

WAIVERS FROM IPSWICH BYLAWS

LOCAL REGULATION	REQUIREMENTS	PROPOSED
<i>Section V.D</i> Table of Use	Multi-Family not allowed in RRA district	Request Board of Appeals grant waiver to allow multi-family in RRA district portion of project.
<i>Section VI. Table of Dimensional and Density Regulations, Principle Building and Structures</i>	25,000 SF first unit, 5000 SF each additional unit Note: (CB, GB, IR districts, allow density bonus up to 20 per acre)	Request Board of Appeals to grant waiver to allow 20 units per acre.
<i>Section IX. J</i> Special Permit – Multi-Family housing	SPB – Special Permit Planning Board	Request Board of Appeals to waive requirement
<i>Section X.</i> Site Plan Review	Required for any project requiring special permit	Request Board of Appeals to waive requirement
<i>Section IX. K</i> Design Review	Required for any project that triggers special permit or site plan review	Request Board of Appeals to waive requirement
<i>Section VI. Table of Dimensional and Density Regulations. Building Height</i>	Maximum building height 45 feet (HB)	Request Board of Appeals to grant waiver to allow 58-foot building height.
<i>Section VI. Table of Dimensional and Density Regulations. E: Screening</i>		Request Board of Appeals to grant waiver to allow alternative screening closer to property lines.
<i>Section VII. Parking/Loading</i> <i>M: 3 Setbacks</i>		Request Board of Appeals to grant waiver to allow parking closer to rear and side property lines.
Water Connection Permits		Request comprehensive permit in lieu of local approval as are required to obtain local and state water connection. Waive all fees.
Sewer Connection Permits		Request comprehensive permit in lieu of local approval as are required to obtain local and state sewer connection permits. Waive all fees.

Conservation Commission	Ipswich Local Bylaw, Chapter XVIII. Wetlands Protection By-Law	Request Board of Appeals to waive local bylaw and have project conform to State wetlands protection act,
Section VII. J. Loading Requirements	See Table under this section	Request Board of Appeals to waive local bylaw.
Local Comprehensive Permit Application Fees		\$2,500 cap, consistent with Planning board fee for multi-family.
Rules and Regulations governing the Sub-Division of Land, Amended July 2013		Request Board of Appeals to waive local rules and regulations.
Section VIII, Signs		Request Board of Appeals to waive requirement under this section.
Existing Sewer Pump Station		Request Town take responsibility for repair and maintenance of upgraded existing sewer pump station on property.
Special Provisions for the Construction of Roadways, Driveways including the installation of Water, Sewer and Storm Drains in the Town of Ipswich		Request Board of Appeals to waive local requirements.

Note: The Applicant will update and revise the above waiver list as may be necessary and is customary as part of local permitting public hearing process.