

LAND MANAGEMENT SYSTEMS, INC.

P.O. BOX 999 * MANOMET, MA 02345

*phone 508 224 2201 * fax 508 224 2998 * email landmanagement@comcast.com*

Registered Professional Land Surveyors & Civil Engineers

TALL PINES COMPREHENSIVE PERMIT

PETITIONER: DRAPER HOME & IMPROVEMENTS, LLC

OFF PLYMOUTH STREET, MAP 18, LOT 8

SUBDIVISION CONTROL WAIVER REQUESTS

The preliminary site development plan required under supporting documents within the town's comprehensive permit application includes topography and utilities.

Although definitive approval cannot be funded or sought until the comprehensive permit is assured, Subdivision Rules & Regulations dated 02-19-2008, Section 3.4 Waivers of Section 6.0 Definitive plan, would substantially consist of:

§ 3.m. Illustration of setback line established by the Zoning By-laws, the same not effective under comprehensive permit application. Setbacks of 20' front and 10' otherwise requested as waivers under the zoning bylaw could be shown.

§ 5.e. 1929 NGVD vertical datum. Work to date and the definitive plan would be based on the 1983 NAVD for applicability with other regulatory documents presently in use.

§ 5.i. Location of large trees. The site is essentially a forest subject to alteration for the proposed use.

§ 6.c. Landscape plan identification of trees greater than 12" caliper. Instead, limit of work is proposed to be shown.

§ 7.2.c. A minimum 30 foot fire protection buffer between buildings and the edge of woods for wildfire protection in all cases. The locus is surrounded by an open bog to the west and residential or commercial development otherwise. The potential for forest wildfire appears to be essentially non-existent.

§ 7.2.h.i. Minimum centerline reduction from 150 feet down to 75 feet to accommodate irregular perimeter shape.

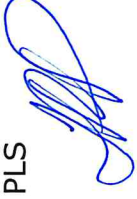
§ 7.4.a.1. Minimum right of way width from 50 feet down to 40 feet as sufficient to accommodate infrastructure.

§ 7.4.4. Maximum wastewater greater than 10,000 gpd increased to accommodate 12,870 gpd. Subdivision lots are exempt from wastewater

aggregation per 310 CMR 15.004(1)(c), though individual treatment systems for each lot could be installed to produce equivalent effluent concentration to less than 10,000 gpd (8,850 gpd) on the entire locus.

Waivers requested are based on the preliminary site development plan. Depending on approval, appeal or conditions thereof some waivers may not be necessary, others may be required.

Prepared 07-18-2016 by J. Randolph Parker, Jr., PLS

A handwritten signature in blue ink, appearing to be 'JRP', is written over the typed name of J. Randolph Parker, Jr.

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ZONING BYLAW, AMENDED MARCH 2013 WAIVER REQUESTS

§ 2320. Table of Dimensional Requirements, Zone RA

To reduce minimum lot size from 60,000 sf to an average of about 10,000 sf, areas as shown on the preliminary site development plan provided.

To reduce frontage from 150 feet generally down to an average of about 80 feet, in some cases down to 30 feet, as shown on said plan.

To reduce the front setback from 50 feet to 20 feet.

To reduce the rear yard from 50 feet down to 10 feet.

To reduce the side yard from 30 feet down to 10 feet.

To reduce the minimum lot width at building line of 80% down to widths as shown on said plan.

§ 2400, in its entirety, to exclude Rate of Development applicability for development under the comprehensive permit sought.

§ 2500, in its entirety, to exclude Subdivision Phasing applicability for development under the comprehensive permit sought.

§ 3350. To allow driveway curb cuts closer than 75' to one another where needed as shown on said plan.

Waivers requested are based on the preliminary site development plan. Depending on approval, appeal or conditions thereof some waivers may not be necessary, others may be required.

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