

Ryan Keith

From: Robert McSorley <rmcsorley@sebagotechnics.com>
Sent: Tuesday, November 3, 2020 1:33 PM
To: Ryan Keith
Cc: Bruce Bailey
Subject: Deer Brook Project

Ryan,

See statement below to include in package for the Planning Board.

Thanks, Rob

Statement from Developer.

Initially, there was a delay in extending the main from the Town of Gray Water System and service line to serve the site. To date, we have spent \$185K to provide water to the existing site units and the proposed new units. This expenditure included the installation of a fire hydrant along the Gray Road that benefits the Town of North Yarmouth.

Due to the increase in material costs and labor, we further had to delay the project and were preparing to commence the site work and structures earlier this year. Because the COVID pandemic and the uncertainty associated with it, we further had to put company expenditures on hold.

With the hope for a vaccine and relief from the COVID pandemic by spring, we believed that we are in a better financial position to complete the project. Therefore, we request an extension for the project, we assume that not much will be able to be completed before next spring. Relative to time for the requested extension we believe that the project can be substantially completed within 12 months from breaking ground and therefore request 20 – 24 months from the July expiration date. It is not our intent to request any further extensions for the project other than this request.

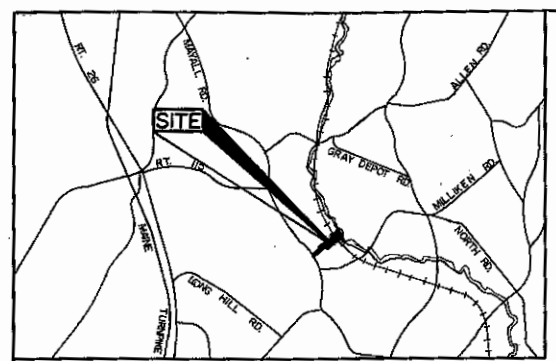
Many governmental agencies and municipalities have made accommodations relative to timelines and renewals affected by the COVID pandemic and we humbly request for the same consideration for this project.

Lastly, we have been approached by another party to purchase the project. We are unsure of their commitment or their desires to change the project. We have notified them if a transaction occurs, the project will need to be completed in accordance with the approved project within the extension time frame. Any proposed modifications would require the project to be reconsidered by the Planning Board with the possibility of major changes as required by the Planning Board.

Sincerely, United Properties, Inc.

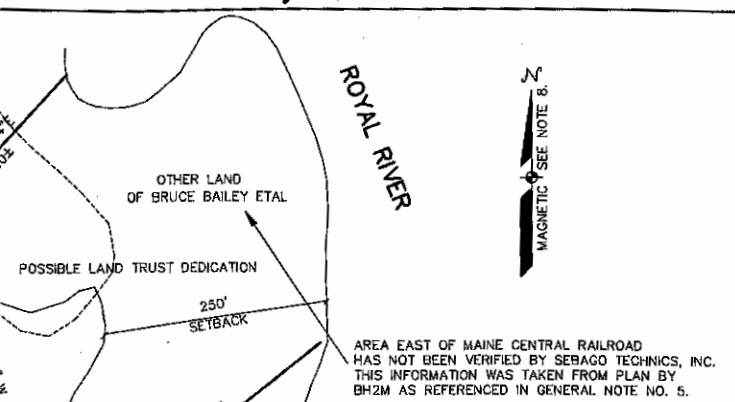
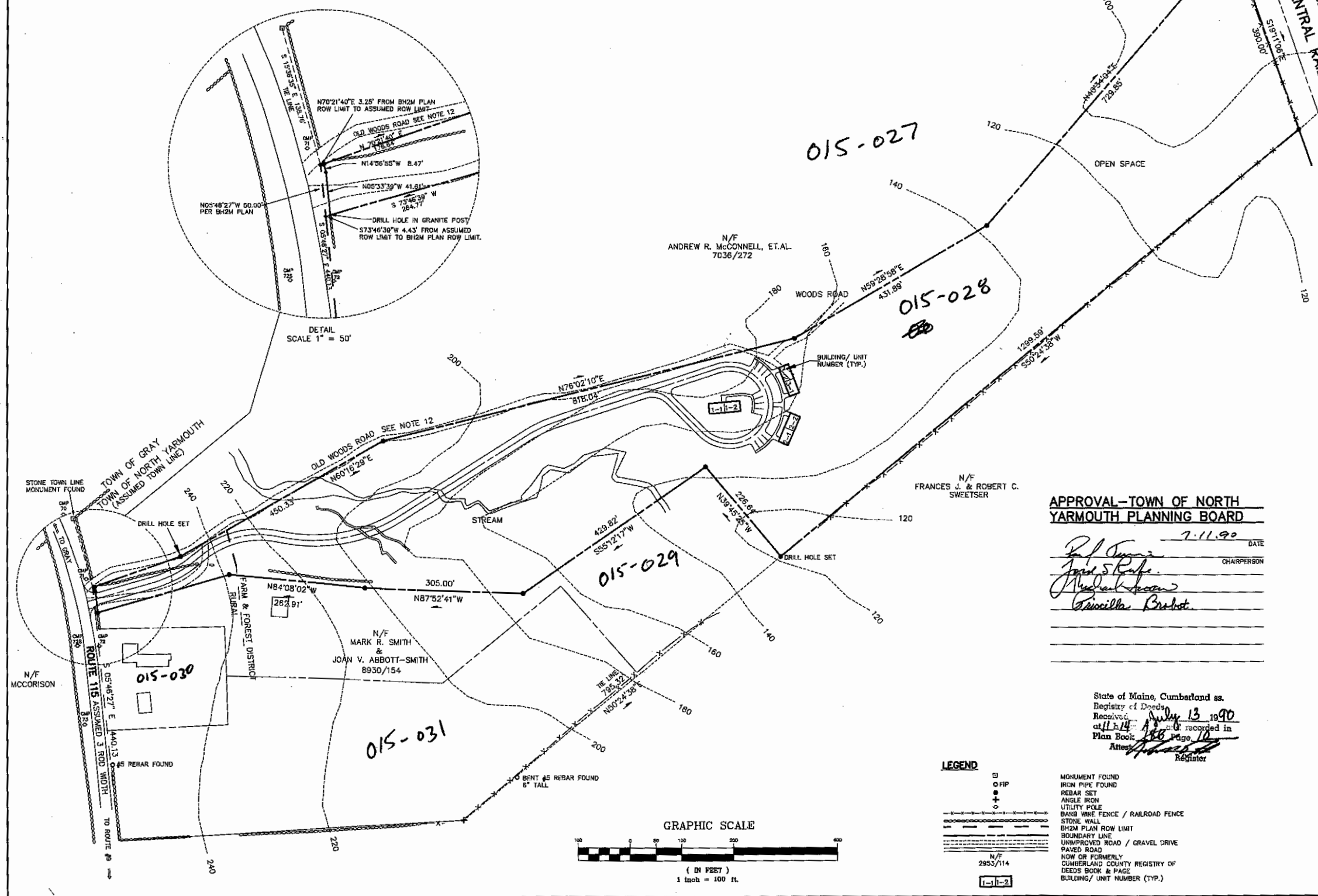
Rob McSorley, P.E. *Senior Project Manager*
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rmcsorley@sebagotechnics.com | www.sebagotechnics.com
An Employee-Owned Company





LOCATION PLAN

- WAIVERS TO THE NORTH YARMOUTH PLANNING BOARD STANDARDS FOR REVIEWING LAND SUBDIVISIONS**
- ROADWAY PAVEMENT WIDTH IS REDUCED TO 18 FEET FROM 22 FEET.
 - ROADWAY SLOPES ARE REDUCED TO 2:1 FROM 3:1 WAIV.
- CONDITIONS OF NORTH YARMOUTH PLANNING BOARD APPROVAL**
- ISSUANCE OF BUILDING PERMITS IS SUBJECT TO THE TOWN OF NORTH YARMOUTH GROWTH CAP.
 - ALL SUBMISSIONS AND PREVIOUS REPRESENTATIONS OF THE APPLICANT ARE INCORPORATED HEREIN.
 - THIS PROPERTY MAY NOT BE FURTHER SUBDIVIDED WITHOUT PRIOR PLANNING BOARD APPROVAL.
 - REFERENCE IS MADE TO THE NORTH YARMOUTH ZONING ORDINANCE (SEC. IV.D.8), TO WHICH THIS LAND IS SUBJECT.



AREA EAST OF MAINE CENTRAL RAILROAD HAS NOT BEEN VERIFIED BY SEBAGO TECHNICS, INC. THIS INFORMATION WAS TAKEN FROM PLAN BY BH2M AS REFERENCED IN GENERAL NOTE NO. 5.

GENERAL NOTES

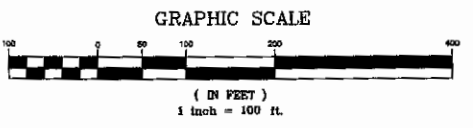
- RECORD OWNER OF PROPERTY IS BRUCE W. BAILEY AND LORI Y. BAILEY.
- DEED REFERENCE: CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 4985 PAGE 104.
- PROPERTY IS SHOWN ON THE TOWN OF NORTH YARMOUTH TAX MAP 5 LOT 86.2.
- TOTAL AREA OF PROPERTY IS 18.49+ ACRES, 15.29 AC. WEST OF MCRR, 4.2 AC. EAST OF MCRR.
- THE BOUNDARIES SHOWN HEREON ARE BASED UPON A PLAN ENTITLED "SURVEY LAND OF JAMES MCCONNELL, ROUTE 115, NORTH YARMOUTH, MAINE" BY BH2M 28 STATE STREET GORHAM, MAINE, DATED MAY 1982. THIS PLAN IS CONSIDERED AS AN INTEGRAL PART OF THIS SURVEY.
- REFERENCE IS MADE TO A PLAN ENTITLED "SUBDIVISION PLAN OF LAND ON ROUTE 115 IN NORTH YARMOUTH, MAINE FOR LILY CONSTRUCTION CORP. SYLVANUS PORTER PLACE" DATED NOVEMBER 24, 1987, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 171, PAGE 5.
- ANGLES CALCULATED FROM THE LILY CONSTRUCTION CORP. PLAN WERE USED TO ESTABLISH THE BOUNDARY BETWEEN LAND OF SMITH AND LAND OF BAILEY. THE ROAD LIMITS OF ROUTE 115 FROM THE BH2M PLAN WERE HELD AND ANGLES CALCULATED FROM THE LILY CONSTRUCTION CORP. PLAN WERE TURNED THEREFROM. THE RIGHT OF WAY LIMIT CALCULATED USING THE BH2M PLAN APPEARED TO BE TOO FAR WESTERLY OF STONE WALLS FOUND. AN ASSUMED RIGHT OF WAY LIMIT WAS CALCULATED BASED ON THE STONE WALLS. IT WAS NOTED THAT THE ANGLES COMMON TO BOTH THE BH2M AND LILY CONSTRUCTION CORP. PLANS WERE NOT IN AGREEMENT. THE BH2M PERIMETER WAS HELD DUE TO THE FACT THAT IT MADE A CLOSER REPRESENTATION OF PHYSICAL BOUNDARY EVIDENCE FOUND ON THE LAND. DUE TO THE DIFFERENCES BETWEEN THE PLANS THE INTERSECTION OF THE NORTHEASTERLY LINE OF SMITH WITH THE NORTHWESTERLY LINE OF SWEETSER RESULTED IN A DISTANCE OF 228.04 FEET AS COMPARED TO 200 FEET ON THE LILY CONSTRUCTION CORP. PLAN.
- BEARINGS ARE MAGNETIC 1982 AS PER PLAN REFERENCED IN NOTE 5.
- STONE WALLS AND FENCES MAY MEANDER BETWEEN POINTS SHOWN.
- THE TOWN OF NORTH YARMOUTH MAINTAINS A BUS TURNAROUND AT THE ENTRANCE TO THE PROPERTY.
- NO ORIGINAL IRON RODS CALLED FOR IN CURRENT DEEDS AND SURVEYS REFERENCED IN NOTES 5 AND 6 WERE FOUND.
- BENEFITED BY A RIGHT OF WAY IN COMMON WITH MCCONNELL, ET AL. AS DESCRIBED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 4985 PAGE 104.
- SUBJECT TO EASEMENTS, LEASES, RIGHT OF WAYS, RESTRICTIONS, AND INSTRUMENTS OF RECORD.
- TO THE BEST OF MY KNOWLEDGE THIS PLAN IS BASED ON A STANDARD BOUNDARY SURVEY IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE CATEGORY 1 CONDITION II WITH THE FOLLOWING EXCEPTIONS THAT NO DEED DESCRIPTION HAS BEEN PREPARED AND NO REPORT OF SURVEY HAS BEEN PREPARED AS OF THIS DATE. NO FIELD SURVEY HAS BEEN PERFORMED ON LAND EASTERLY OF THE RAILROAD.
- SUBJECT TO UPDATING UPON RECEIPT OF A TITLE OPINION.
- TOPOGRAPHICAL INFORMATION SHOWN IS BASED ON USGS QUADRANGLE DATA AND IS SUBJECT TO REVISION.
- UTILITIES: OVERHEAD ELECTRIC WILL BE SUPPLIED OFF OF ROUTE 115 SUBSURFACE SEPTIC SYSTEMS PRIVATE WELLS
- PROJECT IS LOCATED IN THE RURAL DISTRICT AND THE FARM AND FOREST DISTRICT. SPACE AND BULK: 100' SETBACK FROM STREAMS, 250' SETBACK FROM ROYAL RIVER 50' FRONT YARD SETBACK 20' SIDE AND REAR YARD SETBACKS
- TOTAL NUMBER OF UNITS = 6(3 DUPLEX)
- TOTAL NUMBER OF PARKING SPACES = 12.

APPROVAL-TOWN OF NORTH YARMOUTH PLANNING BOARD

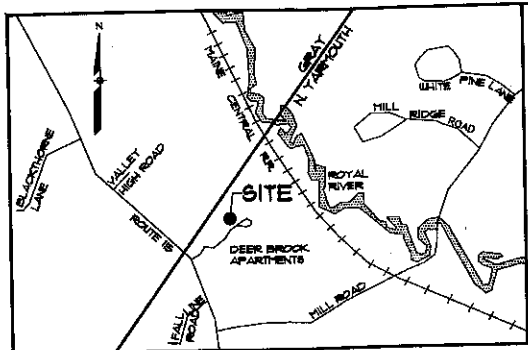
DATE: 7-11-90
 CHAIRPERSON: Paul Thomas
 MEMBER: James S. Ruffe
 MEMBER: Michael...
 MEMBER: Dorella...
 REGISTER

State of Maine, Cumberland ss.
 Registry of Deeds
 Received July 13 1990
 attested and recorded in
 Plan Book 488 Page 16
 Attest: [Signature] Register

- LEGEND**
- MONUMENT FOUND
 - IRON PIPE FOUND
 - REBAR SET
 - ANGLE IRON
 - UTILITY POLE
 - BARB WIRE FENCE / RAILROAD FENCE
 - STONE WALL
 - BH2M PLAN ROW LIMIT
 - BOUNDARY LINE
 - UNIMPROVED ROAD / GRAVEL DRIVE
 - PAVED ROAD
 - NOW OR FORMERLY CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK & PAGE
 - BUILDING / UNIT NUMBER (TYP.)



REV: 1	BY: CCB	DATE: 7-10-90	STATUS: REVISED NOTE 5, WAIVERS, CONDITIONS
SUBDIVISION PLAN -- FINAL			
OF: DEER BROOK APARTMENTS NORTH YARMOUTH, MAINE			
FOR: BRUCE BAILEY WESTBROOK, MAINE			
		DESIGN BY: JRK DRAWN BY: WBC CHECKED BY: JRK/CL DATE: 6/4/90 SCALE: 1" = 100' FIELD BK: 363 PROJ. NO: 88287 SHEET 2 OF 2	
841 SPRING STREET WESTBROOK, ME 04092 TEL (207) 761-0359			



LOCATION MAP

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS UNITED PROPERTIES, INC. BY DEED DATED JUNE 21, 2011 AND RECORDED IN BOOK 28713, PAGE 148 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
2. THE PROPERTY IS SHOWN AS LOT 21 ON THE TOWN OF NORTH YARMOUTH ASSESSORS MAP IS.
3. BEARINGS ARE MAGNETIC AND PER MARKERS FOUND AS SHOWN ON THE PLAN REFERENCED IN NOTE 1A. THE VERTICAL DATUM IS BASED ON NAVD83 DERIVED FROM DUAL FREQUENCY GPS OBSERVATIONS.
4. THE AREA OF THE PARCEL IS APPROXIMATELY 23.1 ACRES WESTERLY AND 4.3 ACRES EASTERLY OF THE MAINE CENTRAL RAILROAD LOCATION.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS DURING FEBRUARY 2012 AND APRIL 2013 AND THE PLAN REFERENCED IN NOTE 1B.
6. THE PARCEL IS LOCATED WITHIN THE FARM AND FOREST DISTRICT WITH THE FOLLOWING SPACE AND BULK REQUIREMENTS:

MINIMUM LOT AREA:	3 ACRES
MINIMUM STREET FRONTAGE:	200 FEET
MINIMUM STRUCTURE SETBACKS:	
FRONT:	50 FEET
SIDE:	20 FEET
REAR:	20 FEET
MAXIMUM RESIDENTIAL DENSITY:	1 RESIDENTIAL UNIT PER 3 NET RESIDENTIAL ACRES
MAXIMUM LOT COVERAGE:	20%
MAXIMUM STRUCTURE HEIGHT:	2.5 STORIES, NO HIGHER THAN 35 FEET
7. PLAN REFERENCES:
 - A. SUBDIVISION PLAN - FINAL OF DEER BROOK APARTMENTS NORTH YARMOUTH MAINE FOR BRUCE BAILEY WESTBROOK, MAINE DATED 6-4-90, REVISED THROUGH 7-19-90 BY SEBAGO TECHNICS, INC AND RECORDED IN BOOK 886 PAGE 19 COR.
 - B. SURVEY LAND OF JAMES MCCONNELL ROUTE 10, NORTH YARMOUTH, ME DATED MAY 1983 BY BSM.
 - C. COMPASS PLAN ON GRAY ROAD IN NORTH YARMOUTH, MAINE FOR JEFF MCCONNELL DATED JANUARY 2001 BY WAYNE T. WOOD AND CO.
 - D. PROPOSED FUTURE LOT DIVISION OF HELEN E. GATES PROPERTY ROUTE 10 GRAY, MAINE FOR HELEN E. GATES ESTATE DATED 3-1-88, REVISED THROUGH 5-27-89 BY SEBAGO TECHNICS, INC.
 - E. SUBDIVISION PLAN OF LAND ON ROUTE 10 IN NORTH YARMOUTH, MAINE FOR LILLY CONSTRUCTION CORP.
 - F. STYLANUS PORTER PLACE DATED NOVEMBER 24, 1987 AND RECORDED IN PLAN BOOK 171 PAGE 9 COR.
 - G. STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP STATE AID HIGHWAYS NO. 4 AND 3 NORTH YARMOUTH - GRAY CUMBERLAND COUNTY DOT FILE NO. 3-22.
8. THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE TOWN OF NORTH YARMOUTH, MAINE COMMUNITY PANEL NO. 230222-0009-18, WITH AN EFFECTIVE DATE OF JULY, 16, 1981.
9. THE TOWN LINE BETWEEN NORTH YARMOUTH AND GRAY IS SHOWN BASED ON THE STONE MONUMENT FOUND, STONE WALL EVIDENCE AND THE REFERENCED PLANS.
10. THE LIMITS OF THE MAINE CENTRAL RAILROAD ARE BASED ON PLAN REFERENCE 1B. NO FIELD SURVEY HAS BEEN PERFORMED FOR THE REMAINING LAND OF UNITED PROPERTIES, INC. THAT LIES TO THE EAST OF THE RAILROAD.
11. A UTILTY AND DELINEATION WAS PERFORMED ON THIS PROJECT SITE IN NOVEMBER, 2011 BY GARY M. FULLERTON, CEM OF SEBAGO TECHNICS, INC. THIS DELINEATION CONFORMS TO THE STANDARDS AND METHODS OUTLINED IN THE UTILTY AND DELINEATION MANUAL AND REGIONAL SUPPLEMENT AUTHORIZED AND PUBLISHED BY THE U.S. ARMY CORPS OF ENGINEERS. ALL UTILTY PLACES SHOWN LOCATED USING GLOBAL POSITIONING SYSTEMS (GPS) TECHNOLOGY. ALL GPS LOCATED POINTS HAVE A VARIATION DEGREE OF ACCURACY AND MAY NOT REPRESENT THE ACTUAL FIELD LOCATION. THEREFORE, ALL UTILTY PLACES WITHIN THE DEVELOPMENT AREA MUST BE SURVEY LOCATED PRIOR TO ENGINEERING DESIGN FOR ACCURATE LOCATION.
12. ALL ROADS IN THIS SUBDIVISION DEVELOPMENT SHALL REMAIN PRIVATE ROADS TO BE MAINTAINED BY THE DEVELOPER OR THE LOT OWNER AND SHALL NOT BE ACCEPTED OR MAINTAINED BY THE TOWN, UNTIL THEY MEET THE TOWN OF NORTH YARMOUTH ROADWAY CRITERIA AND SPECIFICATIONS IN EFFECT AS OF THE DATE THAT A COMPLETE APPLICATION FOR STREET ACCEPTANCE IS MADE AND UNTIL THE APPROPRIATED PRIVATE ROADS HAVE BEEN FORMALLY ACCEPTED BY THE BOARD OF SELECTMEN OR TOWN MEETING.
13. A TOWN MEETING VOTE TO ACCEPT PRIVATE ROADS AS PUBLIC ROADS IS REQUIRED IN THE FARM AND FOREST DISTRICT, RESIDENTIAL SHORELAND DISTRICT AND RESOURCE PROTECTION DISTRICT.

NET RESIDENTIAL AREA CALCULATIONS:

TOTAL PARCEL AREA	33.36 AC.
(1) AREAS WHICH ARE ISOLATED FROM THE MAIN PARCEL	- 4.26 AC.
(2) AREAS BELOW NORMAL HIGH WATER MARK	- SEE (1)
(3) AREAS WITHIN 100'-12' E. OCCUPY	- SEE (1)
(4) AREAS WITHIN 200'-FT. OF THE ROYAL RIVER	- SEE (6)
(5) AREAS CLASSIFIED AS WETLANDS	- 0 AC.
(6) AREAS CREATED BY FILLING OR DRAINING A POND OR WETLAND	- 0 AC.
(7) AREAS OF UN-RECLAIMED GRAVEL PIT	- 0 AC.
(8) AREAS OF SLOPES GREATER THAN 20%	- 0 AC.
(9) AREAS HAVING POORLY DRAINAGE SOILS	- 0 AC.
(10) AREAS SUBJECT TO EXISTING RIGHTS-OF-WAY OR EASEMENTS	- 0 AC.
NET RESIDENTIAL AREA (NRA)	18.41 AC.
NET RESIDENTIAL DENSITY - NRA / 1 RES. UNIT PER 3 NET RES. ACRES	18.41 AC. / 3 = 6 UNITS
APPROXIMATE HOUSING UNIT ALLOWED (ARTICLE XI, SECTION II-2) + 20% OF 6 UNITS = 1	
NUMBER OF UNITS PROPOSED = 1 (3 DUPLEX STRUCTURES, 1 SINGLE UNIT)	
REQUIRED OPEN SPACE = 50% OF PROJECT AREA = 0.92 X 33.36 ACRES (ARTICLE XI, SECTION II-3.2.6.2)	16.68 ACRES
AREA PROPOSED FOR OPEN SPACE = 11.50 ACRES	

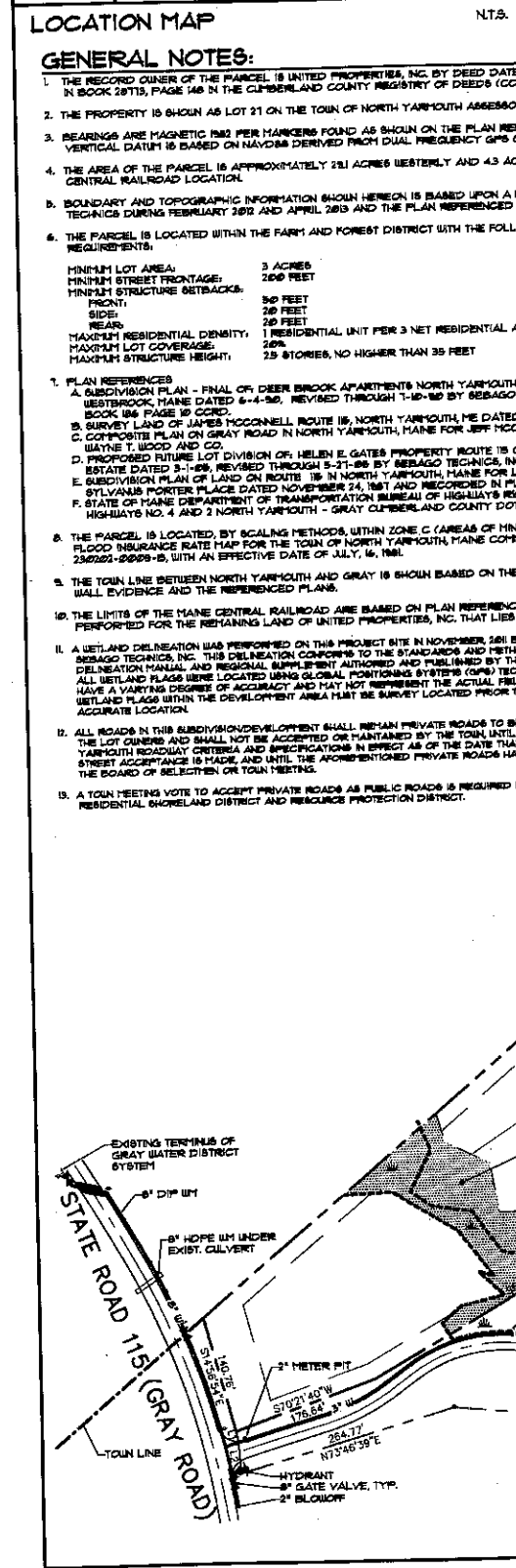
PROPERTY LINE DATA

LINE	BEARING	LENGTH
L1	S14°28'54"E	8.47'
L2	S05°33'39"E	41.81'

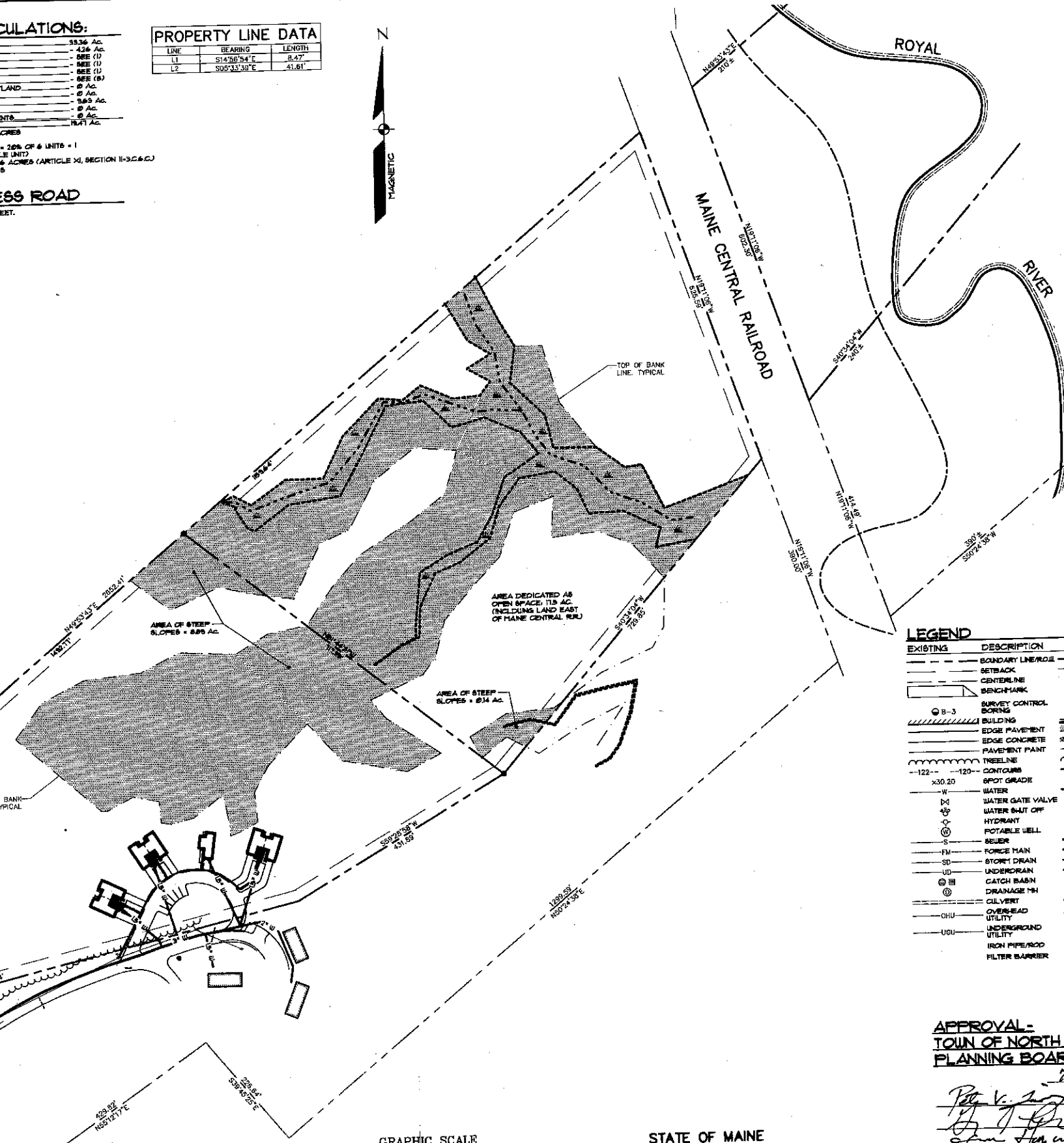
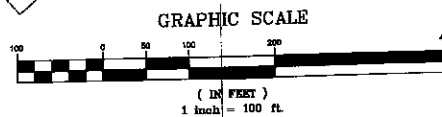


EXISTING WAIVERS FOR ACCESS ROAD

1. ROADWAY PAVEMENT WIDTH IS REDUCED TO 18 FEET FROM 22 FEET.
2. ROADWAY SIDE SLOPES ARE REDUCED TO 2:1 FROM 3:1 (V:H).



015-027



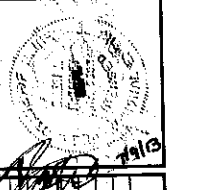
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE/ROAD	---
- - -	SETBACK	- - -
---	CENTERLINE	---
---	BENCHMARK	---
⊙ B-3	SURVEY CONTROL BORING	⊙ B-3
▭	BUILDING	▭
▬	EDGE PAVEMENT	▬
▬	EDGE CONCRETE	▬
▬	PAVEMENT PAINT	▬
---	THEELINE	---
---	CONTOURS	---
---	SPOT GRADE	---
W	WATER	W
WV	WATER GATE VALVE	WV
WV	WATER SHUT OFF	WV
+	HYDRANT	+
⊕	POTABLE WELL	⊕
S	SEWER	S
FM	FORCE MAIN	FM
SD	STORM DRAIN	SD
UD	UNDERDRAIN	UD
⊕	CATCH BASIN	⊕
⊕	DRAINAGE MH	⊕
---	CULVERT	---
OHU	OVERHEAD UTILITY	OHU
UGU	UNDERGROUND UTILITY	UGU
---	IRON PIPE/ROAD	---
---	FILTER BARRIER	---

APPROVAL - TOWN OF NORTH YARMOUTH PLANNING BOARD

7/9/2015 DATE
 [Signature] CHAIRPERSON
 [Signature] REGISTRAR

STATE OF MAINE
 CUMBERLAND COUNTY SS REGISTRY OF DEEDS
 RECEIVED JULY 19 2015
 AT 3 h 17 m P.M. AND RECORDED IN
 PLAN BOOK 213 PAGE 245
 ATTEST [Signature] REGISTRAR



NO.	DATE	REVISION
1		REVISED PER PEER REVIEW COMMENTS
2		SUBMIT SUBDIVISION APPLICATION TO TOWN
3		STATUS
4		BY:
5		DATE:

SEBAGO TECHNICS
 1000 S. BAYVIEW RD., SUITE B
 WESTBROOK, ME 04091
 TEL: 207-250-2100 FAX: 207-250-2101
 WWW.SEBAGOTECHNIQS.COM

SUBDIVISION PLAN
 OF DEER BROOK APARTMENTS (PHASE 2)
 GRAY ROAD/ROUTE 115
 NORTH YARMOUTH, MAINE
 FOR RECORD OWNER
 UNITED PROPERTIES, INC.
 9 THOMAS DRIVE
 WESTBROOK, MAINE 04098

DATE: 05-18-13 SCALE: 1"=100'

SHEET 2 OF 7

D. No changes, erasures, modifications, or revisions shall be made in any final plan after approval has been given by the Planning Board and endorsed in writing on the plan, unless the revised final plan is first submitted and the Planning Board approves any modifications, except in accordance with Section 5.9 Revisions to Approved Plans for Minor and Major Plans. The Planning Board shall make findings that the revised plan meets the criteria of Title 30-A M.R.S.A., Section 4404, and Section 5.12 Subdivision Review Criteria, and the other standards of these regulations. In the event that a plan is recorded without complying with this requirement, it shall be considered null and void, and the Planning Board shall institute proceedings to have the plan stricken from the records of the Cumberland County Registry of Deeds.

E. The approval by the Planning Board of a subdivision plan shall not be deemed to constitute or be evidence of any acceptance by the town 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 town, approval of the plan shall not constitute an acceptance by the town of such areas. The Planning Board shall require the plan to contain appropriate notes to this effect. The Planning Board may also require the filing of a written agreement between the applicant and the Selectmen covering future deed and title dedication, and provision for the cost of grading, development, equipment, and maintenance of any such dedicated area.

F. Except in the case of a phased development plan, failure to complete substantial construction of the subdivision within 5 years of the date of approval and signing of the plan shall render the plan null and void. Upon determining that a subdivision's approval has expired under this paragraph, the Planning Board shall have a notice placed in the Cumberland County Registry of Deeds to that effect.

SECTION 5.9 REVISIONS TO APPROVED PLANS FOR MINOR AND MAJOR SUBDIVISIONS

A. Procedure: An applicant for a revision to a previously approved plan shall, at least 14 days prior to a scheduled meeting of the Planning Board, request to be placed on the Planning Board's agenda. If the revision involves abandonment of the subdivision or 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 the creation of additional lots or dwelling units, the procedures for final plan approval shall be followed. [Amended 6/18/11]

B. Submissions: The applicant shall submit a copy of the approved plan as well as 11 copies of the proposed revisions. The application shall also include enough supporting information to allow the Planning Board to make a determination that the proposed revisions meet the standards of these regulations and the criteria of the statute. The Planning Board is authorized to decide whether it has received adequate supporting information to make this decision. The revised plan shall indicate that it is the revision of a previously approved and recorded plan and shall show the title of the subdivision and the book and page or cabinet and sheet on which the original plan is recorded at the Cumberland County Registry of Deeds.

C. Scope of Review: The Planning Board's scope of review shall be limited to those portions of the plan that are proposed to be changed.

SECTION 5.10 INSPECTIONS AND ENFORCEMENT

A. Inspection of Required Improvements.

1. At least 5 days prior to commencing construction of required improvements, the developer shall:
 - a. Notify the CEO in writing of the time when (s)he proposes to commence construction of such improvements, so that the CEO can arrange for inspections to assure that all town

17. The boundaries of the 100-year flood plain as depicted on the town's Flood Hazard Boundary Map and Flood Insurance Rate Map shall be delineated on the plan.
18. A list of construction items, with cost estimates, that will be completed by the applicant prior to the sale of lots, and evidence that the applicant has financial commitments or resources to cover these costs.
19. A list of construction and maintenance items, with both capital and annual operating cost estimates, that must be financed by the town, or quasi-municipal districts. These lists shall include but not be limited to:
 - a. Schools, including busing
 - b. Street maintenance and snow removal
 - c. Police and fire protection
 - d. Solid waste disposal
 - e. Recreation facilities
 - f. Storm water drainage
 - g. Waste water treatment
 - h. Water supply

The applicant shall provide an estimate of the net increase in taxable assessed valuation at the completion of the construction of the subdivision.

20. The location and method of disposal for land clearing and construction debris.

SECTION 5.8 FINAL APPROVAL AND FILING FOR MINOR AND MAJOR SUBDIVISIONS

A. No plan shall be approved by the Planning Board as long as the applicant, or any entity in which the applicant has a legal or financial interest, is in violation of the provisions of a previously approved Plan within the town.

B. Upon findings of fact and determination that all standards in Title 30-A M.R.S.A. Section 4404 Review Criteria, Section 5.12. Subdivision Review Criteria, and these regulations have been met, and upon voting to approve the subdivision, the Planning Board shall sign the final plan. The Planning Board shall specify in writing its findings of facts and reasons for any conditions or denial. The town shall retain one copy of the signed plan as part of its permanent records. Any subdivision not recorded in the Cumberland County Registry of Deeds within 90 days of the date upon which the plan is approved and signed by the Planning Board shall become null and void.

C. At the time the Planning Board grants final plan approval, it may permit the plan to be divided into two or more sections subject to any conditions the Planning Board deems necessary in order to ensure the orderly development of the Plan. If any town or quasi-municipal department head notified of the proposed subdivision informs the Planning Board that their department or district does not have adequate capital facilities to service the subdivision, the Planning Board shall require the plan to be divided into two or more sections subject to any conditions the Planning Board deems necessary in order to allow the orderly planning, financing and provision of public services to the subdivision. If the superintendent of schools indicates that there is less than 20 percent excess classroom capacity existing in the school(s) which will serve the subdivision, considering previously approved but not built subdivisions, the Planning Board shall require the plan to be divided into sections to prevent classroom overcrowding. If the expansion, addition or purchase of the needed facilities is included in the town's capital improvements program, the time period of the phasing shall be no longer than the time period contained in the capital improvements program for the expansion, addition or purchase.