

Proposed Subdivision and Site Plan Updates
Draft 3: 3 Jan 18
(With 15 Nov 17 edits showing)

Clarify requirements for lot line adjustments and establish an expiration date

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

Change existing text to read:

“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.”

Following the existing text add:

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

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 to read:

“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.~~ If conditions of approval have not been satisfied within 12 months of the Planning Board’s affirmative vote, the Site Plan approval becomes null and void.”

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