

# Substitute Order

ORDER

STANDISH TOWN COUNCIL

DATE: October 14, 2025

ORDER NUMBER: 101-25

SUBMITTED BY: Gardner

TITLE: AMENDMENTS TO STANDISH TOWN CODE, CHAPTER 181 LAND USE, ARTICLE IX BOARD OF APPEALS, APPEAL PROCEDURE

The Town of Standish hereby ordains that Chapter 181 Land Use, Article IX, Board of Appeals, Appeal Procedure of the Standish Town Code, be and hereby is amended as follows (Additions are underlined; deletions are struck out.)

## CHAPTER 181 – Land Use

### ARTICLE IX Board of Appeals

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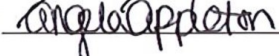
#### § 181-67. Appeal Procedure.

- I. ~~A right of appeal under the provisions of this Part 1 secured by vote of the Board of Appeals~~ Rights secured under § 181-64(B), (C), and (D) shall expire if the work or change involved is not commenced within six months of the date of which the appeal is granted ~~and~~ or if the work or change is not substantially completed as defined by the Code Enforcement Officer within two years of the date on which such appeal is granted. Special exception approvals issued under § 181-64(A)(2) shall expire if an application for Planning Board review of the special exception use (site plan review or subdivision plan review) is not submitted and deemed complete within six months of the date on which the Board of Appeals' approval was granted. Once a complete Planning Board application is submitted, the Board of Appeals' special exception approval will remain valid through the relevant Planning Board process and shall only expire when any Planning Board approval also expires, if granted. If, however, the relevant application to the Planning Board is denied or withdrawn more than six months after the date of the Board of Appeals' special exception approval, that special exception approval shall expire at the time of such denial or withdrawal. Nothing in this section shall be construed to extend the deadline by which a subdivider must submit an application for final subdivision plan approval under § 181-82(A).

APPROVED 01/13/2026 DISAPPROVED \_\_\_\_\_

ROLL CALL	YEA	NAY	ABSTAIN
GARDNER	✓	_____	_____
CHRISTY	✓	_____	_____
DEAKIN	✓	_____	_____
POMERLEAU	✓	_____	_____
STRUEBING	✓	_____	_____
THOMAS	✓	_____	_____
WATSON	✓	_____	_____

TOWN COUNCIL CHAIR 

CLERK/SECRETARY 

Introduction – 10/14/2025  
 Substitute Introduction - 11/10/2025  
 First Reading –12/09/2025  
 Planning Board Public Hearing – 12/01/25  
 Public Hearing – 01/13/2026