



Land  
Planning  
Inc.

Date: April 2, 2024

Andy Rodenhiser, Chair  
Planning & Economic Development Board  
155 Village Street  
Medway, MA 02053

**RE: Definitive Subdivision Review**  
**37 Holliston Street**  
**Medway, MA**

Dear Mr. Rodenhiser,

On behalf of the owner, Mark Bittrolff, we hereby request the following waivers from the Subdivision Regulations, see attached table below. This waiver request inventory shall supersede the prior waiver request letter dated February 15, 2024.

Please note that variances were granted for this property.

Sincerely,

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Norman Hill, PE, PLS

Land Planning, Inc

# **WAIVER REQUEST INVENTORY**

WAIVER #	SECTION	REQUIREMENT	JUSTIFICATION
1	5.5.5	Fee in streets	No streets are being proposed
2	5.5.9	Stormwater Management	No streets are being proposed
3	5.5.10	Long term Operation and Maintenance	No streets are being proposed
4	5.5.10.1	Soil test pits with percolation tests	Soil test pit data provided is sufficient for project scope
5	5.5.11	Development Impact Report (Form F)	No streets are being proposed
6	5.5.12	Traffic Study	No streets are being proposed
7	5.5.13	Sight Distance	No streets are being proposed
8	5.5.14	ANRAD determination	No protect resource areas or buffer zones on the project site
9	5.6.3	Plan scale shall be 1"=40'	The scale provided (1"=20') shows the extents of the site and construction activities
10	5.7.2	Show property lines and buildings within 500 feet	Not applicable due to scale of subdivision
11	5.7.7	Show resource areas & buffer zones	No protect resource areas or buffer zones on the project site
12	5.7.9	Show existing wells & septic systems within 100' of Locus	Adjacent parcels are connected to Municipal water and sanitary sewer systems
13	5.7.10	Provide sufficient data to determine proposed street location	No streets are being proposed
14	5.7.12	Location of streets, etc. within 700 feet	Not applicable due to scale of subdivision
15	5.7.14	Zoning setback shown as a fine dashed line	Plan indicates setback line as a different line type
16	5.7.17	Note Mass Land Court Case Number and other case related information	No portion of the Locus property has been examined, approved, and confirmed by Mass Land Court
17	5.7.19	Layout of street construction, etc.	No streets are being proposed
18	5.7.20	Road Profiles	No streets are being proposed
19	5.7.22	Site Testing	No changes in soil are being proposed
20	5.7.23	Stormwater Management	No stormwater proposed - below applicability threshold
21	5.7.24	Trees	No changes in trees are proposed for the subdivision
22	5.7.25	Cross Section	No streets are being proposed
23	5.7.27	Street signs	No streets are being proposed
24	5.7.28	Street lights	No streets are being proposed
25	5.7.29	Side walks	No streets are being proposed
26	5.7.30	Driveway	Driveways generated from a new right-of-way cannot be shown as no new streets are being proposed
27	5.7.31	Open Space	Not applicable
28	5.7.32	Cul-de-sac Island Landscaping	No cul-de-sac is proposed
29	5.7.33	Stormwater Pollution Prevention Plan	No changes in stormwater runoff is proposed
30	5.7.34	Handicap Accessibility	No streets are being proposed
31	5.7.36	Show 40' by 80' building footprint	Building footprint per Architectural design plans
32	7.0.0	Design and Construction Standards (entire section)	Not applicable due to scale of subdivision