

TOWN OF SEBEC

SUBDIVISION REGULATIONS

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Article I

PURPOSES

The purpose of these regulations are to assure the comfort, convenience, safety, health and welfare of the people, of the Town of Sebec, to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Sebec, Maine, the Planning Board shall consider the following criteria and before granting approval shall make findings of fact that the provisions of these regulations have been met and that the proposed subdivision will meet the guidelines of Title 30, M.R.S.A., S4956, subsection 3. The 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 plains; the nature of soils and subsoil's and their ability to adequately support waste disposal; the slope of the land and its effect on effluents;
- 1.2 Has sufficient water available for the reasonably foreseeable needs of the subdivision;
- 1.3 Will not cause an unreasonable burden on the existing water supply, if one is to be utilized;
- 1.4 Will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result;
- 1.5 Will not cause unreasonable highway or public road congestion or unsafe conditions of the highways or public roads existing or proposed;
- 1.6 Will provide for adequate solid and sewage waste disposal;
- 1.7 Will not cause an unreasonable burden on the ability of a municipality to dispose of solid waste and sewage if municipal services are to be utilized;
- 1.8 Will not have an adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites or rare and irreplaceable natural areas or any public rights for physical or visual access to the shoreline; and
- 1.9 Is in conformance with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any.
- 1.10 The sub divider has adequate financial and technical capacity to meet the above standards.

- 1.11 Whenever situated in whole or in part, within 250 feet of any pond, lake or river, will not adversely affect the quality of the body of water or unreasonably affect the shoreline of that body of water.
- 1.12 Will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of ground water.
- 1.13 All principal structures within the subdivision shall be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation.

ARTICLE II

AUTHORITY AND ADMINISTRATION

- 2.1 Authority.
 - A. These standards have been prepared in accordance with the provisions of Title 30A, M.R.S.A., S4956, Subsection 2.
 - B. These standards shall be known and may be cited as “Subdivision Regulations of the Town of Sebec, Maine.”
- 2.2 Administration.
 - A. The Planning Board of the Town of Sebec, hereinafter called the Board, shall administer these standards.
 - B. The provisions of these standards shall pertain to all land proposed for subdivision, as defined in Title 30, M.R.S.A., S4956, Subsection 1, within the boundaries of the Town of Sebec.

ARTICLE II

DEFINITIONS

Centralized/Shared Sewer or Water System:

A centralized/shared sewer or water system shared by lot/unit owners in a subdivision or development. A centralized/shared sewer or water system would either be jointly owned and maintained by lot/unit owners or owned and maintained by the developer.

Cluster Subdivision:

A subdivision in which the lot sizes are reduced below those normally required in the zoning district in which the development is located in return for the provision 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 these regulations for a Final Plan, or by a vote by the Board to waive the submission of required information. The Board shall issue a receipt to the applicant upon its determination that an application is complete.

Comprehensive Plan or Policy Statement:

Any part or element of the overall plan or policy for development of the municipality as defined in Title 30 M.R.S.A., 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 fifteen feet wide.

Developed Area:

Any area on which a site improvement or change is made, including buildings, landscaping, parking area, and streets.

Driveway:

A vehicular access-way serving two dwelling units or less.

Dwelling Unit:

A room or suite of rooms used as a habitation which is separate from other such rooms or suites of rooms, and which contains independent living, cooking, sleeping, bathing and sanitary facilities; includes single family homes, and the units in a duplex, apartment house, multifamily dwellings, and residential condominiums.

Final Plan:

The final drawings on which the applicant's plan of subdivision is presented to the Board for approval and which, if approved, may be recorded at the Registry of Deeds.

High Intensity Soil Survey:

A map prepared by a Certified Soil Scientist, identifying the soil types down to 1/10 acre or less at a scale equivalent to subdivisions plan submitted. The soils shall be identified in accordance with the National Cooperative Soil Survey. The map shall show the location of all test pits or auger samples used to identify the soils, and shall be accompanied by a log of each sample point identifying the depth to seasonal high water table or bedrock at that point. Single soil test pits and their evaluation for suitability for subsurface wastewater disposal systems shall not be considered to constitute high intensity soil surveys.

100-Year Flood;

The highest level of flood that, on the average, is likely to occur once every 100 years (that has a one percent chance of occurring in any year).

Normal High Water Mark of Inland Waters:

That line on the shores of banks on non-tidal waters which is apparent because of the different character of the contiguous soil or the vegetation due to the prolonged action of the water. Relative to vegetation, it is that line where the vegetation changes from predominately aquatic to predominately terrestrial (by way of illustration, aquatic vegetation includes but is not limited to the following plants and plant groups: Water lily, pond lily, pickerelweed, cattail, wild rice, sedges, rushes, and marsh grasses; and terrestrial vegetation includes but is not limited to the following plants and plant groups: upland grasses, aster, lady slipper, wintergreen, partridge berry, sassparilla, pines, cedars, 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, (rockslides, 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.

Industrial Park or Development:

A subdivision in an area zoned exclusively for industrial uses, or a subdivision planned for industrial uses and developed and managed as a unit, usually with provision for common services for the users.

Net Residential Acreage:

The total acreage available for the subdivision, as shown on the proposed subdivision plan, minus the area for streets or access and the areas which are unsuitable for development as outlined in section 11.3.

Net Residential Density:

The average number of dwelling units per net residential acre.

Official Submittal Date:

The date upon which the Board issues a receipt indicating a complete application has been submitted.

Person:

Includes a firm, association, organization, partnership, trust, company, or corporation, as well as an individual.

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 land, including the creation of open spaces, a 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 Sebec, created under Title 30 M.R.S.A., 4964.

Preliminary Subdivision Plan:

The preliminary drawings indicating the proposed layout of the subdivision to be submitted to the Board for its consideration.

Recording Plan:

A copy of the Final Plan which is recorded at the Registry of Deeds and which need not show information not relevant to the transfer of an interest in the property, such as sewer and water line locations and sizes, culverts, and building lines.

Resubdivision:

The division of an existing subdivision or any change in the plan for an approved subdivision which effects the lot lines, including land transactions by the subdivider not indicated on the approved plan.

Solar Collector:

A device, or combination of devices, structure, or part of a device or structure that transforms direct solar energy into thermal, chemical, or electrical energy and that contributes to a building's energy supply.

Solar Energy System:

A complete design or assembly consisting of a solar energy collector, an energy storage facility (when used) and components for the distribution of transformed energy.

Street:

Public and private ways such as alleys, avenues, boulevards, highways, roads, and other rights-of-way, as well as areas on subdivision plans designated as right-of-way.

Street Classification:

Arterial Street:

A major thoroughfare which serves as a major traffic way for travel between and through the municipality.

Collector Street:

A street servicing at least fifteen lots or dwelling units, or streets which serve as feeders to arterial streets, and collectors of traffic from minor streets.

Minor Street:

A street servicing less than fifteen lots or dwelling units.

Private Right of Way:

A vehicular access way serving no more than eight dwelling units, which is not intended to be dedicated as a public way.

Subdivision:

The division of a tract or parcel of land into three or more lots within any five-year period, which period begins after September 22, 1971, whether accomplished by sale, lease, development, buildings, or otherwise, provided that a division accomplished by devise, condemnation, or order of court, gift to a person related to the donor by blood marriage or adoption, unless the intent of such gift is to avoid the objectives of these regulations, or by transfer of any interest in land to the owner of land abutting thereon, shall not be considered to create a lot or lots for the purposes of these regulations.

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 the third lot, unless both such dividings are accomplished by a sub divider who shall have retained one of such lots for his own use as a single family residence for a period of at least five years prior to such second dividing. Lots of forty or more acres shall not be counted as lots except when falling within a shoreland zone.

For the purposes of these regulations, a tract of land is defined as all contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof.

Subdivision, Major:

Any subdivision containing more than four lots or dwelling units, or any subdivision containing a proposed street.

Subdivision, Minor:

Any subdivision containing four lots or dwelling units or less, and in which no street is proposed to be constructed.

Tract, or Parcel, of Land:

All contiguous land in the same ownership, whether or not the tract is separated at any point by: an intermittent or non-navigable stream, or a private road established by the abutting landowners.

ARTICLE IV

ADMINISTRATION PROCEDURE

4.1 Purpose:

The purpose of this article is to establish an orderly equitable and expeditious procedure for reviewing subdivisions.

4.2 Agenda:

In order to avoid unnecessary delays in processing applications for subdivision review, the Board shall prepare an agenda for each regularly scheduled meeting. Applicants shall request to be placed on the Board's agenda at least one week in advance of a regularly scheduled meeting by contacting the 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 completed, and then only if a majority of the Board so votes.

ARTICLE V

PREAPPLICATION

5. Procedure

- A. Applicant presentation and submission of sketch plans.
- B. Question and answer period. Board makes specific suggestions to be incorporated by the applicant into subsequent submissions.
- C. Scheduling of on-site inspection.

5.2 Submission:

The Preapplication Sketch Plan shall show, in simple sketch form, the proposed layout of streets, lots, buildings and other features in relation to existing conditions. The Sketch Plan, which may be a free hand penciled sketch, should be supplemented with general information to describe or outline the existing conditions of the site and the proposed development. It is recommended that the sketch plan be superimposed on or accompanied by a copy of the Assessor's Map(s) on which the land is located. The Sketch Plan shall be accompanied by a copy of a portion of the U.S.G.S. topographic map of the area showing the outline of the proposed subdivision, unless the proposed subdivision is less than ten acres in size.

5.3 Contour Interval and On-Site Inspection:

Within thirty days, the Board shall determine and inform the applicant in writing of the required contour interval on the Preliminary Plan, or Final Plan in the case of a Minor Subdivision, and hold an on-site inspection of the property. The applicant shall place "flagging" at the centerline of any proposed streets, and at the approximate intersections of the street centerlines and lot corners, prior to the on-site inspection.

5.4 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 Title 1, M.R.S.A., S302.

ARTICLE VI

MINOR SUBDIVISIONS

6.1 General.

The Board may require, where it deems it necessary for the protection of public health, safety, and welfare, that a Minor Subdivision comply with all or any of the submission requirements for a Major Subdivision.

6.2 Procedure.

- A Within six months after the on-site inspection by the Board, the sub divider shall submit an application for approval of a Final Plan at least seven days prior to a scheduled meeting of the Board. Failure to do so shall require resubmission of the Sketch Plan to the Board. The Final Plan shall approximate the layout shown on the Sketch Plan, plus any recommendations made by the Board.
- B. All applications for Final Plan approval for Minor Subdivision shall be accompanied by an application fee of \$100.00 payable by check to the municipality. If a public hearing is deemed necessary by the Board, an additional fee shall be required to cover the additional cost of advertising and postal notification.
- C. The sub divider shall certify to the Board that all owners of abutting property have been notified that an application for subdivision approval has been submitted to the Board.
- D. The sub divider, or his duly authorized representative, shall attend the meeting of the Board to discuss the Final Plan.
- E. Upon determination that a complete application has been submitted for review, the Board shall issue a dated receipt to the sub divider. The Board shall determine whether to hold a public hearing on the Final Plan application.
- F. If the Board decides to hold a public hearing, it shall hold the hearing within thirty days of receipt of a complete application, and publish notice of the date, time, and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing.

6.3 Submissions

- A. The subdivision plan for a Minor Subdivision shall consist of two reproducible, stable based transparent originals, one to be recorded at the Registry of Deeds, the other to be filed at the Municipal Office and three copies of one or more maps or drawings drawn to scale of not more than one hundred feet to the inch. Plans for subdivisions containing more than one hundred acres may be drawn at a scale of not more than two hundred feet to the inch provided all necessary detail can easily be read. Plans shall be no larger than 24 by 36 inches in size, and shall have a margin of two inches outside of the borderlines on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be provided for endorsement by the Board. Three copies of all information accompanying the plan shall be submitted.

The application for approval of a Minor Subdivision shall include the following information:

1. Proposed name of the subdivision, or identifying title, and the name of the municipality in which it is located, plus Assessor's Map and Lot numbers.
2. Verification of right, title, or interest in the property.
3. A field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument to be set or found at each lot corner.
4. A copy of the deed from which the survey was based. A copy of all deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property.
5. A copy of any deed restrictions intended to cover all or part of the lots in the subdivision.
6. Indication of the type of sewage disposal to be used in the subdivision.
 - a. When sewage disposal is to be accomplished by subsurface wastewater disposal systems, test pit analysis, prepared by a Licensed Site Evaluator shall be provided. A map showing the location of all test pits dug on the site shall be submitted.

7. Indication of the type of water supply system(s) to be used in the subdivision.
 - a. When water is to be supplied by private wells, evidence of adequate ground water supply and quality shall be submitted by a well driller or a hydrogeologist familiar with the area.
8. The date the Plan was prepared, north point, graphic map scale, names and addresses of the record owner, sub divider and individual or company who prepared the plan, and the names of adjoining property owners. If the sub divider is not the owner of the property, evidence of the subdivider's right, title or interest to the property.
9. The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type, and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan. On wooded sites, the plan shall indicate the area where clearing for lawns and structures shall be permitted.
10. If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation shall be delineated on the plan.

ARTICLE VII

PRELIMINARY PLAN FOR MAJOR SUBDIVISION

7.1 Procedure.

- A. Within six months after the on-site inspection by the Board, the sub divider shall submit an application for approval of a Preliminary Plan at least seven days prior to a scheduled meeting of the Board. Failure to do so shall require resubmission of the Sketch Plan to the Board. The

Preliminary Plan shall approximate the layout shown on the Sketch Plan, plus any recommendations made by the Board.

- B. All applications for Preliminary Plan approval for a Major Subdivision shall be accompanied by an application fee of \$25 per lot or dwelling unit, payable by check to the municipality. In addition, the applicant shall pay a fee of \$25 per lot or dwelling unit to be deposited in a special account designated for that subdivision application, to be used by the Planning Board for hiring independent consulting services to review the application. If the balance in this special account shall be drawn down by 75%, the Board shall notify the applicant, and require that an additional \$10 per lot or dwelling unit be deposited by the applicant. The Board shall continue to notify the applicant and require an additional \$10 per lot or dwelling unit be deposited as necessary whenever the balance of the account is drawn down by 75% of the original deposit. Any balance in the account remaining after a decision on the final plan application by the Board shall be returned to the applicant. If a public hearing is deemed necessary by the Board, an additional fee shall be required to cover the costs of advertising and postal notification.
- C. The sub divider, or his duly authorized representative, shall attend the meeting of the Board to discuss the Preliminary Plan.
- D. The sub divider shall certify to the Board that all owners of abutting property have been notified that an application for subdivision approval has been submitted to the Board.
- E. Within thirty days of receipt of a Preliminary Plan application form and fee, the Board shall notify the applicant in writing whether or not the application is complete, and what, if any, additional submissions are required for a complete application.
- F. Upon determination that a complete application has been submitted for review, the Board shall issue a dated receipt to the sub divider. The Board shall determine whether to hold a public hearing on the Preliminary Plan application. If the Board decides to hold a public hearing, it shall hold the hearing within thirty days of receipt of a complete application, and shall publish notice of the date, time, and place of the hearing in a newspaper of general circulation in the municipality at least two times, the date of the first publication to be at least seven days prior to the hearing.
- G. The Board shall, within thirty days of a public hearing, or within sixty days of 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 sub divider, make findings of fact on the application, and approve, approve with conditions, or deny the Preliminary Plan. The Board shall

specify in writing its findings of fact and reasons for any conditions or denial.

- H. When granting approval to a Preliminary Plan, the Board shall state the conditions of such approval, if any, with respect to:
 - 1. The specific changes which it will require in the Final Plan;
 - 2. The character and extent of the required improvements for which waivers may have been requested and which in the Board's opinion may be waived without jeopardy to the public health, safety, and general welfare; and
 - 3. The amount of all performance guarantees which it will require as a prerequisite to the approval of the Final Plan;
- I. Approval of a Preliminary Plan shall not constitute approval of the Final Plan or intent to approve the Final Plan, but rather it shall be deemed an expression of approval of the design of the Preliminary Plan as a guide to the preparation of the Final Plan. The Final Plan shall be submitted for approval of the Board upon fulfillment of the requirements of these regulations and the conditions of preliminary approval, if any. Prior to the approval of the Final Plan, the Board may require additional changes as a result of the further study of the subdivision or as a result of the new information received.

7.2 Submissions

- A. Location Map:

The Preliminary Plan shall be accompanied by a Location Map adequate to show the relationship of the proposed subdivision to the adjacent properties, and to allow the Board to locate the subdivision within the municipality. The Location Map shall show:

 - 1. Existing subdivisions in the proximity of the proposed subdivision.
 - 2. Locations and names of existing and proposed streets.
 - 3. An outline of the proposed subdivision and any remaining portion of the owner's property if the Preliminary Plan submitted covers only a portion of the owner's entire contiguous holding.
- B. Preliminary Plan.

The Preliminary Plan shall be submitted in three copies of one or more maps or drawings, which may be printed or reproduced on paper, with all dimensions shown in feet or decimals of a foot. The Preliminary Plan shall be drawn to a scale of not more than one hundred feet to the inch. The Board may allow plans for subdivisions containing more than one hundred acres to be drawn at a scale of not more than two hundred feet to the inch provided all necessary detail can be easily read. In addition, one copy of the Plan(s) reduced to a size of 8 ½ by 11 inches or 11 by 17 inches, and all accompanying information shall either be shown on the Preliminary Plan or accompany the application for preliminary approval.

1. Proposed name of the subdivision and the name of the municipality in which it is located, plus the Tax Assessor's Map and Lot numbers.
2. Verification of right, title, or interest in the property.
3. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments.
4. A copy of the deed from which the survey was based. A copy of all covenants or deed restrictions, easements, rights-of-way, or other encumbrances currently affecting the property.
5. A copy of any covenants or deed restrictions intended to cover all or part of the lots in the subdivision.
6. The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, vegetative cover type, and other essential existing physical features. The location of any trees larger than 24 inches in diameter at breast height shall be shown on the plan.
7. Indication of the type of sewage disposal to be used in the subdivision.
 - a. When sewage disposal is to be accomplished by subsurface wastewater disposal systems, test pit analysis, prepared by a Licensed Site Evaluator

shall be provided. A map showing the location of all test pits dug on the site shall be submitted.

8. The date the Plan was prepared, magnetic north point, graphic map scale, names and addresses of the record owner, sub divider, and individual or company who prepared the plan. If the sub divider is not the owner of the property, evidence of the subdivider's right, title or interest to the property.
9. The names and addresses of owners of record of adjacent property, including any property directly across an existing public street from the subdivision.
10. The location of any zoning boundaries affecting the subdivision.
11. The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided.
12. The location, names, and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision.
13. The width and location of any streets or public improvements shown upon the Official Map and the Comprehensive Plan, if any, within the subdivision.
14. The proposed lot lines with approximate dimensions and lot areas.
15. If any portion of the subdivision is in a flood-prone area, the boundaries of any flood hazard areas and the 100-year flood elevation shall be delineated on the plan.

ARTICLE VIII

FINAL PLAN FOR MAJOR SUBDIVISION

8.1 Procedure.

- A. The sub divider 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.
- B. All applications for Final Plan approval for Major Subdivision shall be accompanied by an application fee of \$25 per lot or dwelling unit payable by check to the municipality. If a public hearing is deemed necessary by the Board, an additional fee shall be required to cover the costs of advertising and postal notification.
- C. Prior to submittal of the Final Plan application, the following approvals shall be obtained in writing, where appropriate:
 - 1. Maine Department of Environmental Protection, under the Site Location of Development Act, Great Ponds Act, Fresh Water Wetlands Act, Alteration of Streams and Rivers Act or if a Wastewater Discharge License is needed.
 - 2. Maine Department of Human Services, if the sub divider proposes to provide a central water supply system.
 - 4. Maine Department of Human Services, if a centralized or shared subsurface sewage disposal system(s) is to be utilized.
- D. The sub divider, or his duly authorized representative, shall attend the meeting of the Board to discuss the Final Plan.
- E. Upon determination that a complete application has been submitted for review, the Board shall issue a dated receipt to the sub divider. The Board shall determine whether to hold a public hearing on the Final Plan.
- F. A Public hearing may be held by the Board within thirty days after the issuance of a receipt for the submittal of a complete application. This

hearing shall be advertised in a newspaper of local circulation at least two times, the date of the first publication to be at least seven days before the hearing and the notice of the hearing shall be posted in at least three prominent places at least seven days prior to the hearing.

When a subdivision is located within 500 feet of a municipal boundary, and a public hearing is to be held, the Board shall notify the Clerk and the Planning Board of the adjacent municipality involved, at least seven days prior to the hearing.

- G. Before the Board grants approval of the Final Plan, the sub divider shall meet the performance guarantee requirements contained in Article XIII.
- H. If the subdivision is located in more than one municipality, the Board shall have a joint meeting with the Planning Board of the adjacent municipality to discuss the Plan.
- I. The Board, within thirty days from the public hearing or within sixty days of receiving a complete application, if no hearing is held, shall make findings of fact, and conclusions relative to the standards contained in Title 30, M.R.S.A., S4956, subsection 3 and in these regulations. If the Board finds that all standards of the Statute and these regulations have not been met, the Board shall either deny the application or approve the application with conditions to ensure all of the standards will be met by the subdivision. The reasons for any conditions shall be stated in the records of the Board.

8.2 Submissions.

The Final Plan shall consist of one or more maps or drawings drawn to a scale of not more than one hundred feet to the inch. Plans for subdivisions containing more than one hundred acres may be drawn at a scale of not more than two hundred feet to the inch provided all necessary detail can be easily read. Plans shall be no larger than 24 by 36 inches in size, and shall have a margin of two inches outside the borderline on the left side for binding and a one-inch margin outside the border along the remaining sides. Space shall be reserved on the plan for endorsement by the Board. One reproducible, stable based transparent original to be recorded at the Registry of Deeds and two copies of the plan shall be submitted.

The application for approval of the Final Plan shall include the following information.

- A. Proposed name of the subdivision and the name of the municipality, in which it is located, plus the Assessor's Map and Lot numbers.

- B. An actual field survey of the boundary lines of the tract, giving complete descriptive data by bearings and distances, made and certified by a licensed land surveyor. The corners of the tract shall be located on the ground and marked by monuments. The plan shall indicate the type of monument set or found at each lot corner.
- C. The number of acres within the proposed subdivision, location of property lines, existing buildings, watercourses, and other essential existing physical features.
- D. Indication of the type of water supply system(s) to be used in the subdivision.
 - 1. When water is to be supplied by private wells, evidence of adequate ground water supply and quality shall be submitted by a well driller or a hydrogeologist familiar with the area.
 - 2. A written statement shall be submitted from the Fire Chief approving all fire protection measures deemed necessary.
- E. The date the Plan was prepared, magnetic and true north point, graphic map scale, names and addresses of the record owner, sub divider, and individual or company who prepared the Plan.
- F. The location and size of existing and proposed sewers, water mains, culverts, and drainage ways on or adjacent to the property to be subdivided.
- G. The location, names, and present widths of existing and proposed streets, highways, easements, building lines, parks and other open spaces on or adjacent to the subdivision. The plan shall contain sufficient data to allow the location, bearing and length of every street line, lot line, and boundary line to be readily determined and be reproduced upon the ground. These lines shall be tied to reference points previously established. The length of all-straight lines, the deflection angles radii, length of curves and central angles of curves, tangent distances and tangent bearings for each street shall be included.
- H. A soil erosion and sedimentation control plan, prepared in accordance with the standards contained in the latest revised edition of the Environmental Quality Handbook published by the U. S. Soil Conservation Service.
- I. If any portion of the subdivision is in a flood-prone area the boundaries of any flood hazard areas and the 100-year flood elevation shall be delineated on the plan.

8.3 Final Approval and Filing

- A. No plan shall be approved by the Board as long as the sub divider is in violation of the provisions on a previously approved plan.
- B. Upon finding of fact and determination that all standards in Title 30, M. R. S. A. S4956, subsection 3, and these regulations 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 facts and reasons for any conditions or denial. One copy of the signed plan shall be retained by the Board as part of its permanent records. 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 ninety days of the date upon which the plan is approved and signed by the Board shall become null and void.
- C. No changes, erasures, modifications, or revisions shall be made 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 IX. The Board shall make findings that the revised plan meets the standards of Title 30, M.R.S.A. S4956, subsection 3, and these regulations. In the event that a Plan is recorded without complying with this requirement, it shall be considered null and void, and the Board shall institute proceedings to have the Plan stricken from the records of the Registry of Deeds.
- D. The approval by the Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the municipality of any street, easement, or other open space shown on such plan. When a park, playground, or other recreation area shall have been shown on the plan to be dedicated to the municipality, approval of the Plan shall not constitute an acceptance by the municipality of such areas. The Board shall require the Plan to contain appropriate notes to this effect. The Board may also require the filing of a written agreement between the applicant and the Municipal Officers covering future deed and title, dedication, and provision for the cost of grading, development, equipment, and maintenance of any such dedicated area.

ARTICLE IX

REVISIONS TO APPROVED PLANS

9.1 Procedure.

An applicant for a revision to a previously approved plan shall, at least seven days prior to a scheduled meeting of the Board, request to be placed on the Board's agenda. If the revision involves the creation of additional lots or dwelling units, the procedures for preliminary plan approval shall be followed. If the revision involves only modifications of the approved plan, without creation of additional lots or dwelling units, the procedures for the final plan approval shall be followed.

9.2 Submissions.

The applicant shall submit a copy of the approved plan, as well as three copies of the proposed revisions. The application shall also include enough supporting information to allow the Board to make a determination that the proposed revisions meet the standards of these regulations.

9.3 Scope of Review.

The Board's scope of review shall be limited to those portions of the plan, which are proposed to be changed.

ARTICLE X

ENFORCEMENT

10.1 Inspection of Required Improvements.

- A. If the inspecting official finds upon inspection of the improvements that any of the required improvements have not been constructed in accordance with the plans and specifications filed by the sub divider, he shall so report in writing to the Municipal Officers, Planning Board, and the sub divider

or builder. The Municipal Officers shall take any steps necessary to preserve the municipality's rights.

- B. Prior to the sale of any lot, the sub divider shall provide the Board with a letter from the Registered Land Surveyor, stating that all monumentation shown on the plan has been installed.

10.2 Violations and Enforcement.

- A. No plan of a division of land within the municipality, which would constitute a subdivision, shall be recorded in the Registry of Deeds until a Final Plan has been approved by the Board in accordance with these regulations.
- B. No person, firm, corporation or other legal entity may convey, offer or agree to convey any land in a subdivision which has not been approved by the Board and recorded in the Registry of Deeds.
- C. No person, firm, corporation or other legal entity may convey, offer or agree to convey any land in an approved subdivision which is not shown on the Final Plan as a separate lot.
- D. Any person, firm, corporation or other legal entity who conveys, offers or agrees to convey any land in a subdivision which has not been approved as required by these regulations shall be punished by a fine of not less than \$100, and not more than \$2500 for each such conveyance, offering or agreement. The Municipality may institute proceedings to enjoin the violation of this section, and may collect attorney's fees and court costs if it is the prevailing party.
- E. Development of a subdivision without Board approval shall be a violation of law. Development includes grading or construction of roads, grading of land or lots, or construction of buildings, which require a Final Plan approved as provided in these regulations and recorded in the Registry of Deeds.

ARTICLE XI

GENERAL STANDARDS

In reviewing applications for a subdivision, the Board shall consider the following general standards and make findings that each has been met prior to the approval of a Final Plan. In all instances the burden of proof shall be upon the applicant.

11.1 Conformance with Comprehensive Plan.

All proposed subdivisions shall be in conformity with the Comprehensive Plan or policy statement of the municipality and with the provisions of all pertinent state and local codes and ordinances.

11.2 Retention of Open Spaces and Natural or Historic Features.

- A. If the proposed subdivision contains any identified historical or archeological sites, or any areas identified in the Comprehensive Plan or by the Maine Critical Areas Program as rare and irreplaceable natural areas, these areas shall be included in the open space, and suitably protected by appropriate covenants and management plans.

11.3 Land Not Suitable for Development.

The following lands shall not be included in the calculations of lot area for the purpose of meeting the requirements of the Minimum Lot Size Law.

- A. Land which is situated below the normal high water mark of any water body.
- B. Land which is located within the 100 year frequency flood plain as identified by the Federal Emergency Management Agency or the Department of Housing and Urban Development, Flood Insurance Administration, unless the sub divider shows proof through the submittal of materials prepared by a Registered Land Surveyor which show that the property in question lies at least two feet above the 100 year flood level. The elevation of filled or made land shall not be considered.
- C. Land which is part of a right-of-way, or easement, including utility easements.

11.4 Lot

- A. The subdivision of tracts into parcels with more than twice the required minimum lot size shall be laid out in such a manner as either to provide

for or preclude future resubdivision. Where public utilities could be extended to the subdivision in the foreseeable future, the subdivision shall be designed to accommodate the extensions of utilities.

- B. The ratio of lot length to width shall not be more than three to one. Flag lots and other odd shaped lots in which narrow strips are joined to other parcels in order to meet minimum lot size requirements are prohibited.

11.5 Required Improvements.

The following improvements are required for all subdivisions unless waived by the Board in accordance with provisions of these regulations.

- A. Monuments.

- 1. All other subdivision boundary corners and angle points, as well as all lot boundary corners and angle points shall be marked by suitable monumentation. Suitable monumentation shall be steel rod or pipe $\frac{3}{4}$ to 1 inch in diameter and shall be driven to a depth to preclude easy removal.

- B. Sewage Disposal.

- Private Systems

- a. The developer shall submit evidence of soil suitability for subsurface sewage disposal prepared by a Maine Licensed Site Evaluator in full compliance with the requirements of the State of Maine Subsurface Wastewater Disposal Rules. In addition, on lots in which the limiting factor has been identified as being within 24 inches of the surface, a second site with suitable soils shall be shown as a reserve area for future replacement of the disposal area. The reserve area shall be shown on the plan and restricted so as not to be built upon.

- C. Surface Drainage.

- The storm water management plan submitted in accordance with Section 12.4 shall be installed.

11.6 Land Features.

- A. Topsoil shall be considered part of the subdivision and shall not be removed from the site except for surplus topsoil from roads, parking areas, and building excavations.
- B. Except for normal thinning, landscaping, and cutting trees to provide access to direct sunlight, existing vegetation shall be left intact to prevent soil erosion and to minimize storm water runoff.

11.7 Construction in Flood Hazard Areas.

When any part of a subdivision is located in a special flood hazard area identified by the Federal Emergency Management Agency, the plan shall indicate that all principal structures on lots in the subdivision shall be constructed with their lowest floor, including the basement, at least one foot above the 100-year flood elevation. Such a restriction shall be included in the deed to any lot, which is included or partially included in the flood hazard area.

11.8 Access Control and Traffic Impacts.

A. General.

Provision shall be made for vehicular access to the subdivision and circulation within the subdivision in such a manner as to safeguard against hazards to traffic and pedestrians in existing streets and within the subdivision, to avoid traffic congestion on any street and to provide safe and convenient circulation on public streets within the subdivision. More specifically, access and circulation shall also conform to the following standards and the design criteria below.

1. The vehicular access to the subdivision shall be arranged to avoid traffic use of existing local residential streets.
2. Where a lot has frontage on two or more streets, the access to the lot shall be provided to the lot across frontage and to the street where there is lesser potential for traffic congestion and for hazards to traffic and pedestrians.

ARTICLE XII

STREET AND STORM DRAINAGE STANDARDS

12.1 General Requirements.

- A. The Board shall not approve any subdivision plan unless proposed streets and storm water management systems are designed in accordance with any local ordinance or the specifications contained in these regulations. Approval of the Final Plan by the Board, shall not be deemed to constitute or be evidence of acceptance by the municipality of any street easement.
- B. Upon receipt of plans for a proposed public street the Board shall forward one copy to the Municipal Officers, the Road Commissioner, and the Municipal Engineer for review and comment.
- C. Where, the sub divider proposes improvements within existing public streets, the proposed design and construction details shall be approved in writing by the Road Commissioner or the Maine Department of Transportation, as appropriate.
- D. Where the subdivision streets are to remain private roads the following words shall appear on the recorded plan.

“All roads in this subdivision shall remain private roads to be maintained by the developer or the lot owners and shall not be accepted or maintained by the Town.”

12.2 Street Design Standards.

- A. These design standards shall be met by all streets within subdivisions, and shall control the roadway, shoulders, curbs, sidewalks, drainage systems, culverts, and other appurtenances.
- B. Streets shall be designed to discourage through traffic on minor streets within a residential subdivision.
- C. The following design standards apply according to street classification:

Description	Type of Street		
	Collector	Minor	Private Right-of-Way

Minimum Right-of Way Width	50'	50'	50'
Minimum Pavement Width	24'	20'	18'
Sidewalk Width	5'	5'	N/A
Minimum Grade	.5%	.5%	N/A
Maximum Grade*	6%	8%	10%
Minimum Centerline Radius	230'	150'	N/A
Minimum Tangent Between Curves Of Reverse Alignment	100'	50'	N/A
Roadway Crown	¼"/ft	¼"/ft	N/A
Minimum Angle of Street Intersections**	90deg	75deg	75deg
Maximum Grade Within 75 ft Of Intersection	2%	2%	N/A
Minimum Curb Radii at Intersections	20'	15'	N/A
Minimum R/O/W Radii at Intersections	10'	10'	10'
Minimum Width Shoulders	3'	3'	3'

- Maximum grade may be exceeded for a length of 100 feet or less
- ** Street intersection angles shall be as close to 90 deg as feasible but no less than listed angle.

D. The centerline of the roadway shall be the centerline of the right-of-way.

E. Grades, Intersections, and Sight Distances.

1. Grades of all streets shall conform in general to the terrain, so that cut and fill are minimized while maintaining the grade standards above.
2. All changes in grade shall be connected by vertical curves in order to provide the following minimum stopping sight distances based on the street design speed.

Design Speed (mph)	20	25	30	35
Stopping Sight Distance (ft)	125	150	200	250

Stopping sight distance shall be calculated with a height of eye at 3.5 feet and the height of object at 0.5 feet.

12.3 Street Construction Standards.

A. Minimum thickness of material after compaction.

Street Materials	Minimum Requirements		
	Collector	Minor	Private Right-of-Way
Aggregate Sub-base Course (Max. sized stone 4")	18"	18"	12"
Crushed Aggregate Base Course	3"	3"	3"
Hot Bituminous Pavement			
Total Thickness	2 ½"	2 ½"	N/A
Surface Course	1"	1"	N/A
Base Course	1 ½"	1 ½"	N/A

B. Preparation.

1. Before any clearing has started on the right-of-way, the centerline and sidelines of the new road shall be staked or flagged at fifty-foot intervals.
2. Before grading is started, the entire right-of-way shall be cleared of all stumps, roots, brush, and other objectionable material. All ledge, large boulders, and tree stumps shall be removed from the right-of-way except in the case of Planning Board exemption for the preservation of scenic natural resources.
3. All organic materials shall be removed to a depth of two feet below the sub grade of the roadway. Rocks and boulders shall also be removed to a depth of two feet below the sub grade of the roadway. On soils, which have been identified by the Town Engineer as not suitable for roadways, the subsoil shall be removed from the street site to a depth of two feet below the sub grade and replaced with material meeting the specifications for gravel aggregate sub-base below.
4. Except in a ledge cut, side slopes shall be no steeper than a slope of three feet horizontal to one foot vertical, and shall be graded, loamed, limed, fertilized, and seeded according to the specifications of the erosion and sedimentation control plan. Where a cut results in exposed ledge a side slope no steeper than four feet vertical to one foot horizontal is permitted.

C. Bases and Pavement.

1. Bases.

- a. The Aggregate Sub-Base Course shall be sand or gravel of hard durable particles. Aggregate for the sub-base shall contain no particles of rock exceeding four inches in any dimension.
- b. The Aggregate Base Course shall be sand or gravel of hard durable particles. Aggregate for the base shall contain no particles of rock exceeding two inches in any diameter.

2. Pavement Joints.

Where pavement joins an existing pavement, the existing pavement shall be cut along a smooth line and form a neat, even. Vertical joint.

3. Pavements.

- a. Minimum standards for the base layer of pavement shall be the M. D. O. T. specifications for plant mix grade B with an aggregate size no more than 1-inch maximum.
- b. Minimum standards for the surface layer of pavement shall meet the M. D. O. T. specifications for plant mix grade C with an aggregate size no more than $\frac{3}{4}$ inch maximum.

12.4 Storm Water Management Design Standards.

A. Adequate provision shall be made for disposal of all storm water generated within the subdivision, and any drained ground water through a management system of swales, culverts, under-drains, and storm drains. The storm water management system shall be designed to conduct storm water flows to existing watercourses or storm drains.

- 1. Where a subdivision is traversed by a stream, river, or surface water drainage way, or where the Board feels that surface water runoff to be created by the subdivision should be controlled, there shall be provided easements or drainage rights-of-way with swales, culverts, catch basins or other means of channeling surface water within the subdivision and over other properties.

2. The minimum pipe size for any storm drainage pipe shall be twelve inches.
- B. The storm water management system shall be designed to accommodate upstream drainage, taking into account existing conditions.
 - C. Downstream drainage requirements shall be studied to determine the effect of the proposed subdivision. The storm drainage shall not overload existing or future planned storm drainage systems downstream from the subdivision. The subdivider shall be responsible for financing any improvements to existing drainage systems required to handle the increased storm flows.

12.5 Storm Drainage Construction Standards.

A. Materials.

1. Corrugated Metal Pipe.

Corrugated Metal Pipe shall be bituminous coated meeting the requirements of AASHTO Designation M 190 Type C for iron or steel pipe or AASHTO Designation M 196 for aluminum alloy pipe for sectional dimensions and type of bituminous coating. Pipe gauge shall be as required to meet the soil and traffic loads with a deflection of not more than 5 %.

2. Corrugated Plastic Pipe.

Corrugated Plastic Pipe shall conform to the requirements of AASHTO M-252.

12.6 Additional Improvements and Requirements.

A. Erosion Control.

The procedures outlined in a mutually agreeable erosion and sedimentation control plan shall be implemented during the site preparation, construction, and clean-up stages.

B. Cleanup.

Following street construction, the developer or contractor shall conduct a thorough clean up of stumps and other debris.

ARTICLE XIII

PERFORMANCE GUARANTEES

13.1 Types of Guarantees.

With submittal of the application for Final Plan approval, the subdivider shall provide one of the following performance guarantees for an amount adequate to cover the total construction costs of all required improvements, taking into account the time-span of the construction schedule and the inflation rate for construction costs.

- A. Either a certified check payable to the Town or Savings account or certificate of deposit naming the Town as owner, for the establishment of an escrow account;
- B. A performance bond payable to the Town issued by a surety company, approved by the Municipal Officers, or Town Manager;
- C. An irrevocable letter of credit from a financial institution establishing funding for the construction of the subdivision, from which the Town may draw if construction is inadequate, approved by the Municipal Officers, or Town Manager;
- D. An offer of conditional approval limiting the number of units built or lots sold until all required improvements have been constructed.

The conditions and amount of the performance guarantee shall be determined by the Board with advice of the Town Engineer, Road Commissioner, Municipal Officers, and/or Town Attorney.

13.2 Contents of Guarantee.

The performance guarantee shall contain a construction schedule, cost estimates for each major phase of construction taking into account inflation, provisions for inspections of each phase of construction, provisions for the release of part or all of the performance guarantee to the developer, and the date after which the developer will be in default and the Town shall have access to the funds to finish construction.

13.3 Escrow Account.

A cash contribution to the establishment of an escrow account shall be made by either a certified check made out to the municipality, the direct deposit into a savings account, or the purchase of a certificate of deposit. For any account

opened by the subdivider, the municipality shall be named as owner or co-owner, and the consent of the municipality shall be required for a withdrawal. Any interest earned on the escrow account shall be returned to the subdivider unless the municipality has found it necessary to draw on the account, in which case the interest earned shall be proportionately divided between the amount returned to the subdivider and the amount withdrawn to complete the required improvements.

13.4 Performance Bond.

A performance bond shall detail the conditions of the bond, the method for release of the bond or portions of the bond to the subdivider, and the procedures for collection by the municipality. The bond documents shall specifically reference the subdivision for which approval is sought.

13.5 Letter of Credit.

An irrevocable letter of credit from a bank or other lending institution shall indicate that funds have been set aside for the construction of the subdivision and may not be used for any other project or loan.

13.6 Conditional Agreement.

The Board, at its discretion may provide for the subdivider to enter into a binding agreement with the municipality in lieu of the other financial performance guarantees.

13.7 Phasing of Development.

The Board may approve plans to develop a major subdivision in separate and distinct phases. This may be accomplished by limiting final approval to those lots abutting that section of the proposed subdivision street, which is covered by a performance guarantee. When development is phased, road construction shall commence from an existing public way. Final approval of lots in subsequent phases shall be given only upon satisfactory completion of all requirements pertaining to previous phases.

13.8 Release of Guarantee.

Prior to the release of any part of the performance guarantee, the Board shall determine to its satisfaction, in part upon the report of the Town Engineer and whatever other agencies and departments may be involved, that the proposed improvements meet or exceed the design and construction requirements for that portion of the improvements for which the release is requested.

13.9 Default.

If, upon inspection, the Town Engineer finds that any of the required improvements have not been constructed in accordance with the plans and specifications filed as part of the application, he shall so report in writing to the Code Enforcement Officer, the Municipal Officers, the Board, and the subdivider or builder. The Municipal Officers shall take any steps necessary to preserve the Town's rights.

13.10 Improvements Guaranteed.

Performance guarantees shall be tendered for all improvements required by Section 11.5 of these regulations and for the construction of the streets.

ARTICLE XIV

WAIVERS

14.1 Where the Board makes written findings of fact that there are special circumstances of a particular lot proposed to be subdivided, it may waive portions of the submission requirements or the standards, unless otherwise indicated in the regulations to permit a more practical and economical development, provided the public health, safety, and welfare are protected, and provided the waivers do not have the effect of nullifying the intent and purpose of the Official Map, the Comprehensive Plan, the Zoning Ordinance, or these regulations, and provided the criteria of the State Subdivision Law are met.

14.2 Where the Board makes written findings of fact that due to special circumstances of a particular lot proposed to be subdivided, the provision of certain required improvements is not requisite to provide for the public health, safety or welfare, or are inappropriate because of inadequate or lacking connecting facilities adjacent to or on proximity of the proposed subdivision, it may waive the requirements for such improvements, subject to appropriate conditions.

- 14.3 In granting waivers to any of these regulations in accordance with Sections 14.1 and 14.2, the Board shall require such conditions as will assure the objectives of these regulations are met.
- 14.4 Waivers to be shown on Final Plan. When the Board grants a waiver to any of the standards of these regulations, the Final Plan shall indicate the waivers granted and the date on which they were granted.

ARTICLE XV

APPEALS

- 15.1 An aggrieved party may appeal any decision of the Board under these regulations to Piscataquis County Superior Court, within thirty days.

APPENDIX A

Title 30, M.R.S.A. S54956 Land Subdivisions

1. Defined. A subdivision is the division of a tract or parcel of land into 3 or more lots within any 5-year period, which period begins after September 23, 19781, whether accomplished by sale, lease, development, buildings or otherwise, provided that division accomplished by devise, 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 avoid the objective of this section, or by transfer of any interest in land to the owner of land abutting thereon, shall not be considered to create a lot or lots for the purposes of this section.

In determining whether a tract or parcel of land is divided into 3 or more lots, the first dividing of such tract or parcel, unless otherwise exempted herein, shall be considered to create the first 2 lots and the next dividing of either of said first 2 lots, by whomever accomplished, unless otherwise exempted herein shall be considered to create a 3rd lot, unless both such dividings are accomplished by a subdivider who shall have retained one of such lots for his own use as a single family residence for a period of at least 5 years prior to such 2nd dividing. Lots of 40 or more acres shall not be counted as lots, except where such lots are located wholly or partly within any shoreland zone in which case municipal review may be required by the municipality, provided that the average lot depth to shore frontage ratio is greater than 5 to one. Where 3 or more lots of 40 or more acres are developed, a plan must be filed with the registry of deeds and the municipal authority responsible for reviewing subdivisions.

For the purpose of this section, a tract of land is defined as all contiguous land in the same ownership, provided that lands located on opposite sides of a public or private road shall be considered each a separate tract or parcel of land unless such road was established by the owner of land on both sides thereof.

A "densely developed area" is defined as any commercial, industrial, or compact residential area of 10 or more acres with an existing density of at least on principal structure per acres. A principal structure is defined as any building other than one which is used for purposes wholly incidental or accessory to the use of another building on the same premises.

1-A. Special protection for the shorelands of outstanding river segments. In accordance with Title 12, section 402, outstanding river segments shall include:

- A. The Aroostook River from the Canadian Border to the Masardis and T.10, R.6, W.E.L.S. townline, excluding the segment in T.9, R.5, W.E.L.S.;
- B. The Carrabassett River from the Kennebec River to the Carabassett Valley and Mt. Abram Township townline;

- C. The Crooked River from its inlet into Sebago Lake to the Waterford and Albany Township townline;
- D. The Daramiscotta River from the Route 1 Bridge in Daramiscotta to the dam at Daramiscotta Mills;
- E. The Dennys River from the Route 1 Bridge to the outlet of Meddybumps Lake excluding the western shore in Edmunds Township and No. 14 Plantation;
- F. The East Machias River, including the Maine River, from ¼ of a mile above the Route 1 bridge to the East Machia and T.18, E.D., B.P.P. townline, from the T.19, E.D., B.P.P. and Wesley townline to the outlet of Crawford Lake and from the No. 21 Plantation and Alexander townline to outlet of Pocomoonshine Lake, excluding Portage Lake;
- G. The Fish River from the bridge at Fort Kent Mills to the Fort Kent and Wallgrass Plantation townline, from the T.14, R.6 W.E.L.S. and Eagle Lake townline and Winterville Plantation townline, and from the T.14, R.6 W.E.L.S. and Portage Lake and T.13, R.7, W.E.L.S. townline, excluding Portage Lake,
- H. The Kennebec River from its inlet into Cupsuptic Lake to the Rangely and Lower Cupsuptic Township townline;
- I. The Kennebec River from Thornshead Narrows in North Bath to the Edwards Dam in Augusta, excluding Perkins Townships, and from Route 148 Bridge in Madison to the Caratunk and the Forks Plantation townline, excluding the western shore in Concord Township, Pleasant Ridge Plantation and Carrying Place Township and excluding Wyman Lake;
- J. The Machias River from Route 1 bridge to the Northfield and T.19, M.D., B.P.P. townline;
- K. The Mattawamkeag River from the Penobscot River to the Mattawamkeag and Kingman Township townline, and from the Reed Plantation and Bancorft townline to the East Branch in Haynesville;
- L. The Narraguagus River from the ice dam above the railroad bridge in Cerryfield to the Beddington and Devereaux Township townlines, excluding Beddington Lake;
- M. The Penobscot River, including the Eastern Channel, from Sandy Point in Stockton Springs to the Veazie Dam and its tributary the Easy Branch of the Penobscot from the Penobscot River to the East Millinocket and Gridstone Township townline;

- N. The Piscataquis River from the Peonbscot River to the Monson and Blanchard Plantation townline;
- O. The Pleasant River from the bridge in Addison to the Columbia and T.18, M.D., B.P.P. townline, and from the T.24, M.D., B.P.P. and Beddington townline to the outlet of Pleasant River Lake;
- P. The Rapid River from the Magalloway Plantation and Upton Townline to the outlet of Pond in the River;
- Q. The Saco River from the Little Ossipee River to the New Hampshire border;
- R. The St. Croix River from the Route 1 bridge in Calais to the Calais and Baring Plantation townline, from the Baring Plantation and Baileyville townline to the Baileyville and Fowler Township townline, and from the Lambert Lake Township and Vanceboro townline to the outlet of Spenik Lake, excluding Woodland Lake and Grand Falls Flowage;
- S. The St. George River from the Route 1 bridge in Thomaston to the outlet of Lake St. George in Liberty, excluding White Oak Pond, Seven Tree Pond, Round Pond, Sennec Pond, Trues Pond, Stevens Pond and little Pond;
- T. The St. John River from the Van Buren and Hamlin Plantation townline to the Fort Kent and St. John Plantation townline, and from the St. John Plantation and St. Francis townline to the Allagash and St. Francis townline;
- U. The Sandy River from the Kennebec River to the Madrid and Township E townline;
- V. The Sheepscot River from the railroad bridge in Wiscasset to the Halldale Road in Montville, excluding Long Pond and Sheepscot Pond, including its tributary the West Branch of Sheepscot from its confluence with the Sheepscot River in Whitefield to the outlet of Branch Pond in China;
- W. The West Branch of Pleasant River from the East Branch in Brownville to the Brownville and Williamsburg Township townline; and
- X. The West Branch Union River from the Route 181 bridge in Mariaville to the outlet of Great Pond in the Town of Great Pond.

These Subdivision Regulations of the Town of Sebec are hereby
adopted and shall take effect this 26th Day of
October, 1989

Signed:

William O. Peterson
Frank J. Noble
Walter T. Emmons