



TOWN OF FALMOUTH
Amended ordinance, September 16, 2015
ORDINANCE No 27-2016

**An Ordinance Amending the Zoning and Site Plan Review Ordinance
Regarding the Tidewater Master Plan Development District**

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

Sec. 19-23.11 Master Development Plan Time Limits

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 April 11, 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.

All revised documents and plans shall be submitted on or before December 21, 2015 and will include the as-built Master Plan, revised future plan, revised design guidelines as required, revised zoning amendments for TF2 and TF3, amended conservation easement to include the area referred to as TV5, and any other documents or plans that may be required to accommodate any requested changes in current development approvals.

Development on areas TF2 and TF3 as designated on the Tidewater Master Planned Development District, as amended through March 23, 2015, is prohibited.

Attest: _____

Ellen Planer
Town Clerk
September 16, 2015