

LOCAL STANDARDS AND WAIVERS REQUEST

172 WOBURN STREET, READING

ZONING WAIVERS: 172 Woburn Street, Reading, MA is situated within the Single Family S-15 Zoning District. While multi Family use is not allowed in the S-15 Zoning District, the Zoning Bylaw imposes specific dimensional requirements for Multi Family use in the S-15 Zoning District. [Zoning Bylaw Section 6.3 Table of Dimensional Controls]. Applicant has designed the project to minimize waivers. The project as proposed does not meet the following zoning requirements in that District and waivers are required:

Category	Required by Zoning Bylaw	Existing-Proposed Condition
Multi Family Dwelling use	A building containing three (3) or more dwelling units is defined as a “Multi Family dwelling”. [Zoning Bylaw Section 2.0 DEFINITIONS]. Multi Family use is not allowed in the S-15 Zoning District. [Zoning Bylaw Section 5.3.2. Table of Uses]	The applicant requests a waiver to allow Multi Family Dwelling use.
Minimum Lot Area (square feet)	100,000 + square feet	The proposed lot is 45,779 square feet. This lot was created by the division of the lot on which the comprehensive permit is being sought from the rest of the lot that shall continue to be used and occupied by St. Agnes Church for religious purposes.
Maximum Building Height	35 feet	The existing building is slightly over 35 feet. No change to the building height is proposed.
Parking Space Design	Each parking space shall be nine (9) feet in width and eighteen (18) feet in length [Zoning Bylaw Section 9.1.2.2]	The applicant proposes that five (5) parallel parking spaces be eight (8) feet in width by (20) feet in length.
Off-Street Loading and Unloading spaces	One loading space for each twenty (20) rental units. The loading space must be twelve (12) feet wide and thirty-five (35) feet long. [Zoning Bylaw Section 9.1.1.7.]	The applicant requests a waiver from the loading zone requirement.
Landscaping standards	No parking area or driveway shall be allowed within such required side yard for new multi-family dwelling projects [Zoning Bylaw Section 6.5.2]	There are existing driveways and parking in the required side yard areas and those shall remain.

Site Plan Review	Site Plan review is required for projects meeting specified requirements [Zoning Bylaws Section 4.3.3]	The applicant requests issuance of a comprehensive permit in lieu of separate site plan approval.
Board of Selectmen Policies and Bylaws concerning access to public ways and curb cuts	Location, number and distance between curb cuts providing access to/from the site to a public way	The existing site includes two access/exits to Woburn Street. No change in the physical location of these curb cuts is proposed.

WAIVERS FROM LOCAL FEES

Infiltration & Inflow Program: The Town of Reading has a program to eliminate stormwater inflow into the Reading sewer system caused by improper sump pump connections into the sewer system and infiltration caused by rainwater leaking into the sewer system. In an effort to collect private funds to address this inflow and infiltration (“I&I”), the Town requires that if a project makes a connection to the sewer system, the owner shall either (a) eliminate two gallons of I&I from the Reading sewer system for every gallon of effluent that will be added to the system by the new use (based on MA DEP tables of uses) or (b) pay a stated amount of money to the Town in lieu of the I&I elimination. With the rate being 2 for 1, the local program is more than mere mitigation. It imposes a monetary obligation on the new project to not only off-set its impact, but also to eliminate I&I that is not caused by the new project. The applicant seeks a waiver from the amount of any I&I payments or obligation that exceeds a one-for-one off-set.

12.19.16