

Fifteen Great Road Waivers Requested

	Section	February 16, 2012 Waiver	Updated Waiver	Final Waiver
<b>Chapter 173 – Zoning Bylaws</b>				
§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.	No change	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. 40B not subject to PB.
§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.	No change	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.	No change Reason: List Sign Specifics	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.	No waiver requested	380 spaces required. 407 +/- provided.
§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.	No Change - Reason for waiver request: Inhibits proper operation of plowing, sanding, sweeping of site and not needed	A waiver is requested to allow development of parking spaces without the requirement for a wheel bumper or wheel guard. Reason for waiver request: Inhibits proper operation of plowing, sanding, sweeping of site and not needed

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§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.	No Waiver requested	
§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.	No Waiver requested	
§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.	No change	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.

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§173-32.C. (6)	Parking Requirement	A waiver is requested from this section to permit development based upon use of those storm water 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: Storm water Management Standards per 310 CMR 10.05(6)(k).	No change Reason for request: Development will adhere to the practices and techniques as defined by the State of Massachusetts.	A waiver is requested from this section to permit development based upon use of those storm water 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: Storm water Management Standards per 310 CMR 10.05(6)(k). Reason for request: Development will adhere to the practices and techniques as defined by the State of Massachusetts.
§173-34 D	General Regulations			A waiver is requested from this section to permit the lighting of the signs on a 24 hour 7 day a week basis to provide for safe recognition and access to the project.
§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.		A waiver is requested from this section to permit the installation of 2 signs on one lot. One sign will be a monument sign indicating Address/Name/Phone and the second will provide a method for property advertisements. See attached sign design.

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§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 3 (three) square feet.	No change - Reason: Indicated specific size	A waiver is being requested from this regulation 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 ftx6 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. Reason for request: See attached sign design
§173-36, C.	On-premises signs in residential districts.	A waiver is requested from this section to permit the installation of a lighted sign (s) for the leasing of the development.		A waiver is requested from this section to permit the installation of lighted signs for the leasing and entrance location of the development. Reason for request: See attached sign design

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§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.		A waiver is requested from this section to permit the construction of a signs having a background color other than natural wood, white, or the same color as the principal structure or its trim. See attached sign design.
§173-53,173-26	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.	A waiver is requested from this section to permit the construction of a clubhouse and trash/recycling facility as accessory uses on individual lots.	A waiver is requested from this section to permit the construction of all uses accessory to multifamily housing including a clubhouse, trash/recycling facility and WWTF.
Article XIX, §173-93 to §173-118	Open Space Development	A waiver is requested from this article and all sections within the article to permit the construction of the project.	No waiver requested.	No waiver requested subject to Board confirmation that this provision of the zoning code is not applicable as the project land is consolidated via an ANR plan.

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<p>Zoning Regulations Pages 68-69</p>	<p>Intensity of Use Schedule</p>	<p>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.</p>	<p>A waiver is requested from this table to permit the maximum height to exceed 32 (thirty two) feet. Attached is a list of the buildings for which this waiver is requested for the proximity to setbacks.</p>	<p>A waiver is requested from this table to permit the maximum height to exceed 32 (thirty two) feet. Attached is a plan showing the buildings for which this waiver is requested. Plans submitted show the typical building heights which may vary in the field depending upon the adjacent mean grade and construction methods. Buildings A,B,C,D shown on the waiver plan shall be equal to or less than 45 feet in height and the middle units of buildings 1-33 shall be equal to or less than 39 feet 6 inches in height. No waiver is requested for the proximity to setbacks.</p>
<p>Article XIII, §173-125 to 173.128-</p>	<p>Shared Residential Driveway</p>	<p>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.</p>	<p>No change</p>	<p>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.</p>

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<b>Board of Health Regulations</b>				
Regulation 1	Permits	A waiver is requested as the project will be designed and constructed as permitted by the Massachusetts Department of Environmental Protection.	No change	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.	No change	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.	No change	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.	No change	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 Facilities	A waiver is requested as the project will comply with the standards permitted by the Massachusetts Department of Environmental Protection.	No waiver requested	

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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.	No change	A waiver is requested as the project will comply with the standards permitted by the Massachusetts Department of Environmental Protection.



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Conservation Commission Rules and Regulations				
		A waiver is requested from all local wetland regulations.	A waiver is requested from all local wetland regulations. Project will comply with the Protection Act and DEP Storm water Quality Standards.	A waiver is requested from all local wetland regulations. Project will comply with the Wetlands Protection Act and DEP Storm water Quality Standards.
§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.	No change	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.

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<u>Littleton Water Department</u>				
	Fees	A waiver is requested to eliminate the water connection fee.	The applicant is working with LELWD to agree on an equitable fee schedule for both upfront "connection fees and annual Sprinkler Demand Charges"	Pending
<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.	A waiver is requested to eliminate building permit fees for affordable units.	A waiver is requested to eliminate building permit fees for affordable units.
§ 64-8 A to D (1) - (2) inclusive	Plumbing and gas fees	A waiver is requested to eliminate the plumbing and gas fees.	A waiver is requested to eliminate the plumbing and gas fees for affordable units.	A waiver is requested to eliminate the plumbing and gas fees for affordable units.
§ 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.	No change	A request is made that the project be allowed to complete a level 1 (one) electronic plan submittal.