

# **Community Development Planning Division**

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GORHAM MUNICII	PAL CENT	ER, 75 S	South Stre	et, Gorha	m, ME 04	1038		Tel: 2	207-222-1620
		SU	BDIVI	ISION	APPL	ICATIO	N		
☐ PRELIMINARY	Y SUBDIVISIO	ON		☐ FINA	L SUBDIVI	SION	☐ SUBI	DIVISION AMENDA	MENT
IF THIS PROJECT HAS SUBMITTED FOR PRE-APPLICATION REVIEW AND PAID THE \$300.00 FEE I THE BOX RELATED TO "CREDIT". THE FUNDS PAID ARE CREDITED TOWARD A SUBSEQUENT AF							CREDIT		
FEES FOR PLAN					PREL	IMINARY			
\$1,500.00 FOR THE FIRST 3 LOTS OR DWELLING UNITS   + \$150.00 FOR EACH OF THE NEXT 4 TO 30 LOTS OR DWELLING UNITS: LOTS/DU @ \$150.00   + \$100.00 FOR EACH OF THE NEXT 31 OR MORE LOTS OR DWELLING UNITS: LOTS/DU @ \$100.00							s		
	(additional fee	es will be d	lue <u>if there l</u>		increase in	INAL the number of fees paid acco		application for prelin	ninary review
	+ \$150.00 FOR EACH OF THE NEXT 4 TO 30 LOTS OR DWELLING UNITS:  LOTS/DU @ \$150.00 + \$100.00 FOR EACH OF THE NEXT 31 OR MORE LOTS OR DWELLING UNITS:						s		
		t	OTS/DU @	, \$100.00	AME	NDMENT			Ψ
	□ \$6	50.00 PER	R LOT OR I	REVISION		NDMENT			s
					ADDITI	ONAL FEES			
	\$3	,500.00 (\$:	IEW AND L 500.00 PLU D DEPEND	S \$3,000.00	ENGINEE		TE - MAY NEE	ED TO BE	\$
TOTAL APPLICATION I	FEES:				\$				
		SU	BDIVI	ISION	APPL	ICATIO	N		
PROPERTY DESCRIPTION	Parcel ID	Мар		Lot(s)		Zoning District		Total Land Area	
	Physical Address/ Location								•
PROPERTY OWNER'S INFORMATION	Name				Mailin	g Address			
	Phone								
	Email								
APPLICANT'S INFORMATION	Name				Mailin	g Address			
(If different from Owner)	Phone								
	Email								

APPLICANT'S AGENT INFORMATION		Name		Name of Business			
		Phone		Mailing Address	Mailing Address		
		Email					
PROPERTY		Existing Use:			•		
DESCRIPT	ION	Subdivision Name					
		Will There be a Hom	eowner's Association?		☐ YES	□ NO	
		Dwelling Units	Single Family	Duplex	Multi-Family	Commercial Units	
		Number of Dwelling Units					
YOU M	MUST COMP	LETE THE APPROPRIA OVERLAY A		S) TO THIS APPLICATI DEVELOPMENT IS PR		NT TRANSFER	
Proposed Amendme							
that have	documents been or are nitted with	Easement Trusteeshi Homeowne	ers Association Docum	nents			
		CHECK	LIST FOR S	UBDIVISION	REVIEW		
The origi		py of this form must be a	other necessa	ry submissions.		· •	
	ck All Apply	THE FOLLOWING Q or comment Does Not A		PLY (Answer Yes/No	Explain or comment as	needed for clarification	
YES	NO						
		Existing and proposed el benchmarks locations an					
		An Agent Authorization	n form has been compl	eted and submitted.			
		Copies of documents that show 'Right, Title and/or Interest' in the property, or if applicable, contract to purchase or option to lease the property are attached.					
		The Owner holds an inte yes, please explain.	rest in abutting and/or o	contiguous property? If			
		Documents for conservation covenants, agreements, e		open space easements,			
		All easements are shown easement deeds are attac	and labeled on the pro	perty. Copies of all			
		Are waivers requests? If	so, is the form attached	I.			

		All phasing (streets, drainage, utilities, etc.) is clearly indicated on the plans.	
		High Intensity Soils Survey with test logs and boring results is complete, and test pit locations are shown on the plans.	
IS THE I	FOLLOWIN	G INFORMATION SHOWN ON THE PLANS? PROVIDE CALCULA' SHEET THAT SHOWS HOW THE FOLLOWING IS CAL	
		Total building area(s) (sq ft):	
		Lot Coverage Ratio:	
		Net density calculations:	
		Lot frontages (ft):	
		Yard setbacks:	
		Buffer Strips:	
		Distances between structures (ft):	
		Open space or public use areas (sq ft/acres):	
		Area(s) reserved for active recreational purposes (sq ft/acres):	
YES	NO	ARE LOCATIONS AND DIMENSIONS OF THE FOLLOWING SHO	OWN ON THE PLANS?
		Driveway entrance points	
		Streets/Drives	
		Parking areas	
		Easements and right-of-ways	
		Building height and shape	
		Site distances	
YES	NO	ARE WIDTHS AND CROSS SECTIONS, PER CHAPTER 2, SECTIONS	ON 2-5, SHOWN ON THE PLANS?
		Street, drives, curbs and sidewalks	
		Is there proper continuation of streets from adjacent lands?	
YES	NO	STORMWATER MANAGEMENT	
		Are significant water bodies, wetlands, woodlands, cleared areas; trees with diameter greater than 5"; gullies, ravines and ledge outcroppings shown on the plans?	
		Are floodplain boundaries and Base flood elevations (BFE) indicated?	
		Are Shoreland zoning overlay districts indicated?	
		Is there an erosion control plan?	
		Are areas of storage designated for snow storage?	
		If phasing is proposed, is it reflected in the design and construction of the drainage plan?	
		Does this comply with Chapter 500?	

YES	NO	EARTHWORK AND STOCKPILING					
		The work associated with this project is not subject to the gravel pit provisions of Chapter 2, Sections 2-1 C of the Code.					
		The volume of earth moving, removal, grading or filling activities for the proposed project is ten thousand (10,000) cubic yards of material or more.					
		There will be a temporary stockpile suitable for fill material for future use in construction of the project.					
		ARD MAY APPROVE TEMPORARY STOCKPILES FOR A PERIOD OF 12 MONTHS FOR CONSTRUCTION OF THE T. THE PLANNING BOARD WILL NOT APPROVAL TEMPORARY STOCKPILES FOR THE PURPOSE OF RESALE.					
YES	NO	UTILITIES					
		Public Sewer: Attach a letter from the Portland Water District (PWD) that verifies that public sewer can be connected to, and that the existing system has available capacity. What is the estimated gallons per day?					
		Sewer mains, related infrastructure and stationing for manholes, cleanouts and individual service connections are shown in plan and profile.					
		Septic System: Subsurface waste disposal. Attach a copy of the HHE 200 Report.					
		Public Water: Attach a letter from the POrtland Water District (PWD) that verifies the site can be served for the foreseeable future and that the proposed water plan meets or exceeds design requirements of the PWD.					
		Potable water will be provided by an on-site well.					
		Will the site be served with Natural Gas? If so, who is the supplier?					
		Are mailboxes to be clustered?					
		Power will be:  underground overhead Single Phase 2 Phase 3 Phase Who is the private hauler for Trash Pick-up?					
		Who will be contracted for the disposal of construction and site debris?					
YES	NO	SIGNAGE					
		Is there proposed new signage?  Attach schematic drawings for EACH proposed sign, indicate the sign area in square feet, and show location on the site plan.					
YES	NO	HISTORIC PRESERVATION					
		Is the property an important historic or natural site, or adjacent to such a site? If yes, explain:					
		Is this within a Historic District?					
		Have you received a certificate of appropriateness from the Historic Preservation Commission? If so, please include in the submission.					
YES	NO	OTHER					

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		Erosion Control (see Chapters 2 and 4)	
		Lighting (see Chapters 2 and 4)	
		Landscaping (see Chapters 2 and 4)	
		Noise	
		Technical and Financial Capacity	
YES	NO	POST CONSTRUCTION STORMWATER MAINTENANCE	
		Will the construction activity disturb one acre or more?	
		Is the parcel located within the Town of Gorham MS4 area?	
YES	NO	STATE AND LOCAL PERMITS	
		Is a Maine Department of Environmental Protection (MDEP) Permit required? If so, list the permit.	
		Is an Army Corps of Engineers approval/permit required? If so, list the permit.	
		Are there any State or Federal approval required? If so, list the approval.	
		A Maine Construction General Permit (MCGP) is required where the area of disturbance is greater than one acre. Is an MCGP permit required?	
		Is a variance from the Zoning Board of Appeals required? If yes, please describe:	
TRAFFIC:	THE PLANN	NING BOARD MAY REQUEST A TRAFFIC STUDY	
		Estimate the number of vehicle trips entering and exiting the site on a daily basis.	
		Estimate the number of vehicles entering and exiting the site during the busiest a.m. hour.	
		Estimate the number of vehicles entering and exiting the site during the busiest p.m. hour.	
	STANDARD - DEVELOPMI CLUSTERED	N STANDARDS UTILIZED: SEE ZONING DIMENSIONAL REQUIREMENTS FOR ZONING DISENT TRANSFER OVERLAY - SEE CHAPTER 1 SECTION 1-18 AND RESIDENTIAL DEVELOPMENT - SEE CHAPTER 2 SECTION 2-4. NIT DEVELOPMENT - SEE CHAPTER 1A	ADDITIONAL FORM
ADDITION	IAL COMMI	ENTS:	
The undersign the best of his		kes application to the Town of Gorham for approval of the proposed project of the proposed project of the compared to the Town of Gorham for approval of the proposed project of the compared to the Town of Gorham for approval of the proposed project of the proposed project of the compared to the Town of Gorham for approval of the proposed project of the project of the project of the project of the proposed project of the pr	and declares the foregoing to be true and accurate to
SIGNATURE	E: APPLICA	NT OR APPLICANT'S AGENT DATE	
PRINT NAM	Œ		

### APPLICANT'S CHECKLIST FOR PLAN REQUIREMENTS

SUBMITTALS THAT THE TOWN PLANNER DEEMS

SCHEDULED FOR PLANNING BOARD REVIEW.

SUFFICIENTLY LACKING IN CONTENT WILL NOT BE

The following checklists includes items generally required for development by the GORHAM LAND USE ORDINANCES and, due to project specifics, are required to provide a complete and accurate set of plans, reports and supporting documentation. Please review Ordinances for complete requirements.

Ordi	inances for complete requirements.	IT IS THE RESPONSIBILITY OF THE APPLICANT TO PRESENT A CLEAR UNDERSTANDING OF THE PROJECT.				
A)	Paper size:	rr	RESENT A CLEAR UNDERSTANDING OF THE PROJECT.			
	No less than 11" X 17" (reduced) or greater than 24" X 36" (full)	K)	Indicate required landscaping including:			
B)	Scale size:		Type of plant material			
	Under 10 acres: no greater than 1" = 30'		☐ Plant/Tree sizes			
	10 + acres: 1" = 50'		Placement			
C)	Title block:		Irrigation systems			
	Applicant's name and address	L)	Legal Documents:			
	Name of preparer of professional consultants with license		Easements			
	numbers and professional seals		☐ Deed of Covenant			
	Parcel's tax map identification (map – lot)		PWD Agreement to serve			
	Date of plan preparation		Homeowners' Association			
D)	Boundary survey performed and sealed by licensed surveyor: Identify all existing boundary markers		Road Maintenance Docs			
	Benchmark based on State Plane NAD83		Deed docket & page numbers			
	Identify all existing boundary markers	M)	Provide a vicinity map at a scale not more than <b>400 feet to the inch</b>			
	Show all proposed boundary monuments (per ordinance)		showing the relation to other properties and geographic features and			
			show:			
	Show all metes and bounds, rights of way and easements		All the area within five hundred (500) feet of the boundary line of the proposed development;			
E)	Show names of adjacent lot owners and parcel tax map numbers  Provide orientation:		Any smaller area between the tract and all existing streets,			
E)	Arrow showing true north and magnetic declination		provided any part of such a street used as part of the perimeter			
	Graphic scale		for the locus map is at least five hundred (500) feet from any			
		ND	boundary of the proposed development.			
	Parcel Owners and map and lot	N)	Show the locations of any Parks			
F)	Signature block for planning board Show location and description of:					
1')	Elevations of dwelling units. If applicable		Preserved Open space			
	All structures within 50 feet of the project parcel		Conservation easements			
			Note on the subdivision plan regarding areas to be dedicated for public use and conditions of such dedication.			
G)	All driveway entrances or accesses within 100 feet Show parcel data:	O)	Include plans, profiles and typical sections of all roads and other			
G)	Zoning District(s)		paved ways, including all relevant street data.			
	Lots		☐ Intersections or			
	Lot Widths		Distance to nearest intersection			
	Lot Depths		Driveways onsite			
			Distance to nearest driveway			
	Street frontage		Sight visibility lines			
	Building setback lines	P)	Show all existing and proposed lighting			
	Lot Areas		Map of all street lighting, attached lighting, and area lighting			
	Rights-of-way		Location of lighted signs			
	ROW area		Photo-metrics map			
	Exist. & new street names	Q)	_			
	Wetlands		Indicate the location of any permanently installed machinery			
	Wetland setback	D)	likely to cause appreciable noise at the lot lines.			
	Common tracts	R)	Provide description of these materials stored on the property:  Hazardous			
	Easements		Toxic			
	undisturbed areas					
	Shoreland Zoning setbacks	S)	Raw Waste			
	Note on the subdivision plan regarding areas to be taped off and		Show existing contours and finished grade elevations onsite			
			- Show existing contours and minimod grade elevations offsite			

H)	protected until project construction is completed.  Label all zoning districts abutting the property boundaries.	and sufficiently offsite to demonstrate how the project is situated in the surrounding environment.  T) Indicate the location and dimensions of:  Sidewalks
Л	Show locations of natural physical features such as water bodies, watercourses, forest cover, and ledge outcroppings.  Show the location of existing and proposed Utilities and identify which utilities are to be privately owned/ municipally owned:  Overhead Electric  underground electric  Water mains  Wells  Gas mains  Cable TV  Sewer mains  Test pits  Septic tanks  Leach field  Storm drain lines  Catch basins  Culverts  Gutters  Stormwater storage basins	Curbs Driveways Fences Retaining walls Other artificial features U) Copies of State and Local permit applications: Identify named streams, rivers, ponds on-or-within 250' of site Notice of Intent NRPA Permit by Rule All other applicable permits V) Copy of FIRM Map showing the proposed subdivision boundary to scale. W) Other: Clearly show how the approved plan will be amended. Signature blocks for amended approval.  NOTE TO APPLICANT: PRIOR TO THE SITE WALK,
	level spreaders Rain gardens Nearest fire hydrant	TEMPORARY MARKERS MUST BE ADEQUATELY PLACED THAT ENABLE THE PLANNING BOARD TO READILY LOCATE AND APPRAISE THE LAYOUT OF THE PROPOSED DEVELOPMENT.

		AGENT AUTH	ORIZATI	ON	
PROPERTY	PHYSICAL			MAP(S)	
DESCRIPTION	ADDRESS/ LOCATION			LOT(S)	
	NAME(S)				
APPLICANT(S) INFORMATION	PHONE			MAILING ADDRESS	
	EMAIL				
	NAME(S)				
OWNER(S) INFORMATION	PHONE			MAILING ADDRESS	
	EMAIL				
APPLICANT'S	NAME		BUSINESS NAME		
AGENT	PHONE	MAILING			
INFORMATION	EMAIL		ADDRESS		
	_	e/us before Gorham Town of the proposed develo			
APPLICANT SIGNA	ATURE		DATE		
PLEASE TYPE OR P.	RINT NAME HER	E			
CO-APPLICANT SIGNATURE (if applicable)			DATE		
PLEASE TYPE OR P.	RINT NAME HER	Е			
APPLICANT'S AGENT SIGNATURE			DATE		
PLEASE TYPE OR P	RINT NAME HER	E			

### **SAMPLE LETTER OF CESSION**

(COMPANY LETTERHEAD)

Ephrem Paraschak, Town Manager Town of Gorham 75 South Street, Suite 1 Gorham, ME 04038
RE: Offer of Cession for (name of Street), (name of subdivision) Subdivision, Tax Map #, Lot #
Dear Mr. Paraschak:
On behalf of (name of subdivision developer or the development corporation), we are pleased to offer this written offer of cession and deeds for (name of Street) and all associated utility easements and rights of way, (if applicable add: including the so-called Potential Future Road Extensions show on the subdivision plan) as shown on the (name of subdivision) Subdivision plans, prepared by (name of plan consultant, i.e. the original professional engineer and/or plan surveyor). This offer is made without demand for compensation. This roadway has been constructed to service (number of lots) lots in the (name of subdivision) Subdivision as approved by the Gorham Planning Board.
A copy of the final subdivision plan showing roadways and associated easements is now enclosed. ( <i>Name of developer or the development corporation</i> ) has constructed this road to Town standards in accordance with the approved plans and under the supervision of the Town's inspectors.
If you require any additional information regarding our request, please contact me. Thank you for your cooperation in this matter.
Sincerely,
(Name of applicant/developer or the development corporation, OR its designated agent)
(signer's title)



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Tel: 207-222-1620 GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038 STREET AND DRIVEWAY NAME APPROVAL FORM ☐ STREET NAME APPROVAL ☐ DRIVEWAY NAME APPROVAL Name(s) APPLICANT Mailing **Phone INFORMATION** Address Email THE PROPOSED IS: ☐ Planning Board Approved Private Way ☐ Subdivision Road constructed to public street specifications Driveway (not to be used for calculating frontage for buildable lot computations) Other \_\_\_\_ PROPOSED NAME: (MUST PROVIDE THREE NAME OPTIONS) AT: STREET/DRIVEWAY ACCESSES OFF OF: AT: MAP AND LOT NUMBER(S) OF ACCESS **POINTS**: **LENGTH OF NEW** NUMBER OF LOTS ACCESSED BY NEW STREET/DRIVEWAY: STREET/DRIVEWAY:

FOR DRIV	FOR DRIVEWAY NAME APPROVAL ONLY BELOW THIS LINE:						
NAME AN	D SIGNATURE OF EAC	H PARCEL OV	VNER TO BE READ	DRESSED ON PR	OPOSED DRIVEWAY:		
NAME:	1.	ADDRESS:		SIGNATURE:			
	2.						
	3.						
	4.						
APPLICA			ASONABLY ACCUR	· ·	TATION OF THE DRIVEWAY TO BE NAMED.		



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GORHAM MUNICIPAL CENTER, 75 South Street, Gorham, ME 04038

Tel: 207-222-1620

FOR OFFICE USE ONLY BELOW THIS LINE:					
NAME APPROVE	D:				
NAME APPROVE	D BY:	SIGNATURE	:		DATE:
☐ TOWN PLANN	ER				
☐ FIRE CHIEF					
□ POLICE CHIE!	र				
PUBLIC WORK	KS DIRECTOR				
☐ ADDRESSING OFFICER					
FOR PLANNING	OFFICE USE ON	LY BELOW T	HIS LINE:		
DATE OF PLANNING BOARD APPROVAL:					
DATE OF TOWN COUNCIL ACCEPTANCE:					
CC:	☐ TAX AS	☐ TAX ASSESSOR		☐ TOWN CLERK	
	☐ PUBLIC	C WORKS DIR	RECTOR	☐ TOWN ENGINEER	