

ZONING CODE

Z Attachment 1

City of Waltham

Appendix A

<p>Time Stamp Year/Number:</p> <p>_____</p> <p>(To be given by City Clerk)</p>
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**CITY OF WALTHAM
CITY COUNCIL
OFFICIAL DEVELOPMENT PROSPECTUS**

This document shall become an official public record upon filing with the city and shall not be removed from the City Clerk's office.

Special Permit _____
Zoning Ordinance Amendment (Zone Change) _____

The petitioner must complete all sections and questions on this form except for Section V-E, Traffic Impact Analysis and Data, before it is filed with the City Clerk. **Traffic Impact Analysis and Data must be completed before the City Council hearing.**

I. IDENTIFICATION:

Legal owner _____
Must apply for Special Permit.

Petitioner (s): Name _____

Address _____

Telephone _____

Name _____

Address _____

Telephone _____

Petitioner's attorney _____

Address _____
Street City State Zip

Location of project: Atlas page, block and lot(s) _____

Current zoning _____

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II. ACTION REQUESTED:

Zone change _____ Special permit _____

General description of project _____

Alternate actions possible:

Required under Chapter 21, Section 3.51, of the Zoning Ordinance.

III. DESCRIPTION.

Describe in detail the plan to be executed under the appropriate categories below:

A. Residential.

- 1. Land area (square feet) _____
- 2. Number of dwelling units _____

Efficiency _____ One-Bedroom _____ Two-Bedroom _____
Three-Bedroom _____ Other _____

- 3. Density (in square feet of land per dwelling unit)
Existing: _____ Proposed: _____
- 4. Density (in square feet of land area per person)
Existing: _____ Proposed: _____
Basis of estimated occupants: _____
- 5. Number of buildings _____
- 6. Number of stories _____ Height (feet) _____
- 7. Units available to be leased to Waltham Housing Authority for families of low income (optional goal 10%) _____
- 8. Rent range by bedroom:
Efficiency _____ One-Bedroom _____ Two-Bedroom _____
Three-Bedroom _____ Other _____
- 9. Number of parking spaces:
Existing: _____ Proposed: _____
- 10. Lot coverage (percent):
Buildings _____ Drives and parking _____
Landscaped areas _____
Other uses (identify uses and coverage): _____
- 11. Existing FAR _____ Proposed FAR _____
- 12. FAR allowed by right in zoning district _____
- 13. Percent of required open space _____

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- B. **Nonresidential. Specify use:** _____
- 1. Land area (square feet) _____
- 2. Floor area to be built (square feet) _____
- 3. Number of floors: _____ Height of building(s) (feet): _____
- 4. Intended uses:
Office _____ Retail _____ Research _____ Light Mfg. _____
Heavy Mfg. _____ Warehousing _____ Other _____
- 5. Employees _____ Customers or visitors _____
Truck trips per day _____
- 6. Number of parking spaces:
Existing: _____ Proposed: _____
Loading bays: _____
- 7. Identify hours (a.m. and p.m.) of expected peak:
Traffic period:
Employees _____ Customers _____ Trucks _____
- 8. Lot coverage (percent):
Buildings and other structures _____
Parking and drives _____ Landscaped areas _____
Other uses (identify uses and coverage): _____
- 9. FAR existing _____ FAR proposed _____
FAR allowed by right in zoning district _____
- 10. Percent of required open space _____

IV. CONFORMITY TO CODES, ORDINANCES AND STANDARDS.

A. **Zoning Ordinance compliance and proposal.**

- 1. Will require zone amendment _____
- 2. Will require special permit _____
- 3. Will require variance _____

Confirmation for accuracy of information by Building Inspector.

Signature of Building Inspector and date

B. **State Sanitary Code compliance.**

Confirmation by Director of Public Health _____
Signature and date

C. **Subdivision Control Law compliance.**

Confirmation by City Engineer _____
Signature and date

D. **On-site engineering elements:**

	<i>Meets Minimum Requirements</i>	<i>Above Average</i>	<i>Exceptional</i>
1. Parking design	_____	_____	_____
2. Loading design	_____	_____	_____

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Meets Minimum Requirements Above Average Exceptional

3. Other vehicular circulation _____

Signature of Building Inspector _____
Signature and date

Meets Minimum Requirements Above Average Exceptional

4. Water system _____

5. Sewer system _____

6. Drainage system _____

7. Other (identify) _____

Signature of City Engineer _____
Signature and date

E. Wetlands problems.

1. Does this project involve work which comes under M.G.L.A. CH. 131, Section 40?
Yes _____ No _____

If yes, describe briefly _____

Confirmation of Chairman Conservation Commission _____
Signature and date

2. Is this project in an area zoned as "Wetlands, etc." -- Section 3.81 of the Zoning Ordinance?
Yes _____ No _____

If yes, describe briefly _____

Confirmation of Building Inspector _____
Signature and date

3. Is this proposed project in an area zoned as "Floodplains and floodways" -- Section 3.82 of the Zoning Ordinance?

Yes _____ No _____

If yes, describe briefly _____

Confirmation by Building Inspector _____
Signature and date

V. IMPACT ON COMMUNITY FACILITIES.

A. Project population total (residential only) _____

Ages 0 to 4 5 to 10 11 to 13 14 to 18

19 to 24 25 to 59 60 and up

Basis of above projections:

Regional planning agency _____

Local studies _____

Other _____

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B. Schools to be used on the basis of numbers above (residential only):

	# students	School District	Facilities Adequate	Walk to School	Busing Required	Added Facilities
Elementary						
Middle High						
High						
Total						

Educational costs:

\ (Average student cost per year _____) x (Number of students above _____) = _____.

The information in Subsections A and B is to be filled out in discussion with the Superintendent of Schools and confirmed by the Superintendent.

***Superintendent of Schools** _____

Signature and date

Petitioner has attached additional information _____

Petitioner has not attached additional information _____

**Superintendent must also sign attached sheets.*

C. Recreation (residential only):

	# of Participants	Nearest Recreational Facility Name	Comments from Recreation Department Relative to Impact of Proposal
Pre-School			
School Age			
Adults			
1 Elderly			
Total			

Recreational Costs:

(Average participant cost per year _____) x (Number of participants above _____) = _____.

Confirmation by Director of Recreation _____

Signature and date

D. Public buildings and service: cost per year for residential proposals only:

	Average Cost/Unit	# Units by petitioner	Total	Confirmed by
1. Fire alarm system	_____ x	_____ =	_____	_____
2. Fire Department	_____ x	_____ =	_____	_____
3. Health Department	_____ x	_____ =	_____	_____
4. Library Department	_____ x	_____ =	_____	_____

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	<i>Average Cost/Unit</i>	<i># Units by petitioner</i>	<i>Total</i>	<i>Confirmed by</i>
5. Police Department	_____ x	_____ =	_____	_____
6. Public Works	_____ x	_____ =	_____	_____
7. Other	_____ x	_____ =	_____	_____

NOTES:

- (1) To determine the average cost per unit, the petitioner should check with each department noted.
 - (2) Each year, as of July 1, each department head shall recalculate and adjust, if necessary, the figures necessary to determine the average cost per unit.
- The impact of the proposed development should be discussed with and confirmed by the appropriate department head.*

E. Traffic impact analysis and data.

(State the basis for data entered, i.e., ITE Trip Generation Manual, private studies, City of Waltham files.)

Separate traffic study submitted? Yes _____ No _____

1. Projected traffic generation of proposed new development:

	In	Out	Total
24-Hour	_____	_____	_____
A.M. peak hour	_____	_____	_____
P.M. peak hour	_____	_____	_____

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

	24-Hour	A.M. Peak Hour	P.M. Peak Hour
_____ Street	_____	_____	_____
_____ Street	_____	_____	_____

3. Comment on the adequacy of drive entrances and exits with respect to sight distance and other traffic operations considerations on frontage street(s):

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

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5. Indicate percentage increase in traffic flows through critical locations listed in Item 4 above, and note any changes in level of service at intersections due to proposed development (attach additional sheets if necessary):

Location / Street	Increase in Traffic			Change in Level of Service			
	AM Peak Hours	PM Peak Hour	24 Hour	AM Peak hour from	AM peak Hour to	PM peak hour from	Pm peak hour to

6. Additional data relative to Section 3.532 of the Zoning Ordinance:

7. Comment of Traffic Commission relative to the adequacy of data and information presented above:

8. Vote of the Traffic Commission dated _____ relative to subject development proposal:

For the Traffic Commission:

Signature of Clerk & date

The written report of the Traffic Engineer, if any, or a statement of the Traffic Engineer relative to the above proposal shall be attached to this prospectus.

VI. Public utilities (quantitative; state basis for data entered).

- A. Estimated water consumption ____, 000 gallons per day.
- B. Number of fire hydrants:
existing within 200 feet: _____ Proposed _____
- C. Estimated discharge to sewer system ____, 000 gallons per day.
- D. Refuse disposal _____ pounds/tons per day.
Proposed method of handling:* _____
*If by city, cost per year:
(Cost per ton per year) \$ ____ x (tons per year) _____ = \$ _____.

Verification Public Works Director _____
Signature and date

VII. Environmental impact.

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

Yes _____ No _____
Oil _____ Salt _____ Chemicals _____ Other _____

Explain _____

Describe proposed measures to eliminate or minimize such pollution: _____

Verification by and opinion of Conservation Commission to pollution impacts:

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Chairperson Conservation Commission _____
Signature and date

B. Impact on storm drainage system.

- 1. Current runoff _____ gallons per day.
- 2. Runoff after development _____ gallons per day.
- 3. Verification by and opinion of Director of Public Works relative to impacts:

Director of Public Works: _____
Signature and date

- 4. Describe attempts to eliminate or minimize any increase in rate of runoff:

- C. Does the proposed development contribute in any way to air pollution? Yes _____ No _____
If Yes, explain _____

What will be the source of heat? Oil _____ Gas _____ Electric _____
Describe the proposed measures to eliminate or minimize such air pollution _____

- D. Does the proposed development include any noise impact audible beyond the premises?
Yes _____ No _____
If Yes, explain _____

- E. Does the proposed development involve outside lighting which will shine directly on abutting premises? Yes _____ No _____
If Yes, explain _____
Describe proposed steps to minimize this impact _____

- F. Does the proposed development involve any odors which will be discernible beyond the premises? Yes _____ No _____
If Yes, explain _____

- G. Does the proposed development involve storage of any hazardous materials above or below the ground?
Yes _____ No _____
If Yes, explain _____

VIII. Financial impact.

- A. Building permit valuation _____
- B. Estimated assessed value _____
- C. Basis or bases for estimate _____
- . Tax return to city (current rate):
- 1. Real estate _____ Auto excise _____
- 2. Personal property _____ Other _____
- TOTAL: _____

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E. Estimated dollar cost to the city of the development (quantitative). These cost figures are to be worked out by the petitioner and confirmed and initialed by the department head.

Must be confirmed and initialed

- 1. Building inspection _____
Building Director
 - 2. Water-sewer connections _____
 - 3. Water improvements _____
 - 4. Sewer improvements _____
Public Works Director (City Engineer) EACH LINE 2-4
 - 5. Educational costs (residential only) (see Section V-B): _____
Superintendent of Schools
 - 6. Recreation costs (residential only) (see Section V-C): _____
Director of Recreation
 - 7. Street improvements _____
Public Works Director (CPW)
 - 8. Police (see Section V-D-2): _____
Police Chief
 - 9. Fire (see Section V-D-1): _____
Fire Chief
 - 10. Refuse disposal (see Section VI-D): _____
Public Works Director (CPW)
 - 11. Other: _____
 - 12. Population costs (residential only) _____
- Total: _____
- Net benefit or loss (D minus total of E): _____

IX. Citizens participation.

- A. Have the residents of the neighborhood(s) been informed of the proposed development?
Yes _____ No _____
- B. Have they had opportunities to express publicly their reactions? Yes _____ No _____
Explain circumstances _____
- C. What other city-wide local or special interest groups have been informed? List the groups, the circumstances under which they were consulted and the consensus reached, if any. _____

X. Historical significance.

- A. Does the proposed site and/or structure thereon have any historical significance?
Yes _____ No _____
If Yes, explain _____

Confirmed by the Waltham Historical Commission

Signature & Date

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

Name

(Signature/Title)

The original development prospectus and twenty (20) copies (form to be provided by the City Clerk) shall accompany the petition at the time of submittal to the City Council

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Special Permit Development Prospectus

Plans are in order as of this Date _____

All revisions must be approved by the Engineering Department.

Signed _____
Engineering Department / Date