

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

Project Name:	Cutler Place
Property Location:	6 Cutler 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 204-3 A (7). Impact report
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	A written Development Impact Statement which shall describe the potential and anticipated impacts of the proposed development, identify all positive and adverse impacts, and propose an acceptable program to prevent or mitigate adverse impacts.
What aspect of the Regulation do you propose be waived?	The requirement for full environmental impact report
What do you propose instead?	Limit assessment to drainage report
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The project size and scope produces little to no substantive impacts
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?	It will result in less runoff, smaller parking footprint, a more rural setting
What is the impact on the development if this waiver is denied?	None
What are the design alternatives to granting this waiver?	Not Applicable
Why is granting this waiver in the Town's best interest?	Not applicable
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	Not applicable
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Limit assessment to Drainage report
What is the estimated value of the proposed mitigation measures?	\$25,000

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Other Information?	
Waiver Request Prepared By:	Ronald Tiberi P.E.
Date:	11/13/2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	

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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 204-6 G (3). Parking Stalls
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Space/stall design a) Car parking spaces/stalls shall be ten (10) feet by twenty (20) feet, except that handicap stalls shall be in accordance with the current ADA; standards. Each handicapped space/stall must be identified on the ground surface and by a sign.
What aspect of the Regulation do you propose be waived?	The requirement to inventory for 10x20 space
What do you propose instead?	Use of as Standard 9x18 stall size
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Reduction in impervious area and runoff rates, small parking footprint in keeping with rural setting
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$2,000
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 will result iLess runoff, smaller parking footprint , a more rural setting
What is the impact on the development if this waiver is denied?	None
What are the design alternatives to granting this waiver?	Not Applicable
Why is granting this waiver in the Town's best interest?	It would demonstrate the Town's understanding of the site and practical approach to the design
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	Not applicable
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	More green space, less runoff and drainage structures
What is the estimated value of the proposed mitigation measures?	\$5,000

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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, Cutler 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
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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?	\$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?	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, reduction in drainage
What is the estimated value of the proposed mitigation measures?	Additional Green Space \$8000
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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.	Limited parking areas beyond driveway
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 smaller parking footprint 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?	No curbs
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Provides sheet drainage and keeps rural setting
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, better flow to rain garden 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 curbcuts sizes
What is the estimated value of the proposed mitigation measures?	\$1,000
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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?	\$500
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
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