GOODRIDGE BROOK ESTATES –LIST OF WAIVERS
February 25, 2019
Revised: February 28, 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. Waiver for minimum Lot Area: 8,000 square feet
   (Minimum Lot Area proposed: 8,040 square feet)
   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.

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.