than 200 vehicle trips per day, a traffic impact analysis prepared by a registered professional engineer with experience in traffic engineering which shall include: the expected average daily vehicular trips, peak-hour volumes, access conditions at the site, distribution of traffic, types of vehicles expected, effect upon the Level of Service on the road giving access to the proposed development and neighboring roads that may be affected, and recommended improvements to maintain the desired level of service on the affected roads. Trip Generation rates shall be obtained from the latest edition of the Institute of Traffic Engineers *Trip Generation Manual*.
- A written evaluation and demonstration of the adequacy and availability of adjacent streets to handle traffic generated by the proposed project (including construction traffic)



A description of the proposed method for handling solid waste (trash), both during and after construction

Plan for supplying water sufficient for fire protection

If use of a septic system is proposed, an on-site soils investigation report identifying the types of soil, location of all test pits, and the proposed location and design of the subsurface disposal system

Exhibit 6 – Third Party Authorizations

A list of approvals needed from other agencies and copies of all necessary reviews, licenses, permits, variances, and approvals from other agencies

Exhibit 7 – Natural Resources

A letter from the Maine Department of Inland Fisheries & Wildlife attesting to whether or not there are any habitats of any rare or endangered animals on the project site

If there are any major natural features on or within 250' of the site, including wetlands, streams, ponds, floodplains, groundwater aquifers, significant wildlife habitats, significant stands of trees, archeological resources or other important natural features, a statement of how such features will be maintained or protected

If a wetland is impacted, an alternatives analysis must be submitted explaining what steps were taken to avoid or mitigate wetland impact, including why other sites were not considered or if the project could reasonably have been reduced or reconfigured.

If any portion of the development is within the watershed of a great pond, a phosphorus control plan in accordance with Sec. 103.5.F.2.26

A groundwater impact assessment as described in Sec. 103.6.Q

Exhibit 8 – Plan Set

Location map as described in Sec. 103.5.F.1

An existing conditions plan showing the following:

Sufficient data to determine readily the location, bearing, and length of every street line, lot line, and boundary line, and to reproduce such lines upon the ground

Location, width and purpose of all existing easements

Streets on and immediately adjacent to the subject property



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- Walks, curbs, gutters, culverts and other known and located underground structures within the subject property and immediately adjacent thereto
 - Location and size of all existing sewer and water mains
 - Location of fire hydrants, street lights, electric and telephone poles
 - The location of significant resources including important deer wintering areas, other important plant or wildlife habitat, and areas with visual significance
 - Existing topography of the site at intervals of not more than five feet for all portions of the property proposed to be developed
 - The location of any trail, trail system, or greenbelt that crosses the property
 - A subdivision plat showing the following:
 - The name and address of the property owner and the name and address of the applicant (if different)
 - The names and professional seals of those who aided in preparation of the plan
 - Name of the proposed subdivision or an identifying title
 - Date, north point, and graphic map scale
 - A standard boundary survey plan of the property to be developed prepared by a licensed land surveyor and the location of temporary markers adequate to enable the Board to locate readily and appraise the basic layout in the field
 - Zoning classification(s) of the property and location of zoning district boundaries, if the property is located in more than one zoning district or abuts a different district (including the Shoreland zone and either the 75' or 100' Shoreland Zone setback, as appropriate)
 - Number of acres within the proposed subdivision
 - Proposed lot lines with dimensions, lot numbers, areas in square feet, applicable setbacks, and building envelopes
 - Permanent reference monuments, shown as "X"
 - The property lines of all abutting properties, including those across the street and waterways
 - Location and size of proposed sewer and water mains, culverts, and drains on the property to be developed and any that will serve the development from abutting streets or land



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- Typical cross sections of the proposed grading for roadways, sidewalks, etc., including width, type of pavement, elevations and grades. All such plans shall be based on an on-ground topographic survey at one-foot contour interval or less.
 - Connection with an existing or proposed water supply, or an alternative means of providing water to the proposed subdivision
 - If public water is available at the project parcel, the plan shall include hydrants in locations approved by the Fire Chief
 - Connection with an existing or proposed sanitary sewer system, or an alternative means of providing treatment and disposal to the proposed subdivision
 - If a private sewage disposal system is proposed, the location of test pits shall be shown on the plan
 - All parcels of land proposed to be dedicated for public use and the conditions of such dedication
 - The boundaries of flood hazard areas and the one-hundred-year flood elevation, as depicted on the Flood Insurance Rate Map for the Town
 - A reference to any covenants or deed restrictions intending to cover all or part of the tract
 - Design details for all utilities and components of the stormwater system
 - Preliminary designs of any bridges or culverts which may be required, along with State approval (if required)
 - A landscape plan showing the proposed landscaped areas and features (including fencing, piers, and open spaces), and the size and type of plant material proposed

Exhibit 9 – Stormwater Management

- A description of drainage on the site and topography, including direction of flow, existing grades, and a description of any existing impact to surrounding properties
- A complete stormwater management plan, including drainage calculations, a drainage plan, an assessment of any pollutants in the stormwater, and any Low Impact Development (LID) measures being proposed in conformance with the provisions of Sec. 103.5.F.2.12

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Exhibit 10 – Erosion Control

- An erosion and sedimentation control plan as described in Sec. 103.5.F.2.17
- A medium intensity soil survey (though please be advised that a high intensity soils map may be required if issues of water quality, wetlands, or other natural constraints are noted)

Exhibit 11 – Miscellaneous

- Information obtained from the Maine State Historic Preservation Office regarding any historic or archeological features on the subject site, or their determination that there are none
- A summary list and a written offer of cession to the municipality of all proposed streets, utilities and/or open space proposed for dedication (if applicable)
- For subdivisions with 10 or more lots proposed, description of the subdivision's affordable housing component in compliance with Sec. 103.6.P
- If an improvement (stormwater management system, open space, etc) is not being offered to the Town, a draft maintenance agreement that runs with the land and is binding upon the property owner and its successors and assigns for legal review
- A plan for summer and winter maintenance of all proposed private roads (typically included within the Homeowner's Association documents)
- Copies of any proposed easements, covenants, deed restrictions, etc.
- A written request for any desired waivers, including an explanation of the undue hardship or special design requirements which are the basis for the requests as well as supporting documentation as to why the waiver should be granted