

I. List of Project Waivers

Please see Attachment A attached hereto outlining the Applicant's list of requested waivers.



**ATTACHMENT A
LIST OF REQUESTED EXEMPTIONS/
EXCEPTIONS/WAIVERS FROM THE APPLICABLE
TOWN OF CONCORD ORDINANCES AND REGULATIONS
FOR THE RESIDENCES AT THOREAU**

Zoning Bylaw Section	Requirement	Waiver
Table I - Principal Use Regulations, § 4	Multi-Unit Dwelling is prohibited and an Alternative Planned Residential Development (PRD) requires a special permit in the LIP#2 zoning district.	Request waiver to allow a Multi-Unit Dwelling in the LIP#2 zoning district.
Special Permit Requirement for an Alternative PRD, § 10.4	A Special Permit would be required to allow for an Alternative PRD in the LIP#2 zoning district.	Request waiver from the requirement for a Special Permit to allow for an Alternative PRD in the LIP#2 zoning district.
Variance Requirement, § 11.7	A Variance would be required to allow for a Multi-Unit Dwelling in the LIP#2 zoning district.	Request waiver from the requirement for a Variance to allow a Multi-Unit Dwelling in the LIP#2 zoning district.
Two-Thirds Vote of Town Meeting, § 10.3.4	An Alternative PRD requires a two-thirds vote of Town Meeting prior to application for a special permit from the Town of Concord Board of Appeals (“Zoning Board”).	Request a waiver from the requirement of a two-thirds vote of Town Meeting for an Alternative PRD in the LIP#2 zoning district.
Table III - Dimensional Regulations, § 3	Maximum Floor Area Ratio: 6,000 sq.ft.gross floor area per acre for Educational in LIP #2, R&D and light manufacturing uses, or 3,000	Request waiver to allow an increase in the maximum allowable gross floor area.



	sq.ft. gross floor area per acre for other uses.	
Table IV - Minimum Parking, § 7	Two (2) spaces per dwelling unit or one and one-half (1-1/2) spaces per dwelling unit for subsidized low and moderate income housing or elderly housing developments.	Request waiver to provide less than the required minimum parking.
Groundwater Conservancy District § 7.6.4.1	Uses permitted without review by the Board: Any extensive use and residential use permitted in the underlying district in which the land is situated, subject to the same use and development regulations as may otherwise apply thereto, whether by right or by special permit.	Waive, to be fulfilled by Zoning Board.
Site Plan Review § 11.8	Applies in all zoning districts to the change in use of an existing building or lot.	Waive, to be fulfilled by Zoning Board.
Section 3.4 of the Subdivision Rules and Regulations	That the Planning Board shall endorse the plan under the phrase “Approval Under the Subdivision Control Law Not Required”.	Request waiver to allow for the Zoning Board of Appeals to endorse the plan under the phrase “Approval Under the Subdivision Control Law Not Required” rather than the Planning Board.



Article 23, Town Meeting, April 2023	That the “Zero Energy Pathway” and “Mixed-Fuel Pathway” shall not be permitted for new construction shall not install any new combustion equipment.	Request waiver to allow for a variety of energy options.
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The Applicant reserves the right to request additional waivers as part of the hearing process.

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