



# GRADY CONSULTING, L.L.C.

*Registered Professional Civil Engineers & Land Surveyors*

August 22, 2016

Medway Planning Board  
Town of Medway  
155 Village Street  
Medway, MA 02053

RE: Application for Review and Approval of a Major Site Plan Project  
Site Plan – 51 Alder Street, Medway  
Assessors Lot 63-001-0001 & Town of Milford Assessors Lot 45-0-2  
Applicant – Philip Anza

Dear Board Members:

On behalf of the applicant we hereby submit additional documents and revised plans as requested by Susan Affleck-Childs, Planning and Economic Development Coordinator. The plans were revised to include the waiver request to the Town of Medway Site Plan Rules and Regulations. Enclosed please find the following:

1. 10 Copies of Site Plan dated March 30, 2016. Latest revision dated August 22, 2016
2. 1 ledger size (11x17) copy of the Site Plan.
3. Electronic copy of Site plan and associated documents to be emailed.
4. Form Q Waiver Request for each waiver request.

If you have any questions please do not hesitate to call.

Sincerely,

GRADY CONSULTING, L.L.C.

Richard Grady, P.E.  
Principal Engineer

Cc:

Alder Street Realty LLC  
119 Milford Street  
Medway, MA 02053

J:\2015\15-307\Planning Board\PlanningBoard.docx

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	204-4(B) Standards for Site Plan Preparation
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	The Site Plan shall be drawn at a scale of 1"=40'
<b>What aspect of the Regulation do you propose be waived?</b>	The Site Plan shall be drawn at a scale of 1"=40'
<b>What do you propose instead?</b>	Site Plan to be drawn at a scale of 1"=20'
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The developed portion of the site consists of roughly 15,000 sf. The Site Plan would be difficult to read at a scale of 1"=40'
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	The Site Plan, at a scale of 1"=20', would result in a more efficient review and construction process as the plan would be clearer and more legible
<b>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?</b>	Approval of this waiver would result in the same design but would provide a more efficient review process and a plan suitable for construction.
<b>What is the impact on the development if this waiver is denied?</b>	None
<b>What are the design alternatives to granting this waiver?</b>	None
<b>Why is granting this waiver in the Town's best interest?</b>	A Site Plan that is legible and easily interpreted is in the Town's best interest
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	A plan that is legible will provide a more efficient review process resulting in less review time therefore reducing the cost.
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	None
<b>What is the estimated value of the proposed mitigation measures?</b>	Not Applicable
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	204-5.C.3. Existing Landscape Inventory
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	The requirement of a landscape inventory by a landscape architect
<b>What aspect of the Regulation do you propose be waived?</b>	The requirement of a landscape inventory
<b>What do you propose instead?</b>	Provide landscaping as requested by the Conservation Commission and as shown on the Site Plan
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The developed portion of the site consists of roughly 13,000 sf. of wooded area. Due to the small scale of the proposed project and limited area for planting, we are requesting a waiver. Proposed landscaping is shown the the Site Plan as requested by the Conservation Commission.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	\$500
<b>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?</b>	Approval of this waiver would result in the same design. Plantings are proposed along the 25' no disturb zone as a buffer to the resource area.
<b>What is the impact on the development if this waiver is denied?</b>	Cost of the Landscape Inventory
<b>What are the design alternatives to granting this waiver?</b>	Proposed planting plan shown on the Site Plan as requested by the Conservation Commission
<b>Why is granting this waiver in the Town's best interest?</b>	It is not anticipated that a landscape inventory would provide added value as plantings are proposed on the site plan as requested by the Conservation Commission. Granting this waiver will provide more focus on the plantings proposed near the resource area.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	Proposed plantings as shown on the Site Plan as requested by the Conservation Commission
<b>What is the estimated value of the proposed mitigation measures?</b>	The mitigation will improve the resource area.
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	204-5.D.7. Landscape Architectural Plan
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	The requirement of a landscape architectural plan
<b>What aspect of the Regulation do you propose be waived?</b>	The requirement of a landscape architectural plan
<b>What do you propose instead?</b>	Provide landscaping as requested by the Conservation Commission and as shown on the Site Plan
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The developed portion of the site consists of roughly 13,000 sf. Due to the small scale of the proposed project and limited area for planting, we are requesting a waiver. Proposed landscaping is shown on the Site Plan as requested by the Conservation Commission.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	\$2,000
<b>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?</b>	Approval of this waiver would result in the same design. Plantings are proposed along the 25' no disturb zone as a buffer to the resource area.
<b>What is the impact on the development if this waiver is denied?</b>	Cost of the Landscape Architectural Plan
<b>What are the design alternatives to granting this waiver?</b>	Proposed planting plan shown on the Site Plan as requested by the Conservation Commission
<b>Why is granting this waiver in the Town's best interest?</b>	It is not anticipated that a landscape architectural plan would provide added value as plantings are proposed on the site plan as requested by the Conservation Commission.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	Proposed plantings as shown on the Site Plan as requested by the Conservation Commission
<b>What is the estimated value of the proposed mitigation measures?</b>	The mitigation will improve the resource area.
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	204-5.D.8. Architectural Plan
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	The requirement of an Architectural Plan
<b>What aspect of the Regulation do you propose be waived?</b>	The requirement of an Architectural Plan
<b>What do you propose instead?</b>	Submit Architectural Plans at a later date as they are currently in the design process.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The Architectural Plans are currently in the design process.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	None
<b>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?</b>	Approval of this waiver request would not result in a superior design or significant improvement to the quality of this development.
<b>What is the impact on the development if this waiver is denied?</b>	It will delay the permitting and construction process
<b>What are the design alternatives to granting this waiver?</b>	None
<b>Why is granting this waiver in the Town's best interest?</b>	It will allow for review of the project and streamline the permitting process.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	None
<b>What is the estimated value of the proposed mitigation measures?</b>	Not Applicable
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16

**Questions?? - Please contact the Medway PED office at 508-533-3291.**

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	204-5.D.9. Color Rendering
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	The requirement of Color Renderings of the Site
<b>What aspect of the Regulation do you propose be waived?</b>	The requirement of Color Renderings
<b>What do you propose instead?</b>	Request a waiver to the requirement of Color Renderings
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The site, as proposed, consists of a 3 bay automotive garage. It is a small scale project with limited detail. The proposed site plan is adequate for demonstrating visual aid of the proposed project.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	\$2,000
<b>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?</b>	Approval of this waiver request would not result in a superior design or significant improvement to the quality of this development. The Color renderings would also have no impact on the design or quality of development.
<b>What is the impact on the development if this waiver is denied?</b>	Cost and time for preparing color renderings.
<b>What are the design alternatives to granting this waiver?</b>	Site Plan provided
<b>Why is granting this waiver in the Town's best interest?</b>	It will allow for review of the project and streamline the permitting process.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	None
<b>What is the estimated value of the proposed mitigation measures?</b>	Not Applicable
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	204-5.D.10. Building Layout/Floor Plan
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	The requirement of a Building Layout/Floor Plan
<b>What aspect of the Regulation do you propose be waived?</b>	The requirement of a Building Layout/Floor Plan
<b>What do you propose instead?</b>	Submit Architectural Plans at a later date as they are currently in the design process.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The Architectural Plans are currently in the design process.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	None
<b>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?</b>	Approval of this waiver request would not result in a superior design or significant improvement to the quality of this development.
<b>What is the impact on the development if this waiver is denied?</b>	It will delay the permitting and construction process
<b>What are the design alternatives to granting this waiver?</b>	None
<b>Why is granting this waiver in the Town's best interest?</b>	It will allow for review of the project and streamline the permitting process.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	None
<b>What is the estimated value of the proposed mitigation measures?</b>	Not Applicable
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16

**Questions?? - Please contact the Medway PED office at 508-533-3291.**

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	204-5.D.12. Signage Plan
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	The requirement of a Signage Plan
<b>What aspect of the Regulation do you propose be waived?</b>	The requirement of a Signage Plan
<b>What do you propose instead?</b>	To request a waiver to the required Signage Plan
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The proposed signage is currently in the design process.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	None
<b>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?</b>	Approval of this waiver request would not result in a superior design or significant improvement to the quality of this development.
<b>What is the impact on the development if this waiver is denied?</b>	It will delay the permitting and construction process
<b>What are the design alternatives to granting this waiver?</b>	None
<b>Why is granting this waiver in the Town's best interest?</b>	It will allow for review of the project and streamline the permitting process.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	None
<b>What is the estimated value of the proposed mitigation measures?</b>	Not Applicable
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	204-5.D.13. Lighting Plan
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	The requirement of a Lighting Plan
<b>What aspect of the Regulation do you propose be waived?</b>	The requirement of a Lighting Plan
<b>What do you propose instead?</b>	To request a waiver to the required Lighting Plan
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The proposed parking area is roughly 7,700 s.f. and will not require a significant amount of lighting. The proposed Site Lighting will most likely consists of overhead lighting attached to the building. There are no abutting properties in close vicinity to be affected by the proposed lighting.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	\$300
<b>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?</b>	Approval of this waiver request would not result in a superior design or significant improvement to the quality of this development.
<b>What is the impact on the development if this waiver is denied?</b>	The minimal lighting required will most likely be consistent with a Lighting Plan if provided. Therefore it will have no impact other than cost of a plan.
<b>What are the design alternatives to granting this waiver?</b>	None
<b>Why is granting this waiver in the Town's best interest?</b>	It is not anticipated that a Lighting Plan will provide any added value due to the size of the proposed project.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	None
<b>What is the estimated value of the proposed mitigation measures?</b>	Not Applicable
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	205.5.G.3.a. Parking Spaces/Stalls
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	Car Parking/Stalls shall be ten feet by twenty feet.
<b>What aspect of the Regulation do you propose be waived?</b>	Car Parking/Stalls shall be ten feet by twenty feet.
<b>What do you propose instead?</b>	Proposed Car Parking/Stalls nine feet by eighteen feet.
<b>Explanation/Justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	Due to the wetlands in the rear of the property and shape of the lot, in order to meet zoning requirements a size reduction in the parking space size is needed.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	None
<b>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?</b>	Approval of this waiver request would result in adequate parking as required by Zoning.
<b>What is the impact on the development if this waiver is denied?</b>	The proposed site would not meet zoning requirements for parking spaces.
<b>What are the design alternatives to granting this waiver?</b>	None
<b>Why is granting this waiver in the Town's best interest?</b>	The proposed site will meet zonings requirements for number of spaces.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	None
<b>What is the estimated value of the proposed mitigation measures?</b>	Not Applicable
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	205-6(G)(4)(b) Parking Spaces/Stalls
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	Car Parking/Stalls shall not be located within 15 feet of the front, side, and rear property lines.
<b>What aspect of the Regulation do you propose be waived?</b>	To allow parking within 15 feet of a side property line.
<b>What do you propose instead?</b>	Proposed Car Parking/Stalls 1.8' from the side property line.
<b>Explanation/Justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	Due to the wetlands in the rear of the property and shape of the lot, in order to meet zoning requirements a reduction in side property line setbacks is needed. The abutting properties consist of interstate 495 and undeveloped woods and wetlands.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	None
<b>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?</b>	Approval of this waiver request would result in adequate parking as required by Zoning.
<b>What is the impact on the development if this waiver is denied?</b>	The proposed site would not meet zoning requirements for parking spaces.
<b>What are the design alternatives to granting this waiver?</b>	None
<b>Why is granting this waiver in the Town's best interest?</b>	The proposed site will meet zonings requirements for number of spaces.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	None
<b>What is the estimated value of the proposed mitigation measures?</b>	Not Applicable
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	205-6(G)(4)(d) Space/Stall Design
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	Requirement of a 12' long by 20' wide turning area at the end of a dead end parking row.
<b>What aspect of the Regulation do you propose be waived?</b>	Requirement of a 12' long by 20' wide turning area at the end of a dead end parking row.
<b>What do you propose instead?</b>	Propose a 5' long turning area and a 24' wide way.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	Due to the wetlands in the rear of the property and shape of the lot, in order to meet zoning requirements for parking spaces a waiver to this requirement is needed.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	None
<b>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?</b>	Approval of this waiver request would result in adequate parking as required by Zoning.
<b>What is the impact on the development if this waiver is denied?</b>	The proposed site would not meet zoning requirements for parking spaces.
<b>What are the design alternatives to granting this waiver?</b>	None
<b>Why is granting this waiver in the Town's best interest?</b>	The proposed site will meet zonings requirements for number of spaces.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	None
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	None
<b>What is the estimated value of the proposed mitigation measures?</b>	Not Applicable
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16
<b>Questions?? - Please contact the Medway PED office at 508-533-3291.</b>	
7/8/2011	

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

<b>Project Name:</b>	50 Alder Street, Proposed 3,250 sf Commercial Building
<b>Property Location:</b>	50 Alder Street
<b>Type of Project/Permit:</b>	Major Site Plan Project
<b>Identify the number and title of the A5:B35 relevant Section of the Site Plan Rules and Regulations from which a waiver is sought.</b>	205-9 Trees and Landscaping
<b>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</b>	Landscape Buffers, Parking Areas, Screening, Trees, Tree Replacement
<b>What aspect of the Regulation do you propose be waived?</b>	the entire section
<b>What do you propose instead?</b>	Provide landscaping as requested by the Conservation Commission and as shown on the Site Plan
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The developed portion of the site consists of roughly 13,000 sf. Due to the small scale of the proposed project and limited area for planting due to the size and shape of the lot, we are requesting a waiver. Proposed landscaping is shown on the Site Plan as requested by the Conservation Commission.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	Cost of proposed tree replacement and plantings.
<b>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?</b>	Approval of this waiver would result in the same design. Plantings are proposed along the 25' no disturb zone as a buffer to the resource area. This would help improve the resource area.
<b>What is the impact on the development if this waiver is denied?</b>	Cost of tree replacement and additional plantings. It would result in densely planted areas not suitable for the health of the plants.
<b>What are the design alternatives to granting this waiver?</b>	Propose densely vegetated landscape areas that would not be a suitable environment for the plant species and difficult to care for.
<b>Why is granting this waiver in the Town's best interest?</b>	The proposed plantings as shown on the Site Plan would provide suitable plantings consistent with the intent of the regulation.
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	Cost of time relating to Town Review.
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	Proposed plantings as shown on the Site Plan as requested by the Conservation Commission
<b>What is the estimated value of the proposed mitigation measures?</b>	The mitigation will improve the resource area.
<b>Other Information?</b>	Not Applicable
<b>Waiver Request Prepared By:</b>	Grady Consulting LLC
<b>Date:</b>	22-Aug-16