

Medway Planning and Economic Development Board
Request for Waiver from Site Plan Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	Evergreen Village
Property Location:	22 Evergreen Street
Type of Project/Permit:	Multifamily Special Permit
Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Chapter 200 Section 205-3.B.6
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Sidewalk Requirement
What aspect of the Regulation do you propose be waived?	Pedestrian Sidewalk installation
What do you propose instead?	None
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	In order maintain a smaller village appearance and in keeping with neighboring street appearance
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$15,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	It would compliment the rural neighborhood appearance
What is the impact on the development if this waiver is denied?	Would not complement appearances, Evergreen Street has no sidewalk
What are the design alternatives to granting this waiver?	Install walkways
Why is granting this waiver in the Town's best interest?	Aids in complimenting Scenic Rural road appearance
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
What is the estimated value of the proposed mitigation measures?	\$0
Other Information?	
Waiver Request Prepared By:	Ronald Tiberi P.E.
Date:	11/20/2019
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	I. Driveway intersect at 90 degrees
What aspect of the Regulation do you propose be waived?	90 degree requirement
What do you propose instead?	93 degrees
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	In order to better conform to parcel shape
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$5,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	It would compliment the rural neighborhood appearance, and provides a more efficient layout
What is the impact on the development if this waiver is denied?	Would not complement appearances, would constrain exterior space at lower units
What are the design alternatives to granting this waiver?	No curb or Bituminous Berm
Why is granting this waiver in the Town's best interest?	Aids in complimenting layout & road appearance
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
What is the estimated value of the proposed mitigation measures?	\$4,000
Other Information?	
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Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Chapter 200 Section 205-4.B
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Percolation Test Requirement
What aspect of the Regulation do you propose be waived?	Percolation testing
What do you propose instead?	None
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Test pits and soil evaluations have been conducted as per industry norm
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$3,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	None
What is the impact on the development if this waiver is denied?	Minimizes soil disturbances prior to system installations
What are the design alternatives to granting this waiver?	Soils mapping and Certified Soil Evaluations
Why is granting this waiver in the Town's best interest?	None
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
What is the estimated value of the proposed mitigation measures?	\$0
Other Information?	
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Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Chapter 200 Section 205-6 H
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	I. Travel lane curbing shall be vertical granite curbing
What aspect of the Regulation do you propose be waived?	Granite Curbing
What do you propose instead?	Bituminous Berm
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	In order maintain a smaller village appearance
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$5,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	It would compliment the rural neighborhood appearance
What is the impact on the development if this waiver is denied?	Would not complement appearances, Evergreen Street has no curbing
What are the design alternatives to granting this waiver?	No curb or Bituminous Berm
Why is granting this waiver in the Town's best interest?	Aids in complimenting Scenic Rural road appearance
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
What is the estimated value of the proposed mitigation measures?	\$8,000
Other Information?	
Waiver Request Prepared By:	Ronald Tiberi P.E.
Date:	3/4/2019
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Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	I. Travel lanes in the parking area shall be a minimum of twenty-four (24) feet wide
What aspect of the Regulation do you propose be waived?	Reduction of travel lane width
What do you propose instead?	Reduce Travel lanes to 22'
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Reduce speeds in parking area, reduce impervious areas and maintain a smaller village appearance
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$5,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Yes, it would minimize runoff, reduce traffic speeds and expanse of asphalt areas
What is the impact on the development if this waiver is denied?	Would require additional grading, along with drainage system changes and additional asphalt
What are the design alternatives to granting this waiver?	22' width
Why is granting this waiver in the Town's best interest?	Smaller drive would discourage pass thru traffic and turn arounds in lot
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Increase in Green space areas
What is the estimated value of the proposed mitigation measures?	Additional Green Space and sitting park \$8000
Other Information?	
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Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	Site Plan Rules & Regulations - Chapter 200 Section 205-9 C
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Parking Areas - Internal landscape planted divisions (islands and peninsulas) shall be constructed within all parking lots to provide shading and buffering. At least one deciduous tree of a minimum two and one-half (2 1/2) inches caliper in diameter shall be provided for every six (6) parking spaces. Only trees providing shade to the parking area shall be counted as meeting this requirement. This requirement may be waived in lieu of the preservation of existing trees subject to approval by the Planning Board.
What aspect of the Regulation do you propose be waived?	Shade trees over Parking Ares
What do you propose instead?	Planting additional trees around property and screening areas
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	No designated parking areas beyond driveways
What is the estimated value/cost savings to the applicant if the waiver is granted?	None
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Not complimentary to driveways
What is the impact on the development if this waiver is denied?	Would require additional grading, along with drainage system changes and additional asphalt, may result in reduced parking
What are the design alternatives to granting this waiver?	Add trees to Screening areas
Why is granting this waiver in the Town's best interest?	Allows developer to provide parking to homeowner and drainage in Small site area
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Trees added elsewhere
What is the estimated value of the proposed mitigation measures?	None

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Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	AUOD - section 504-4E
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Prohibition of new curb cuts
What aspect of the Regulation do you propose be waived?	waive requirement
What do you propose instead?	A new single Curb cut
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Reduces Number of curbcuts and provides better line of sight in both directions
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$1,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Yes it would help provide clearer site lines and reduce safety hazards
What is the impact on the development if this waiver is denied?	Project would require re-evaluation
What are the design alternatives to granting this waiver?	Two access roads at existing curbcuts
Why is granting this waiver in the Town's best interest?	reduction of curbcuts and better sightlines
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	decrease in existing curb cuts
What is the estimated value of the proposed mitigation measures?	\$200
Other Information?	
Waiver Request Prepared By:	Ronald Tiberi P.E.
Date:	3/7/2019
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Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.	AUOD - section 504-4F
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Requirement to provide exterior Bicycle parking
What aspect of the Regulation do you propose be waived?	waive requirement
What do you propose instead?	Bike parking anticipated within buildings
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Reduces clutter and maintenance
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$1,000
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Yes it would help provide clearer site lines and reduce site clutter
What is the impact on the development if this waiver is denied?	None
What are the design alternatives to granting this waiver?	interior parking
Why is granting this waiver in the Town's best interest?	Less opportunity for theft
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Increase in Green space areas
What is the estimated value of the proposed mitigation measures?	\$200
Other Information?	
Waiver Request Prepared By:	Ronald Tiberi P.E.
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