

LIST OF REQUESTED WAIVERS

- Section 7.6.2.b Waiver to not require installation of an extension of Municipal water within the proposed roadway. Proposed Lot 2 containing the new house would be serviced by an on-site private well.
- Section 7.7.2.p Waiver to allow less than a 30 foot setback from drainage basins to the proposed private road and Lot 1. The 30 foot buffer would be maintained to both Summer Street and the northerly abutter.
- Section 7.7.4.d Waiver from the requirement to install an independent drainage system to collect foundation perimeter drains. The only new house would be on Lot 2. This lot would discharge any foundation drainage the rear of the property away from the roadway.
- Section 7.9.5.a Waiver to allow a minimum center line grade of one percent (1%) to reduce the required earthwork and more closely match the existing conditions.
- Section 7.9.5.c Waiver to allow a vertical curve within the leveling area (not fixed slope). All slopes would be below the maximum 2% threshold.
- Section 7.10.1 & 2 Waiver from the requirement curbs and berms. The project has been proposed with low impact development (LID) grassed swales in place of traditional curbs and gutters.
- Section 7.21 Waiver from installation of additional street lighting. The existing utility pole on Summer Street located 50 feet north of the proposed roadway includes a street light.

Medway Planning and Economic Development Board
Request for Waiver from Subdivision Rules and Regulations

Complete 1 form for each waiver request

Project Name:	Boundary Lane
Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
<i>Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.</i>	Section 7.6.2.b Utilities: Water Facilities
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Waiver from the requirement to provide Municipal Water facilities within the roadway
<i>What aspect of the Regulation do you propose be waived?</i>	Requirement to provide Municipal Water within roadway.
<i>What do you propose instead?</i>	Private well for the one new house.
<i>Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	The two existing houses are currently serviced by municipal water from Summer Street, and an existing well is located on Lot 2.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	\$42,000.
<i>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?</i>	Reduced work and disturbance within Summer Street. Maintaining equivalent level of fire protection without the need for additional infrastructure.
<i>What is the impact on the development if this waiver is denied?</i>	Increased cost, disturbance and work in Summer Street and future maintenance cost
<i>What are the design alternatives to granting this waiver?</i>	Providing municipal water main within the roadway.
<i>Why is granting this waiver in the Town's best interest?</i>	Maintaining equivalent level of service without the need for additional infrastructure and future maintenance.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	Future maintenance cost.
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	Provide a private well for the new house.
<i>What is the estimated value of the proposed mitigation measures?</i>	\$14,000.
<i>Other Information?</i>	
Waiver Request Prepared By:	Connorstone Engineering Inc.
Date:	8-17-2021
Questions?? - Please contact the Medway PED office at 508-533-3291.	
<i>Updated 10-23-18</i>	

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Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	Section 7.7.2.p Stormwater Management : Procedure
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Waiver to allow less than a 30 foot setback from drainage basin to the interior lot line of Lot 1 and the private way
What aspect of the Regulation do you propose be waived?	The requirement to provide 30 foot setback.
What do you propose instead?	Allow the edge of basin to be within 30 feet of Lot 1.
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The proposed basin has been designed to fit with the existing topography, preserve trees along the roadway and blend into the abutting grades.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$0
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?	Waiver would allow an "LID" Low Impact Development drainage system that fits with the existing topography and site conditions.
What is the impact on the development if this waiver is denied?	Increased basin depth embankment heights, reduced groundwater recharge, removal of 2 existing street trees.
What are the design alternatives to granting this waiver?	Re-design basin with a lower bottom elevation closer to groundwater and increase berm height.
Why is granting this waiver in the Town's best interest?	More aesthetically pleasing, increased recharge, and the design provides a 30' setback to abutters and Summer St.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$0
What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?	Low Impact Development (LID) drainage system .
What is the estimated value of the proposed mitigation measures?	\$0
Other Information?	
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Property Location:	67-69 Summer Street
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<i>Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.</i>	Section 7.7.4.d Stormwater Management : Construction
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Waiver from the requirement to install independant drain system in road for foundation perimeter drains
<i>What aspect of the Regulation do you propose be waived?</i>	The requirement to provide foundation drain in road.
<i>What do you propose instead?</i>	Proposed foundation drain to daylight at rear of new house.
<i>Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	The proposed house (lot 2) would be located downgradient of the roadway and has sufficient elevation to route a foundation drain to the rear of the lot (not toward abutting properties)
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	\$12,000
<i>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?</i>	Waiver would allow a foundation drain for the new house while not requiring additional roadway infrastructure.
<i>What is the impact on the development if this waiver is denied?</i>	Installation of unnecessary infrastructure.
<i>What are the design alternatives to granting this waiver?</i>	Install independent drain within the roadway.
<i>Why is granting this waiver in the Town's best interest?</i>	Reduction in unused infrastructure within the roadway.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	\$0
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	
<i>What is the estimated value of the proposed mitigation measures?</i>	\$0
<i>Other Information?</i>	
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Project Name:	Boundary Lane
Property Location:	67-69 Summer Street
Type of Project/Permit:	Definitive Subdivision Plan
Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	Section 7.9.5.a Streets and Roadways: Grade.
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Waiver to allow a reduced centerline grade.
What aspect of the Regulation do you propose be waived?	The requirement to provide 2% grade.
What do you propose instead?	1% grade.
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Minimize fill needed for road and impact on existing house driveways.
What is the estimated value/cost savings to the applicant if the waiver is granted?	\$16,500 .
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?	Waiver would allow a lower roadway to match the existing condition on the site and save impact on existing house driveways.
What is the impact on the development if this waiver is denied?	Roadway would be higher relative to existing landscape and houses..
What are the design alternatives to granting this waiver?	Provide a raised roadway and driveways.
Why is granting this waiver in the Town's best interest?	Preserves look and feel of existing landscape.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$16,500 cost passed on to customers.
What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?	Preserve existing landscape .
What is the estimated value of the proposed mitigation measures?	\$16,500.
Other Information?	
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Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.	Section 7.9.5.c Streets and Roadways: Grade.
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Waiver to allow a vertical curve within 100 feet of an intersection.
What aspect of the Regulation do you propose be waived?	The requirement to provide a fixed grade.
What do you propose instead?	Allow a vertical curve (not fixed grade)
Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	Minimize fill needed for road and better match the existing topography and drainage patterns.
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?	Waiver would allow the roadway to match the existing topography, and still maintain a maximum grade of 2% or less.
What is the impact on the development if this waiver is denied?	Roadway would be higher relative to existing landscape and houses.
What are the design alternatives to granting this waiver?	Provide a fixed grade and increase the height of the roadway.
Why is granting this waiver in the Town's best interest?	Preserves look and feel of existing landscape.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	\$0
What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?	Preserve existing landscape reduce earthwork.
What is the estimated value of the proposed mitigation measures?	\$0.
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Project Name:	Boundary Lane
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Type of Project/Permit:	Definitive Subdivision Plan
<i>Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.</i>	Section 7.10.1&2 Curbs and Berms
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Waiver from the requirement for curbs and berms.
<i>What aspect of the Regulation do you propose be waived?</i>	The requirement to provide curbs and berms.
<i>What do you propose instead?</i>	Grass swales and waterways.
<i>Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	Eliminate need for closed drainage system and provide Low Impact Development (LID) drainage
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	\$9,400.
<i>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?</i>	Waiver would allow an LID drainage design which is less expensive and provides superior water quality treatment.
<i>What is the impact on the development if this waiver is denied?</i>	Roadway would have curbs, berms and closed drainage.
<i>What are the design alternatives to granting this waiver?</i>	Provide curbs berms and closed drainage system.
<i>Why is granting this waiver in the Town's best interest?</i>	Preserves look and feel of existing landscape and enhances water quality.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	\$0
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	Preserve existing landscape and provide water quality swales .
<i>What is the estimated value of the proposed mitigation measures?</i>	\$0.
<i>Other Information?</i>	
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<i>Identify the number and title of the relevant Section of the Subdivision Plan Rules and Regulations from which a waiver is sought.</i>	Section 7.21 Street Lighting
<i>Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.</i>	Waiver from the requirement for street lighting.
<i>What aspect of the Regulation do you propose be waived?</i>	The requirement to provide street lighting.
<i>What do you propose instead?</i>	Retain existing street light on Summer Street
<i>Explain/justify the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.</i>	The proposed road is a private driveway and full street lighting is not necessary or desired. There is an existing street light on Summer Street 50 feet away.
<i>What is the estimated value/cost savings to the applicant if the waiver is granted?</i>	\$30,000.
<i>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?</i>	Waiver would allow an existing level of lighting at the intersection and along the private drive. Additional lighting is considered to be detrimental to the environment.
<i>What is the impact on the development if this waiver is denied?</i>	Roadway would have street lights and increased illumination.
<i>What are the design alternatives to granting this waiver?</i>	Retain existing level of lighting.
<i>Why is granting this waiver in the Town's best interest?</i>	Preserves look and feel of existing landscape and reduces energy consumption.
<i>If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?</i>	\$0
<i>What mitigation measures do you propose to offset not complying with this particular Rule/Regulation?</i>	Preserve existing levels of lighting.
<i>What is the estimated value of the proposed mitigation measures?</i>	\$0
<i>Other Information?</i>	
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