

MAJOR SITE PLAN REVIEW

HERITAGE ON MAIN

MIXED-USE DEVELOPMENT

107-119 Main Street, 1 & 3 Elm Street,
0 & 26 Kelley Street

PLANNING BOARD HEARING 9/8/26

ROUTE 85 REALTY CORP.

BOHLER //

AGENDA

I. INTRODUCTIONS

II. SITE, LANDSCAPE AND AMENITY DESIGN

III. RESPONSE TO COMMENTS UPDATE

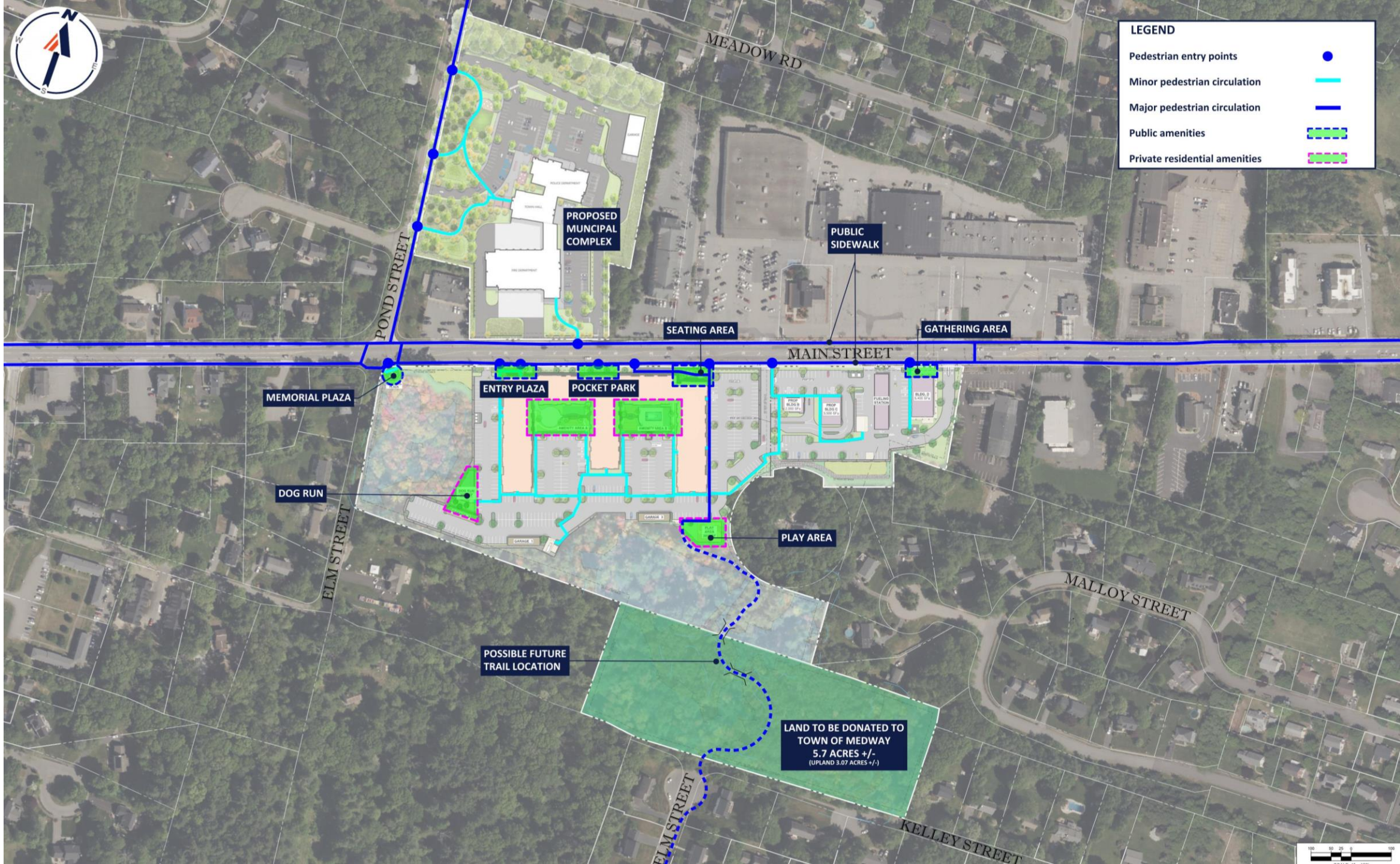
IV. SPECIAL PERMITS REQUESTED

V. WAIVERS REQUESTED

VI. NEXT STEPS

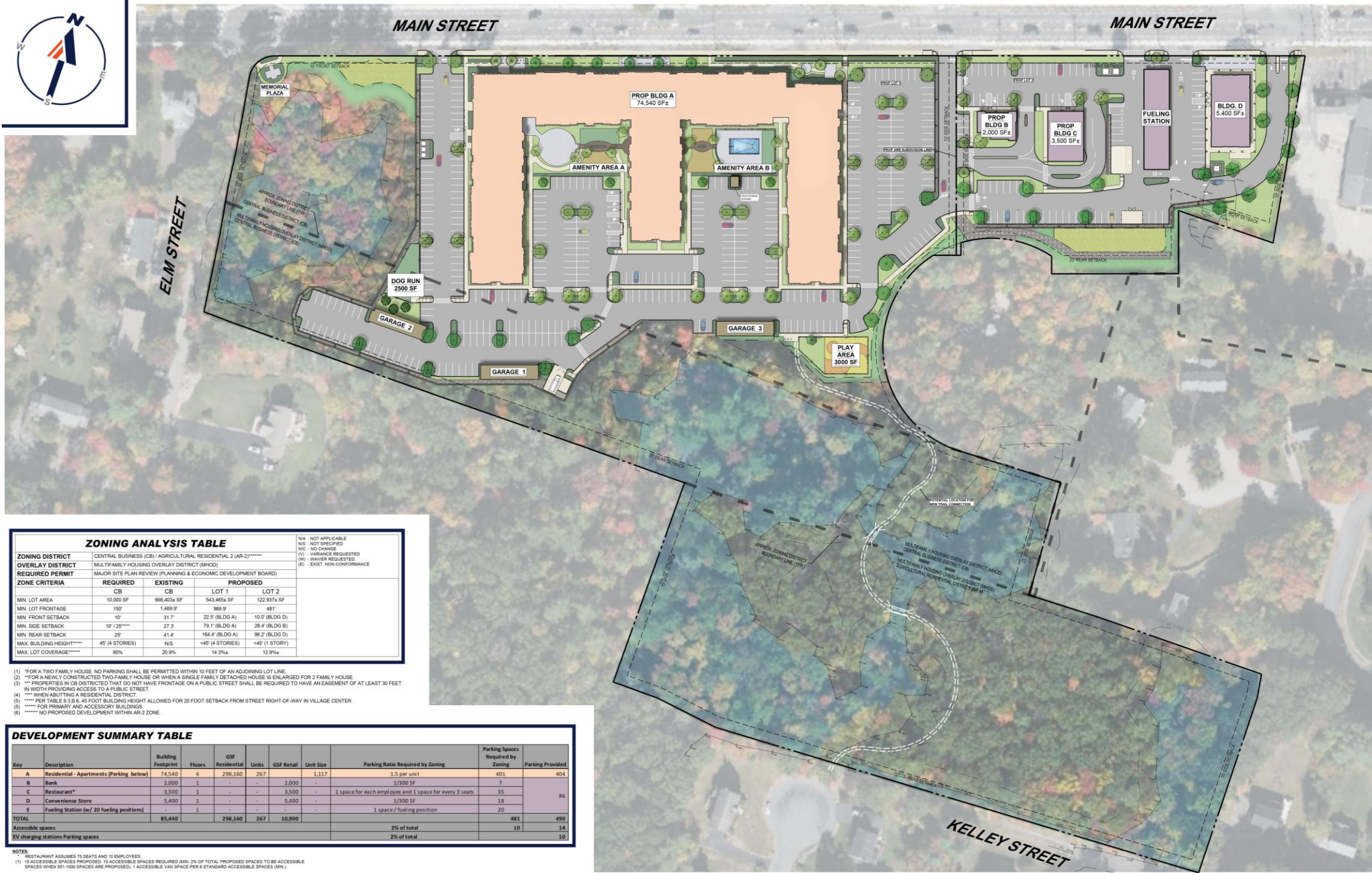
SITE, LANDSCAPE AND AMENITY DESIGN

Context Diagram



LEGEND	
Pedestrian entry points	
Minor pedestrian circulation	
Major pedestrian circulation	
Public amenities	
Private residential amenities	

Overall Site Layout



ZONING ANALYSIS TABLE

ZONING DISTRICT	CENTRAL BUSINESS (CB) / AGRICULTURAL RESIDENTIAL 2 (AR-2)*****			
OVERLAY DISTRICT	MULTIFAMILY HOUSING OVERLAY DISTRICT (MHOD)			
REQUIRED PERMIT	MAJOR SITE PLAN REVIEW (PLANNING & ECONOMIC DEVELOPMENT BOARD)			
ZONE CRITERIA	REQUIRED	EXISTING	PROPOSED	
	CB	CB	LOT 1	LOT 2
MIN. LOT AREA	10,000 SF	666,403± SF	543,465± SF	122,937± SF
MIN. LOT FRONTAGE	150'	1,469.9'	988.9'	481'
MIN. FRONT SETBACK	10'	31.7'	22.5' (BLDG A)	10.0' (BLDG D)
MIN. SIDE SETBACK	10' / 25'*****	27.3'	79.1' (BLDG A)	28.4' (BLDG B)
MIN. REAR SETBACK	25'	41.4'	164.4' (BLDG A)	98.2' (BLDG D)
MAX. BUILDING HEIGHT*****	45' (4 STORIES)	N/S	<45' (4 STORIES)	<45' (1 STORY)
MAX. LOT COVERAGE*****	80%	20.9%	14.3%±	12.9%±

N/A - NOT APPLICABLE
N/S - NOT SPECIFIED
N/C - NO CHANGE
(V) - VARIANCE REQUESTED
(W) - WAIVER REQUESTED
(E) - EXIST. NON-CONFORMANCE

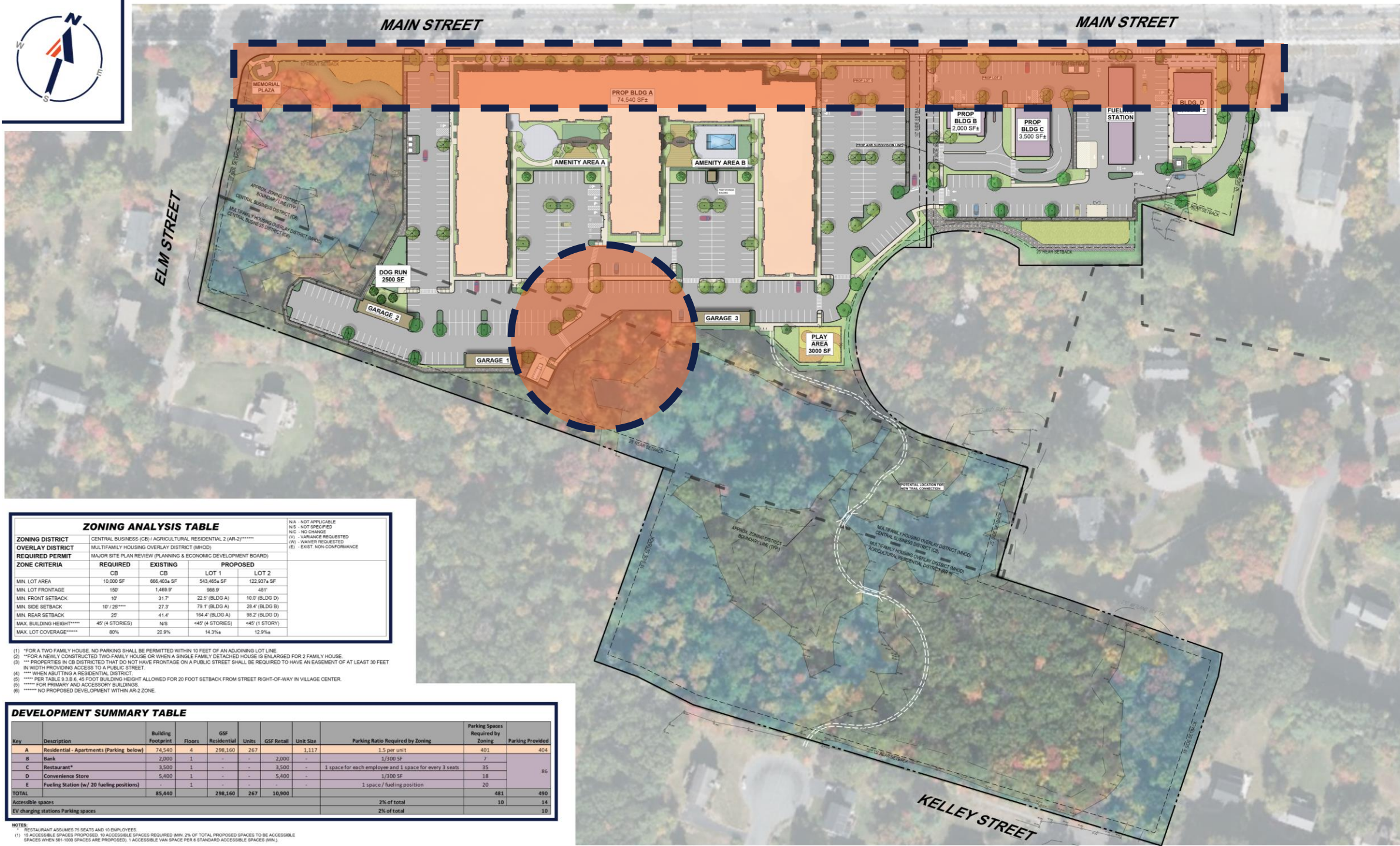
- (1) *FOR A TWO FAMILY HOUSE, NO PARKING SHALL BE PERMITTED WITHIN 10 FEET OF AN ADJOINING LOT LINE.
(2) **FOR A NEWLY CONSTRUCTED TWO FAMILY HOUSE OR WHEN A SINGLE FAMILY DETACHED HOUSE IS ENLARGED FOR 2 FAMILY HOUSE.
(3) *** PROPERTIES IN CB DISTRICTED THAT DO NOT HAVE FRONTAGE ON A PUBLIC STREET SHALL BE REQUIRED TO HAVE AN EASEMENT OF AT LEAST 30 FEET IN WIDTH PROVIDING ACCESS TO A PUBLIC STREET.
(4) **** WHEN ABUTTING A RESIDENTIAL DISTRICT.
(5) ***** PER TABLE 9.3.B.6. 45 FOOT BUILDING HEIGHT ALLOWED FOR 20 FOOT SETBACK FROM STREET RIGHT-OF-WAY IN VILLAGE CENTER.
(6) ***** FOR PRIMARY AND ACCESSORY BUILDINGS.
(7) ***** NO PROPOSED DEVELOPMENT WITHIN AR-2 ZONE.

DEVELOPMENT SUMMARY TABLE

Key	Description	Building Footprint	Floors	GSF Residential	Units	GSF Retail	Unit Size	Parking Ratio Required by Zoning	Parking Spaces Required by Zoning	Parking Provided
A	Residential - Apartments (Parking below)	74,540	4	298,160	267	-	1,117	1.5 per unit	401	404
B	Bank	2,000	1	-	-	2,000	-	1/300 SF	7	-
C	Restaurant*	3,500	1	-	-	3,500	-	1 space for each employee and 1 space for every 3 seats	35	86
D	Convenience Store	5,400	1	-	-	5,400	-	1/300 SF	18	-
E	Fueling Station (w/ 20 fueling positions)	-	1	-	-	-	-	1 space / fueling position	20	-
TOTAL		85,440		298,160	267	10,900			481	490
Accessible spaces									2% of total	14
EV charging stations Parking spaces									2% of total	10

NOTES:
(1) RESTAURANT ASSUMES 75 SEATS AND 10 EMPLOYEES.
(2) 1% ACCESSIBLE SPACES PROPOSED: 1% ACCESSIBLE SPACES REQUIRED (MIN. 2% OF TOTAL PROPOSED SPACES TO BE ACCESSIBLE SPACES WHEN 501-1000 SPACES ARE PROPOSED); 1 ACCESSIBLE VAN SPACE PER 6 STANDARD ACCESSIBLE SPACES (MIN.).

Overall Site Layout



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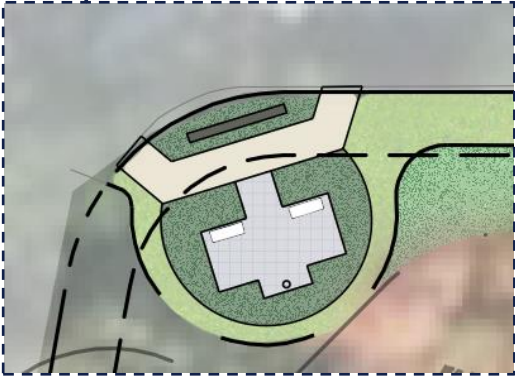
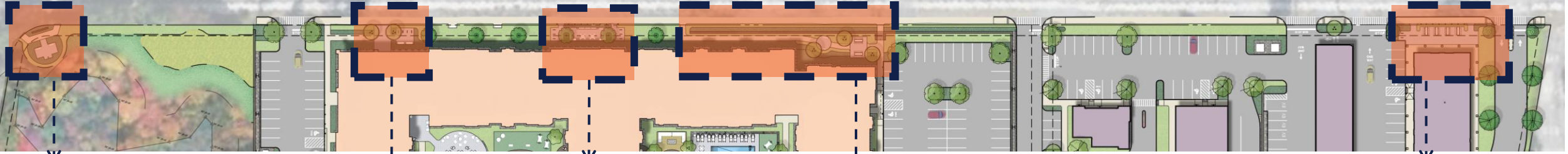
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PUBLIC AMENITIES

- **MEMORIAL**
- **ENTRY PLAZA**
- **POCKET PARK**
- **SEATING AREA**
- **GATHERING AREA**

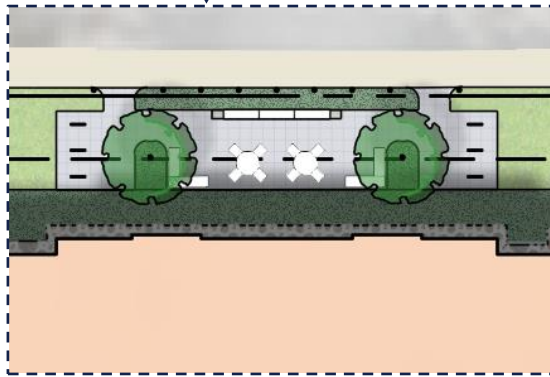
MAIN STREET

MAIN STREET



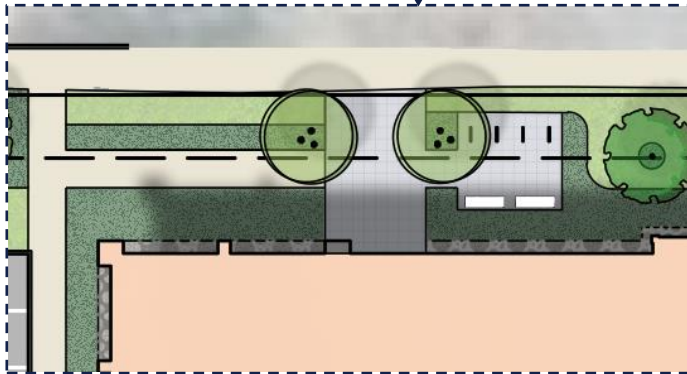
Memorial

- Flagpole
- Seating
- Entry sign



Pocket Park

- Bench / seat wall
- Bike parking
- Trash receptacle
- Security bollards

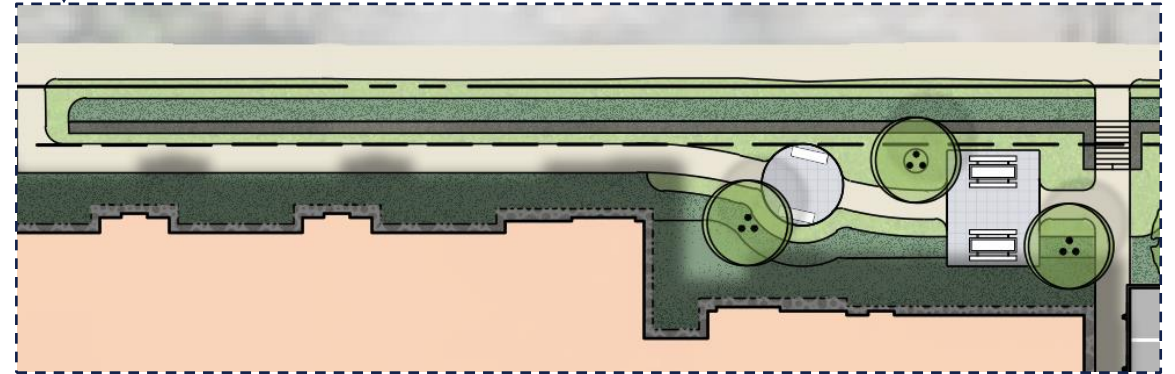
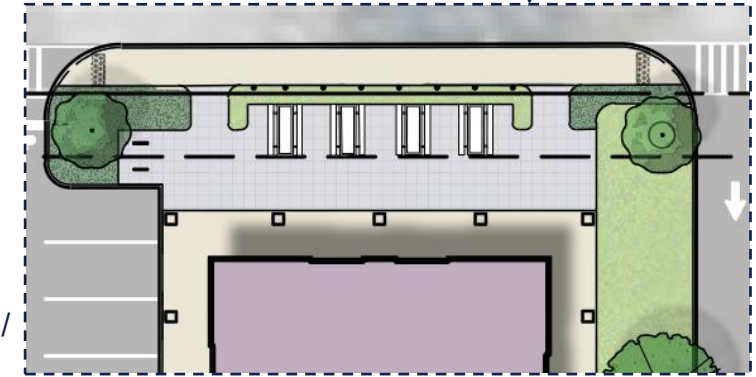


Entry plaza

- Seating
- Bike racks
- Trash receptacle
- Security bollards

Gathering area

- Picnic tables
- Bike parking
- Trash receptacle
- Security bollards / fence

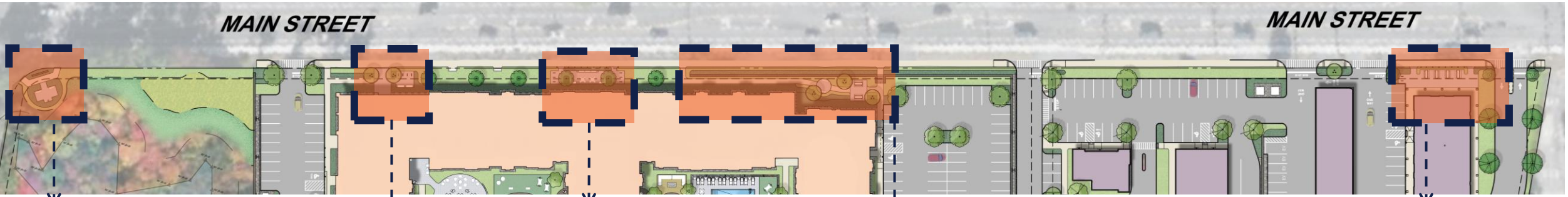


Seating area, pedestrian access

- Picnic tables
- Benches
- Trash receptacle

MAIN STREET

MAIN STREET



Memorial



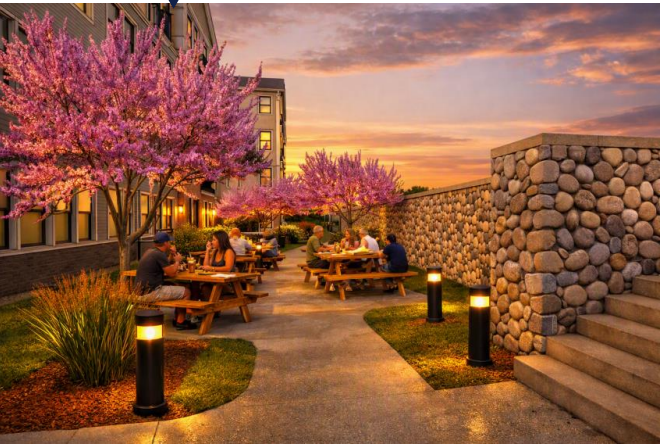
Pocket Park



Gathering Area



Entry plaza



Seating area

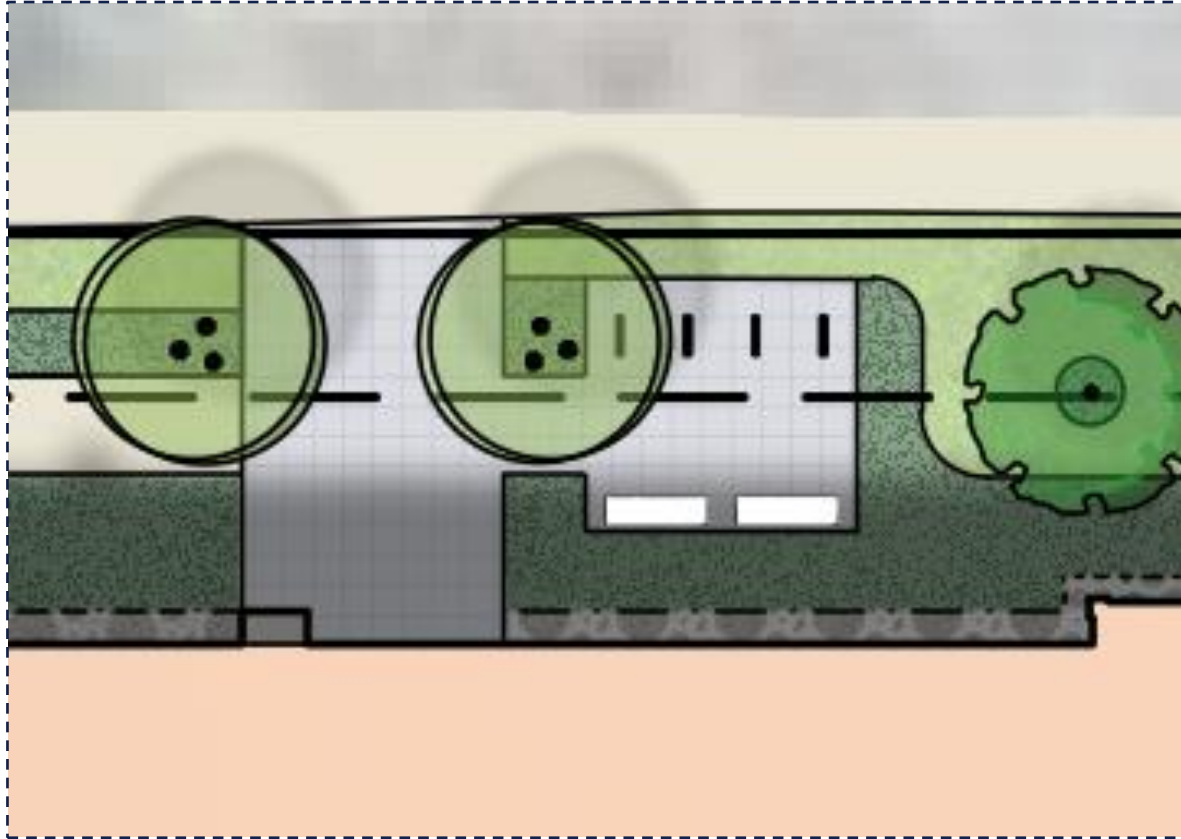
Memorial Plaza



MAIN STREET

MAIN STREET

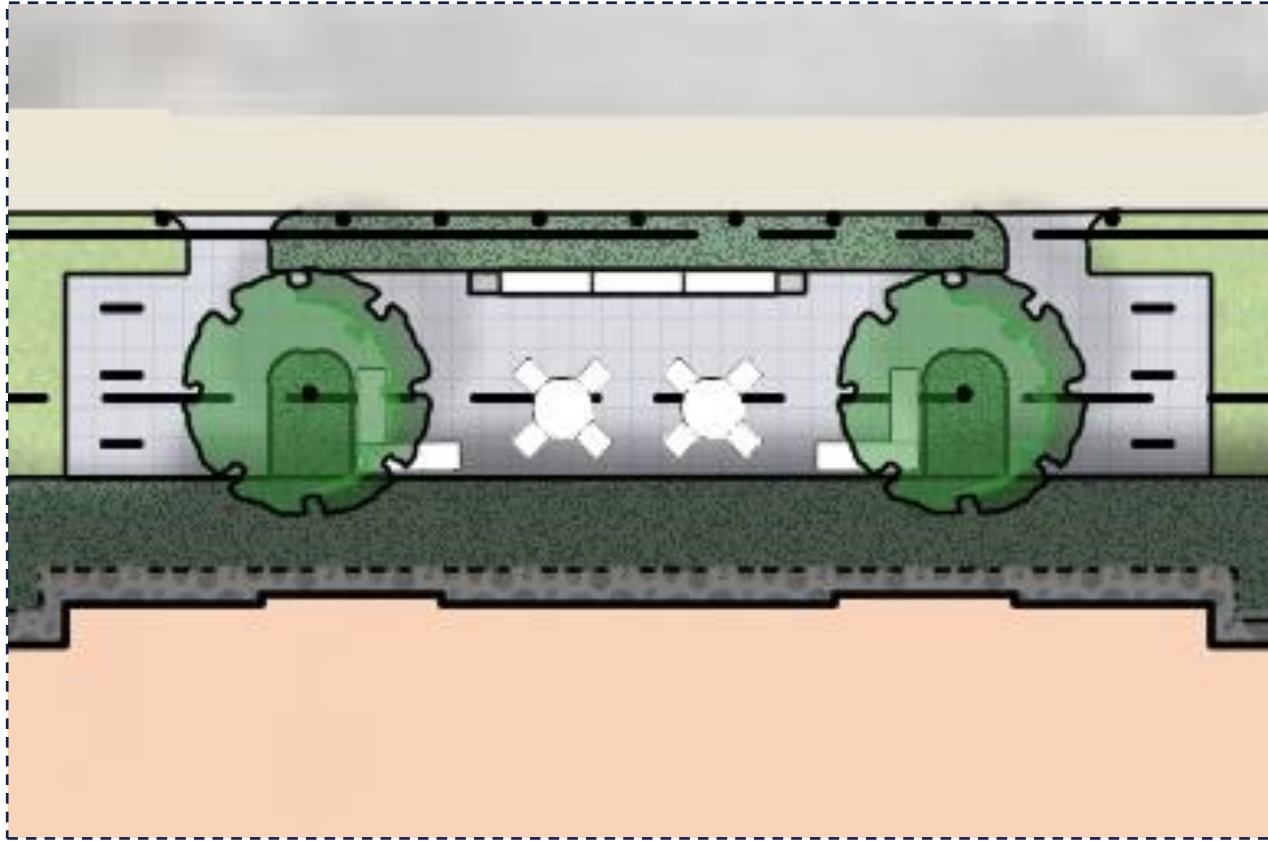
Entry Plaza



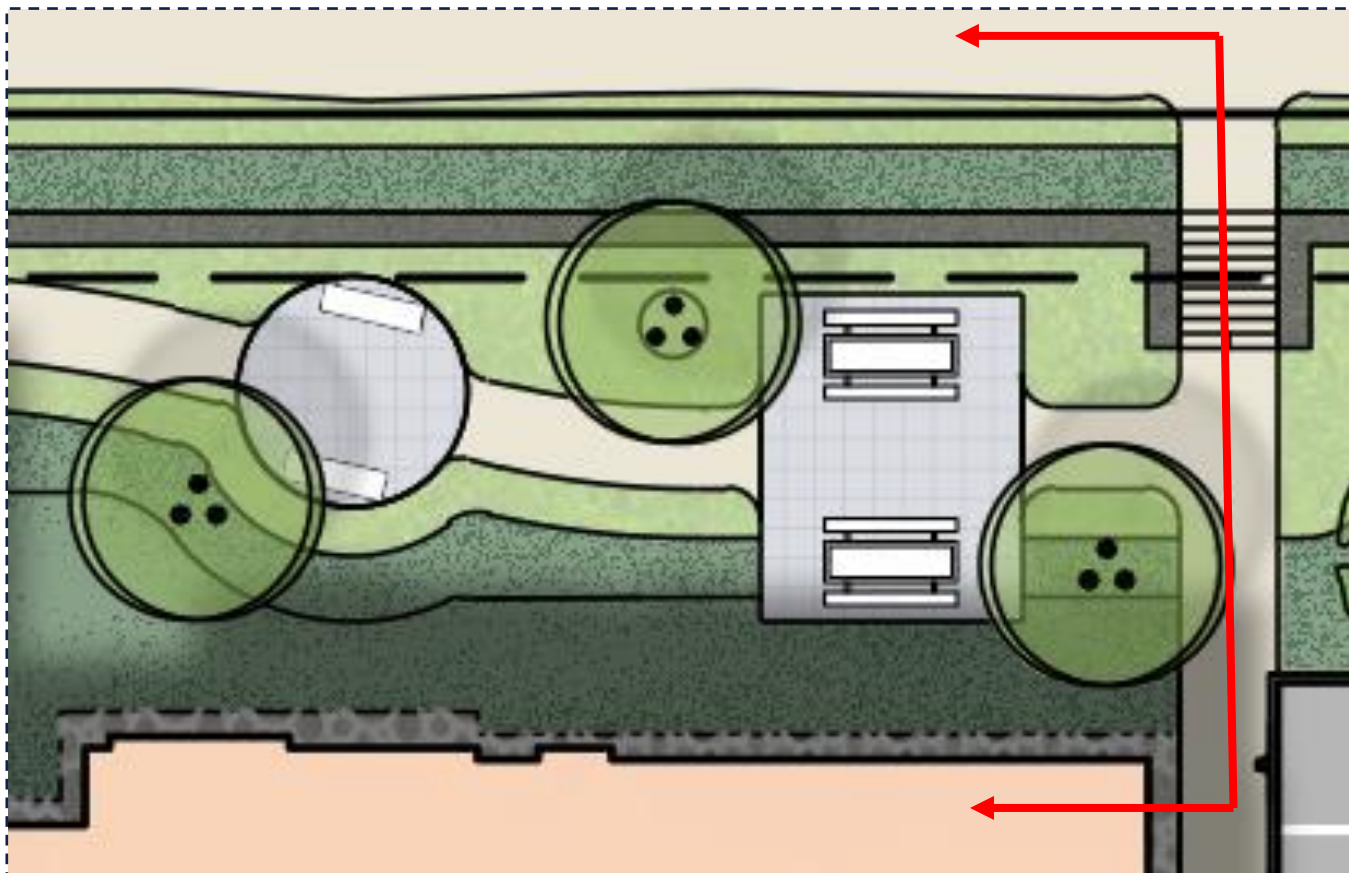
MAIN STREET

MAIN STREET

Pocket Park

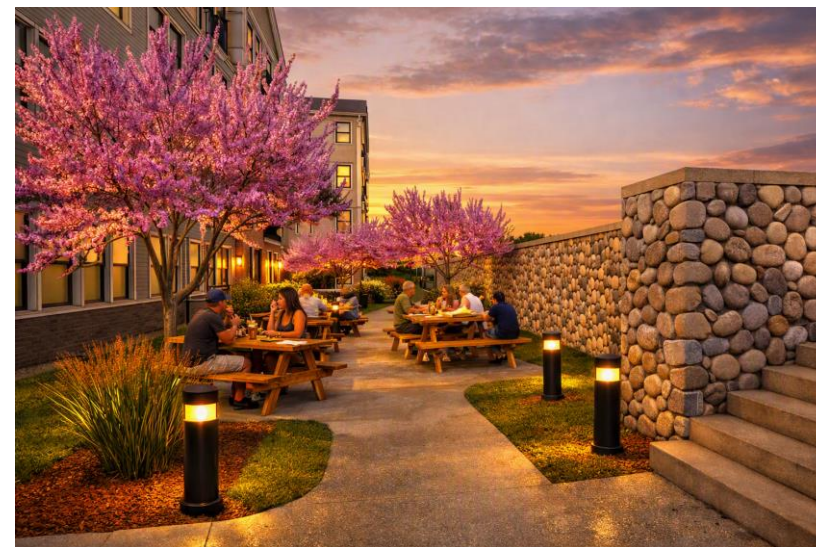


Seating Area / Pedestrian Access



MAIN STREET

MAIN STREET



Wall Option 1



Wall Option 2



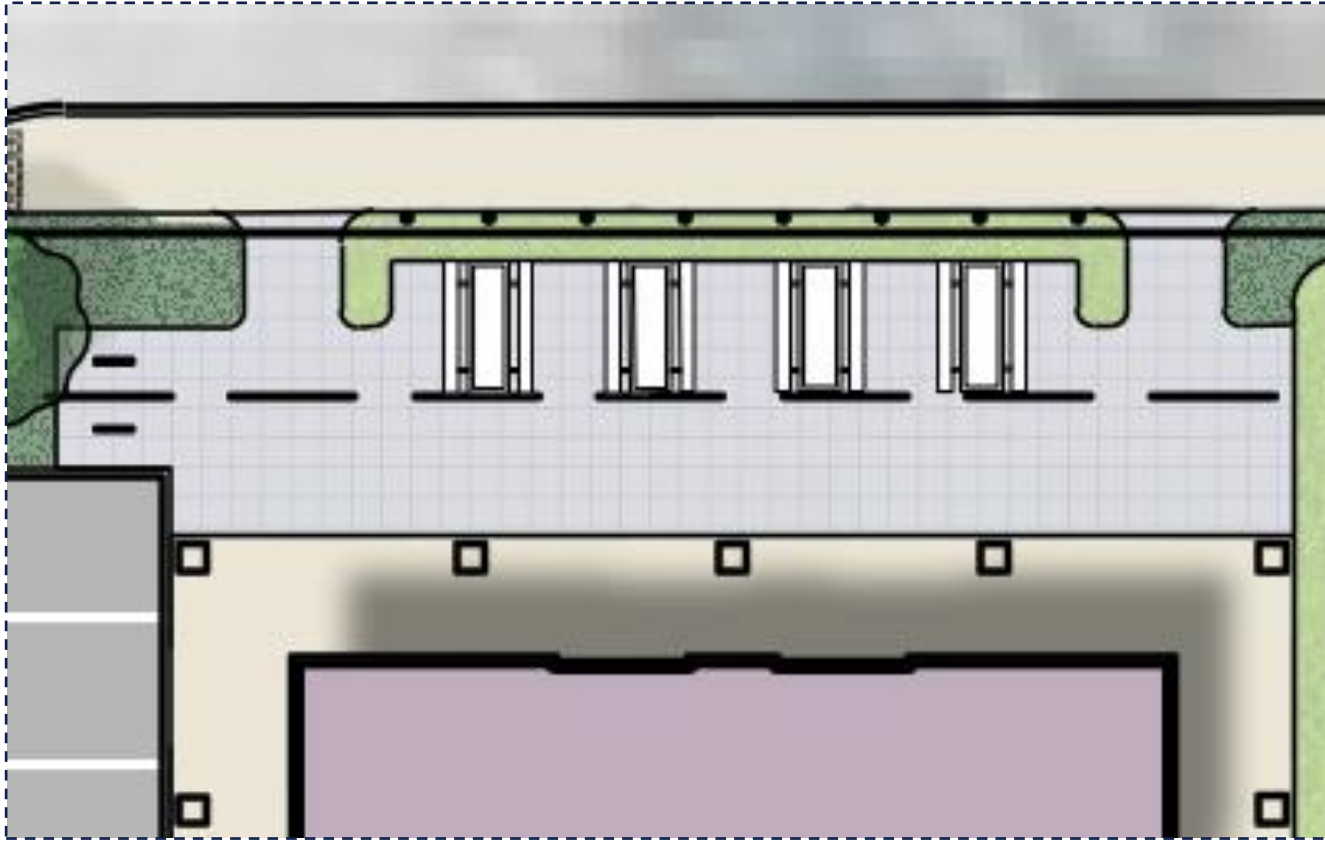
Wall Option 3



MAIN STREET

MAIN STREET

Gathering Area



LANDSCAPE PLANS

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PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
TREES					
ARA	3	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5"-3" CAL.	B&B
AROG	12	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2.5"-3" CAL.	B&B
ASB	9	ACER SACCHARUM 'BONFIRE'	BONFIRE SUGAR MAPLE	2.5"-3" CAL.	B&B
CBF	6	CARPINUS BETULUS 'FASTIGIATA'	PYRAMIDAL HORNBEAN	3-3.5" CAL.	B&B
GTIS	14	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER'	SHADEMASTER HONEY LOCUST	2.5"-3" CAL.	B&B
LS	12	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	2.5"-3" CAL.	B&B
LT	6	LIRIODENDRON TULIPIFERA	TULIP TREE	2.5"-3" CAL.	B&B
QP	9	QUERCUS PALUSTRIS	PIN OAK	2.5"-3" CAL.	B&B
QR	5	QUERCUS RUBRA	NORTHERN RED OAK	2.5"-3" CAL.	B&B
EVERGREEN TREES					
AB	4	ABIES BALSAMEA	BALSAM FIR	6-8'	B&B
JV	2	JUNIPERUS VIRGINIANA	EASTERN REDCEDAR	6-8'	B&B
PPG	1	PICEA PUNGENS 'GLAUCA'	COLORADO BLUE SPRUCE	6-8'	B&B
ORNAMENTAL TREES					
AC	1	AMELANCHIER CANADENSIS	MULTI-STEM SHADBLow SERVICEBERRY	8-10'	B&B
BND	8	BETULA NIGRA 'BNMTF'	MULTI-STEM DURA HEAT RIVER BIRCH	8-10'	B&B
CC	8	CERCIS CANADENSIS	EASTERN REDBUD	3-3.5" CAL.	B&B
CF	2	CORNUS FLORIDA	EASTERN DOGWOOD	8-10'	B&B
SHRUBS					
AL2	39	ARONIA MELANOCARPA 'UCCONAM165'	LOW SCAPE MOUND® BLACK CHOKEBERRY	1 GAL.	CONTAINER
CAS	3	CLETHRA ALNIFOLIA 'SIXTEEN CANDLES'	SIXTEEN CANDLES SUMMERSWEET	18-24"	CONTAINER
CSF	41	CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE RED TWIG DOGWOOD	24-36"	CONTAINER
HQM	33	HYDRANGEA QUERCIFOLIA 'MUNCHKIN'	MUNCHKIN OAKLEAF HYDRANGEA	24-30"	CONTAINER
HQP	25	HYDRANGEA QUERCIFOLIA 'PEE WEE'	PEE WEE OAKLEAF HYDRANGEA	20-24"	CONTAINER
IGC	51	ILEX GLABRA 'COMPACTA'	COMPACT INKBERRY	24-30"	CONTAINER
IS	16	ILEX CRENATA 'SKY PENCIL'	SKY PENCIL JAPANESE HOLLY	3-4'	CONTAINER
IVH	10	ITEA VIRGINICA 'HENRY'S GARNET'	HENRY'S GARNET SWEETSPIRE	24-30"	CONTAINER
IVJD	2	ILEX VERTICILLATA 'JIM DANDY'	JIM DANDY WINTERBERRY	30-36"	CONTAINER
IVRS	19	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	18-24"	CONTAINER
KLO	23	KALMIA LATIFOLIA 'OLYMPIC FIRE'	OLYMPIC FIRE MOUNTAIN LAUREL	30-36"	CONTAINER
PSN	60	PINUS STROBUS 'NANA'	DWARF WHITE PINE	18-24"	CONTAINER
RDW	54	RHODODENDRON AZALEA 'DELAWARE VALLEY WHITE'	'DELAWARE VALLEY WHITE' AZALEA	18-24"	CONTAINER
TMD	11	TAXUS X MEDIA 'DENSIFORMIS'	DENSE YEW	24-30"	CONTAINER
GRASSES					
CAKF	34	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	CONTAINER
MSM	11	MISCANTHUS SINENSIS 'MORNING LIGHT'	MORNING LIGHT EULALIA GRASS	1 GAL.	CONTAINER
PVHM	29	PANICUM VIRGATUM 'HEAVY METAL'	BLUE SWITCH GRASS	1 GAL.	CONTAINER
GROUND COVER					
AU	53	ARCTOSTAPHYLOS UVA-URSI	BEARBERRY	15-18" SPRD	CONTAINER
JHB	146	JUNIPERUS HORIZONTALIS 'BAR HARBOR'	BAR HARBOR CREEPING JUNIPER	15-18" SPRD	CONTAINER
RG3	86	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	15-18" SPRD	CONTAINER
GROUND COVERS					
BJ	38	BRUNNERA MACROPHYLLA 'JACK FROST'	JACK FROST SIBERIAN BUGLOSS	1 GAL.	CONTAINER
CP2	138	CAREX PENNSYLVANICA	PENNSYLVANIA SEDGE	1 GAL.	CONTAINER
PERENNIALS					
ACWG	13	ASARUM CANADENSE	WILD GINGER	1 GAL.	CONTAINER
HBM	6	HOSTA X 'BLUEBERRY MUFFIN'	BLUEBERRY MUFFIN HOSTA	1 GAL.	CONTAINER
HHR	43	HEMEROCALLIS X 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	1 GAL.	CONTAINER
NW	71	NEPETA X 'WALKER'S LOW'	WALKER'S LOW CATMINT	1 GAL.	CONTAINER
RFL	173	RUDBECKIA FULGIDA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR CONEFLOWER	1 GAL.	CONTAINER

Plant Material	Qty
Trees	102
Shade trees	76
Evergreen trees	7
Ornamental trees	19
Shrubs	387
Ornamental grasses	74
Groundcovers	461
Groundcover shrubs	285
Herbaceous groundcovers	176
Perennials	306
Total plant material	1,330

Trees



October Glory Maple



Armstrong Maple (columnar)



Hornbeam (columnar)



Sugar Maple



Pin oak



Tulip Tree



Sweet Gum



Thornless Honey-Locust



Northern Red Oak



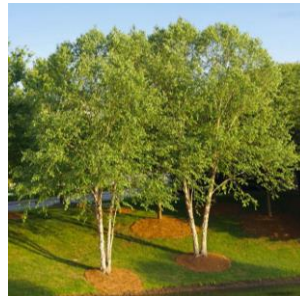
Flowering Dogwood



Eastern Redbud



Serviceberry



Heritage River Birch



Balsam fir



Eastern Red Cedar



Colorado Blue Spruce

Shrubs



Low Scape Mound Black Chokeberry



Sixteen Candles Summersweet



Arctic Fire Red Twig Dogwood



Munchkin Oakleaf Hydrangea



Pee Wee Oakleaf Hydrangea



Compact Inkberry



Sky Pencil Japanese Holly



Henry's Garnet Sweetspire



Jim Dandy Winterberry



Red Sprite Winterberry



Olympic Fire Mountain Laurel



Dwarf White Pine



Delaware Valley White Azalea



Dense Yew

Ornamental Grasses



Feather Reed Grass



Morning Light Eulalia Grass



Blue Switch Grass

Groundcover Shrubs



Bearberry



Bar Harbor Creeping Juniper



Gro-Low Fragrant Sumac

Herbaceous Groundcovers



Jack Frost Siberian Bugloss



Pennsylvania Sedge

Perennials



Wild Ginger



Blueberry Muffin Hosta



Happy Returns Daylily



Walker's Low Catmint



**Little Goldstar
Coneflower**



	CONTAIN
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	CONTAIN

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**REFER LANDSCAPE SHEET L-101 FOR
LANDSCAPE REQUIREMENTS TABLE
AND PLANT SCHEDULE**

SEED KEY	
HATCH	DESCRIPTION
	CONSERVATION/ WILDLIFE SEED MIX
	HYDROSEED LAWN
	BAasin SEED MIX

BOHLER 
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
CONSTRUCTION MANAGEMENT
PERMITTING SERVICES
TRANSPORTATION SERVICES

[illegible]

Know what's below.
Call before you dig.
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PERMIT SET

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REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION
DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.:	MAA240482.00-1
DRAWN BY:	AP, JK, S
CHECKED BY:	TH, M
DATE:	02/02/200
CAD I.D.:	P-CIVL-LSC

PROJECT:

HERITAGE ON MAIN

FOR

**RTE. 85
REALTY CORP**
P.O. BOX 2440

**PROPOSED
MIXED-USE DEVELOPMENT**
107-119 MAIN ST, 1 & 3 ELM ST
0 & 26 KELLEY ST,
NORFOLK COUNTY,
TOWN OF MEDWAY,
MASSACHUSETTS

BOHLER //

**352 TURNPIKE ROAD, 3rd FLOOR
SOUTHBOROUGH, MA 01772**
Phone: (508) 480-9900

www.BohlerEngineering.com

M.J. MRVA

REGISTERED LANDSCAPE ARCHITECT

SHEET TITLE:

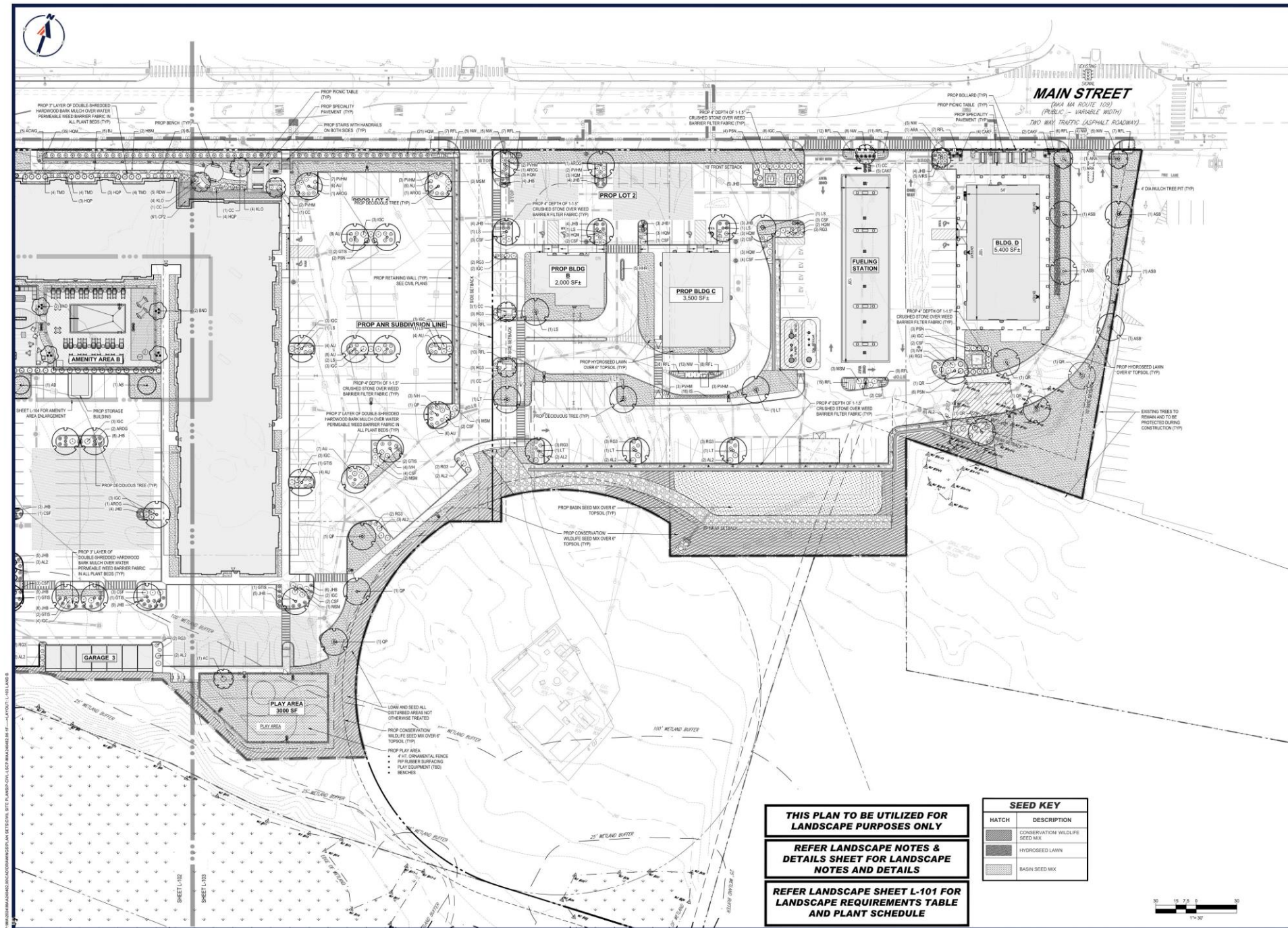
**LANDSCAPE
PLAN A**

SHEET NUMBER:

L-102

ORG. DATE - 04/15/2026

Landscape Plans



BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROFESSIONAL LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DESIGNED BY	CHECKED BY

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CHECKED BY: TH, MM
DATE: 02/22/2024
CAD ID: P-CIVIL-LS-004
PROJECT:

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FOR
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REALTY CORP**
P.O. BOX 2448
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0 & 26 KELLEY ST.
NORFOLK COUNTY,
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MASSACHUSETTS

BOHLER
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M.J. MRVA
REGISTERED LANDSCAPE ARCHITECT
MASSACHUSETTS REG. NO. 10177
NORFOLK COUNTY, MA
107-119 MAIN ST. 1 & 3 ELM ST.
0 & 26 KELLEY ST.
NORFOLK COUNTY, MA 01772
Phone: (508) 480-9900

SHEET TITLE:
**LANDSCAPE
PLAN B**
SHEET NUMBER:
L-103
ORG. DATE - 04/15/2024

1-MA-2026-MAA260482.00/CAD/DRAWINGS/PLAN SETS/CIVIL SITE PLANS/1P-CIVIL-1-5CP-MAA260482.00-1F---->LAYOUT: L-156 AMENITY ENLARGEMENT



**REFER LANDSCAPE SHEET L-101 FOR
LANDSCAPE REQUIREMENTS TABLE
AND PLANT SCHEDULE**

ORG. DATE - 04/15/2026

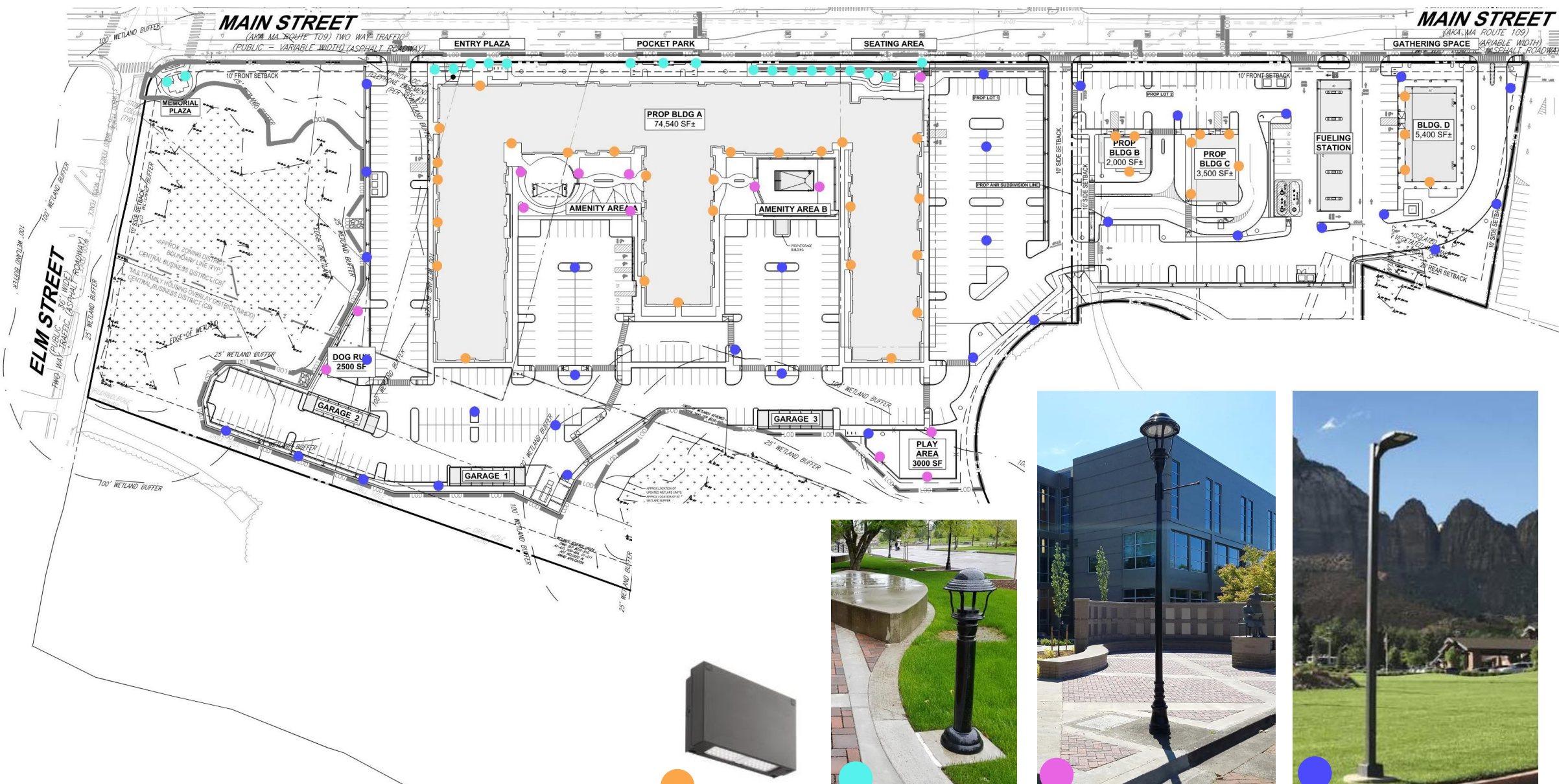
LIGHTING PLANS

ORG. DATE - 04/15/2026

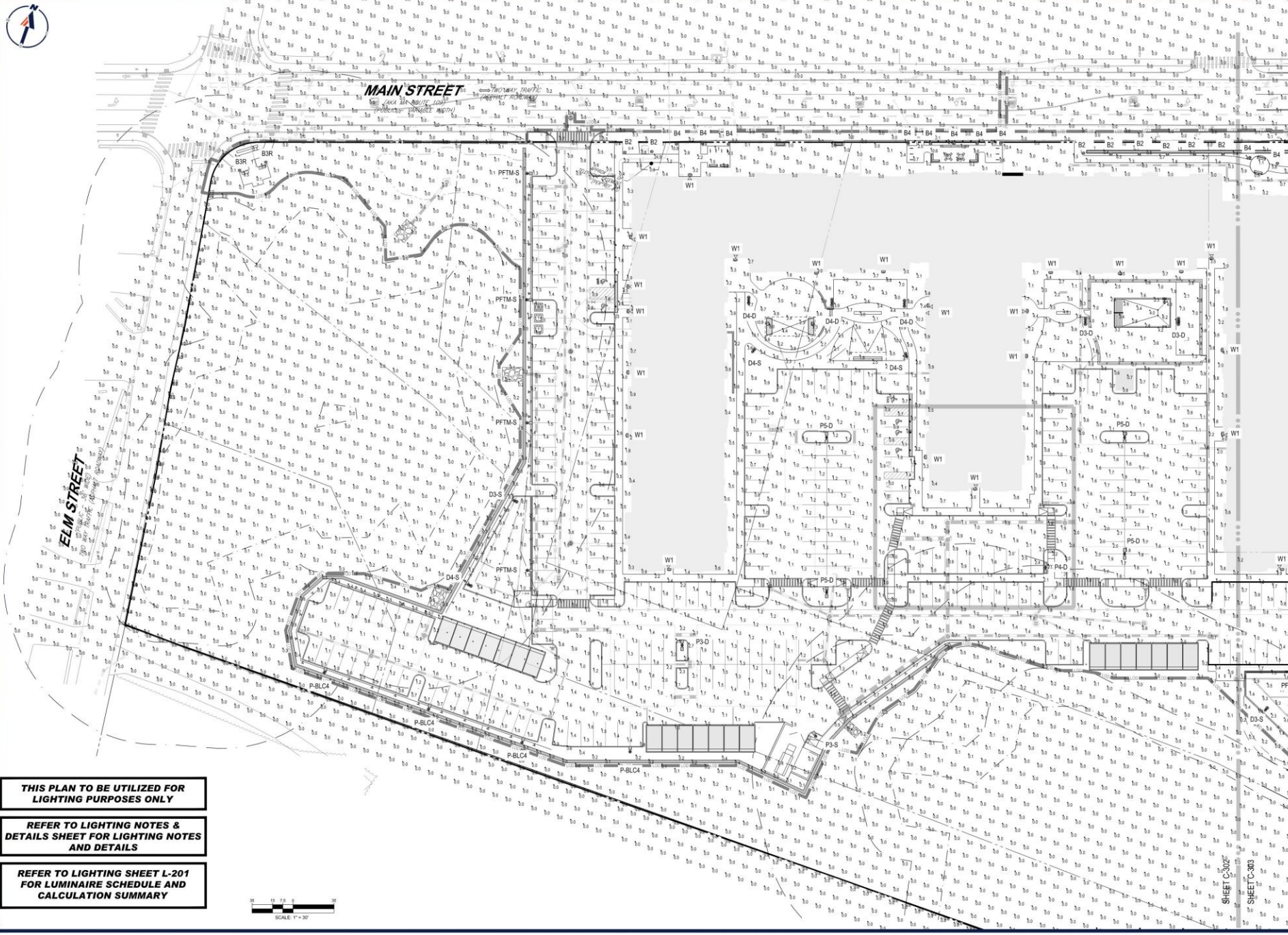
Light Fixtures



Light Layout



Lighting Plans



THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY

REFER TO LIGHTING NOTES & DETAILS SHEET FOR LIGHTING NOTES AND DETAILS

REFER TO LIGHTING SHEET L-201 FOR LUMINAIRE SCHEDULE AND CALCULATION SUMMARY



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SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PHOTOGRAMMETRY
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
TRANSPORTATION SERVICES

REVISIONS				
REV	DATE	COMMENT	DESIGNED	CHECKED

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PERMIT SET

THIS PROJECT IS INTENDED FOR MAINTENANCE, MINOR ASSESSMENT, AND/OR CONSTRUCTION OF A PUBLIC UTILITY OR INFRASTRUCTURE PROJECT. ANY OTHER USES ARE AT THE USER'S RISK.

PROJECT No.: MA00000000-17
DRAWN BY: AP, JK, DM
CHECKED BY: TH, MM
DATE: 02/02/2024
CAD ID: P-CAD-001

PROJECT: HERITAGE ON MAIN

FOR

**RTE. 85
REALTY CORP**
P.O. BOX 2448

**PROPOSED
MIXED-USE DEVELOPMENT**

107-119 MAIN ST, 1 & 3 ELM ST,
0 & 26 KELLEY ST,
NORFOLK COUNTY,
TOWN OF MEDWAY,
MASSACHUSETTS

BOHLER

352 TURNPIKE ROAD, 3RD FLOOR
SOUTHBOROUGH, MA 01772
Phone: (508) 480-9900
www.BohlerEngineering.com

SHEET TITLE:
**LIGHTING
PLAN A**

SHEET NUMBER:
L-202

ORG. DATE - 04/15/2026

MAIN STREET
 PARALLEL ROUTE 100
 (WHEEL - TRAILER TURN)
 (WHEEL - TRAILER TURN)

Parking Areas:

- D-3-D
- D-3-S
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Building Footprint:

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Other Features:

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Legend:

- THIS PLAN TO BE UTILIZED FOR LIGHTING PURPOSES ONLY
- REFER TO LIGHTING NOTES & DETAILS SHEET FOR LIGHTING NOTES AND DETAILS
- REFER TO LIGHTING SHEET L-201 FOR LUMINAIRE SCHEDULE AND CALCULATION SUMMARY

Scale: 1"=30'



FOR

**RTE. 85
REALTY CORP**
P.O. BOX 2440

**PROPOSED
MIXED-USE DEVELOPMENT**

**107-119 MAIN ST, 1 & 3 ELM ST,
0 & 26 KELLEY ST,
NORFOLK COUNTY,
TOWN OF MEDWAY,
MASSACHUSETTS**



Site Lighting — Photometric Summary

Illuminance in foot-candles, per the lighting calculation summary on Sheet L-201

Calculation Area	Avg	Max	Min
All points on site	0.43	12.5	0.0
East property line (along residential)	0.00	0.0	0.0
South property line (along residential)	0.00	0.0	0.0
West property line (along residential)	0.00	0.0	0.0
Buildings B and C parking court	1.46	3.5	0.7
Building A parking court	1.12	2.8	0.3
Fuel station parking court	1.11	2.5	0.5
Main entrance drive	1.05	2.2	0.3

Zero light trespass at the residential boundary

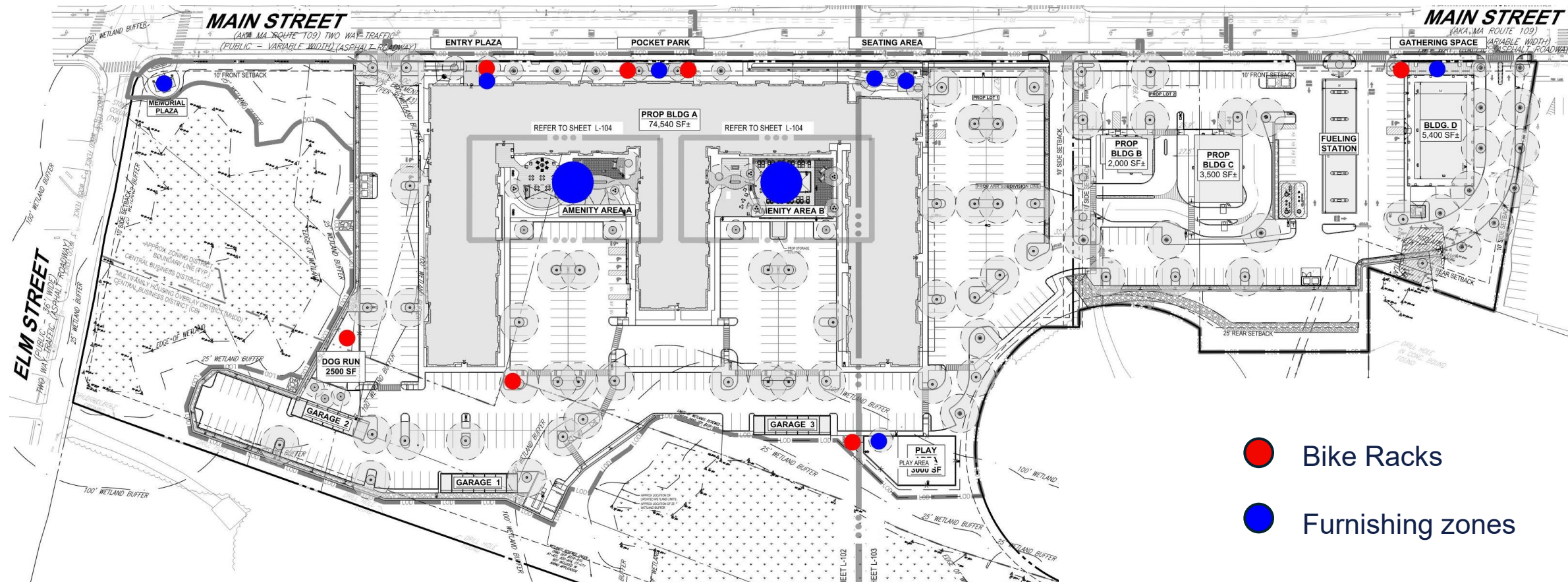
- Measured illuminance at the east, south and west property lines adjoining residential districts is 0.00 fc average and 0.0 fc maximum.
- All proposed luminaires are zero up-light fixtures, with house-side shields used where they face residential abutters.

\\MA0202\BAAJ260482.00\CADD\DRAWINGS\PLAN SET\SCIVIL SITE PLANS\SP-CIVIL-LIGHT-BAAJ260482.00-1F---4-LAYOUT-1-2004.LNCTE

Site Furnishings



Furnishing Zones



-  Bike Racks
-  Furnishing zones



Trash Enclosure

STANDARD MODELS

COVRIT® ENCLOSURES WORK FOR ANY SIZED PROJECT, BUDGET, OR PROPERTY.

1100 SERIES



SINGLE
MODEL 1111
(11'D X 11'W X 8'H)



SINGLE WITH WALK-IN
MODEL 1111ADA
(11'D X 16'W X 8'H)



DOUBLE
MODEL 1122
(11'D X 22'W X 8'H)

CUSTOM
SIZE & FINISH
AVAILABLE

1300 SERIES



SINGLE
MODEL 1313
(13'D X 13'W X 8'H)



SINGLE WITH WALK-IN
MODEL 1313ADA
(13'D X 16'-6"W X 8'H)



DOUBLE
MODEL 1326
(13'D X 26'W X 8'H)

CUSTOM
SIZE & FINISH
AVAILABLE



ENGINEERED OR NATURAL WOOD INFILLS



HORIZONTAL
PLANK
(STANDARD
STIFFENER)



VERTICAL PLANK
(STANDARD
STIFFENER)



VERTICAL PLANK
(WIDE STIFFENER)



HORIZONTAL
PLANK
(WIDE STIFFENER)



VENTILATED
PLANKWALL



HORIZONTAL
PLANK STANDARD
STIFFENER
(NATURAL CEDAR)



VERTICAL PLANK
STANDARD
STIFFENER
(NATURAL IPE)



HORIZONTAL
PLANK STANDARD
STIFFENER
(NATURAL
TIGERWOOD)



VERTICAL PLANK
WIDE STIFFENER
(NATURAL
CUMARU)



HORIZONTAL
PLANK
WIDE STIFFENER
(NATURAL
GARAPA)

RESPONSE TO COMMNETS

- **Peer Review Update**

Requested Approvals

- Zoning Bylaw, Section 3.5: Major Site Plan approval, including application for requested waivers from the PEDB Rules and Regulations governing site plans.
- Zoning Bylaw, Section 10.3: Special permit for Mixed-use Development in CB zoning district.
- Zoning Bylaw, Section 10.2.A: Special permit for fuel station.
- Zoning Bylaw, Section 10.2.D.2.C: Special permit to allow parking on front or side of building.
- Zoning Bylaw, Section 10.2.F.4: Special permit to allow other outdoor Amenity Space types.
- Zoning Bylaw, Section 10.3.D.6: Special permit to allow reduction in Affordable Units to 10% from 20% (per Table 11, Section 8.6.C.1).
- Zoning Bylaw, Table 1 Schedule of Uses: Special permit for Drive-through.
- Future ANR plan to modify lot lines.

Requested Waivers

Site Plan Regulations Waivers:

- 207-9.H** – Request waiver from §207-9.H to allow sidewalks with a width of approximately 6 feet (including 0.5-foot curb) where 7 feet minimum is required where abutting parking.
- 207-11.A.14** – Request waiver from §207-11.A.14 to allow driveway/roadway grades exceeding 2% within the first 25 feet from the property line to the intersection where a 2% maximum is required.
- 207-12.G.3.c** – Request waiver from §207-12.G.3.c to allow parking areas within 50 feet of the main entry drive where parking is generally required to be set back 50 feet to reduce backing conflicts with incoming traffic.
- 207-16.A** – Request waiver from §207-16.A to allow utilities to be installed above ground where subsurface installation is required.
- 207-19.B.2** – Request waiver from §207-19.B.2 to allow spacing of new/replacement trees along a private road/driveway at greater than 25 feet (and/or on one side only), where trees are required every 25 feet along both sides.
- 207-19.F** – Request waiver from §207-19.F to allow removal of trees fifteen or more inches in diameter.
- 207-19.G.1.d** – Request waiver from §207-19.G.1.d to allow planting of replacement trees to fulfill the requirements for site and parking lot landscaping.

Zoning

- 10.2.D.2**- Request waiver from §10.2.D.2 to allow to exceed the maximum allowable parking spaces.

THANK YOU

Mixed-Use Development

107-119 Main Street, 1 & 3 Elm Street,
0 & 26 Kelley Street

Route 85 Realty Corp.