

TOWN OF OLD ORCHARD BEACH

**Current Planning Services:
AMENDMENT TO
APPROVED SUBDIVISION
Section 74-235**

Page 1 of 4

See Page 4 for Application Fees

Date Received:

Application Fee PAID: \$

This application and all accompanying submissions shall conform to the applicable provisions of the Old Orchard Beach Zoning Ordinance.

Parcel No.	M:		B:		L:		Zoning Dist.:	
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Project Name:	
Project Address or Location:	

Record Owner:		E-mail:	
Mailing Address:		Phone:	
		Fax:	
*Applicant/Agent:		E-mail:	
Mailing Address:		Phone:	
		Fax:	

*If Applicant IS NOT the record owner, attach evidence of the applicant's interest in the property.

Existing Use of Property:

*If approved, this approval expires twelve (12) months from date of approval.
Building Permits must be issued within six (6) months of approval.*

No application shall be accepted by OOB Town Staff without all information in the above section and without all items marked in the following pages.

OOB Planning Department
One Portland Avenue, Old Orchard Beach, ME. 04064 Phone: 207 934 5714 Fax: 207 934 5911

TOWN OF OLD ORCHARD BEACH

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AMENDMENT TO APPROVED SUBDIVISION SECTION 74-235

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Application and Submittal Requirements

1. Date of Subdivision Plan Approval: _____
2. Number of Lots Approved: _____

3. Proposed Modifications to the Approved Site Plan:

- Re-subdivision of Lots
- Lot Line Adjustment
- Conditions of Approval
- Major Road Design Change
- Minor Road Design Change
- Performance Assurance
- Infrastructure Re-Design
- Signage Change
- Landscape/Lighting Change
- Stormwater Management Change

If you checked any items in Part 3. (above) thoroughly describe proposed modifications:

Attach additional sheets for narrative if necessary.

4. Attach the OOB Planning Board NOTICE OF DECISION and FINDINGS OF FACT issued for the approved subdivision.
5. Submit the Approved Subdivision Plat complete with the signatures of the OOB Planning Board members.

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Application and Submittal Requirements

**6. PURSUANT TO SECTION 7.2 OOB SUBDIVISION REVIEW STANDARDS
PLEASE ATTACH:**

- Location map
- Preliminary Plan

7. THE AMENDED SUBDIVISION PLAN SHALL CONTAIN THE FOLLOWING:

- Project Title
- Tax Map - Block - Lot
- Owner Name, Subdivider Name, Surveyor/Engineer name and seal
- Acreage of each lot, Gross Acreage, Location of Property Lines
- Identification, location & address of all ABUTTERS (within 100 ft-radius) to applicant's property.
- Topographic Plan (maximum 5-foot intervals)
- Date, Graphic scale, True North Arrow
- Existing/Proposed Easements and/or Covenants
- Proposed Layout of Tract Lines
- Location of Buildings and Appropriate Setbacks
- Designation of Zoning Districts
- Proposed Areas of Public Dedication: Parks, open space areas
- Access to Adjoining Properties and Public Streets, Driveway Locations and Profile
- Drainage Plan: Erosion and Sedimentation Control, Bridges & Culverts (Work must be performed by a registered Civil Engineer)
- Location of Woodlands, Wetlands, Floodplain Areas & Drainage Ways
- Location and Size of Existing and Proposed Sanitary Sewer and Water mains

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**CURRENT PLANNING SERVICES:
CHECKLIST FOR
SUBDIVISION AMENDMENT
ARTICLE I - SEC. 74.2**

Page 1 of 1

Submit a narrative explaining how the proposed revisions will or will not meet the approved site plan project criteria established in Section 1.1 of the Subdivision Ordinance. *The Proposed Plan ...*

- will not result in undue water or air pollution.
- has sufficient water available for the needs of the site plan project.
- will not cause an unreasonable burden on the existing water supply.
- will not cause unreasonable highway or public road congestion or unsafe conditions with respect to use of the highways or public roads existing or proposed both on-site and off-site.
- will provide for adequate solid and sewage waste disposal.
- will not cause an unreasonable burden on the ability of OOB to dispose of solid waste and sewerage.
- will not place an unreasonable burden on local municipal or governmental services.
- will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic use, or rare and irreplaceable natural areas.
- is in conformance with the OOB Comprehensive Plan, the Zoning Ordinance, the Site Plan project Ordinance, and all other pertinent regulations of OOB.
- will not adversely impact the water quality or unreasonably affect the shoreline of any waterbody, watercourse, wetland, or tidal waters located within 250 linear feet of the proposed project.
- will not, alone or in conjunction with existing land use activities, adversely affect the quality and quantity of ground water.
- will not unreasonably interfere with access to direct sunlight for solar energy systems.

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**ASSESSOR'S
CERTIFICATION for
MAP BLOCK and LOT**

The following certification of the correct Map Block and Lot Number(s) of the subject property must be obtained from the Assessing Office and must accompany all applications submitted to the Planning and Code Enforcement Departments.

NO APPLICATION will be deemed complete without this certification.

PROJECT NAME: _____

PROJECT APPLICANT: _____

Application Type (Check appropriate boxes)

- | | | |
|------------------------------------------|-----------------------------------------------|-----------------------------------------------|
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Design Review | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Variance | <input type="checkbox"/> Miscellaneous Appeal | <input type="checkbox"/> Amend to Subdivision |
| <input type="checkbox"/> Sign Permit | <input type="checkbox"/> Street Opening | <input type="checkbox"/> Sewer Connection |
| <input type="checkbox"/> Dumpster Permit | <input type="checkbox"/> Building Permit | <input type="checkbox"/> Other |

Property owned by _____ and located at _____
owner's name
_____ is identified on the
Street Address

Old Orchard Beach Assessor's Maps and within the Town Assessing Records as having the following Map, Block and Lot number:

MAP _____ BLOCK _____ LOT _____

Date

Assessing Official

OOB Planning Department

TOWN OF OLD ORCHARD BEACH

PLANNING AND CODE ENFORCEMENT COST ESTIMATES for Improvements to be Covered by PERFORMANCE AGREEMENT

DATE:

To be included with Subdivision and Site Plan Applications

Parcel No.

M:			B:		L:	
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Project Name:

--	--

Project Address

--	--

or Location:

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	Unit Measure	# Units	ON-SITE Unit Cost	Subtotal	Unit Measure	# Units	OFF-SITE Unit Cost	Subtotal
1. STREET/SIDEWALK								
Roads				0				0
Paving				0				0
Granite Curbing				0				0
Sidewalks				0				0
Esplanades				0				0
Monuments				0				0
Street Lighting				0				0
Street Opening Repairs				0				0
Other:				0				0
2. EARTH WORK				0				0
Cut				0				0
Fill				0				0
3. SANITARY SEWER				0				0
Manholes				0				0
Piping				0				0

Unit Measure		ON-SITE		Unit Measure		OFF-SITE	
	# Units	Unit Cost	Subtotal		# Units	Unit Cost	Subtotal
		Sub-Totals:	-				-
		GRAND TOTAL:	\$ -				
		15% Contingency:	-				
Total Required for LOC:			\$ -	Issued by Bank, Lending Institution			
INSPECTION FEES = 2% OF GRAND TOTALS:			\$ -	Payable to the Town of OOB; Check, Cash, MO			
<p>*other</p> <p>Item 5. Includes connections to the existing system.</p> <p>Item 7. Includes dust control, tree protection, and cleaning of storm drains/structures upon project completion.</p>							

PREPARED BY: _____

PRIOR TO THE SIGNING OF FINAL PLANS BY THE PLANNING BOARD, THE APPLICANT SHALL MEET ALL CONDITIONS OF APPROVAL, SECURE PERFORMANCE ASSURANCES AND ESCROW AGREEMENTS (PURSUANT TO ARTICLE III), AND PAY ALL OUTSTANDING PEER REVIEW FEES. ALL CONDITIONS OF APPROVAL SHALL BE INCLUDED WITHIN AN APPROVAL BLOCK ON THE RECORD REPRODUCIBLE PLAN.