

500 Main Street Comprehensive Permit Waivers

#	SECTION	DESCRIPTION	WAIVER	NOTES
	Town of Groton Zoning Bylaws Section 218			
	Section 218-2.3	Special Permits	The Applicant requests a waiver from the requirement to obtain a special permit. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 218-2.5B	Site Plan Review	The Applicant requests a waiver from Site Plan Review section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 218-2.5.C (2)	Major Site Plan Review Approval	The Applicant requests a waiver from Major Site Plan Review Approval section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 218-2.5.D (2)	Major Site Plan Review Procedures	The Applicant requests a waiver from Major Site Plan Review Procedures. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 218-2.5.G (2) (e) (i & l)	Submission Requirements	The Applicant requests a waiver from Submission Requirements section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	

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	Section 218-2.5.G (e) (m)	Three-dimensional site model	The Applicant requests a waiver from Three-dimensional Site Model section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 218-2.5.H	Decisions	The Applicant requests a waiver from the Decisions section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 218-2.5H.(1)(a)	Preserve Trees	The Applicant requests a waiver to this section to allow construction of the site and proposed planting per the comprehensive permit plans.	
	Section 218-2.5H.1(e)[3]	Soil log submission	The Applicant requests a waiver from the requirement for witnessed soil testing for the stormwater areas. Soil testing has been performed by a Competent Soils Professional (Licensed Soil Evaluator) as required by the Massachusetts stormwater Management Policy.	
	Section 218-2.5.H (3)	Submit copies of site plan approved by the Planning Board to the Board for endorsement	The Applicant requests a waiver from Copy Submission section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	

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#	SECTION	DESCRIPTION	WAIVER	NOTES
	Section 218-2.5.I	Performance Bond	The Applicant requests a waiver from the Performance Bond section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 218-5.2.38	Multifamily use, as allowed by the provisions of 218-9.3A through C	The Applicant requests a waiver from this section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 218-5.3.D (3)	Trailer bond	The Applicant requests a waiver from the requirement for site plan review and bond for the proposed construction/sales trailers during construction.	
	Section 218-6.2 Schedule of intensity regulations	GB District height 35 feet and stories 3.	The Applicant requests a waiver from the building height/story requirements to allow for the construction of the apartment buildings and townhomes as depicted on the Architectural/ Comprehensive Permit plans.	
	Section 218-6.3.E	Density	The Applicant requests a waiver to this section to allow for the proposed project density which includes 200 residential units plus accessory buildings on the subject property as shown on the Comprehensive Permit plans.	

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	Section 218-6.4 Hammerhead Lots	Special Permit requirement for Hammerhead Lots	The Applicant requests a waiver from the requirement to obtain a special permit for the creation of Hammerhead Lot from the Planning Board as the ZBA will be the permit authority for all locally issued permits.	
	Section 218-8.1.C (7)	Parking Lot Plantings	The Applicant requests a waiver to this section to allow construction of the site and proposed planting per the Comprehensive Permit plans.	
	Section 218-8.2.C (5), (6), (10)	Application subject to Site Plan Review, Special Permit	The Applicant requests a waiver from Application Subject to Site Plan review, Special Permit section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 218-9.2	Major Residential Developments	To the extent necessary, Applicant requests a waiver to this section as the review requirement set forth in this section is not applicable under M.G.L. c. 40B.	
	Section 218-9.3 Multifamily Use	Authorization by special permit only in districts indicated in 218-5.2	The Applicant requests a waiver from Special Permit Authorization section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	

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#	SECTION	DESCRIPTION	WAIVER	NOTES
	Town of Groton Zoning Bylaws Article VIII 338-34 (Comprehensive Permits)			
	Section 338-34. A (2)	Twenty-five (25) Site Development Plans	Waiver requested to provide initially: 5 full size plan sets 5 binders with 11x17 plan sets and other supporting documentation. 1 full traffic report including appendices, 1 full stormwater report. Everything electronically by Dropbox Additional copies to be provided as requested by ZBA.	
	Section 338-34.A(8)(a)	Applicant shall be a public agency, a nonprofit organization, or a limited dividend organization.	The Applicant requests a waiver to this section. The project/applicant will comply with all requirements under M.G.L. c. 40B.	
	Section 338-34.A(9)	Detailed List of waivers	The Applicant requests a waiver to this section. The project/applicant intends to include a statement on its Comprehensive Permit plans along the following lines: “To the extent that the plans show additional waivers at specific locations not expressly set forth in the applicant’s written submission, these waivers are also granted.”	
	Section 338-34.A(13)	Complete pro-forma detailing projected costs and revenue	The Applicant requests a waiver to this section. The project/applicant will comply with all requirements under M.G.L. c. 40B.	

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#	SECTION	DESCRIPTION	WAIVER	NOTES
	Section 338-34.B(2)	Detailed analysis showing why project would be “uneconomical” without the requested waivers	The Applicant requests a waiver to this section. The project/applicant will comply with all requirements under M.G.L. c. 40B.	
Wetlands Protection Regulation Article III Section 344				
	Article III Wetlands Protection Regulations	Wetlands Protection Regulations	A waiver is requested from Article III Wetlands Protection Regulations as the project is to be permitted under the Wetlands Protection Act and not the local Wetlands Bylaw pursuant to M.G.L c. 40B. The project will require the filing of a Notice of Intent pursuant to the requirements of the Wetland Protection Act which is administered by the Conservation Commission. Fees required by the WPA (including the Town’s share) will be paid by the applicant.	

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#	SECTION	DESCRIPTION	WAIVER	NOTES
	Chapter 215 Wetlands			
	Chapter 215 Wetlands	Wetlands	A waiver is requested from Chapter 215 Wetlands as the project is to be permitted under the Wetlands Protection Act and not the local Wetlands Bylaw pursuant to M.G.L c. 40B. The project will require the filing of a Notice of Intent pursuant to the requirements of the Wetland Protection Act which is administered by the Conservation Commission. Fees required by the WPA (including the Town's share) will be paid by the applicant.	
	Stormwater Management – Low Impact Development Chapter 198			
	Section 198-4.B	Full Stormwater Management Permit	The Applicant requests a waiver from the Full Stormwater Management Permit section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 198-5.A	Committee review all applications	The Applicant requests a waiver from the Committee Review section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 198-7.A	Application	The Applicant requests a waiver from the Application section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	

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#	SECTION	DESCRIPTION	WAIVER	NOTES
	Section 198-7.C	Public Hearing	The Applicant requests a waiver from the Public Hearing section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 198-7.E	Action	The Applicant requests a waiver from the Action section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 198-9 Fees	Committee shall promulgate application fee	The Applicant requests a waiver from the fee requirement. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 198-10. Surety	Committee may require applicant to post surety bond	The Applicant requests a waiver from the requirement to post a surety given that the entirety of the work is to be performed on private land.	
	Section 198-11 Waivers	Committee may waive strict compliance	The Applicant requests a waiver to this section which states that the “Committee may waive strict compliance...”. Waivers from local Bylaws and Regulations requested during the Comprehensive Permit Process are granted (or denied) by the Zoning Board of Appeals.	

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#	SECTION	DESCRIPTION	WAIVER	NOTES
	Section 198-15 Inspection	Filing application permit grants Committee or Agent permission to enter site	The Applicant requests a waiver from the Inspection section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Section 198-16 Certificate of Completion	Upon completion applicant to notify committee and request final inspection	The Applicant requests a waiver from the Certificate of Completion section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	
	Signs – Chapter 196			
	Chapter 196	Sign bylaw	The Applicant requests a waiver from the Sign Bylaw section. The ZBA will administer the review of the project pursuant to M.G.L. c. 40B.	