



Last Revision for Proposed
Changes: Feb. 27, 2018

SUBDIVISION ORDINANCE

Of the
TOWN OF STOCKTON SPRINGS, MAINE

Revised

DECEMBER 1981

FEBRUARY 1982

MARCH 1983

JUNE 1999

MARCH 2000

JUNE 2001

JUNE 2002

JUNE 2003

JUNE 2004

JUNE 2006

JUNE 2007

ATTESTED BY _____

TITLE _____

Prepared by
STOCKTON SPRINGS PLANNING BOARD
With assistance of
PENOBSCOT VALLEY REGIONAL PLANNING BOARD

Financial assistance of this document was provided by a grant from MAINE'S COASTAL PROGRAM, through funding provided by U.S. Department of Commerce, Office of Coastal Zone Management, under the Coastal Zone Management Act of 1972, as amended.

4. The time of submission of the Final Plan shall be considered to be the date of the regular monthly meeting of the Planning Board at least fifteen days prior to which the complete application, accompanied by the required fee, has been filed with the Code Enforcement Officer. The Planning Board shall issue the subdivider a dated receipt for the Final Plan at the time of submission of the Final Plan.

5. Within 30 days from receipt of a Final Plan, the Planning Board shall notify the subdivider in writing either that the application is a complete application or, if the application is incomplete, the specific additional material needed to make a complete application. After the Planning Board has determined that a complete application has been filed, it shall notify the subdivider and begin its full evaluation of the proposed subdivision.

6. Prior to submitting the Final Plan, the subdivider of a major subdivision in which new roads will be built or existing roads will be upgraded, shall file an Improvement Guarantee with the Selectmen. The purpose of the guarantee is to insure that all required subdivision improvements shall be satisfactorily completed. The amount, form and duration of the guarantee shall be that defined under Article 900 of this ordinance.

7. Public Hearing - The Planning Board may hold a public hearing on the Final Plan. If it determines that a public hearing shall be held, it shall be held within 30 days of the time of submission of the final plan. Said hearing shall be advertised in a newspaper of general circulation in Stockton Springs at least two times, the date of the first publication to be at least 7 days prior to the hearing. The Board shall send notice of such public hearing by First Class Mail Certified Mail, Return Receipt Requested, to all owners of property with 500 1000 feet of any boundary of the proposed subdivision. Said notice shall be mailed no later than 10 days prior to the date of the public hearing. The purpose of the public hearing shall be for the Planning Board to receive testimony from the public relative to any municipal or state ordinance, standard, or regulation which is applicable to the proposed subdivision and the relationship of the subdivision to the ordinance, standard, or regulation. All mailing and costs of publication shall be reimbursed to the town, whether or not the meeting is held or approval is granted. The Board may ask for prepayment of these costs prior to the hearing. Any funds not used will be reimbursed to the applicant.

8. Review and Action on Final Plan - The Board shall, within 30 days of a public hearing; or within 60 days of having received a complete application, if no public hearing is held; or within such other time limit as may be mutually agreed to by the Board and the subdivider, review the application and deny to grant approval of the proposed subdivision, or grant approval on such terms and conditions as it may deem advisable to satisfy the criteria contained in these regulations and State Law and to preserve the public's health, safety and general welfare. In all instances, the burden of proof shall be, upon the subdivider. In issuing its decision, the Planning Board shall take findings of fact establishing that the proposed subdivision does or does not meet the provisions of these regulations and the State Subdivision Law.

9. Upon approval of the plan, at least a majority of the Board members present and eligible to vote shall sign both transparencies and the date and any conditions of approval shall be written on both transparencies. One signed transparency shall be returned to the subdivider for filing with the Registry of Deeds and one signed transparency shall be retained by the Planning Board. The Planning Board shall maintain permanent record of their action on the final plan.

10. No changes, erasures, modifications, or revisions shall be made in any subdivision plan after approval has been given by the Planning Board and endorsed, in writing on the plan, unless the plan is first re-submitted to the Planning Board and the Board approves the modifications. In the event that any such subdivision plan is recorded without complying with this requirement, the same shall be considered null and void.

11. A recording fee of \$500 shall be required by the applicant. This fee shall be returned to the applicant after a signed and recorded plan is returned to the Town. The subdivider shall file a signed subdivision plan at the Waldo County Registry of Deeds within 90 days of the date of approval. Any plan not filed within ninety days will be considered null and void unless the particular circumstances of said subdivider or subdivision warrant the Planning Board to grant an extension.

12. If the Planning Board fails to take action within 60 days of the time of submission of a complete final plan, or within the mutually agreed to time, as specified above, the subdivision plan shall-be deemed disapproved.

13. Approval of a subdivision plan does not imply that any road in the subdivision will be accepted by the Town. Only the legislative body of the Town of Stockton Springs, the Town Meeting, can accept a road as a public way.

842 - Submissions-~~Four (4)~~ **Eight (8)** paper copies and one (1) mylar copy of the Final Plan shall be submitted to the Planning Board for signatures. The Final Plan shall be not less than 8 1/2" by 11" and 29 1/2", by 3 1/2". The plan shall be drawn at a scale in which 1 inch equals no more than 100 feet and shall be oriented so the north direction is the same on all sheets.

In addition to all applicable items require on the Preliminary Plan otherwise indicated by the Planning Board, the following items shall be required as part of the Final Plan submissions:

Submission

Information on the Plan	Written Information to accompany plan.	
		1. Registered Land Surveyor or Engineer-The name, registration number, seal and signature of the land surveyor and/or engineer who prepared the plan. This information shall be on all sheets including cross section and profile sheets also.
		2. Streets - The names and lines, lengths of all straight lines, the deflection of angles, radii, length of curves, and tangent distances and bearings (shown on plan).
		3. Street Profiles - Profiles of center lines of proposed new streets on sheets separate from the plan, at a horizontal scale of one inch equals 40 feet; profiles of all proposed sewers shall be shown on street profiles, when applicable at the same scale. All elevations shall refer to USGS datum.
		4. Street Cross Sections - Cross sections at 50 foot horizontal intervals of proposed new streets, on sheets