

**Medway Planning and Economic Development Board**  
**FORM Q - Request for Waiver from Rules and Regulations**  
*Complete 1 form for each waiver request*

<b>Project Name:</b>	NEO Cultivation & Manufacturing
<b>Property Location:</b>	4 Marc Road
<b>Type of Project/Permit:</b>	Minor Site Plan & Marijuana Special Permit
<b>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</b>	Section 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>	Site Context Sheet
<b>What aspect of the Regulation do you propose be waived?</b>	Creating a site plan sheet exclusively for this information.
<b>What do you propose instead?</b>	Providing the information required throughout the site plan set
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	DGT Associates believes that adequate information and detail is shown throughout the Site Plan. All information required on the Site Context Plan is provided throughout the Site Plan.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	The time and cost associated with creating / drafting this plan sheet.
<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>	The approval of this waiver would result in the same development plan without a Site Context Plan.
<b>What is the impact on the development if this waiver is denied?</b>	Denial of this waiver would result in lost development time and cost, which would negatively impact the applicant.
<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>	Granting this waiver will allow the applicant to begin construction in a timely manner, allowing the work within the wetland to be completed before the next high groundwater season (March-April).
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	Granting this waiver will likely not result in a cost savings or cost avoidance to the Town.
<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>	N/A
<b>Other Information?</b>	N/A
<b>Waiver Request Prepared By:</b>	DGT Associates
<b>Date:</b>	August 6, 2019

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

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<b>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</b>	Section 204-4.C.3 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>	An Existing Landscape Inventory shall be prepared by a Professional Landscape Architect lincensed in the Commonwealth of Massachusetts. This inventory shall include a "mapped" overview of existing landscape features and structures and a general inventory of major plant species including the specific identification of existing trees with a diameter of one (1) foot or greater at four (4) feet above grade.
<b>What aspect of the Regulation do you propose be waived?</b>	Completing an Existing Landscape Inventory
<b>What do you propose instead?</b>	No tree removal is proposed as part of this project.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The existing site is a large (6.68+/- acres) parcel which is mostly wooded in nature. The time and costs associated with completing this task would be excessive for the proposed scope of work.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	The time and cost associated with hiring a Professional Landscape Architect, measuring and locating all existing vegetation, and creating / drafting this plan sheet. (approximately \$ 10,000)
<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>	The approval of this waiver would result in the same development plan with an Existing Landscape Inventory.
<b>What is the impact on the development if this waiver is denied?</b>	Denial of this waiver would result in lost development time and cost, which would negatively impact the applicant.
<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>	Granting this waiver will allow the applicant to begin construction in a timely manner, allowing the work within the wetland to be completed before the next high groundwater season (March-April).
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	Granting this waiver will likely not result in a cost savings or cost avoidance to the Town.
<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>	N/A
<b>Other Information?</b>	N/A
<b>Waiver Request Prepared By:</b>	DGT Associates
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<b>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</b>	Section 204-4.D.7 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>	Landscape Architectural Plan
<b>What aspect of the Regulation do you propose be waived?</b>	Completing a Landscape Architectural Plan
<b>What do you propose instead?</b>	Maintain existing vegetation and cleanup vegetation along the existing drainage ditch.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	The existing site is a large (6.68+/- acres) parcel which is mostly wooded in nature. All existing vegetation is to remain. No access to the public will be allowed at the site.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	The time and cost associated with hiring a Professional Landscape Architect, measuring and locating all existing vegetation, and creating / drafting this plan sheet. (approximately \$ 10,000)
<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>	The approval of this waiver would result in the same development plan without a Landscape Architectural Plan.
<b>What is the impact on the development if this waiver is denied?</b>	Denial of this waiver would result in lost development time and cost, which would negatively impact the applicant.
<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>	Granting this waiver will allow the applicant to begin construction in a timely manner, allowing the work within the wetland to be completed before the next high groundwater season (March-April).
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	Granting this waiver will likely not result in a cost savings or cost avoidance to the Town.
<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>	N/A
<b>Other Information?</b>	N/A
<b>Waiver Request Prepared By:</b>	DGT Associates
<b>Date:</b>	August 6, 2019

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<b>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</b>	Section 204-4.D.12 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>	Signage Plan
<b>What aspect of the Regulation do you propose be waived?</b>	Completing a Signage Plan
<b>What do you propose instead?</b>	Replace the lettering on the existing free standing sign to display address only. there will be no signage on the existing building for security purposes.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	No signs of any significance are proposed for this development.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	The time and cost associated creating / drafting this plan sheet.
<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>	The approval of this waiver would result in the same development plan without a Signage Plan.
<b>What is the impact on the development if this waiver is denied?</b>	Denial of this waiver would result in lost development time and cost, which would negatively impact the applicant.
<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>	Granting this waiver will allow the applicant to begin construction in a timely manner, allowing the work within the wetland to be completed before the next high groundwater season (March-April).
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	Granting this waiver will likely not result in a cost savings or cost avoidance to the Town.
<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>	N/A
<b>Other Information?</b>	N/A
<b>Waiver Request Prepared By:</b>	DGT Associates
<b>Date:</b>	August 6, 2019

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<b>Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.</b>	Section 204-4.D.13 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>	Lighting Plan
<b>What aspect of the Regulation do you propose be waived?</b>	Completing a Lighting Plan
<b>What do you propose instead?</b>	There is no existing site lighting (light poles) and no light poles are proposed. Building lights will be added for security purposes and to meet building codes.
<b>Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</b>	No lights of any significance are proposed for this development.
<b>What is the estimated value/cost savings to the applicant if the waiver is granted?</b>	The time and cost associated creating / drafting this plan sheet.
<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>	The approval of this waiver would result in the same development plan without a Lighting Plan.
<b>What is the impact on the development if this waiver is denied?</b>	Denial of this waiver would result in lost development time and cost, which would negatively impact the applicant.
<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>	Granting this waiver will allow the applicant to begin construction in a timely manner, allowing the work within the wetland to be completed before the next high groundwater season (March-April).
<b>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</b>	Granting this waiver will likely not result in a cost savings or cost avoidance to the Town.
<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>	N/A
<b>Other Information?</b>	N/A
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