

Proposed Revisions to Subdivision Regulations (7/7/75)

(Page numbers refer to pages in the existing Regulations.)

Page 3. Official Submittal Date : The date of submission of a Preapplication Plan or sketch plan, a Preliminary Subdivision Plan or a Final Subdivision Pan shall be the date of the meeting at which it is submitted. Upon receipt of a plan or any application the municipal reviewing authority shall issue to the appicant a dated receipt. Within 30 days from the receipt of an application the municipal reviewing authority shall notify the applicant in writing either that the application is a complete application or, if the application is not complete, the specific additional material needed to make a complete application. After the municipal reviewing authority has determined that a complete application has been filed, it shall notify the applicant and begin its full evaluation of the proposed subdivision.

Page 3. Tract or Parcel: A tract or parcel of land is defined as all contiguous land in the same owership, provided that lands located on opposite sides of a public or private road shall be considered each a separate

tract or parcel of land unless such road was established by the owner of land on both sides thereof.

Page 4, Subdivision: A subdivision is the division of a tract or parcel of land into 3 or more lots within any 5- year period, which period begins after September 22, 1971, whether accomplished by sale, lease, development, buildings or otherwise, provided that a division accomplished by devise, condemnation, order of court, gift to a person related to the donor by blood, marriage or adoption, unless the intent of such gift is to avoid the objectives of this section, or by transfer of any interest in land to the owner of land abutting thereon, shall not be considered to create a lot or lots for the purposes of this section.

In determining whether a tract or parcel of land is divided into 3 or more lots, the first dividing of such tract or parcel unless otherwise exempted herein, shall be considered to create the first 2 lots and the next dividing of either of said first 2 lots, by whomever accomplished, unless otherwise exempted herein, shall

be considered to create a 3rd lot, unless both such dividings are accomplished by a subdivider who shall have retained one of such lots for his own use as a single family residence for a period of at least 5 years prior to such 2nd dividing. Lots of 40 or more acres shall not be counted as lots.

~~(Replaces first 3 paragraphs only.)~~

Page 4, 5.1.1: Relocate to 5.1.3 and substitute the following as 5.1.1: An applicant shall schedule an appointment with the Secretary of the Planning Board or its authorized representative to submit a Sketch Plan. Sketch Plans will be received only at the regular Planning Board Meeting which is held at 7:30 p.m. on the second Wednesday of each month in the Town Office Bldg., located on Lakewood Dr. off the Old Alfred Rd.

Page 5, Under "Preliminary Plan: Note: The Planning Board will not accept a preliminary Plan for review until the Pre-application procedure has been completed.

Page 5, 6.1.5 Should read:-----submission of a completed Preliminary Plan application the Board

Page 6, Paragraph 6.1.8 to be reworded : Within 7 days after submitting the Preliminary Plan the developer shall notify the abutters by registered mail, of his proposed subdivision. Said letter shall inform the abutters that they have 7 days from the mailing date in which to register by mail with the Planning Board their comments or a request for a public hearing upon the proposed subdivision. The developer shall at the same time , send a copy of the notice to the Board and a list of the abutters to whom the notices was sent.

Page 8, Add as 6.2.2: Land covered by proposed subdivision shall be so marked in the field that the Planning Board may readily observe locations of proposed roads and lot corners while making its on-site inspection.

Page 9, Add to the end of the first sentence of 7.1.1:
"(see Appendix3)"

Page 10, 7.2.1: Change "2 white- background----." to "10 white - background-----".

Page 11, 7.4.3: Add to the end of the second sentence the following: and if any lots have been sold or are under sales contract, written evidence shall be submitted that interested parties have consented to the proposed changes.

Page 13, Add as paragraph 8.1.5: If the Planning Board determines that the reservation of land for parks and/or recreational purposes would be inappropriate, the Board may waive the requirements of land reservation on the condition that the subdivider (applicant) deposit a cash payment in lieu of land reservation with the Town Clerk. Such payment shall be placed in a trust fund to be used exclusively for the purchase and development of neighborhood sites for parks, playgrounds, and other recreational purposes. The amount of such payment shall be \$100. for each lot approved on the Final Plan.

Page 13, 8.3: Change to read: After the effective date of this order, no dwelling, commercial structure, mobilehome or trailer for living purposes shall be built or placed upon a lot smaller than 80,000 square feet unless said lot existed on Aug.2,1975.

Each lot shall have no less than 200 feet frontage on a street, except when abutting a cul- de-sac the frontage shall not be less than 50 feet.

Page 15, Add the following as paragraph 8.7: If the proposed subdivision abuts Routes 5 or 202 or 4, and all state-aid-roads, a strip of land not less than 25 feet and not more than 100 feet in width adjacent to said highway and running along said highway may be required to be set aside as a green belt, and the developer shall submit provisions for maintaining this area.(A conservation easement may be conveyed to the Town of Waterboro over said strip). Said green belt shall be shown on the Preliminary and Final Plans.

Page 15, Add the following as 8.8: If the subdivision abuts a Town road, a strip of land not less than 25 ft. or greater than 50 ft. in width and adjacent to said road and running along said road may be required to be set aside as a green belt, and the developer shall submit provisions for maintaining this area(a conservation easementmay be conveyed to the Town of Waterboro over said strip). Said green belt shall be

shown on Preliminary and Final Plans.

Page 15, Add the following as paragraph 8.9: "Where a subdivision abuts or contains an existing or proposed arterial street, the Board may require marginal access streets (street parallel to arterial street providing access to adjacent lots), reverse frontage (that is frontage on a street other than the existing or proposed arterial street) with green strip in accordance with paragraphs 8.1.5 and 8.1.6 along the rear property line or such other treatments as may be necessary for adequate protection of the residential properties and to afford separation of through and local traffic".

Add as Appendices to the Subdivision Regulations:

- A. Appendix #1: Preapplication Procedure
for Subdivision Approval
- B. Appendix #2: Application for Subdivision
Approval - Preliminary Plan
- C. Appendix #3: Final Subdivision Plan
Application Form For Major
Subdivision of Land - Plann-
ing Board of the Town of
Waterboro.
- D. Appendix #4: Administrative Procedures:
Check List for Use in Sub-
division Plan Review
- E. Appendix #5: Receipt of Application