

Medway Planning and Economic Development Board
FORM Q - Request for Waiver from Rules and Regulations
 Complete 1 form for each waiver request

Project Name:	West Medway II Facility
Property Location:	9 Summer Street/34 West Street
Type of Project/Permit:	Major Site Plan Review - new, fast-starting peaking facility
Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 204 - 4 B. Standards for Site Plan Preparation
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	Site plans shall be drawn at a scale of 1" = 40'
What aspect of the Regulation do you propose be waived?	Site plans shall be drawn at a scale of 1" = 40'
What do you propose instead?	To submit site plans at a scale of 1" = 60'
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The proposed facility will be located on approximately 13 acres of a 94-acre property. The Applicant proposes a scale of 1" = 60' in order to fit the entire development onto one plan sheet.
What is the estimated value/cost savings to the applicant if the waiver is granted?	Granting of the waiver is anticipated to result in reduced reproduction costs to the Applicant, as well as more efficient review by the Town and their consultants.
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	The approval of this waiver would result in the same development as would be proposed with a plan scale of 1" = 40'. However, depicting the entire development on one plan sheet will facilitate review by the Planning and Economic Development Board and their consultants, resulting in a more thorough review process.
What is the impact on the development if this waiver is denied?	None.
What are the design alternatives to granting this waiver?	None.
Why is granting this waiver in the Town's best interest?	A plan scale of 1" = 60' may facilitate review by the Town and their consultants.
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	Granting a waiver for site plan scale requirements may result in a more efficient review by the Town and their consultants, but is not ultimately anticipated to result in significant cost savings.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	None.
What is the estimated value of the proposed mitigation measures?	Not applicable.
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
Date:	February 9, 2016

Questions?? - Please contact the Medway PED office at 508-533-3291.

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Identify the number and title of the relevant Section of the applicable Rules and Regulations from which a waiver is sought.	Section 205 - 9 F. Tree Replacement
Summarize the text of the relevant Section of the Rules and Regulations from which a waiver is requested.	The total diameter of all trees over 10 inches in diameter removed from the site shall be replaced (on- or off-site) with trees that equal the total breast height diameter of the removed trees.
What aspect of the Regulation do you propose be waived?	1:1 replacement of tree diameter lost
What do you propose instead?	A robust planting plan with less than 1:1 replacement of tree diameter lost
Explanation/justification for the waiver request. Why is the waiver needed? Describe the extenuating circumstances that necessitate the waiver request.	The majority of trees with a 10 inch or greater DBH are located within the hedgerows which run east-west and north-south across the property's open fields. The majority of these hedgerows are composed of deciduous trees and do not provide four-season screening.
What is the estimated value/cost savings to the applicant if the waiver is granted?	To be determined
How would approval of this waiver request result in a superior design or provide a clear and significant improvement to the quality of this development?	Approval of this request would result in a landscaped berm that adequately screens the proposed facility, with plant spacing designed to maintain the health of the plantings.
What is the impact on the development if this waiver is denied?	The approval of this waiver would result in the same facility layout as proposed with 1:1 replacement, but with denser landscaped areas.
What are the design alternatives to granting this waiver?	Denser landscaped areas, which would be detrimental to the health of the plants, or off-site plantings.
Why is granting this waiver in the Town's best interest?	The landscaping and berm as proposed provides planting density to maximize the health of the plants, and provide adequate screening to the proposed facility
If this waiver is granted, what is the estimated cost savings and/or cost avoidance to the Town?	Granting of this waiver will likely not result in cost savings or cost avoidance to the Town.
What mitigation measures do you propose to offset not complying with the particular Rule/Regulation?	Landscaped berm along southern property boundary, and maintenance of existing forested buffer along eastern and northern property boundaries.
What is the estimated value of the proposed mitigation measures?	To be determined
Other Information?	Not applicable.
Waiver Request Prepared By:	Beals and Thomas, Inc.
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