

LIST OF EXCEPTIONS

TOWN OF DRACUT GENERAL BY-LAWS (AS AMENDED THROUGH JUNE 6, 2022)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
Chapter 8A, Sections 1 through 17	Streets and Sidewalks	Street opening permit issued, and related fee required, by Sewer Commissioners and/or Highway Surveyor and/or Town Engineer.	Requires street opening permit for the disturbance of the surface of any public way, and for the installation of sewer, water and other utilities under the surface of any public way.	Waived. To be Governed By Comprehensive Permit.
Chapter 9, Section 6	Building Construction	Permits	Requires Building Inspector to ensure compliance of construction with Chapter 9.	Waived. To Be Governed By Comprehensive Permit. (See Below)
Chapter 9, Sections 10, 11	Building Construction	Construction on Undeveloped Streets	Requires that No Building Permit Shall Issue on Undeveloped Streets Without Planning Board Approval.	Waived. To Be Governed By Comprehensive Permit.
Chapter 13, Section 2	Earth Removal	Earth Removal Permit.	Earth Removal Permit.	Waived. To Be Governed By Comprehensive Permit.
Chapter 13, Section 15.2	Fire Lanes	Requirements for Fire Lanes.	Requires fire lanes for condominium complexes to be a minimum of 25 feet in width.	Waived, but depicted as shown on the Site Plans.
Chapter 14	Sewer Use Regulations			Waived. To Be Governed By Comprehensive Permit.
Chapter 18	Wetlands Protection Bylaw, as Wetlands Regulations (if any).	Filing and Jurisdictional Requirements.	Procedures, jurisdictional requirements, applications, costs, regulations, and enforcement.	Waived in their entirety. No building or structure shall be located within 50 feet of edge of any wetland except as shown on the Site Plans. To Be Governed By Massachusetts Wetlands Protection Act, G.L. c. 131, sec. 40 and Regulations at 310 CMR 10.00.

RIVERBANK PROPERTIES, LLC

Chapter 24	Stormwater and Erosion Control Bylaw	Stormwater Management Permit	Requires all New Development to File for a Stormwater Management Permit with the Stormwater Permitting Authority (SWPA).	Waived. To be Governed By Comprehensive Permit.
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TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 14, 2021 ANNUAL TOWN MEETING)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
1.11.00	Administration	Enforcement of Zoning Bylaws.	Provides the Building Inspector with enforcement authority with respect to Zoning Bylaw violations.	Building Inspector to maintain authority to enforce the Comprehensive Permit Decision, as well as portions of the Zoning Bylaw not waived by this Comprehensive Permit Decision. Waived to the extent that Zoning Bylaw is superseded by the Comprehensive Permit Decision and G.L. c. 40B.
1.16.20 - 1.16.23	Site Plan Special Permit	Site Plan Special Permit	Site Plan Special Permit required for certain uses and construction.	Waived. To be governed by Comprehensive Permit.
1.17.10-1.17.20	Other Laws. Minima.	Other Laws. Minima.	Zoning By-Law controls if other regulations impose less restrictions than Zoning Bylaw.	Waived to the extent that Comprehensive Permit Decision grants waivers/exceptions from the applicability of specific provisions of the Zoning Bylaw.
1.17.30-1.17.50	Compliance with Zoning Bylaws.	Compliance with Zoning Bylaws	Uses and buildings and structures are to be governed by applicable use and dimensional requirements within zoning district described in the Zoning Bylaw.	Waived to the extent that use and dimensional requirements are superseded by this Comprehensive Permit Decision.

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TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 14, 2021 ANNUAL TOWN MEETING) (cont.)			
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED PROPOSED
2.11.00 - 2.11.50; 4.12.00 - 4.12.30	Use Regulations and Definitions.	Use Regulation Requirements and Schedule for uses within the Residential (R-1) Zoning District; Multifamily Development Special Permits.	Prohibits two family and multi- family dwellings in R-1 Zoning District and other uses not specifically permitted in the Table of permitted Uses (Section 2.11.30) or Section 2.11.40. Permits no more than one dwelling purposes on a lot (Section 2.11.42).
			Waived. Permit the use of the Property for 28 residential dwelling units, and related accessory uses, parking (including garage and surface parking), utilities, accessory utility/storage/maintenance facility serving the project, and other appurtenant uses customary to such residential uses, as well as designated open space uses. Also allow the use of one temporary construction and/or marketing trailer as Applicant's project office until all units are sold.

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TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 14, 2021 ANNUAL TOWN MEETING)(cont.)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
2.12.00-2.12.10	Intensity of Use (Dimensional Requirements)	Dimensional Requirements.	No land can be used or structure constructed except in accordance with 2.12.00 and Table of Dimensional Requirements.	Waived. To be governed by Site Plans as described in the Comprehensive Permit Decision.
2.12.00 -- 2.12.50 (Table of Dimensional Standards)	Dimensional Requirements	General Dimensional Requirements.	Min. Lot Area (40,000 s.f.); Frontage (200 ft.); Lot Width (50 ft); Front Yard (100 ft); Side Yard (15 ft); Rear Yard (40 ft); Max. Height (45 ft. and 2.5 stories).	Waived except as shown on Site Plans.
2.12.80	Principal Structures	Permits More Than One Principal Structure on Lot.	Permits More Than One Principal Structure on Lot, subject to conditions.	Waived. To be governed by Comprehensive Permit, including Site Plans referenced therein.
2.13.00-2.13.70	Floodplain and Floodway Districts			Waived. To Be Governed By Massachusetts Wetlands Protection Act, G.L. c. 131, sec. 40 and Regulations at 310 CMR 10.00.
2.14.00-2.14.32	Wetland and Water Conservancy District	Wetland and Water Conservancy District	Wetland and Water Conservancy District	Waived. Work to be governed by Comprehensive Permit and Wetlands Order of Conditions.

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TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 14, 2021 ANNUAL TOWN MEETING)(cont.)				
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED	PROPOSED
2.17.00 - 2.17.70	Wellhead Protection District Bylaw	Wellhead Protection District Bylaw	Wellhead Protection District Bylaw	Waived, if applicable.
3.10.00 -3.10.24, 3.10.40-3.10.49	Parking and Loading Requirements	Parking Requirements	Parking and loading requirements for R-1 Zoning District, including minimum spaces by use, setback, location and landscaping requirements.	Waived to the extent the parking shown on Site Plans is inconsistent with parking requirements. Parking to be provided shall include a total of 72 parking spaces, or an average of 2.5 spaces per unit, all as shown and located on the Site Plans, and shall comply with the rules and regulations of the Massachusetts Architectural Access Board.

TOWN OF DRACUT ZONING BYLAWS (AS AMENDED THROUGH JUNE 14, 2021 ANNUAL TOWN MEETING)(cont.)			
BY-LAW/REG.	TITLE	DESCRIPTION	REQUIRED PROPOSED
3.11.32, 3.11.41, and 3.11.42	Sign Regulations	Sign Regulations.	Sign Permit required, along with other dimensional requirements, including the allowance in residential districts of: (a) one sign displaying the street number and/or the name of the occupant of the premises; (b) one additional sign (2 s.f.) permitted for specified accessory uses; (c) one unlighted contractor's sign not exceeding 12 s.f. during construction; and, (d) one subdivision identification sign at each entrance not in excess of 12 s.f.; (d) one identification sign not in excess of 12 s.f. at each public entrance to a multifamily development. Allow the construction of two (2) permanent externally-illuminated ground signs of no more than forty-eight (48) square feet in size and not exceeding eight (8) feet in height to be located as shown on the Site Plans, and temporary non-illuminated construction signs of no more than sixty-four (64) square size from the commencement until completion of construction all as may be shown on the Site Plans, along with other signs permitted in Residence Districts as provided in section 3.11.41.
3.12.00 – 3.12.80	Permit for Soil, Vegetation, Rock and Gravel Removal.	Permit for Soil, Vegetation, Rock and Gravel Removal.	Prohibits Soil, Vegetation, Rock and Gravel Removal unless incidental to construction of ways approved by Planning Board, or in connection with site specific building. Waived in its entirety. Allow earth removal as provided in the Comprehensive Permit Decision.
3.14.00 – 3.14.73	Buffering, Screening and Grading Requirements.	Standards for Buffering, Screening and Grading Requirements.	Standards for Buffering, Screening and Grading Requirements. Waived. Buffering, Screening and Grading are to be as shown on the Site Plans.
4.12.00-4.12.30	Special Permits-Multifamily Development.	Requires special permit for multifamily development based upon specified criteria.	Requires special permit for multifamily development based upon specified criteria. Waived.

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TOWN OF DRACUT STORMWATER MANAGEMENT RULES AND REGULATIONS, (POSTED DECEMBER 8, 2021)			
REGULATION	TITLE	DESCRIPTION	PROPOSED
Stormwater Management Rules and Regulations	Stormwater Management Rules and Regulations	Stormwater Management Permit	Waived in their Entirety. To Be Governed By Comprehensive Permit.

TOWN OF DRACUT CONSTRUCTION STANDARDS BY THE ENGINEERING DEPARTMENT, JULY, 1988, AS AMENDED THROUGH OCTOBER 15, 1996)			
REGULATION	TITLE	DESCRIPTION	PROPOSED
Construction and Engineering Standards	Construction and Engineering Standards.	Construction and Engineering Standards for Multifamily Developments.	Waived in their Entirety. To Be Governed By Comprehensive Permit.

TOWN OF DRACUT FEE, BOND OR OTHER SECURITY REQUIREMENTS			
REGULATION	TITLE	DESCRIPTION	PROPOSED
	Town Bond and Security and Related Requirements		Waive all surety requirements except as provided in the Comprehensive Permit.