

Requested Waiver List for Lot 1, Parkside Apartments, Braintree, MA		
Planning Board Rules and Regulations		
Article #	Regulation	Subject Property
	Waive requirement for Definitive Plan /ANR Plan	ZBA will review these plans under a Comprehensive Permit
	Waive fees for filing ANR Plan	ZBA will review these plans under a Comprehensive Permit
Zoning By Laws with Amendments Through 6-8-15		
Note: The property is located in a General Business: Village Overlay District		
Section 135-201A	The building Inspector shall issue no permit unless the plans, specifications and intended use of the premises comply in all respects with the provisions of the Braintree Zoning Bylaw	Procedural waiver
Section 135-202	Appeals to Zoning Board of Appeals	Procedural waiver
Section 135-502	Site plan Review: all applications for special permits shall include a site plan review	Procedural waiver
Section 135-503	Special Permit Procedures	Procedural waiver
Section 135-613C	Village Overlay District: Applicability	Procedural waiver
Section 135-613E	Village Overlay District: No single use business structure of 10,000 sf or more shall be allowed	118,290 sf (including basement level garage)
Section 135-613F	Village Overlay District : Dimensional Requirements; Maximum setback 15 feet	Lot 1 set back from Storrs Avenue 248 feet
Section 135-613G	Village Overlay District : Submission Requirements	Procedural Waiver
Section 135-702	Landscaping and Buffer Zones	Procedural waiver
Section 135-705	Multifamily dwellings- Number of allowable units: 5,000 SF x @ 34 units ST/1-BR) + (6,000 SF x 29 units @ 2-BR) + (7,000 SF x 7 @ 3-BR) = 393,000 SF	93,866 sf
Section 135-705	Multi Family dwellings –Minimum frontage 100 feet	50 feet
Section 135-705	Multi Family dwellings –minimum open space 2000sf/unit=140,000 sf total	350 sf per unit= 24,499 sf total
Section 135-711	Site Plan review multifamily	Procedural waiver.
Section 135- 802A	Off street Parking and Loading: applicability	Procedural waiver
Section 803	Off street parking and loading: Decreases in parking Requirements	Procedural waiver
Section 135-806A	Schedule of Off Street Parking for multi-family: 2 per unit	1.83 car/unit
Section 135-806C	Parking study	Procedural waiver
Section 135-812B	Landscaping: Provide storage Area for 6" snow storm	TBD.

Section 135-812C	Landscaping Requirements: 10' wide landscape strip along parallel properties	5' along access drive abutting adjacent lot and 8' along <i>parking area adjacent to field.</i>
Section 135-812D	Landscaping Requirements: Minimum of 5% of parking area shall be landscaped	Less than 5%
Section 135-815-1a	Village district- off street parking: Parking areas shall be located to side and rear of structure	Parking layout as per site plan includes some parking in front of building
Section 135-1201H	Grading Standards	Procedural waiver
Section 135-1201B and 1201G	Grading regulations	Procedural waiver requiring grading report and permit
Section 135-1201H-2B	Grading –temporary access drive no grade above 3%	Temp access roadway grade TBD
Section 135-1201H-5B	Grading- No excavation below seasonal height of groundwater table	Utility installation and foundation work may require localized dewatering
Section 135-1201H-7C	Grading- Areas designed for buildings shall be grade away from the building for a minimum of 6 feet at 24 to 1	Minimum Grading at building 50 to 1 2%
Section 135-1201H.12	Grading Standards-setbacks. Not cut or fill within 25 feet of property line	Cut <i>and fill</i> approximately 2 feet off property
General Waiver Request		
Town Fees		Waive Town permit fees, connection fees, linkage fees and other fees for the affordable units in the development