



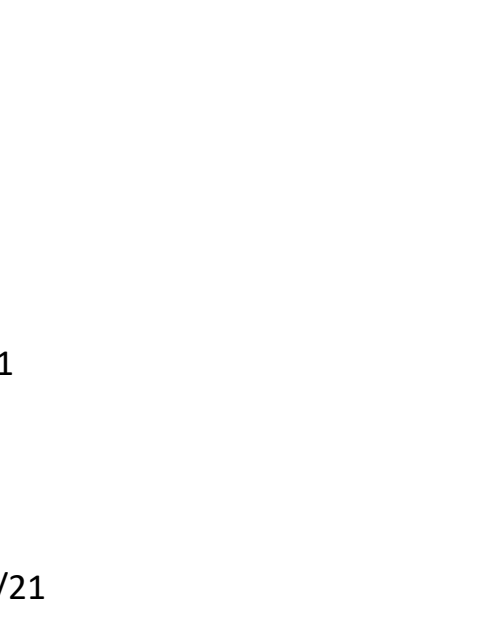
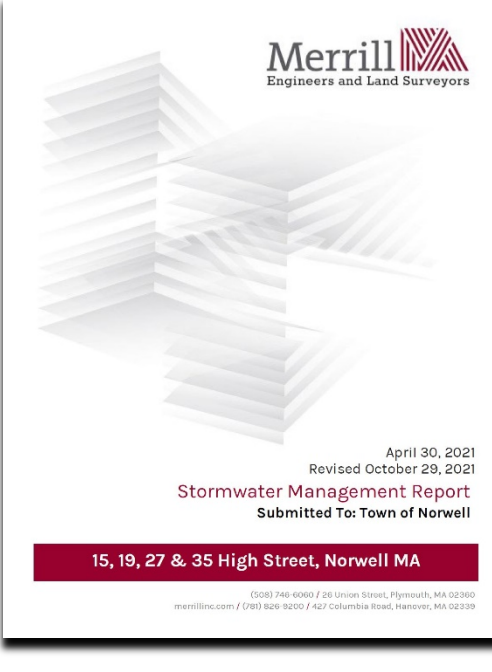
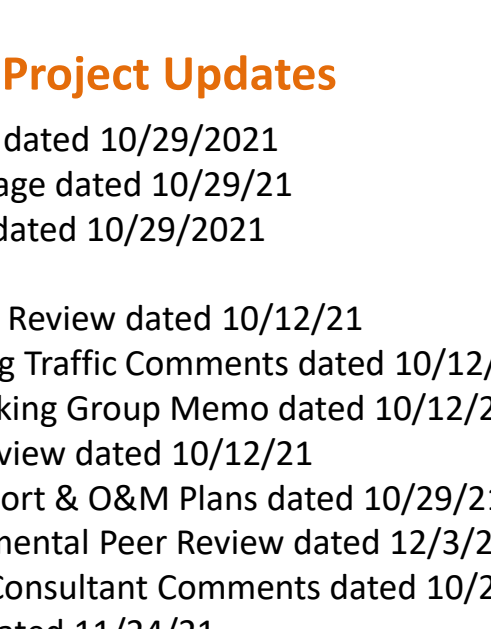
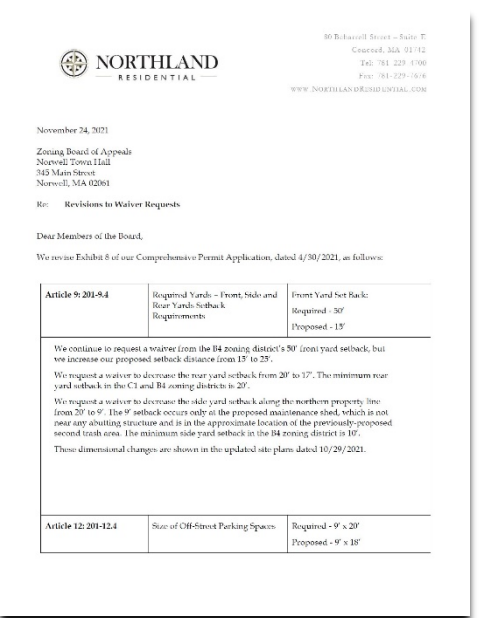
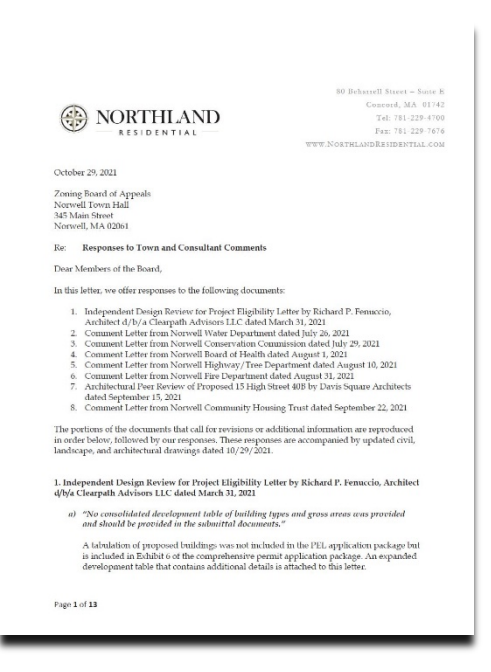
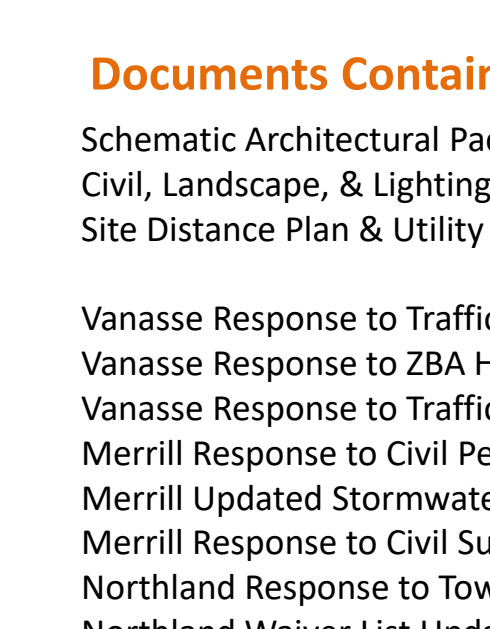
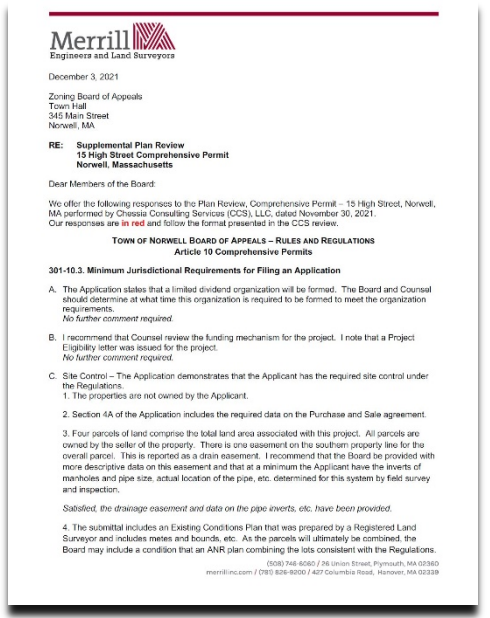
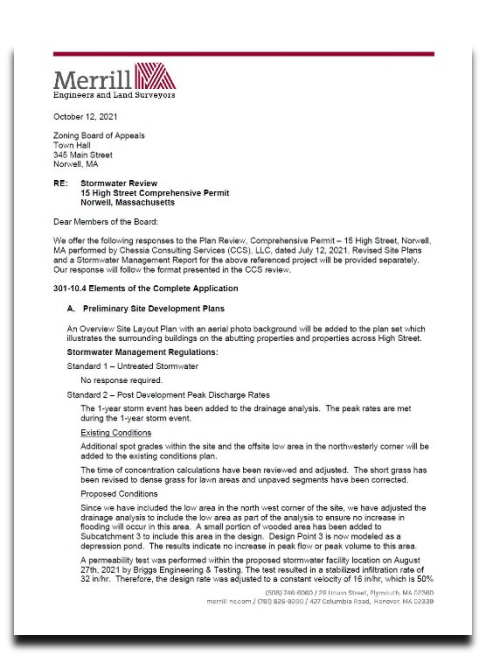
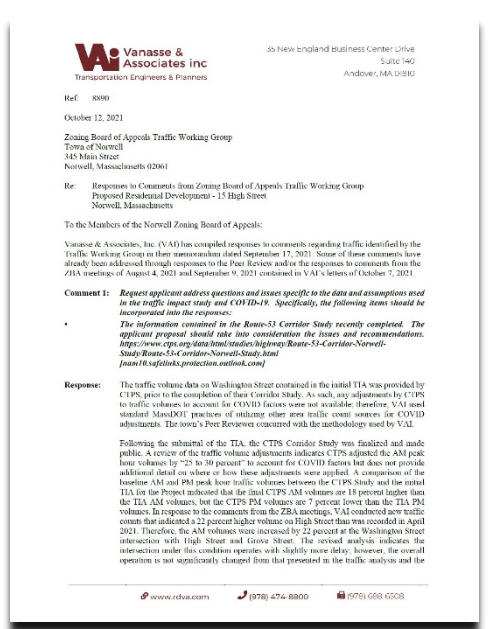
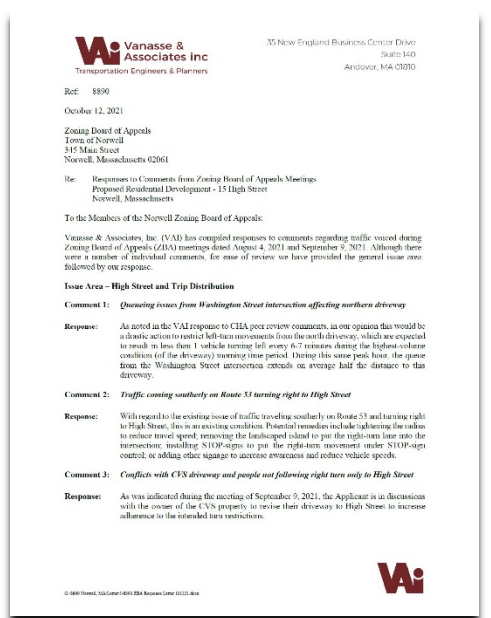
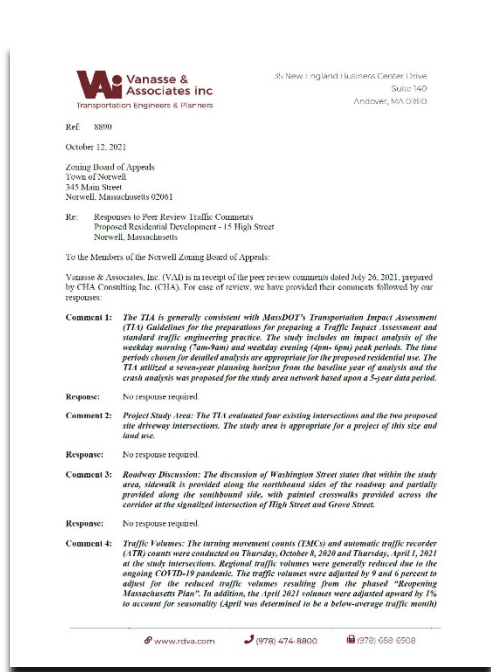
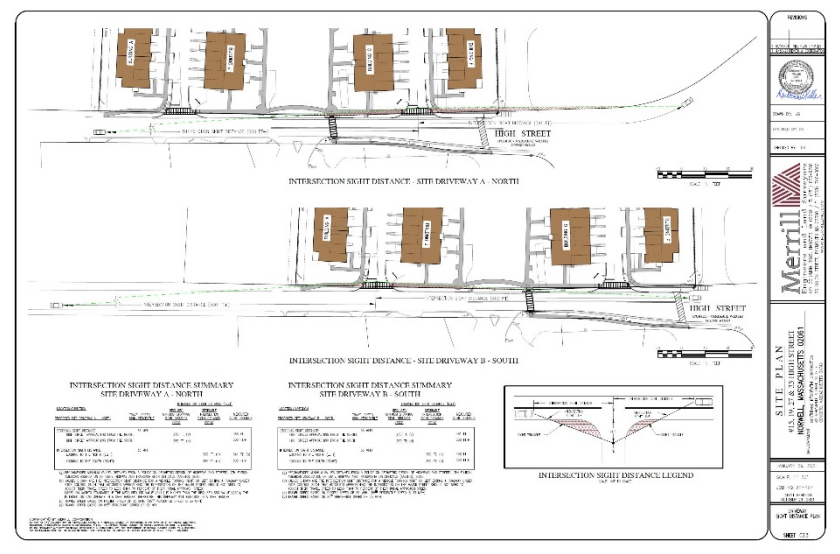
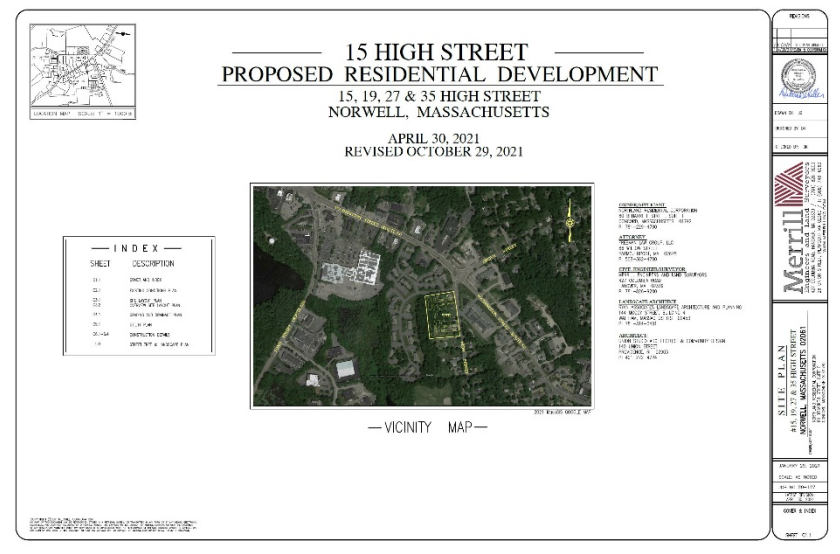
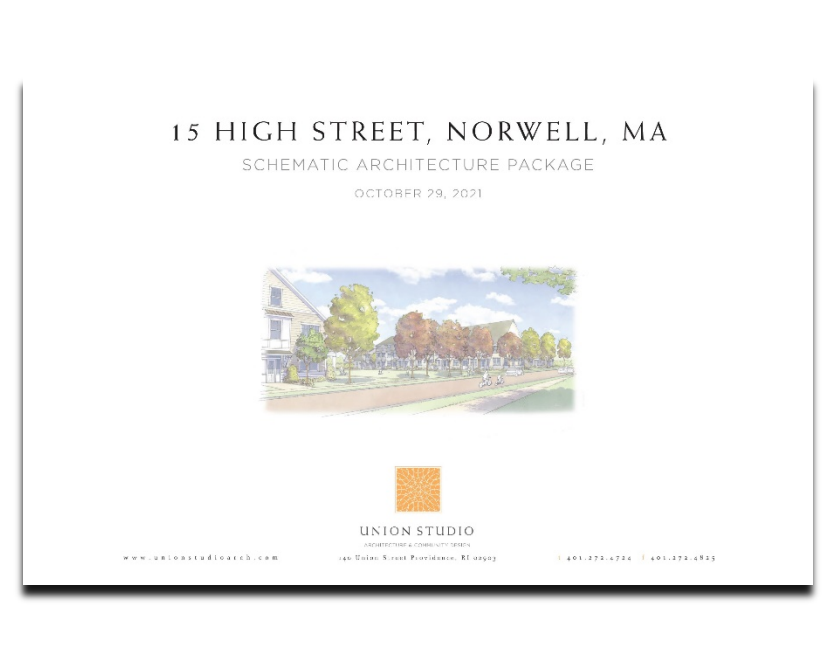
Public Hearing Milestones

June 2:	Public Hearing Opens	(Project Introduction)
July 7:	Public Hearing Day 2	(Architecture)
		July 12: Civil Peer Review <i>(Sent by Town)</i> July 26: Traffic Peer Review <i>(Sent by Town)</i>
August 4:	Public Hearing Day 3	(Civil Engineering & Traffic)
September 9:	Public Hearing Day 4	(Traffic)
		September 15: Architectural Peer Review <i>(Sent by Town)</i> September 28: Traffic Working Group Memo <i>(Sent by Town)</i>
September 28:	Public Hearing Day 5	(Architectural Peer Review)
		October 13: Responses to Traffic Peer Review, Traffic Hearing Comments, and Traffic Working Group Memo <i>(Sent by Northland)</i> October 15: Responses to Civil Peer Review <i>(Sent by Northland)</i>
October 18:	Public Hearing Day 6	(Traffic)
		October 29: Updated Site Drawings, Architectural Drawings, and Response to Town & Consultant Comments <i>(Sent by Northland)</i> November 3: Updated Stormwater Report & O&M Plans <i>(Sent by Northland)</i>
November 10:	Public Hearing Day 7	(Overview of 40B Process)
		November 11: Site Distance Plan & Utility Plan <i>(Sent by Northland)</i> November 24: Waiver List Revisions <i>(Sent by Northland)</i> November 30: Civil Supplemental Peer Review <i>(Sent by Town)</i> December 3: Response to Civil Supplemental Peer Review <i>(Sent by Northland)</i>

Tonight's Topics:

Summary of Project Updates

Waiver List

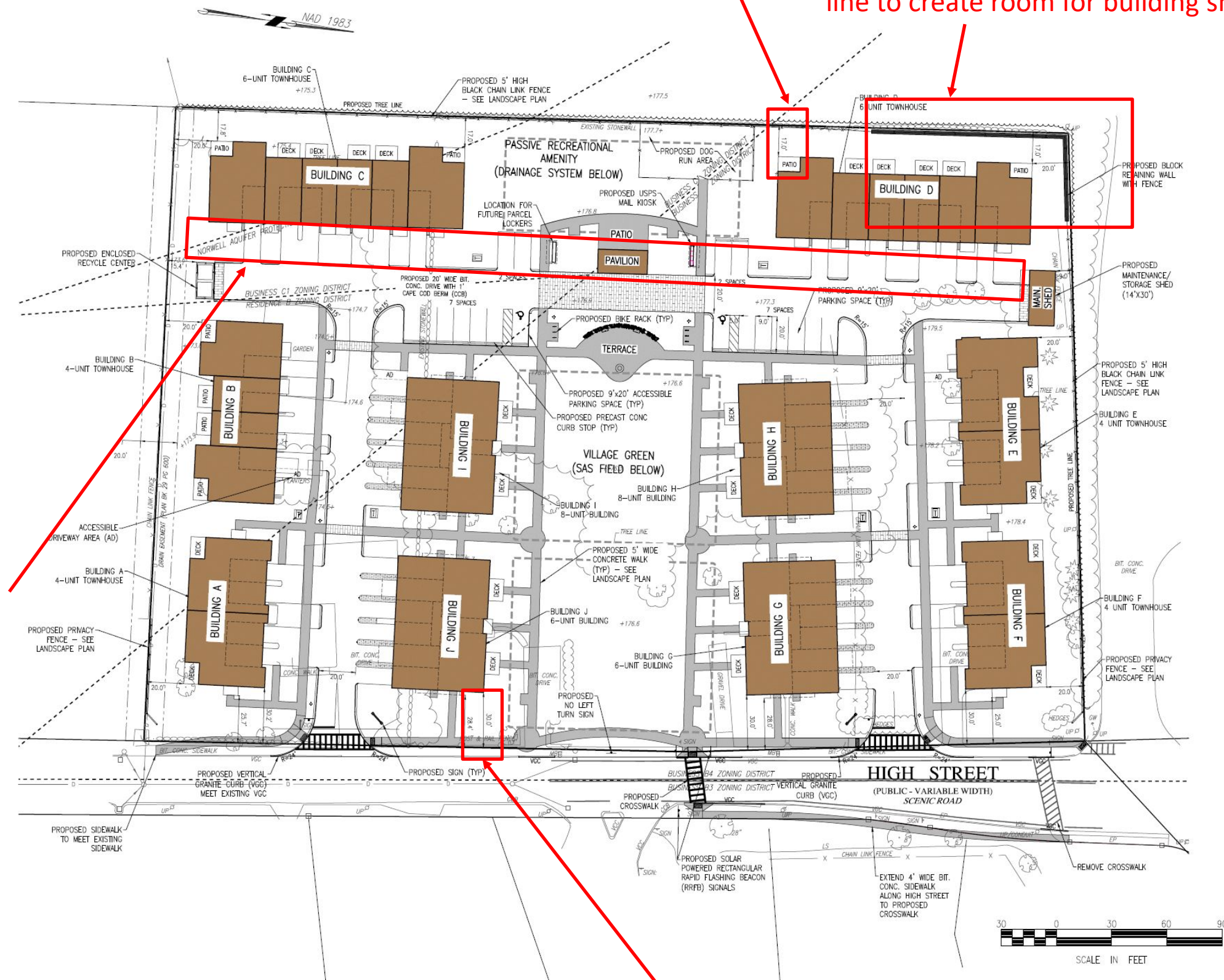


Summary of Project Updates

ZONING DATA

1. TOTAL PARCEL SIZE:	3.88± ACRES (169,341± S.F.) (ALL UPLAND)
2. ZONE:	RESIDENCE B, BUSINESS B4 AND C1; AQUIFER PROTECTION OVERLAY
3. USE:	EXISTING: RESIDENTIAL PROPOSED: RESIDENTIAL (NO CHANGE)
4. BUILDING COVERAGE:	MAX. ALLOWED: 30,481± S.F. (18%) BUSINESS DISTRICTS B & C EXISTING: 4,792± S.F. (2.8%) PROPOSED: 39,559± S.F. (23.4%)
5. SITE COVERAGE:	AQUIFER PROTECTION DISTRICT: MAXIMUM ALLOWED: 84,670± S.F. (50% OF UPLAND) EXISTING: 12,741± S.F. (7.5% OF UPLAND) PROPOSED: 91,650± S.F. (54.1% OF UPLAND) BUSINESS DISTRICTS B & C: MIN OPEN SPACE ALLOWED: EXISTING: 56,447± S.F. (33% OF UPLAND) PROPOSED: 156,601± S.F. (92.5% OF UPLAND) 77,691± S.F. (45.9% OF UPLAND)
6. DIMENSIONAL REQUIREMENTS:	
DISTRICT: RESIDENCE B/BUSINESS B4 & C1	EXISTING: 169,341± S.F. PROPOSED: 160,841± S.F. (EXCLUDES STORMWATER FACILITY)
MIN. LOT AREA	43,560 S.F. 511.4' 511.4'
MIN. LOT FRONTAGE	80' 511.4' 511.4'
MIN. LOT WIDTH	150'(*) 485.4' 485.4'
MIN. FRONT YARD	35' 27.2' 25.0'
RESIDENCE B	50' 27.2' 25.0'
BUSINESS B-4 & C-1	50' 27.2' 25.0'
MIN. SIDE & REAR YARD	20' 54.9' 17.0'
RESIDENCE B SIDE & REAR	20' 54.9' 17.0'
BUSINESS B-4 & C-1	20' 54.9' 17.0'
SIDE	10' 11.4' 20.0' (9.0' MAINTENANCE SHED)
REAR	20' 85.2' 17.0'
MAX. BUILDING HEIGHT	34'/2½ STORIES 43'/3 STORIES
RESIDENCE B	34'/2½ STORIES 43'/3 STORIES
BUSINESS B-4 & C-1	34'/2½ STORIES(**) 2½ STORIES 43'/3 STORIES
(*) MIN LOT WIDTH IN BUSINESS DISTRICTS A AND B SHALL BE 125 FT.	
(**) MIN HEIGHT FOR DWELLING UNITS WITHIN A BUSINESS DISTRICT	
7. PARKING:	
EXISTING BUILDING:	RESIDENTIAL - NO MARKED SPACES
REQUIRED (SECTION 201-12.6):	
DWELLING UNIT HAVING 2 OR MORE BEDROOMS - 2 SPACES	
DWELLING UNIT HAVING FEWER THAN 2 BEDROOMS - 1 SPACE	
ONE BEDROOM UNITS - 28	= 28 SPACES
TWO OR MORE BEDROOM UNITS - 28	= 56 SPACES
	TOTAL = 84 SPACES
PROPOSED:	
UNIT GARAGE SPACES	52
UNIT DRIVEWAY SPACES	52
SURFACE SPACES	18
TOTAL PARKING SPACES	112

Eliminated sidewalk in front of Bldgs C and D; this increases driveway depths and creates room for the increased High Street setback.



REVISIONS

2/10/2021 SITE PLAN UPDATES
1/14/2021 REVIEW & COORDINATION



DRAWN BY: JG

DESIGNED BY: DK

CHECKED BY: DK

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NORTHLAND RESIDENTIAL CORPORATION
80 BEHARRELL STREET, SUITE E
CONCORD, MASSACHUSETTS 01742

JANUARY 29, 2021

SCALE: 1"=30'

JOB NO. 20-127

LATEST REVISION:
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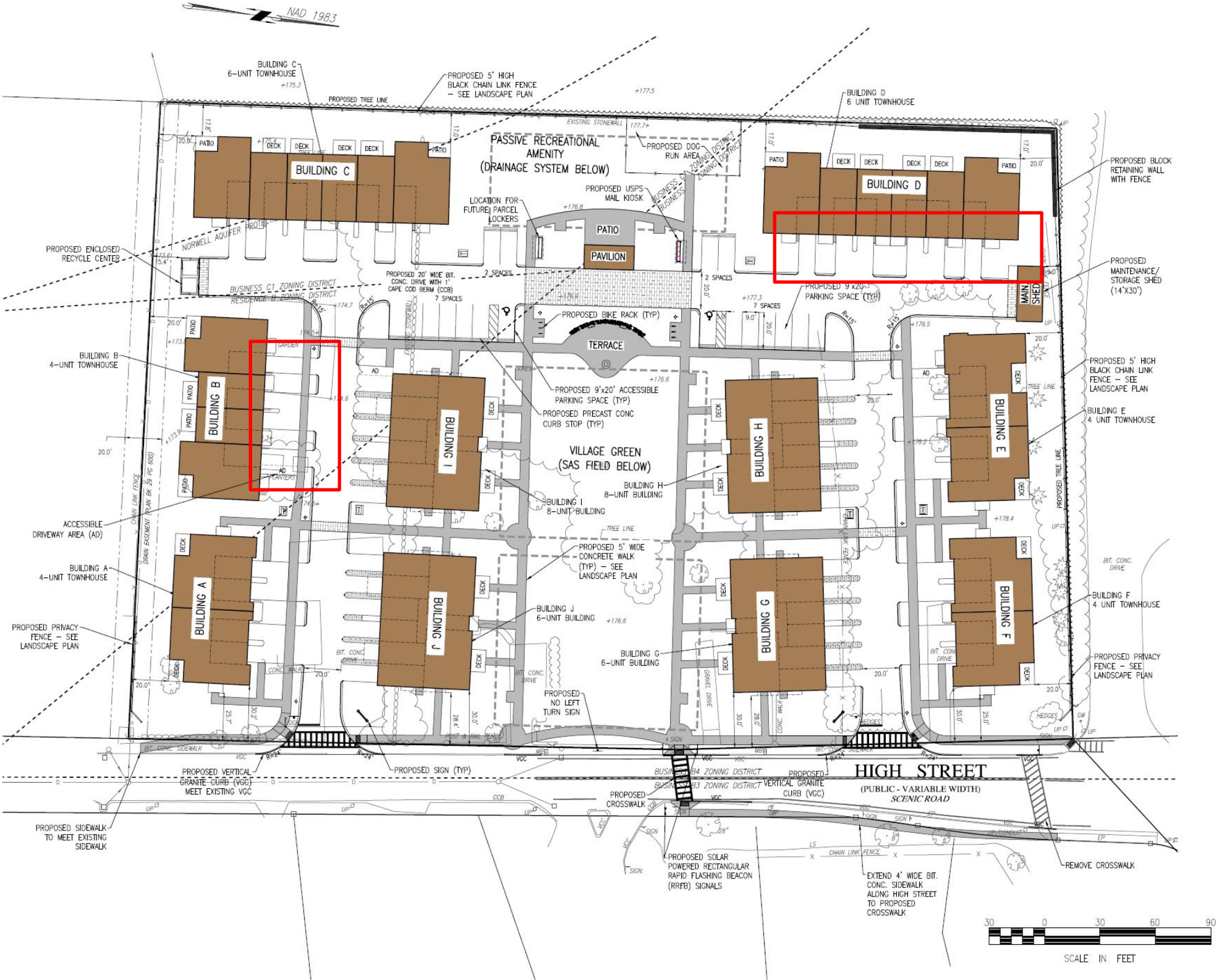
SITE LAYOUT PLAN

SHEET C3.1

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	PROPOSED:	91,650± S.F. (54.1% OF UPLAND)	
	BUSINESS DISTRICTS B & C:		
	MIN OPEN SPACE ALLOWED:	56,447± S.F. (33% OF UPLAND)	
	EXISTING:	156,601± S.F. (92.5% OF UPLAND)	
	PROPOSED:	77,691± S.F. (45.9% OF UPLAND)	
6. DIMENSIONAL REQUIREMENTS:			
DISTRICT: RESIDENCE B/BUSINESS B4 & C1	EXISTING:	PROPOSED:	
MIN. LOT AREA	43,560 S.F.	169,341± S.F. (EXCLUDES STORMWATER FACILITY)	
MIN. LOT FRONTAGE	80'	511.4'	
MIN. LOT WIDTH	150'(*)	485.4'	
MIN. FRONT YARD		485.4'	
RESIDENCE B	35'	25.0'	
BUSINESS B-4 & C-1	50'	27.2'	
MIN. SIDE & REAR YARD		17.0'	
RESIDENCE B SIDE & REAR	20'	54.9'	
BUSINESS B-4 & C-1	20'	17.0'	
SIDE	10'	11.4'	
REAR	20'	85.2'	
MAX. BUILDING HEIGHT		43' / 3 STORIES	
RESIDENCE B	34' / 2½ STORIES		
BUSINESS B-4 & C-1	34' / 2½ STORIES(**)	2½ STORIES	
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PROPOSED:			
UNIT GARAGE SPACES	52		
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SURFACE SPACES	18		
TOTAL PARKING SPACES	112		

Modified sidewalk layout in certain locations to make all parking spaces at least 9' x 20' (we no longer request waiver).



REVISIONS

2/10/29/21 SITE PLAN UPDATES
1/14/30/21 REVIEW & COORDINATION



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DESIGNED BY: DK

CHECKED BY: DK

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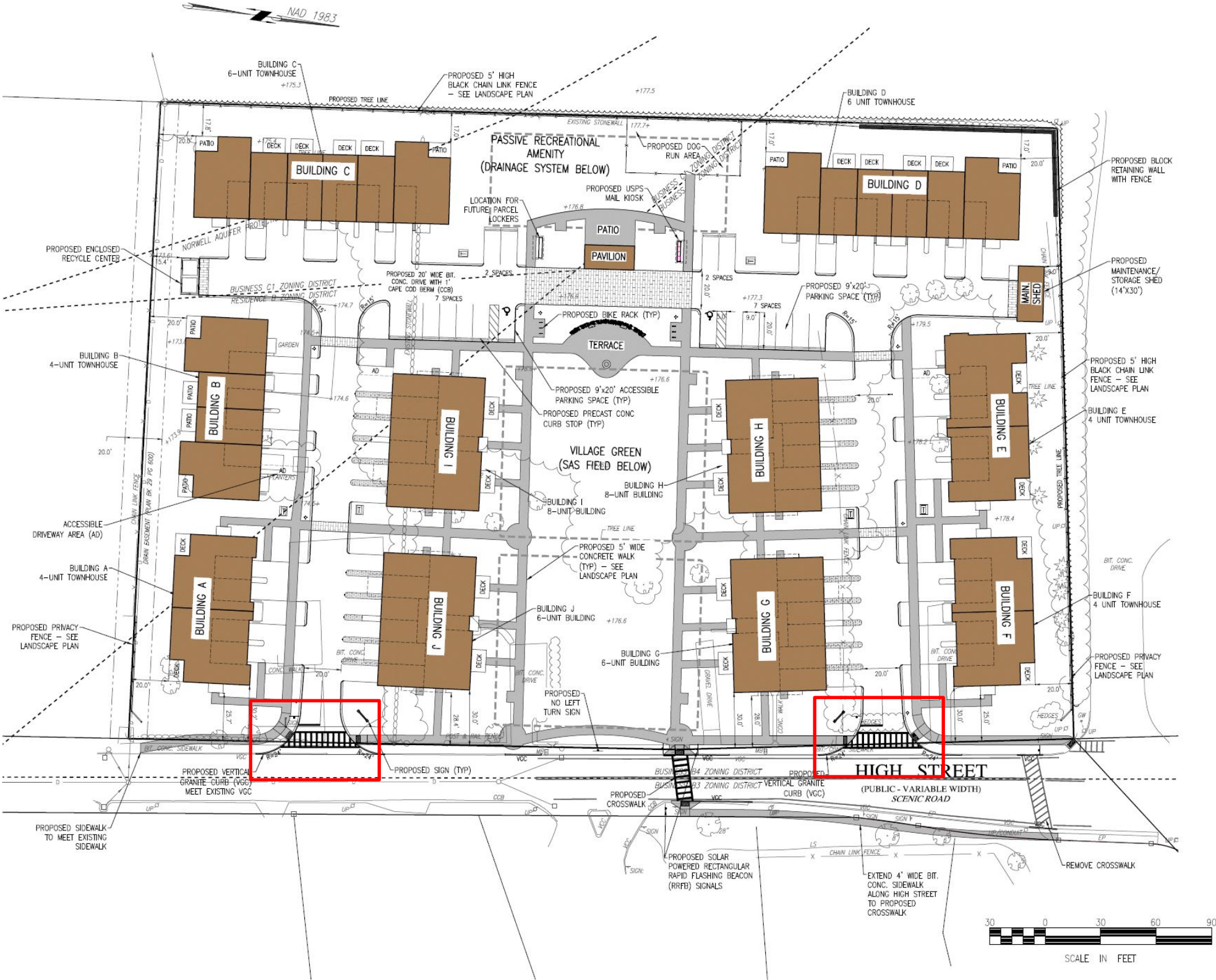
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Increased road width from 20' to 22' at High Street entries

REVISIONS

2/10/2021 SITE PLAN UPDATES
1/14/2021 REVIEW & COORDINATION



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DESIGNED BY: DK

CHECKED BY: DK

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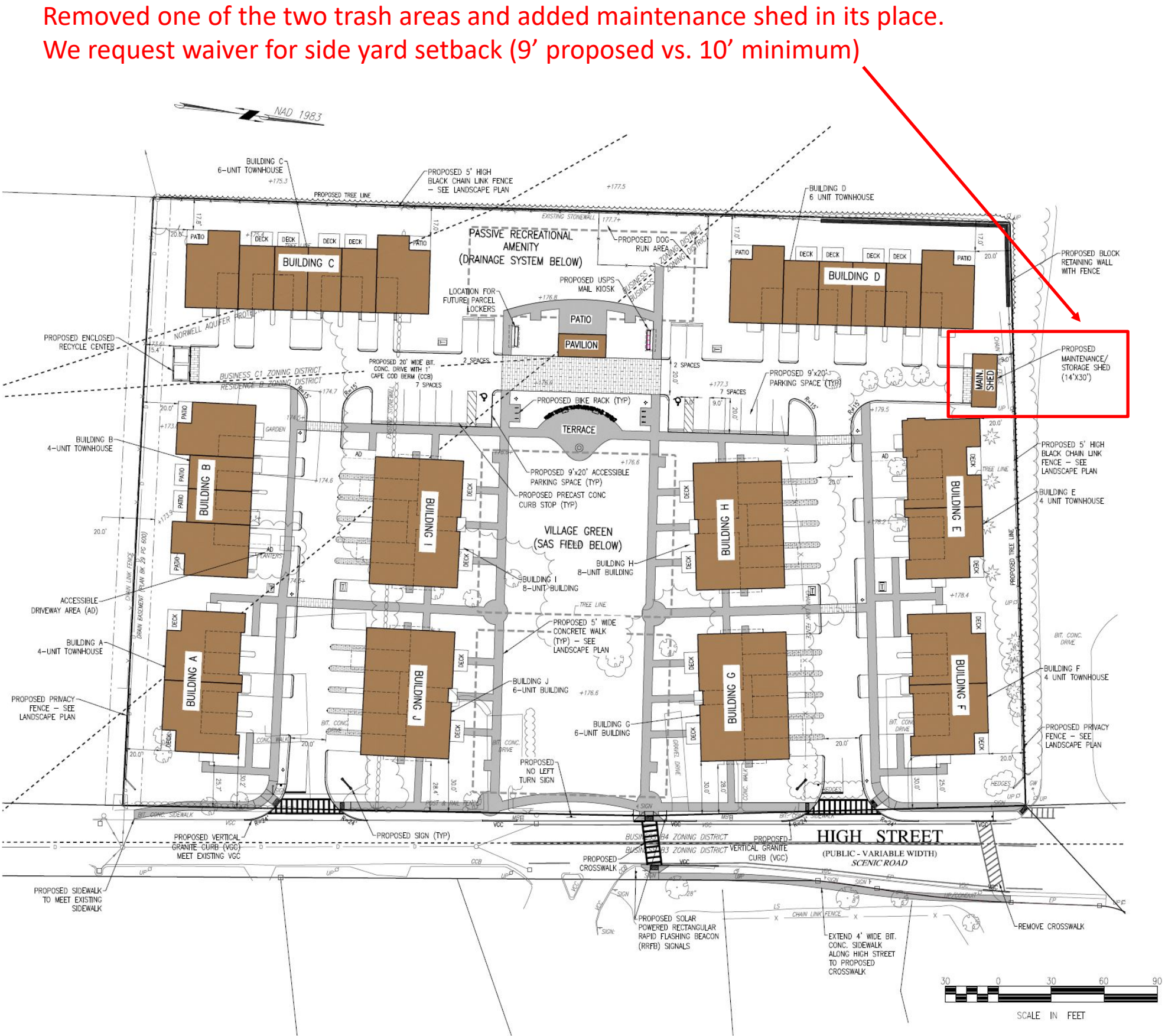
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REVISIONS

2/10/29/21 SITE PLAN UPDATES
1/14/30/21 REVIEW & COORDINATION



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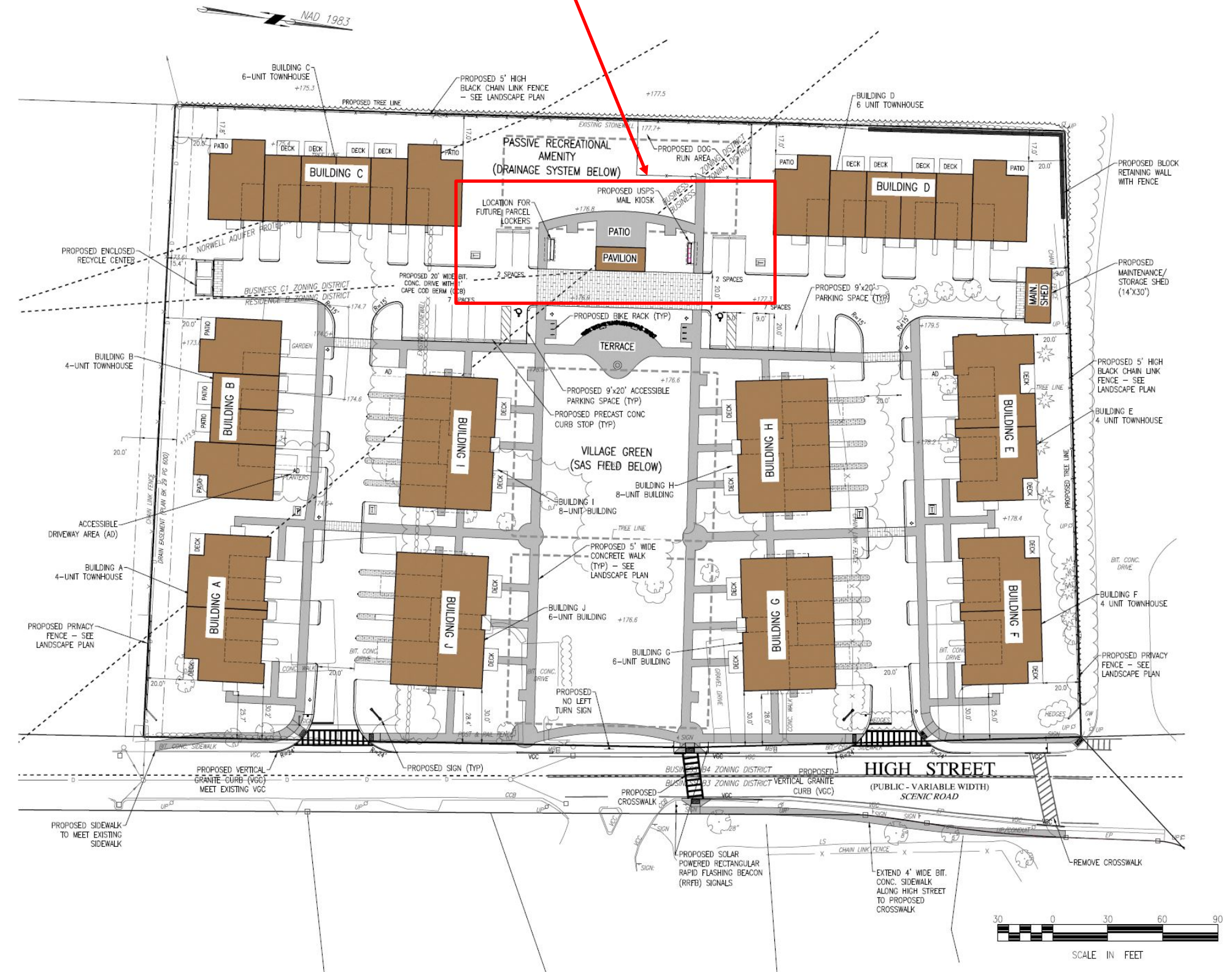
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Pulled mail/package lockers out of central pavilion, making it more usable as an amenity



REVISIONS

2/10/29/21	SITE PLAN UPDATES
1/14/30/21	REVIEW & COORDINATION

DEBORAH W. KELLER
No. 48514
REGISTERED PROFESSIONAL ENGINEER
STATE OF MASSACHUSETTS

DRAWN BY: JG

DESIGNED BY: DK

CHECKED BY: DK

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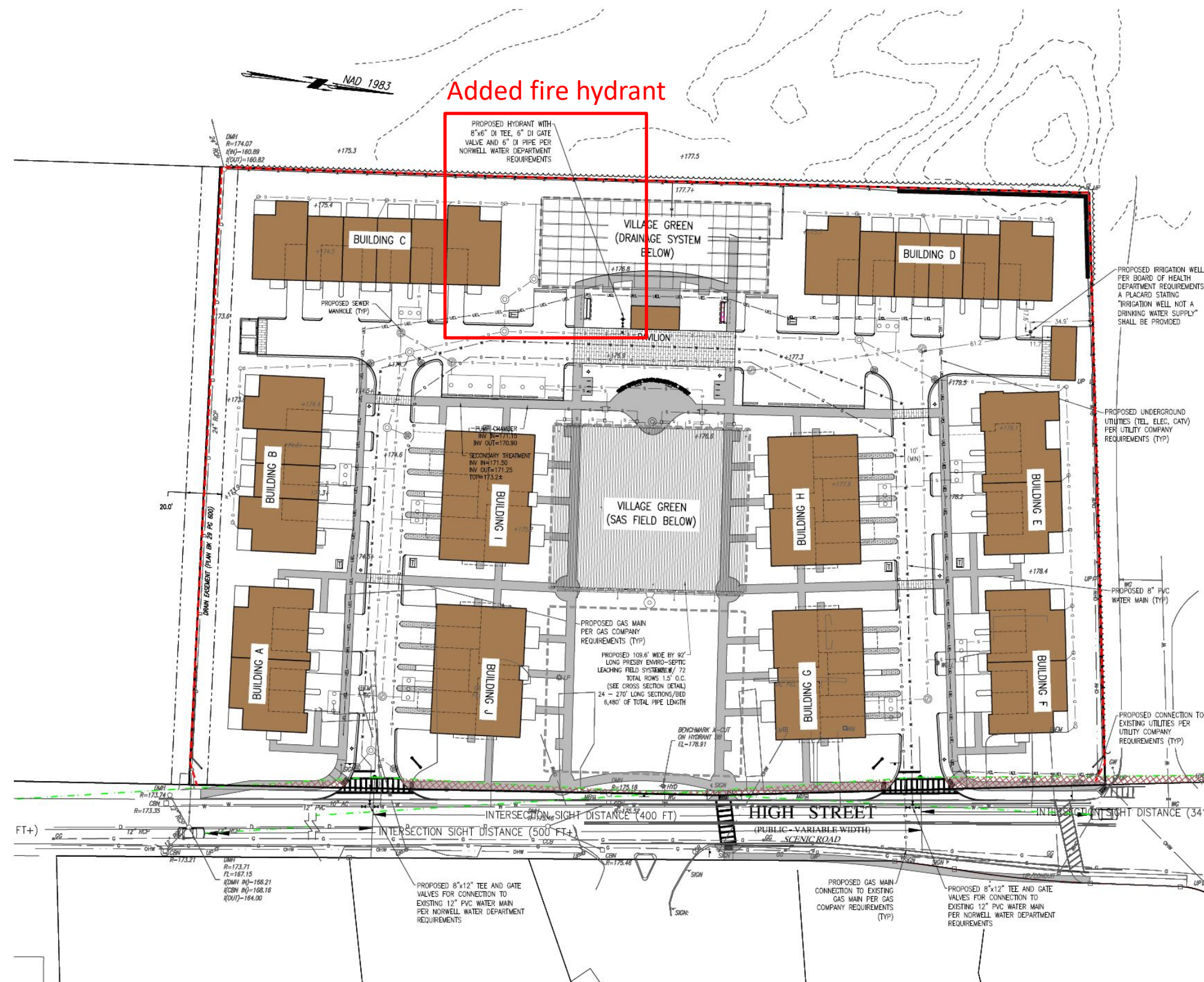
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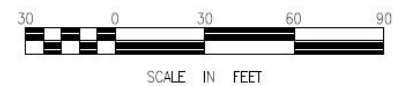
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APRIL 30, 2021

SITE LAYOUT PLAN

SHEET C3.1



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REVISIONS

2/10/20/21	SITE PLAN UPDATES
1/4/20/21	REVIEW & COORDINATION

DEBORAH W. KELLER
CIVIL
No. 45874
REGISTERED PROFESSIONAL ENGINEER

DRAWN BY: JG

DESIGNED BY: DK

CHECKED BY: DK

Merrill
Engineers and Land Surveyors
427 COLUMBIA ROAD, HANOVER, MA 02339 / T: (781) 826-9200
26 UNION STREET, PLYMOUTH, MA 02360 / T: (508) 746-6060
WWW.MERRILLINC.COM

SITE PLAN

#15, 19, 27 & 35 HIGH STREET
NORWELL, MASSACHUSETTS 02061

OWNER/APPLICANT
NORTHLAND RESIDENTIAL CORPORATION
80 BEARRELL STREET, SUITE E
CONCORD, MASSACHUSETTS 01742

JANUARY 29, 2021

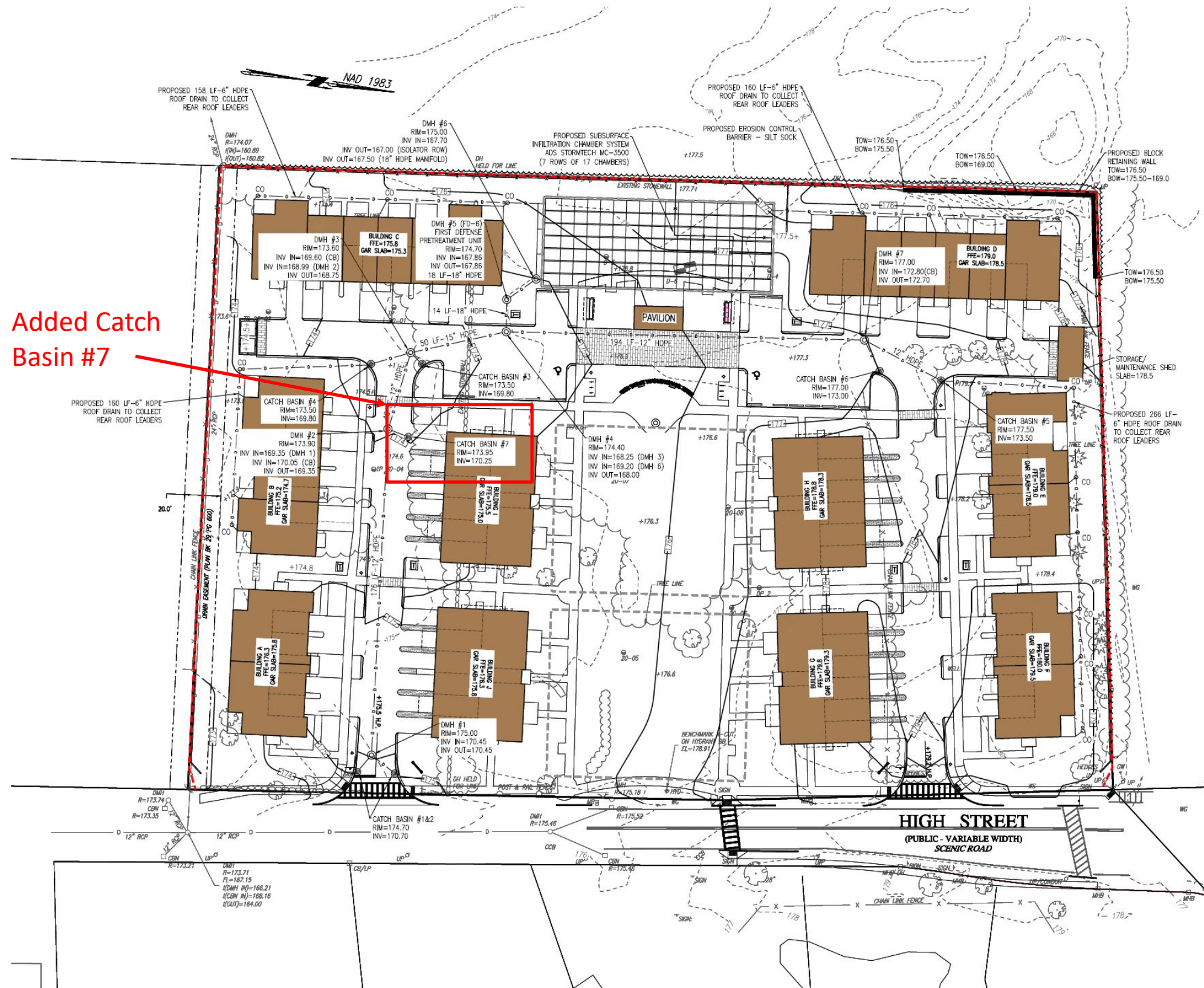
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JOB NO. 20-127

LATEST REVISION:
OCTOBER 29, 2021

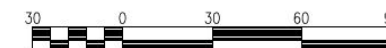
UTILITY PLAN

SHEET C5.1



Added Catch
Basin #7

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SCALE IN FEET

REVISIONS

2	9/15/21	REVIEW COMMENTS
1	4/30/21	REVIEW & COORDINATION



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JANUARY 29, 2021

SCALE: 1"=30'

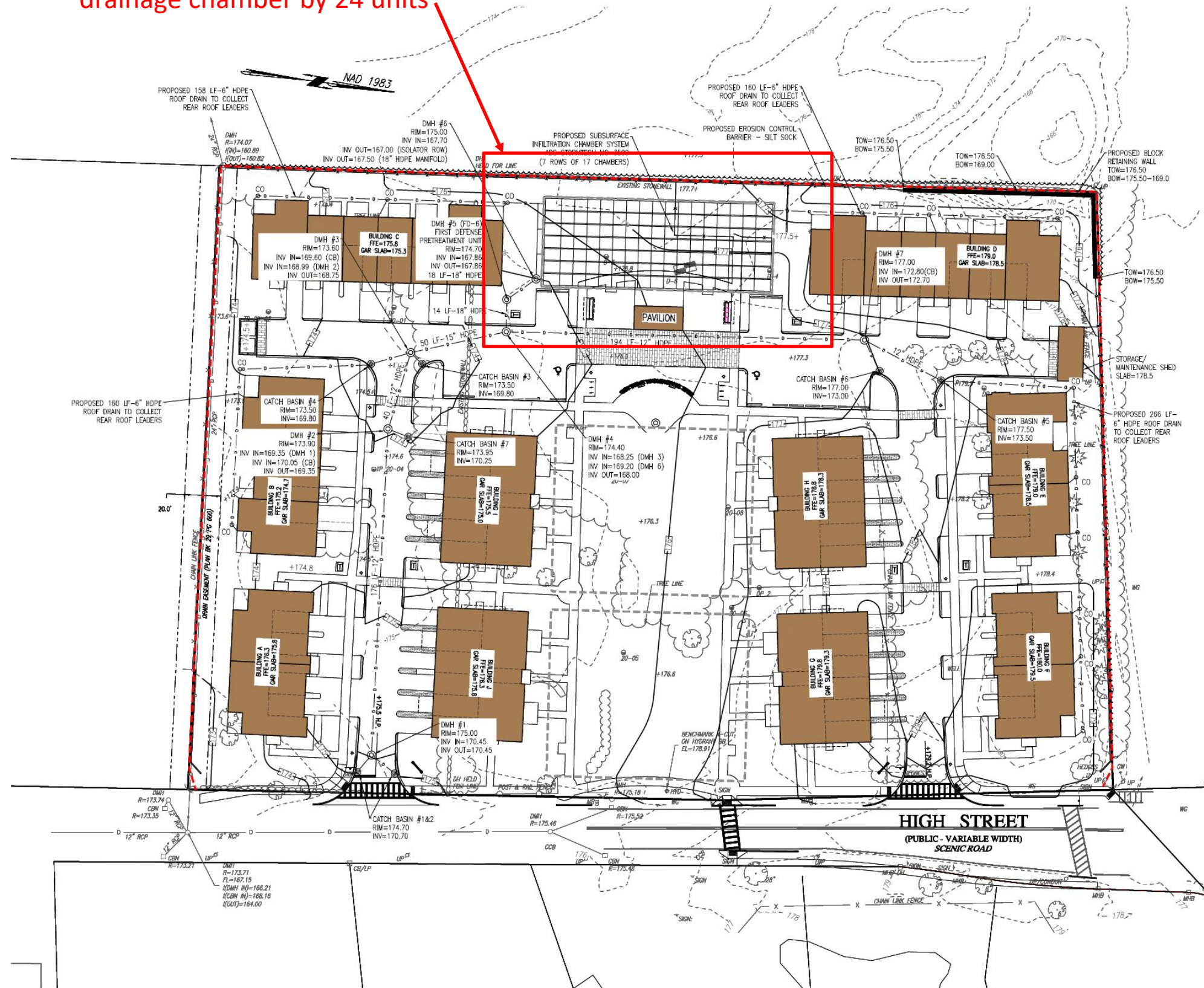
JOB NO. 20-127

LATEST REVISION:
APRIL 30, 2021

GRADING AND
DRAINAGE PLAN

SHEET C4.1

Reduced size of subsurface
drainage chamber by 24 units



REVISIONS

NO.	DATE	REVISION
2	9/15/21	REVIEW COMMENTS
1	4/30/21	REVIEW & COORDINATION



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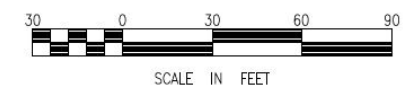
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JOB NO. 20-127

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APRIL 30, 2021

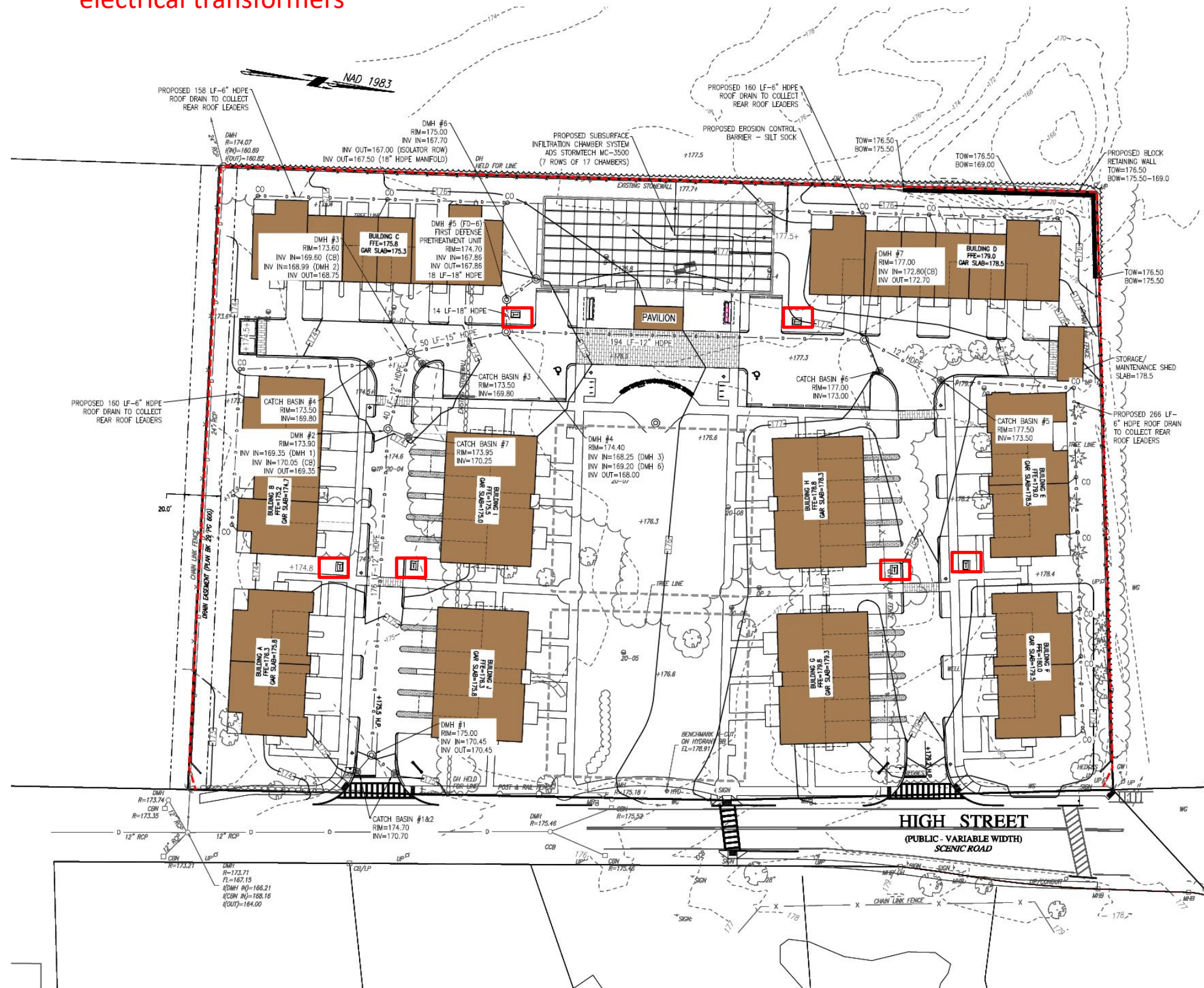
GRADING AND
DRAINAGE PLAN

SHEET C4.1



SCALE IN FEET

Added schematic locations of electrical transformers



Updated southern
buffer landscape design

Removed both of the second-
floor decks on Building B

Second-floor decks on Building
A to have solid rails for
increased privacy

LEGEND

STREET/SHADE
TREE

FLOWERING
TREE

SHRUBBERY /
PERENNIALS

SITE LIGHTING

BENCH

NORTHLAND HIGH STREET PLANT LIST (TYP)			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE (typ)
Street / Shade Trees			
AR	Acer rubrum	Red Maple	2-2.5' cal.
BN	Liriodendron tulipifera	Tulip Tree	2-2.5' cal.
PA	Platanus acerifolia	Plane Tree	2-2.5' cal.
QU	Quercus sp.	Oak	2-2.5' cal.
UA	Ulmus americana v.	American Elm v.	2-2.5' cal.
Flowering / Ornamental Trees			
AC	Amelanchier canadensis	Serviceberry	8-10'
BN	Betula nigra	River Birch	2-2.5' cal.
CK	Cornus sp.	Dogwood	8 - 10'
MG	Magnolia sp.	Magnolia	8 - 10'
MA	Malus sp.	Crabapple	2-2.5' cal.
PS	Prunus sp.	Flowering Cherry	8-10'
Deciduous Shrubs			
AA	Aronia arbutifolia	Chokeberry	2.5'
CA	Ceanothus americanus	Summersweet	3'
CS	Cornus sp.	Dogwood	2.5'
DG	Deutzia gracilis	Slender Deutzia	2'
FG	Fothergilla gardenii	Dwarf Fothergilla	2-2.5'
HP	Hydrangea sp.	Hydrangea	2.5'
IV	Itea virginica	Sweetspire	2'
MP	Myrica pensylvanica	Bayberry	3'
RA	Rhus aromatica	Fragrant Sumac	2'
SG	Spiraea sp.	Spiraea	2'
SP	Syringa sp.	Lilac	3'
VD	Viburnum sp.	Viburnum	3'
WF	Weigela sp.	Weigela	2.5'
Evergreen Shrubs			
BS	Buxus sp.	Boxwood	2'-3'
CP	Chamaecyparis sp.	False Cypress	3'
IG	Ilex glabra 'Compacta'	Irishberry	3'
IM	Ilex sp.	Holly	3'
JV	Juniperus sp.	Juniper	2'
RC	Rhododendron sp.	Rhododendron	3'
TGG	Thuja 'Green Giant'	Green Giant Arborvitae	8-10'
Perennials and Grasses			
GJ	Geranium sp.	Geranium	2 gal
LB	Leucanthemum	Daisy	2 gal
MS	Miscanthus sinensis	Maiden Grass	2 gal
NF	Nepeta faassenii	Nepeta	2 gal
PV	Panicum virgatum	Switch Grass	2 gal
PA	Pennisetum alopecuroides	Fountain Grass	2 gal
PV	Perovskia	Russian Sage	2 gal
RF	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	2 gal
SA	Sedum 'Autumn Joy'	Autumn Joy Sedum	2 gal

- Added:
- Bike Racks
 - Dog Run
 - Fire Pit
 - Outdoor Grills

Modified sidewalk layout
behind pavilion for increased
flexibility of use

ASSOCIATES
LANDSCAPE ARCHITECTURE AND PLANNING
144 Moody Street, Building 4
Waltham, MA 02453-5332
ph: 781 - 314 - 0461
www.ryan-dsac.com



15 HIGH STREET
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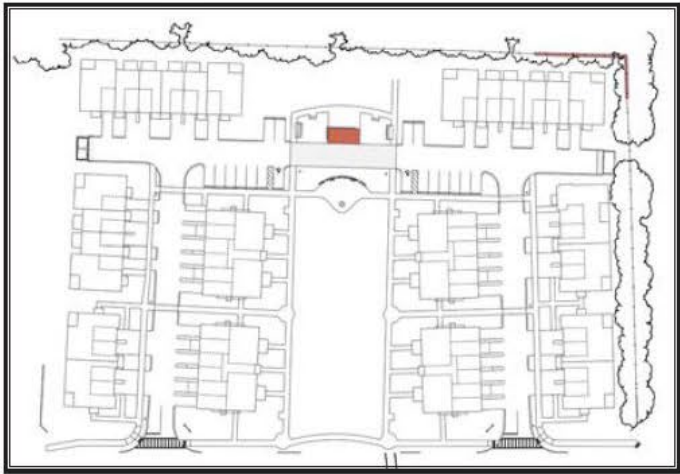
STREET TREE &
LANDSCAPE PLAN
SCALE: AS NOTED

ISSUED	04/30/21	REVIEW & COORDINATION
1	10/29/21	SITE PLAN UPDATES
2		
3		
4		
5		
6		

L-1.0

Conceptual pavilion design

Package and mail facilities
removed to increase usability
as amenity



SITE KEY PLAN



PAVILION PRECEDENT IMAGE



FRONT ELEVATION



SIDE ELEVATION





PROGRAM

8-Unit Walk Ups:
(12) 1BR Flats and
(4) 2BR Townhouses

6-Unit Walk Ups:
(4) 1BR Flats
(8) 2BR Townhouses

2/1BR Stacked Flats
(6) Lower 1BR Flats
(6) Upper 2BR Flats

(6) 1BR Townhouses

(4) 2BR Townhouses

(6) 3BR Townhouses

(56) Units /
(90) Bedrooms Total

* (3) Accessible Units

(122) Parking Spaces
(52) Unit Garages
(52) Unit Driveways
(18) Surface Spaces



* ILLUSTRATIVE SITE PLAN INTENDED TO HELP LOCATE
UNITS AND GENERAL SITE FEATURES: SEE CIVIL AND
LANDSCAPE PLANS FOR MORE DETAIL

Waiver List

1. ZBA Rules and Regulations Article J Comprehensive Permits:

The Applicant seeks a waiver from any provision of the ZBA's Comprehensive Permit Regulations to the extent that they conflict or are inconsistent with the requirements of 760 CMR 56.00 et seq., including, but not limited to the following:

Section 2. Definitions.

The term "Local Board" shall be waived so that it is consistent with 760 CMR 56.01, so that the term includes the Board of Water Commissioners and any other Local Board omitted from the list in the Board's regulations.

Section 3. The Minimum Jurisdictional Requirements for Filing an Application.

The Minimum Jurisdictional Requirements for Filing an Application shall be waived to the extent that they are inconsistent with 760 CMR 56.00, including 760 CMR 56.04, which provides that eligibility to file a comprehensive permit application is established by issuance of the Project Eligibility Letter.

Section 4. Elements of the Complete Application.

(d) Definition of Bedroom

The Applicant has prepared a Tabulation of Proposed Buildings that counts both the number of bedrooms and the number of bedrooms plus dens. The Applicant requests a waiver from this section to the extent that the inclusion of dens in the bedroom count increases the impact that any Local Requirement or Regulation has on the project.

(k) Proof of Filing of Notification form with Mass. Historic Commission.

The Applicant requests a waiver from this section. The form will be filed in the future at the appropriate time.

(o) Pro Forma.

The Applicant requests a waiver from this section to the extent that it conflicts with the requirements of 760 CMR 56.05(6), as any pro forma review cannot take place until after a number of events occurs; and, furthermore, the time for the Applicant to comply with any proper request for pro forma review does not toll the 180-day deadline for the Board to complete the public hearing unless an extension of time is agreed to.

(p) Appraisal.

The Applicant requests a waiver from this section as the fair market value of the Property is not relevant to the Board's review and action on the comprehensive permit.

Section 6. Application Filing Fees

The Applicant has paid the required application filing fee, but the Applicant requests the Board to provide the Applicant with how the fee is consistent with fees charged to market rate developments.

Section 7. Technical Review; Escrow; Consultant Selection and Appeal

(c) Technical Review

The Applicant requests the Board to waive any fees for special counsel to the Board for general representation as 760 CMR 56.05 expressly provides that, “Legal fees for general representation of the Board or other Local Boards shall not be imposed on the Applicant.”

Section 8. Review of any Conditions Claimed to by the Applicant to be Uneconomic

(a) Applicant’s Burden.

The Applicant requests the Board to waive any shifting of the burden of proof that is inconsistent with 760 CMR 56.05(7), which provides that “the Board shall grant such Waivers as are Consistent with Local Needs and are required to permit the construction and operation of the Project.”

(b) \$5,000 Application fee for pro forma review.

The Applicant requests the Board to waive the \$5000 pro forma fee unless and until the provisions of 760 CMR 56.05(6) have been satisfied.

Section 9. Public Hearing and Decision

(c) Quantum of Board Vote

The Applicant requests that the Board waive the requirement for a unanimous vote of the Board to grant a comprehensive permit as G.L. c.40B, §21 expressly provides that comprehensive permit approval requires only a majority vote.

Section 10. Changes in the Application

(a) New PEL or written confirmation that a new PEL is not required if changes to the application are made. If a change to the application is made, the Applicant reserves the right to seek a waiver from this requirement and from (b) as well.

Section 12. Other Provisions

(b) Issuance of Building Permits

The Applicant requests the Board to waive the requirement that the Project must comply with the Board's rules and regulations, as they may be amended in the future, as no modification to a Local Requirement made after the date of application may be imposed. 760 CMR 56.01.

(d) Terms and Conditions

The Applicant requests the Board to waive the requirement for assignments of the comprehensive permit and for the Board to adhere to the permit transfer requirements set forth under 760 CMR 56.05(12)(b).

(e) Performance Guarantees

The Applicant requests a waiver from this requirement as it will not obtain occupancy permits until construction is completed or guaranteed.

2. Additional Waivers Requested:

Town of Norwell General Bylaws, Zoning Bylaws and Rules & Regulations

Local Regulation or Bylaw Section	Description	Requested Waiver(s)
Article 8	Permitted Residential Uses	Allow Multi-Family Residential Use and appurtenant uses as shown on the Plans.
Article 9: 201-9.4	Required Yards – Front, Side and Rear Yards Setback Requirements	Front Yard Set Back: Required - 50' Proposed - 15'

****We continue to request a waiver from the B4 zoning district's 50' front yard setback, but we increase our proposed setback distance from 15' to 25'.**

We request a waiver to decrease the rear yard setback from 20' to 17'. The minimum rear yard setback in the C1 and B4 zoning districts is 20'.

We request a waiver to decrease the side yard setback along the northern property line from 20' to 9'. The 9' setback occurs only at the proposed maintenance shed, which is not near any abutting structure and is in the approximate location of the previously-proposed second trash area. The minimum side yard setback in the B4 zoning district is 10'.

These dimensional changes are shown in the updated site plans dated 10/29/2021.**

Article 9: 201-9.6	Height Restrictions	Required - 2 ½ Stories, 34' Proposed - 3 Stories, 43'
Article 12: 201-12.4	Size of Off-Street Parking Spaces	Required - 9' x 20' Proposed - 9' x 18' ** Withdrawn **
Article 10: 201-10.1	Business A, B and C Restrictions Building Coverage	Building Coverage: Maximum Permitted – 18% Proposed – 23.1%

We continue to request a waiver from the maximum building coverage requirement, but we increase our proposed building coverage from 23.1% to 23.4%. This increase accounts for the maintenance/storage shed in the northwest corner of the site, shown in the 10/29/2021 site plans.

Article 12: 201-12.7(G)	Bicycle Racks	Required – 2 Racks Proposed – None **Withdrawn**	
Article 13: 201-13.1	District Boundary Buffers	Waiver of All Applicable Article 13: 201-13.1 Regulations.	
Article 14: 201-14.5-14.7	Signs – General Provisions	Waiver of All Applicable Article 14 Regulations.	
Article 15 Building Demolition As described in the Findings of Fact, we have complied with the Demolition Delay Bylaw (the delays required for 15 and 19 High Street have expired, the house at 27 High Street has been determined by the Norwell Historical Commission to be not significant, and the house at 35 High Street is less than 75 years old and not listed on any register of historic buildings). To the extent that said Bylaw could be deemed applicable, we request a waiver from Article 15.			
Article 19.0	Aquifer Protection Overlay District	Waiver of All Applicable Article 19.0 Regulations.	
Division 4, Rules & Regulations, Chapter 304: 304-64 (C)	High Groundwater Determination	Waiver of Division 4, Rules and Regulations, Chapter 304.	

Division 4, Rules & Regulations, Chapter 304: 304-64 (H)	Nitrogen Sensitive District	Waiver of Division 4, Rules and Regulations, Chapter 304.	
Division 4, Rules & Regulations, Chapter 304: 304-64 (M)	Pump Systems must be pressure dosed	Waiver of Division 4, Rules and Regulations, Chapter 304.	
Division 2, Part IV Land Use and Natural Resources, Chapter 62	Soil, Loam, Sand or Gravel Removal	Waiver of Division 2, Part IV, Chapter 62.	
Division 4, Rules & Regulations, Chapter 308	Permanent Drainage Committee	Waiver of Division 4, Rules and Regulations, Chapter 308.	
Division 4, Rules & Regulations, Chapter 301, Article 10	Board of Appeals – Comprehensive Permit Application	Waiver of Division 4, Rules and Regulations, Chapter 301.	
Division 2, Part V: Street and Ways, Chapter 82	Scenic Roads	Waiver of All Applicable Chapter 82 Rules and Regulations.	
Division 2, Part IV, Land Use and Natural Resources, Chapter 61, Article 1	Wetlands Protection	Waiver requested to the extent necessary to allow for construction of project as shown on plans. The project will comply with MA Wetlands Protection Act and MADEP regulations 310 CMR 10.	
Division 4, Rules and Regulations, Chapter 302 Planning Board	Part 1 Subdivision Rules and Regulations	Waiver requested from the potential application of subdivision rules and regulations to any portion of the project or project site as shown on the Site Plans.	

NOTE: In addition to the above specifically listed waivers, the Applicant also intends to request a waiver from all applicable local by-laws, regulations, and requirements of the Town of Norwell so that the Project can be constructed in accordance with the submitted plans.