



Town of Thomaston, Maine

Planning Board

3 Knox Street • PO Box 299 • Thomaston ME 04861-0299 • (207) 354-6107

SUBDIVISION APPLICATION

Pre-application Meeting

Preliminary Plan Review

Final Plan Review

NOTE TO APPLICANT

Your application for subdivision approval is a three stage process. Each stage of the process must be complete before proceeding on to the next stage. A general outline of the three stages is enumerated below. Detailed requirements can be found in *Chapter 7, Thomaston Land Use and Development Ordinance, Article III Land Subdivisions, Sections 723 through 734* available on the Town Web Site at <http://town.thomaston.me.us>.

1. Pre-Application Sketch Plan Process: The purpose of the pre-application process is to inform the Planning Board of the general nature of the proposed subdivision. The applicant will meet with the Planning Board to present a sketch of the proposed subdivision showing the layout of roads and lots. An inspection of the property to be subdivided will be conducted by the applicant and Planning Board.
2. Preliminary Plan Review Process: After completing the pre-application process the applicant shall submit an application, preliminary plat plan and supporting documentation for review. The preliminary plan review process must be completed before the final plat plan is submitted.
3. Final Plan Review Process: After completing the preliminary plan review process the applicant shall submit the final plat plan and supporting documentation for review. Any deficiencies in the preliminary plat plan should be corrected before the final plat plan is submitted.

INFORMATION ON OWNER AND APPLICANT

1. Property Owner Name: _____

Address: _____

Telephone & Email Address: _____

2. Applicant Name: _____

Address: _____

Telephone & Email Address: _____

3. If Applicant is a corporation, check if licensed in Maine Yes No

Attach a copy of your State's Registration.

4. Authorized Agent Name: _____

Address: _____

Telephone & Email Address: _____

5. Land Surveyor, Engineer, Architect, or others preparing plan *(use additional sheet if needed)*

Name: _____

Address: _____

Telephone & Email Address: _____

Registration # _____

6. What legal interest does the Applicant have in the property to be developed?

Ownership Option Purchase & Sales Contract Other: _____

Attach evidence of interest.

7. What interest does the Applicant have in any abutting property? _____

INFORMATION ON PARCEL TO BE SUBDIVIDED

1. Location of property

Knox County Registry of Deeds: Book _____ Page _____

Town of Thomaston Tax Maps: Map _____ Lot(s) _____

Street Address: _____

2. Current zoning of property *(check all that apply)*:

RP-Resource Protection R3-Urban Residential TR3-Transitional Residential
 R2-Rural Residential R3A-Village Mixed Use R1-Rural Residential/Farming
 VC-Village Commercial I-Industrial HC-Highway Commercial
 SC-Shoreland Commercial

3. Resource Protection: Is any portion of the property within 250 feet of the high water mark of a pond, river or salt water body? Yes No

4. Total Acreage to be developed and/or disturbed: _____

5. Attach copy of any proposed deed covenants.

6. Has this land been part of a prior approved subdivision? Yes No

Or other divisions within the past 5 years? Yes No

7. Identify existing use of land *(residential, farmland, woodlot, etc.)*: _____

Type of Subdivision proposed *(residential, industrial, etc.)* _____

8. Is any portion of the property within a special flood hazard area as identified by the Federal Government? Yes No

9. You must provide the Names, Map and Lot Numbers, and Mailing Addresses of property owners within 500 feet of the land to be subdivided (including residual land and common land). *The Thomaston Assessing Office can provide this information.*

List attached on a separate sheet. Yes No

