

**THE RESIDENCES AT BURNS AVENUE
20 – LOT BROOK LANE MODIFICATION
PRELIMINARY REQUESTED WAIVERS – JANUARY 30, 2023
REVISED MAY 4, 2023**

SECTION	DESCRIPTION	WAIVER
40A Rules and Regulations and Section 2 of the Zoning Bylaws	As an affordable housing development, the applicant seeks approval of the project under M.G.L. Chapter 40B and will comply with the Board's 40B Rules and Regulations (unless otherwise requested)	40A Rules and Regulations and Section 2 of the Zoning Bylaws
Walpole - Subdivision Rules and Regulations		
SECTION	DESCRIPTION	WAIVER
Subdivision Fee Schedule	Definitive Subdivision: • \$1,500 plus \$1,500 per lot (with preliminary filing) • \$3,000 plus \$1,800 per lot (without preliminary filing)	No Fees
III-1 Submission to the Planning Board – Definitive Subdivision Plan	MUNICIPAL SYSTEMS IMPACT ANALYSIS Municipal Systems (water, sewer, storm drain and connecting street construction adequacy) Analysis.	No Municipal Systems Impact Analysis
Section IV-2 Dead-end Streets (a), (b) and (c)	<p>a) Dead-end streets, shall not exceed seven hundred fifty (750) feet in length.</p> <p>(b) No street or system of streets in a proposed subdivision may continue an existing dead-end street so that on its completion the total length of the dead-end street exceeds seven hundred and fifty (750) feet.</p> <p>(c) Dead-end streets shall be provided with cul-de-sacs at the closed end with a turnaround having an outside street line diameter of at least one hundred and four (104) feet</p>	<p>Allow dead-end street to exceed seven hundred fifty feet (750) in length – proposed 845 feet.</p> <p>Allow cul de sac at the closed end with a turnaround having an outside street line diameter of ninety-four (94) feet</p> <p>Allow turnaround pavement diameter of eighty-two (82) feet</p>

SECTION	DESCRIPTION	WAIVER
Section IV-3(a) – Street Alignments	The minimum radii of the inner street line for local street shall be 150 feet	Allow radii of sixty-six (66) feet and eighty (80) feet
Section IV-5 - Width and Grade of Streets	(a) The minimum width of street right-of-way for Type A and Type B (one-family) subdivisions shall be as follows: Local streets: forty-six (46) feet Primary streets: forty-six (46) feet	Allow street right of way width of forty (40) feet
Section IV-8 - Lots	(a) All lots shown on the Plan shall comply with the area, width, and frontage requirements of the Zoning Bylaw of the Town of Walpole.	Allow lot area and frontage for each lot as shown on the plan
Section V-1 - General	(e) All electrical (Primary circuits) primary conduit within the right-of-way of all proposed streets shall be placed and packed in a concrete envelope, meeting the requirements of the Town of Walpole wiring inspector. It shall be the responsibility of the Applicant to assure that all underground electrical conduit within the right-of-way of all proposed streets is inspected by the wiring inspector prior to backfill	Allow primary conduit to within the right-of-way not to be packed in concrete.
Section V-6(a) - Roadway	(a) Roadways shall be constructed for the full length of all streets within the subdivision. The centerline of such roadways shall coincide with the centerline of the street rights-of-way. The minimum paved width of roadways shall be as follows: Local streets: twenty-six (26) feet Primary streets: thirty (30) feet	Allow minimum paved roadway width for local street of twenty-two (22) feet
Section V-7(a)(b)(c) and (d) – Curbs and Gutters	(a) In all subdivisions, Type SA (sloped granite edging) shall be furnished and installed in accordance with Section M9 of the 1988 Mass. DPW Standard Specifications for Highways and Bridges. The sloped granite edging shall be inspected continuously along the edge of the entire roadway(s) except as described in paragraphs (b) and (c) below.	Allow 1-foot cape cod berm throughout the subdivision

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	<p>(b) In all subdivisions granite curb Type VA-4 shall be installed at intersections and at the entrances and exits or cul-de-sacs along the circumference of the roadway for the full length of the rounded curve plus a straight section at each end at least six (6) feet long. Granite curb Type VA-4 shall also be required along the full outside circumference of the roadway of all permanent cul-de-sacs.</p> <p>(c) Six (6) foot granite transition stones are to be installed where granite curbing meets existing roadways that do not have berms or curbing or anywhere that curbing ends for any reason. Two (2) foot transition stone are required at all sidewalk ramps.</p> <p>(d) Granite curbing and edging required hereunder, unless otherwise noted, shall be acceptable to the Walpole Planning Board and such curbing and any valley gutters shall conform to the written specifications of the Engineering Department or if none, shall be in accordance with current practices of the Town where such facilities are installed in Town ways.</p>	
Section V-8(a) and (c) – Sidewalks	(a) Sidewalks shall be constructed on both sides of the roadway in all streets in a Type B subdivision	Allow one sidewalk as shown on the plan
Section V-9 – Grass Plots	<p>(a) A grass plot shall be provided on each of the roadways, having a minimum width as follows:</p> <p>Local Streets: three (3) feet</p> <p>Primary streets: four (4) feet</p>	Allow 2-foot grass plot between sidewalk and roadway/cape cod berm

SECTION	DESCRIPTION	WAIVER
Walpole Zoning Bylaws		
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Section 5-F. E	Authorization for temporary building or structure for greater than 180 days	Allow 36' x 10' construction trailer/sales office for a period of 24 months during construction of the project without a special permit.
Section 6-B.1.C.	Allow a building to be nearer to the line of a street than the "Required Setback Distance" or nearer to the side lines of its lot than the "Required Side Yard Width" or nearer to the rear line of its lot than the "Required Rear Yard Depth", as specified in the chart in Section 6-B for the district in which the lot is located (General Residence District).	<p>Allow front setback distance of all buildings to have a minimum street-line setback of 18-feet as shown on the plan.</p> <p>Allow front setback distance of Lot 11 to have a minimum street-line setback of 10-feet.</p> <p>Allow rear yard setback of to be 10-feet.</p>
Table 6-B.1	<p style="text-align: center;"><u>General Residence District</u></p> <p>Minimum Lot Frontage: 100' Front Setback: 30' Rear Yard Setback: 30' Side Yard Setback: 10' Minimum Required Lot Area: 15,000 S.F. Maximum Lot Coverage - Buildings: 30% Maximum Lot Coverage - Total Impervious: 50%</p>	<p>Waive compliance with requirements in a General Residence District as follows:</p> <ol style="list-style-type: none"> 1. Allow Minimum Frontage of 36-Feet 2. Allow Minimum Front Setback distance of 18-Feet 3. Allow Minimum Rear Yard Setback of 10-Feet for Buildings/8-Feet for decks 4. Allow Minimum Side Yard Setback of 5-Feet 5. Allow Minimum Required Lot Area of 2,700 SF or as shown on the Plan 6. Allow Maximum Lot Coverages: Buildings: 45%/Total Impervious: 60%

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Section 6-C.11	Uncovered and/or unenclosed porches, decks, platforms, landings or stoops, which are part of a required egress, shall not encroach more than forty-eight (48) inches into the setbacks.	Allow rear decks to encroach up to 24-inches beyond that permitted into the setbacks and allow front landings or stoops to encroach up to 48-inches beyond that permitted into the setbacks.
Section 7.3.G	Real estate signs of ten (10) square feet or less in surface area for property currently for sale, rent or lease	Permit real estate sign of not more than thirty (30) square feet in surface area for property currently for sale, rent or lease
Walpole General Bylaws - Chapter 499 Stormwater Management – Article II Erosion Control - §499-16	Applicability	Waiver applicability to this development. Stormwater management design shall follow the Massachusetts DEP Stormwater Management Standard and Stormwater Policy Handbook.
Regulations - Part III (approved 11/14/2007 and revised 6/26/2019)	Stormwater Management Plans	Waiver requirement. Stormwater management design shall follow Massachusetts DEP Stormwater Management Standards and Stormwater Policy Handbook.
Section 1.2	Protected resource areas	Protected resource areas shall be as defined in the Massachusetts Wetlands Protection Act and the Regulations at 310 CMR 10.00
Section 1.3	Bordering Lands (a/k/a Buffer Zone)	Lands within 100 feet of any other resource areas listed shall not be regulated as a resource area, allow this buffer zone area to be regulated in accordance with the Massachusetts Wetlands Protection Act and the Regulations at 310 CMR 10.00

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Section 1.4.1	No Alteration Zone	No alteration zone – not applicable. This buffer zone is to be regulated in accordance with the Massachusetts Wetlands Protection Act and the Regulations at 310 CMR 10.00
Section 2.3.2	Fees	Waive all fees required under the Wetland Protection Bylaw Regulations
Water, Article III, Section N	Water Entrance Fees	Waive all entrance and system development fees for each unit.
Sewer, Article II, Section C	Sewer Entrance Fees	Waiver all residential sewer connection fees for each unit.
Sewer, Article IV, Section D	Inflow and Infiltration Fees	Waiver inflow and infiltration fee for each unit
Building Permit Fees	All associated building permit fees	Waive building permit fee on all affordable units.

Note: The Applicant reserves the right to amend this Request for Waivers.