

FORM D

REQUEST FOR WAIVERS IN A DEFINITIVE SUBDIVISION PLAN



Subdivision Name	297 Chestnut				
Assessor Parcel ID	10155	Norfolk County Registry of Deeds	Book/Page or Certificate # 29949/0482		
Parcel Location	297 Chestnut St Randolph MA	Existing Way	<input type="checkbox"/> Public Way <input checked="" type="checkbox"/> Private Way	Zoning	
Parcel Size (sq. ft.)	42,427	Total proposed lots	2		
Definitive plan date	<u>12</u> / <u>20</u> / <u>2021</u>	Revision Date Revision Date	<u> </u> / <u> </u> / <u> </u>		
Proposed Way #1 to be used as frontage	<input type="checkbox"/> Public Way <input checked="" type="checkbox"/> Private Way	Est Length	332.7 ft		
Proposed Way #2 to be used as frontage	<input type="checkbox"/> Public Way <input type="checkbox"/> Private Way	Est Length			

Applicant	Michael Perry		
Contact person	Michael Perry		
Address	297 Chestnut Street Randolph MA		
Address2			
Phone	781-727-9096	Email	mperry02368@yahoo.com

☐ Check if Applicant is equitable owner (purchaser on a purchase and sales agreement)

I hereby request that the Planning Board waive the requirements of the Sections of the Randolph Subdivision Rules and Regulations referenced below and as the aforementioned Applicant, affirm that without the Planning Board granting said waiver(s), it would pose an unnecessary hardship upon me and, due to specific circumstances relative to the subdivision, or conditions of the land in such subdivision, the granting of this waiver(s) would not be contrary to the spirit and intent of the Town of Randolph Subdivision Rules and Regulations. *(Attach additional sheets if necessary)*

Regulation	Reason for Waiver	
Section and/or subsection requested to be waived	Proposed alternative	Explanation of why the regulation cannot be accomplished.
VIII.B4e	Less than 25 degree radius could be provided due to the width and position of the lot.	Existing lot line radii at the street does not have a 25 ft radius on the eastern side.
VIII.B5	25 ft right of way width provided.	The lot to be subdivided has 50 ft of frontage on Chestnut Street and reduces to 25 ft width withing the first 30 ft of the depth.
VIII.B6	Road grading of 0.5% is provided between stations 2+00 and 2+50	For engineering design of the road this waiver is requested to prevent over cut/fill quantities and keep the natural grading of the site as it is as possible.
VIII.D3-4/6,19	Calcuations are performed with 24-hr rainfall data using TR55/TR20 methodologies. / HDPE piping proposed with infiltration system within right of way.	24-hr rainfall data and the TR55/TR20 is the accepted and recommended methodology to calculate peak rate of runoff. HDPE piping is proposed withstanding H-20 loads with adequate cover. The infiltration system is provided under the cul-de-sac for optimal siting.
VIII.BE3a/4a	No fire hydrants or water mains provided.	The proposed right of way and road is to serve one existing single family dwelling with an existing water service connection. Proposed additional lot is closer to the street than the existing house and therefore the new house is also proposed to connect to water main on Chestnut St. with a service line.
VIII.H1-9	No sidewalks provided.	Proposed limitations for road with does not allow room for sidewalks and the proposed road will serve 2 single family dwelling with no room to road extension.
VIII.I	HMA berm provided.	The right of way will serve 2 single family dwellings with no sidewalks .
VIII.M	No Trees Provided	Proposed limitations for road with does not allow room for sidewalks and the proposed road will serve 2 single family dwelling with no room to road extension.

I acknowledge, as the Applicant, that this waiver is requested in accordance with the provisions set forth in the Subdivision Control Law of the Commonwealth of Massachusetts and the Rules and Regulations Governing the Subdivision of Land by the Planning Board of the Town of Randolph.

G M for Michael Perry
Applicant

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Printed Name

01/10/2022

Date