



TOWN OF FALMOUTH

ORDINANCE NO 35-2013

**An Ordinance Amending the Zoning and Site Plan Review Ordinance
Regarding Time Limits for Master Development Plan at
West Falmouth Crossing**

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 as follows.

3.14.8 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 within ~~ten (10)~~ **twenty (20)** years of the date on which approval was granted. 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. This provision shall be retroactive and shall apply to any master development on or after January 26, 1998.

Attest: _____

**Ellen Planer
Town Clerk
October 10, 2012**