

Town of Falmouth, Maine



**Falmouth Planning Board
Conditions of Approval
TPO Properties, LLC – Final Subdivision Approval
Old Barn Estates Subdivision
14 lots (2 existing house lots and 12 new house lots)
Ice Pond Drive
April 2, 2013**

1. The development is to be constructed in accordance with the plans, maps, diagrams, specifications, textual submissions, and testimony presented by the applicant and approved by the Board.
2. The Planning Board approves a waiver from the Appendix 5(E)2 requirement for a full traffic study. In granting the waiver, the Board considered the opinion of Town's traffic engineer peer reviewer who stated that no safety problems were identified in the vicinity of the project and that the low levels of traffic generated by the project would not be expected to create any traffic operational problems.
3. Prior to release of the recording mylar and prior to commencing construction/site disturbance:
 - a. The developer shall submit a performance guarantee, in a form and an amount acceptable to the Town, to cover the cost of all site improvements located within the Town of Falmouth.
 - b. All homeowners and legal documents shall be reviewed and approved by the Town Attorney.
4. Prior to commencing site disturbance and issuance of building permits:
 - a. The applicant shall pay the required subdivision inspection fee.
 - b. Erosion & sedimentation control measures shall be installed to the satisfaction of the Town.
 - c. The boundaries of buffer areas shall be marked on site with snow fencing or equivalent measures and approved by the Town.
 - d. A street name sign for Ice Pond Drive shall be installed.
 - e. All easements referenced in Condition 3.b above shall be recorded at the Registry of Deeds.
5. Prior to issuance of certificates of occupancy, the applicant shall provide documentation from a professional land surveyor that all required monumentation has been located on the ground and installed consistent with the requirements of the Subdivision Ordinance.
6. The applicant shall coordinate the installation of the proposed improvements within the Ledgewood Drive right-of-way with the Department of Parks and Public Works prior to installation of said improvements.