

# WELLESLEY PARK

## PROPOSED WAIVER LIST

### ZONING BYLAW

<b>SECTION II</b>	<b>SINGLE FAMILY DISTRICTS (SR15)</b>
REQUIRED:	One-Family Dwelling in SR15 (Single Residence Zoning District)
PROPOSED:	Multi-Family rental project consisting of 55 units (44 market rate and 11 affordable) under M.G.L. c. 40B with parking and appurtenances as shown in accompanying plans (the Multi-Family Project)
<b>SECTION XIV</b>	<b>WATER SUPPLY PROTECTION DISTRICTS</b>
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
<b>SECTION XVI</b>	<b>RESTRICTIONS AFFECTING ALL DISTRICTS</b>
REQUIRED:	Construction of other than single or two family buildings per section XVI A (Project Approval) and section XXV (Special permit).
PROPOSED:	Multi-family Project per M.G.L. c. 40B Comprehensive Permit process
<b>SECTION XVII</b>	<b>PROJECT APPROVAL FOR PROJECTS OF SIGNIFICANT IMPACT</b>
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
<b>SECTION XVIII</b>	<b>INCLUSIONARY ZONING</b>
REQUIRED:	Provide affordable housing or cash contribution for Projects of Significant Impact under Section XVII A (Project Approval)
PROPOSED:	Provide affordable units per Multi-family Project and Comprehensive Permit
<b>SECTION XIX</b>	<b>DRAINAGE REVIEW</b>
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
<b>SECTION XX</b>	<b>TREE PROTECTION &amp; PRESERVATION</b>
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 XVII.B AREA REGULATIONS/RATIO OF BUILDING TO LOT AREA**

REQUIRED: 28,812 S.F. – 80% of 36,014 S.F.

PROPOSED: 15,045 S.F. – 41.7%

**SECTION XIX YARD REGULATIONS**

REQUIRED: Front Yard 30 feet

Side Yard 20 feet

Rear Yard 20 feet

PROPOSED: Front Yard 20 feet

Side Yard 5 feet

Rear Yard 5 feet

**SECTION XX HEIGHT OF BUILDINGS**

REQUIRED: 45 feet or 3 stories

PROPOSED: 58'-7" based upon an average grade plane of 195.96 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 60 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 XXIIIA 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 westerly property line.

**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: Stormwater 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