

WELLESLEY CROSSING

PROPOSED WAIVER LIST

ZONING BYLAW

SECTION II	SINGLE FAMILY DISTRICTS (SR10)
REQUIRED:	One-Family Dwelling in SR10 (Single Residence Zoning District)
PROPOSED:	Multi-Family rental project consisting of 90 units (72 market rate and 18 affordable) under M.G.L. c. 40B with parking and appurtenances as shown in accompanying plans (the Multi-Family Project)
SECTION IV	GENERAL RESIDENCE DISTRICT (GR)
REQUIRED:	Two-Family Dwelling in GR (General Residence Zoning District)
PROPOSED:	Multi-Family rental project consisting of 90 units (72 market rate and 18 affordable) under M.G.L. c. 40B with parking and appurtenances as shown in accompanying plans (the Multi-Family Project)
SECTION XVI	RESTRICTIONS AFFECTING ALL DISTRICTS
REQUIRED:	Construction of other than single or two family buildings per section XVIA (Project Approval) and section XXV (Special permit).
PROPOSED:	Multi-family Project per M.G.L. c. 40B Comprehensive Permit process
SECTION XVIA	PROJECT APPROVAL FOR PROJECTS OF SIGNIFICANT IMPACT
REQUIRED:	Design review, Site Plan Review and Special Permit
PROPOSED:	ZBA review through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations
SECTION XVIB	INCLUSIONARY ZONING
REQUIRED:	Provide affordable housing or cash contribution for Projects of Significant Impact under Section SVIA (Project Approval)
PROPOSED:	Provide affordable units per Multi-family Project and Comprehensive Permit
SECTION XVIC	DRAINAGE REVIEW
REQUIRED:	Review by DPW and Planning Director of grading and drainage plans and other materials as may be required in accordance with local specifications
PROPOSED:	ZBA review through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations
SECTION XVIIE	TREE PROTECTION & PRESERVATION
REQUIRED:	Submission of Tree Protection & Mitigation Plan for review and approval by Building Commissioner and/or Planning Board in accordance with local specifications
PROPOSED:	ZBA review and approval of Landscaping Plan through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

SECTION XVIII.B	AREA REGULATIONS/RATIO OF BUILDING TO LOT AREA
REQUIRED:	9,266 S.F.
PROPOSED:	24,775 S.F.
SECTION XIX	YARD REGULATIONS
REQUIRED:	Front Yard 30 feet Side Yard 20 feet Rear Yard 20 feet
PROPOSED:	Front Yard 20 feet on Linden Street; 15 feet on Hollis Street Side Yard 13.7 feet Rear Yard 24.2 feet
SECTION XX	HEIGHT OF BUILDINGS
REQUIRED:	45 feet or 3 stories
PROPOSED:	56 feet based upon an average grade plane of 155.5 feet
SECTION XXI	OFF-STREET PARKING
REQUIRED:	Parking Plan approved by the Building Commissioner and/or Planning Board with local specifications for setbacks, quantity of spaces, design, construction, landscaping, screening and administration including no tandem spaces
PROPOSED:	ZBA review and approval of Site Plan through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations, including 100 parking spaces
SECTION XXII	DESIGN REVIEW
REQUIRED:	Signage and Project Approvals (Section XXIIA) reviewed by Design Review Board.
PROPOSED:	ZBA review and approval of Site Plan and Signage plans through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations
SECTION XXIIA	SIGNS
REQUIRED:	Design Review Board, Building Commissioner and/or ZBA review of quantity, location and design of signs per local specifications.
PROPOSED:	ZBA review and approval of Site Plan and Signage plans through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations
SECTION XXIID	RETAINING WALLS
REQUIRED:	Special Permit and Design Review requirements and 10' setback from the property line if retaining wall greater than 4' height
PROPOSED:	ZBA review and approval of Site Plan including retaining wall specifications through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations Including a 5' setback from the easterly property line for up to a 7' tall retaining wall
RULES AND REGULATIONS FOR TREE PRESERVATION AND PROTECTION	
REQUIRED:	Tree Preservation, Protection, Replanting, Removal, Bond and Banking approved by Building Commissioner or Planning Board in accordance with local regulations

PROPOSED: ZBA review and approval Landscaping plans through M.G.L. c. 40B
Comprehensive Permit process in accordance with state law and regulations

DPW MINICIPAL STORMWATER DRAINAGE SYSTEM RULES AND REGULATIONS

REQUIRED: Storm water management approved by DPW in accordance with local regulations

PROPOSED: ZBA review and approval of Storm water Management plans through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations

DPW SEWER RULES AND REGULATIONS

REQUIRED: Sewer connection, construction and fees pursuant to DPW Sewer Rules and Regulations

PROPOSED: Sewer connection, construction and fees reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations including fee waiver for affordable units

BOARD OF HEALTH REGULATIONS FOR SUBSURFACE SEWAGE DISPOSAL SYSTEMS

REQUIRED: Subsurface Sewage Disposal System construction and specifications pursuant to Board of Health Regulations for Subsurface Sewage Disposal System

PROPOSED: Subsurface Sewage Disposal System construction and specifications reviewed and approved By Board of Health in accordance with state law and regulations (Title 5)

DPW WATER RULES AND REGULATIONS

REQUIRED: Water connection, construction and fees pursuant to DPW Water Rules and Regulations.

PROPOSED: Water connection, construction and fees reviewed and approved by ZBA through M.G.L. c. 40B Comprehensive Permit process in accordance with state law and regulations Including fee waiver for affordable units

