

CRANBERRY KNOLL CORPORATION

One Winnetuxet Road
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November 17, 2004

Mr. Stephen Mattern, Chairman
Plympton Zoning Board of Appeals
C/o Town Clerk
Plympton, MA

RE: Cranberry Knoll Corporation
Proposed Chapter 40B Project
Lake Street
Requested Exemptions From Local Regulations

Dear Mr. Mattern:

Under Chapter 40B of the General Laws an applicant for Comprehensive Permit can request that the Zoning Board of Appeals waive locally adopted regulations, such as zoning and subdivision regulations. Upon the grant of such a waiver the project is exempt from compliance with the particular regulation.

We have compiled a list of the waivers/exemptions we are requesting for this project, which is attached. We have attempted to make it as complete as possible. However we must reserve the right to modify our waivers/exemptions list during the hearing process should that become desirable or appropriate. In the event we have neglected to request a waiver/exemption necessary for the project shown on the plans submitted herewith to be constructed, the plans shall control over the list.

In view of the fact that one of the purposes of this project is to provide affordable housing for low to moderate income people, it is important that costs be minimized wherever possible. Accordingly, in addition to the waivers on the attached list, we are requesting a waiver of all fees relating to permits for any part of the building process, to include but not be limited to those fees charged by the Building, Gas, Fire, Board of

Health and Conservation Commission.

Sincerely,

Richard Springer
President

WAIVERS/EXEMPTIONS REQUESTED FROM PLYMPTON ZONING BYLAW

The Applicant requests that the following provisions of the Plympton Zoning Bylaw be waived by the Board and that the Applicant be exempted from compliance therewith:

Section 4 – Table of Uses

Schedule of Uses – Requirement that multi family elderly residential developments also contain housing for handicapped persons.

Section 5 – Intensity of Use Regulation – Requirement that only one dwelling be placed on any one lot.

Section 5.1.2 – Minimum Yard Dimensions – Side yard and rear yard minimum size and building setbacks.

Section 6 – General Regulations

Section 6.4.2 – Table of Parking Dimensions – Following requirements: Aisle width at 90 degrees, 24 feet; Minimum Driveway Width, one way – 12 feet, two way – 20 feet; Parking spaces, residential – 2 spaces per unit.

Section 7 – Special Permits

Section 7.2 – Multi Family Dwellings for Elderly and Handicapped – Requirement limiting number of units of elderly housing in Plympton, to the extent necessary to permit the proposed project; requirements for special provisions for handicapped persons; requirement that residents of units be at least 62 years of age, substitute at least 55 years of age; requirement of a minimum of 1 ½ parking spaces per unit.

Section 8 – Special Districts

Section 8.3.5 – Prohibited Uses and Uses Allowed By Special Permit in GPD I, II, III – Requirement prohibiting the permanent removal or regrading of the existing soil cover resulting in a finished grade within ten feet of the spring high water level.

SUBDIVISION CONTROL

Requirement, to the extent applicable, of Planning Board approval under Subdivision Control Law for recombination into one lot of the three lots that make up the site.