

Appendix M

MODEL NOTICE OF DECISION

Date: _____

To:
.....
.....

Dear _____:

This letter is to inform you that the _____ Planning Board has acted on your application for a subdivision as follows:

Findings of Fact

1. The owner of the property is _____.
2. The property is located at _____, in the _____ zoning district, identified as Assessor's Map _____, Lot _____, and contains _____ (acres, sq. ft.).
3. The applicant is _____, who has demonstrated a legal interest in the property by providing a copy of a _____ (deed, option, purchase and sales agreement).
4. The applicant proposes to establish a _____ lot subdivision on the subject property. The lots range in size from _____ (sq. ft., acres) to _____ (sq. ft., acres).
5. The application was determined to be complete on _____ (date).
6. A public hearing was held on _____ (date).
7. Water is to be supplied by (private wells, the _____ Water Department).
8. Sewage is to be disposed of by (individual subsurface disposal systems, the _____ Sewer District). Site evaluations for each lot, meeting the requirement of the Maine Plumbing Rules were completed by _____, Licensed Site Evaluator, on _____. (or) The _____ Sewer District has approved the plans for sewer lines and indicated it will be able to adequately treat the waste.
9. A storm water drainage plan has been prepared by _____, P.E.
10. The applicant proposes to construct a street of approximately _____ feet in length, which is proposed to (be dedicated as a public way, remain as a private way).
11. The applicant has submitted a (certified check, certificate of deposit, a performance bond, a letter of credit) adequate to cover the costs of all required improvements.

12. _____.

13. _____.

Surveyor, stating that all monumentation shown on the plan has been installed.

7. Upon completion of street construction and prior to a vote by the Municipal Officers to submit a proposed town way to town meeting, a written certification signed by a professional engineer shall be submitted to the town certifying that the proposed town way meets or exceeds the design and construction requirements of the regulations and the Road and Street Ordinance. If there are any underground utilities, the servicing utility shall certify in writing that they have been installed in a manner acceptable to the utility.

(If Denied, or if conditions imposed on approval)

In accordance with Section _____ of the _____ Subdivision (*Regulations, Ordinance*), you have the right to appeal this decision to _____ County Superior Court within thirty days of the decision.

Sincerely,

Chair of the Planning Board

cc: Code Enforcement Officer
Municipal Officers

_____ Water Department
..... Sewer District