

**16 STEARNS ROAD, LLC**  
**PROPOSED WAIVER LIST**

**ZONING BYLAW**

**SECTION II A. SINGLE FAMILY DISTRICTS (R10)**

REQUIRED: One-Family Dwelling in SR10 – Single Residence Zoning District

PROPOSED: Multi-family condominium project consisting of 24 units (18 market rate and 6 affordable) under M.G.L. c. 40B with parking and appurtenances as shown in accompanying plans (the “Multi-family Project”)

**SECTION XVI RESTRICTIONS AFFECTING ALL DISTRICTS**

REQUIRED: Construction of other than single- or two-family buildings per Section XVIA (Project Approval) and Section XXV (Special Permit)

PROPOSED: Multi-family Project per M.G.L. c. 40B Comprehensive Permit process

**SECTION XVIA PROJECT APPROVAL FOR PROJECTS OF SIGNIFICANT IMPACT**

REQUIRED: Design Review, Site Plan Review and Special Permit

PROPOSED: ZBA review through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

**SECTION XVIB INCLUSIONARY ZONING**

REQUIRED: Provide affordable housing or cash contribution for Projects of Significant Impact under Section XVIA (Project Approval)

PROPOSED: Provide affordable units per Multi-family Project and Comprehensive Permit

**SECTION XVIC DRAINAGE REVIEW**

REQUIRED: Review by DPW and Planning Director of grading and drainage plans and other materials as may be required in accordance with local specifications

PROPOSED: ZBA review through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

**SECTION XVIE TREE PROTECTION & PRESERVATION**

REQUIRED: Submission of Tree Protection & Mitigation Plan for review and approval by Building Commissioner and/or Planning Board in accordance with local specifications

PROPOSED: ZBA review and approval of Landscaping Plan through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

**SECTION XVIII.B AREA REGULATIONS/RATIO OF BUILDING TO LOT AREA**

REQUIRED: 6,686 sf

PROPOSED: 14,819 sf

**SECTION XX HEIGHTS OF BUILDINGS**

REQUIRED: 45' or 3 stories

PROPOSED: 48.9' (based on existing average ground grade of 148.3')

**SECTION XXI OFF-STREET PARKING**

REQUIRED: Parking Plan approved by the Building Commissioner and/or Planning Board with local specifications for setbacks, quantity of spaces, design, construction, landscaping, screening and administration including no tandem spaces;

PROPOSED: ZBA review and approval of Site Plan through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations including 51 parking spaces;

**SECTION XXII DESIGN REVIEW**

REQUIRED: Signage and Project Approvals (Section XXIIA) reviewed by Design Review Board

PROPOSED: ZBA review and approval of Site Plan and Signage Plans through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

**SECTION XXIIA SIGNS**

REQUIRED: Design Review Board, Building Commissioner and/or ZBA review of quantity, location and design of signs per local specifications

PROPOSED: ZBA review and approval of Site Plan and Signage Plans through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

**SECTION XXIID RETAINING WALLS**

REQUIRED: Special Permit and Design Review requirements and 10' setback from the property line if retaining wall greater than 4' height

PROPOSED: ZBA review and approval of Site Plan including retaining wall specifications through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations including a 2' setback from the westerly property line for up to 7' 0" tall retaining wall

#### **RULES AND REGULATIONS FOR TREE PRESERVATION AND PROTECTION**

REQUIRED: Tree Preservation, Protection, Replanting, Removal, Bond and Banking approved by Building Commissioner or Planning Board in accordance with local regulation

PROPOSED: Landscaping plan reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

#### **DPW MUNICIPAL STORMWATER DRAINAGE SYSTEM RULES AND REGULATIONS**

REQUIRED: Storm water management approved by DPW in accordance with local regulation

PROPOSED: Storm water management reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

#### **DPW SEWER RULES AND REGULATIONS**

REQUIRED: Sewer connection, construction and fees pursuant to DPW Sewer Rules And Regulations

PROPOSED: Sewer connection, construction and fees reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations including fee waiver for affordable units

#### **BOARD OF HEALTH REGULATIONS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS**

REQUIRED: Subsurface Sewage Disposal System construction and specifications pursuant to Board of Health Regulations for Subsurface Sewage Disposal Systems.

PROPOSED: Subsurface Sewage Disposal System construction and specifications reviewed and approved by Board of Health in accordance with state law and regulations (Title 5).

#### **DPW WATER RULES AND REGULATIONS**

REQUIRED: Water connection, construction and fees pursuant to DPW Water Rules And Regulations.

PROPOSED: Water connection, construction and fees reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations including fee waiver for affordable units

#### **DPW UTILITY AND WORK IN PUBLIC WAY – RULES AND REGULATIONS**

REQUIRED: Doing work within the public right of way requires a permit from DPW.

PROPOSED: Work within the public right of way will be reviewed and approved by the ZBA through M.G.L C 40B and the Comprehensive Permit public hearing process.