

WAIVERS FROM LOCAL REGULATIONS

WAIVERS FROM TOWN OF NORTH ANDOVER ZONING BYLAW (LAST AMENDED SEPTEMBER 13, 2010):

SECTION 5 - EARTH REMOVAL ACTIVITIES

REQUIREMENT: SOIL REMOVAL PERMIT REQUIRED FOR REMOVAL OF EARTH INCIDENTAL TO CONSTRUCTION PER SECTION 5.5.
REQUESTED: ALLOW FOR REMOVAL OF PEAT AND OTHER EARTHWORK AS REQUIRED FOR CONSTRUCTION WITHOUT THE REQUIREMENT OF A LOCAL PERMIT. AMOUNT OF EARTH REMOVAL TO BE DETERMINED.

SECTION 8.1 (5)(A) - DIMENSIONS OF PARKING SPACES AND MANEUVERING AISLES

REQUIREMENT: MINIMUM MANEUVERING AISLE WIDTH OF 25 FEET FOR TWO-WAY TRAFFIC.
REQUESTED: MANEUVERING AISLE WIDTH OF 24 FEET FOR TWO-WAY TRAFFIC.

SECTION 8.1(5)(C) - ENTRANCE AND EXIT DRIVEWAY

REQUIREMENT: THE MAXIMUM WIDTH OF DRIVEWAYS AT THE STREET LINE SHALL BE TWENTY-FIVE FEET FOR FACILITIES CONTAINING 8 OR MORE STALLS.
REQUESTED: A 75± FOOT WIDTH OF THE DRIVEWAY AT THE STREET LINE, SUPPORTING TWO 20 FOOT WIDE ONE-WAY TRAVEL LANES, AN 18 FOOT WIDE LANDSCAPE ISLAND, AND 25 FOOT CURB RADII.

SECTION 8.1(5)(D) - SURFACING, DRAINAGE AND CURBING

REQUIREMENT: DESIGN STANDARDS AND SPECIFICATIONS FOR PARKING SURFACING, DRAINAGE AND CURBING SHALL BE THOSE SET FORTH IN THE RULES AND REGULATIONS GOVERNING THE SUBDIVISION OF LAND IN THE TOWN OF NORTH ANDOVER.
REQUESTED: PARKING SURFACING, DRAINAGE AND CURBING TO BE DESIGNED PER SOUND ENGINEERING PRACTICE AND SUBJECT TO PEER REVIEW. SPECIFICATIONS OF PARTICULAR NOTE SET FORTH IN THE SUBDIVISION REGULATIONS THAT ARE ANTICIPATED TO BE MODIFIED ARE:

8.9 - CURBING:

REQUIRED: A LOW-PROFILE GRANITE EDGING,
REQUESTED: MONOLITHIC CEMENT CONCRETE CURB WHERE PAVEMENT BORDERS SIDEWALK AND BITUMINOUS CONCRETE CURBING ELSEWHERE ON-SITE.

APPENDIX I - STREET CONSTRUCTION SPECIFICATIONS:

REQUIRED: 12-INCH DEPTH OF GRAVEL SUBBASE, 4-INCH DEPTH OF CRUSHED STONE SUBBASE,
4-INCH DEPTH OF BINDER COURSE, 1½-INCH DEPTH OF TOP COURSE.
REQUESTED: 8-INCH DEPTH OF GRAVEL SUBBASE, 4-INCH DEPTH OF CRUSHED STONE SUBBASE,
2-INCH DEPTH OF BINDER COURSE, 1½-INCH DEPTH OF TOP COURSE.

APPENDIX II (1) - PIPES, CULVERTS & DRAINS:

REQUIRED: PIPES FOR CONSTRUCTION OF CULVERTS AND DRAINAGE SYSTEM PIPES SHALL BE REINFORCED CONCRETE ASTM C-76 CLASS 4.
REQUESTED: PIPES FOR CONSTRUCTION OF CULVERTS AND DRAINAGE SYSTEM PIPES TO BE HIGH DENSITY POLYETHYLENE.

SECTION 8.3 - SITE PLAN REVIEW

REQUIREMENT: APPLICATION FOR SITE PLAN REVIEW, WHICH IS TO BE REVIEWED BY THE PLANNING BOARD AS A SPECIAL PERMIT.
REQUESTED: TO FILE NO APPLICATION FOR SITE PLAN REVIEW, WITH REVIEW OF THE PROPOSED DEVELOPMENT TO BE BY THE ZONING BOARD OF APPEALS UNDER MGL CHAPTER 40B.

SECTION 8.10 - LOT/SLOPE REQUIREMENTS

REQUIREMENT: ALL NATURAL SLOPES EXCEEDING 33% OVER A HORIZONTAL DISTANCE OF 30 FEET SHALL REMAIN UNDISTURBED.
REQUESTED: DISTURBANCE OF NATURAL SLOPES EXCEEDING 33% WITHIN THE PARKING AREA NORTH OF PROPOSED BUILDING E TO BE ALLOWED WITHOUT FILING FOR SPECIAL PERMIT.

TABLE 1: SUMMARY OF USE REGULATIONS (ALSO SEE SECTION 4.12)

REQUIREMENT: "MULTI-FAMILY DWELLINGS & APARTMENTS" NOT ALLOWABLE USE IN THE R3 ZONING DISTRICT.
REQUESTED: CONSTRUCTION OF FIVE 48-UNIT APARTMENT BUILDINGS.

TABLE 2: SUMMARY OF DIMENSIONAL REGULATIONS

REQUIREMENT: MAXIMUM BUILDING HEIGHT OF 35 FT
REQUESTED: CONSTRUCTION OF FOUR-STORY, 48-UNIT MULTI-FAMILY BUILDINGS WITH A MAXIMUM BUILDING HEIGHT OF 65± FEET FROM AVERAGE FINISH GRADE TO THE ROOF PEAK ELEVATION.
COMMENTS: BUILDINGS WILL MEASURE 57± FEET FROM FINISH FIRST FLOOR ELEVATION TO THE ROOF PEAK. TOTAL BUILDING HEIGHT WILL VARY DEPENDING UPON FINAL GRADING PLAN, PARTICULARLY BUILDINGS B & C WHICH HAVE UNDERGROUND PARKING.

REQUIREMENT: MINIMUM FRONT YARD SETBACK OF 30 FT.

REQUESTED: REDUCTION OF FRONT YARD SETBACK FROM BERRY STREET TO A MINIMUM OF 20 FT FOR BUILDINGS A, C, D & E AND THE COMMON HOUSE. MAINTENANCE BUILDING TO BE CONSTRUCTED TO 20 FEET OF THE FERN STREET UNCONSTRUCTED RIGHT-OF-WAY. SEWAGE PUMP STATION AND EQUIPMENT ALONG WITH A RETAINING WALL TO BE CONSTRUCTED ADJACENT TO THE FERN STREET UNCONSTRUCTED RIGHT-OF-WAY.

WAIVERS FROM NORTH ANDOVER WETLANDS PROTECTION REGULATIONS (REVISED THRU 9-10-03):

SECTION 3.4 - BUFFER ZONE

REQUIREMENT: NO ACTIVITY IS PERMITTED WITHIN 25- FEET OF THE EDGE OF A WETLAND RESOURCE AREA.
REQUESTED: GRADING, LANDSCAPE WALLS AND STORMWATER MANAGEMENT STRUCTURES WITHIN 25- FEET OF WETLAND RESOURCE AREAS WITHOUT REQUIRING A WAIVER FROM THE CONSERVATION COMMISSION.

REQUIREMENT: CONSTRUCTION OF ANY KIND IS PROHIBITED WITHIN 50- FEET OF THE EDGE OF WETLAND RESOURCE AREAS.

REQUESTED: CONSTRUCTION OF PAVED PARKING AREAS, DRIVEWAYS AND WALKWAYS WITHIN 50- FEET OF THE EDGE OF WETLAND RESOURCE AREAS AND POTENTIAL CONSTRUCTION OF THE COMMON HOUSE BUILDING PARTIALLY WITHIN THE 50- FEET OF THE EDGE OF WETLAND WITHOUT REQUIRING A WAIVER FROM THE CONSERVATION COMMISSION.

SECTION 5.3 - VEGETATED WETLAND ALTERATION

REQUIRED: COMMISSION MAY GRANT WAIVER TO ALLOW FOR DISTURBANCE OF UP TO 5,000 SQUARE- FEET OF BORDERING VEGETATED WETLAND.

REQUESTED: CONSTRUCTION OF PAVED PARKING AND GRADING WITHIN THE EXISTING FINGER OF WETLAND EAST OF THE CEMETERY WITHOUT REQUIRING A WAIVER FROM THE CONSERVATION COMMISSION. TOTAL AREA OF WETLAND ALTERED WILL BE LES THAN 5,000 SQUARE FEET AND A COMPENSATORY WETLAND REPLICATION AREA IS PROPOSED ADJACENT TO EXISTING POND.

NOTE:

ANY ADDITIONAL WAIVER FROM ANY TOWN OF NORTH ANDOVER REGULATIONS OR BYLAW NOT LISTED HEREON REQUIRED TO ALLOW FOR THE PROJECT TO BE PERMITTED AS DESIGNED IS ALSO HEREBY REQUESTED.

Summary

	Res. 1	Res. 2	Res. 3	Res. 4	Village Res. (14)	Res. S (6)(7)	Res. P
Lot Area Min. SIF:	87,120	43,560	25,000	12,500	43,560	43,560 ⁽⁷⁾	130
Height Max. (ft)	35	35	35	35	35	35	35
Street Frontage Min. (ft)	175	150	125	100	85 ⁽¹³⁾	150	150
Front Setback Min. (ft)	30	30	30	30 ⁽⁸⁾	25	30	25
Side Setback Min. (ft)	30	30	20	15	15	25	15
Rear Setback Min. (ft)	30	30	30	30	30	30	30
Floor Area Ratio Max.	N/A	N/A	N/A	N/A	N/A	0.75:1	0.25
Lot Coverage Max.	N/A	N/A	N/A	N/A	N/A	20%	20%
Dwelling Unit Density Max/Acre	N/A	N/A	N/A	N/A	1/acre ⁽¹²⁾	Multi-Fam. ⁽¹²⁾	9/acre
						Town House	
Open Space							

*Two stories not to exceed 40ft.

** Refer to Sections 8.1 (13) and 8.4 (6)

*** See detailed District Use Regulations

Please refer to footnotes for additional information