

Village Green – 15 Great Road Littleton MA - December 5, 2013

VI. CHANGED WAIVERS FROM LOCAL BYLAWS AND REGULATIONS

The ZBA voted to GRANT the following specific CHANGED waivers:

Chapter 173 – Zoning Bylaws

1. §2. §173-26 A. - Principal Uses Use Regulation Schedule: To permit development of multiple buildings on a lot, multifamily buildings, accessory structures and uses within a Residential District.
2. §173-34. D. General Regulations: To permit the lighting of the entrance signs on a 24 hour 7 day a week basis to provide for safe recognition and access to the project and to permit lighting of the leasing sign between 6 a.m. and 9 p.m. only, 7 days a week on lots 1 and 3.
3. §173-36, A. On-premises signs in residential districts: To permit the installation of multiple signs on each of lots 1, 2 and 3. One sign will be a monument sign indicating Address/Name/Phone and another sign will provide a method for property advertisements for each component of the project. In addition, there will be direction signs and signs identifying apartment buildings neighborhood/villages within each component. Each Village (internally) will have a village name sign which is generally a small sign about 3' off the ground 2'Hx3'L which will have the village name and unit numbers within the village.
4. §173-36, B. On each of Lots 1, 2 and 3 on-premises signs in residential districts: To permit the installation of one sign with 30.5 square feet each side (total 59.76 sf measured as a rectangle including all sign components 4.98 ft x 6 feet) and a second sign that will be 12 sq feet (total 24 sf) on each side. Both are in excess of 9 (nine) square feet. The Applicant has stated that signs of the requested dimension are customary for these types of uses and are essential for the proper functioning of the projects.
5. §173-36, C. On-premises signs in residential districts on Lots 1, 2 and 3: To permit the installation of lighted signs for the leasing and sales and entrance locations of the developments. The Applicant has stated that lighted signs are customary for these types of uses and are essential for the proper functioning of the projects. As stated in Waiver No. 2, above, lighting of the entrance sign is permitted on a 24 hour 7 day a week basis, and lighting of the leasing and sales signs are permitted between 6 a.m. and 9 p.m. only, 7 days a week.
6. §173-36, D. On each of Lots 1, 2 and 3 on-premises signs in residential districts: To permit the construction of signs having a background color other than natural wood, white, or the same color as the principal structure or its trim. The Applicant has stated that signs of the requested style and color scheme are customary for this type of use and are essential for the proper functioning of the project(s).

7. §173-36, E. On each of Lots 1, 2 and 3 on-premises signs in residential districts: To allow, in addition to the entrance sign, leasing and sale signs that contain marketing information, which information may change from time to time.
8. §173-27.A (General Regulations) Intensity of Use Schedule (Maximum Building Height): To permit the maximum building height to exceed 32 (thirty two) feet and to be measured as follows. The Plans show the typical building heights which may vary in the field depending upon the adjacent mean grade and construction methods. The maximum height measured from the first floor finished slab to the top of the roof of Buildings 1, 2 and 3 on lot 3 as shown on the Architectural Elevations shall be 53. No waiver was requested for the proximity to setbacks. (No height waiver is requested for buildings on lots 1 and 2)
9. §173-27.A (General Regulations) Intensity of Use Schedule (Lot Frontage): To permit the creation and existence Lots 2 and 3 without frontage.

Code of the Town of Littleton—2011

1. § 64-7 A, (1) to (15) Building Permit Fees. So long as the applicant applies for building permits for buildings 1 and 2 on lot 3 prior to February 28th, 2014 the building permit fees for these 2 buildings only are waived.
2. §171-3. Fees/Charges. The ZBA approves the Applicant's request (1) of a waiver of any application fees associated with a submittal to the Littleton Conservation Commission for the Project and (2) that the Project peer review by the Littleton Conservation Commission is to be completed by the same consultant as the ZBA retained as part of its review process (Graves Engineering).