

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

Project Name	Multi-Family Site Development
Property Location	288 Village Street
Type of Permit	Multi-Family Special Permit
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Site Plan Rules & Regulations Chapter 200 Section 204-3 F. 1
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Full traffic impact assessment
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Traffic impact assessment per regulations
What do you propose as an alternative to the standard?	Limit to trip generation and sight distance
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	Project scope and size generate little to no impact
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	Proposal is consistent with neighborhood.
Explanation/justification. 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 request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
Waiver Request Prepared By:	Norman G. Hill P.E.
Date:	4/26/2022
Questions?? - Please contact the Medway PEDB office at 508-533-3291.	
<i>2/7/2022</i>	

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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Full environmental impact assessment
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Full environmental report per regulations
What do you propose as an alternative to the standard?	Limit to stormwater management report
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	Project scope and size generate little to no impact
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
Explanation/justification. 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 applicable
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Full neighborhood impact assessment
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Neighborhood impact report per regulations
What do you propose as an alternative to the standard?	Eliminate
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project is consistent with the neighborhood
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
Explanation/justification. 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 applicable
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Front yard setback
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Reduce setback distance from street line
What do you propose as an alternative to the standard?	Reduce to 30 ft
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project is consistent with the residential neighborhood.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
Explanation/justification. 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?	Reduce impervious surface area on site
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Parking impact assessment
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Eliminate (under threshold)
What do you propose as an alternative to the standard?	Eliminate
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project is under the 30 space threshold
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
Explanation/justification. 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 applicable
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Landscape architect plan
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Eliminate
What do you propose as an alternative to the standard?	Allow typical residential plantings
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
Explanation/justification. 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 applicable
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Site entrance width
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Reduce 20 ft width requirement
What do you propose as an alternative to the standard?	Allow 16 ft entrance width
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood. Will minimize impervious surface coverage on the project site
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
Explanation/justification. 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?	Will minimize impervious surface coverage on the project site. Improve runoff infiltration/ recharge
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Vertical granite curb
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Eliminate curb requirement
What do you propose as an alternative to the standard?	None
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
Explanation/justification. 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?	Will be more aesthetically consistent with the Scenic Road setting and surrounding residential lots
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Driveway side lot line setback
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Reduce 15 ft setback requirement
What do you propose as an alternative to the standard?	Allow 11 ft lot line setback to driveway
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood. Existing natural vegetated barrier along lot line provides screening
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
Explanation/justification. 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?	Allows for a grass strip between the proposed structure and driveway
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Perimeter parking area granite curb
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Eliminate requirement
What do you propose as an alternative to the standard?	None
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The project consistent with the residential neighborhood.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	The proposal demonstrates practical design and development of the site.
Explanation/justification. 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?	Improve stormwater flow paths, reduce runoff to municipal drainage system and management of runoff
What is the impact on the development if this waiver request is denied?	None
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None
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