

TOWN OF BELMONT
FINDINGS OF FACT AND DECISION ON SUBDIVISION APPLICATION
APPLICANT'S FORM

Ref: Article 11- Performance Standards in Subdivision Ordinance

Applicant: _____ Date: _____

Location: _____ Map: _____ Lot: _____

11.1 POLLUTION:

A. The proposed subdivision shall not discharge wastewater to a water body without a license from the MDEP.

B. Discharges of storm water shall be treated to remove oil, grease, and sediment prior to discharge into surface waterbodies.

Met Not Met N/A

Reasons

11.2 SUFFICIENT WATER:

The Proposed subdivision has sufficient water available for the foreseeable needs of the subdivision

A. Wells have been sited appropriately.

B. Water quality meets the primary drinking water standards contained in the *Maine Rules Relating to Drinking Water*.

Met Not Met N/A

Reasons

11.3 IMPACT ON EXISTING WATER SUPPLIES:

The proposed subdivision will not cause an unreasonable burden on an existing water supply.

Met Not Met N/A

Reasons

11.4 SOIL EROSION:

The proposed subdivision 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.

A. Prevent soil erosion from entering waterbodies, wetlands, and adjacent properties.

Met Not Met N/A

Reasons

11.5 TRAFFIC CONDITIONS:

The proposed subdivision will not cause unreasonable highway or public road congestion or unsafe conditions with respect to the use of the highways or public roads existing and proposed and, if the proposed subdivision requires driveways or entrances onto a state or state aid highway located outside the urban compact are of an urban compact municipality as defined by Title 23, section 754, the Department of Transportation has provided

documentation indicating that the driveway or entrances conform to Title 23, section 704 and any rules adopted under that section.

Met Not Met N/A

Reasons

11.6 SEWAGE DISPOSAL:

The proposed subdivision will provide private subsurface wastewater disposal systems or a private treatment facility with surface discharge Evidence of site 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 has been provided.

Met Not Met N/A

Reasons

11.7 IMPACT ON NATURAL BEAUTY, AESTHETICS, HISTORIC SITES, WILDLIFE HABITAT, RARE NATURAL OR PUBLIC ACCESS TO THE SHORELINE:

The proposed subdivision has provided

- A. Preservation of natural beauty and aesthetics.
- B. Retention of open spaces and natural or historic features.
- C. Protection of significant wildlife habitat.

Met Not Met N/A

Reasons

11.8 CONFORMANCE WITH ZONING ORDINANCE AND OTHER LAND USE ORDINANCES:

The proposed subdivision conforms with a duly adopted subdivision regulation or ordinance, comprehensive plan, development plan or land use plan, if any. In making this determination, the municipal reviewing authority may interpret these ordinances and plans.

Met Not Met N/A

Reasons

11.9 FINANCIAL AND TECHNICAL CAPACITY:

The subdivider has adequate financial and technical capacity to meet the standards of this section.

Met Not Met N/A

Reasons

11.10 IMPACT ON WATER QUALITY OR SHORELINE:

The proposed subdivision conforms with the Town of Belmont’s Shoreland Zoning Ordinance.

Met Not Met N/A

Reasons

11.11 IMPACT ON GROUND WATER QUALITY OR QUANTITY:

The proposed subdivision will not, alone or in conjunction with existing activities, adversely, affect the quality or quantity of ground water.

Met Not Met N/A

Reasons

11.12 FLOODPLAIN MANAGEMENT:

Based on the Federal Emergency Managements Agency’s Flood Boundary and Floodway Maps and Flood Insurance Rate Maps, and information presented by the applicant whether the subdivision is in a flood-prone area. If the subdivision, or any part of it, is in such an area, the subdivider shall determine the 100-year flood elevation and flood hazard boundaries within the subdivision. The proposed subdivision plan must include a condition of plan approval requiring that the principal structures 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 N/A

Reasons

11.13 IDENTIFICATION OF FRESHWATER WETLANDS:

All freshwater wetlands within the proposed subdivision have been identified in accordance with the Town of Belmont’s Shoreland Zoning Ordinance.

Met Not Met N/A

Reasons

11.14 STORM WATER MANAGEMENT:

The proposed subdivision will provide for adequate storm water management.

Met Not Met N/A

Reasons

11.15 RESERVATION OR DEDICATION AND MAINTENANCE OF OPEN SPACE AND COMMON LAND, FACILITIES AND SERVICES:

All open space common land, facilities, and property in the proposed subdivision conform with set performance standards.

Met Not Met N/A

Reasons

11.16 PHOSPHORUS IMPACTS ON GREAT PONDS:

The long-term cumulative effects of the proposed subdivision will not unreasonably increase a great pond's phosphorus concentration during the constructive phase and life of the proposed subdivision.

Met Not Met N/A

Reasons

OTHER TERMS AND CONDITIONS:

MOTION:

VOTES IN FAVOR: _____

VOTES OPPOSED: _____

Planning Board Chairman Signature

Planning Board Chairman Printed Name

Planning Board Member Signature

Planning Board Member Printed Name

Planning Board Member Signature

Planning Board Member Printed Name

Planning Board Member Signature

Planning Board Member Printed Name

Planning Board Member Signature

Planning Board Member Printed Name