

**WAIVERS FROM THE SUBDIVISION RULES AND REGULATIONS,
PLANNING BOARD, TOWN OF ACTION ADOPTED AUGUST 9, 1965
AMENDED DECEMBER 6, 2011**

- Section 5 Request waivers from Sections 5.1, 5.2, 5.4, 5.5, 5.6, 5.7, 5.8 and 5.9

The applicant has filed pursuant to the provisions of Massachusetts General Laws, Chapter 40B and the Planning Board will not be required to act
- Section 6 Request waivers from Sections 6.1, 6.2, 6.3 and 6.4
- Section 7 The applicant will ask the Zoning Board of Appeals to endorse its plan.
- Section 10 Entirely
- Section 11 Entirely
- Section 5.3 Request waivers from 5.3.8, 5.3.13, 5.3.27, 5.3.28
- Table 1 Centerline - 80 feet required, 60 feet proposed
- Section 9.2.8 Fire Alarm Call Boxes
- Section 9.5.2 Sloped Granite Curbing - The applicant seeks to utilize bituminous berm
- Section 9.6.2 Sidewalks - The applicant proposed private street
- Section 8.1.18 The applicant proposes a 90 foot diameter paved cul-de-sac with no island
- Section 8.2.3 The applicant has utilized an existing detention facility designed for an industrial usage and that in conjunction with underground infiltration will achieve similar goal.
- Section 8.3.5 The applicant is using silt sacks in all new catch basins until tributary areas are stabilized.
- Section 8.4 Subdivision Standards in the Flood Plain Districts

The project is not in a Food Plain District

- Section 8.5.2 and 8.5.4
- Section 8.7 Easements – The applicant is using 10 foot easements

**WAIVERS FROM TOWN OF ACTON ZONING BY-LAW AS AMENDED
THROUGH JUNE, 2013**

- Section 5 Dimensional Regulations
- Section 5.1 Standard Dimensional Regulations
- Section 5.2 Methods of Calculating Dimensional Regulations
- Table of Standard Dimensional Regulations
- Section 5.3 Special provisions – Exceptions to Dimensional Regulations
- Section 3.1 Provisions from Table of Principal Uses – The applicant seeks
waivers of Section 3.3.1 to allow single family residences in the
LI-1 Zoning District

POST OFFICE CROSSING
ACTON, MA

Dimensional Regulations

<u>Item</u>	<u>Required</u>	<u>Provided</u>
Lot Area	80,000 s.f.	4,953+/- s.f.
Lot Frontage	200 feet	20.91+/- ft.
Lot Width	50 feet	20 feet
Front Yard	50 feet	10 feet
Side Yard	30 feet	5 feet
Rear Yard	30 feet	10 feet
Open Space	35%	35+/-%
F.A.R.	.2	.6+/-
Height	40 feet	35+/- feet

WAIVERS FROM BOARD OF HEALTH RULES & REGULATIONS - 2006

- Article II Minimum Requirements for The Disposal of Sanitary Sewage in Unsewered Areas
- Regulation 11-9 Subdivision Requirements

WAIVERS REQUESTED FROM ZONING BY-LAW PERTAINING TO STORM DRAINAGE SYSTEM DESIGN

- Section 4.3.6.2 Watershed Recharge – Given the small area of the project and given that the majority of the site runoff is being infiltrated, applicant seeks a waiver from the hydrologic budget (water balance) calculation for the site.
- Section 4.3.6.3 Treatment and Renovation of Runoff – Applicant seeks a waiver from the clay lined open retention basis to allow the use of a stormceptor and infiltration bed.