

PLANNING BOARD

ROLES

AND

RESPONSIBILITIES

**Planning Boards are considered
Quasi-judicial**

Board is entitled to make judgments on standards and criteria when given the authority by state law or local ordinance

State Laws

- **Shoreland Zoning**
- **Subdivision Law**

Local Ordinances

- **Zoning**
- **Site Plan Review**
- **Road Ordinances**
- **Other Special Ordinances**

Home Rule Authority

- **Constitution (1969)**
- **30-A §2101 et seq.**
- **Allows Ordinances not in conflict with state or federal law.**

Most Ordinances

- **Protect the health, safety and welfare of citizens/residents**
- **Broadly interpreted to include environmental concerns**
- **May specifically add environmental concerns such as groundwater**

Protect

- **The owner/developer**
- **The abutters, nearby residents and businesses**
- **All citizens, includes the town as a representative of all citizens**

**Subdivision Law is a Good
Example of Legislative Intent**

Subdivision Criteria

- **Pollution (Air and Water) (at least consider).**
- **Erosion**
- **Surface Waters**
- **Ground Water**
- **Flood Areas**
- **Freshwater wetlands identified**

- **River, Streams and Brooks identified**
- **Storm Water**
- **Lake Phosphorus Concentration**
- **Sewage Disposal**
- **Solid Waste Disposal**
- **Water Supply**

- **Traffic**
- **Conform with Other Ordinances and Comp Plan**
- **Aesthetic and Natural Values**
- **Financial and Technical Capacity**
- **Impact on Adjoining Municipalities**
- **Timber Harvesting**