

Letter of Transmittal



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Buzzards Bay, MA 02532
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19 Old South Road
Nantucket, MA 02554
Tel: (508) 325-0044

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To:
Town of Halifax
Zoning Board of Appeals
499 Plymouth Street
Halifax, MA 02338

Hand Delivery

From:
Donald F. Bracken, Jr., PE
don@brackeneng.com
Bracken Engineering, Inc.

Re: 8 Hilda Lane, Map 120, Parcel 1T

Enclosed: 4 copies

Application for a Hearing (Special Permit & Variances) – revised 12/2/20
BEI Narrative, dated 12/2/20

Filing Fees:

Town of Halifax for \$84.00 (Legal Advertising) – Check # 15571

Cc: Client
File

Signed: Penni L. Pomeroy

Date: 12/2/2020

8 Hilda Lane
Special Permit/Variance Narrative

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This Special Permit is submitted pursuant to Section 167-7 Schedule of Use Regulations, Table C. The project has been designed in accordance with Section 167-12. A. Multifamily Development By-Law as follows:

- The number of dwelling units is 21 which is below the total number of acres;
- Test pits have been performed and accepted by the Board of Health;
- The minimum parcel size is over 10 acres;
- Units will be less than 2 ½ stories;
- Each unit will be approximately 1,540 square feet (SF), exceeding the 750 SF minimum;
- Fire protection will be provided with a looped water line system and hydrants. Each building will have a fire suppression sprinkler system;

Specific sections of the By-Law which variances are required:

Section 167-7 D (2) (a)

This By-Law requires that all individual buildings for a multifamily development be located on individual lots. This property only consists of one lot currently. It is not possible to create lots around each proposed building given the road frontage, wetlands areas and required lot configurations.

The alternative would be to construct one single twenty-one (21) unit multifamily building to meet this by-law. The proposed design we feel fits into the site and neighborhood better than a large single building. Thus, this variance is requested due to the size and shape of the existing lot.

Section 167-10K

This By-Law requires that the top of the foundation needs to be two feet (2') above the crown in the road. The road has been previously designed at an above grade elevation to accommodate the wetland crossing and roadway drainage system. The foundations for two units will be approximately at the road crown grade. To meet this requirement a substantial amount of additional fill would be required. The proposed design is adequate for access, grades, etc. It would serve no purpose to raise the elevations and it would require more grading around the buildings within the wetland buffers. Thus, this variance is requested due to the topography of the lot.

Section 167-12. A. 5

This By-Law requires that multifamily buildings shall have a front setback of 75' and buildings shall be at least 100' apart. It is proposed to have a 53' front yard setback and buildings as close as 43' apart. The proposed road is almost 900' from Hayward Street and the buildings will be substantially back off the public road. The distance between the buildings are appropriate to keep the development condensed in one area thereby maintaining more wooded/open space areas and limiting the impacts to the surrounding wetlands. Thus, these variances are requested due to the size and shape of the lot and the topography (wetland areas).

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Town of Halifax Commonwealth of Massachusetts
Zoning Board of Appeals

499 Plymouth Street • Halifax, MA 02338 • 781-293-1736

APPLICATION FOR HEARING FOR A VARIANCE/SPECIAL PERMIT

DATE: 12/2/2020

APPLICANT: 8 Hilda Lane Realty Trust c/o Scott Burgess, Trustee

OWNER OF PROPERTY: 8 Hilda Lane Realty Trust c/o Scott Burgess, Trustee, 841 N. Bedford St., Bridgewater, MA 02333

ADDRESS: 8 Hilda Lane (Map 120, Parcel 1T)
*(*if different than applicant(s), fill in the box below)*

This appeal seeks a Special Permit & Variances. The specific provision of the Halifax
(variance, special permit)

Zoning By-laws involved in this appeal is Section Special Permit per 167-7 - Multi-family Development and
Variance requests per 167-7 D (2)(a) 167-10 K & 167-12 A (5)

More precisely, what is sought by this appeal and the grounds on which it is claimed, should be
granted as follows: See additional narrative.

(Please explain, in detail, what you are trying to do and the reasons for it)

Special permit for multi-family development consisting of 21 single-family units in 5 buildings.

Variances Requested:

1 - §167- 7 D (2) (a) to allow 5 buildings on one lot

2 - §167- 10 K to allow foundation elevation less than 2' above the crown in the road.

3 - §167-12.A.5 to allow a 53' front yard setback where a 75' front yard setback is required.

4 - §167-12.A.5 to allow a 43' separation between buildings where a 100' building separation is required.

*Owner(s) Authorization to be completed when Applicant(s) is other than the Owner(s) of the Property:

I/We, Scott Burgess, Trustee, as Owner(s) of the subject

property hereby authorize Donald F. Bracken, Jr., PE to act on my behalf, in all

matters relative to work authorized by this special permit and/or variance application.

Signature of Owner(s)

12-2-20

Date

**I/WE HEREBY REQUEST A HEARING BEFORE THE PERMIT GRANTING AUTHORITY
WITH REFERENCE TO THE ABOVE NOTED APPLICATION.**

SIGNATURE:

PHONE: 781-389-0761

EMAIL: scott@atlconstruction.us