

SUBDIVISIONS

66 Attachment 3

City of Biddeford

**Appendix C**  
**Subdivision Review Criteria**  
**[Ord. of 6-20-1995]**

The Board shall base its decision on the plans meeting the conditions and requirements outlined in this chapter; and that the plan meets in a positive fashion, the following:

	Yes	No	N/A	Remarks
1. The project will not result in undue water or air pollution. In making this determination the Board shall consider:				
(a) The elevation land, and its relation to the floodplains;				
(b) The nature of the soils and the subsoils;				
(c) The ability to adequately support waste disposal;				
(d) The slope of the land and its affects on effluents;				
(e) The availability of streams for the disposal of effluents; and				
(f) The applicable state and local health and water resources regulations				
2. The project has sufficient water available for the reasonably foreseeable needs of the subdivision				
3. The project will not cause an unreasonable burden on an existing water supply, if one is utilized				
4. The project will not cause unreasonable soil erosion or reduction in the capacity of the land to hold water so that a dangerous or unhealthy condition may result				
5. The project 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				
6. The project will provide for adequate sewage/waste disposal				

BIDDEFORD CODE

	Yes	No	N/A	Remarks
7. The project will not cause unreasonable burden on the ability of the municipality to dispose of solid waste and sewage if municipal services are to be utilized				
8. The project will not have an undue adverse effect on the scenic or natural beauty of the area, aesthetics, historic sites, or rare and irreplaceable natural areas or public rights for physical or visual access to the shoreline				
9. The project is in conformance with a duly adopted subdivision regulation or ordinance, Comprehensive Plan, development plan, or land use plan. In making this determination the Board is authorized to interpret these ordinances and plans.				
10. The subdivider has adequate financial and technical capacity to meet the above-stated standards				
11. Whenever situated, in whole or in part, within 250 feet of any lake, pond, river, or tidal waters, the project will not adversely affect the quality of that body of water, or unreasonably affect the shoreline of that body of water; as indicated on the City of Biddeford's Official Zoning Map and referenced in the City's Comprehensive Plan				
12. The project will not, alone or in conjunction with existing activities, adversely affect the quality or quantity of groundwater				
13. The subdivider will provide information, based on FEMA flood boundary, floodway, and flood insurance maps, whether or not the project is in a flood-prone area				
14. The project will not unreasonably obstruct abutting properties or structures access to direct sunlight				