

March 30, 2022

5293

Bolton Zoning Board of Appeals

663 Main Street

Bolton, MA 01740

**RE: Waiver Request Letter
Comprehensive Permit – Mallard Lane
Bolton, Massachusetts**

Dear Members of the Board:

On behalf of the applicant, Mr. James Morin, Dillis & Roy Civil Design Group, Inc. is submitting this formal waiver request letter for Mallard Lane. Details of specific waivers and exceptions are outlined below:

- Code of the Town of Bolton Section 147- Groundwater Protection
 - An exception is requested from this Section and all subsections, as the Development shall follow requirements of M.G.L. Chapter 40B and its regulations, guidelines, and practices. This process would be redundant with the Comprehensive Permit process as established by State regulations and by the Bolton Zoning Board of Appeals. More specifically a waiver is requested from section §147-1B(3) to allow for the construction of this development, which includes eight (8) single family structures.
- Bolton Wetlands By-Law Section 233-2 To waive the jurisdiction of the Bolton Wetland Bylaw and associated regulation to allow alterations depicted on the plans within the adjacent upland resource area and buffer zones to wetland resource areas in accordance with the setbacks below:
 - To allow pavement associated with the site access to be located 56' from a wetland resource area.
 - To allow grading and clearing to occur 30' from a wetland resource area.
 - To allow the proposed well for Unit 1 to be located 73' from a wetland resource area.
 - To allow the proposed well for Unit 6 to be located 100' from a wetland resource area.
 - To allow the proposed well for Unit 7 to be located 57' from a wetland resource area.
 - To allow the proposed well for Unit 8 to be located 78' from a wetland resource area.

- To allow Unit 7 to be located 90' from a wetland resource area.
- To allow a stormwater outlet to be located 62' from a wetland resource area.
- To allow a retaining wall to be located 44' from a wetland resource area.
- Bolton Zoning Bylaw Section 250-12 Schedule of Permitted Uses
 - An exception is being requested as multiple structures as proposed in the Comprehensive Permit is a permit/use that is not specifically stated as being allowed in the Bylaws.
- Bolton Zoning Bylaw Section 250-13 C. One Building Per Lot
 - An exception is being requested to allow for multiple dwellings or principal structures on a single lot.
- Bolton Zoning Bylaw Section 250-17 Driveways and Parking
 - An exception is requested to allow a private shared driveway to access eight (8) dwellings. The shared driveway shall be constructed with an increased pavement width of twenty (20) feet and in accordance with the horizontal alignment specified in the Bolton Subdivision Rules and Regulations 5220.2.
- Town of Bolton Well Regulations– Section 4.1 Well Location Requirements:
 - To allow the well for Unit 1 to be located 20' from a property line.
 - To allow the well for Unit 3 to be located 38' from a property line.
 - To allow the well for Unit 6 to be located 36' from a property line.
 - To allow the well for Unit 8 to be located 20' from a property line
 - To allow the well for Unit 1 to be located 24' from the sewer force main
 - To allow the well for Unit 8 to be located 41' from the shared driveway

We look forward to working with the Board to provide affordable housing consistent with local need. Please contact the undersigned should you require additional information.

Regards,

DILLIS & ROY
CIVIL DESIGN GROUP, INC.



Gregory S. Roy, P.E.
 Vice President