



PLANNING BOARD
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RESOLUTION

Action: Final Subdivision Plat Approval – Third Extension of Time

Application Name: 50 E. Middle Patent Two Lot Subdivision

Owner/Applicant: Bedford EMP Ownership, LLC

Designation: 103.01-1-18

Zone: R-4A (Residential, 4 Acre Minimum Lot Size) District

Acreage: 29.21 acres

Location: 50 E. Middle Patent Road

Original Date of Approval: November 8, 2021

Original Expiration Date: May 8, 2022 (180 days)

1st Extension Date of Approval: May 9, 2022

1st Extension Expiration Date: August 6, 2022 (90 days)

2nd Extension Date of Approval: September 12, 2022

2nd Extension Expiration Date: November 4, 2022 (90 days)

3rd Extension Date of Approval: November 28, 2022

3rd Extension Expiration Date: February 2, 2023 (90 days)

WHEREAS, applications dated June 25, 2021 for preliminary subdivision plat, steep slope permit and tree removal permit approvals were submitted to the Planning Board and the application fees were paid; and

WHEREAS, the application consists of the following drawings:

- Plan labeled “EX-1,” entitled “Existing Conditions Plan,” dated June 28, 2021, last revised October 25, 2021, prepared by Bibbo Associates, LLP.
- Plan labeled “PP-1,” entitled “Preliminary Subdivision Plat,” dated June 28, 2021, last revised October 25, 2021, prepared by Bibbo Associates, LLP.
- Plan labeled “EXB-1,” entitled “Lot Dimension Exhibit,” dated September 13, 2021, last revised October 25, 2021, prepared by Bibbo Associates, LLP.
- Plan labeled “EXB-2,” entitled “Contiguous Buildable Area Exhibit,” dated September 13, 2021, last revised October 25, 2021, prepared by Bibbo Associates, LLP.

WHEREAS, the subject application involves an application for preliminary subdivision approval of a two-lot residential subdivision in the R-4A Zoning District; and

WHEREAS, the site is currently a 29.21-acre lot developed with a single-family home; and

WHEREAS, the subdivision will create Lot 1 of approximately 20.52 net acres, Lot 2 of approximately 5.25; and

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WHEREAS, the original resolution was set to expire on May 8, 2022 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on May 9, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the first extension of time resolution was set to expire on August 6, 2022 and the Applicant had not yet met all of the conditions of such approval; and

WHEREAS, the Applicant had requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on September 12, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

WHEREAS, the second extension of time resolution is set to expire on November 4, 2022 and the Applicant has not yet met all of the conditions of such approval; and

WHEREAS, the Applicant has requested a 90-day extension of time in which to complete all conditions of approval; and

WHEREAS, on November 28, 2022 the Planning Board reviewed said request and determined that there were no reasons to deny an extension of time; and

NOW, THEREFORE, BE IT RESOLVED, that the request for an extension of time is granted; and

BE IT FURTHER RESOLVED, that all conditions of the resolution of Final Subdivision Approval dated November 8, 2021 shall remain valid and in full force and effect.