

Generally, in its review of a land-development project the Planning and Zoning Board has the option to recommend approval, recommend approval subject to conditions, or recommend denial.

- A board **can** delay making a recommendation on any reasonable basis. The term “reasonable” will depend on the circumstances of the proposed project. Generally, a postponement of a board vote would occur while the board requests and awaits additional information or suggests changes to the project as proposed. If the applicant refuses to supply the additional information or to make the suggested changes to the proposal, the board has the option of recommending denial of the project.
- A conditional recommendation **does not** require that satisfaction of the conditions be verified by the board. Nevertheless, the board may recommend approval subject to the condition that the applicant return to the board for its verification that changes to the proposed development have been made or the requested additional information has been supplied.
- An applicant **can** ask to proceed to council, even without a recommendation by the board. The board, in turn, can recommend denial if it is not supplied the additional information or the developer refuses to alter the proposed project as the board thinks necessary.

Considering the previous meeting, the possibilities would have been as follows:

***Recommendation of approval with conditions:***

- A board recommendation of approval subject to conditions would proceed to council. Verification that the conditions are satisfied would be done by Town Council or Town staff.
- The board could have postponed its vote by a motion and vote to continue the matter to a later meeting of the board. The applicant could then have requested to proceed to council without necessarily fulfilling all the conditions (including the condition to return to the board for secondary review). In that case, the board would have the prerogative to recommend denial, grounded on the board’s inability to get the additional information or changes to the proposed development.
- Council would then take into consideration the board’s recommendation of denial and the related grounds of inability to get more information or to get changes to the proposed development, all with input from staff.

***Recommendation of denial:***

- Otherwise, the board could have voted to *recommend denial*, with a statement of the grounds for its vote and the changes to the project, or the additional information, which might have resulted in a recommendation of approval. If the applicant asks for more time to provide the additional information or to make the requested changes to the proposed project, the board can opt to continue its vote to a later meeting.
- The applicant could either:
  - Work on requirements to satisfy the board by a subsequent meeting in order to obtain a *recommendation of approval*; or
  - Ask to proceed to council’s review in spite of a *recommendation of denial*; council would then take the *recommendation of denial* into consideration.