



**TOWN OF FALMOUTH
ORDINANCE NO 113-2016**

**An Ordinance Amending the Zoning and Site Plan Review Ordinance
Regarding the Tidewater Master Development Plan Time Limits.**

Be it ordained by the Town Council of the Town of Falmouth, Maine in Town Council assembled, that the Zoning and Site Plan Review Ordinance be amended to read as follows.

Sec. 19-23.11 Master Development Plan Time Limits [Amended 03/23/2015][Amended 09/16/15][Amended 04/11/16]

If the Town Council grants approval of a Master Development Plan, the applicant's legal rights, duties or privileges determined thereby, shall expire if the development is not commenced within two (2) years of the date on which approval was granted and shall expire as to any portion of the development that is not substantially completed on or before October 12, 2016. The Council may extend these time limits upon showing by the applicant that additional time is needed due to required local, state, or federal permits or approvals, or because of market conditions.

Filing for Site Plan Review under Div. II-19-1-9 is prohibited through October 12, 2016 for areas TF2 and TF3 as designated on the Tidewater Master Planned Development District Plan as amended.

Attest: _____

**Ellen Planer
Town Clerk
April 11, 2016**