



Town of Poland, Maine Planning Board

Preliminary Major Subdivision Application

Instructions:

1. Read every part of this document. Failure to follow requirements can and will delay the Planning Board's decisions.
2. Fill out the forms and obtain copies of information as required by the application.
 - a. Obtain names and addresses of "Abutters" (*within 500 feet of your lot*) from the Assessor's Office.
 - i. You will need to deliver this list to the Planning Board Office. It is needed for the official abutters' notification sent by this office of your request.
 - ii. An Agenda Request form should be filed at the same time so that a meeting date with proper notification to the abutters can be set.
3. Use the "Submission Checklist" to make sure submission requirements are met.
 - a. The checklist is a summary of the standard requirements in Section 607.2 of the Comprehensive Land Use Code.
 - i. The actual Code wording may be found on-line at www.polandtownoffice.org. Go to the "Code Enforcement" page and then select "Comprehensive Land Use Code". Hardcopies are also available for purchase at the town office.
 - b. Make sure all waiver requests have a written statement for each request. Check with the Code Enforcement Office to make sure items stated as "On File" are indeed in the town office.
 - c. Some requirements may need only a one paragraph or one sentence statement. Make sure all requests are answered.
4. **NUMBER OF COPIES OF THE APPLICATION AND DUE DATES**
 - a. A total of fourteen 14 copies of the plans and a digital PDF copy (on either cd or usb) are needed.
 - i. Four (4) of the copies are required for Department Heads and should be attached to the department head notice. (Recreation Dept. needs notification but does not need an application)
 - ii. The applicant is responsible for the delivery of the Road Commissioner's, the Fire/Rescue Chief's, the Police Dept, and the School Departments application copies.
 - iii. Department heads should receive their copies 14 days prior to the scheduled meeting. This allows them ample time to report their recommendations back to the Planning Board before the scheduled meeting.
 - b. The Code Enforcement Office must receive an original application (An application with original signatures) and an additional 13 copies and a digital PDF copy (on either cd or usb) along with the appropriate fees by 1:00 p.m. eleven (11) days before the stated meeting to remain on the upcoming agenda.
 - c. If review for completeness of information by the Code Enforcement Officer is desired, a copy must be submitted to the CEO at least 14 days prior to the meeting.
 - d. The application will be put on display for public review 7 days prior to the meeting.
 - e. Applications received after the Agenda is posted may not be reviewed by the Board for your scheduled meeting date.

PROJECT NAME: _____

Date of Planning Board Review: _____ / _____ / _____ Number of Lots/ Units: _____

LOT INFORMATION:

Tax Assessor's Map # _____ Lot # _____ Sub lot # _____
Registry of Deeds Book # _____ Page# _____
Road Location: _____
Lot Size: _____ Acres or Sq. Ft. Road Frontage: _____ Ft.
Year lot created: _____ (If unknown, give best estimate with +/- after date)
Zoning District(s): _____ Flood Zone: _____ Aquifer Overlay: _____
Current use of lot: _____

LAND OWNER(s):

Name(s) _____
Company _____
Mail Address: _____ Main Phone: _____ - _____ - _____
Town/State/Zip _____ Alternate Phone: _____ - _____ - _____

APPLICANT or CONTACT PERSON:

Applicant is: _____ Landowner _____ Contractor _____ Renter _____ Buyer

If not the landowner, submit a letter of permission to construct on or use the land, or copy of a contract to buy from the landowner, along with the following information:

Name(s): _____

Company _____

Mail Address: _____ Main Phone: _____ - _____ - _____

Town/State/Zip _____ Alternate Phone: _____ - _____ - _____

THIS APPLICATION IS FOR: (Check all that apply)

- | | |
|--|--|
| <input type="checkbox"/> Commercial | <input type="checkbox"/> New Development |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Change In Use |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Expansion of Use |
| <input type="checkbox"/> Governmental | <input type="checkbox"/> Expansion of Structure(s) |
| <input type="checkbox"/> Open Space | <input type="checkbox"/> Resumption of Use |

EXISTING LOT CONDITIONS: (This page is to describe what is on your lot currently)**1. General**

Does this lot have any existing development? (If No, go to "Proposed Development") _____ Yes

_____ No

- | | | |
|--|-----------|----------|
| a. Is there an existing Well | _____ Yes | _____ No |
| b. Is there an existing Septic System | _____ Yes | _____ No |
| i) If yes, submit a copy of a septic permit, or drawing(s) showing size & location. | | |
| c. Is there an existing Road Entrance or driveway | _____ Yes | _____ No |
| i) If yes, will there be any changes/modifications? | _____ Yes | _____ No |
| ii) (If no, submit copy of appropriate road entry application if entrance is onto a state or town road.) | | |
| d. Any structures to be removed | _____ Yes | _____ No |
| i) If yes, submit information about the structure to be removed and how any debris will be disposed of. | | |

2. Existing Land Development & Improvements NOT Including Buildings

- | | |
|--------------------------------------|------------------------|
| a. Size of lawns | _____ Sq. Ft. or Acres |
| b. Size of fields | _____ Sq. Ft. or Acres |
| c. Size of driveways/roads | _____ Sq. Ft. |
| d. Size of other non-vegetated areas | _____ Sq. Ft. |
| e. Wetlands already filled | _____ Sq. Ft. |

3. Existing Main Structure

- | | |
|--|----------------------------------|
| a. Ground Footprint | _____ Sq. Ft. |
| b. Total Gross Floor Space (exterior dimensions of all floors) | _____ Sq. Ft. |
| c. Road Frontage Setback | _____ Ft. |
| d. Side Setback | _____ Ft. |
| e. Rear Setback | _____ Ft. |
| f. Distance to Great Pond | _____ Not applicable (over 250') |
| g. Distance to Stream | _____ Not applicable (over 250') |
| h. Distance to Wetlands | _____ Not applicable (over 250') |

4. Foundation Type _____ Full Basement _____ Frost Walls _____ Slab _____ Piers**5. Existing Accessory Structure(s)**

- | | |
|-------------------------------|----------------------------------|
| a. Total Number of Structures | _____ |
| b. Total Ground Footprint | _____ Sq. Ft. |
| c. Total Floor Space | _____ Sq. Ft. |
| d. Closest Road Setback | _____ Ft. |
| e. Closest Side Setback | _____ Ft. |
| f. Closest Rear Setback | _____ Ft. |
| g. Distance to Great Pond | _____ Not applicable (over 250') |
| h. Distance to Streams | _____ Not applicable (over 250') |

i. Distance to Wetlands

_____ Not applicable (over 250')

_____ Ft.

PROPOSED DEVELOPMENT:

SUBMISSIONS:

1. Standard submissions requirements shall follow Section 607.2 Comprehensive Land Use Code.
 - a. Use the checklist on pages 7 & 8. *(See attached Addendum B for detail of requirements.)*
2. Additional information requested by the Planning Board at the Pre-application Sketch Plan and/or the Site Inspection meetings shall be added to the standard submission requirements.
3. Information shall be submitted in the order shown in the check list.
4. **List status of all state and federal approvals, permits, and licenses required, if any, for the project:**
This includes but is not limited to the following:
 1. State highway entrance permit.
 2. Soil disturbances involving more than one acre.
 3. Impact on more than 4,300 square feet of any type wetland.
 4. Soil disturbances within 100 feet of lakes, rivers or streams.
 5. Activity within 75 feet, over the water, or in the water of lakes, rivers, or streams.
 6. Timber harvesting.
 7. Flood zones.
 8. Discharges and emissions

DISCLOSURE: (READ BEFORE SIGNING)

1. I hereby acknowledge that I have read this application and pertinent sections of the ordinances, and state that the information in this document is to the best of my knowledge true and accurate.
2. I agree to comply with all the Town of Poland's ordinances and the State of Maine's statutes regulating the activities sought in this application as well as any permit(s) approved for this application.
3. I understand that all construction of structures shall conform to or exceed the minimum requirements of the Maine Uniform Building and Energy Code, and the NFPA-101 Life Safety Code, 2006
4. I understand that any approval is valid for only the use(s) as specified in this application. The permitting authority must approve any change(s) made to the use(s) sought in the application. Any approval issued for this application is approved on the basis of truthful information provided by the applicant(s), and as allowed by the ordinances of the town.
5. I understand that it is my responsibility to assure that the lot description herein accurately describes its ownership, its boundary lines, and the setback measurements from the legal boundary lines.
6. I understand that I have the burden of proof as to the legal right to use the property, and that approval of this application in no way relieves me of this burden. Any approval issued does not constitute a resolution in favor of me or the landowner in any matters regarding the property boundaries, ownership, or similar titles.
7. I understand that all necessary **Building and Use Permits** shall be secured from the Code Enforcement Office after the Planning Board grants approval of this application.
8. I understand that a **Certificate of Occupancy or Compliance** shall be required prior to the start of any use or occupancy associated with this application unless a signed written waiver is issued with the permit. Fines and penalties may be issued if use or occupancy is started prior to the issuance of the certificate.
9. I understand that the **approval becomes invalid if** construction or use has not commenced within twelve (12) months of the Planning Board's approval date, construction is suspended for more than six (6) months and no notice for just cause is submitted prior to the end of the six (6) months, or it is found that false statements have been furnished in this application.
10. I understand that if I fail to comply with the aforementioned statements, a "STOP WORK" order may be issued for which I will immediately halt any construction and/or use(s) that are approved for this application. This failure may also require that I return the property to its natural state or as closely thereto before the use(s) was/were approved.
11. I understand that failure to follow these requirements will lead to Violation Notices and Citations that have fines and penalties. This in turn can lead to civil proceedings in District and/or Superior Court.
12. I understand that **all state and federal permits** are my responsibility as the applicant and/or owner and will secure the same prior to the start of the project.
13. Anything agreed to verbally or in writing during this application process must be adhered to and will be enforced.

Applicant's Signature(s)

Date

Completeness of Submission CHECKLIST for:

(Plan Name) _____

The following list is the information required in Chapter 607.2 of the Comprehensive Land Use Code for the Town of Poland, Maine for a Minor Subdivision Plan Application. Please check the appropriate left-hand column depending if the information has been provided, if you request a waiver from submitting the information, or if you believe the information is not applicable to your application. If a waiver(s) is requested, or the information is not applicable, a written explanation is required.

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable	Submission requirements	Received	On File	Waived	Not Applicable
			607.1.H Municipal Impact				
			• Road Commissioner				
			• School Superintendent				
			• Police Department				
			• Rescue & Fire Departments				
			Section 607.2 Submissions				
			A. Application form				
			B. Location Map				
			B.1. Existing subdivision in proximity				
			B.2. Location & names of streets				
			B.3. Zoning Districts				
			B.4. Outline of subdivision & holdings				
			C. Preliminary Plan				
			* 15 copies of application				
			D. Section 606.3.D requirements				
			D.1. Proposed name				
			D.2. Names & address of all involved				
			D.3. Date plan prepared				
			D.4. Existing physical features				
			* Number of acres				
			* Property lines				
			* Existing buildings				
			* Vegetative cover type				
			* Trees >24" DBH				
			* Clearing area for lawns & structures				
			* Restrictions on clearings				
			D.5. Location of water bodies				
			D.6. Contours at requested intervals				
			D.7. Zoning Districts				
			D.8 Location, names, widths of:				
			* Roads				
			* Easements				
			* Buildings				
			* Parks				
			* Open Spaces				
			D.9. Title, rights, & interests				
			D.10. Standard boundary survey				
			D.11. Copy of most recent deed on parcel				
			D.12. Intended deed restrictions				
			D.13. Type of sewage disposal				
			D.13.a. SSWS pit locations & analyses				
			D.14.a. Public water supply approval				
			D.14.b. Private wells adequate supply				
			D.14.c. Adequate central supply				

For Applicant Use				For Planning Board Use			
Provided	Waiver Request	Not Applicable	Submission requirements	Received	On File	Waived	Not Applicable
			D.15. Wetlands identified				
			D.16. Phosphorous analysis				
			D.17. Location of sewers, water mains, culverts, & drainage ways				
			D.18. Open space to be preserved				
			D.19. Dedicated public use land				
			* Offers to town				
			* Selectmen look favorable on offer				
			D.20. Flood prone areas				
			D.21. Hydrogeologic assessment				
			D.21.a. Sand & gravel aquifers				
			D.21.b. Average dwelling density				
			* Potential for adverse impact				
			D.22. Storm water management plan				
			D.23. Erosion & sedimentation plan				
			D.23.a Permit from DEP				
			D.24 Areas of wildlife habitat				
			D.25. Areas on NRHP				
			D.26. Disposal of debris				
			* DEP permit				
			D.27. Scenic sites				
			D.28. Agricultural areas				
			D.29. Archeological resources				
			D.30. Technical & financial ability				
			Section 607.2.D emphasis				
			1. Adequate water resources				
			1.a. Private well analysis				
			1.b. Private central well analysis				
			2. High intensity soil survey				
			3. Hydrogeologic Assessment				
			3.a. On sand & gravel aquifer				
			3.b. Housing density				
			4. Estimate of vehicular traffic				
			5. Traffic impact analysis				
			Supplemental Information				
			Lots meet space & bulk standards Sec. 507				
			Status of any State or Federal permits				
			Condition A.				
			Condition B.				
			Condition C.				
			Condition D.				
			Condition E.				
			Condition F.				

This pre-application was first looked at by the Planning Board on ____ / ____ / ____ but does not create vested rights in the initiation of the review process.

By vote of the Board this application requires an on-site inspection: _____ Yes _____ No

If yes, an onsite inspection is scheduled for ____ / ____ / ____ at ____ : ____ ____AM ____PM

Special Requirements for Formal Site Review: _____

Planning Board Chair

____ / ____ / ____
Date

On-site Inspection

ITEM	Requirements Met	Deficient	Waived	Not Applicable
A. Less than 6 inches of snow on the ground				
B. Structures, roads, parking, etc. flagged				
C. Notice of inspection posted				
D. Public allowed to accompany on-site inspection				
E. PB reviewed site findings at next meeting				
F. PB set contour intervals for formal application				

Town of Poland, Maine
Planning Board
**DEPARTMENTAL REVIEW OF PROPOSED PRELIMINARY PLAN
FOR MAJOR SUBDIVISION APPLICATION**

Date: / /

To: _____

In accordance with Chapter 607.1.H of the Comprehensive Land Use Code for the Town of Poland, an applicant for development approval is required to ask that Municipal Departments to comment on their capacity of capital facilities to serve a proposed development. Therefore, the Planning Board, by way of the applicant, is notifying you of the following proposed project and requests your comments.

Applicant: _____ Phone: _____
Address: _____
Location: Map # _____ Lot # _____ Sublot # _____

Road Location: _____

Project overview: _____

Tentative Planning Board Meeting Date / /

Applicants:

1. Should attach all relevant sections of their plans to prevent delays
2. Mail this form letter so that each department head receives it at least fourteen days prior to the scheduled meeting.
3. Confirm with the department heads that they have delivered their response to the Planning Board Office in time for the meeting.

For the Department Head

I have reviewed this application and provide the following:

- _____ The project has no impact on the Department.
- _____ The Department has adequate existing capital facilities to serve the project.
- _____ The Department does not have adequate existing capital facilities to serve the project for the reasons listed. *(Please submit reasons on department letterhead)*
- _____ I need more information on the application.

Signed: _____ Date: / /

Head of Department

RETURN THIS FORM TO:

Please return by:

Date: / /

Planning Board Office
Town of Poland
1231 Maine Street
Poland, Maine 04274

Town of Poland
Department Heads

FIRE/ RESCUE CHIEF	TOM PRINTUP 1231 Maine Street Poland, ME 04274 998-4689
ROAD COMMISSIONER	BYRON A. STROUT 1231 Maine Street Poland, ME 04274 998-4601
SUPERINTENDENT OF SCHOOLS	KENNETH HEALEY 1146 Maine Street Poland, ME 04274 998-2727
POLICE DEPARTMENT	CHIEF DEPUTY WILLIAM GAGNE Androscoggin Sheriff's Office 2 Turner Street Auburn, ME 04210 753-2599

Town of Poland, Maine
PLANNING BOARD AGENDA REQUEST

Date of meeting you are requesting to be scheduled for: ____/____/____

Meetings are normally conducted from 7:00 to 10:00 PM in the Municipal Conference Room at the Town Office

Map _____ Lot _____ Sub-lot _____

Applicant's Name: _____

Mailing Address: _____

Town, State, Zip: _____

Home Phone: _____ Hours: _____

Work Phone: _____ Hours: _____

Type of application: ____ Sketch Plan ____ Site Review ____ Shoreland ____ Subdivision ____ Informational

Road location for project: _____

Zoning: _____ Lake Watershed: _____

Nature of business to be discussed (*Brief description*): _____

IMPORTANT - READ CAREFULLY:

This Office must receive the original application, plus thirteen (13) copies, a digital PDF copy (on either cd or usb), and appropriate fees by Friday at 1:00 p.m., eleven (11) days before the stated meeting to be put on the upcoming agenda.

- New business is scheduled on the agenda in the order this office receives this form.
- If you want your application reviewed for contents prior to the meeting, it must be in this office 14 days before the meeting.
- Should the Board choose to adjourn before all business is addressed, all remaining business will be tabled until the next available meeting.
- Unfinished business is conducted before new business is addressed.

Applicant's Signature: _____ Date: ____/____/____

OFFICE USE ONLY:

Request Taken By: _____ Date: ____/____/____ Time: ____:____ a.m. p.m.