

**GOODRIDGE BROOK ESTATES –LIST OF WAIVERS**  
**February 25, 2019**

Subdivision Rules and Regulations Waivers:

1. Section 301-8.D.: Environmental Analysis: Request to waiver this section.
2. Section 301.10.C(2): Dead End Streets: Request waiver to allow turnaround to have a pavement diameter of 102 feet and property diameter of 120 feet.  
(Required 120 ft. dia. Pavement and 160 ft. dia. Property line)
3. Section 301.10.C(1): Dead End Streets: Request waiver to allow dead end street for collector road.  
(Dead end roads only allowed for Lanes)
4. Section 301.10.D(1): Width: Request waiver to allow 40 foot right of way and 24 foot pavement width.
  - Road A, Collector Street – Waiver to allow 40 ft. ROW and 24 ft pavement  
(Required 60 ROW & 30 Pavement)
  - Road B, Minor Street – Waiver to allow 40 ft. ROW (Required 50' ROW)
5. Section 301.13.F.(1): Monuments: Request waiver to install Iron Rods w/survey caps at each lot corner along the street and as necessary to locate any easements.  
(Required Granite Monuments or concrete bounds)
6. Section 301.10.B Alignment: Road B – Request a waiver to allow centerline radius of 100 feet. (150 feet required for Minor Street)

Zoning Bylaws:

\*Multi-Family Building in a single family residential area. (not sure where or what on this)

1. Section 220-10.A.(3): Lot Dimensions:
  - A. Variance for minimum Lot Area: 8,000 square feet  
(Minimum Lot Area proposed: 8,040 square feet)
  - B. Variance for minimum Lot Frontage: 50 feet
2. Section 222.11: Yard Dimensions:
  - A. (1) Variance for Front Yard Setback not less than 25.0 feet
  - B. (4) Variance for Side Yard Setback not less than 10.0 feet

4. Section 225:-54 Building Permits: Request waiver of payment of any fees associated with the building permit fees for the affordable units.
5. Section 225:-55 Occupancy Permits: Request waiver of payment of any fees associated with Occupancy permits for the affordable units.

#### Lancaster Sewer District

1. Lancaster Sewer District Full Amended Legislation: Request waiver of payment of any fees associated with any sewer connection, extension or any related fee for service required for the affordable units.

#### Lancaster Water Division

1. Lancaster Water Division: Request waiver of payment of any fees associated with any water connection, extension or any related fee for service required for the affordable units.

#### Wetland Bylaw

##### Section 2. Jurisdiction:

- Lands adjoining an “Intermittent Brook” out to a distance of 200 feet, known as the riverfront area.
- 25-foot no-build or no-alteration

Section 3. Definitions D. Buffer Zone – 25 foot no-build or no-alteration  
And 200 feet from an intermittent brook.