

**PLEASE NOTE:**

**Applications must be submitted 15 days prior to the scheduled Planning Board meeting by NOON. Late submittals will be placed on the next month's agenda.**

**SUBDIVISION**

<p><b>TOWN OF FARMINGTON</b>  <b>Subdivision Application</b>  (Please Type or Print)</p>
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Application Date: \_\_\_\_\_

Application Number: \_\_\_\_ - SD - \_\_\_\_  
(office use)

Name of Proposed Subdivision: \_\_\_\_\_

Description of Project: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Anticipated date for project commencement: \_\_\_\_\_

**NOTE: If this project has commenced before receiving approval, all project operations shall immediately cease. This application will then be considered an "After-the-Fact" (ATF) application for which the fee is \$100.00.**

Anticipated date for project completion: \_\_\_\_\_

**APPLICATION INFORMATION**

**Name of Property Owner:** \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

Attach property owner's statement of consent regarding this proposal, if owner and applicant are not one in the same.

Attach statement designating agent(s) if applicable.

Are there any deed restrictions, conditions or liens associated with this property? Yes/No

Attach a copy of deed to subject property.

**Name of Applicant** (if different from above): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Name of Authorized Agent** (if applicable): \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Email: \_\_\_\_\_

**Name of Land Surveyor, Engineer, Architect or others preparing plan:**

\_\_\_\_\_

Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Email: \_\_\_\_\_ Registration number and seal: \_\_\_\_\_

Enclose perimeter survey of the parcel, made and certified by a registered land surveyor licensed in the State of Maine, relating to reference points showing true North point, graphic scale, corners of parcel, date of survey and total acreage.

Person and address to which all correspondence regarding this application should be sent:

\_\_\_\_\_  
\_\_\_\_\_

What legal interest does the applicant or designated agent have in the property to be developed?

\_\_\_\_\_

List below the name and addresses of the owners of abutting property. (Also include those on opposite side of street or public way).

Name	Address	Map/Lot
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

**LAND INFORMATION**

Location of Property (street/road): \_\_\_\_\_

(from Town Tax Map) Map: \_\_\_\_\_ Lot: \_\_\_\_\_

(from Code Enforcement Office) Zone: \_\_\_\_\_

Overlay Zone: \_\_\_\_\_

Is this property within the Wellhead Protection Zone? \_\_\_ Yes \_\_\_ No

Total acres in the parcel: \_\_\_ Owned: \_\_\_ Leased: \_\_\_ Optioned: \_\_\_

Other: (explain) \_\_\_\_\_

Has this land been part of a previously approved subdivision? Yes/No

Has this land been subdivided within the last 5 years? Yes/No

Type of subdivision? Residential \_\_\_ Commercial \_\_\_ Industrial \_\_\_

List number of units. \_\_\_\_\_

Enclosed sketch map showing general location of the site within the Town.

What is the existing use of the land site? (farmland, woodlot, commercial, etc.)

\_\_\_\_\_

Is this land, or a portion of the land, enrolled in Tree Growth or Farm & Open Space? Yes/No

Does the parcel include any water bodies? Yes/No

Is any portion of the property within 250 feet of the high water mark of a pond or river? Yes/No

Within 250 feet of the upland edge of a wetland? Yes/No

Within 75 feet of a perennial stream? Yes/No

Is any portion of the property within a special flood hazard area as identified by the Federal Emergency Management Agency? Yes/No

Does this development require extension of public infrastructure? Yes/No

If yes, please indicate:

Roads \_\_\_ Sidewalks \_\_\_ Sewer Lines \_\_\_ Street Lights \_\_\_

Storm Drainage \_\_\_ Water Lines \_\_\_

Other \_\_\_\_\_

Identify method of water supply to proposed site:

Well \_\_\_ Off-site utility company or public agency \_\_\_

Other \_\_\_\_\_

Identify method sewage disposal to proposed site:

Septic tank \_\_\_ Public sewer \_\_\_ Other \_\_\_\_\_

Are there other federal, State or other local permits or approvals required? Yes/No

Identify the manner in which police and fire service vehicles (in emergency) will access site:

\_\_\_\_\_

The Code Enforcement Office shall notify the following departments heads and request a letter of their review stating that the proposed project is adequately designed for traffic safety and the handling of emergency vehicles:

Fire Chief  
Police Chief  
Director of Public Works

The Code Enforcement Officer shall submit a letter of review that the applicant is not known to be in violation of any Town Ordinance regulating land use on the subject parcel.

If applicable, the Wastewater Treatment Facility Superintendent will assess the impact of the proposed subdivision and state whether or not the it will cause an unreasonable burden on the municipal sewer system and attach a letter of his/her findings.

If applicable, the Farmington Water Department or the Farmington Falls Standard Water District will be contacted to assess the impact of the proposed subdivision to state whether or not it will cause an unreasonable burden on the municipal water system and attach a letter of his/her findings.

### **Subdivision Plan Requirements**

A survey plan (to scale, recommended 1 inch : 100 feet showing the location of the entire proposed subdivision, boundaries of the tract, and lot line with their approximate dimensions.

The survey plan shall include the stamp and signature of the surveyor, architect, engineer or planning consultant. Plans shall not be smaller than 11" by 17".

Identify on the plan all existing contours and proposed grade elevations of the entire site. Contour intervals shall be twenty (20) feet or as specified by the Board;

Identify on the plan the location and width of all streets, roads, and easements/rights-of-way within the subdivision and any other legal restrictions that may affect the premises. Include the type, and width of road surface, length of roads, number of lanes, and the estimated completion schedule.

Identify on the plan the location of all existing or proposed buildings within fifty (50) of the parcel, utility poles, walls or fences, brooks, culverts, soil test pits and permanent markers.

Identify on the plan the location of any existing or proposed wells and septic systems, if applicable.

Identify on the plan the location of any existing natural and manmade features including all rivers, streams, brooks, and wetlands within or adjacent to the proposed subdivision.

Include on the plan the location of soil test pits for every non-sewered lot.

Include on the plan the location and elevation of any 100-year floodplain. When any part of a subdivision is located in a special flood hazard area as identified by the Federal Emergency Management Agency, the plan shall indicate that the principal structures on lots in the subdivision shall be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation.

NOTE: Once the application is determined complete by the CEO, 10 sets of the application, site plans, maps (**no smaller than 11” by 17”**) and applicable supplemental information shall be submitted to the Code Enforcement Office along with the required fee.

**By signing below, I, the applicant for Subdivision approval by the Town of Farmington Planning Board, acknowledge that I am herewith submitting a complete application.**

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Property Owner (if different from applicant)

\_\_\_\_\_  
Date

## **Planning Board - Subdivision Check-Off Sheet**

- Type of Subdivision Residential/Commercial/Industrial
- Number of Units
- Survey plan to scale (1 inch : 1 - feet) signed and stamped by a Registered Licensed Surveyor/Architect/Engineer/Planning Consultant – Survey Plan must include topography at 20 foot intervals
- Sketch map showing General Location of Site with the Town
- Waterbodies/Wetlands/Perennial Stream
- Flood Hazard area as identified by FEMA
- Extension of Public Infrastructure
- Federal or State Permits required
- Notification is site is in Tree Growth or Farm and Open Space
- Easements, Restrictions, R/W (if applicable)
- Location of Fences, Culverts, Soil Test Pits and Permanent Markers
- Location of proposed Wells and Septic Systems
- Nature and Location of all Roads within the Subdivision
- Parking and Circulation
- Width of all Streets/Roads
- Soil Erosion/Storm Water Management Plan using Best Management Practices
- Aerial Photos (or copy of same) of Subject and Adjacent properties
- Location and Nature of Significant Wildlife Habitat identified by the Maine Department of Inland fisheries and Wildlife
- Performance Guarantee if required by the Planning Board