

**Town of Vassalboro
Minor Subdivision Application
Final Plan**

Map _____ Lot _____ Date _____

Subdivision name _____

New Subdivision _____ Subdivision Modification _____

Name and address of applicant _____

The following information is needed for the final plan to be considered complete

Final Plan

_____ All requirements from the Preliminary Plan met to the Board's satisfaction

_____ Two transparencies of Final Plan @ scale < 1 inch = 100 ft and not > than 24" X 36 "

_____ Three copies of maps or drawings supplemental to Final Plan scale < inch = 100 ft

_____ Copy of Final Plan reduced to 8 x 11 or 11 X 17 inches.

Performance Standards

The following information is needed to address the Performance Standards and for the application to be considered complete. Provide narrative answers for each of the following. Answers may reference supporting documents and page numbers within documents

Note: Section III-B of this Ordinance requires that the burden of proof for meeting the Performance Standards is upon the person proposing the subdivision

A. Pollution

- _____ 1 If discharging to a water body, provide evidence of a waste discharge license from DEP.

- _____ 2a. Discuss how stormwater will be treated to remove oil and grease and sediment prior to discharge into a water body

- _____ 2b If within the watershed of a great pond, discuss how stormwater will be treated to remove nutrients prior to discharge to a great pond

B. Sufficient water

If water will be from a public supply:

- _____ Submit evidence that provisions have been made to connect to public water supply by a written letter from KWD

- _____ 1a Submit evidence that you will fund the complete system

- _____ 1b Provide written evidence that the size and location of main, gate valves, hydrants, and service connections have been reviewed and approved by water district or fire chief

If water will be from a private supply:

- _____ Is water supply from individual wells or private community water system?
Will individual wells serve more than one dwelling unit?

_____ 2a. How will wells be sited and constructed to prevent contamination from runoff, wastewater, and other sources?

_____ 2b. Discuss or indicate how the lot design permits the placement of wells, subsurface disposal areas, and possible reserve disposal areas in compliance with Maine Subsurface Wastewater Rules and Well Drillers Rules and Building Permit Ordinance setback requirements.

_____ 2c. If a central water supply is used, how will the design, construction, and operation of the system permit compliance with ME Drinking Water Rules?

C. Soil Erosion

_____ 1. What measures such as vegetative buffers, water detention and conveyance, and temporary and permanent soil stabilization methods are proposed to prevent soil erosion from entering water bodies?

_____ 2. Demonstrate that the Sediment and Erosion Control Plan will be implemented during site preparation, construction, & cleanup.

_____ 3. Will topsoil be removed from the subdivision and relocated outside its boundaries and if so how?

D. Traffic Conditions

This section is not applicable for minor subdivisions

E. Sewage Disposal

Items 1a to 1c are applicable only if subsurface wastewater disposal systems are used.

- _____ 1 If not within an area served by public sewers, is waste disposal from private subsurface wastewater systems?

- _____ 2 Submit evidence that the site is suitable for subsurface wastewater disposal.

- _____ 2a Submit a statement from the site evaluator certifying in writing that all test pits meet requirements of Subsurface Wastewater Disposal Rules. Present HHE-200's for each lot.

- _____ 2b On lots where the limiting factor < 24 inches, are reserve disposal areas indicated on plan so as not to be built upon?

- _____ 2c Verify that first time system variances from the Subsurface Wastewater Rules are not required on any of the lots

F.Solid Waste-

This section may not be applicable for a minor subdivision

_____ 2 Submit a letter from Town Manager or Transfer Station Manager indicating capability to handle the additional waste

_____ 1 Indicate arrangement made at alternate solid waste facility, if necessary

G.Impact on Natural Beauty, Aesthetics, Historic Sites, Wildlife Habitat, Rare Natural Areas, or Public Access to Shoreline

_____ 1 If required by Board, indicate what provisions will be made to protect trees > 24" DBH or replace trees or vegetation

_____ 2a. Discuss how Resource Protection areas for Shoreland Zoning and ME Natural Areas program indicated on Plan will be protected

_____ 2b Discuss how designated Historic Area indicated on Plan will be protected

_____ 3a Discuss how Significant Wildlife areas indicated on Plan will be protected

_____ 3b How will existing public rights of access to a shoreline of a water body be maintained? (easement or alternative method)

H Financial and Technical Capacity

Demonstration of Financial Capacity

_____ 1 Demonstrate adequate financial capacity through letters of credit from financial institutions, corporation papers from other investors, or references from past projects

Demonstration of Technical Ability

_____ 2a. What qualified contractors and consultants will be retained to supervise, construct, and inspect the required improvements in the subdivision?

_____ 2b List other subdivision projects in Maine that you have completed or are currently in progress

_____ 2b Indicate the experience and training of your consultants and contractors

_____ 2b Do you have any previous subdivision approvals in Maine where violations of State or local laws have occurred? If so provide evidence that this has been corrected.

_____ 2b Document technical ability through letters of reference from prior developments in Vassalboro or other towns and professional certifications

I. Impact on Ground Water Quality and Quantity

This section is applicable only if the subdivision is located over a sand and gravel aquifer and is served by private sewers

Quality

_____ 1 A hydrogeologic assessment has been submitted for subdivisions located over sand and gravel aquifers and served by private subsurface wastewater disposal systems and contains the following:

_____ 1a A map showing basic soils types

_____ 1b The depth to the water table at representative points throughout the subdivision

_____ 1c Drainage conditions throughout subdivision

_____ 1d Data on existing groundwater quality from test wells or existing wells

_____ 1e An analysis and evaluation of the effect of the subdivision on ground water resources

_____ 1f A map showing subsurface wastewater disposal systems and drinking water wells within the subdivision and 200 ft from its boundaries

_____ 1g If groundwater contains contaminants of primary standards, what provisions have been made to improve or treat water?

Quantity

_____ 2 If construction standards or other methods to reduce groundwater contamination are indicated in the assessment, is this indicated on subdivision plan and deed restrictions?

J. Flood Plain Management -

This section is applicable only if a portion of the subdivision is located within the 100 year flood plain

_____ 100 year Floodplain Boundaries indicated on Subdivision Plan

_____ a How have public utilities and facilities such as sewer, gas, electrical, and water systems been located to minimize flood damage?

_____ b How has adequate drainage been provided to reduce exposure to floods?

_____ c Does the Subdivision Plan and deed include statements that the lowest floor including the basement is one foot above the 100 year flood level?

K. Identification of Freshwater Wetlands

_____ Are freshwater wetlands identified and indicated on Subdivision Plan?

L. Stormwater Management

This section may be waived by the Board only if all three of the following conditions are met.

- 1. The subdivision is not in the watershed of a great pond*
- 2. The subdivision does not involve grading which will change drainage patterns*
- 3. The addition of impervious surfaces such as roofs and driveways is less than 5% of the total subdivision area.*

The Stormwater management plan should utilize methods and be consistent with MDEP's Stormwater Management for Maine: Best Management Practices.

_____ 1a **Quantity** - Provide evidence that peak discharge rates will be limited to pre-development levels.

_____ 1b **Quality** – Provide evidence that proposed stormwater controls will treat total suspended solids to a removal efficiency of 15% or greater

_____ 1c What easements are provided to protect and maintain common use stormwater systems?

_____ Performance Guarantee if required

_____ Standard and special conditions included on final plan

_____ Sign-off of Board

By virtue of the signature below, I hereby verify that all materials contained within the Final Plan Application are true and accurate to the best of my knowledge and understand that intentional misrepresentations could be reason for denying or revoking this permit

Signature of Applicant

Date