

Neponset LLC (“Applicant”) hereby requests the following waivers and, as specified below, will be subject to the specific condition that any and all waivers are being granted only to the extent necessary to allow for the construction of the project according to the plans presented to the approved by the Walpole Zoning Board of Appeals (“Board”). Final plans to be submitted by the Applicant shall conform to the Board’s decision and these specific waivers

**NEPONSET
LIST OF REQUESTED EXCEPTIONS, WAIVERS, AND PERMITS**

| <u>Local Regulation</u> | <u>Waiver Requested</u> |
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| 1. Chapter 575 Zoning By-Law, § 575-5-B Schedule of Use Regulations. Table 5-B.1.3.d.ii | The required lot size is 240,000 s.f. (24 units x 10,000s.f.) the lot for this project is 121,579 s.f.. this is 118,421 s.f. smaller than the required lot size. |
| 2. Chapter 575 Zoning By-Law, § 575-5-B Schedule of Use Regulations. Table 5-B.1.3.d.iii | The project proposes a unit 17.9’ from the property line adjacent to where a bordering single-family dwelling is located. |
| 3. Chapter 575 Zoning By-Law, § 575-5-B Schedule of Use Regulations. Table 5-B.1.3.d.iii | The required lot size is 240,000 s.f. (24 units x 10,000s.f.) the lot for this project is 121,579 s.f.. this is 118,421 s.f. smaller than the required lot size. |
| 4. Chapter 575 Zoning By-Law, § 575-6-B Schedule of Dimensional Regulations. Table 6-B.1 | The current layout proposes a structure setback 17.9’ from the front property line and another structure setback 16.6’ from the rear property line. |
| 5. Chapter 575 Zoning By-Law, § 575-6-C.11 | The layout proposes egress from the units that are exceeding the 48” encroachment into the setbacks. There are 18 4’X4’ landings platforms that exceed the 48” encroachment. |
| 6. Chapter 575 Zoning By-Law, § 575-6-C.4 Number of Buildings Per Lot | The proposed project consists of seven separate buildings in a general residence zone which is six more than is allowed without a special permit. |
| To the extent that the Project requires additional exemptions and waivers not expressly set forth above, the Applicant requests that such exemptions and waivers be granted to the extent necessary to complete the Project as shown on the Project Plans, as they may be amended throughout the hearing process. | |