**List of Requested Exceptions**

The Woods at Farm Road, LLC has applied for a Comprehensive Permit under the Rules and Regulations as set forth by the Bolton Zoning Board of Appeals and pursuant to the provisions of M.G.L. Chapter 40B for the development of the Woods At Farm Road affordable housing project (hereinafter the “Development”). The proponent is requesting exceptions from certain zoning and other local regulations, as noted in the following list. All laws and regulations governing the project will be adhered to as required by Massachusetts’ Law.

We also request that the Zoning Board of Appeals grant relief (exception) from any other zoning requirement or other applicable local rule, regulation, bylaw or policy which the Bolton Zoning Board of Appeals determines to be applicable to the Development and which is not met by the current site plan or any subsequent site plans reflecting changes resulting from the Zoning Board of Appeals review of the Development.

**Non-Zoning Bylaws**

**§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 (4) single-family style structures.

**Wetlands Bylaw**

**§233 – Wetlands**

* Exceptions are requested from the Bolton Wetlands By-Law Section 233-2 and associated regulations, to allow alterations within the adjacent upland resource area in accordance with the setbacks below to allow for the construction of the Development:
	+ To allow Unit 1 to be located 50 feet from the edge of wetlands.
	+ To allow Unit 4 to be located 76 feet from the edge of wetlands.
	+ To allow the proposed well to be located 51 feet from the edge of wetlands
	+ To allow the proposed well pump house to be located 52 feet from the edge of wetlands.
	+ To allow the sewage disposal system (leaching area and tanks) to be located 72 feet from the edge of wetlands as allowed by 310 CMR 15.
	+ To allow the shared driveway for Units 1 and 2 to be located 63 feet from the edge of wetlands and to allow subsurface utilities to be located 52 feet from the edge of wetlands as depicted on the Site Plans.
	+ To allow grading and clearing to occur 33 feet from the edge of wetlands to allow for fire access around Unit 1, construction of the sewage disposal system, and construction of dwelling units as depicted on the Site Plans
	+ To allow for the removal of existing structures within the 25’ buffer zone and improvements of the 25’ buffer zone as depicted on sheet C7.0 of the Comprehensive Permit Plan.

**Board of Health – Requirements for the Subsurface Disposal of Sanitary Sewage**

**Regulation 4**

An exception from Regulation 4 entitled “Distances” is requested. More specifically the following relief from Regulation 4 is requested:

●To allow leaching facilities to be located within 100’ of a bordering vegetated wetland (72’ provided) as allowed by 310 CMR 15.

**Zoning Bylaws**

**§250 –12 Zoning**

An exception is being requested, from Section §250-12,as multiple single-family structures as proposed in the Comprehensive Permit is a permit/use that is not specifically stated as being allowed in the By-laws.

**§250-13 Dimensional Regulations**

An exception is being requested from this section to allow for a front yard setback of 41.1’ (53.3’ to edge of pavement) for Unit 3 and 42.9’ (55’ to edge of pavement) for Unit 4 should it be determined that the front yard setback applies to both Farm Road and Berlin Road.

**§250-13 C. One Building Per Lot**

An exception is being requested, from Section §250-13 (c)to allow for multiple principle structures on a lot.

**§250-17 – Driveways and parking**

An exception is requested to allow two (2) shared driveways on one lot, each providing access to two (2) single family dwellings.

**§250-24 –Scenic Roads**

An exception is requested to allow for the development of the common driveway off Berlin Road (a scenic road) without receiving written consent from the Bolton Planning Board.