
Article XII

Administrative Provisions

Section 1. Recording of Final Site Plan

Upon a vote by a majority of the Planning Board to approve a site plan, the application shall be deemed to have final approval and the site plan shall be signed by the Chairman of the Board or his/her designee. The signed plan shall be recorded in the Strafford County Registry of Deeds within thirty days of the signing of the plan. The Planning Board, by vote, may extend the filing period for good cause.

Section 2. Site Plan Conditions of Approval

All terms of a conditional approval shall be completed to the satisfaction of the Chairman prior to signing of the plan by the Chairman or his/her designee and within six 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. In addition to local approvals, the applicant shall be responsible for showing evidence of having obtained such state and federal permits as may be applicable.

Section 3. Waivers

The proposed development shall conform to the Zoning Ordinance of the Town of Madbury. Where strict conformity to these Site Plan Review Regulations would cause undue hardship or injustice to the applicant, a plan substantially in conformity with regulations may be approved by the Board provided that:

- A. the spirit of the regulations and public convenience and welfare will not be adversely affected;
- B. the waiver shall achieve the purpose of the regulations;
- C. the waiver is requested in writing;
- D. the Planning Board formally votes on such waiver; and
- E. the waiver is noted on the approved plan.

Section 4. Revocation of Approved Site Plans

In accordance with RSA 676:4-a, *Revocation of Recorded Approval*, a plat, street plat, site plan or other approval which has been filed with the appropriate recording official, under RSA 674:37, *Recording of Plats*, may not be revoked by the Planning Board in whole or in part except as detailed in the statute.

Section 5. Amendments

These regulations may be amended or rescinded by the Planning Board but only following public hearing on the proposed change. .

Section 6. Validity

If any Article, section, subsection, sentence, clause or phrase of these Regulations is for any reason held to be unconstitutional or invalid, such decision shall not affect the remaining portion of these Regulations.

Section 7. Effective Date

These regulations shall take effect after passage by the Planning Board.