

**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>	Site Plan 86 Holliston Street Medway, Massachusetts
<b>Property Location</b>	86 Holliston Street
<b>Type of Permit</b>	Major Site Plan
Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Section 207-19 (B) Landscaping C. Parking Areas(d)
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	To provide shade trees for every 6 parking spaces.
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	To provide an adequate amount of shade trees where possible and not conflict with the underground utilities.
What do you propose as an alternative to the standard?	N/A
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The underground utilities located within the site allows for limited plantings.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	Shade trees have been proposed around the site to provide shade in all areas possible while avoiding interference with the underground utilities.
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?	To provide shade wherever possible and allow for the construction of the utilities and underground drainage.
What is the impact on the development if this waiver request is denied?	Interference with utility locations.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	N/A
Waiver Request Prepared By:	Mike Hassett
Date:	4/14/2022
<b>Questions?? - Please contact the Medway PEDB office at 508-533-3291.</b>	
2/7/2022	

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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	To provide a landscape plan by a Registered Professional Landscape Architect
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	To provide a landscape plan that is not prepared by a Reg. Professional Landscape Architect
What do you propose as an alternative to the standard?	Prepare a landscape plan stamped by a Registered P.E.
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	Waiver requested because proposed landscaping needs are minimal and services of a Professional Landscape Architect is not necessary
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	Waiver requested because the proposed landscaping needs are minimal allowing for site improvements to be completed
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?	Approval would allow significant site and safety improvements to be completed
What is the impact on the development if this waiver request is denied?	N/A
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	N/A
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Section 204-5 (B) in its entirety
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	Full section
What do you propose as an alternative to the standard?	N/A
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	N/A
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	N/A
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?	N/A
What is the impact on the development if this waiver request is denied?	N/A
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	N/A
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Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.	Section 207-19 Landscaping B. (2) Landscape buffers
Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Waiver request for perimeter landscaping around entire site.
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	To allow an evergreen buffer along the rear of the site only.
What do you propose as an alternative to the standard?	N/A
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	Planting along the west side of the site would conflict with the existing drainage located along the property line. Evergreen plantings on the easterly site would interfere with site lines along the access road.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	If the waiver is granted, there would be no conflicts with drainage and would allow for plantings within the buffer. The access road site line would remain clear for vehicle safety
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?	The waiver would provide safety measures around the site.
What is the impact on the development if this waiver request is denied?	The drainage could be damaged with root and tree growth and safety around the site would be compromised.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	N/A
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<b>Identify the number and title of the relevant section of the <i>Site Plan Rules and Regulations</i> from which a waiver is sought.</b>	Section 207-12 (B) Parking G.(3) location(a)
<b>Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.</b>	Parking spaces designed in the front of proposed building with minimal screening provided.
<b>What aspect of the <i>Rule and Regulation</i> do you propose be waived?</b>	To allow parking within the front yard along Holliston Street
<b>What do you propose as an alternative to the standard?</b>	N/A
<b>Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?</b>	The proposed site is a medical building, parking allowed in the front would provide ample parking for safety and emergency vehicles.
<b>Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?</b>	N/A
<b>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?</b>	The waiver would provide ample parking for the medical facility.
<b>What is the impact on the development if this waiver request is denied?</b>	Insufficient parking
<b>What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?</b>	N/A
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<b>Date:</b>	4/14/2022
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Summarize the text of the relevant section of the <i>Rules and Regulations</i> from which a waiver is requested.	Five foot sidewalks shall be provided within parking areas. Where sidewalks abut parking areas. The sidewalk width shall be increased by 2' to accommodate vehicular bumper overhang.
What aspect of the <i>Rule and Regulation</i> do you propose be waived?	To provide 5' sidewalks for a short distance in front of building entrance
What do you propose as an alternative to the standard?	To remove a portion of the sidewalk and create a landscape buffer
Explanation/justification for the waiver request. How does the particular rule/regulation not apply to the site or situation under review?	The entrance to the building is to the right and left of the proposed sidewalk. Pedestrians can access the building from either entrance.
Explanation/justification. How would approval of this waiver request not be significantly detrimental to achieving the purposes of site plan review?	By constructing sidewalks around the building provides pedestrian safety.
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?	Approval would allow significant site and safety improvements to be completed
What is the impact on the development if this waiver request is denied?	N/A
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	N/A
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