

EXHIBIT 15

LIST OF REQUESTED EXEMPTIONS/EXCEPTIONS/WAIVERS FROM THE APPLICABLE ACTON ZONING BY-LAW AND SUBDIVISION RULES AND REGULATIONS

<u>Section</u>	<u>Provision</u>	<u>Allowed Exemption/Exception/Waivers and Notes</u>
<u>Zoning Bylaw</u>		
1. § 3.3 and §3.3.3 - Use Regulations	Table of Principal Uses – Two-Family Dwelling is permitted as of right in Residential A (R-A) Zoning District; however, not more than one building for dwelling purposes shall be located on a lot	To allow land in Residential A (R-A) Zoning District to be used for proposed Development.
2. § 5 – Table of Standard Dimensional Regulations	Sets forth dimensional regulations <ul style="list-style-type: none">- Minimum Lot Area = 100,000 sf- Minimum Frontage = 250'- Minimum Lot Width = 50'- Minimum Front Yard = 30'- Minimum Side Yard = 30' (per footnote 3)- Minimum Rear Yard = 30' (per footnote 3)- Minimum Open Space = 35%- Maximum Height = 36'	To allow Development generally as shown on the plans and to grant relief from the following dimensional requirements: <ul style="list-style-type: none">- Minimum Frontage – <i>Sachem Way not a public way; AHA has easement</i>- Minimum Lot Width -- <i>16 feet</i>- Minimum Front Yard (<i>complies for proposed buildings, but existing buildings do not comply with front yard setback requirement</i>)- Minimum Side Yard (<i>complies for proposed buildings, but existing buildings do not comply with side yard setback requirement</i>)
3. § 5.3.2.1 – Dimensional Regulations regarding Density	In the R-A District, residential uses may be established at a density of up to five dwelling units per acre, subject to the standards set forth in the Table of Standard Dimensional Regulations.	To allow Development with increased density. The proposed buildings on the McCarthy Village II portion of the Property (approximately 2.5 acres) result in a density of 4.8 dwelling units per acre, which complies with the Zoning Bylaw requirements. However, the addition of the proposed buildings on the entire Property (approximately 6.43 acres) results in a density of 7.2 dwelling units per acre, which does not satisfy the Zoning Bylaw requirements.
<u>Subdivision Rules and Regulations</u>		
4. § 8.1.16 - Streets	Dead-End Streets are not permitted.	To allow the Development to be constructed generally as shown on the plans.
5. § 8.1.17 – Streets	Restricts the length of Residential Single Access Streets other than Dead-End Streets	To allow the Development to be constructed generally as shown on the plans.
6. § 8.1.18 – Streets	Imposes requirements for Cul-de-Sac Streets including dimensions, diameter, etc.	To allow the Development to be constructed generally as shown on the plans.
7. § 8.1.19 – Streets	Limits the number of residential dwelling units served by a single access street to 40.	To allow the Development to be constructed generally as shown on the plans.
8. § 9.2.6 – Water Mains	Requires water mains to be 8" in diameter.	To allow the Development to be constructed generally as shown on the plans, including with a water main diameter less than 8".