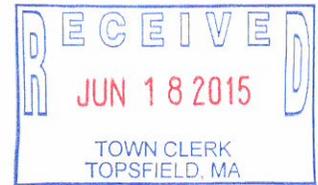


**APPLICATION FORM  
STORMWATER AND EROSION CONTROL PERMIT**



To: The Topsfield Planning Board, Town Hall, Topsfield, MA 01983

The undersigned hereby applies for a Stormwater and Erosion Control Permit and herewith submits six (6) copies of a completed application package for a Stormwater Management Permit (SMP) and an electronic application in PDF format on a CD or DVD disc for approval.

The applicant certifies to the truth of the following facts as part of his application.

1. Name of Applicant: New Meadows Development, LLC

Address: c/o Scott P. Cameron, PE; The Morin-Cameron Group, Inc.  
447 Boston Street, Topsfield, MA 01983

Telephone Number: (978) 887-8586

E-mail Address: scott@morincameron.com

2. Name of Engineer or Surveyor Scott P. Cameron, PE; The Morin-Cameron Group, Inc.

Address 447 Boston Street, Topsfield, MA 01983

Telephone Number: (978) 887-8586

E-mail Address: scott@morincameron.com

3. Deed to property is dated July 31, 2014 and is recorded in Essex South District Registry, Document No. 554669.

4. Location of Property for which permit is requested:

Address 57 Perkins Row  
Topsfield, MA 01983

Zoning District Inner Residential and Agricultural

5. Attach hereto a copy of the deed.

6. The exact names in which title to the property is held and the present addresses of persons named are: (If married, give spouse's name.)

New Meadows Development, LLC  
69 North Main Street, Middleton, MA 01949

7. A complete list of persons with their addresses known to have mortgages, attachments, encumbrances, or liens of any kind upon the property is as follows:

None  
\_\_\_\_\_  
\_\_\_\_\_

8. If the property is in the name of a trust, the complete and correct name of the trust, date of the trust declaration, book and page where it is recorded and names and addresses of all trustees are as follows:

Not a Trust  
\_\_\_\_\_

9. If the property is in the name of a corporation, the complete and correct name of the corporation, the name and corporate capacity of all officers authorized to sign deeds and other instruments pertaining to real estate are as follows:

New Meadows Development, LLC  
Jeffrey Garber, Manager  
Thomas Schank, Manager

10. Description of the project for which a Stormwater and Erosion Control Permit is requested. Include total square footage of land to be altered/cleared.

Detailed description contained in the Stormwater Summary Narrative  
Convert a single-family residence into a 5 Lot Residential Subdivision  
1.74 Acres (20%) of the Lot is existing, developed land for the single family dwelling.  
This area will be redeveloped. 1.36 Acres (16%) of the Lot will be new alteration. 5.3  
Acres (63%) of the lot will remain in its existing wooded state or restored to a wooded  
state.

Signature of Applicant  \_\_\_\_\_

Date of Submission 6/18/15 \_\_\_\_\_

Town Clerk Signature \_\_\_\_\_

# Planning Board

## Application for Special Permit & Site Plan Review

### Form A

Before you file this application, it is necessary that you be familiar with the requirements for filing plans and other materials in support of this application as specified in the Topsfield Zoning Bylaws, scenic road Bylaw, Stormwater & Erosion Control Bylaw and the respective Planning Board Rules and Procedures that are available from the Town Clerk and Community development Coordinator as well as the Town website at [www.topsfield-ma.gov](http://www.topsfield-ma.gov).

Incomplete applications will not be considered unless waivers are previously obtained from the Planning Board.

**SPECIAL PERMIT FEES:**

Business Park Use Permits	\$200.00	
Elderly Housing Special Permits	\$1000.00	(New construction EHD see Site Plan Review fees listed below)
Common Drive	\$100.00	
Accessory Apartment	\$100.00	
Groundwater Protection District		
Wind Energy Conversion System – Small Scale	\$200.00	
Ground Mounted Solar Photovoltaic Installations	\$200.00	
Scenic Road		
Stonewall Removal	\$75.00	
Tree Removal	\$75.00	
✓ Stormwater & Erosion Control	\$100.00	plus 4.0030 times the total square footage of the area to be altered by the project; see exemptions under regulations

*(FEE WAIVED PER SECTION S.O.C OF THE STORMWATER BYLAW)*

**SITE PLAN REVIEW:**

**1). Coverage Fee**

\$100/5,000 sq. ft. or any portion thereof of new/altered lot disturbance (the total square footage of all new/altered building footprints, plus all paved surfaces, septic installations and stormwater management systems).

\_\_\_\_\_ sq. ft. ÷ 5,000 sq. ft. x \$100 = \_\_\_\_\_ area of new/altered coverage

**2). Gross Floor Area Fee**

\$200/5,000 square feet or any portion thereof of new/altered Gross Floor Area (gross floor area – the total square footage of all new floor area on all levels of all new or existing buildings).

\_\_\_\_\_ sq. ft. ÷ 5,000 sq. ft. x \$200 = \_\_\_\_\_ area of new/altered gross floor area

Coverage Fee	\$ _____
Gross Floor Area Fee	\$ _____
Total Site Plan Review Fee	\$ _____

NATURE OF APPLICATION:

Petition for Special Permit pursuant to Article \_\_\_\_, Section \_\_\_\_ of the Zoning Bylaw.

Petition for Finding pursuant to Article \_\_\_\_, Section \_\_\_\_ of the Bylaw.

Petition for Site Plan Review pursuant to Article IX of the Zoning Bylaw (and the Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw; and Supplement Form C for submitted requirements and formats).

Petition for a Scenic Road Permit pursuant to Chapter LV.

Petition for a Stormwater & Erosion Control Permit pursuant Chapter LI.

DESCRIPTION OF APPLICANT:

- a. Name NEW MEADOWS DEVELOPMENT, LLC
- b. Address C/O SCOTT P. CAMERON, PE THE MORIN-CAMERON GROUP, INC 447 BOSTON ST TOPSFIELD MA 01983
- c. Phone Number 978-887-8586
- d. Interest in Premises (e.g., owner, tenant, prospective purchaser, etc.) \_\_\_\_\_  
(Attach copy of lease and/or letter of authorization from owner, if applicable)

DESCRIPTION OF PREMISES:

- a. Assessor's Map 58, Lot(s) 25, Zoning District IRA
- b. Location of Premises (number and street) 57 PERKINS ROW
- c. Name and address of legal owner (if different from Applicant) NEW MEADOWS DEVELOPMENT, LLC 69 NORTH MAIN ST, MIDDLETON, MA 01949
- d. Deed to the Premises recorded at (if known):  
 Essex South District Registry of Deeds, Book \_\_\_\_\_ Page \_\_\_\_\_  
 Essex South Registry District of the Land Court, Certificate Number 554669 DOCUMENT
- e. Prior zoning decisions affecting the Premises (if any): NONE  
Date of Decision \_\_\_\_\_ Name of Applicant \_\_\_\_\_  
Nature of Decision \_\_\_\_\_
- f. Present use of the Premises SINGLE-FAMILY DWELLING
- g. Present structures conform to current Zoning Bylaw.  Yes  No. If no, in what respect does it not conform. \_\_\_\_\_

PROPOSAL (attach additional sheets if necessary):

- a. General Description:  
5 LOT DEFINITIVE SUBDIVISION  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

b. If proposal is for construction or alteration of an existing structure, please state:

	FRONT	REAR	SIDE(S)
1. Setbacks required per bylaw	<u>20'</u>	<u>40'</u>	<u>15' 15'</u>
2. Existing setbacks	<u>7445'</u>	<u>323'</u>	<u>94.8' 195.9'</u>
3. Setbacks proposed	<u>MIN. 20'</u>	<u>MIN. 40'</u>	<u>MIN. 15'</u>

	FRONTAGE	AREA
4. Frontage and area required by bylaw	<u>150'</u>	<u>40,000 SF</u>
5. Existing frontage (s) and area	<u>159.46'</u>	<u>356,838 SF</u>
6. Frontage (s) and area proposed	<u>MIN 150'</u>	<u>MIN. 40,146 SF</u>

	FEET	STORIES
7. Existing Height	<u>&lt; 25'</u>	<u>1 STORY</u>
8. Height proposed	<u>MAX 35'</u>	<u>MAX 2.5 STORIES</u>

c. Other town, state or federal permits or licenses required, if any:

DEFINITIVE SUBDIVISION, ORDER OF CONDITIONS,  
EPA NADES - SWPPP

NECESSARY ACCOMPANYING DATA:

It is required that every application be accompanied by appropriate supporting data. Failure to submit appropriate and complete data could result in delay and/or denial of application for zoning relief. Place a check next to the applicable accompanying supporting data:

Variance of Special Permit Applications:

(See Planning Board Rules and Procedures Section III)

All required supporting data attached  Yes  No

Site Plan Review Applications:

(See Town of Topsfield Zoning Bylaw, Article IX, Section 9.05. See also Guidelines and Performance Standards for Activities Subject to the Provisions of Article IX of the Topsfield Zoning Bylaw)

All required supporting data attached  Yes  No

Comprehensive Permit Applications:

(See G.L.c. 40B, Sections 20-23)

All required supporting data attached  Yes  No

Appeals from decisions of Building Inspector or Others:

(See Planning Board Rules and Procedures, Section III (1) (e))

All required supporting data attached  Yes  No

If all required supporting data is not attached, why not:

FORM B DEFINITIVE SUBDIVISION

Date 6/18/15

  
 Signature of Applicant



JUN 17 2015

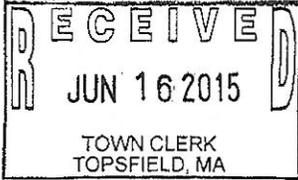
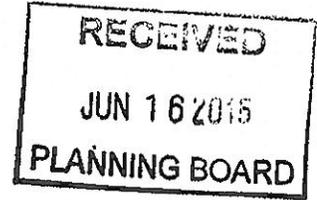


Form B

TOPSFIELD BOARD OF HEALTH

1 of 3

FORM B



APPLICATION FOR APPROVAL

PRELIMINARY PLAN

DEFINITIVE PLAN

Check One

File one completed form together with six contact prints of the plan, a sketch plan, and a nonrefundable fee\* payable to the Town of Topsfield, with the Planning Board and a copy of the completed form with the Town Clerk in accordance with the requirements of Section 4.2. When it is a Preliminary Plan submittal, one contact print of the plan shall be submitted to the Board of Health. For a Definitive Plan submittal, the reproducible original of the plan shall also be submitted to the Planning Board together with appropriate fees\* payable to the Town of Topsfield, for each lot or dwelling unit, whichever is greater, plus two contact prints to the Board of Health. (See Section 4.3).

\*Fee schedule for preliminary and definitive plan submissions are detailed on the last page of this form.

Topsfield, MA June 16, 2015

To: The Topsfield Planning Board
Town Hall
Topsfield, MA 01983

The undersigned hereby applies for Preliminary/Definitive Plan approval and herewith submits six (6) copies of the accompanying Preliminary/Definitive Plan of property located in the Town of Topsfield, Massachusetts for approval as a subdivision as allowed under the Subdivision Control Law and the Rules and Regulations of the Planning Board Governing the Subdivision of Land in the Town of Topsfield, Massachusetts. The applicant certifies to the truth of the following facts as part of his application.

- 1. Name of Applicant: New Meadows Development, LLC
Complete Address: c/o Nancy A.S. McCann, Esq., McCann & McCann, P.C., 89 Newbury Street - Suite 302, Danvers, MA 01923
Phone Number: 978-739-8484 Email: nmccann@mccannlaw.com
2. Name of Engineer or Surveyor: The Morin Cameron Group, Inc., Scott Cameron, P.E.
Complete Address: 447 Boston Street, Topsfield, MA 01983
3. Deed to property is dated July 32, 2014 and is recorded in Essex South District Registry, Book Page Document #554669
4. The general location and description of Property is: 57 Perkins Row; 8.4 acres
5. Attach hereto a copy of the deed.
6. The complete title of the subdivision plan with date is as follows: Preliminary Subdivision Plan of Land Located at 57 Perkins Row (Assessor's Map 58, Lot 25) Topsfield, Massachusetts
Dated March 10, 2015

(continued on next page)

7. The exact names in which title to the property is held and the present addresses of persons named are: (Indicate whether persons are married or single. If married, give spouse's name.)

New Meadows Development, LLC  
69 North Main Street, Middleton, MA 01949

8. A complete list of persons with their addresses known to have mortgages, attachments, encumbrances, or liens of any kind upon the property is as follows:

NONE

9. If the property is in the name of a trust, the complete and correct name of the trust, date of the trust declaration, book and page where it is recorded and names and addresses of all trustees are as follows:

10. If the property is in the name of a corporation, the complete and correct name of the corporation, the name and corporate capacity of all officers authorized to sign deeds and other instruments pertaining to real estate are as follows:

New Meadows Development, LLC  
Jeffrey Garber, Manager; Thomas Shank, Manager

11. The date when the ~~Preliminary~~ Definitive Plan referred to herein was submitted to Topsfield Board of Health is as follows: 06/16/15

12. The date when applicant gave written notice to the Topsfield Town Clerk of said plan submission to Board of Health and to Planning Board is as follows:

06/16/15

13. A copy of said notice referred to in No. 12 is attached hereto.

14. It is the intent of the owners of the proposed subdivision for which definitive approval is requested to exclude a right to fee in all access roads shown on said plan and in all drainage ways and/or other easements crossing the land in the conveyance of any and all lots in the subdivision.

15. The full names of all abutters on the subdivision are shown on the subdivision plan submitted herewith, as they appear upon the most recent tax assessors list.

Signature of Applicant	<u>New Meadows Development LLC</u> <u>By Nancy A. Malone its attorney</u>
Complete Address	<u>% 89 Newbury St. Ste 302</u> <u>Danvers MA 01923</u>
Telephone Number	<u>978-739-8484</u>
Date of Submission	<u></u>
Town Clerk	<u></u>
	Signature <u></u>

Note: with submission of Definitive Plan, complete Form C and attach

4  
Ames

554669 (87747+) Btch: 314811  
Southern Essex District Registry  
8/14/2014 11:17 AM DEED Pg: 1/4

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 8/14/2014 11:17 AM  
ID: 314811 Doc# 554669  
Fee: \$2,508.00 Cons: \$550,000.00

### QUITCLAIM DEED

I, Christine Modie, as Executrix of the Estate of Terese M. Schumacher, a/k/a Terese Schumacher and Terese Mary Schumacher, of Fernandina, FL, pursuant to License to Sell Real Estate, authorized by the Essex County Probate Court, Docket # 11P2984, for consideration of Five Hundred and Fifty Thousand (\$550,000.00), grant to NEW MEADOWS DEVELOPMENT, LLC, a Massachusetts limited liability company of 69 N. Main Street, Middleton, Massachusetts, with

#### QUITCLAIM COVENANTS

1983  
Topsfield  
Perkins Row

The land with buildings thereon situated on Perkins Row in said Topsfield, bounded and described as follows:

Beginning on said Perkins Row at the division line between Parcel A and Parcel B as shown on plan hereinafter referred to, thence running;

- SOUTH 27 degrees 35' 23" West, eighty-nine and 17/100 (89.17) feet; thence
- SOUTH 41 degrees 36' 17" West, by said Parcel A, two hundred seven and 73/100 (207.73) feet; thence
- SOUTH 8 degrees 24' 44" EAST by said Parcel A. five hundred seventy-two and 16/100 (572.16) feet; thence
- NORTH 70 degrees 36' 00" WEST by land now or formerly of Thomas E. Proctor, six hundred ninety-three and 57/100 (693.57) feet; thence
- NORTH 27 degrees 52' 40" WEST by land now or formerly of Harold Palmer Mills, Jr. one hundred eighty-nine and 91/100 (189.91) feet; thence
- NORTH 60 degrees 17' 59" EAST by Parcel C on said plan, five hundred fifty-six and 45/100 (556.45) feet; thence
- NORTH 29 degrees 42' 01" WEST by said Parcel C, twenty-six and 22/100 (26.22) feet; thence
- NORTH 43 degrees 23' 38" EAST by said Parcel C, one hundred fifty (150) feet; thence
- NORTH 54 degrees 33' 00" EAST by said Parcel C, two hundred fourteen and 16/100 (214.16) feet to Perkins Row; thence
- SOUTH 28 degrees 19' 50" EAST by said Perkins Row, eighty-nine and 45/100 (89.45) feet; and
- SOUTH 43 degrees 21' 30" EAST by said Perkins Row, seventy and 01/100 (70.01) feet to the point begun at.

Containing 8.1 acres, more or less, and being shown as **LOT B** on "Subdivision of Land in Topsfield, Mass. LCC 21476B July 10, 1957, Scale 1"=40", Raymond C. Pressey, Inc. Registered Land Surveyors and filed with the Land Registration Office of Essex County.

PC 26770

For title see Certificate of Title No. 33142.

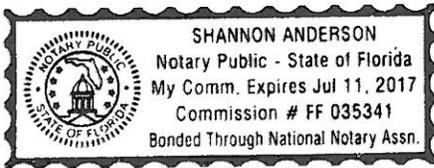
WITNESS my hand and seal this 31<sup>st</sup> day of July, 2014

Christine Modie  
Christine Modie, Executrix

STATE OF FLORIDA

Nassau County

On this 31<sup>st</sup> day of July, 2014, before me, the undersigned notary public, personal appeared Christine Modie as Executrix of the Estate of Terese M. Schuman, a/k/a Terese Schumacher, and Terese Mary Schumacher, proved to me through satisfactory evidence of identification, which was a FL state driver's license, to be the person whose name is signed on the preceding or attached document, and acknowledged to me that she signed it voluntarily for its stated purpose.



Shannon Anderson  
Notary Public

My comm. expires: July 11, 2017

8.13.14  
APPROVED FOR FILING WITH  
BY THE COURT  
Edith J. Williams  
CLERK TITLE EXAMINER  
with probate license  
attached



TOWN OF TOPSFIELD, MA  
ZONING BOARD OF APPEALS

Application Supplement Form B

Attach to this form a copy of the Assessor's map (scale 1" equals 200') showing the property and all other properties and roadways within 300 feet of any portion of the property. Also, show the lot number and lot owner's name on each lot within the 300'.

List below the lot owner names and mailing addresses as shown in the Assessors' records, beginning with the property of the Applicant (locus).

Applicant's Name, Mailing Address: 57 Perkins Row

Telephone No. None Emailed to rsandland@mccannlaw.com

Locus: 58-25

<u>Map</u>	<u>Block</u>	<u>Location</u>	<u>Owner</u>	<u>(If different from location)</u> <u>Mailing Address</u>
------------	--------------	-----------------	--------------	---

If needed, attach additional sheets.

Assessor's Certification

To the Topsfield Zoning Board of Appeals:

This is to certify that, at the time of the last assessment for taxation made by the Town of Topsfield, the names and mailing addresses of the parties assessed as owners of land within 300' of the parcel of land shown in the attached sketch were as listed.

Authorized Signature  
Assessors' Office Kathleen Jackson, Asst to principal Assessor

Date of Verification 5/19/15

Document: 554669

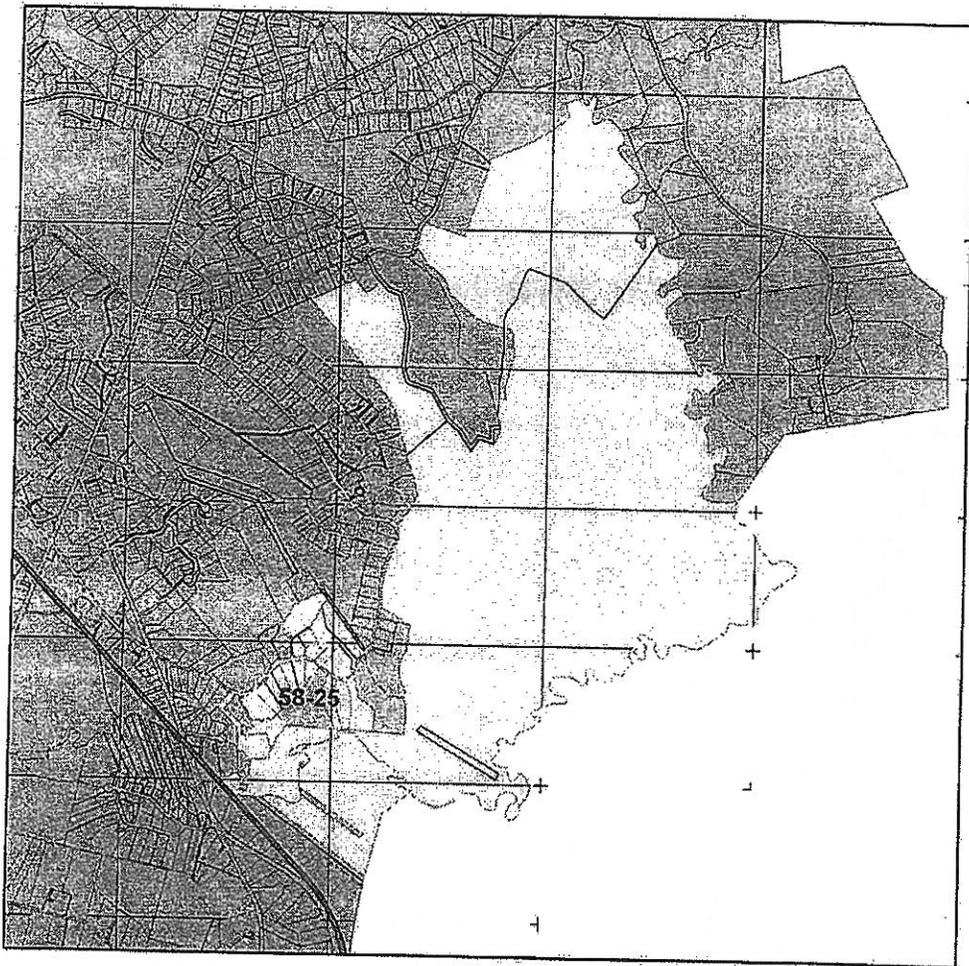
DEED

ESSEX SOUTHERN DISTRICT REGISTRY OF DEEDS  
RECEIVED FOR REGISTRATION

On: 8/14/2014 11:17 AM

CREATED CERT: 87747 BOOK: 511  
CANCELLED CERT: 33142 BOOK: 143

58-25 57 Perkins Row



GEOGRAPHIC INFORMATION SYSTEM

VISION APPRAISAL TECHNOLOGY



ABUTTERS LIST FOR 57 PERKINS ROW 58-25 WITHIN 300' FOR PLANNING  
TOPSFIELD, MA

Map	Block	Lot	Lot Sub Location	OWNERS NAME	CO OWNERS NAME	Mailing Address	City	St Zip
51	21		87 PERKINS ROW	MASS AUDUBON SOCIETY		208 SOUTH GREAT RD	LINCOLN	MA 01773
58	21		50 PERKINS ROW	SWAIN KENNETH W & ANNETTE W TRS	SWAIN NOLINEE TR	50 PERKINS ROW	TOPSFIELD	MA 01983
58	22		54 PERKINS ROW	HOOPER RONALD M	HOOPER LYNN R	54 PERKINS ROW	TOPSFIELD	MA 01983
58	23		58 PERKINS ROW	MOFFETTE ROBERT	MOFFETTE GERTRUDE A	12 CORNING ST	SEVERLY	MA 01915
58	24		61 PERKINS ROW	CHITRO RITA ESTATE OF	C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA 01982
58	25		57 PERKINS ROW	SCHUMACHER JOHN ESTATE OF	SCHUMACHER TERESE ESTATE OF	57 PERKINS ROW	TOPSFIELD	MA 01983
58	26		45 PERKINS ROW	CHITRO RITA ESTATE OF	C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA 01982
58	27		43 PERKINS ROW	CHITRO RITA ESTATE OF	C/O MICHAEL A CHITRO	5 PATTON DRIVE	S HAMILTON	MA 01982
58	28		31 PERKINS ROW	HARDING PAUL L	LAWLER MARGARET J	31 PERKINS ROW	TOPSFIELD	MA 01983
58	29		29 PERKINS ROW	SHERWOOD KEITH H	SHERWOOD KIM M	29 PERKINS ROW	TOPSFIELD	MA 01983
58	30		29 R PERKINS ROW	SHERWOOD KEITH H	SHERWOOD KIM M	29 PERKINS ROW	TOPSFIELD	MA 01983
58	31		64 PERKINS ROW	LEVITSKY WALTER S	LEVITSKY MARGARET C	64 PERKINS ROW	TOPSFIELD	MA 01983
59	1		67 PERKINS ROW	EASTON WILLIAM L	EASTON MARGORIE E	67 PERKINS ROW	TOPSFIELD	MA 01983
59	7		63 PERKINS ROW	WHELAN NATALIE M		63 PERKINS ROW	TOPSFIELD	MA 01983
59	8		8 R VALLEY RD	MASS AUDUBON SOCIETY		208 SOUTH GREAT RD	LINCOLN	MA 01773
65	37							

## Application Checklist and Procedures Checklist for Stormwater Management Permit

### 1. Requesting a waiver from the Stormwater Management Permit application requirements.

The applicant files 6 copies of a letter, together with supporting information and documentation, signed by the landowner or designated representative with the Town Clerk.

2. All waiver requests shall be acted upon by the Planning Board within 45 calendar days from the date of application and shall be in writing. Boards may request an extension of the review period. As per the bylaw, the Conservation Commission will have jurisdiction for waiver requests for projects located entirely within the town's wetland jurisdiction and the Planning Board will have jurisdiction for all other waiver requests. **Section 6 B of the SWEC Regulations**

### 3. Filing a Stormwater Management Permit Application

The applicant shall file with the Town Clerk, six (6) copies of a completed application package for a Stormwater Management Permit (SMP) and an electronic application in PDF format on a CD or DVD disc. The application package shall include:

A completed Application Form with original signatures of all owners

A list of abutters certified by the Assessor's Office including those opposite on any public or private way and abutters within 300 feet of the applicant's property line(s).

Stormwater Management and Erosion Control Plan, stamped by a Professional Engineer licensed in Massachusetts and project description **which includes all information listed in Section 6 L** of the SWEC Regulations.

Operation and Maintenance Plan which includes all information listed in **Section 6 M** of the SWEC Regulations.

**N/A** Payment of the application and review fees. The application fee equals \$100 plus .0030 x the total number of square feet of the proposed project. Example: \$100 + 43560 (1 acre) = \$100 + 43560 square feet x 0.0030 = \$130.68 application fee

Inspection and Maintenance Agreement which includes all information listed in **Section 6 M** of SWEC Regulations

Surety Bond. The Planning Board may require the applicant to post before the start of land disturbance or construction activity, a surety bond to ensure perpetual maintenance of stormwater and erosion controls.

## Overview of Topsfield Stormwater and Erosion Control Bylaw

### Why do we need a local stormwater runoff and erosion control bylaw?

Stormwater is the leading cause of nonpoint source pollution that impacts local wetlands and water bodies. Every eight months in the United States, 11 million gallons of run off our streets, driveways and other paved surfaces into our waters- the equivalent of the Exxon Valdez oil spill. More than 60% of our coastal rivers and bays are moderately to severely impacted by nutrient runoff from fertilizers and pet waste (Pew Ocean Commission, 2003). Erosion and silt runoff clogs municipal storm drains, pollutes drinking water sources, damages wetland functions such as water filtration and stormwater storage, and negatively impacts wildlife habitat.

Stormwater is currently regulated under the federal Clean Water Act which applies to *municipal* storm water systems only. It is also regulated under the Massachusetts Wetlands Protection Act (MA Stormwater Policy) and enforced by local conservation commissions in or near jurisdictional wetlands. Outside of wetland areas and buffer zones, stormwater discharges for private development have been generally regulated by a patchwork of local codes and municipal boards.

The Topsfield Stormwater and Erosion Control Bylaw, passed in May, 2005, replace this patchwork with a single set of standards, which will result in environmentally sensitive development throughout Topsfield. The bylaw and regulations will provide developers with more predictability, efficiency and faster permitting reviews due to the consistency of site design standards in all permitting processes. These standards will be reflected in all local regulations such as subdivision, wetland, and site plan review regulations.

### How does the Stormwater and Erosion Control Bylaw work?

The new bylaw establishes a Stormwater Authority—the Planning Board—and requires that projects over certain thresholds obtain a Stormwater Management Permit issued by the Stormwater Authority. The Conservation Commission will continue to make all permitting decisions for projects that are within its jurisdiction. The Planning Board will be responsible for permitting conditions for all non-wetland jurisdictional areas and is responsible for final permitting decisions in all projects involving both wetland and upland jurisdictions.

The bylaw and accompanying regulations specify permit procedures and performance standards, which must meet or exceed the standards set by the Massachusetts Stormwater Policy. Performance standards include water recharge volumes, peak discharge rates and overall water volumes associated with a particular development.

### When do I need a Stormwater Management Permit?

For most land uses, you will need a permit when you plan to alter **7500 square feet or more that has slopes of less than 15%. For steeper sloped areas greater than 15%, you will need a permit to alter 4000 square feet or more.** To make the bylaw more flexible for smaller projects still above these thresholds, you can also request that all or some of the application requirements be waived because of the size, character of the project or natural conditions of the site. See Section 6 (B) of the SWEC Regulations for more details.

### When don't I need a Stormwater Management permit?

Exemptions include:

- Any activity below the square footage thresholds in the previous section
- Normal maintenance and improvement of agricultural lands as defined by the Wetlands Protection Act
- Any repairs to existing roofs in single or multi-family homes
- Any fence repair or installation that will not alter terrain or drainage patterns
- Utilities construction, except for drainage, that not alter terrain, ground cover, or drainage patterns; emergency repairs to utilities or as approved by the Planning Board
- Repairs to a public way or construction of streets approved by the Planning Board
- The removal of earth products in connection with sand, gravel, or similar enterprise where allowed by zoning
- Any work or projects which gained permit approvals before the effective date of this bylaw
- Redevelopment projects where impervious conditions are reduced by at least 40% from existing conditions or stormwater Best Management Practices are implemented for at least 40% of the sites' impervious area if site conditions don't allow for the reduction of impervious areas