



TOWN OF GORHAM PLANNING OFFICE

75 South Street, Suite 1
Gorham, Maine 04038

Phone: (207) 222-1620 • Fax: (207) 839-7711

APPLICATION: STREET ACCEPTANCE

<p>A separate application with fee must be submitted for EACH street. The application fee is non refundable regardless of whether the Town Council accepts or does not accept the street as a public way.</p>	<p>FEE FOR PLAN REVIEW:</p>	<p><input type="checkbox"/> \$500.00 Plus \$50 for Public Notice</p>	<p>Amount Paid: _____</p> <p>Date: _____</p>
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PROPERTY DESCRIPTION	Parcel ID	Map	Lot	Zoning District	Total Land Area
Physical Address					

PROPERTY OWNER'S INFORMATION	Name	Name of Business
	Phone	Mailing Address
	Fax	
	Email	

APPLICANT'S AGENT INFORMATION	Name	Name of Business
	Phone	Mailing Address
	Fax	
	Email	

NOTICE: A decision by the Planning Board to grant permission to an applicant to subdivide and develop land is not a guarantee that the Town Council will automatically accept any roads that are constructed in said development as public roads. The Town Council is not obligated to accept any road as a public way when the Council determines it is not in the public's best interest, even if the proposed road is located in an approved subdivision and otherwise meets all specifications for a public road.

STREET NAME:		With suffix: (Dr, Ln, Ave, St, etc.)
Length of Street	feet	SUBDIVISION NAME
Dead End Street	Y /N	Number of Lots Served:
		Type A Acceptance
		Final Acceptance

PROJECT STATUS::	Number	Work Completed As of [DATE]	<p>Gorham Land Use and Dev. Code, Chap. II, Sec. V, E. 4. f. - A street may be accepted by the Town Council prior to final paving provided that 150% of the cost of completion, as estimated by the Town Engineer, is deposited in a road improvement account with the Town. Unexpended funds will be returned to the developer upon completion.</p>
Dwelling Units Built/ Under Construction			
Occupancy Permits Issued			
PAVEMENT:		Work Completed As of [DATE]	
Base Pavement			
Final Pavement			

Public Sewer	Y /N	If yes, provide date of final inspection Provide a copy of the final inspection report from Portland Water Dist.	Mo. Da. Yr.
Public Water	Y /N	If yes, provide date of final inspection Provide a copy of the final inspection report from Portland Water Dist.	Mo. Da. Yr.

THIS REQUEST FOR STREET ACCEPTANCE MUST BE ACCOMPANIED BY: ONE ORIGINAL PACKET AND 2 SETS OF COPIES.

YES NO EACH PACKET MUST INCLUDE THE FOLLOWING ITEMS:

<input type="checkbox"/>	<input type="checkbox"/>	A current offer of cession letter. (This generally requires an updating of the letter of cession submitted with the application for final subdivision approval. The letter should specify that the road and related improvements are being offered without request for compensation)
<input type="checkbox"/>	<input type="checkbox"/>	A warranty deed for the roadway. (This deed may be submitted in draft form for review and approval by the Town Attorney. Any revisions requested by the Town Attorney must be made to the deed and the signed original provided to the Planning Department before the Town Council acts on this application).
<input type="checkbox"/>	<input type="checkbox"/>	Copies of any associated easements documents (drainage, fire pond, conservation, etc.), must be reviewed and approved by the Town Attorney and which will be offered to the Town for acceptance before the Town Council acts on this application. These can be referenced in the road deed or provided in a separate deed.
<input type="checkbox"/>	<input type="checkbox"/>	A current Real Estate Transfer form. (Completed and signed by the property owner)
<input type="checkbox"/>	<input type="checkbox"/>	A copy of the recorded subdivision plan referenced in the proposed deed
<input type="checkbox"/>	<input type="checkbox"/>	A copy of the Record Drawings (As Builts). (Once Record Drawings are approved by staff, applicant will submit 1 Auto Cad, 1 mylar, and 2 paper copies of same)
<input type="checkbox"/>	<input type="checkbox"/>	A one-year maintenance warranty. (The applicant must warranty all public improvements for a period of one year from the date of acceptance and must be prepared to supply a one-year maintenance guarantee to the Town in the form of a Letter of Credit, a Cash Escrow Account, or a Bond. The proposed form of the guarantee must be reviewed by the Town Attorney prior to finalization. The amount of the guarantee is determined by the Public Works Director or Town Engineer at the time of his final inspection. At the conclusion of the one-year warranty period, the owner shall request the Public Works Director or Town Engineer (as applicable) to prepare a second written report of inspection prior to the release of the maintenance guarantee).
<input type="checkbox"/>	<input type="checkbox"/>	A letter from the developer's engineer that the road proposed for acceptance as a Town Way was constructed to the appropriate standards as specified in the Town's Land Use and Development Code.
<input type="checkbox"/>	<input type="checkbox"/>	A copy of the most current Subdivision Declaration and Homeowners' Association documents, including documentation showing that the Homeowners' Association has been formed.

I understand that the Town Council is under no legal obligation to accept this road as a public way. I also understand that the application fee is non refundable even if the Town Council does not accept this road as a public way. I hereby certify, to the best of my knowledge, the information contained in this application is true and accurate.

_____ Date

_____ Signature of Applicant

_____ Print (or type) name

PLEASE RETURN COMPLETED APPLICATION TO THE TOWN PLANNER

NOTE: The Application for Street Acceptance will not be heard by the Town Council until all required documentation is submitted by the applicant and reviewed by Town staff.

REVIEW STEPS

Staff Review: Once all application documents have been received, the Planning Department and the Town Attorney will review the documents. The Inspecting Engineer and the Public Works Director will inspect the road that is proposed for acceptance and issue a report. Applicants should expect this step to take approximately one month, if the applicant has submitted all necessary documents and if all documents submitted were in order. The Town Council will not consider an application to accept a road until said application with all documentation is complete and the fee is paid in full.

Town Council Acceptance: Once it has been determined that all documents are in order, the item will be placed on the next Town Council agenda for their consideration on whether to approve the road as a public way if they determine it is in the public's best interest.

PUBLIC WORKS DEPARTMENT STREET ACCEPTANCE CHECKLIST

(To be completed by Director of Public Works)

Street Name: _____

Subdivision/Project Name _____

OWNER/Developer _____

Final Inspection by _____ Date _____

Please mark each of the following items Yes, No or NA (Not applicable)

- 1. ___ Road Deed and Easement Deeds reviewed by the Public Works Director.
- 2. ___ Easement Deeds reviewed by the Public Works Director.
- 3. ___ Roadway and shoulders constructed per plans.
- 4. ___ Drainage installed per plans.
- 5. ___ Curbing installed per plans.
- 6. ___ Sidewalks installed per plans.
- 7. ___ Roadway monumentation installed per plans.
- 8. ___ Catch basins cleaned.
- 9. ___ Detention ponds constructed per plans.
- 10. ___ Fire ponds constructed per plans.
- 11. ___ Fire ponds inspected, tested and approved by the Gorham Fire Department.
- 12. ___ Hydrants inspected, tested and approved by the Gorham Fire Department.
- 13. ___ No. of new hydrants _____.
- 15. ___ Paved driveway aprons.
- 16. ___ Mailbox locations per plans.
- 17. ___ Street trees and landscaping completed per plans.
- 18. ___ Street signs and traffic control signs installed per plans.
- 19. ___ Loaming and seeding completed per plans.
- 20. ___ Permanent erosion control installed per plans.
- 21. ___ Water mains inspected and approved by Portland Water District.
Final inspection report received.
- 22. ___ Sewer mains and pump stations inspected and approved by Portland Water District.
Final inspection report received.
- 23. ___ Final clean up completed.
- 24. ___ Core Sample(s) measured and meet the Town's minimum standards.

Note any incomplete items or compliance issues: _____

PLANNING DEPARTMENT STREET ACCEPTANCE CHECKLIST

(To be completed by the Town Planner)

Street Name: _____

Subdivision/Project Name _____

OWNER/Developer _____

Street Classification _____ Street Length _____

Type of Approval: Final Acceptance Prior to Final Paving

Verification of occupancy permits for 50% of the housing units in the subdivision, if there are more than 20 lots in the subdivision or 50% of the approved construction phase.

Total number of lots _____

Number of occupancy permits issued _____, _____%

Number of lots in phase _____

Number of occupancy permits issued _____, _____%.

Please mark each of the following items Yes, No or NA (Not applicable)

- 1. ___ Letter of Cession.
- 2. ___ Road Deed (___ includes center of turning circle).
- 3. ___ Transfer Tax Form.
- 4. ___ Easement deeds for road drainage.
- 5. ___ Other documents _____.
- 6. ___ Reviewed by Town Attorney and approved on _____.
- 7. ___ Fire pond/dry hydrant installations reviewed & approved by Fire Chief.
- 8. ___ PWD: Water/Final Inspection Report received.
- 9. ___ PWD: Sewer/Final Inspection Report received.
- 10. ___ As-Built drawings delivered to: Engineer Public Works Planner.
- 11. ___ Maintenance Guarantee Acct.: Amount _____ Type _____ Date _____.
- 13. ___ Road Improvement Acct.: Amount _____ Date Established _____.
- 15. ___ Legal Documents & Plan ROW provided to Town Clerk. Date _____.
- 16. ___ Legal Documents & Plan ROW provided to Town Manager. Date _____.
- 16. ___ Public Works Director's Final Report.

Note any incomplete items or compliance issues: _____

(COMPANY LETTER HEAD)

_____, 20__

David O. Cole, Town Manager
Town of Gorham
270 Main Street
Gorham, ME 04038-1382

RE: Offer of Cession for (*name of Street*), (*name of subdivision*) Subdivision, Tax Map #__, Lot #__

Dear Mr. Cole:

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. (*Name of developer or the development corporation*) 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*)

(*title*)