

GOODRIDGE BROOK ESTATES –LIST OF WAIVERS**February 25, 2019****Revised: February 28, 2019****May 27, 2019**

Subdivision Rules and Regulations Waivers:

1. 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)
2. 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)
3. 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 (Required 50' ROW)
 - Road B, Minor Street – Waiver to allow 40 ft. ROW (Required 50' ROW)
4. 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)
5. 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.

1. Section 220-10.A.(3): Lot Dimensions:
 - A. Waiver for minimum Lot Area: As noted in exhibit A and final approved plans

B. Waiver for minimum Lot Frontage: 50 feet

2. Section 222.11: Yard Dimensions:

A. (1) Waiver for Front Yard Setback not less than 25.0 feet

B. (4) Waiver for Side Yard Setback not less than 10.0 feet

3. Section 220-12: Building Dimensions:

A. Building or Structure height. Request a waiver to allow the building height to exceed the allowable 32 feet in height for the multi-family building in a residential zoning district.

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 as noted on final approved plans with a total disturbance area of no greater than 10,730 s.f.

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

Goodridge Brook Estates

Waiver - Zoning Bylaws

Section 220-10.A (3): Lot Dimensions:

A. Variance for Minimum Lot Area: As noted below;

Exhibit A

Lot #	Lot Sqft
6	8,040
3	8,057
8	8,200
4	8,255
41	8,297
49	8,395
28	8,400
29	8,400
30	8,400
31	8,400
47	8,400
48	8,400
53	8,400
54	8,400
55	8,400
27	8,566
44	8,757
7	8,826
43	8,910
32	9,193
26	9,233
19	9,294
45	9,331
33	9,419
40	9,542
25	9,988
2	10,058
5	10,083
50	10,114
38	10,219
1	10,241
51	10,246

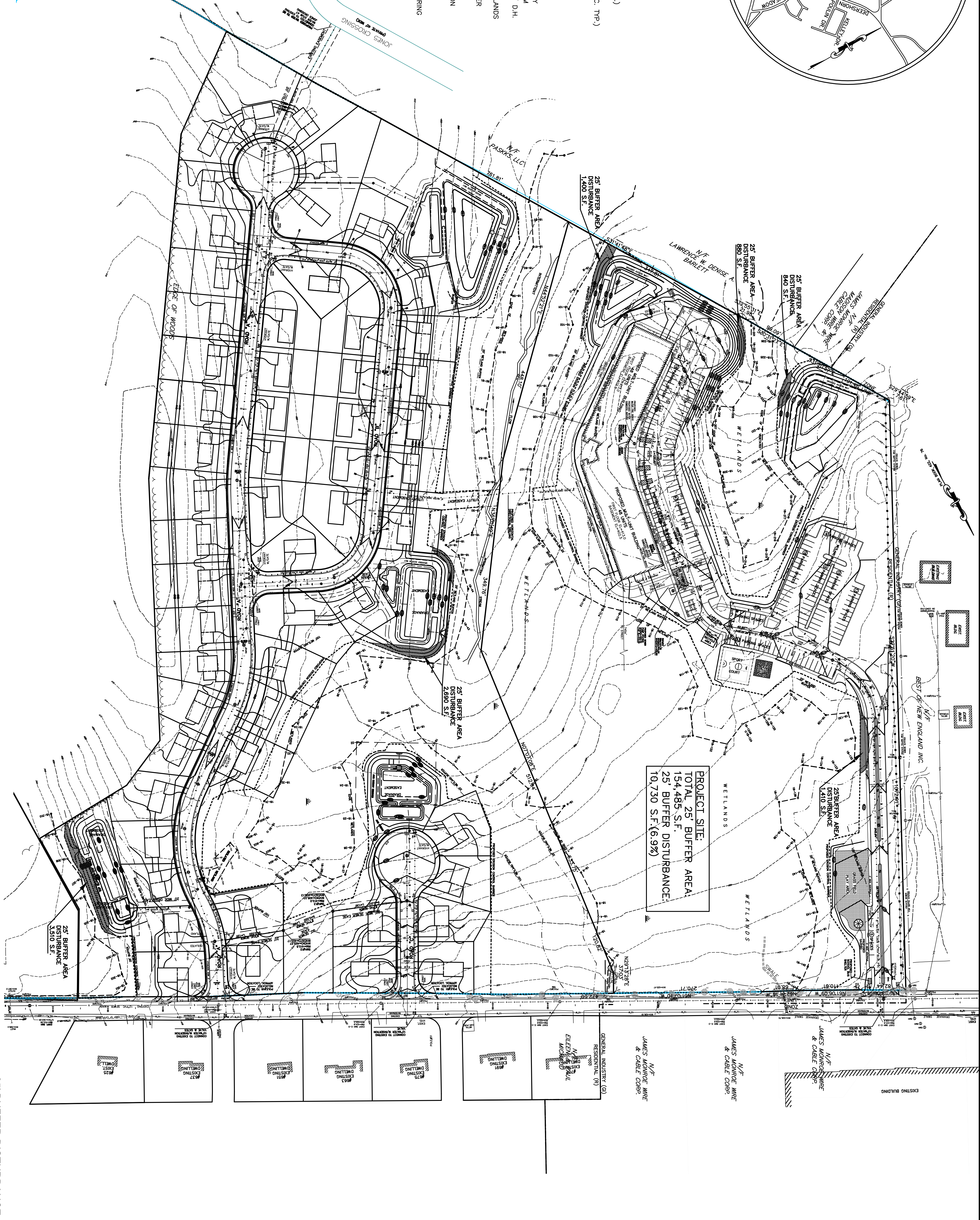
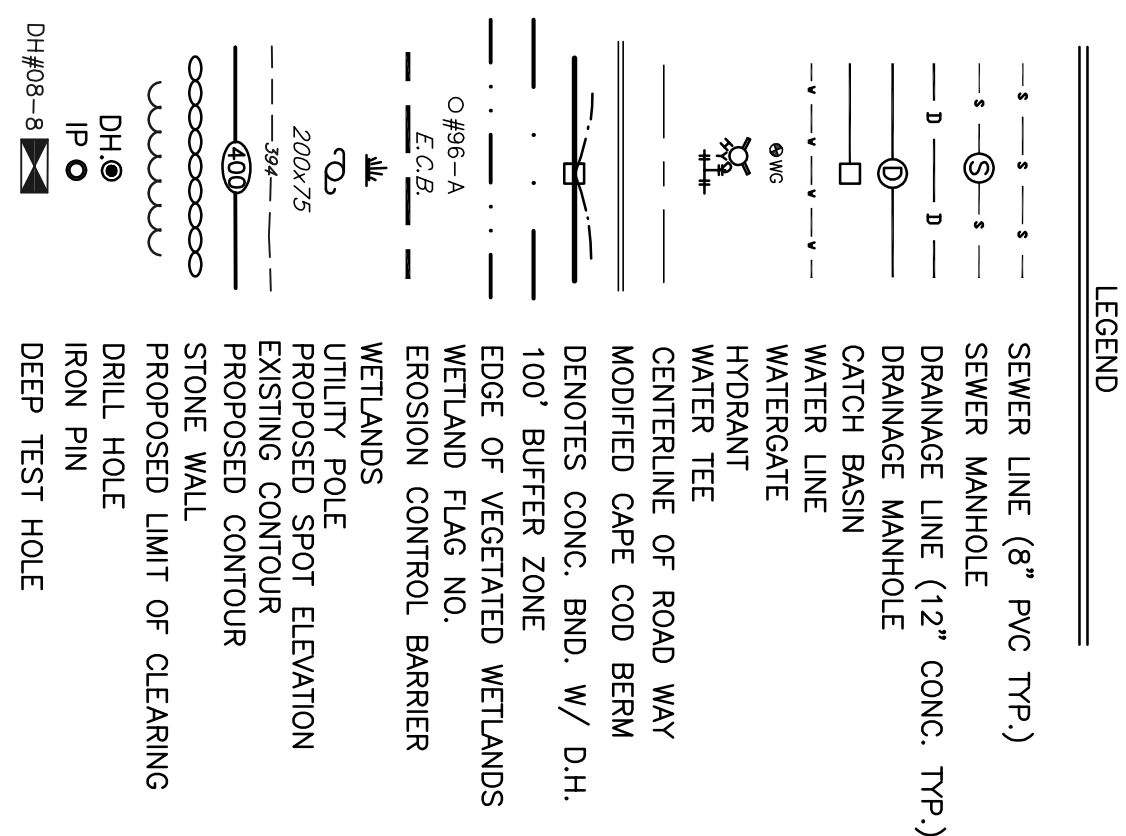
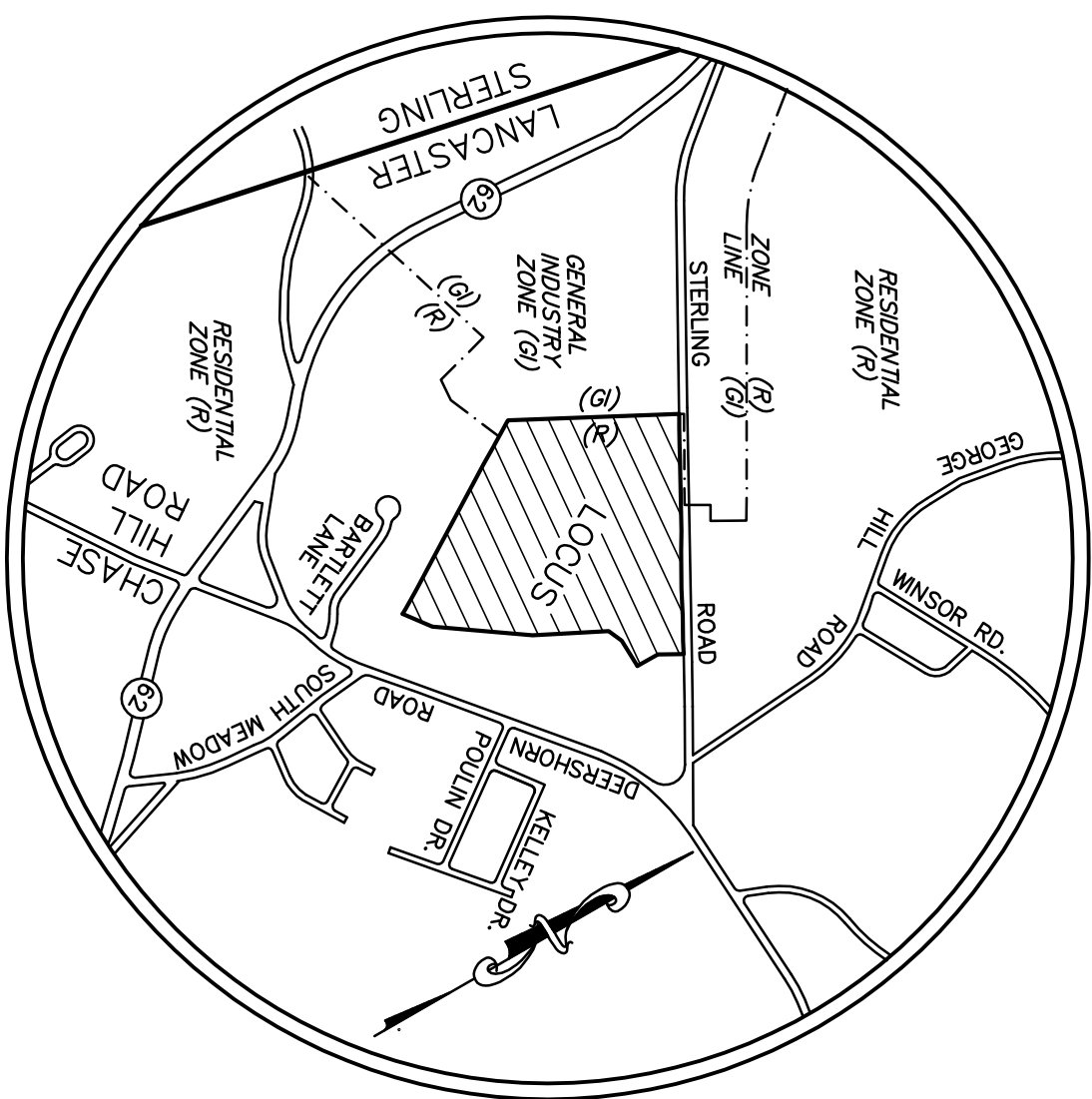
Goodridge Brook Estates

Waiver - Zoning Bylaws

Section 220-10.A (3): Lot Dimensions:

A. Variance for Minimum Lot Area: As noted below;

52	10,275
37	10,350
42	10,465
36	10,595
22	10,596
56	10,779
39	10,915
9	11,200
10	11,200
11	11,200
14	11,200
15	11,200
16	11,200
17	11,200
18	11,200
13	11,203
46	11,390
20	11,642
35	12,386
12	12,587
24	13,553
23	13,728
34	15,122
21	19,994



REVISIONS			REVISIONS		
1	04/10/18	APARTMENTS 136 UNITS	10	4/12/19	MULTI UNIT LAYOUT
2	07/06/18	PLAN LAYOUT & DRAINAGE	11	5/15/19	MULTI UNIT LAYOUT
3	07/25/18	WATER SYSTEM COMMENTS	12	5/27/19	25' BUFFER DISTURBANCE
4	09/18/18	ENGINEERING COMMENTS			
5	11/06/18	ENGINEERING COMMENTS			
6	12/27/18	ENGINEERING COMMENTS			
7	2/13/19	FIRE ACCESS			
8	2/19/19	COMMENTS & LANDSCAPE			
9	3/07/19	COMMENTS & LANDSCAPE			