

16 STEARNS ROAD, LLC
PROPOSED WAIVER LIST
February 6, 2019

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 XVIIE 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 the average finished grade of 155.2') and 4 stories

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

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 48 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 0' setback from the easterly 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 UTILITY AND WORK IN PUBLIC WAY – RULES AND REGULATIONS

- REQUIRED: Work within the public right of way pursuant to 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

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