

STATE OF MAINE  
MUNICIPALITY OF \_\_\_\_\_

**FINDINGS OF FACT AND DECISION ON APPLICATION FOR SUBDIVISION APPROVAL**

Application Number: \_\_\_\_\_  
Applicant's Name: \_\_\_\_\_  
Applicant's Address: \_\_\_\_\_

Before an application for subdivision approval may be approved, the municipal reviewing authority must determine that the proposed subdivision meets the following criteria:

1. It will not result in undue water or air pollution.  
Met  Not Met   
Reasons \_\_\_\_\_  
\_\_\_\_\_
2. There is sufficient water available for the reasonably foreseeable needs of the subdivision.  
Met  Not Met   
Reasons \_\_\_\_\_  
\_\_\_\_\_
3. It will not cause an unreasonable burden on an existing water supply, if one is to be used.  
Met  Not Met   
Reasons \_\_\_\_\_  
\_\_\_\_\_
4. It will not cause unreasonable soil erosion or a reduction in the land's capacity to hold water so that a dangerous or unhealthy condition results.  
Met  Not Met   
Reasons \_\_\_\_\_  
\_\_\_\_\_
5. It will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed.  
Met  Not Met   
Reasons \_\_\_\_\_  
\_\_\_\_\_
6. It will provide for adequate sewage waste disposal and will not cause an unreasonable burden on municipal services if they are utilized.  
Met  Not Met   
Reasons \_\_\_\_\_  
\_\_\_\_\_
7. It will not cause an unreasonable burden on the municipality's ability to dispose of solid waste, if municipal services are to be used.  
Met  Not Met   
Reasons \_\_\_\_\_  
\_\_\_\_\_
8. It will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, significant wildlife habitat or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline.  
Met  Not Met   
Reasons \_\_\_\_\_  
\_\_\_\_\_
9. It complies with all duly adopted municipal subdivision regulations, ordinances, and comprehensive, development or land use plans.  
Met  Not Met   
Reasons \_\_\_\_\_  
\_\_\_\_\_
10. The subdivider has adequate financial and technical capacity to meet the subdivision standards.  
Met  Not Met   
Reason \_\_\_\_\_  
\_\_\_\_\_

11. If the proposed subdivision is situated, in whole or in part, within the watershed of any pond or lake or within 250 feet of any wetland, great pond or river, it nevertheless will not adversely affect the quality of that body of water or unreasonably affect the shoreline of that body of water. (The setback requirement varies in specified circumstances. See 30-A M.R.S.A §4404 (11)(A).)  
Met  Not Met   
Reasons \_\_\_\_\_
  
12. It will not, either alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.  
Met  Not Met   
Reasons \_\_\_\_\_
  
- ✓ 13. If the proposed subdivision is in a flood-prone area, the proposed subdivision plan includes a condition of plat approval requiring that principal structures on lots in the subdivision will be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation.  
Met  Not Met   
Reasons \_\_\_\_\_
  
14. All freshwater wetlands within the proposed subdivision have been identified on any maps submitted as part of the application, regardless of the size of these wetlands.  
Met  Not Met   
Reasons \_\_\_\_\_
  
15. Any river, stream or brook within or abutting the proposed subdivision has been identified on any maps submitted as part of the application.  
Met  Not Met   
Reasons \_\_\_\_\_
  
16. It will provide for adequate storm water management.  
Met  Not Met   
Reasons \_\_\_\_\_
  
17. If any lots in the proposed subdivision have shore frontage on a river, stream, brook, great pond or coastal wetland, none of the lots created within the subdivision have a lot depth to shore frontage ratio greater than 5 to 1.  
Met  Not Met   
Reasons \_\_\_\_\_
  
18. The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorous concentration during the construction phase and life of the proposed subdivision.  
Met  Not Met   
Reasons \_\_\_\_\_
  
19. For any proposed subdivision that crosses municipal boundaries, it will not cause unreasonable traffic congestion or unsafe conditions with respect to the use of existing public ways in an adjoining municipality in which part of the subdivision is located.  
Met  Not Met   
Reasons \_\_\_\_\_

Other terms and conditions: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Date of Public Hearing: \_\_\_\_\_

Motion: \_\_\_\_\_

**Votes in Favor**

**Votes Opposed**


*See Title 30-A M.R.S.A. §4404 for further detail regarding the criteria in numbers 1 through 19.*