

**TOWN OF UNITY  
LAND USE REVIEW COMMITTEE MEETING MINUTES  
OCTOBER 4, 2014  
LOCATION: FIRE DEPARTMENT, UNITY, MAINE**

**MEMBERS IN ATTENDANCE:** John McIntire, Charlie Porter, Tony Avila, Jim Kenney, Randy Reynolds

**MODERATOR:** Jim Kenney

**OBSERVERS:** Garrett Morrison

**RECORDER:** Sherry Powell-Wilson

18:43:11 Jim Kenney: Getting underway. You have the Minutes. Any comments?

18:43:19 Randy Reynolds: I make the motion to accept as read.

18:43:21 Jim Kenney: Any discussion? They are approved. This, I think, is the last thing outstanding, and Garrett has given some refinement to it. We were having difficulty reading it. Once we get this agreed to tonight, and get it incorporated into the document, I will then take the document to the Selectmen.

18:44:04 John McIntire: I have a 09/17/14 dated version.

18:44:12 Jim Kenney: It's gone beyond that now. We had the 17th, Randy brought in some valuable stuff and it was refined and incorporated. With this cleaned up and agreed to, it's then ready.

18:44:32 Randy Reynolds: From the 17th, it was just very minor changes. Just make sure the Ts are crossed.

18:44:41 Jim Kenney: Closing gaps, the page count was brought to 59.

Garrett Morrison: You want to hear it? This is 13.7.2, Storm Water Drainage and all I was suggesting at the outset is they're to trying to get you to show what it is that is going to happen with change, I have changed program to, your choice, either map or plan or illustration but something you would put it down on that they can see what it is. To me it would be a map.

18:45:40 Randy Reynolds: You wouldn't be able to put a map in the ordinance.

18:45:54 Garrett Morrison: This is what the applicant would provide.

18:45:57 Randy Reynolds: You can call it a map or a plan, whichever you want. The plan might be better, it shows design.

18:46:16 Garrett Morrison: In 13.7.2.2, it did say the direction of flow of the runoff through the use of arrows, and it sounds like you're trying to say the flow of runoff through something. I have changed that to the direction of flow of the runoff by the use of arrows to show direction of flow. Then in 13.7.2.4, I have stricken a piece of it altogether, and you all have a copy so you know what it says. What I am changing it to is the first sentence is engineering calculations it used to determine drainage requirements if the project will significantly alter existing drainage patterns. I have left in parenthesis where based upon 25-years, 24-hour storm, but I think it helps to understand the sentence if you don't read that. I don't think we need the due to such factors as statement in there because it could be due to anything and we don't need to tell them. The calculations are going to be done on the basis of what they think those pertinent factors are.

18:47:56 Jim Kenney: As it reads with your suggested wording from start to finish.

18:47:59 Garrett Morrison: Everything after pattern has been stricken.

18:48:05 Jim Kenney: It reads the engineering calculation used to determine drainage requirements if the project will significantly alter the existing drainage pattern, and then there is a period there.

18:48:21 Garrett Morrison: I left in the based on the 25-year, 24-hour storm. [Agreed to.] In the last paragraph I just inserted, at the beginning where it says the methods, I inserted the proposed methods. [Agreed to.]

18:48:47 Jim Kenney: This wraps it up. Congratulations! I'll get it in to the Town Office.

18:48:56 Garrett Morrison: On a separate matter, the Aquifer Protection, I have completed my first draft of what that should be and sent it off to Kevin. Instead of giving it out to everybody, I thought if he would come and audit it first, then it would be time to get it out to you. It's not a big change. What I've done is to see to that we reference the State documents from the DEP and MRSA for all of the documents that pertain to this because there are many. To say they are incorporated by reference instead of trying to go through and mention every various substance and a few other things here and there.

18:50:0 Jim Kenney: Thank you for that and we'll wait on Kevin. Is there any other business before we start looking at the Subdivision? Hearing none, Randy?

18:50:15 Randy Reynolds: I made some maps (passed them out to the group). This is a subdivision I did based on the subdivision ordinance in Dixmont. I read through this again yesterday. I just hit the highlights. It's set up pretty good. Some things we need to

change are from the Roman numerals, a few other things in here like open space, we took it out of the other one and probably ought to take it out of here. Another thing that Garrett brought up the last we started reading this, it didn't tell you what an actual subdivision was until you got to the back of the book and looked at definitions. This tells you fairly close right up front. It describes it in a lot of detail. Mainly, I think what we ought to do is change this subdivision ordinance over to Unity. You'll see Dixmont everywhere. What I would like to do is read the whole thing. As we go through, if you see something you don't think is right, just note it and we'll talk about it later. I think in a couple of weeks we can get through this.

18:53:45 Garrett Morrison: We'll start with Article 1, Purposes, 5th page in. Did you notice on the second page, after Article 1, Purposes, the article is spelled without an A but it's still pronounced article? Article 1, Purposes, The purpose of this Ordinance is to assure the comfort, convenience, safety, health and welfare of the people of the Town of Dixmont to protect the environment and to promote the development of an economically sound and stable community. To this end and approving subdivisions within the Town of Dixmont, the Planning Board shall consider the following criteria and before granting approval, shall make findings of fact, that the provisions of this Ordinance have been met and that the proposed subdivision will meet the guidelines of Title 30 MRSA, Paragraph 4404, Subdivision. 1.1, will not result in undue water or air pollution. In making this determination, the Board shall at least consider the elevation of the land above sea level and its relation to the flood plain, the nature of the soils and subsoils, and there ability to adequately support waste disposal, the slope of the land and its effect on effluence, the availability of streams for disposal of effluence, and the applicable state and local health and water resources regulations.

18:56:28 Garrett Morrison: I'm going to just ask a question, Randy, while we're there, that to me seems like a terribly detailed and convoluted paragraph for saying basically we'll have a site evaluator approve it.

18:56:46 Randy Reynolds: Just make a note and we'll check on it later.

18:56:50 Garrett Morrison: 1.2, Has sufficient water available for the reasonably foreseeable needs of the subdivision, will not cause an unreasonable burden on an existing water supply, if one is to be utilized, will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy [ ] may result. Will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of highways or public roads [ ] are proposed. Will provide for adequate solid and sewage waste disposal. Will not cause an unreasonable burden of the municipality to dispose of solid waste and sewage if municipal

services are to be utilized. Will not have an undue adverse effect on the scenic or natural beauty of the areas aesthetics, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline and is in conformance with the dually adopted Subdivision Ordinance, Comprehensive Plan Development Plan, or Land Use Plan, if any. Subdivision has adequate financial and technical capacity to meet the above stated standards. Whenever situated in whole or in part within 250 feet of any pond, lake, river or stream, will not adversely affect the quality of the body of water or unreasonably affect the shoreline of that body of water. Will not alone or in conjunction with existing activities, adversely affect the quality and quantity of groundwater. All principal structures within the subdivision shall be constructed with their lowest floor, including the basement, at least one foot above the 100-year fill elevation.

18:59:24 Charlie Porter: Including the basement? That's the first time I've seen that.

18:59:24 Garrett Morrison: Article 2, Authority and Administration, authority, these standards have been prepared in accordance with the provisions of Title 30, AMRSA 44030. These standards shall be known and may be cited as subdivision ordinance of the Town of Dixmont, Maine. Should any provisions of these standards be held invalid by any court, then such decision shall not affect the validity of the remainder of the standards. Administration, the Planning Board of the Town of Dixmont, hereinafter called the Board, shall administer these standards and provisions so these standards shall pertain to all subdivisions as defined in Title 30 MRSA, within the boundaries of the Town of Dixmont.

19:00:26 Garrett Morrison: Article 3, Definitions, in general, words and terms used in this will henceforth have their customary dictionary meanings. More specifically, words and terms used herein are defined as follows: Cluster subdivision, a subdivision in which the lot sizes are reduced below those of normally required in the zoning district in which the development is located, in return for the provision of a corresponding amount of permanent open space owned in common by lot unit owners, the Town, or a land conservation organization. Complete application, an application shall be considered complete upon submission of the required fee and all information required by this Ordinance for a vote of the Board to waive the submission of the required information. Comprehensive Plan or policy statement, any part or element of the overall plan of policy for the development of any of the municipality as defined in Title 30 MRSA Section 4961. Contiguous lots, lots which adjoin at any line or point or are separated at any point by a body of water less than 15 feet wide. Developed area, any area on which a site improvement or change is made including buildings, landscaping, parking area and roads. Driveway, private vehicular access way serving a dwelling unit, a room or suite of rooms used as a habitation, which is separate from other such rooms or suites or rooms, and which contain

independent living, cooking, sleeping, bathing and sanitary facilities includes single family houses in a duplex, apartment house, multifamily dwellings, and residential condominiums. Final plan, the final drawing on which the applicant's plan of subdivision is presented to the Board for approval and which, if approved, may be recorded in the Registry of Deeds. High-intensity soil survey, Class A, a map prepared by a certified soil scientist, identifying the soil types down to one area or less at a scale of one inch equals 100 feet or larger. The soils shall be identified in accordance with the National Cooperative Soil Survey. The map shall show the location of all test pits, and baselines under the direction of a registered land surveyor or qualified professional, engineer, and shall be accompanied by a log of each sample point identifying the textural classification and the depth to seasonal high water table, or bedrock at that point.

There shall be a base map with two-foot contour lines included by a ground survey or aerial survey with ground control. Single soil test pits and their evaluation for suitability for subsurface waste water disposal systems shall not be considered to constitute high-intensity soil surveys. High-intensity soil survey, Class A, a map prepared by certified soil scientist identifying the soil types down to one acre or less at a scale of one inch equals 500 feet or larger. The soils shall be identified in accordance with the National Cooperative Soil Survey. The map shall show the location of all test pits by means of compass and chaining, pacing or taping from known survey points, and shall be accompanied by a log of each sample point identifying the textural classification and the depth to seasonal high water table or bedrock at that point. There shall be a base map with five-foot contour lines included, single soil test pits and their evaluation for suitability for subsurface waste water disposal systems shall not be considered to constitute high-intensity soil surveys. One hundred year flood, the level of the flood that on the average is likely to occur once every 100 years that has a 1% chance of occurring in any year. Normal high water mark of inland waters, that line on the shores or banks of nontidal waters which is apparent because of the different character of the contiguous soil or the vegetation due to prolonged action of the water relative to vegetation made at that line where the vegetation changes from predominantly aquatic or predominantly terrestrial by way of illustration aquatic vegetation includes but is not limited to the following plants and plant groups, water lily, pond lily, pimple weed, cat tail, wild rice hedges, rushes and marsh grasses, and terrestrial vegetation includes but is not limited to the following plants and plant grasses; asker, lady slipper, wintergreen, partridge berry, sarsaparilla, pine, cedar, oaks, ashes, alders, elms, and maples, in places where the shore or bank is of such character that the high water mark cannot be easily determined, ledges rapidly eroding or slumping banks the normal high water mark shall be estimated from places where it can be determined by the above method. On the side, that was written by, it wasn't a soil scientist, or

surveyor or a geologist, it was written by a plan pathologist and that doesn't have any business being there.

19:07:23 Randy Reynolds: I agree. We should replace it with something that defines it in a shorter sentence.

19:07:30 Garrett Morrison: It would be enough to say the water or terrestrial should be observed to see if it's in the pond or out of the pond, and if there is any question then the 1st Selectman will make the determination.

19:07:50 Randy Reynolds: Usually the surveyor determines where the high water mark is and notes it on there. Like I said, there is a lot of stuff in here we're going to want to take out and add. Mark that.

19:08:18 Garrett Morrison: Official submittal date, the date upon which the Board issues a receipt indicating the application has been submitted. Person, includes a firm, association, organization, partnership, trust, company or corporation. As well as an individual. Do you know how many times in the last two years we've had people complaining about referring to a corporation as a person, and it has always been a person.

19:09:04 Charlie Porter: Just as the Supreme Court.

19:09:04 Garrett Morrison: Planned unit development, a development controlled by a single developer for a mix of residential, commercial, and industrial uses. A PUD, is undertaken in a manner that treats the developed area in its entirety to promote the best use of the land including the creation of open space and reduction in the length of road and utility systems and the retention of the natural characteristics of the land. Planning Board, the Planning Board of the Town of Dixmont created under Title 30 MRSA 4960-C2D. Preliminary Subdivision Plan, the preliminary drawing indicating the proposed layout of the subdivision to be submitted to the Board for consideration. Recording Plan, a copy of the final plan which is recorded at the Registry Of Deed, and which need not show information not relative to the transfer of an interest in the property such as sewer and water, land locations and sizes, culverts and building lines. Roads, public and private ways such as alley, avenues, boulevards, highway, roads, streets and other rights of way, as well as areas on the subdivision plan designated as rights of way. Road classification, arterial roads, a major thorough fair, which serves as a major traffic way for travel between and to the principality. Collector road, a road servicing at least 15 lots or dwelling size dwelling units or roads which serve as feeders to arterial roads and collectors of traffic from mud roads. Industrial or commercial road, roads servicing industrial or commercial uses. Minor road, a road servicing less than 15 lots or dwelling units to be built to Town standards. These roads have the potential of becoming accepted for town maintenance. Private road, a vehicular access way servicing no more than eight dwelling units, which is not intended to be dedicated

as a public way. Subdivision, as defined in Title 30, MRSA Section 4401.

19:11:49 Charlie Porter: Can you check the number of dwellings or units for a private road, what we have now is three instead of eight. I think it should stay three; 911 requires three or more.

19:12:21 Garrett Morrison: Article 3 definitions, this is the one that was passed on from the previous page, which is a subdivision. The division of a tract or parcel of land into three or more lots within any five-year period, which period begins after 09/23/1971, whether accomplished by sale or lease, development, building or otherwise provided that a division accomplished by a diverse 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 the objectives of this ordinance or by transfer of interest of land to the land abutting thereon shall not be considered to create a lot or lots for the purpose of this ordinance. The term subdivision shall also include the division of a new structure or structures on a tract or parcel of land into three or more dwelling units within a five-year period. The division of an existing structure(s) previously used for commercial or industrial use into three or more dwelling units within a five-year period. The area included in the expansion of an existing structure is deemed to be a new structure for the purposes of this paragraph. In determining whether a tract or parcel of land is divided into three or more lots, the first dividing of such tract or parcel unless otherwise exempted herein shall be considered to create the first two lots and the next dividing of either of said first two lots by whomever accomplished unless otherwise exempted herein shall be considered to create a third lot unless both such lots for his or her own use as a single-family resident or for open space land as defined in Title 36, Section 1102. For a period of at least five years prior to such second dividing lots of all sizes will be reviewed under this ordinance including lots greater than 40 acres in size. In determining the number of dwelling units in a structure, the provisions regarding the determination of the number shall apply including exemption from the definition of a subdivision of land.

19:15:08 Randy Reynolds: Charlie brought up a road servicing 15 lots, at least 15 lots. That's a collector road, that's not a town.

19:15:22 Charlie Porter: I was talking about a private road.

19:16:19 Garrett Morrison: Subdivision major, any subdivision containing more than five lots or dwelling units or any subdivision containing a proposed road or any subdivision with cluster development. This includes subdivisions with lots greater than 40 acres. Subdivision minor, any subdivision containing five lots or dwelling units or less in which no road is proposed to be constructed. This includes subdivisions with lots greater than 40 acres -- it's carried over to the next page.

19:17:07 Garrett Morrison: Tracts, parcels of land, all contiguous land in the same ownership whether or not the tract is separated at any point by an intermittent or nonnavigable stream or private road that was established by the owner or land both sides thereof if the land is located on the opposite sides of a public road or private road that was not established by the owner of land on both sides, it shall be considered a separate tract of land.

19:17:43 Randy Reynolds: Referring to the map, this is a five-lot subdivision.

19:18:46 Jim Kenney: Article 4A, Administrative Procedure, minor subdivisions, purposes, the purpose of this article is to establish an orderly, [ ] and expeditious procedure to review minor subdivisions. Minor subdivision procedure, the following is a timetable for the submission and review of minor subdivision applications. In order to avoid delay in processing applications or revision for subdivision review, the application shall request to be placed on the Board's agenda at least one week in advance of a regularly scheduled meeting by contacting the Board chairman. Applicants who attend a meeting but who are not on the Board's agenda may be heard but only after all agenda items have been heard and then only if a majority of the Board so votes. A note is added, the symbol hash mark denotes subdivider and the symbol star denotes board. Hash mark -- request to be on the agenda, okay, we're going to fix these symbols. Presentation and submission or preapplication sketch plan at the Board meeting. C, within 30 days of presentation, the Board shall hold an onsite inspection of the property and shall determine and inform the applicant of the contour interval, if required, for the final plan. Applicants shall flag the proposed lot corners prior to onsite inspection. Within six months after the onsite inspection, the applicant shall submit an application for approval of the final plan at least seven days prior to the scheduled Board meeting. Failure to do shall require resubmission of the sketch plan. The Board shall issue a dated receipt to the subdivider upon receipt of the application. The Board shall determine if the application is complete, if not, the Board shall notify the applicant and specify additional material needed to make application. Upon determination that a complete application has been submitted for review, the Board shall issue a dated receipt to the subdivider.

The Board will also notify by mail all abutting property owners as well as property owners across the public way from the proposed subdivision specify the location of the proposed subdivision and a general subdivider.

19:21:55 Charlie Porter: I'd like to go back to C. The way I read this is the Board has to inform the applicant of the contour interval. The Board?



19:22:11 Randy Reynolds: Usually it's a compromise between the surveyor, usually the surveyor tells the Board what they would like to have, and the Board says okay. [Pointing to the map] You can see the contours on this one.

19:22:38 Charlie Porter: The way I read this, the Board has to get the surveyor,

19:22:50 Jim Kenney: We will work on that.

19:23:09 Randy Reynolds: We talked about this previously, when you have a subdivision you make changes to a subdivision, that has to also go back before the Board and gets recorded.

19:23:22 Jim Kenney: I'm picking up on 14 trying to finish that sentence. A dated receipt to the subdivider. The Board will also notify by mail all abutting property owners as well as property owners across a public way from the proposed subdivision specifying the location of the proposed subdivision, and a general description of the project.

19:24:05 Randy Reynolds: Something needs to be changed there too. Something we haven't talked about. The Board will notify by mail the abutting property owners. The surveyor does that.

19:24:24 Jim Kenney: If the Board decides to hold a public hearing, it shall hold the hearing within 30 days of receipt of a completed application. It shall publish notice of the date, time, and place of the hearing in a newspaper of general circulation in the municipality at least twice and the date of the first publication be at least seven days prior to the hearing. Within 30 days of a public hearing or within 60 days receipt of a complete application, if no hearing is held, or within another time limit as may be otherwise mutually agreed to by the Board and the subdivider, the Board shall make findings of fact on the application and approve with conditions or deny the preliminary plan. The Board shall specify in writing its findings of fact and reasons for any condition for denial. The subdivider shall within six months after the approval of the preliminary plan, file with the Board an application for approval of the final plan at least seven days prior to a scheduled meeting of the Board. If the application for the final plan is not submitted within six months after preliminary plan approval, the Board may refuse without prejudice to act on the final plan and require resubmission of the preliminary plan. The final plan shall approximate the layout shown on the preliminary plan plus any recommendations made by the Board. The Board shall issue a dated receipt to the subdivider upon receipt of the final plan application. Upon determination that a completed final plan application has been submitted for review, the Board shall issue a dated receipt for the subdivider. If the Board decides to hold a public hearing, it shall hold a hearing within 30 days of receipt of a complete application, and shall publish notice of the date, time, and place of the hearing in a newspaper or a circulation

in the municipality at least twice. The date of the first publication to be at least seven days prior to the hearing. Within 30 days of public hearing or within 60 days receipt of a complete application, if no hearing is held or within another time limit as may be otherwise mutually agreed to by the Board and the Subdivider, the Board shall make finding of fact and conclusions relative to the standards contained in Title, all of that, and in this ordinance. If the Board finds that all standards of the Statute and this ordinance have been met, they shall approve the final plan. If the Board finds that any standards of the Statute or this ordinance have not been met, the Board shall either deny the application, or approve the application with conditions to assure all standards will be met by the subdivision. The reasons for any conditions shall be stated in the records of the Board. Any aggrieved party may appeal any Board decision within 30 days of findings to the Board of Appeals.

19:28:27 Jim Kenney: Article 5, Preapplication, Procedure, applicant presentation of submission of sketch plan. Question and answer period, the Board may make specific suggestions to be incorporated by the application and to subsequent submissions. Scheduling an onsite inspection. Submission, the preapplication sketch plans shall show in simple sketch form the proposed layout of roads, lots, buildings, and other features in relation to existing condition. The sketch plan, which may be a free-hand pencil sketch, shall be supplemented with general information describing out outlining the existing conditions of the site and proposed development. It is recommended that the sketch plan be superimposed or accompanied by a copy of the assessor's map on which the land is located. The sketch plan shall be accompanied by a copy of the portion of the 7.5-mm US Geological Survey Topographic Map of the area outlining the proposed subdivision.

19:30:13 Randy Reynolds: In this map it is right up here in the right hand corner.

19:30:45 Jim Kenney: If there were a registered mark in this plan it would be shown here also? You have set posts in some locations in the Town of Unity. Those are registered or recorded?

19:31:06 Charlie Porter: You're talking about bench marks.

19:31:15 Randy Reynolds: No. These are just property pins that have been set or found, stone walls and stuff like that.

19:31:27 Charlie Porter: Don't you start with a bench mark?

19:31:32 Randy Reynolds: No, not for survey. Unless you're doing something that has to do with the high water mark. You start with nothing and then create it all from there. You start out with 10,000, 10,000 and you go up from there. There are some registered benchmarks in Unity but they are not needed for a survey unless you're working with water.

19:32:26 Jim Kenney: Rights not vested, the submittal or review of the preapplication sketch plan shall not be considered the initiation of the review process for the purposes of bringing the plan under the protection of the title listed.

19:32:44 Jim Kenney: Article 6, minor subdivisions, general, the Board may require, when it deems it necessary for the protection of the public health, safety, and welfare, that a minor cell division comply with all or any of the submission requirements of a major subdivision. Procedure, the final plan shall include any recommendations made by the Board. The application for final plan approval for minor subdivision shall be accompanied by a nonrefundable application fee of \$500.00 payable to the municipality. The subdivider or his/her representative shall attend the meeting of the Board to discuss the final plan.

19:33:42 Randy Reynolds: You'll see a lot of talk about money, and that can be played with.

19:34:03 Charlie Porter: You'd recommend so much per lot?

19:34:06 Randy Reynolds: It keeps on going, you'll see what I mean.

19:34:09 Jim Kenney: Just a note, fees were established in the Land Use Ordinance as established by the Board of Selectmen.

19:34:28 Randy Reynolds: This being the Subdivision, there is a lot more stuff to run into.

19:34:44 Jim Kenney: Submissions, the subdivision plan for a minor subdivision shall consist of two reproducible stable based transparent originals, one to record it at the Registry of Deeds, the other to be filed, municipal office, three copies of all maps, there are words missing, drawn to a scale of not more than 100 feet. The inch shall be submitted. Again, there are words missing here.

19:35:23 Randy Reynolds: This is a paper copy, it takes Mylar to be recorded at the Registry of Deeds, and then it's on record forever.

19:35:41 Jim Kenney: Plans for subdivisions containing more than 100 acres shall be drawn at a scale of not more 200 feet to the inch. Plans shall not be larger than 24 x 36 inches in size, and shall have a margin of two inches outside the border lines on the left side for binding and one inch [ ] outside the border along the remaining sides. Space shall be provided for endorsement by the Board, three copies of all information included the plan shall be submitted.

19:36:34 Jim Kenney: The application for approval for a minor subdivision shall include the following information. Proposed name of the subdivision or identifying title. The name of the municipality in

which it is located, plus the assessor's map and lot numbers. Verification of right title and interest in the property, a field survey of the boundary lines of the tract giving a complete description dated bearing age and distances, made and certified by a licensed land surveyor. The corners of the tract that be located on the ground and marked by monuments.

19:37:31 Randy Reynolds: The bearing distances are shown on each one of these.

19:38:00 Jim Kenney: The plan shall indicate the type of monument to be set or found at each lot corner. All survey work shall be done in accordance with the State Board of Regulations for land surveyors, Standards Title 32[ ]. A copy of the deed from which the survey was based, a copy of all deed restrictions, easements or right of ways or other encumbrances currently affecting the property. A copy of any deed restrictions intended to cover all of part of the lots in the subdivision, a copy of the subsurface water disposal system test kit analysis from all lots taken and prepared by licensed site evaluator, a lot showing the location of all test pits dug on the site shall be submitted. The date the plan was prepared, north point, graphic map scale, names and addresses of record owner, volume and page number of the current deed, subdivider and individual or company who prepared the plan, and the names of current adjoining property owners. A copy of the portion of the Penobscot County Solar Survey covering the subdivision. The Board may require submittal of a more intensive soils analysis to verify the suitability of the soil conditions for the intended uses. The number of acres within the proposed subdivision, location and length of property lines, existing buildings, water courses, vegetative cover type, and other essential existing physical features, contour lines at the intervals specified by the Planning Board showing elevations in relation to mean sea level. If any portion of the subdivision is in a flood prone area, the boundaries of any flood hazard is in the 100-year flood elevation shall be delineated on the plan.

19:40:51 Randy Reynolds: If you look in the upper right hand corner of the map, it shows the owner of record, the date, total number of acres, the subdivision is 50.1 acres, tax map lot, entire parcel owned by, preliminary site evaluator, known distance between property corners, the property line is along the stone walls. There is a lot of information on these maps.

19:43:48 Charlie Porter: The Town does not have to enforce his conditions. He has to.

19:43:59 Jim Kenney: Approval and filing, prior to any [ ] or development of the subdivision, [ ] shall be obtained by the applicant in writing where appropriate.

Maine Dept. Of Environmental Protection under the Site Location Development Act, Great Ponds Act, Freshwater Wetlands Act, Alteration of Stream or Rivers Act, or in any waste water discharge, license is

needed. Maine Dept. Of Human Services, if the subdivider proposed to provide a central water supply system, Maine Dept. Of Human Services, if a centralized or shared subsurface disposal system is to be utilized. I'd like to catch a note here that if a subdivision is to be built within the confines of the Village District where the sewer system is available, they have to be in touch with the Unity Utilities District.

19:45:36 Jim Kenney: Upon findings of fact and determination that all standards of Title 30 and this ordinance have been met, and upon voting to approve the subdivision, the Board shall sign the final plan. The Board shall specify in writing its findings of fact and the reason for any particular conditions or denial. One copy of the signed plan shall be retained by the Board as part of its permanent record. One copy of the signed plan shall be forwarded to the tax assessor. One copy of the signed plan shall be forwarded to the Code Enforcement Officer. Any subdivision not recorded in the Registry of Deeds within 90 days, the plan is approved and signed by the Board shall become null and void. As soon as the ink is dry, start driving, right?

19:46:29 Randy Reynolds: Very important detail.

19:46:33 Jim Kenney: No changes, erasures, modifications, or revisions shall be in any final plan after approval has been given by the Board and endorsed in writing on the plan unless the revised final plan is first submitted and the Board approves any modifications except in accordance with Article 9. The Board shall make findings of the revised plan meets the standards of Title 30 and this ordinance. In the event that the plan is recorded without complying with this requirement, it shall be considered null and void and the Board may institute proceedings to have the plan stricken from the records of the Registry of Deeds.

19:47:33 Jim Kenney: It's approaching 7:50. Shall we take a break for the night? Meeting closed. We stopped at page 20, start page 21, Article 7.

**Respectfully submitted,**  
**Sherry E. Powell-Wilson, Notary Public**  
**Approved:**