

**Town of New Shoreham Planning Board
Amendments to the Land Development and Subdivision Regulations
Article 8, Section 804**

The New Shoreham Planning Board hereby adopts the following amendments:

Section 804. - Planning Board Decision—Master Plan.

A. *Decision.* The Planning Board shall, within ~~one hundred twenty (120)~~ ninety (90) days of certification of completeness of the master plan application, ~~or within such further time as may be consented to by the applicant,~~ approve ~~of~~ the master plan as submitted, approve the master plan with changes and/or conditions, or deny the application. The applicant may agree to extend the ninety-day review period by submitting a written waiver.

B. *Expiration of Master Plan Approval.* Approval of a master plan for a major subdivision or land development project shall expire two (2) years from the date of approval. Vesting may be extended for a period of two (2) additional years for good cause shown, if requested by the applicant in writing no less than thirty (30) days prior to the date of expiration, and if approved by the Planning Board. The applicant, or the applicant's representative, shall appear before the Planning Board for the annual review. Master plan vesting shall include any applicable provisions of the Zoning Ordinance that were in place at the time of approval, conceptual layout and all conditions shown on the approved master plan drawings and supporting materials.

Adopted by the New Shoreham Planning Board April 11, 2018

