

Procedural Waivers:

301-10(B)	All waivers submitted at time of application
301-15 (b)	Plan shall show all requirements of Rules and Regulations
Section III.B, Definitive Plan III.B.5. d	Submit all state/local permits for roads at time of application
Section III.B, Definitive Plan III.B.5. f	Stake center line of road
Section III.B, Definitive Plan III.B.3 x	Apply for all other state/local permits at time of application

Plan Waivers

Section III.B, Definitive Plan III.B.3 i	1' and 5' contours
Section III.B, Definitive Plan III.B.3 q	Trees over 10"
Section IV, Design Standards. IV.B.1.b	Show street projections
Section IV, Design Standards IV.E	Show land for Playground

50' Setback Waivers:

301-17(C)	50' buffer for buildings or pavement
Section IV, Design Standards IV.B.1.d	Part 1: 50' setback for Right of Way

Road Waivers:

301-19(A)	Road and Improvements Specifications to meet Rules and Regulations standards
301-20(A)	Road and Sidewalk Specifications to meet Rules and Regulations standards
Section IV, Design Standards IV.B.1.d	Part 2: Turnaround Radius
Section IV, Design Standards IV.B.1.e	Road Curb Radii
Section IV, Design Standards IV.B.2.	40' ROW; 22' of pavement

301-10B

Any request from an applicant for a waiver of these regulations must be submitted in writing to the Board at the time of, or prior to, submission of the application and must clearly identify the provision or provisions of these regulations from which relief is sought. Such request must be accompanied by a statement setting forth the reason or reasons why, in the applicant's opinion, the granting of such a waiver would be in the public interest and not inconsistent with the intent and purpose of the Zoning Bylaws and these regulations.

301-15 (b)

General. A site plan as required in § [198-1802](#) of the Zoning Bylaws shall be filed in the same manner as a definitive plan under the Rules and Regulations. The site plan may be submitted at the same time as the application for a special permit for a conservation cluster development described in § [301-16](#) of these regulations.

[B.](#) Contents. The site plan shall include all the item listed below:

[\(1\)](#) All the requirements of the Rules and Regulations, Section III.B.3.

301-17 (C)

The design standards contained in the Rules and Regulations shall govern all development in a conservation cluster development. In addition, the conservation cluster development shall met the following design standards:

C. There shall be a buffer strip at least 50 feet wide around the perimeter of the tract when the abutting use is not a conservation cluster development or dedicated open space or dedicated to conservation purposes.

301-19(A)

The applicant shall design, install and maintain all improvements in accordance with the requirements and procedures, including performance guaranty, as required by the Rules and Regulations.

301-20(A)

General. The minimum specifications of the Rules and Regulations and of this article shall govern the installation of all roadways, walkways, utilities and other improvements in all conservation cluster developments.

Section III.B, Definitive Plan III.B.3 i

Existing and proposed topography at a one (1) foot contour interval for gentle slopes and at a five (5) foot contour interval for steep slopes.

Section III.B, Definitive Plan III.B.3 q

Water courses, ponds, marshes, flood plains, rock outcrop, trees of over 10 inch caliper (unless otherwise specified by the Board), and other significant natural features.

Section III.B, Definitive Plan III.B.3 x

Within seven (7) days after the time of submittal of the initial Definitive Plan to the Planning Board, the Applicant shall have filed application for all other local, state, and federal permits required for the construction of streets, easements, utilities, and other improvements of the subdivision as provided for in these Rules and Regulations.

Evidence of such filing, in the form of a copy of such application, shall be submitted to the Planning Board within the above time period.

Section III.B, Definitive Plan III.B.5. d

d) Within seven (7) days after the time of submittal of the initial Definitive Plan to the Planning Board, the Applicant shall have filed applications for or submit a plan for obtaining all other local, state, and federal permits required for the construction of streets, easements, utilities, and other improvements of the subdivision as provided for in these Rules and Regulations. Evidence of such filing, in the form of a copy of such application, shall be submitted to the Planning Board within the above time period.

Section III.B, Definitive Plan III.B.5. f

f) Staking - To facilitate review of the Definitive Plan by the appropriate authorities, at the time of filing the Definitive Plan, the Applicant shall stake the center line, right-of-way, and approximate limits of grading of all proposed streets on fifty foot (50') center line stations. Cut or fill dimensions to finished grade profile shall be marked on the stakes. The Developer shall also stake the center line of all trails at a minimum of every one hundred feet (100').

Section IV, Design Standards. IV.B.1.b

b) Provision shall be made for the proper projection of streets, if adjoining property is not subdivided.

Section IV, Design Standards IV.B.1.d

Dead-end streets shall be permitted on Residential and Limited Residential Streets only. Any dead-end street shall be provided with a circular turn-around at its dead-end terminus having a curb radius of forty five (45) feet, and a right-of-way radius of sixty (60) feet. A dead-end street is any street or way or combination of streets or ways having only one terminus at a through street. A through street is a street that has two completed and usable ways of access. No dead-end street shall be more than six hundred ninety (690) feet in length, as measured along its center line from its intersection with the sideline of the right-of-way of the through street to the center point of the circular turn-around (making the overall length no more than seven hundred fifty (750) feet). The minimum length of dead-end streets shall be two(2) times the minimum lot frontage in the zoning district in which the street and the lots abutting the street are located. In the event that the street and the abutting lots are located in more than one zoning district, the most restrictive minimum lot frontage shall apply. This minimum length shall be measured along the center line of street from its intersection with the sideline of the right-of-way of the through street to the center point of the circular turn-around. A minimum separation of fifty (50) feet from the subdivision boundary to the right-of-way shall be required

Section IV, Design Standards IV.B.1.e

Street lines at intersections shall be cut back so as to provide for curb radii of not less than twenty-five feet (25').

Section IV, Design Standards IV.B.2

Right-of-Way Width and Street Design Standards On all classifications of streets, the following characteristics shall be the minimum acceptable:

Residential 402229081