

SUBDIVISION PLAN REVIEW CHECKLIST FOR MINOR AND MAJOR SUBDIVISIONS

ARTICLE 11 - PERFORMANCE STANDARDS

SUBDIVISION NAME _____ **DATE** _____

This checklist has been prepared to assist applicants in developing their applications. It should be used as a guide. The checklist does not substitute for the statutory criteria or the requirements of Article 11 and of the Subdivision Regulations (or Ordinance). The Planning Board also will be using the checklist to make sure that your application is complete. Indicate if the information has been submitted or if it is requested to be waived. If you feel that information is not applicable to your project, please indicate in the second column. The application need not contain separate plans as implied below. The perimeter survey, subdivision plan and engineering plans may be contained on the same drawing. However, detailed engineering drawings such as road profiles, drainage swales and erosion/sedimentation plans may best be presented on a separate sheet or sheets.

Shaded boxes indicate that the action is not recommended to be taken by the Applicant.

SUBDIVISION REGULATIONS		Submitted by Applicant	Not Applicable	Applicant Requests to be Waived	Received by Planning Board	Waived by Planning Board
11.1	POLLUTION					
A.	DEP license for discharge of wastewater to a waterbody					
B.	Oil, grease and sediment separator(s) at catch basins before storm water is discharged to waterbody(s)					
B.	Removal of excess nutrients before discharge to a waterbody within the watershed of a great pond					
11.2.	SUFFICIENT WATER					
A.1.	Provide for future connections in public water supply service area					
A.2.	Public water system components approved by water company and fire chief					
A.3.a.	Siting and construction of individual wells to prevent surface and ground water infiltration					
A.3.b.	Lot configuration to allow for proper siting of well, on-site septic disposal area and reserve area					
A.3.c.	Location and protection of the source and operation of a central water supply system					
A.3.d.	Water storage for fire fighting capacity					
B.	Water quality to comply with Drinking Water Rules					
11.3.	Impact on the existing water facilities is within the company's or district's capacity					
11.4.	SOIL EROSION					
A.	Prevention of soil erosion from entering water bodies					
B.	Erosion and sedimentation control plan					
C.	Topsoil removal and reapplication plan					
11.5.	TRAFFIC CONDITIONS					
A.	Safeguard against hazards to pedestrians; of congestion; safe and convenient circulation					
B.1.	Vehicular access through other than residential streets					
B.2.	Does not reduce any street's Level of Service (LOS) to "E" or "F" unless Comprehensive Plan allows					
B.3.	Provision as needed for turning, traffic islands, frontage					

	roads, sidewalks, bicycle ways and traffic controls in public streets					
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B.4.	Avoidance of queuing to enter accessway to non-residential and multi-family developments					
B.5.	Street connections to adjoining lots in designated growth areas; or in non-residential subdivisions for fire protection or to facilitate public access					
11.6.	SEWAGE DISPOSAL					
B.2.a.	Certification of public sewage system					
B.2.b.	Reserve wastewater disposal area where soils are less than 24" to limiting factor					
11.7.	Capacity of Town solid waste system vis-a-vis proposed subdivision, or an alternate disposal					
11.8.	IMPACTS ON ENVIRONMENT					
A.1.	Limitations on the clearing of trees in designated areas					
A.2.	Screening of buildings from existing public roads in designated non-growth areas					
A.3.	Landscape plan preserving trees larger than 24" diameter, preservation of vegetation and contours					
B.1.	Reserved open space per Comprehensive Plan					
B.2.	Preservation of designated critical natural areas					
B.3.	Protection of historic or prehistoric resources					
B.4.	Reservation of open space for recreation					
B.5.	Suitability of reserved open space					
B.6.	Open space to be dedicated to the town					
B.7.	Payment in lieu of dedication of open space					
C.	Avoidance of adverse impacts on designated significant wildlife habitat					
D.	Protection of existing public accesses to shorelines					
11.9.	Conformance with all requirements and standards of the zoning ordinance and other land use ordinances					
11.10.	FINANCIAL AND TECHNICAL CAPACITY					
A.	Financial capacity to construct the total development					
B.	Technical ability to complete the subdivision					
11.11.	Does not increase water temperature or erosion					
11.12.	IMPACTS ON GROUND WATER					
A.	Ground water quality					
A.1.	Hydrogeologic assessment					
A.2.	Ground water quality projections					
A.3.	Contaminant concentrations in ground water					
A.4.	Ground water treatment for improvement to drinking standards					
A.5.	Control of high contaminant concentrations in ground water					
B.	Ground water quantity					
B.1.	Maintenance of ground water table level					
B.2.	Maintenance of infiltration of precipitation					
11.13.	FLOODPLAIN MANAGEMENT					
A.	Public utilities located to avoid flood damage					
B.	Elevation of buildings above the flood level					
C.	Drainage to reduce flood hazards					
11.14.	Freshwater wetlands identified using Federal Manual for Identifying and Delineating Jurisdictional Wetlands					

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11.15.	STORM WATER MANAGEMENT					
A.	Storm water management plan					
B.	Storm water management easements					
11.16.	OPEN SPACE AND COMMON LAND					
A.	Ownership of open space, common land and facilities					
B.	Limitations on common land; conservation easements					
C.	Final Plan notation for common land					
D.	Lot owner association rules and by-laws					
E.	Lot owner association duties and responsibilities					
11.17.	PHOSPHORUS IMPACTS ON PONDS					
A.1	Limit post development phosphorus export					
A.2	Simplified phosphorus review					
A.3	Standard review					
A.4	Maintenance and use restrictions for control measures					