



**Town Of Sabattus
Subdivision Application**

CODE ENFORCEMENT OFFICE

190 Middle Road • Sabattus, Maine 04280

Phone: (207) 375-4331 ext 1105 • Fax: (207) 375-4104

Email: ceo@sabattus.org

Subdivision Name _____

Application Number _____

Applicant Information

Applicant #1 Information

Name _____

Address _____

Telephone # _____

Applicant #2 Information

Name _____

Address _____

Telephone # _____

If an applicant is a corporation is the corporation licensed? ☐ Yes ☐ No *Please attach a copy of the State registration.

Authorized Agent Information

Name _____

Address _____

Telephone # _____

Surveyor, Engineer, Architect, or others preparing plan.

Name _____

Address _____

Telephone # _____

State Registration # _____

Contact person for all correspondence

Name _____

Address _____

Telephone # _____

What legal interest does the applicant have in the property to be developed? (ownership, option, purchase or sales contract, etc.) _____

What interest does the applicant have in any abutting property?

Land Information

Location of property _____

Book and page Number from County Registry: Book _____ Page _____

Tax map #: _____ **Lot #:** _____

Current Zoning of property _____

Is any portion of the property within 250 Ft of the high water mark of a pond, river, or stream?

☐ Yes ☐ No

Acreage to be developed _____

Indicate restrictive covenants to be placed in deeds:

Has this land been part of a prior approved subdivision? ☐ Yes ☐ No

Identify existing use (s) of land. (farmland, woodlot, etc.)

Does this parcel include water bodies? ☐ Yes ☐ No

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

General Information

Proposed Name of Subdivision _____

Number of lots or units _____

Anticipated date for construction _____

Anticipated date for completion _____

Does this development require extension of public infrastructure?

- ☐ Roads
- ☐ Storm Drainage
- ☐ Sidewalks
- ☐ Sewer Lines
- ☐ Water Lines
- ☐ Fire Protection equipment

Estimated cost for infrastructure improvements _____

Identify method of water supply to the proposed development.

- ☐ Individual wells
- ☐ Central well with distribution lines
- ☐ Connection to public water system
- ☐ Other, please state alternative _____

Identify method sewage disposal to the proposed development.

- ☐ Individual septic tanks

- ☐ Central on site disposal with distribution lines
- ☐ Connection to public sewer system
- ☐ Other, please state alternative_____

Identify method of fire protection for the proposed development.

- ☐ Existing fire pond
- ☐ Other, please state alternative_____

Does the applicant propose to dedicate to the public any streets, recreation, or common lands?

- Streets ☐ Yes ☐ No If yes, estimated length of street_____
- Recreation area ☐ Yes ☐ No If yes, estimated acreage_____
- Common Lands ☐ Yes ☐ No If yes, estimated acreage_____

Does the applicant intend to request waivers of any of the subdivision submission requirements?

- ☐ Yes ☐ No If yes, list and state reasons for request.

***NOT ALL OF THE FOLLOWING MAY APPLY TO YOUR PROPOSAL THE PLANNING BOARD MAY REQUIRE ADDITIONAL INFORMATION SUCH AS:**

- name and address of the applicant or his authorized agent and name of proposed development.
- existing soil conditions as described by either a soil scientist, geologist, engineer or S.C.S. medium intensity soil surveys.
- lot numbers according to municipal tax maps and names of abutting land- owners.
- Perimeter survey '91 the parcel made by a Professional Land Surveyor relating to reference points, showing true north point, graphic scale, comers of parcel and date of survey and total acreage.
- existing and proposed locations and dimensions of any utility lines, sewer lines, water lines, easements, drainage ways and public or private right-of-way.
- location, ground floor area and elevations of buildings and other structures on this parcel existing and proposed; and the total area and location of parking lots, roads, paved areas, or areas to be stripped or graded and not to be revegetated.
- If the site is not to be served by a public sewer line, then an on-site soils investigation report by a Department of Human Services licensed site-evaluator shall be provided. The report shall contain the types of soil, location of test pits, and proposed location and design of the best practical subsurface disposal system for the site.
- location and dimensions of on-site pedestrian and vehicular access ways, parking areas, loading, and unloading facilities, design of ingress and egress of vehicles to and from the site onto public streets, curbs, and sidewalk lines; a Driveway or Entrance Permit issued by the Maine Department of Transportation, if required.
- Landscape plan showing location, type and approximate size of plantings and location and dimensions of all fencing and screening.
- topography indicating contours at intervals of either 5, 10, or 20 feet in elevation as specified by the Planning Board.

- location of aquifers and aquifer recharge areas, as delineated on the aquifer and aquifer recharge areas, as delineated on the aquifer and aquifer recharge map for the Town of Sabattus.
- Mining activity proposals shall require a description of the scope of activities to be undertaken on the site, i.e., area and depth of proposed excavation.
- Mining activity proposals shall include a reclamation plan.
- Location of freshwater wetlands.
- The location of any 100-year floodplain; and.
- The location sizes and character of signs and exterior lighting

The Planning Board meets the 4th Tuesday of each month (excepting in December and/or due to special circumstance) at 7pm in the Community Room of the Town Office building 190 Middle Road, Sabattus, ME 04280. Applications and plans need to be submitted to the Planning Board by the 15th of the month to be included in the next meeting agenda. You will need to provide twelve (12) bound copies of your application, plans, and a list of abutters and their addresses. Applicable fees will be collected upon acceptance.

Subdivision Fees

Application Fee: \$1000.00

Escrow account per lot: \$100.00

Per lot/dwelling unit application fee: \$200.00

Mailings and Advertisements: \$10.00 per abutter

On-Site Visit: \$100.00 (\$200.00 maximum)

Revision Application Fee (per amendment): \$125.00

*all fees are nonrefundable and cumulative.

