



**TOWN OF FALMOUTH
ORDINANCE NO 53-2020**

**An Ordinance Amending the Code of Ordinances
Regarding Extending the Time Limits for Development Under the Tidewater
Master Development Plan and Removing the Prohibition on Filing for Site
Plan Review within the Areas Known as TF2 and TF3 within the Tidewater
Master Planned Development District**

**Be it ordained by the Town Council of the Town of Falmouth, Maine in Town
Council assembled, that the Falmouth Code of Ordinances be amended to
read as follows:**

CH. II-19 ZONING AND FLOODPLAIN MANAGEMENT

Sec. 19-23 Tidewater Master Planned Development District (TWMP)

Section 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 October 21, 2029. 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.

Attest: _____

**Ellen Planer
Town Clerk
November 13, 2019**