

4.07 SITE PLAN EXTENSION AND EXPIRATION OF APPROVAL

Approved and conditionally approved site plans that have not yet been signed by the Planning Board Chairman, have one (1) year from the date of approval to meet the conditions of approval and have the site plan signed. Prior to expiration, the applicant may apply at a regular Planning Board meeting for a single six (6) month extension to allow time to complete the conditions of approval. The approval of this extension shall be at the Planning Board's discretion.

Potential for a 2nd "Six Month Extension"?

Signed site plans have two (2) years from the date of signing to complete active and substantial development or building on the site, in accordance with RSA 674:39, as amended. If the applicant fails to complete active and substantial development or building within that time they may, prior to expiration, apply at a regular Planning Board meeting for a single six (6) month extension of approval. If active and substantial development or building is not accomplished by the end of the extension period, the site plan approval expires and any proposed development will have to apply to the Planning Board with a new site plan application.

Extensions of approval must be granted at a public hearing, but do not require abutter notification.

4.08 SUBDIVISION EXTENSION AND EXPIRATION OF APPROVAL

Approved and conditionally approved subdivisions that have not yet been signed have one year from the date of approval to meet the conditions of approval and have the subdivision plan signed. Prior to expiration, the applicant may apply at a regular Planning Board meeting for a single six (6) month extension to allow time to complete the conditions of approval. The approval of this extension shall be at the Planning Board's discretion.

Signed major subdivisions have two (2) years from the date of signing to submit the required bonding and complete active and substantial development or building as defined in these regulations, on the plan or in the development agreement. If the applicant fails to complete active and substantial development or building within that time they may, prior to expiration, apply at a regular Planning Board meeting for a single twelve (12) month extension of approval.

If active and substantial development or building is not accomplished by the end of the extension period, the subdivision will not be subject to the five (5) year exemption per RSA 674:39, as amended.

Extensions of approval must be granted at a public hearing but do not require abutter notification.

4.09 PLANNING BOARD ACTION AND TIME REQUIREMENTS: SITE PLAN AND SUBDIVISIONS

The Planning Board shall place on its agenda for consideration any application meeting the minimum requirements for completion submitted to it and move to accept, table or deny the application within thirty (30) days or at the next regularly scheduled meeting of the Planning Board. Checklists with the minimum requirements are available at the Community Development office.