

The Fields at Sherborn

A TRASK DEVELOPMENT COMMUNITY IN SHERBORN, MA 01770

SECTION 11: REQUESTED WAIVERS

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REQUESTED WAIVERS (EXCEPTIONS)

I. DIMENSIONAL REQUIREMENTS AND SIGNAGE

Category	Underlying Zoning Requirement	Proposed	Waiver Required
Use	Single-Family	Multi-Family	Yes
Lot Area	2 Acre Minimum	17.55± Acres	No
Lot Frontage	200'	250'	No
Minimum Lot Width	200'	205'	No
Front Yard Setback	60'	140±'	No
Side Yard Setback	40'	15'	Yes
Rear Yard Setback	30'	300±'	No
Maximum Height - Stories	2.5 stories	2 stories	No
Maximum Height - Feet	35'	38'	Yes
Permanent Entrance Sign	Allowed - 30' Maximum (No Illumination)	12 Square Ft. Proposed - (Illuminated)	Yes
Temporary Marketing Sign	Allowed - Special Permit	Per Regulations (3 Years)	To be approved as part of Comprehensive Permit

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II. TOWN OF SHERBORN-BOARD OF HEALTH REGULATIONS/REQUIREMENTS

A. SEWAGE DISPOSAL

The septic system and wells for the Fields at Sherborn (TFS) shall be tested for, designed, and constructed to meet the regulations and standards of the State of MA Title V regulations. System capacity interpretations, and standards shall follow State Title V regulations. A septic system for TFS will be designed and submitted to the Sherborn Board of Health for permitting under such regulations.

B. DOMESTIC WATER SUPPLY

All domestic water supplies proposed for TFS will be shown on final plans, and approval of Comprehensive Permit shall serve as approval for all locations for proposed wells, as well as the number of wells proposed for the project. Well quality and quantity shall meet all applicable State of MA or U.S. Environmental Protection Agency codes and be submitted as required to the Sherborn Board for Health for approval, well yields shall be determined by State of MA regulations and or EPA regulations.

C. PUBLIC AND ENVIRONMENTAL HEALTH REVIEW REGULATIONS AND STANDARDS FOR OTHER THAN SINGLE FAMILY DWELLING ON A SINGLE LOT

The issuance of a Comprehensive Permit shall serve as all required Permitting and approval standards for all septic, well, drainage, excavation and construction permits as may be required under this by-law. Applicant will complete a storm water management plan and operations and maintenance schedule that will be followed in design, construction, and long term maintenance, per review and approval. No further permitting will be required. Applicant will provide full storm water management analysis for review and approval as part of the Comprehensive Permit process. The applicant will also prepare and submit a Title V Compliant Septic System for review and approval by the Sherborn Board of Health.

III. TOWN OF SHERBORN WETLAND REGULATIONS

The Fields at Sherborn shall conform to the State Department of Environmental Protection standards and practices for construction within buffer zone and/or other resource areas. A site impact and grading plan shall be prepared and submitted to the Sherborn Conservation Commission for review and permitting under the State Wetlands Protection Act only, not the local by-law provisions.

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IV. COMMUNITY MAINTENANCE & DEVELOPMENT; CURB CUTS & ROADWAYS

The Applicant will show all curb cuts and private roadways on the plan submittals. The Comprehensive Permit Approval shall represent final approval for all curb cuts, driveways and access locations. No further permitting under the Community Maintenance & Development Department will be required. Driveway Entrance is not located on a Scenic Road.

V. ADDITIONAL RELIEF

The Applicant seeks a Comprehensive Permit in lieu of all other permits, licenses or approvals as may be issued by the Town of Sherborn as necessary to conform the relief sought to the plans filed with the application as the same may be amended from time to time. Included within the relief sought are all the ancillary, subsidiary, usual, customary, or necessary local permits, approvals, or licenses in lieu of which the Zoning Board of Appeals may grant a Comprehensive Permit to the extent necessary to conform to the relief required for construction of the plans submitted herewith as amended from time to time.
