15 HIGH STREET | December 6, 2021







RYAN ASSOCIATES Merrill

Public Hearing Milestones

June 2:	Public Hearing Opens	(Project Introdu	(Project Introduction)		
July 7:	Public Hearing Day 2	(Architecture)			
		•	er Review <i>(Sent by Town)</i> Peer Review <i>(Sent by Town)</i>		
August 4:	Public Hearing Day 3	(Civil Engineerir	ng & Traffic)		
September 9:	Public Hearing Day 4	(Traffic)			
		September 15: September 28:	Architectural Peer Review (Sent by Town) Traffic Working Group Memo (Sent by Tow		
September 28:	Public Hearing Day 5	(Architectural Pe	er Review)		
		W	esponses to Traffic Peer Review, Traffic Hearin orking Group Memo <i>(Sent by Northland)</i> esponses to Civil Peer Review <i>(Sent by North</i>		
October 18:	Public Hearing Day 6	(Traffic)			
		Co	odated Site Drawings, Architectural Drawings onsultant Comments <i>(Sent by Northland)</i> odated Stormwater Report & O&M Plans <i>(Se</i> l		
November 10:	Public Hearing Day 7				
		November 11: November 24: November 30: December 3:	Site Distance Plan & Utility Plan (Sent by N Waiver List Revisions (Sent by Northland) Civil Supplemental Peer Review (Sent by To Response to Civil Supplemental Peer Revie		

) wn)

ring Comments, and Traffic

gs, and Response to Town &

Sent by Northland)

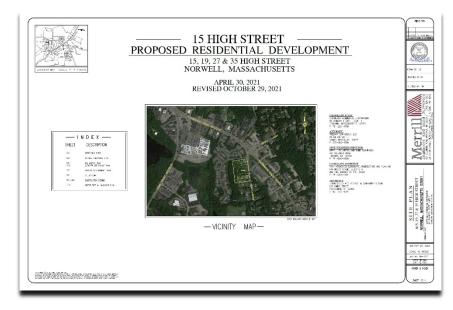
Northland)

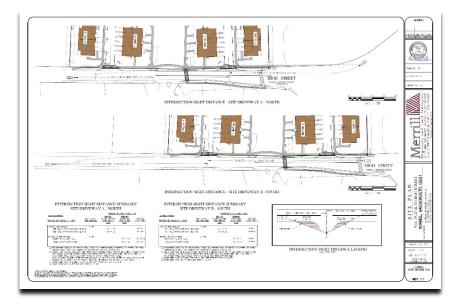
[•] Town) view (Sent by Northland) **Tonight's Topics:**

Summary of Project Updates

Waiver List







Ref: 8890			
October 12, 2	021		_
Zoning Board	of Appeals		
Town of Norv 345 Main Stre	vell set sactursetts 02061		
Norw	suses to Peer Review Traffic Comments sed Residential Development - 15 High Street ell, Massuchasetts		
	ers of the Norwell Zoning Board of Appeals:		
responses:	sociates, Inc. (VAI) is in receipt of the peer review comments dated July 26, 2021, prepared alting Inc. (CHA). For case of review, we have provided their comments followed by our		
Comment 1:	The TLM is percendly consistent with MaxDDT's transportation tappert Accessment [TLM Guiddines for the proparations of programs at TME [TLM Guiddines for the proparations of the program and the program at the transport of the t		
Response:	No response required.		
Comment 2:	Project Study Area: The TLA evaluated four existing intersections and the two proposed site driveway intersections. The study area is appropriate for a project of this size and land use.		
Response:	No response required.		
	Rombury Discussion: The discussion of Washington Street states that within the study area, iddewalk is provided along the northbanut sides of the roadway and partially provided along the southbanut side, with patient cressrulks provided across the corridor at the signalized interaction of High Street and Grove Street.		
Response: Comment 4:	No response required. Traffic Volumes: The turning movement counts (TMCs) and automatic traffic recorder		
connent 4.	117D): construction of children wartswering, their LAA, 2000 and thinks of million of constructions of the source interview. Register all register constructions are registered by the source of th		
	€ www.rdva.com € (978) 474-8800 🗎 (978) 688 6508		
	Vanasse & 35 New England Business Contor Drive Associates Inc Suite H0 Ion Engineers Andowr, M4 0000		
Ref: 8890 Detober 12, 20	Associates inc Sullia to June 100 June		
Ref: 8890 Detober 12, 20 Joning Board	Associates inc Sum Ko Ixon Engineers Andorer, MA 0000 21 cf. Lignels		
Ref: 8890 Detober 12, 20 Zoning Doard Iown of Norw 315 Main Stre Norwell, Mass Ref: Beau	Associates inc Suite NO Ion Engineers Andowr, MA (1870 21 Classical States of Suite States of		
Ref: 8890 Detober 12, 20 Zoning Board Iown of Norw 815 Main Stre Norwell, Mass Re: Respo Propor Norwe	Associates inc Suite H0 ten Engineers Andoor, MA 0200 21 of Apreha di associates 02661 sector 02661 Market 02661 Market 02661 Market 02661 Market 02661 Market 02661 Street Campany Annual Development - 15 Ligh Street		
Ref: 8890 Detober 12, 20 Zoning Board Iown of Norw MS Main Stre Norwell, Mass Re: Respo Propor Norwe Io the Membe Vanasse & As Zoning Board Vanasse & As	Associates inc Sure Ho Ion Engineers & Puerners Andowr, MA (1890) 21 31 32 34 34 35 35 36 36 36 36 36 36 36 37 37 37 37 37 37 37 37 37 37 37 37 37		
Ref: 8890 Detober 12, 20 Zoning Board Town of Norw Stores, 20 Norwell, Mass Re: Respo Norwell, Mass Re: Respo Norwe To the Membe Vunnsse & As Coming Board Vunnsse & As Coming Board	Associates inc Sure Ho Ion Engineers & Puerners Andowr, MA (1890) 21 31 32 34 34 35 35 36 36 36 36 36 36 36 37 37 37 37 37 37 37 37 37 37 37 37 37		
Ref: \$890 Detober 12, 20 Zoning Board Torwa of Norw M5 Main Stre- Norwell, Mass Re: Respa Propo- Norwe Norwe To the Membe Wannse & As Zoning Board Aconing Board Market a transfer	Associates inc Sure: No lon Engineers & Parmers Andows, MA (1000 21 31 4) Andows, MA (1000 21 31 4) Andowski (2000) and (
Ref: 8890 Detober 12, 20 Zoning Dord Town of Norry 45 Main Ster Norwell, Mass Ref: Response Propo- Norwe To the Monthe Venusse & As Coming Board were a tumble followed by or Source Area – I Comment 1: Response:	Barding and a second seco		
Ref: 8890 Detober 12, 20 Zoning Dourd Torne of Norw He Main Stree Norwell, Mass Ref: Response To the Membe Manager a transle Norwell To the Membe Manager a transle Norwell To the Membe Norwell To the Membe Norwell State Area = 1 Comment 1: Response:	Sume Hoo Summer Su		
Ref: 8890 October 12, 20 Zoning Dourd Town of Norw Ho Main Ster Norwell, Mass Ref: Response To the Membe Sollowed by o Issue Area – 1 Comment 1: Response:	Burgerson States and States		
Ref: 8890 Denober 12, 20 Zoning Dord Town of Norr- Mit Main Stre- Norwell, Mass Re: Response To the Member Vinnesse & As Comment at I: Response: Comment 2: Response:	Descriptions The Description of Appendix Materials and Appendix Append		
Ref: 8890 Detober 12, 20 Coning Doned Torwa of Norw MS Main Stre Korwan Million References of the Norwa To the Member Varianse & An Member Norwa To the Member Varianse & An Member Donament 1: Response: Comment 2: Response:	Descriptions The Market State S		
Ref: 8890 Detober 12, 20 Coning Doned Torwa of Norw MS Main Stre Korwan Million References of the Norwa To the Member Varianse & An Member Norwa To the Member Varianse & An Member Donament 1: Response: Comment 2: Response:	Descriptions The Description of Appendix Materials and Appendix Append		
Ref: 8890 October 12, 20 Zoning Board Town of Norw 315 Main Stro- Norwell, Mass Re: Respa Propo- Norwe To the Membe Soliewed to yo Umasse & As Zoning Board were a trambe followed by ot Issae Area – I	Descriptions The Market State S		
Ref: \$890 Oceober 12, 22 Zoning Doord Yil Mark Store Yil Mark Store Yil Mark Store Nerver, Mark Nerver, Mark	Descriptions The Market State S		
Ref: \$890 Oceober 12, 22 Zoning Doord Yil Mark Store Yil Mark Store Yil Mark Store Nerver, Mark Nerver, Mark	<text><text><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></text></text>		
Ref: \$890 Control 12, 22 Control 10, 22 Control 12,	<text><text><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></text></text>		
Ref: \$890 Control 12, 22 Control 10, 22 Control 12,	<text><text><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></text></text>		
Ref: 1830 Octobel 12, 3 Hand Stan, Doord Torre & Khans New York & Khans Ne	<text><text><text><text><text><text><text><text><text><text><text><text></text></text></text></text></text></text></text></text></text></text></text></text>		

ntained in the Route-53 Corridor Study recently J (978) 474-8800 📾 (978) 688 656

Merrill (NORTHLAN October 12, 2021 Zoning Board of Ap Town Hall oning Board of orwell Town H ar Members of the Board 45 Main Stree Sorwell, MA 0 Ve offer the following response Re: Responses to Town mwater Management H Dear Members of the Board, 01-10.4 Elements of the Complete Application In this letter, we offer responses to the fol A. Preliminary Site Development Plans An Overview Site Layout Plan with an aerial plustrates the surrounding buildings on the at tormwater Management Regul he 1-year storm event has been Page 1 of 13 Merrill () NORTHLAN December 3, 2021 November 24, 2021 Supplementa 15 High Street ar Members of the Board: Re: Revisions to TOWN OF NORWELL BOARD OF APPEALS – RULES AND R Article 10 Comprohensive Permits imum Jurisdictional Requirements for Filing an Applica article 9: 201-9.4 We continue to request a waiver from Site Control – The Application den the Regulations. Ve request a waiver to decrease the re ard setback in the C1 and B4 zoning are not owned by the Apolica Ve request a waiver to decrea rom 20' to 9'. The 9' setback c 2. Section 4A of the Application includes the required data on the Purchase and Sale agreement ed with this project. All parcels are nese dimensional changes are shown he submittal includes an Existing Conditions Plan that was prepared by a Registered Lan wyor and includes mates and bounds, etc. As the parcels will ultimately be combined, th of may include a condition that an ANR ban combining the lats consistent with the Recul Article 12: 201-12.4

Documents Containing Project Updates

Schematic Architectural Package dated 10/29/2021 Civil, Landscape, & Lighting Package dated 10/29/21 Site Distance Plan & Utility Plan dated 10/29/2021

Vanasse Response to Traffic Peer Review dated 10/12/21 Vanasse Response to ZBA Hearing Traffic Comments dated 10/12/21 Vanasse Response to Traffic Working Group Memo dated 10/12/21 Merrill Response to Civil Peer Review dated 10/12/21 Merrill Updated Stormwater Report & O&M Plans dated 10/29/21 Merrill Response to Civil Supplemental Peer Review dated 12/3/21 Northland Response to Town & Consultant Comments dated 10/29/21 Northland Waiver List Updates dated 11/24/21

l	1)	
7	1		

cluded in Exhibit 6 of the comprehensive permit application package.

	80 Beharrell Street - Suite E
D	Concord, MA 01742
D	Tel: 781 229 4700
	First 781-229-7676
	www.North lan dRisid ential.com
ermit Application, da	ted 4/30/2021, as follows:
ermit Application, da	ted 4/30/2021, as follows:
ds - Front, Side and	Front Yard Set Back:
ds – Front, Side and thack	Front Yard Set Back: Required - 30'
ds – Front, Side and thack	Front Yard Set Back:
ds – Front, Side and stback s he B4 zoning district's	Front Yard Set Back: Required - 30'
ds – Front, Sido and thatk re B4 zoning district's nce from 15' to 25',	Front Yard Set Back: Required - 30' Proposed - 13'
ds – Front, Side and thack is ne B4 zoning district's nee from 15' to 25'. r yard setback from 20	Front Yard Set Back: Required - 50' Proposed - 15' 50' front yard setback, but
ds - Front, Side and that k the B4 zoning district's nee from 13' to 23', r yard setback from 21 stricts is 20'.	Front Yard Set Back: Required - 50' Proposed - 15' 50' front yard setback, but
ds – Front, Side and that k to B4 zoning district's nee from 15' to 25', r yard setback from 20 stricts is 20', c yard setback along t	Front Yard Set Back: Required - 30' Proposed - 19' 50' front yard setback, but Y to 17. The minimum rear- te northern property line- tenance shed, which is not
ds - Front, Side and that k is nee from 15' to 25'. r yard setback from 21 stricts in 20' c yard setback along t r at the proposed mai	Front Yard Set Back: Required - 50'. Proposed - 15' 30' front yard setback, but Y to 17'. The minimum rear he northern property line tenance bed, vehich is not of the previously-proposed
ds – Front, Side and that k s referent 13' to 23', r yard setback from 20 stricts in 20', e yard setback along t y at the proposed mai approximate location and setback in the B4 a	Front Yard Set Back: Required - 30' Proposed - 19' 30' (cont yard setback, but Y to 17'. The minimum rear- he northern property line tenance shed, which is not of the previously-proposed omg durit is 100-00.
ds – Front, Side and thuck he B4 zoning district's ne from 13° to 23°, ry and setback from 24 stricts in 20°, e yard setback along t rat the proposed man approximate location and setback in the B4 z	Front Yard Set Back: Required - 30' Proposed - 19' 30' (cont yard setback, but Y to 17'. The minimum rear- he northern property line tenance shed, which is not of the previously-proposed omg durit is 100-00.
ds – Front, Side and that k s referent 13' to 23', r yard setback from 20 stricts in 20', e yard setback along t y at the proposed mai approximate location and setback in the B4 a	Front Yard Set Back: Required - 30' Proposed - 19' 30' (cont yard setback, but Y to 17'. The minimum rear- he northern property line tenance shed, which is not of the previously-proposed omg durit is 100-00.
ds – Front, Side and that k s referent 13' to 23', r yard setback from 20 stricts in 20', e yard setback along t y at the proposed mai approximate location and setback in the B4 a	Front Yard Set Back: Required - 30' Proposed - 19' 30' (cont yard setback, but Y to 17'. The minimum rear- he northern property line tenance shed, which is not of the previously-proposed omg durit is 100-00.
ds – Front, Side and that k s referent 13' to 23', r yard setback from 20 stricts in 20', e yard setback along t y at the proposed mai approximate location and setback in the B4 a	Front Yard Set Back: Required - 30' Proposed - 19' 30' (cont yard setback, but Y to 17'. The minimum rear- he northern property line tenance shed, which is not of the previously-proposed omg durit is 100-00.
ds – Front, Side and that k s referent 13' to 23', r yard setback from 20 stricts in 20', e yard setback along t y at the proposed mai approximate location and setback in the B4 a	Front Yard Set Back: Required - 30' Proposed - 19' 30' (cont yard setback, but Y to 17'. The minimum rear- he northern property line tenance shed, which is not of the previously-proposed omg durit is 100-00.
ds - Front, Side and that k s nee from 15' to 25', r yard setback from 20 istricti is 20', c yard setback along t	Front Yard Set Back: Required - 30' Proposed - 19' 30' (cont yard setback, but Y to 17'. The minimum rear- he northern property line tenance shed, which is not of the previously-proposed omg durit is 100-00.

Required Yar Rear Yards S Requirement

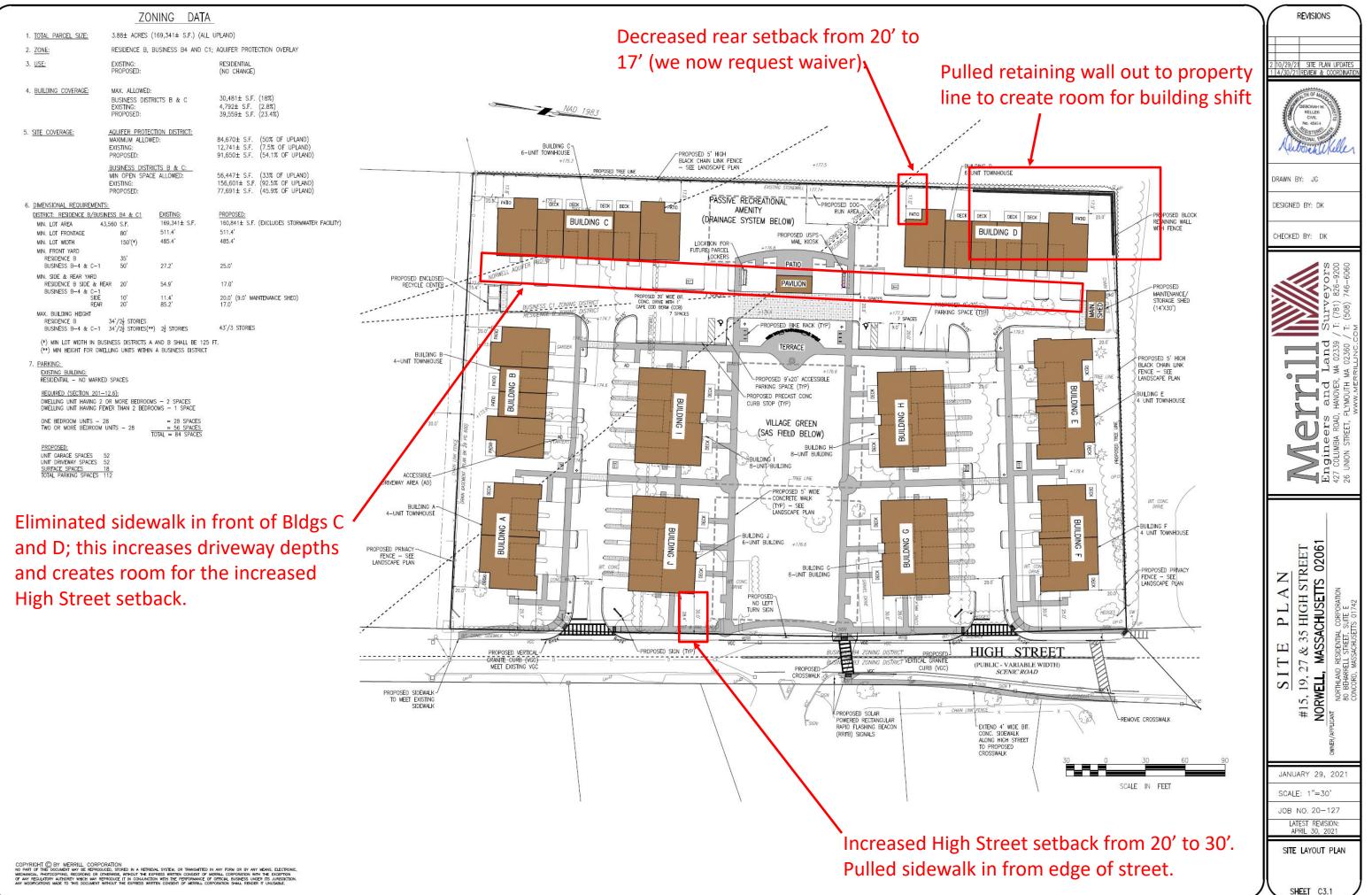
Size of Off-St



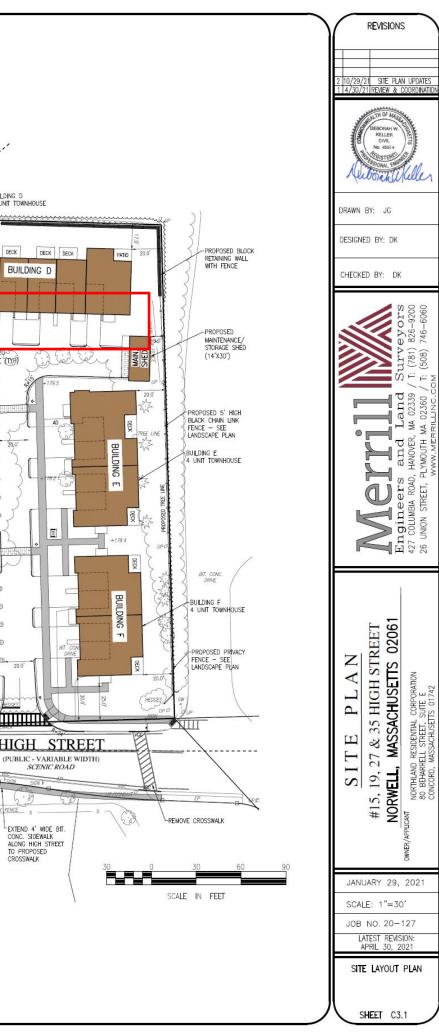
April 30, 2021 Revised October 29, 2021 Stormwater Management Report Submitted To: Town of Norwell

15, 19, 27 & 35 High Street, Norwell MA

Summary of Project Updates



	ZONING DATA	<u>.</u>						
1. TOTAL PARCEL SIZE:	3.88± ACRES (169,341± S.F.) (ALL	UPLAND)						
2. ZONE:	RESIDENCE B, BUSINESS B4 AND C	; AQUIFER PROTECTION OVERLAY						
3. <u>USE:</u>	EXISTING: PROPOSED:	RESIDENTIAL (NO CHANGE)						
4. BUILDING COVERAGE:	MAX. ALLOWED:							
4. BUILDING COVERAGE:	MAX, ALLUWED: BUSINESS DISTRICTS B & C EXISTING: PROPOSED:	30,481± S.F. (18%) 4,792± S.F. (2.8%) 39,559± S.F. (23.4%)	3	NAD 1983				
5. <u>SITE_COVERAGE:</u>	AQUIFER PROTECTION DISTRICT: MAXIMUM ALLOWED: EXISTING: PROPOSED:	84,670± S.F. (50% OF UPLAND) 12,741± S.F. (7.5% OF UPLAND) 91,650± S.F. (54.1% OF UPLAND)			PROPOSED 5' HIGH BLACK CHAIN LINK FENCE			
	BUSINESS DISTRICTS B & C: MIN OPEN SPACE ALLOWED: EXISTING: PROPOSED:	56,447± S.F. (33% OF UPLAND) 156,601± S.F. (92.5% OF UPLAND) 77,691± S.F. (45.9% OF UPLAND)			- SEE LANDSCAPE PLAN	EXISTING STONEWALL 177.7+		
6. <u>DIMENSIONAL REQUIREMENT</u> <u>DISTRICT: RESIDENCE B/BUSI</u> MIN. LOT AREA 4. MIN. LOT FRONTAGE MIN. LOT WDTH MIN. FRONT YARD RESIDENCE B BUSINESS B-4 & C-1	2153932335	PROPOSED: 160,841± S.F. (EXCLUDES STORMWATER FACILITY) 511.4' 485.4' 25.0'			PASSIVE REGE AMENI (DRAINAGE SYST LOCATION FOR FUTURE PARCEL LOCKERS	TY RUN AREA.		K DECK DECK DE
MIN. SIDE & REAR YARD RESIDENCE B SIDE & RE BUSINESS B-4 & C-1 SIDE	EAR 20' 54.9' 10' 11.4'	17.0° 20.0' (9.0' MAINTENANCE SHED)	PROPOSED ENCLOSED NOR RECYCLE CENTEB - 1544	WELL ADUKER	PROPOSED 20' WIDE BIT2_SPACES -	PAVILION		
REAR MAX. BUILDING HEIGHT RESIDENCE B	34'/21 STORIES	17.0'		BUSINESS C1 ZONING DISTRICT RESIDENCE B ZONING DISTRICT	CAPE COD BERM (CCB)	PROPOSED BIKE RACK (TYP)	+177.3 PROPOSED 7 SPACES PARKING SP	ACE (TYP)
(*) MIN LOT WIDTH IN BU	34 ⁷ /2 ¹ 2 STORIES(**) 2 ¹ 2 STORIES SINESS DISTRICTS A AND B SHALL BE 125	43'/3 STORIES FT.	+ 20.0° g	17464			9.0' 20.0'	4179.5
7. PARKING:	ELLING UNITS WITHIN A BUSINESS DISTRICT		BUILDING B 4-UNIT TOWNHOUSE				×	
EXISTING BUILDING: RESIDENTIAL - NO MARKE			OTING	8 9	8	PROPOSED 9'x20' ACCESSIBLE PARKING SPACE (TYP)	*	B - 200 - C
REQUIRED (SECTION 201- DWELLING UNIT HAVING 2 DWELLING UNIT HAVING FE	OR MORE BEDROOMS - 2 SPACES WER THAN 2 BEDROOMS - 1 SPACE		> 15.9	BULLDING		DPOSED PRECAST CONC RB STOP (TYP)	Ξ	
ONE BEDROOM UNITS - 2 TWO OR MORE BEDROOM			20.0'		NG	VILLAGE GREEN (SAS FIEED BELOW)	BIIIDING	
PROPOSED: UNIT GARAGE SPACES UNIT DRIVEWAY SPACES SURFACE SPACES TOTAL PARKING SPACES	52 52 18		ACCESSIBLE DRIVEWAY AREA (AD)			BUILDING H 8-UNIT BUILDING -UNIT BUILDING -TREE LINE (PROPOSED 5' WIDE)		
						CONCRETE WALK (TYP) - SEE LANDSCAPE PLAN	DECK	
certai	fied sidewall in locations t	•	PROPOSED PRIVACY FENCE - SEE LANDSCAPE PLAN 20.0°	CONC. IN C. 200	ING J	DING J IIT BUILDING +178.6 BUILDING G 6-UNIT BUILDING G 0POSED 0POSED 0POSED	BUILDING	
•	• •	uest waiver).		25.7		RN SIGN		
			PRO	POSED VERTICAL	PROPOSED SIGN (TYP)	BUSINES 64 ZON	WIRE DISTRICT PROPOSED	HIGH ST
			D GRAD	INTE-CURB (VCC) D 0	0 000 CCB	PROPOSED BUSIN B3 ZON CROSSWALK	VING DISTRICT VERTICAL GRANITE CURB (VGC)	(PUBLIC - VARIABL
			PROPOSED SIDEWALK		- Upo -		Tur I	HENRY SIGN F
			TO MEET EXISTING SIDEWALK		$\langle / /$	V J GON 2-	J28- LS	LING STAFE
					\backslash	PROPOSED SO POWERED REC		LINIK FENCE X

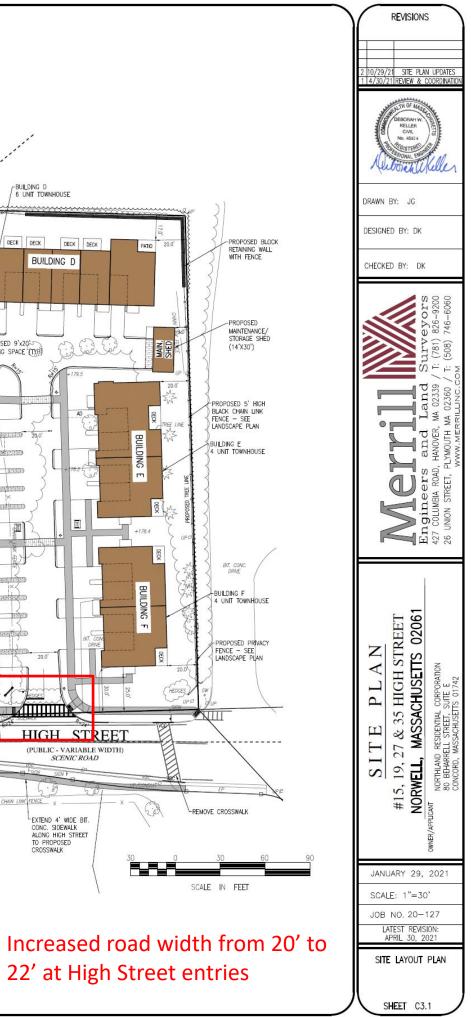


PROPOSED SOLAR POWERED RECTANGULAR RAPID FLASHING BEACON (RRFB) SIGNALS

SIGN:

	ZONING DATA							
1. TOTAL PARCEL SIZE:	3.88± ACRES (169,341± S.F.) (ALL							
2. <u>ZONE:</u>	RESIDENCE B, BUSINESS B4 AND C1	; AQUIFER PROTECTION OVERLAY						
3. <u>USE:</u>	EXISTING: PROPOSED:	RESIDENTIAL (NO CHANGE)						
4. BUILDING COVERAGE:	MAX. ALLOWED: BUSINESS DISTRICTS B & C EXISTING: PROPOSED:	30,481± S.F. (18%) 4,792± S.F. (2.8%) 39,559± S.F. (23.4%)		NAD 1983				,
5. <u>Site coverage:</u>	AQUIFER PROTECTION DISTRICT: MAXIMUM ALLOWED: EXISTING: PROPOSED: BUSINESS DISTRICTS B & C: MIN OPEN SPACE ALLOWED:	84,670± S.F. (50% OF UPLAND) 12,741± S.F. (7.5% OF UPLAND) 91,650± S.F. (54.1% OF UPLAND) 56,447± S.F. (33% OF UPLAND)		BUILDING C 6-UNIT TOWNHOUSE +175.3	PROPOSED 5' HIGH BLACK CHAIN LINK F - SEE LANDSCAPE I D TREE LINK	PLAN +177.5		
MIN. LOT FRONTAGE MIN. LOT WIDTH MIN. FRONT YARD RESIDENCE B BUSINESS B-4 & C-1 MIN. SIDE & REAR YARD RESIDENCE B SIDE & REA BUSINESS B-4 & C-1 BUSINESS B-4 & C-1 (*) MIN LOT WIDTH IN BUS (**) MIN HEIGHT FOR DWE EXISTING BULDING: RESIDENTAL - NO MARKEE REGUIRED (SECTION 2021- DWELLING UNIT HAVING 2	EXISTING: PROPOSED: <u>14555 B4 & C1</u> EXISTING: <u>5560 S.F.</u> <u>169,341± S.F.</u> <u>80'</u> 511,4' <u>150'(*)</u> 485.4' <u>35'</u> <u>50'</u> 27.2' AR 20' 54.9' <u>10'</u> 11,4' <u>20'</u> 85.2' <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>10'</u> 11,4' <u>20'</u> 85.2' <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2¹/2¹/2¹/2 STORIES <u>34'/2¹/2¹/2¹/2¹/2¹/2¹/2¹/2¹</u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u></u>	156.601± S.F. (92.5% OF UPLAND) 77,691± S.F. (45.9% OF UPLAND) 160,841± S.F. (EXCLUDES STORMWATER FACILITY) 511.4' 485.4' 25.0' 17.0' 20.0' (9.0' MAINTENANCE SHED) 17.0' 43'/3 STORIES	BUILDING B 4-UNIT TOWNHOUSE DRIVEWAY AREA (AD) BUILDING A 4-UNIT TOWNHOUSE PROPOSED PRIVACY FENCE - SEE LANDSCAFE PLAN DRIVEWAY AREA (AD) BUILDING A 4-UNIT TOWNHOUSE PROPOSED PRIVACY FENCE - SEE LANDSCAFE PLAN DRIVEWAY AREA (AD) BUILDING A 4-UNIT TOWNHOUSE DRIVEWAY AREA (AD) BUILDING A 4-UNIT TOWNHOUSE DRIVEWAY AREA (AD) BUILDING A 4-UNIT TOWNHOUSE DRIVEWAY AREA (AD) BUILDING A 4-UNIT TOWNHOUSE	BUILDING C BUILDING C	PROPOSED SIGN (TYP)	PROPOSED GIVE RACK (TYP) PROPOSED GIVE RACK (TYP) VILLAGE GREEN (SAS FIELD BELOW) VILLAGE GREEN (SAS FIELD BELOW) BUILDING I BUILDING I BUILDING J 6-UNIT BUILDING +178.6 BUILDING J 6-UNIT BUILDING +178.6	POSED DOG RUN AREA 2 SPACES 2 SPACES SPA	ROPOSED 9'x20' ARKING SPACE (TYP) ARKING SPA
								Increase

COPYRIGHT () BY MERRILL CORPORATION NO PART OF THIS DOCUMENT MAY BE REPROJUCED, STORED IN A RETREDAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PARTOCHYME, RECORDER OR OTHERWEIS, WINDUY THE EXPRESS WITTEN COMEDIT OF MERRIL COMPONITOR WITH THE EXECTION OF MANUAL PARTOCHYME, RECORDER OF THE WINDUY THE EXPRESS WITTEN COMEDIT OF MERRIL COMPONITOR BHL RENDER F UNDERRE



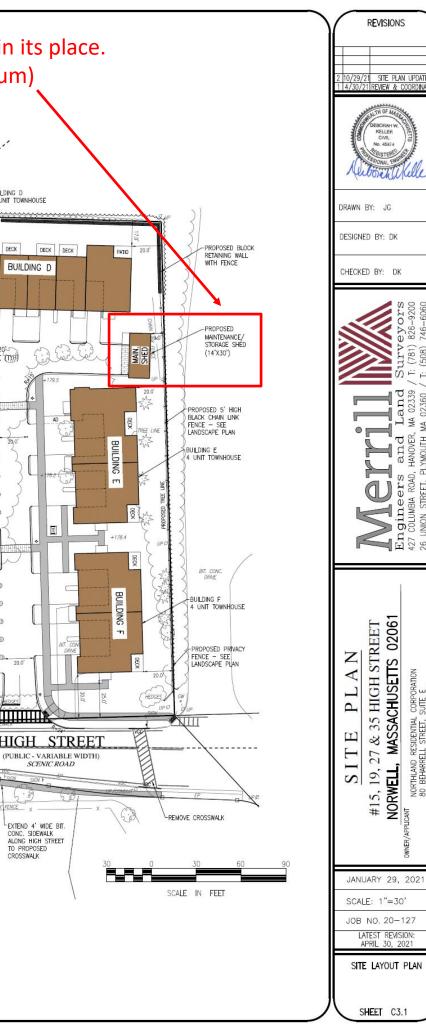
ZONING DATA

		ZON	NING DAT	4
1.	TOTAL PARCEL SIZE:	3.88± ACRES (169,341± S.F.) (AL	L UPLAND)
2.	ZONE:	RESIDENCE B, E	BUSINESS B4 AND (C1; AQUIFER PROTECTION OVERLAY
	USE:	EXISTING: PROPOSED:		RESIDENTIAL (NO CHANGE)
4.	BUILDING COVERAGE:	MAX. ALLOWED: BUSINESS DISTR EXISTING: PROPOSED:	NCTS B & C	30,481± S.F. (18%) 4,792± S.F. (2.8%) 39,559± S.F. (23.4%)
5.	<u>SITE COVERAGE:</u>	AQUIFER PROTEC MAXIMUM ALLOWE EXISTING: PROPOSED: BUSINESS DISTRI MIN OPEN SPACE	ED: CTS B & C:	84,670± S.F. (50% OF UPLAND) 12,741± S.F. (7.5% OF UPLAND) 91,650± S.F. (54.1% OF UPLAND) 56.447± S.F. (33% OF UPLAND)
		EXISTING: PROPOSED:	ALLONED.	56,447± S.F. (33% OF UPLAND) 156,601± S.F. (92.5% OF UPLAND) 77,691± S.F. (45.9% OF UPLAND)
6.	DIMENSIONAL REQUIREMENTS DISTRICT: RESIDENCE B/BUSI	NESS B4 & C1	EXISTING: 169,341± S.F.	PROPOSED: 160,841± S.F. (EXCLUDES STORMWATER FACILITY)
	MIN. LOT AREA 43 MIN. LOT FRONTAGE MIN. LOT WIDTH MIN. FRONT YARD	3,560 S.F. 80° 150'(*)	511.4' 485.4'	511.4' 485.4'
	RESIDENCE B BUSINESS B-4 & C-1	35' 50'	27.2'	25.0'
	MIN. SIDE & REAR YARD RESIDENCE B SIDE & RE BUSINESS B-4 & C-1	AR 20'	54.9'	17.0'
	SIDE REAR	10' 20'	11.4' 85.2'	20.0' (9.0' MAINTENANCE SHED) 17.0'
	MAX. BUILDING HEIGHT RESIDENCE B BUSINESS B-4 & C-1	34'/21 STORIES 34'/21 STORIES(**)) 2 ¹ / ₇ STORIES	43'/3 STORIES
	(*) MIN LOT WIDTH IN BUS (**) MIN HEIGHT FOR DWE	SINESS DISTRICTS A	AND B SHALL BE 12	
,	7. <u>PARKING:</u> EXISTING BUILDING: RESIDENTIAL - NO MARKEI <u>REQUIRED (SECTION 201-</u> DWELLING UNIT HAVING 2 DWELLING UNIT HAVING FE	12.6): OR MORE BEDROOM	S — 2 SPACES OMS — 1 SPACE	
	ONE BEDROOM UNITS - 2 Two or more bedroom	UNITS - 28	= 28 SPACES = 56 SPACES OTAL = 84 SPACES	
	UNIT DRIVEWAY SPACES	18		

Removed one of the two trash areas and added maintenance shed in its place. We request waiver for side yard setback (9' proposed vs. 10' minimum) NAD 1983 BUILDING C-6-UNIT TOWNHOUSE -PROPOSED 5' HIGH BLACK CHAIN LINK FENCE — SEE LANDSCAPE PLAN / Building D 6 UNIT TOWNHOUSE OSED TREE LIN PASSIVE RECREATIONAL 20.8 PATIO + DECK DECK RUN AREA DECK DECK AMENITY PATIO DECK DECK DECK DECK (DRAINAGE SYSTEM BELOW) BUILDING C BUILDING D PROPOSED USPS-MAIL KIOSK LOCATION FOR-FUTURE PARCEL LOCKERS PATIO he see a PROPOSED ENCLOSED RECYCLE CENTER PAVILION PROPOSED 20' MIDE BIT. _____2_SPACES___ CONC. DRIVE WITH 1' CAPE COD BERM (COB) 7 SPACES INESS C1 ZONING DISTRICT PROPOSED 9'x20'S PARKING SPACE (TYP) +176.0 7 SPACES ----------99 PROPOSED BIKE RACK (TYP) * 9 5.0 TERRACE BUILDING B 4-UNIT TOWNHOUSE m PROPOSED 9'x20' ACCESSIBLE PARKING SPACE (TYP) PROPOSED PRECAST CONC B CURB STOP (TYP) General -VILLAGE GREEN 20.0' (SAS FIELD BELOW) 1 BUILDING I T 8-UNIT-BUILDING P J---E. > 8 ACCESSIBLE--TREE LINE DRIVEWAY AREA (AD) PROPOSED 5' WIDE - CONCRETE WALK (TYP) - SEE LANDSCAPE PLAN 8.2-BUILDING A-4-UNIT TOWNHOUSE A 0 -BUILDING J 6-UNIT BUILDING +176.6 Carte PROPOSED PRIVACY-FENCE - SEE LANDSCAPE PLAN Pitt 1 China BUIL өл. cowc BUILDING G-6-UNIT BUILDING PROPOSED NO LEFT TURN SIGN -PROPOSED SIGN (TYP) HIGH STREET PROPOSED VERTICAL-GRANITE CURB (VGC) MEET EXISTING VGC (PUBLIC - VARIABLE WIDTH) SCENIC ROAD CURB (VGC) PROPOSED-CROSSWALK PROPOSED SIDEWALK-TO MEET EXISTING 5 28 SIDEWALK PROPOSED SOLAR POWERED RECTANGULAR RAPID FLASHING BEACON IK FENCE Y CHAIN L

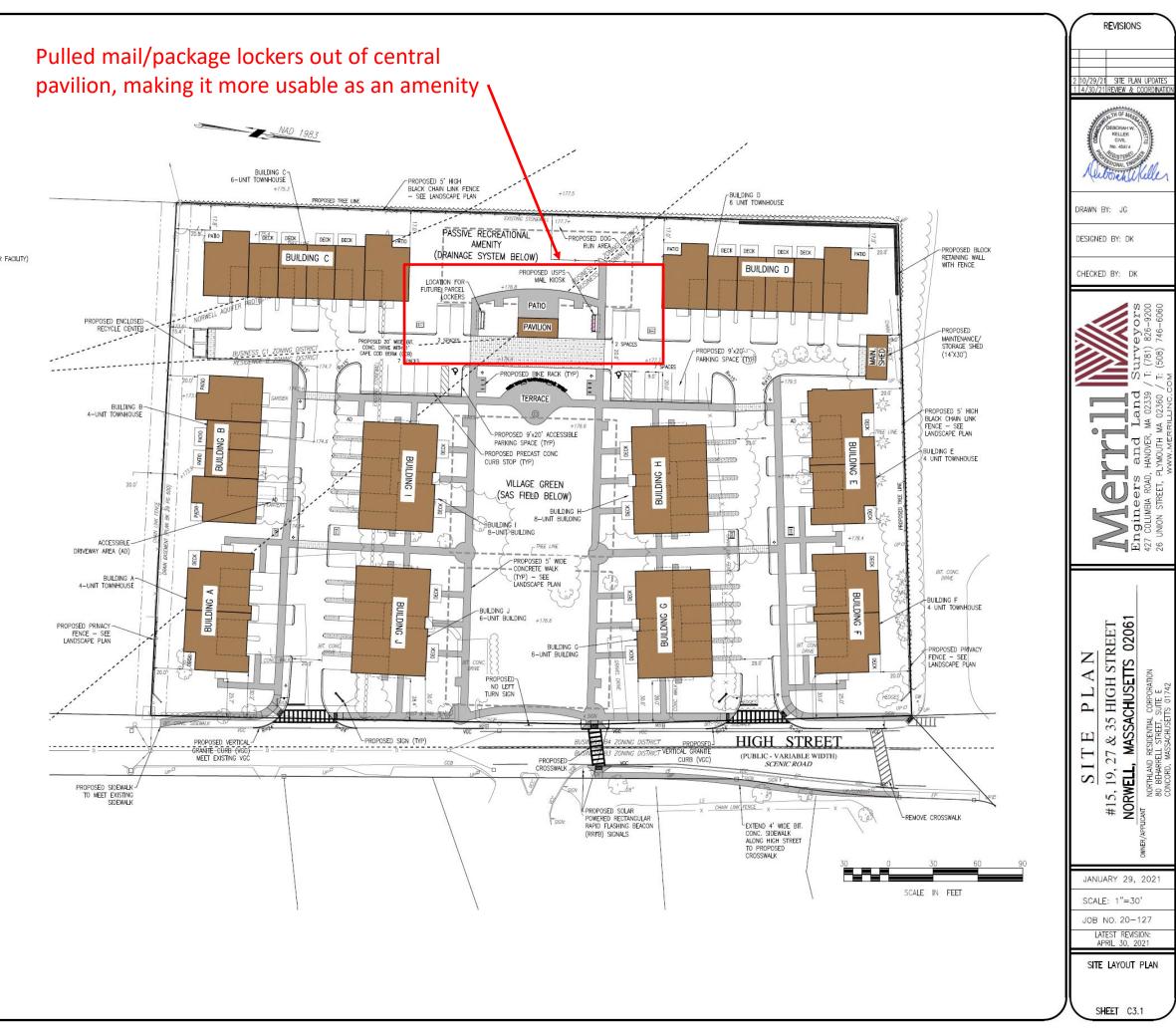
(RRFB) SIGNALS

COPYRIGHT () BY MERRILL CORPORATION NO PART OF THIS DOCUMENT WAY BE REPROZUED, STORED IN A RETREMAL SYSTEM, OR THANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC MICHANICAL, PARTOCOPTING, RECORDANCE OR COMPACT IN MICHAEL SYSTEM, OR THANSMITTED IN ANY FORM OR ANY MEANS, ELECTRONIC OF ANY RECRUITERY AUTORITY WHICH WAY REPROZUE IT IN CONJULATION WITH THE PERFORMANCE OF OFFICIAL BUSINESS UNDER ANY MODIFICATION WAY TO PERFORM WHICH THE EXPRESS INFORMACE OF OFFICIAL BUSINESS UNDER IT JUNISATION.

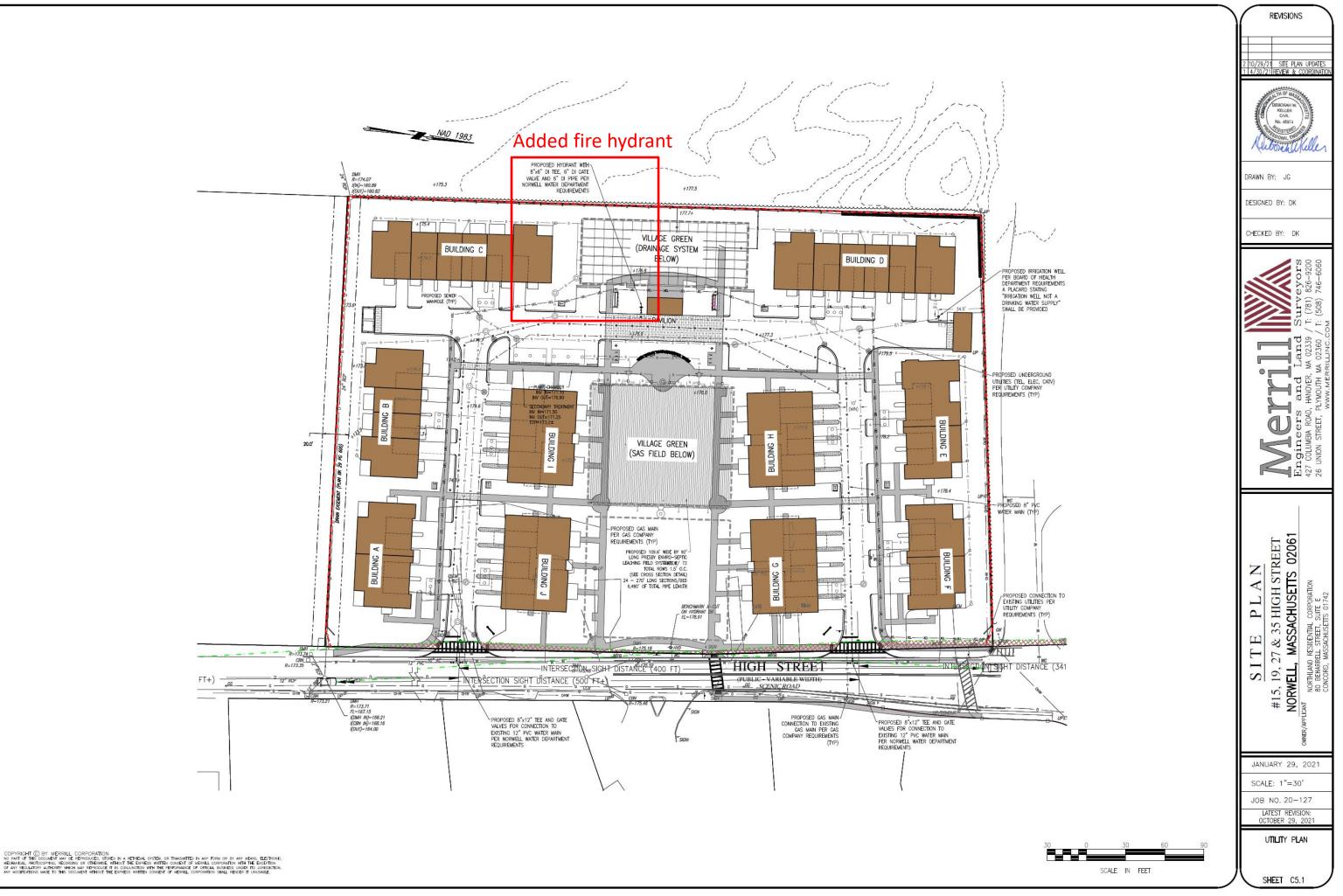


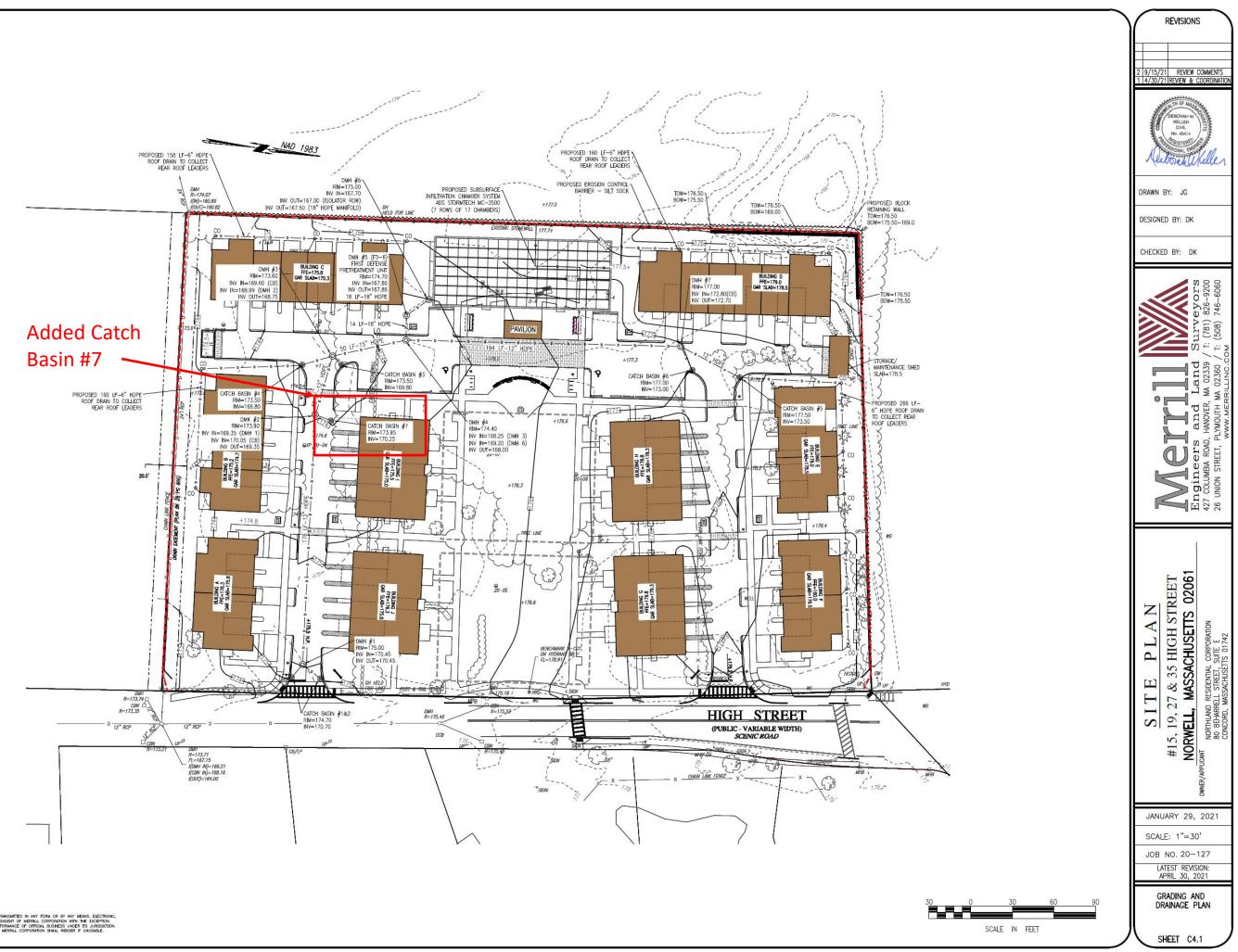
	ZON	NING DATA	<u>\</u>	
1. TOTAL PARCEL SIZE:	3.88± ACRES (1	169,341± S.F.) (ALL	UPLAND)	
2. ZONE:	RESIDENCE B, B	USINESS B4 AND C	1; AQUIFER PROTECTION	ON OVERLAY
3. <u>USE:</u>	EXISTING: PROPOSED:		RESIDENTIAL (NO CHANGE)	
4. BUILDING COVERAGE:	MAX. ALLOWED: BUSINESS DISTR EXISTING: PROPOSED:	ICTS B & C	30,481± S.F. (18 4,792± S.F. (2. 39,559± S.F. (23	8%)
5. <u>SITE COVERAGE:</u>	AQUIFER PROTECT MAXIMUM ALLOWE EXISTING: PROPOSED:		84,670± S.F. (50 12,741± S.F. (7. 91,650± S.F. (5-	5% OF UPLAND)
	BUSINESS DISTRIC MIN OPEN SPACE EXISTING: PROPOSED:		56,447± S.F. (3. 156,601± S.F. (9: 77,691± S.F. (4:	2.5% OF UPLAND)
6. DIMENSIONAL REQUIREMENT		12002010		
DISTRICT: RESIDENCE B/BUSI MIN. LOT AREA 43	<u>NESS B4 & C1</u> 3,560 S.F.	EXISTING: 169,341± S.F.	PROPOSED: 160,841± S.F. (EX	CLUDES STORMWATER I
MIN. LOT FRONTAGE	80'	511.4'	511.4'	
MIN. LOT WIDTH MIN. FRONT YARD	150"(*)	485.4'	485.4'	
RESIDENCE B BUSINESS B-4 & C-1	35' 50'	27.2'	25.0'	
MIN. SIDE & REAR YARD				
RESIDENCE B SIDE & RE BUSINESS B-4 & C-1		54.9'	17.0'	
SIDE REAR	10' 20'	11.4' 85.2'	20.0' (9.0' MAINTEI 17.0'	NANCE SHED)
MAX. BUILDING HEIGHT RESIDENCE B BUSINESS B-4 & C-1	34'/21 STORIES 34'/21 STORIES(**)	2 ¹ / ₂ STORIES	43'/3 STORIES	
(*) MIN LOT WIDTH IN BU (**) MIN HEIGHT FOR DWB			FT.	
 PARKING: 	TTING ONLY WILLIN	A BUSINESS DISTRICT		
EXISTING BUILDING: RESIDENTIAL - NO MARKE	D SPACES			
REQUIRED (SECTION 201- DWELLING UNIT HAVING 2 DWELLING UNIT HAVING FE		S — 2 SPACES OMS — 1 SPACE		
ONE BEDROOM UNITS - 2 TWO OR MORE BEDROOM	UNITS - 28	= 28 SPACES = 56 SPACES OTAL = 84 SPACES		
UNIT DRIVEWAY SPACES	18			

pavilion, making it more usable as an amenity

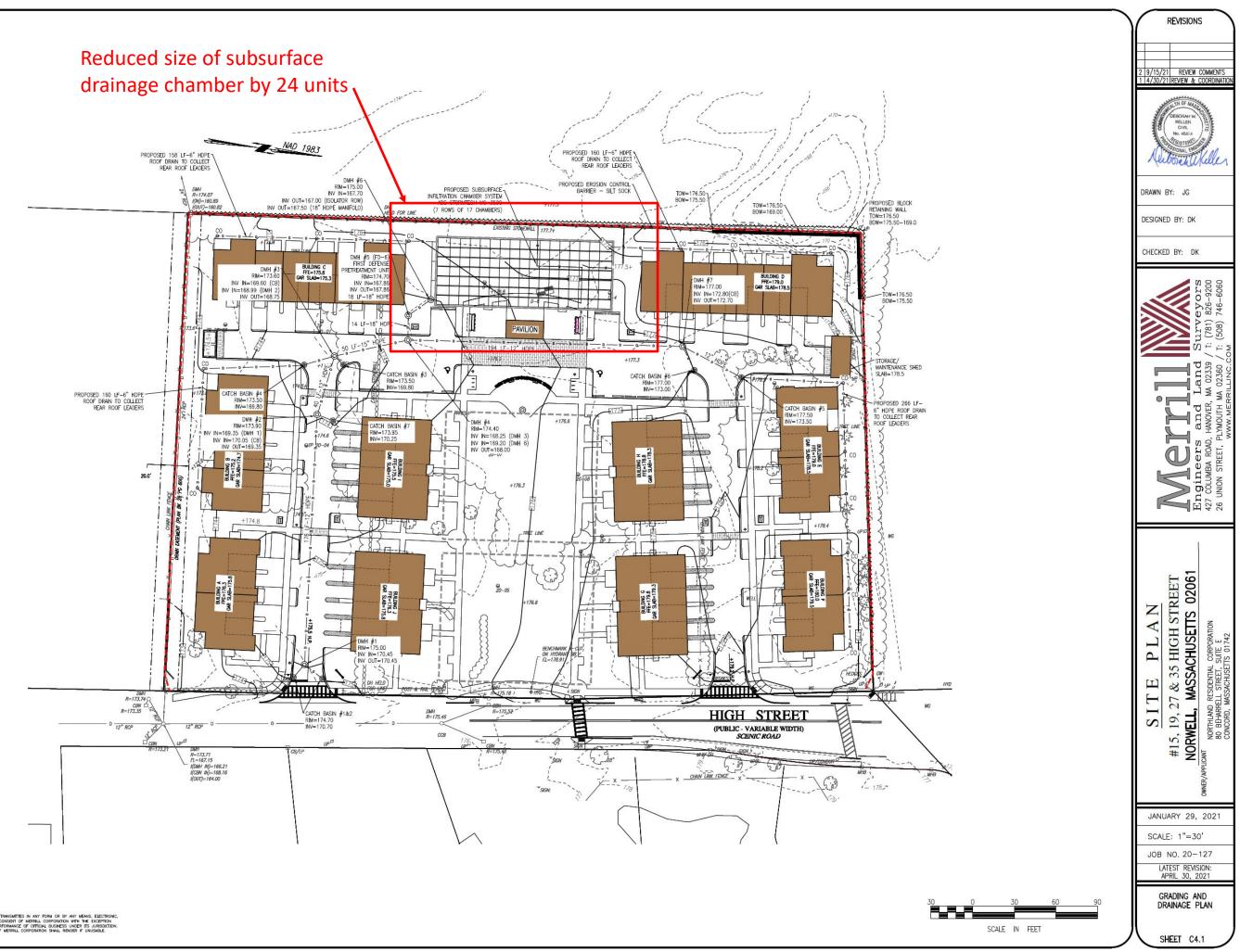


COPYRIGHT () BY MERRILL CORPORATION NO PART OF THIS DOCUMENT MAY BE REPROJUCED, STORED IN A RETRIBUL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC MICHANICAL, PARTOCHYME, RECORDER OR OTHERWEIN, WINDU'T HE EXPRESS WITTEN COMEDIT OF MERRIL COMPONITOR WITH THE EXCEPTION OF MICHANICAL PARTOCHYME, RECORDER OR MICHANIES, WINDU'T HE EXPRESS WITTEN COMEDIT OF MERRIL COMPONITOR WITH THE EXCEPTION OF MICHANICAL PARTOCHYME, RECORDER OR MICHANIES, WINDU'T HE EXPRESS WITTEN COMEDIT OF MERRIL COMPONITOR WITH THE EXCEPTION OF MICHANICAL PARTOCHYME, RECORDER OF MICHANIES, WITTEN COMEDIT OF MERRIL COMPONITOR WITH THE EXCEPTION OF MICHANIES WARE TO THIS DOCUMENT WITHOUT THE EXPRESS WITTEN COMEDIT OF MERRIL COMPONITOR WITH THE MICHANIES WITTEN COMEDIT OF MERRIL COMPONITOR WITH MICHANIES WITTEN COMEDIT.

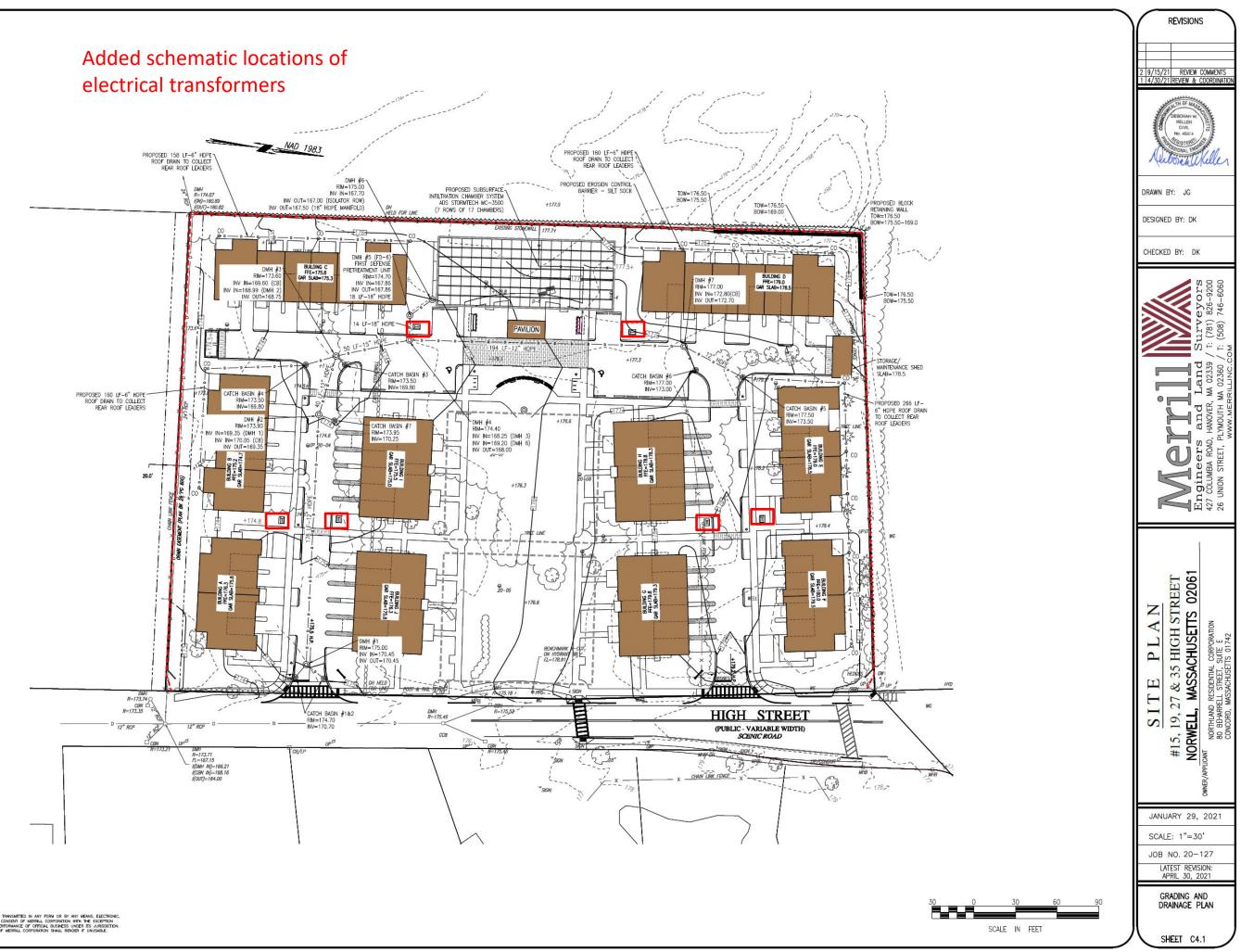




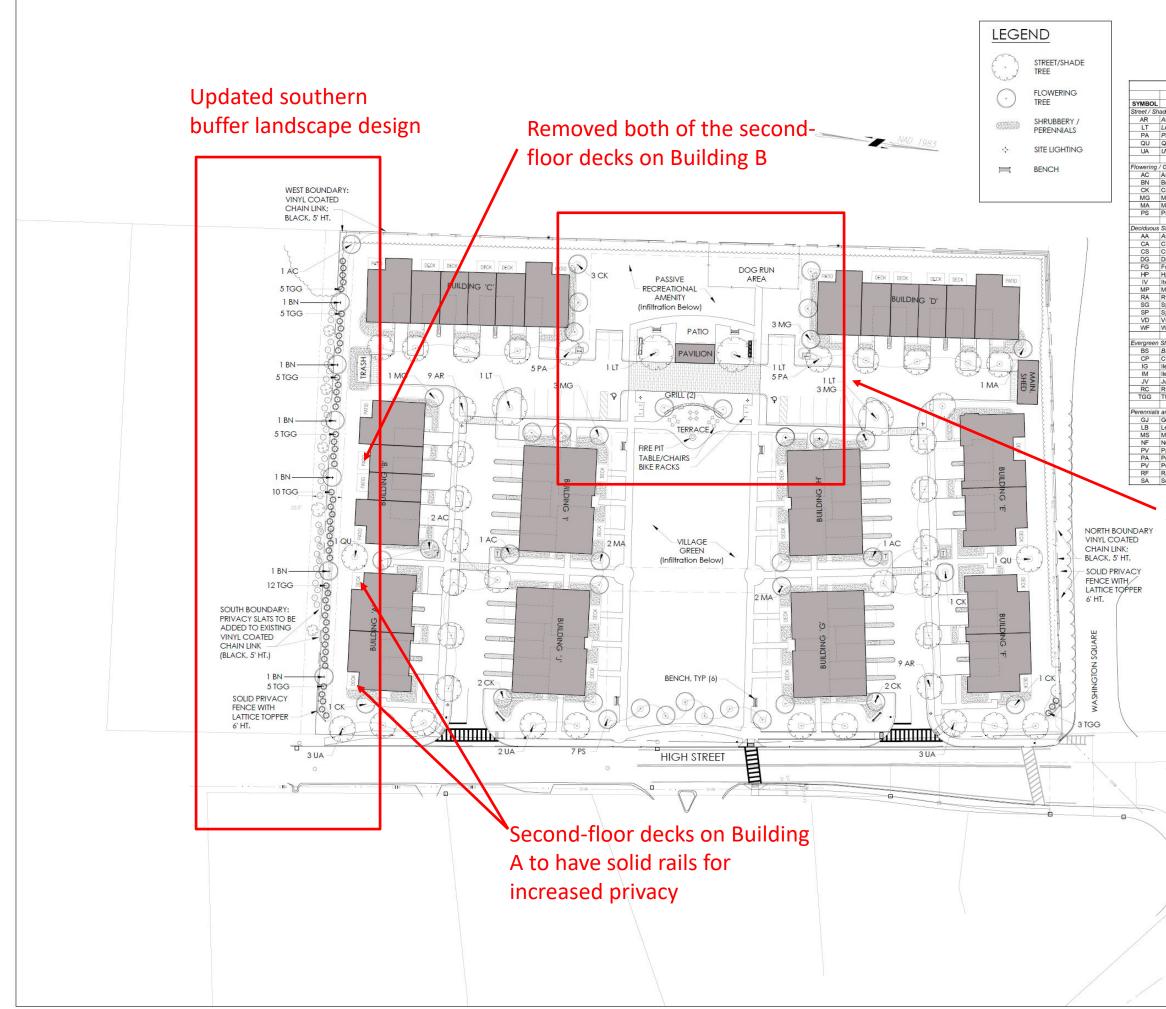
COPYRIGHT () BY MERRILL CORPORATION NO PART OF THIS DOCUMENT MAY BE REPROUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PROTOCHYMO, RECORDING OR OTHERWISE, WINDUT THE EXPRESS INVITEME CONSIST OF MERRILL CORPORATION WITH THE EXCEPTION OF ANY REQULATORY ANTHORY WHICH WAY REPRODUCE IT IN COMUNICION WITH THE PERFORMANCE OF ORFIGIL BUSINESS UNDER TS JURISOLTON. ANY MODIFICATIONS WARE TO HIS DOLLMENT WITHOUT THE EXPRESS INVITEME CONSENT OF MERRILL CORPORATION SHALL REDUCT



COPYRIGHT () BY MERRILL CORPORATION NO PART OF THIS DOCUMENT MAY BE REPROUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PROTOCHYMO, RECORDING OR OTHERWISE, WINDUT THE EXPRESS INVITEME CONSIST OF MERRILL CORPORATION WITH THE EXCEPTION OF ANY REQULATORY ANTHORY WHICH WAY REPRODUCE IT IN COMUNICION WITH THE PERFORMANCE OF ORFIGIL BUSINESS UNDER TS JURISOLTON. ANY MODIFICATIONS WARE TO HIS DOLLMENT WITHOUT THE EXPRESS INVITEME CONSENT OF MERRILL CORPORATION SHALL REDUCT



COPYRIGHT () BY MERRILL CORPORATION NO PART OF THIS DOCUMENT MAY BE REPROUCED, STORED IN A RETRIEVAL SYSTEM, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC, MECHANICAL, PROTOCHYMO, RECORDING OR OTHERWISE, WINDUT THE EXPRESS INVITEME CONSIST OF MERRILL CORPORATION WITH THE EXCEPTION OF ANY REQULATORY ANTHORY WHICH WAY REPRODUCE IT IN COMUNICION WITH THE PERFORMANCE OF ORFIGIL BUSINESS UNDER TS JURISOLTON. ANY MODIFICATIONS WARE TO HIS DOLLMENT WITHOUT THE EXPRESS INVITEME CONSENT OF MERRILL CORPORATION SHALL REDUCT



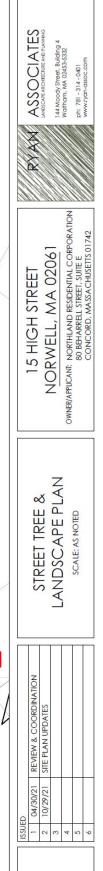
NORTHLAND HIG	H STREET PLANT LIST (TYP)	
BOTANICAL NAME	COMMON NAME	SIZE (typ)
te Trees		Cinc (c)p
Cer rubrum	Red Maple	2-2.5" cal
vriodendron tuipifera	Tulip Tree	2-2.5" cal
atanus acerifolia	Plane Tree	2-2.5" cal
Quecus sp.	Oak	2-2.5" cal
Amas americana v.	American Elm v.	2-2.5" cal
indo amondana v.		2-2.0 00
Ornamental Trees		
melanchier canadensis	Serviceberry	8-10'
Betula nigra	River Birch	2-2.5" cal
Cornus sp	Dogwood	8 - 10'
Aagnolia sp.	Magnolia	8 - 10'
Aalus sp.	Crabapple	2-2.5" cal
Prunus sp.	Flowering Cherry	8-10'
nrubs		
Ironia arbutifolia	Ghokeberry	2.5'
Clethra alhifolia	Summersweet	3'
Cornus sp.	Dogwood	2.5'
Deutzia gracilis	Slender Deutzia	2'
othergilla gardenii	Dwarf Fothergilla	2-2.5'
lydrangea sp.	Hydrangea	2.5'
tea virginica	Sweetspire	2'
Ayrica pensylvanica Rhus aromatica	Bayberry	3'
	Fragrant Sumac Spirea	2
Spirea sp.	Lilac	3'
Syringa sp. /burnum sp.	Viburnum	3'
Veigela sp	Weigela	2.5'
reigeia sp	weigeia	2.5
hrubs		
Buxus sp.	Boxwood	2'-3'
Chamaecyparis sp.	False Cypress	3'
ex glabra 'Compacta'	Inkberry	3'
ex sp	Holly	3'
uniperus sp.	Juniper	2'
Rhododendron sp.	Rhododendron	3'
'huja "Green Giant'	Green Giant Arborvitae	8-10'
nd Grasses		
Geranium sp.	Geranium	2 gal
eucanthemum	Daisy	2 gal
Aiscanthus sinensis	Maiden Grass	2 gal
epeta faassenii	Nepeta	2 gal
Panicum virgatum	Switch Grass	2 gal
ennisetum alopecuroides	Fountain Grass	2 gal
Perovskia	Russian Sage	2 gal
Audbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan	2 gal
Sedum 'Autumn Jov'	Autumn Joy Sedum	2 gal

Added:

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

Modified sidewalk layout behind pavilion for increased flexibility of use

SCALE IN FEET



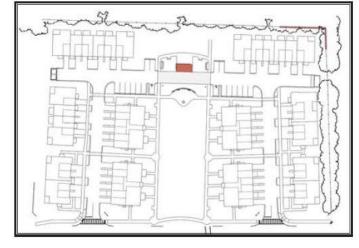
L-1.0

Conceptual pavilion design

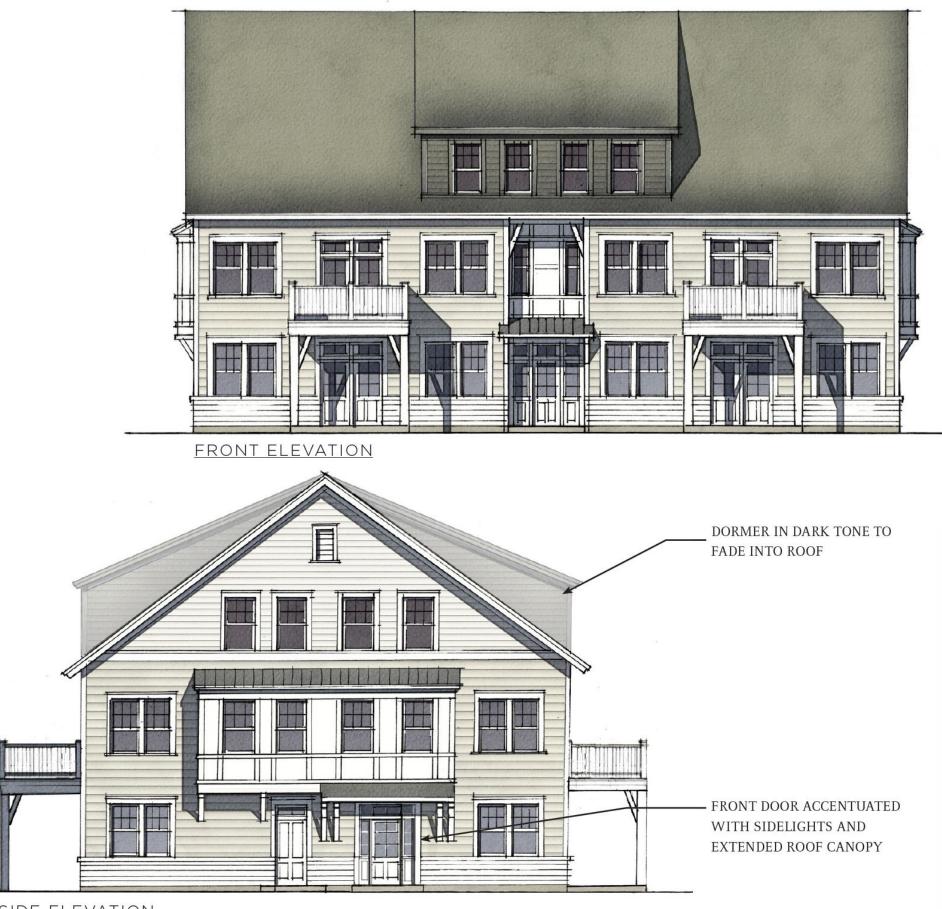
Package and mail facilities removed to increase usability as amenity



PAVILION PRECEDENT IMAGE



SITE KEY PLAN



SIDE ELEVATION





REAR ELEVATION









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 Reside appurtenant uses as show
Article 9: 201-9.4	Required Yards – Front, Side and Rear Yards Setback Requirements	Front Yard Set Back: Requ 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: Maxim 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.

ential Use and wn on the Plans.

uired - 50'

ľ

mum Permitted – 18%

Article 12: 201-12.7(G)	Bicycle Racks	Required - 2 Racks Propose **Withdrawn**
Article 13: 201-13.1	District Boundary Buffers	Waiver of All Applicable An Regulations.
Article 14: 201-14.5-14.7	Signs – General Provisions	Waiver of All Applicable A 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 A 19.0 Regulations.
Division 4, Rules & Regulations, Chapter 304: 304-64 (C)	High Groundwater Determination	Waiver of Division 4, Rules Chapter 304.

sed – None

Article 13: 201-13.1

Article 14

Article

es and Regulations,

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.