

**TOWN OF PATTEN**  
**SUBDIVISION ORDINANCE AND LAND USE STANDARDS**

The State of Maine Planning and Land Use Regulations for Municipalities and Counties, MRSA Title 30-A Sections 4401 through 4408 are part of this Ordinance. All requirements as listed in these Regulation Sections apply to this Ordinance.

**A. General Purpose**

The Town of Patten Subdivision and Land Use Regulations Ordinance describes the responsibility to the landowner regarding subdivisions within the Town. It is the responsibility of the landowner to follow and abide by all State of Maine and Town of Patten Land Use Regulations and Standards.

This responsibility sets forth for individuals, landowners, prospective landowners and resident taxpayers that land development does not create a tax burden for Town residents. This Ordinance describes guidelines for landowners and developers to ensure sound and economic development within own Town.

**B. Specific Intent**

It is the intent of this Ordinance that landowners and prospective landowners are protected from ill-advised land development decisions. The following guidelines will assist landowners in choosing proper locations and submitting necessary design subdivision plans to ensure sound and economic development within own Town.

**C. Submission of Subdivision Plans**

There shall be submitted to The Town of Patten Planning Board a preliminary subdivision plan for study, and modification of the plan, if necessary. The final subdivision plan shall not be submitted until the preliminary plan is approved by The Planning Board. The Planning Board will schedule a meeting to discuss the preliminary subdivision plan. The landowner/applicant will be invited to this meeting. A notice of the preliminary plan decision by The Planning Board shall be given within 30 days of submission of the preliminary subdivision plan. The final subdivision plan decision will be made by The Planning Board within 30 days of submission of the final subdivision plan.

**D. Design**

The Preliminary Subdivision Plan must contain the following information:

1. Name and location of the subdivision, owner, deed reference to the land subdivided.
2. Names, addresses and phone number and/or email of engineers and surveyors.
3. Graphic scale including date and north point.
4. Boundaries of the tract of land to be subdivided.
5. Names and locations of abutting properties.
6. Names, locations and width of all streets or roads.
7. Type, location, profile and cross-section of all existing surface water drainage.

8. Location of all existing sewers showing size, cross-section, description, location or other means of sewerage disposal with evidence of successful percolation tests. The Planning Board will require a written statement from the Town Public Health Officer stating that suitable percolation tests have been made in accordance with the State of Maine Health Department Standards and that the land is suitable for sewer disposal systems using a septic tank and drainage field.
9. Topography map at five-foot contour intervals.
10. Map showing the location of existing natural or man-made features influencing the layout of the proposed subdivision.
11. Proposed use of the property.
12. Any public areas including recreational trails will be shown.

The final subdivision plan must include the following information:

1. All the information required in the preliminary subdivision plan.
2. Final dimensions of subdivision lot/lots.
3. Map and Lot numbers in accordance with the Town of Patten tax map.
4. Existing and final proposed streets, highways, lots and easements for utilities, sewer drainage, water lines/drainage and public areas within the subdivision.
5. Sufficient data including profile, cross-section radius of curves, angles or change of direction and center line length of all existing and proposed roads, streets, highways or other public ways.
6. Building lines and easements to determine the exact location, direction, lot line and boundary lines and to be able to show these lines on the ground.
7. Location of all permanent existing monuments and permanent markers set at all corners.
8. Designation of all proposed location, size, planting and landscaping of lands.

#### E. LAND STANDARDS

The following land use standards will apply.

1. All proposed subdivisions must be above flood plain level in accordance with the Town of Patten Shoreland Ordinance and flood plain map.
2. All lots shall be for a single-family dwelling. Documentation of a subsurface wastewater disposal system must be provided to the Town of Patten municipal officers before any structure is to be built or placed on the property Title 30-A MRSA ss 4211(3).
3. When available the Town water and sewer services must be utilized.
4. Subdivision plans must show undue pollution of surface or ground water from silt, industrial or human waste and that pollution of nearby drilled well is avoided.
5. A minimum size lot required by State of Maine law with adequate access must be maintained.
6. No more than one temporary camping vehicle and/or temporary shelter shall be occupied on the property at one time. The period of time during which any temporary camping vehicle and temporary shelter are occupied shall not exceed 30 days in total within a 12-month period.

#### F. ENFORCEMENT

It shall be the duty of the Town of Patten Code Enforcement Officer to inspect all proposed subdivisions and report findings to The Planning Board. Any violations could impact the subdivision approval decisions set forth by The Planning Board.

## G. FEES

A Fee Schedule shall be included with the Town of Patten Subdivision Packet. All fees must be paid before a final subdivision approval is rendered by The Planning Board.

This Ordinance shall not in any way affect compliance with any other Town of Patten Ordinances.

## REVISIONS

16 October 1989  
9 September 1990  
18 October 1990  
7 November 1990  
21 February 1991  
18 July 1991  
21 June 1995  
14 June 2022