

Stormwater Credit Information

Introduction

The Town's stormwater by-laws went into effect in 2008. The by-laws require that larger projects, such as commercial developments, subdivisions and land disturbances over an acre obtain a Stormwater Management Permit from the Planning Board. So, we are considering pre-2008 construction and post 2008 in different categories. Non-Single-Family Residential (NSFR) and Single-Family Residential (SFR) are abbreviated within the document. SFRs built as part of a subdivision would be required to obtain a SW Permit, however, most SFRs would not. The requirements of the permit are designed to reduce runoff rate and to address water quality issues through Best Management Practices.

There are many “Best Management Practices” (BMPs) that may be utilized to meet the goals of the permit, which include, but are not limited to:

- bioretention areas
- rain gardens
- constructed wetlands
- detention basins

- wet basins
- sand filters
- vegetated filter strips
- dry wells
- infiltration basins

Credit Criteria – Non-Single-Family Residential Properties

NSFR Properties Required to Obtain a Stormwater Permit after 2008:

- Credit Amount: Up to 50% Credit granted, provided they have a valid Stormwater Permit
 - Applicant required to submit engineering documentation to certify their system is functioning
 - Recommend that owners re-apply every 3 years
 - Administrative impacts - Engineering Dept. reviews documentation every 3 years per parcel

NSFR Properties constructed prior to 2008:

- Credit Amount: Up to 50% Credit granted, provided they meet the requirements of the current Stormwater Management Bylaw and Regulations and obtain approval from Planning and Engineering
 - Applicant required to submit engineering documentation to certify their system is functioning
 - Recommend that owners re-apply every 3 years
 - Engineering Dept. reviews documentation every 3 years per parcel

Credit Criteria – Single-Family Residential Properties

SFR Properties where Project Obtained a Stormwater Permit after 2008:

- Credit Amount: No Credit for Tier 1 properties, Tier Reduction for Tier 2 to Tier 5 Properties, provided they have a valid Stormwater Permit
 - Applicant required to submit engineering documentation to certify their system is functioning
 - Recommend that owners re-apply every 3 years
 - Engineering Dept. reviews documentation every 3 years per parcel

SFR Properties not required to have a Stormwater Permit:

- Credit Amount: No Credit for Tier 1 properties, Tier Reduction for Tier 2 to Tier 5 Properties
 - Reduce runoff through the use of BMPs or remove impervious area
 - Applicant would be required to submit engineering certification
 - Engineering reviews documentation every 3 years
 - Initial review and site visits required by Engineering

Note: Requests to review impervious area calculations should be submitted in writing to the Engineering Dept.