

Sidewalk requirements for Subdivisions (Residential Compound)

Subdivision	Year	# Lots	Zoning District	Acres	Frontage	Length of Sub. Road	Amount required	Amount paid per lot	Amount paid per acre	Amount Required if calculated by current standards
Parmley Drive	Built sidewalk to fulfill requirement + donation of \$2,008.82									
Andrew Drive*	1999	3	R-2	3.05	135	215	\$7,275	\$2,425	\$2,385	\$11,050
Cindy Way*	1999	2	R-4	2.77	180	255	\$9,225	\$4,613	\$3,330	\$14,100
Coburn Drive	2000	3	R-2	2.5	250	155	\$2,325	\$775	\$930	\$15,600
Conquest Way *	2001	3	R-2	2.85	120	220	\$6,600	\$2,200	\$2,316	\$10,400
Esker Way*	Built sidewalk on Minot Ave to fulfill requirement									
Thunder Way*	Built/improved existing sidewalks to fulfill requirement									
Sweeny Farm Lane*	2004	5	R4 &R-2	9.4	190	250	\$12,012	\$2,402	\$1,278	\$14,500
	Also required to build sidewalk along Willow St. to fulfill requirements									
Gagliano @17 Washington*	Built sidewalk to fulfill requirement**									
Willow Street*	Required to Build sidewalk in other location to fulfill requirement									
Colonial Path*	Extension of Sylvia Street was paved as alternative to fulfill requirement									
Spring Farm Circle*	Required to Build sidewalk in other location to fulfill requirement									
Fort Pond Place*	2006	4	R-8	9.3		255	\$3,825		\$411	\$5,100
Grassy Pond Place*	2007	4	R-8	9.3	40	284	\$3,300	\$825	\$355	\$7,680
Barbara's Way*	2008	4	R-2	2.34	344	270	\$14,535	\$3,634	\$6,212	\$22,600
MicMac Lane	2008	5	R8/4 & SubDist.A	14.77	111	678	\$19,920	\$3,984	\$1,349	
Beacon Court	2011	3	R-2	2.03	154	180	\$11,300	\$3,767	\$5,567	
Duggan Farm	Built extention of Arlington St. sidewalk to fulfill requirement									
Pine Ridge	2012	2	R-8	5.22	330	220	\$20,900	\$10,450	\$4,004	

*At this time, the formula was \$15/linear foot of subdivision road; \$30/linear foot of frontage

****Applicant asked for a waiver,example response was given:**

The Board usually does not grant a waiver from the sidewalk requirements of the Rules (section 9.6), but it does allow, and in the case of Residential Compounds it encourages sidewalks in alternative locations more useful to the applicant and the general public. In determining an equivalent value for off-site sidewalks, the Board has consistently applied construction cost equivalents of \$15.00 per foot for new sidewalks within the subdivision, and \$30.00 per foot for sidewalk additions along a subdivision's existing street frontage. Under the particular configuration of the Site this would result in a \$13,500 value, which appears out of proportion with a two-lot subdivision development.