

Amended February 16, 2012
List of Requested Exceptions and Waivers

Fifteen Great Road Apartments has applied for a Comprehensive Permit under the Rules and Regulations as set forth by the Littleton Zoning Board of Appeals and pursuant to the provisions of M.G.L. Chapter 40B. The proponent is requesting certain exceptions and waivers from certain zoning and other local regulations, as noted in the list below.

While the list is extensive and comprehensive, it illustrates which regulations, whether clearly stated as being applicable or implied, impact the proposed project. The final plans may result in a change in the required waivers.

	<u>SECTION</u>	<u>WAIVER</u>
<u>Chapter 173 - Zoning Bylaws</u>		
§173-16 to §173-19.	Site Plan Review, Preparation of plans, Design requirements, Review and approval	A waiver is requested to for all of these sections eliminating the requirements to submit a site plan for 8 or more units for review by the Town's Planning Board.
§173-26., A.- Principal Uses	Use Regulation Schedule	A waiver is requested to permit development of multifamily buildings, accessory structures and uses within a Residential District.
§173-26., B.- Accessory Uses	Use Regulation Schedule	A waiver is requested to permit the installation of signs.
§173-32.B. (1)	Parking Requirement	A waiver is requested to permit parking to be less than 2 (two) spaces per dwelling unit.
§173-32.C.	Parking Requirements	A waiver is requested to allow development of parking spaces without the requirement for a wheel bumper or wheel guard.
§173-32.C. (2)	Parking Requirements	A waiver is requested to eliminate the requirements that there be more than 1 (one) entrance and 1 (one) exit from such lots per 200 (two hundred) feet of street frontage or fraction thereof.
§173-32.C. (3)	Parking Requirements	A waiver is requested to permit a parking lot to be developed for 8 (eight) or more cars without the need that it be screened from any abutting residential use or public way.
§173-32.C. (5)	Parking Requirement	A waiver is requested from this section to permit the use of grassed swales and other acceptable design standards as may be permitted by MA Department of

		Environmental Protection.
§173-32.C. (6)	Parking Requirement	A waiver is requested from this section to permit development based upon use of those stormwater control Best Management Practices and Low Impact Development techniques as may be permitted by State Regulations; specifically the Commonwealth of Massachusetts Department of Environmental Protection under the provisions of the Wetland Protection Act: Stormwater Management Standards per 310 CMR 10.05(6)(k).
§173-36, A.	On-premises signs in residential districts.	A waiver is requested from this regulation to permit the installation of 2 (two) freestanding signs on 1 (one) lot.
§173-36, B.	On-premises signs in residential districts.	A waiver is being requested from this regulation to permit the installation signs in excess of 9 (nine) square feet and for the location of these signs to be within the front setback.
§173-36, C.	On-premises signs in residential districts.	A waiver is requested from this section to permit the installation of a lighted sign for the leasing of the development.
§173-36, D	On-premises signs in residential districts.	A waiver is requested from this section to permit the construction of a sign(s) having more than one background color or and/or having more than one lettering color.
§173-53	Accessory Uses	A waiver is requested from this section to permit the construction a clubhouse, waste water treatment facility and trash and recycling facility as accessory uses on individual lots.
Article XIX, §173-93 to §173-	Open Space Development	A waiver is requested from this article and

118		all sections within the article to permit the construction of the project.
Zoning Regulations Pages 68-69	Intensity of Use Schedule	A waiver is requested from this table to permit the maximum height to exceed 32 (thirty two) feet. An additional waiver is requested to permit the construction of one or more buildings, structures, or ancillary uses within 4± feet of the front, side and rear setbacks.
Article XIII, §173-125 to 173.128-	Shared Residential Driveway	A waiver is requested from this regulation, as the design of the project incorporates a unified driveway system that is integral to the project and will be reviewed by the Zoning Board of Appeals as part of the Comprehensive Permit.
Board of Health Regulations		
Regulation 1	Permits	A waiver is requested as the project will be designed and constructed as permitted by the Massachusetts Department of Environmental Protection.
Regulation 2	Professional Review	A waiver is requested as the project will be reviewed by the Massachusetts Department of Environmental Protection.
Regulation 7	Garbage Grinders	A waiver is requested as the project is being developed with a Wastewater Treatment facility which features enhanced treatment collection.
Regulation 15	Survey and Plan Requirements	A waiver is requested as the project will adhere to the survey and plan the standards permitted by the Massachusetts Department of Environmental Protection.
Regulation 18	Non-municipally Owned Sewage Treatment	A waiver is requested as the project will

	Facilities	comply with the standards permitted by the Massachusetts Department of Environmental Protection..
Regulation 29	Two compartment Tanks & Outlet Filters	A waiver is requested as the project will comply with the standards permitted by the Massachusetts Department of Environmental Protection..
<u>Conservation Commission Rules and Regulations</u>	A waiver is requested from all local wetland regulations.	
§171-3.	Fees/charges	A waiver is requested to permit the review of any application submitted to the Littleton Conservation Commission to be completed by the same consultant as the ZBA retains as part of its review process.
<u>Littleton Water Department</u>	Fees	A waiver is requested to eliminate the water connection fee.
<u>Code of the Town of Littleton - 2011</u>		
§ 64-7 A, (1) to (15)	Building permit fees	A waiver is requested to eliminate building permit fees.
§ 64-8 A to D (1) - (2) inclusive	Plumbing and gas fees	A waiver is requested to eliminate the plumbing and gas fees.
§ 138-1 A to D (1) - (2) inclusive	Electronic plans	A request is made that the project be allowed to complete a level 1 (one) electronic plan submittal.