

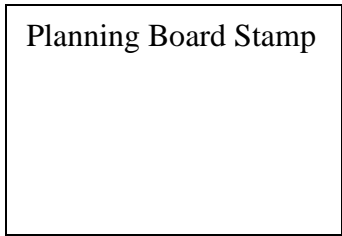
**HOLBROOK PLANNING BOARD**

Special Permit Granting Authority

Application for a hearing

Site Plan/Retail Village/Multi Unit Dwellings/55 & Up Development

Date of Submission: \_\_\_\_\_



**I. Identification**

Petitioner: Name \_\_\_\_\_

Address \_\_\_\_\_

Telephone \_\_\_\_\_

Legal owner of property: Name \_\_\_\_\_

Address \_\_\_\_\_ Phone \_\_\_\_\_

Location of Property: Street \_\_\_\_\_

Assessor's Map \_\_\_\_\_ Plot \_\_\_\_\_ Route \_\_\_\_\_

Current Zoning \_\_\_\_\_

**II. SUBMISSION TYPE**

- A. Site Plan \_\_\_\_\_
- B. Retail Village/Site Plan \_\_\_\_\_
- C. Multi-Unit Dwellings/Site Plan \_\_\_\_\_
- D. 55 & Up Development/Site Plan \_\_\_\_\_

**III. GENERAL DESCRIPTION OF PROJECT**

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**IV. CONFORMITY TO CODES, ORDINANCES AND STANDARDS**

**A. Zoning Ordinance Compliance**

- 1. Will require Zoning change \_\_\_\_\_
- 2. Will require Special Permit \_\_\_\_\_
- 3. Will require Variance \_\_\_\_\_

**V. DESCRIPTION**

**A. SPECIFY USE**

- 1. Land area (square feet) \_\_\_\_\_
- 2. Floor area (to be built) \_\_\_\_\_
- 3. Number of Buildings \_\_\_\_\_ 3a. Height of Building(s) \_\_\_\_\_
- 4. Number of Total Units \_\_\_\_\_ 4a. Number of residential Units \_\_\_\_\_
- 5. Intended Use: Office \_\_\_\_\_ Retail \_\_\_\_\_ Research \_\_\_\_\_ Light Manufacturing \_\_\_\_\_  
Heavy Manufacturing \_\_\_\_\_ Warehousing \_\_\_\_\_ Residential \_\_\_\_\_  
Other \_\_\_\_\_
- 5a. Will the project be sold as condominium units? Yes \_\_\_\_\_ No \_\_\_\_\_
- 5b. Will the project be apartment units? Yes \_\_\_\_\_ No \_\_\_\_\_
- 6. Number of employees \_\_\_\_\_ Customers or visitors \_\_\_\_\_ Truck trips per day \_\_\_\_\_
- 7. Number of parking spaces: Existing \_\_\_\_\_ Proposed \_\_\_\_\_ Loading Bays \_\_\_\_\_
- 8. Identify hours (AM & PM) of expected peak traffic period: Employees \_\_\_\_\_  
Customers \_\_\_\_\_ Trucks \_\_\_\_\_
- 9. Lot Coverage (percent): Buildings and other structures \_\_\_\_\_  
Parking and Drives \_\_\_\_\_ Landscaped Area \_\_\_\_\_  
Other uses (identify usage and coverage) \_\_\_\_\_
- 10. Anticipated construction period: From \_\_\_\_\_ To \_\_\_\_\_

**B. CONFORMITY TO ZONING CODE (to be completed and signed by the Building inspector prior to the Site Review Meeting)**

	Meets Minimum Regulations	Above Average	Exceptional
1. Parking Design	_____	_____	_____
2. Loading Design	_____	_____	_____

\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Signature: Building Inspector**

**C. On Site Engineering Elements (Applicant must meet with the superintendent of Public Works regarding utilities and operations prior to submission of application.)**

**WATER/SEWER**

1. Will the applicant seek a connection to the Town of Holbrook Water System? Yes \_\_\_\_\_ No \_\_\_\_\_
2. If yes, proposed water consumption \_\_\_\_\_ GPD  
**Estimated meter readings must be submitted to ensure compliance with D.E.Q.E. mandate.**
3. Does the project require extension of a street? Yes \_\_\_\_\_ No \_\_\_\_\_
4. Will the applicant seek a connection to the Town of Holbrook Sewer System? Yes \_\_\_\_\_ No \_\_\_\_\_

**(Discharge of more than 2000 gals/day and certain sewer main extensions require D.E.Q.E. Permit.)**

**DRAINAGE**

The Superintendent of Public Works may require the following:

1. Impact on Storm Drainage
  - a. Current run off \_\_\_\_\_
  - b. Run off after development \_\_\_\_\_
2. Describe attempts to eliminate or minimize any increase in rate of run off \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Comment of D.P.W. Superintendent: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
**Signature of D.P.W. Superintendent**

Applicant should consult with the Board of Health Officer regarding requirements for an on site well:

Yes \_\_\_\_\_ No \_\_\_\_\_

**VI. TRAFFIC IMPACT**

(State basis for date, e.g. ITE Trip Generation Manual, other studies)

This section is required for all residential projects of eight (8) units or more as well as all commercial and industrial projects.

A. Projected traffic generation of proposed new development:

	<u>IN</u>	<u>OUT</u>	<u>TOTAL</u>
24 HOUR	_____	_____	_____
AM PEAK HOUR	_____	_____	_____
PM PEAK HOUR	_____	_____	_____

B. Current two-way traffic flows on frontage street(s):

	<u>24 HOUR</u>	<u>AM PEAK HR</u>	<u>PM PEAK HR</u>
Street _____	_____	_____	_____
Street _____	_____	_____	_____

C. Comment on adequacy of drive entrances and exits with respect to sight, distance, and other traffic operation considerations on frontage streets(s).

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D. Existing (or potentially) critical locations from standpoint of traffic operation through which proposed development would generate seventy-five (75) vehicles or more in any single hour of the day (list intersections and operational problems):

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**VII. WETLANDS PROBLEMS**

A. Does this project involve work which comes under Section 40 of Chapter 131 of the M.G.L.?

YES

NO

B. Is this proposed project in an area zone such as "Flood Plains Protection District"?

YES

NO

If yes, describe briefly \_\_\_\_\_

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**VIII. ENVIROMENTAL IMPACT**

A. Will the proposed development contribute in any way to pollution of any body of water or water way?

YES NO

OIL \_\_\_\_\_ SALT \_\_\_\_\_ CHEMICALS \_\_\_\_\_ OTHER \_\_\_\_\_

Explain \_\_\_\_\_

Describe proposed measures to eliminate or minimize such pollution: \_\_\_\_\_

\_\_\_\_\_

B. Does the proposed development contribute in any way to air pollution?

YES NO

If yes, explain \_\_\_\_\_

OIL \_\_\_\_\_ SALT \_\_\_\_\_ CHEMICALS \_\_\_\_\_ OTHER \_\_\_\_\_

Describe proposed measures to eliminate or minimize such pollution: \_\_\_\_\_

\_\_\_\_\_

C. Does the proposed development include and noise impact audible beyond the premises?

YES NO

If yes, explain \_\_\_\_\_

D. Does the proposed development involve outside lighting which will shine directly on abutting premises?

YES NO

If yes, explain \_\_\_\_\_

E. Does the proposed development involve any odors which will be discernable beyond the premises?

YES NO

If yes, explain \_\_\_\_\_

F. Does the proposed development involve storage of any hazardous materials above or below the ground?

YES NO

If yes, explain \_\_\_\_\_

G. Refuse disposal \_\_\_\_\_ lbs/tons/day

Proposed method of handling \_\_\_\_\_

This form has been filled out by/for the petitioner according to his/her best knowledge and belief.

\_\_\_\_\_  
Signature/Title

\_\_\_\_\_  
Date

### 10.26.1 Special Permit

#### **Purpose and Intent**

The purpose of this special provision section is to provide high quality multi-unit housing uses while minimizing the need for municipal infrastructure and services and while preserving open space. Developments created under this Section shall be designed to maximize the use of available public transportation, to minimize vehicular traffic, and to provide opportunity for pedestrian and recreational uses.

#### **Definitions**

Age Restricted Units – Units restricted to occupancy by persons fifty-five years of age or older and that are consistent with and in compliance with Senior Housing Laws.

Bedroom – Any habitable room in a Dwelling Unit other than a living room, dining room, kitchen, utility room, or bathroom.

Countable Units – Units qualifying and countable towards the Commonwealth of Massachusetts mandated minimum affordable housing requirement under Massachusetts General Laws in particular Section 40B ss. 20-23 and the Massachusetts DHCD guidelines. Such units shall be available to groups such as veterans, senior citizens, municipal employees, and others who meet the state income regulations for moderate to low income housing.

Dwelling Unit – Any room or suite of rooms comprising one complete housekeeping unit with its own cooking and food storage equipment and facilities and its own bathing and toilet facilities wholly within such room or suite of rooms.

Multiple Unit Building – A free standing building with more than four (4) Dwelling Units.

Multiple Unit Development – A development consisting of one (1) or more Multiple Unit Buildings located on a single or adjacent parcels of land.