

WELCOME TO THE 2006 MODEL SUBDIVISION REGULATIONS FOR MAINE PLANNING BOARDS

Under a contract with the Maine State Planning Office (SPO) the Southern Maine Regional Planning Commission (SMRPC) has completed this updated twelfth edition of the Model Subdivision Regulations. This document replaces the previous edition completed by SMRPC in December 1996. Since that time, many changes have occurred both locally and nationally in terms of the best practices for subdivision design and review. These include several different aspects of subdivision planning that have evolved since 1996, heavily influenced by the “smart growth” movement:

- **Access management**—locations and spacing of curb cuts, sharing and spacing of driveways
- **Street and sidewalk design**—width of subdivision streets, paving and curbing materials, sidewalk widths and materials
- **Interconnectivity**—connecting streets and paths, policies on acceptance of roads, potential for waivers
- **Stormwater Management**—Low Impact Design (LID), coordination with new rules and BMP’s
- **Fire Protection**—access to water sources and hydrants
- **Natural Resource Conservation**—clustering and open space planning, protection of vernal pools and upland habitat, incorporating Beginning With Habitat data
- **Design Standards**—incorporation of Traditional Neighborhood Development (TND) principles
- **Shoreland Guidelines**— reflecting new state guidelines regarding development in shoreland zones
- **Managing the Process**—straightforward management principles for Planning Boards in smaller communities.

Many statutory and regulation changes have also occurred over the last 10 years. This document incorporates all of these changes into the similar overall structure of the 1996 model. The intent is for municipalities to keep their existing subdivision regulations or ordinances largely intact and to plug these changes into those existing documents. Comments are inserted in the margins to note where these changes are recommended. The one major change is that Article 11 in this model combines Performance and Design Standards. In the 1996 model, these two types of standards were considered separately. Also, the distinction between major and minor subdivisions has been removed, reflecting the experiences of many Planning Boards that often the smaller subdivisions have just as many difficult issues as larger ones, if not more so.

Production of this document was supervised by Jonathan T. Lockman, AICP, Planning Director of the Southern Maine Regional Planning Commission. The extensive new transportation performance standards in section 10.15 were authored by Joshua Mack, Transportation Planner. The Appendices were edited by Donna Tippet, Land Use Planner. Support was provided by other SMRPC staff, including Jamie Oman-Saltmarsh, Senior Planner. Contact the staff of SMRPC at 207-324-2952 with any questions about this publication. Financial assistance was provided by the Office of Ocean and Coastal Resource Management, National Oceanic and Atmospheric Administration, US Department of Commerce, under the Coastal Zone Management Act of 1972, award # NA04NOS4190041. CZM in Maine is administered in Maine by the Maine Coastal Program at the Maine State Planning Office.

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