

REGARDING REQUEST OF WAIVERSENGINEERING

The Engineering Department's view on requested waivers are as follows. (Requested waivers are in black font followed by Engineering Department's position on requested waiver in green.)

1. Chapter 8, Section 1 Street Acceptance Street Acceptance Procedures. Requires streets to follow all rules and regulations of the Planning Board, and be constructed in accordance with Construction Standards Manual. Waived. To be Governed By Comprehensive Permit.
- Street acceptance procedures can be waived if the roadway network is built to a reasonable standard that will provide adequate serviceability to the residents of the development and it is expressly stated on the plans, application and conveyance documents that the roadway network within the site is not to become a public way and shall be maintained by owners of the complex. All stormwater features shall also be maintained by the owners and annual reports shall be furnished to the Dracut Stormwater Department on an annual basis to ensure compliance with NPDES requirements of the Town.
2. 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.
- Street opening permit fees can be waived however applicant must provide necessary bonding to ensure work is done properly and apply for trench permits where applicable.
3. Chapter 13, Section 2 Earth Removal Earth Removal Permit. Earth Removal Permit for removal of soil, loam, sand, gravel from ZBA. Waived. To Be Governed By Comprehensive Permit
- A fee for Earth Removal can be made, however applicant should provide quantity of earth to be removed and transportation plan for removal if warranted.
4. Chapter 24 Stormwater and Erosion Control Bylaw Stormwater and erosion control requirements Stormwater Management Permit to be issued by Stormwater Permitting Authority; fees. Waived in their entirety. To Be Governed By Massachusetts Wetlands Protection Act, G.L. c. 131, sec. 40 and Regulations at 310 CMR 10.00.
- Stormwater fees can be waived but applicant should provide an erosion and sediment control plan with a narrative of operations to ensure compliance with NPDES requirements. The applicant shall also obtain a Construction General Permit from EPA for land disturbance over 1 acre.

PUBLIC WORKS

If we are considering waiving fees. We should only waive the fees on the percentage of the discounted properties to the public. So if four of the units are at reduced prices. We should waive the fees on those four. Just my thoughts not sure what was done in the past.

FIRE DEPARTMENT

We are ok with that. That wording is more for garden style condo buildings than the layout they propose. We allowed the waiver for Fox Run and Mascuppic Village.

TOWN MANAGER

It may be beneficial to take a look at the other developments they have done so we can compare.