

# Proposed Subdivision and Site Plan Updates

## Draft 2: 15 Nov 17

### Clarify requirements for lot line adjustments and establishing an expiration date

Subdivision Regulations,  
Article IV, Section 14 (page SR – 5)

Following the existing text add:

“Lots created by a lot line adjustment must conform to all applicable Land Use Regulations. Preexisting non-conforming lots may not become ~~any~~ less conforming as a result of a lot line adjustment. ~~All conditions of approval shall be completed to the satisfaction of the Chairman prior to signing of the adjustment by the Chairman.~~ Adjustments, which have not satisfied all conditions of approval within 12 months of the Planning Board’s affirmative vote, shall be null and void.”

In existing text delete:

“Lot Line Adjustment Application Checklist ~~adopted as part of the Subdivision Regulation by reference~~ prescribes the submission and plan requirements for Lot Line Adjustment applications.”

### Align site plan approval expiration date with other approval expiration dates

Site Plan Review Regulations  
Article XII, Section 2 (page SPR -7):

Change existing text:

“All terms of a conditional approval shall be completed ~~to the satisfaction of the Chairman prior to signing of the plan by the Chairman and~~ within ~~six~~ 12 months of the Planning Board’s affirmative vote of conditional approval. Plans, which have not satisfied the conditions of approval within this time period, shall be null and void.”