

Requested Waiver List for Lot 2, Parkside Townhouses, Braintree, MA		
Planning Board Rules and Regulations		
Article #	Regulation	Subject Property
	Waive requirement for Planning Board to approve ANR Plan	ZBA will review these plans under a Comprehensive Permit
	Waive fees for filing ANR Plan	ZBA will review these plans under a Comprehensive Permit
Zoning By Laws with Amendments Through 6-8-2015		
Note: The property is located in a General Business: Village Overlay District		
Section 135-201A	The building Inspector shall issue no permit unless the plans, specifications and intended use of the premises comply in all respects with the provisions of the Braintree Zoning Bylaw	Procedural waiver
Section 135-202	Appeals to Zoning Board of Appeals	Procedural waiver
Section 135-502	Site plan Review: all applications for special permits shall include a site plan review	Procedural waiver
Section 135-503	Special Permit Procedures	Procedural waiver
Section 135-613C	Village Overlay District: Applicability	Procedural waiver
Section 135-613F	Village Overlay District: Dimensional requirements Min side yard setback 0-10'	21'
Section 135-613F	Village Overlay District: Dimensional requirements Min rear yard setback 20'	6.7'
Section 135-613F	Village Overlay District: Dimensional requirements : Maximum setback 15'	21'
Section 135-613G	Village Overlay District : Submission Requirements	Procedural Waiver
Section 135-701	Dimensional and Density regulations: Minimum Side Yard setback 10'	7.5'
Section 135-701	Dimensional and Density regulations: Minimum Rear Yard setback 20'	6.7'
Section 135-702	Landscaping and Buffer Zones	Procedural waiver
Section 135-705	Multifamily dwellings- Number of allowable units (7,000 sf for each 3 bed unit – with current design of 8 3- bedroom units - total required lot size 56,000 sf	20,327 sf
Section 135-705	Multi Family dwellings –minimum open space 2000sf/unit=16,000 sf total	635sf per unit= 5,081 sf total
Section 135-711	Site Plan review multifamily	Procedural waiver.
Section 135- 802A	Off street Parking and Loading: applicability	Procedural waiver
Section 135-806C	Parking study	Procedural waiver

Section 135-808B	Standards for Parking Facilities: facilities shall be designed such that vehicles can enter and exit parking spaces without requiring the moving of another vehicle	Garage space and driveway space for each townhouse is tandem style.
Section 135-809E	Dimensions for parking spaces: distances between driveways should be a minimum of 75 feet	Distance between townhouse driveway 6'
Section 135-812C	Landscaping Requirements: 10' wide landscape strip along property lines parallel to any street	Stairs & Walkways to front sidewalk encroach on landscaping 6.9'
Section 135-812D	Landscaping Requirements: Minimum of 5% of parking area shall be landscaped	Less than 5%
Section 135-1201B and 1201G	Grading regulations	Procedural waiver requiring grading report and permit
Section 135-1201H	Grading Standards	Procedural waiver
Section 135-1201H-2B	Grading Standards temporary access road no grade above 3%	Temp access roadway grade TBD
Section 135-1201H-5B	Grading Standards: No excavation below seasonal height of groundwater table	Utility installation may require localized dewatering for lines below water table
Section 135-1201H—7C	Grading Standards: Areas designed for buildings shall be graded away from buildings at a minimum of 24 to 1 for 6'	Min grading at building approx. 2%
Section 135-1201H.12	Grading Standards-No cut or fill within 25' of property line	Cut and fill will be approximately 2' off property line
General Waiver Request		
Town Fees		Waive Town permit fees, connection fees, linkage fees and other fees for the affordable units in the development