

Article 9 Subdivision Review

§ 120-901 Purpose.

[Amended 5-23-2023 by Order No. 23-092]

The purpose of these standards shall be to assure the comfort, convenience, safety, health and welfare of the people; to protect the environment and to promote the development of an economically sound and stable community. To this end, in approving subdivisions within the Town of Windham, Maine, the Planning Board shall evaluate the proposed subdivision, using the following criteria. The subdivision provisions set forth in these regulations are intended to protect the public health and safety, promote the general welfare of the community, and conserve the environment by assuring that residential and nonresidential construction is designed and developed in a manner that assures that adequate provisions are made for traffic safety and access; emergency access; water supply; sewage disposal; management of stormwater, erosion, and sedimentation; protection of groundwater; protection of the environment, wildlife habitat, fisheries, and unique natural areas; protection of historic and archaeological resources; minimizing the adverse impacts on adjacent properties; and fitting the project harmoniously into the fabric of the community.

§ 120-915 Violations and penalties.

- E. Commencement of site work. ~~Not only is creating a subdivision without Board approval a violation of law, but so also within such a subdivision is grading. It is a violation under this Article 9 to commence any site work in a subdivision, including but not limited to: land preparation, such as tree clearing, grubbing, grading, and filling; installation of streets and walkways; any excavation of any kind (exempt for test-pits); or construction of roads, grading of land or lots,~~ or construction of buildings, until such time as a final plan of such subdivision has been duly prepared, submitted, approved and endorsed as provided in these standards, and until the original copy of the final plan so approved and endorsed has been duly recorded in the Cumberland County Registry of Deeds in accordance with § 120-912.

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Commented [MB1]: I don't think this language is needed, as the violation is already covered by Sec. 120-915A.

Commented [SJP2]: Strikeout grading.

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Commented [SP3]: This language is consistent with the commencement of construction in subdivision Section 120-915E, Commencement of Site Work.

Commented [MB4R3]: Should this be a reference to Sec. 120-810H?

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