

# MBL Land Development & Permitting, Corp.

*Land Development, Transportation & Environmental Solutions*

## *Office Location*

5 Bristol Drive, Suite 3A  
South Easton, MA 02375  
P.508.297.2746  
F.508.297.2756

**Email:** [info@MBLLandDevelopment.com](mailto:info@MBLLandDevelopment.com)

## *Remittance Address*

P.O. Box 7001  
Somerset, MA 02726  
P.508.617.8541  
F.508.617.8543

**Website:** [www.MBLLandDevelopment.com](http://www.MBLLandDevelopment.com)

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July 25, 2022

Mr. Robert Jose, Chairman  
Freetown Planning Board  
3 North Main Street  
Assonet, MA 02702

Re: Waiver Request Letter, Innovation Way

Dear Chairman Jose and Members of the Planning Board:

On behalf of our client, VMD Companies, LLC, MBL Land Development and Permitting Corp. (MBL) respectfully submits the following list of waivers requested for your consideration. These waivers are being requested in conjunction with the Site Plan Review Application submission for a proposed Industrial Warehouse Development located at 0 Innovation Way, Fall River (Parcel ID 236-006.01). This site is part of several parcels of land owned by the Fall River Redevelopment Authority that spans into the City of Fall River as part of the larger proposed development. The following waiver requests from the Rules and Regulations of the Planning Board that are pertinent to the proposed development are referenced below.

### **Rules And Regulations of The Planning Board as Site Plan Review Authority**

Section II.B.3 – The Applicant requests a waiver of the requirement for plans to be submitted at 1" = 40' scale horizontal and to allow for plans to be at 1" = 50' scale horizontal.

Section II.B.3 – The Applicant requests a waiver of the requirement for plan elevations to refer to U.S.G.S. datum and to allow for plan elevations to reference N.A.V.D. 1988 datum.

Section II.B.3.1 – The Applicant requests a waiver of the requirement of profiles to be included as there are no proposed roadways.

Section II.B.3.n – The Applicant requests a waiver of the requirement to provide estimated water and sewer usage calculations, and profiles of the proposed drainage and sewer system. Proposed tie-ins to water and sewer will be under the jurisdiction of the City of Fall River who is to review and approve the proposed utility design and connections.

Section II.B.3.o.ii – The Applicant requests a waiver of the requirement that standards for drainage design shall be the same as those required for any subdivision. The proposed drainage system is designed to meet and exceed the MassDEP Stormwater Standards. Additionally, the proposed drainage infrastructure is tied into the drainage layout for the rest of the development, remain in private ownership and be maintained according to an Operation & Maintenance and Long-Term Pollution Prevention Plan.

Section II.B.4 – The Applicant requests a waiver of the required Impact statement.

Section II.C.3 – The Applicant requests a waiver of the requirement that states all site plans should conform to the drainage and runoff controls requirements specified in the Town of Freetown’s Rules and Regulations Governing the Subdivision of Land. The proposed drainage system is designed to meet and exceed MassDEP Stormwater Standards. Additionally, the proposed drainage infrastructure is tied into the drainage layout for the rest of the development, remain in private ownership and be maintained according to an Operation & Maintenance and Long-Term Pollution Prevention Plan.

**Rules And Regulations of The Planning Board as Special Permit Granting Authority**

Section II.B.4.e.7 – The Applicant requests a waiver of the requirement for parking regulations for warehouse establishments of one spot per each 1,000 square feet of gross floor space (203,397 SF/ 1,000 SF = 204 Spaces). The proposed design has 170 proposed parking spaces for the Building 3 which is similar to the rest of the development which follows the City of Fall River regulations.

Section II.B.5.h.7 – The Applicant requests a waiver of the requirement for a 15 ft landscaped buffer zone shall be provided along the front lot line and not less than the following along a side or rear lot line (Industrial Use 40 ft). The applicant request relief from the side landscaped buffer requirement due to the location of the site within the designated commerce park and adjacent to a State Forest and Highway.

We at MBL Land Development and Permitting Corp. look forward to working with the Town of Freetown Planning Board on the site plan review process. Please don't hesitate to contact us by phone at 508-297-2746 or by email at [brian@mbllanddevelopment.com](mailto:brian@mbllanddevelopment.com) with any questions and concerns or should you need additional information.

Respectfully,  
MBL Land Development & Permitting Corp.



Brian M. Dunn  
President/Project Director



Tracy L. Duarte, P.E.  
Project Manager