



# LOWER PAXTON TOWNSHIP

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**MEMO TO: Board of Supervisors**

**FROM: Amanda Zerbe, Community Development Director  
Nick Gehret, Zoning Officer**

**DATE: October 11, 2023**

**SUBJECT: Waiver Request of Land Development for Building 2 of Amesbury  
Development  
Plan 05-29**

**Plan Summary:**

Amesbury, which is a townhouse development dating back to 2005 with an approval date in 2007 was recorded in Dauphin County as instrument #2007001579, proposed 106 townhouse units on the 17-acre property, with approximately 3,200 linear feet of new roadway for S&A Homes. As you can remember, later in 2008, the economic recession hit and let only a limited amount of construction at the property.

Phase 1 consists of the construction of the main entrance of Amesbury Lane to the first intersection of Sheffield Court to the location of the South Stormwater Basin. The basin, which envelopes the building footprint of Building 6 during the erosion control process has never been refilled to allow for building 6 construction. The sewer, water and stormwater as well as other utilities have been installed throughout phase 1 and buildings 1, 3, 4, 5, 14, 15 and 16 have been constructed. The only building pad that remains without vertical construction is building #2.

Since approval, the Amesbury Development Plan has expired and is no longer a valid Development Plan, therefore, the construction of the last remaining building (Building #2) would require a Land Development Plan for the property. The requirements of the Ordinance would require the entire property to be surveyed, since Amesbury is a condominium style development. Along with this entitlement, would be wetland delineations for the entire property, as well as stormwater management development and noting any development that does not meet the current Code of Lower Paxton. The practicality as well as the financial undertaking for entitlement for a land development entitlement for one remaining building would not permit this construction.

Therefore, since the remaining units (Building #2) has already been planned for in sewer planning modules, the stormwater management was accounted for at the time of its approval, and all utilities and public amenities have been extended to the condominium site for building #2 and the only thing that remains is construction of the building and driveways, we request a waiver of the subdivision and land development Ordinance of Lower Paxton Township to allow this building to proceed to a building permit, with an approval from the Dauphin County Conservation District for erosion and sedimentation control plans.

**Waiver Request:**

**[SLDO: 180-304] Final Subdivision/Land Development Application**

The applicant is requesting a waiver of the requirement to formally submit a land development plan for the construction of building #2 of the Amesbury Development.

We support this waiver request as the required infrastructure (sewer, water, stormwater and other utilities) have been installed and planned to account for building #2. The applicant will still need to submit a building permit, zoning permit, and receive approval from the Dauphin County Conservation District for Erosion and sedimentation control plans.

This waiver request was approved at the September 6, 2023, Planning Commission Meeting.

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