

Lars Unhjem
Senior Director of Development
AvalonBay Communities, Inc.
51 Sleeper Street, Suite 750
Boston, MA 02210
Phone: 617-654-9509

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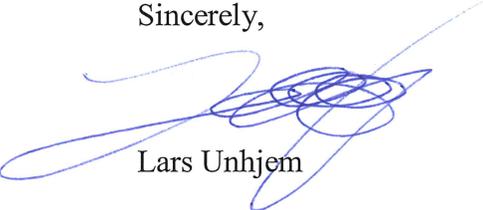
Mr. Joseph M. Fisher, Chairman
Zoning Board of Appeals
Town of Hingham
210 Central Street
Hingham, MA 02043

Dear Mr. Fisher and Members of the Board:

We are pleased to submit the enclosed final update to the requested waivers regarding the Avalon Hingham Shipyard II Comprehensive Permit Application.

I look forward to discussing the Avalon Hingham Shipyard II project with you. Please feel free to contact me with any questions.

Sincerely,



Lars Unhjem

Enclosure

Avalon Hingham Shipyard II - Hingham, MA
MGL Ch. 40B Comprehensive Permit Application

Listing of Requested Exceptions / Waivers

In accordance with Section 2.E.8 of the Town of Hingham Rules and Regulations for Comprehensive Permits and Section 56.05(2)(a) and (f) of the Chapter 40B Regulations, a list of requested exceptions to local requirements, codes, bylaws, and regulations is provided herein.

Zoning Requirements - Industrial District				
Criteria	Required	Existing	Proposed	Waiver Required
Zoning By-Law §III – Schedule of Uses (Subsection 1.4) and all provisions of IV-E, Multi-Unit Development	Apartment House is subject to the provisions of IV-E, Multi-Unit Development, and is prohibited in Industrial District	Existing building is a two-story warehouse and office building	Project as shown on Plan.	X
Zoning By-Law §IV-A – Minimum Lot Frontage	200 ft.	160.27 ft. and 103.56 ft. Lincoln St	160.27 ft. and 103.56 ft. Lincoln St.	X
Zoning By-Law §IV-A – Maximum Stories	3	2	5	X
Zoning By-Law §IV-A – Maximum Building Coverage	40%	49%	64.2%	X
Zoning By-Law §IV-A – Maximum Floor Area Ratio	0.35 by right 0.50 by Special Permit	Approx. 0.95	1.55	X
Zoning By-Law §IV-A – Minimum Side Yard	25 ft.	3.63	16.1 ft.	X
Zoning By-Law §IV-B.1. – Special Requirements to Schedule of Dimension Requirements	No building, structure, parking area, or septic system shall be constructed within 100 ft. of a residential district.	Existing building is within 72.5 ft. from a residential district	Building will be constructed within 79.8 ft. from a residential district.	X

Off-Street Parking Requirements				
Criteria	Required	Existing	Proposed	Waiver Required
Zoning By-Law § V-A.3 – Residential Use – General Business Office/Warehouse	2 spaces/unit 3 1/2 spaces/1000 SF of GFA (General Business Office); 1 space/1000 SF of GFA (Wholesale/Warehouse)	 Approx. 0.21 spaces/1,000 SF of GFA	 1.57 spaces/unit or approx. 1.17 spaces/1,000 SF of GFA	 X
Zoning By-Law § V-A.3 – Standard Parking Spaces	Width 9 ft. Length 18 ft. with overhang 20 ft. without overhang	Varies Width 9 ft. min. Length 18 ft. min. without overhang	Width 9 ft. Length 18 ft. without overhang	X
Zoning By-Law § V-A.3 – Loading Spaces	Width 12 ft. Height Clearance 14 ft.	Width N/A Height Clearance N/A	Width 10 ft. Height clearance N/A	X

By requesting the foregoing waivers from local bylaws and regulations, it is the intention of the Applicant to request a Comprehensive Permit to permit construction of the Project as shown on the Plan. If, in reviewing the Applicant's building permit application(s), the Building Commissioner determines that any additional waiver from local bylaws or regulations is necessary to permit construction to proceed as shown on the Plan, the Applicant requests that the Building Commissioner proceed as follows: The Applicant shall be informed of any additional waiver required and (a) any matter determined by the Building Commissioner to be of a de minimus nature shall be deemed within the scope of the waivers granted by the Comprehensive Permit; or (b) for any matter determined by the Building Commissioner not of a de minimus nature, including but not limited to potential adverse impacts on public health, safety, welfare or the environment, Applicant may submit a request to the Board for a determination under 760 CMR 56.05(11).