

**TOWN MEETING MEMBER MEETING  
TUESDAY, SEPTEMBER 20, 2022**

At 7:06 P.M., the meeting was called to order by Amy Warfield, Town Clerk, the Town Meeting Members of Precinct 7 assembled in the Grand View Farm, 2<sup>nd</sup> floor Conference room to fill the vacancies in their Precinct.

**For Pct 7:** Precinct members in attendance were Sarah A. Cawley, and Jack Kelly. Shomeri Abramson from 9 Oxbow Ln was nominated and voted on unanimously. Meeting was adjourned at 7:18 PM.

**ADJOURNED TOWN MEETING  
WEDNESDAY, SEPTEMBER 28, 2022**

**FOGELBURG PERFORMING  
ARTS CENTER  
BURLINGTON HIGH SCHOOL**

A quorum being present, the meeting was called to order at 7:17 PM. The Moderator, Bill Beyer, called the meeting to order and lead the body in the Pledge of allegiance to the flag. The Moderator then recognized Joan Hastings for her 50 years of membership on Town Meeting, she is last continuing serving original member of Representation Town Meeting. The Moderator also recognized the newest member Shomeri Abramson in Pct 7. Thank you to the AV this evening is being run by Joe Michedo, assisted by Joane Nzikoba, Lindsey Lavoie and Tecisa Schultz. The Moderator requested three motions at the beginning of the meeting. The first motion was to accept voting by show of hand counts, the second was Bruce Morey for Deputy Moderator and the third was in case we don't finish the business of the Town this evening that we would continue the meeting until 7 PM, on October 3rd . These motions was made and seconded, and Passed by a Majority. Attendance for the meeting was 91 members. Now to the first Article:

**GENERAL ARTICLES**

**ARTICLE #1 RE: Reports of Town Officers & Committees**

**MAIN MOTION:** To hear and act on the reports of the Town Officers and Committees, or to act in any other manner in relation thereto.

- Housing Partnership, Chair Kerry Donahue

**ACTION:** No voted r

A TRUE COPY ATTEST:  
*Amy C. Warfield*  
TOWN CLERK  
BURLINGTON, MASSACHUSETTS

**ARTICLE #2 RE: Annual Town Election Date**

To see if the Town will vote to set the Annual Town Election for April 1, 2023; or to act in any other manner in relation thereto.

**MAIN MOTION:** AS PRINTED IN WARRANT

**ACTION:** Passed by a Majority

**ARTICLE #3 RE: Will of Marshall Simonds**

To see if the Town will vote to accept from the Trustees under the will of Marshall Simonds in an amount \$70,382.69, for the improvement of Simonds Park, same to be expended under the direction of the Recreation Commissioners; or to act in any other manner in relation thereto.

Amount: \$70,382.69

**MAIN MOTION:** AS PRINTED IN WARRANT

**RECOMMENDATIONS:**

Ways & Means: 14-0-0  
Recreation: Unanimous

**ACTION:** Passed by a Majority

**ARTICLE #4 RE: Police Station Feasibility Study**

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of \$150,000.00, or any other sum for the purpose of funding consulting services, which may include owner's project manager, design, architectural, engineering, and any other services required for completing a feasibility study for a newly constructed police station.

**MAIN MOTION:** The Town will vote to transfer from stabilization fund (this could be free cash if authorized by then) the sum of \$150,000.00, for the purpose of funding consulting services, which may include owner's project manager, design, architectural, engineering, and any other services required for completing a feasibility study for a newly constructed police station, to be spent under the direction of the Town Administrator.

**RECOMMENDATIONS:** Select Board: 5-0-0  
Ways & Means: 14-0-0  
Capital Budget: 6-0-0

**ACTION:** Passed with a call 2/3rds by the Moderator

**ARTICLE #5 RE: Fund the Burlington International Firefighters' Association Contract**

To see if the Town will vote to transfer from the Negotiated Settlement Account a sum of money for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington International Firefighters' Association for FY2023, same to be spent under the appropriate authority; or to act in any other manner in relation thereto.

Submitted by Select Board at the request of the Town Administrator

**MAIN MOTION:** The Town will vote to transfer from the Negotiated Settlement Account a sum of \$186,216 for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington International Firefighters' Association for FY2023, same to be spent under the appropriate authority.

**RECOMMENDATIONS:** Select Board: 5-0-0  
Ways & Means: 14-0-0

**ACTION:** Passed by a Majority

**ARTICLE#6 RE: Fund the Burlington Municipal Employees' Association Contract**

To see if the Town will vote to transfer from the Negotiated Settlement Account a sum of money for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington Municipal Employees' Association contract for FY2023, same to be spent under the appropriate authority; or to act in any other manner in relation thereto.

**MAIN MOTION:** AS PRINTED IN WARRANT

**ACTION:** WITHDRAWN

**ARTICLE #7 RE: Fund the Department of Public Works Contract**

To see if the Town will vote to transfer from the Negotiated Settlement Account a sum of money for the purpose of funding the approved Collective Bargaining Agreement between the Town of Burlington and the Burlington Public Works Contract for FY2023, same to be spent

under the appropriate authority; or to act in any other manner in relation thereto.

**MAIN MOTION:** AS PRINTED IN WARRANT

**ACTION:** WITHDRAWN

**ARTICLE #8 RE: Fund the Administrative & Professional Compensation Plan**

To see if the Town will vote to adopt the Administrative & Professional Compensation Plan for FY2023, and transfer from the FY2023 Negotiated Settlement Account the sum of \$TBD or any other amount for the purpose of funding the plan under the direction of the appropriate authorities; or to act in any other manner in relation thereto.

**MAIN MOTION:** AS PRINTED IN WARRANT

**ACTION:** WITHDRAWN

**ARTICLE #9 RE: Fund the Part-time Compensation Plan**

To see if the Town will vote to transfer from the FY2023 Negotiated Settlement the sum of \$TBD for the purpose of funding the Part-time Salary Plan (under 20 hours) for FY2023, same to be expended under the appropriate authority; or to act in any other manner in relation thereto.

**MAIN MOTION:** That the Town will vote to transfer from the FY2023 Negotiated Settlement the sum of \$8,244 for the purpose of funding the Part-time Salary Plan (under 20 hours) for FY2023, same to be expended under the appropriate authority.

**RECOMMENDATIONS:** Select Board: 5-0-0  
Ways & Means: 14-0-0  
Capital Budget: 4-0-2  
School: 5 - 0 -0

**ACTION:** Passed by a Majority

**ARTICLE #10 RE: Form Based Code Creation**

To see if the Town will vote to raise and appropriate, transfer from available funds, or otherwise provide the sum of \$80,000, or any other sum, for the purpose of funding consulting services or any other costs incurred for work required with the creation of form-based code

proposals; or to act in any other manner in relation thereto

**MAIN MOTION:** That the Town will vote to transfer from stabilization fund the sum of \$80,000, for the purpose of funding consulting services or any other costs incurred for work required with the creation of form-based code proposals.

**RECOMMENDATIONS:** Planning: Unanimous;  
ZBRC 7-0-0;  
Land Use 5-0-0  
Select Board 5-0-0

**ACTION:** Passed with a call 2/3rds by the Moderator

**ARTICLE #11 RE: School - Curriculum Contract Approval**

To see if the Town will vote pursuant to G.L. c. 30B §12(b) to approve the School Committee to enter into a six (6) year contract for the Marshall Simonds Middle School social studies curriculum digital subscription, or to act in any other manner in relation thereto.

**MAIN MOTION:** AS PRINTED IN WARRANT

**RECOMMENDATIONS:**  
Ways & Means: 14-0-0  
School: 5 – 0 -0

**ACTION:** Passed by a Majority

**ARTICLE #12 RE: Amend General Bylaw Article XIV, Section 6, Burlington Stormwater Management Bylaw.**

To see if the Town will vote to amend the General Bylaws Article XIV, Section 6 by replacing the section in its entirety.

6.0 Stormwater and Erosion and Sedimentation Control

Regulation of discharges is necessary for the protection of the Town of Burlington water bodies and groundwater as well as for safeguarding the public health, safety, welfare and the environment. Increased and contaminated stormwater runoff associated with development and redevelopment projects and the accompanying increase in impervious surface are major causes of impairment, including

- a. impairment of water quality and flow in lakes, ponds, streams, rivers, wetlands and groundwater;
- b. contamination of drinking water supplies;
- c. alteration or destruction of aquatic and wildlife habitat;
- d. flooding;
- e. erosion of stream channels; and
- f. overloading or clogging of municipal catch basins and storm drainage systems.

This Bylaw establishes stormwater management standards to minimize adverse impacts that would be borne by abutters, townspeople and the general public and complies with all the applicable state and Federal statutes and regulations detailed in subsequent sections of this Bylaw.

6.1 Definitions

**ABBREVIATED STORMWATER PERMIT:** An administratively issued permit issued for a land- disturbing activity that meets at least one of the following criteria:  
Is equal to or greater than 5,000 square feet, but less than 20,000 square feet, or  
Results in an increase in impervious area equaling 5% but less than 10% of the total area of the property, or  
Is for construction of a new residential property unless one of the thresholds for a Standard Stormwater Permit Applies.

**ABUTTER:** The owner(s) of land abutting or within one hundred feet of the activity, unless otherwise specified.

**ALTERATION OF DRAINAGE CHARACTERISTICS:** Any activity on an area of land that changes the water quality, force, direction, timing or location of runoff from a pre-activity condition. Such changes from a pre-activity condition may include: change from distributed runoff to confined discrete point discharges, change in the volume of runoff from the area, change in the peak rate of runoff from the area, and change in the recharge to groundwater on the area.

**APPLICANT:** Any person, individual, partnership, association, firm, company, corporation, trust, authority, agency, department, or political subdivision, of the Commonwealth or the Federal government to the extent permitted by law requesting a soil erosion and sedimentation control permit for proposed land-disturbance activity.

**AS-BUILT DRAWING:** Drawings that completely record and document applicable aspects and features of conditions of a project following construction using Stormwater Management Plans derived from an erosion and sedimentation control permit.

**AUTHORIZED ENFORCEMENT AGENCIES:** The Burlington Conservation Commission is the lead agency with authority given by this Bylaw to promulgate regulations and policies that support the goals and objectives of this Bylaw. The Burlington Conservation Commission, its employees or agents share the administration and enforcement of this Bylaw as detailed herein.

**BEST MANAGEMENT PRACTICE (BMP):** An activity, procedure, restraint, or structural improvement that helps reduce the quantity or improve the quality of stormwater runoff. It shall also include schedules of activities, prohibitions of practices, general good housekeeping practices, pollution prevention and educational practices, maintenance procedures, and other management practices to prevent or reduce the discharge of pollutants directly or indirectly to stormwater, receiving waters, or stormwater conveyance systems.

**COMMON PLAN OF DEVELOPMENT:** A contiguous area where multiple separate and distinct construction activities may be taking place at different times on different schedules under one plan.

**CONSTRUCTION AND WASTE MATERIALS:** Excess or discarded building or site materials, including, but not limited to, concrete truck washout, chemicals, litter and sanitary waste at a construction site that may adversely impact water quality.

**CLEARING:** Any activity that removes the vegetative surface cover.

**DEVELOPMENT:** The modification of land to accommodate a new use, revised use, or expansion of use, usually involving construction.

**DISTURBANCE:** Action to alter the existing vegetation and/or underlying soil of a site, such as clearing, grading, site preparation (e.g., excavating, cutting and filling), soil compaction and movement and stockpiling of topsoils.

**EROSION:** The wearing away of the land surface by natural or artificial forces such as wind, water, ice, gravity, or vehicle traffic and the subsequent detachment and transportation of soil particles.

**FILL:** Fill means soil, sediments, rock and/or stone obtained off-site that is used to fill holes or depressions, create mounds, or otherwise artificially change the grade or elevation of real property.

**GRADING:** Changing the level or shape of the ground surface contour by means of excavation, fill, in-place ground modification, or any combination thereof, including the establishment of a grade following demolition of a structure.

**GRUBBING:** The act of clearing land surface by digging up roots and stumps.

**IMPERVIOUS SURFACE:** Any surface that prevents or significantly impedes the infiltration of water into the underlying soil. This can include, but is not limited to: roads, driveways, parking areas and other areas created using non-porous material; buildings, rooftops, structures, artificial turf and compacted gravel or soil.

**LAND-DISTURBING ACTIVITY:** Any activity that causes a change in the existing soil cover which includes the position or location of soil, sand, rock, gravel, or similar earth material. Land-disturbing activities include, but are not limited to, clearing, grading, filling and excavation.

**LAND IN AGRICULTURAL USE:** Normal maintenance and improvement of land in agricultural or aquacultural use as defined by the Wetlands Protection Act regulation 310 CMR 10.4.

**LOW IMPACT DEVELOPMENT (LID):** An ecosystem-based approach to land development and stormwater management that ensures each development site is designed to protect, or restore, the natural hydrology of the site. This can be achieved by the incorporation of non-structural and natural approaches to new and redevelopment projects to reduce adverse effects on water quality and the natural environment by conserving natural areas, reducing impervious cover and better integrating stormwater treatments.

**MASSACHUSETTS STORMWATER MANAGEMENT POLICY:** The Policy issued by the Department of Environmental Protection, as amended, that coordinates the requirements prescribed by state regulations promulgated under the authority of the Massachusetts Wetlands Protection Act G.L. c. 131 §. 40 and Massachusetts Clean Waters Act G.L. c. 21, §. 23-56. The Policy addresses impacts through implementation of performance standards to reduce or prevent pollutants from reaching water bodies and to control the quantity of runoff from a site.

**MILL AND OVERLAY:** A street maintenance technique that requires the removal of the top layer (two inches) of a street by the grinding action of a large milling machine. After the top layer is removed, a new layer of bituminous pavement is put in its place.

**MUNICIPAL SEPARATE STORM SEWER SYSTEM (MS4):** The municipal storm drain system is the system of conveyances designed or used for collecting or conveying stormwater, including any road with a drainage system, street, gutter, curb, inlet, piped storm drain, pumping facility, retention or detention basin, natural or man-made or altered drainage channel, reservoir, and other drainage structure that together comprise the storm drainage system owned or operated by the Town of Burlington.

**NEW DEVELOPMENT:** Any construction activities or land disturbance on an area that has not previously been developed to include impervious cover.

**OPERATION AND MAINTENANCE PLAN:** A plan setting up the functional, financial, and organizational mechanisms for the ongoing operation and maintenance of a stormwater management system to ensure it continues to function as designed.

**OWNER:** A person with a legal or equitable interest in the property.

**PHASING:** Disturbance of a parcel of land in distinct phases, with the stabilization of each phase completed before the commencement of the next.

**PERSON:** An individual, partnership, association, firm, company, trust, corporation, agency, authority, department or political subdivision of the Commonwealth or the Federal government, to the extent permitted by law, and any officer, employee, or agent of such person.

**PLAN:** A technical drawing that shows details of how a building or site will be built or developed. **PRE-CONSTRUCTION:** All activity in preparation for construction.

**PROFESSIONAL CIVIL ENGINEER:** Professional Civil Engineer means a person who has been duly registered as an Engineer by the Massachusetts Board of Registration of Professional Engineers and Professional Land Surveyors and who holds a current license to practice.

**REDEVELOPMENT:** Any construction, land alteration or improvement of impervious surfaces that does not meet the definition of new development.

**RESPONSIBLE PARTY:** Any entity holding the fee title to the property or other person contracted or obligated by other agreement to implement and maintain pre- and post-construction stormwater BMPs.

**ROUTINE LANDSCAPING ACTIVITY:** Maintenance of existing landscaping, gardens, or lawn areas associated with a single-family dwelling conducted in such a way as to not: Alter existing grades by more than six (6) inches in elevation, or Alter drainage patterns, or Add new impervious surface to the site, excluding sheds.

**RUNOFF:** Rainfall, snowmelt, or irrigation water flowing over the ground surface.

**SEDIMENT:** Mineral or organic soil material that is the product of erosion processes and is transported by wind or water from its origin to another location.

**SEDIMENTATION:** The process or act of deposition of sediment.

**SITE:** Any lot or parcel of land or area of property where land-disturbing activities are, were, or will be performed.

**SLOPE:** The incline of a ground surface expressed as a ratio of horizontal distance to vertical distance.

**SOIL:** Any earth, sand, rock, gravel, clay or similar material.

**STABILIZATION:** The use, singly or in combination, of mechanical, structural, or vegetative methods; to prevent or retard erosion.

**STANDARD STORMWATER PERMIT:** A permit issued under this Bylaw containing conditions requiring best management practices be implemented to prevent erosion and sedimentation from the site. This permit applies to all commercial projects and to non-commercial projects proposing a land-disturbing activity that results in an increase of impervious area equaling 10% of the total area of the property or greater and/or disturbs more than 20,000 square feet.

STORMWATER: Rainwater runoff, snow melt runoff, and surface water runoff and drainage.

STORMWATER AND EROSION AND SEDIMENTATION CONTROL PLAN: A document containing narrative, drawings and details developed by a professional civil engineer (PE), a Certified Professional in Erosion and Sedimentation Control (CPESC) or other qualified professional, which includes best management practices, or equivalent measures designed to control surface runoff, erosion and sedimentation during pre-construction and construction related land-disturbing activities.

STORMWATER MANAGEMENT PLAN: A plan showing existing and proposed features on a site. This is required as part of the application for a Stormwater Permit. See Section 6.6.2.

STORMWATER PERMIT APPLICATION PACKAGE: The application materials consisting of a Stormwater Management Plan, an Erosion and Sedimentation Control Plan, and an Operation and Maintenance Plan submitted to the Burlington Conservation Commission requesting a Stormwater Permit.

STRIP: Any activity which removes the vegetative ground surface cover, including tree removal, clearing, grubbing, and storage or removal of topsoil.

TOTAL MAXIMIM DAILY LOAD (TMDL): Is a calculation of the maximum amount of a pollutant a waterbody can receive and still meet water quality standards and an allocation of that amount to the pollutant’s sources. A TMDL includes load allocations for nonpoint sources and/or natural background and must include a margin of safety and account for seasonal variations.

TOTAL SUSPENDED SOLIDS (TSS): Total Suspended Solids is a water quality measurement that includes particles suspended in water that will not pass through a filter.

WATERCOURSE: A natural or man-made channel through which water flows or a stream of water, including a river, brook, or underground stream.

WETLAND RESOURCE AREA: Areas specified in either the Massachusetts Wetlands Protection Act M.G.L. c. 131, § 40 or in Burlington’s Wetland Bylaw (Article XIV).

WETLANDS: Areas characterized by saturated or nearly saturated soils most of the year that are located between terrestrial (land-based) and aquatic (water-based) environments including freshwater marshes around ponds and

channels (rivers and streams). Common names include marshes, swamps and bogs.

6.2 Detailed Objectives

This Bylaw complies with Federal and state statutes and regulations relating to stormwater discharges including total maximum daily load requirements and with the General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems in Massachusetts, issued by the U.S. Environmental Protection Agency and the Massachusetts Department of Environmental Protection (“MS4 Permit”). It is intended to:

- . Protect ground water and surface water to prevent degradation of drinking water supply;
- a. Require practices that eliminate soil erosion and sedimentation and control the volume and rate of stormwater runoff resulting from land-disturbing activities;
- b. Promote infiltration and the recharge of groundwater;
- c. Ensure that soil erosion and sedimentation control measures and stormwater runoff control practices are incorporated into the site planning and design process and are implemented and maintained;
- d. Require practices to control waste such as discarded building materials, concrete truck washout, chemicals, litter, and sanitary waste at a construction site that may cause adverse impacts to water quality;
- e. Establish minimum construction and post-construction stormwater management standards and design criteria for the regulation and control of stormwater runoff quantity and quality;
- f. Prevent pollutants from entering the Burlington MS4 and to minimize discharge of pollutants from the MS4;
- g. Ensure adequate long-term operation and maintenance of structural stormwater best management practices so that stormwater structures work as designed;
- h. Comply with Federal and state statutes and regulations relating to stormwater discharges;
- i. Establish the legal authority for the Town of Burlington to ensure compliance with the provisions of this Bylaw through inspection, monitoring, and enforcement; and
- j. Prevent flooding and erosion to abutting properties.

6.3 Authority

This Bylaw is adopted under authority granted by the Home Rule Amendment of the Massachusetts Constitution, the Home Rule statutes and pursuant to the regulations of the Federal Clean Water Act found at 40 CFR 122.34.

6.4 Applicability

No person may construct a single-family house or larger building nor may they undertake any land-disturbing activity that results in an increase in impervious surface equaling 5% or more of the total surface of a lot or disturbs an area equal to or greater than 5,000 square feet of land, that drains to the Burlington municipal separate storm sewer system, or onto an adjacent property, or into a municipal / private street, or into a wetland / stream without either an Abbreviated or Standard Stormwater Permit from the Burlington Conservation Commission. Segmenting projects part of a larger common plan of development or sale to avoid thresholds shall not be permitted.

For a proposed project that results in an increase in impervious surface equaling at least 5% but less than 10% of the total area of the property or results in equal to or greater than 5,000 square feet but less than 20,000 square feet of land disturbance or results in filling of more than 6 inches, must apply for an Abbreviated Stormwater Permit. For a proposed project that results in 10% or greater increase in impervious surface or results in greater than 20,000 square feet of land disturbance, must apply for a Standard Stormwater Permit.

Although a permit under this bylaw is not required for projects resulting in an increase of less than 5% of added impervious surface or less than 5,000 square feet of land disturbance, no person may allow soil erosion and/or stormwater from their property onto the public way or onto an abutting property. Such action constitutes a violation of this bylaw.

Exemptions from the requirement to obtain a permit (under this Bylaw) are:

Roadway projects that do not remove existing pavement down to underlying dirt/soil (i.e. mill and overlay) as they are not land-disturbing redevelopment activities;

Normal maintenance and improvement of land in agricultural use as defined by the Wetlands Protection Act regulation 310 CMR 10.04;

Routine landscaping activities as defined above;

The construction of features that will not substantially alter existing terrain or drainage patterns, including the following:  
fencing or another barrier;  
utilities other than drainage (gas, water, electric, cable, telephone, etc.)

As authorized in Burlington’s Phase II Small MS4 General Permit, stormwater discharges resulting from the activities identified in Section 6.4 that are wholly subject to jurisdiction under either the Wetlands Protection Act or activities which are subject to Burlington’s Bylaw Article XIV and demonstrate compliance with the Massachusetts Stormwater Management Regulations as reflected in an Order of Conditions issued by the Burlington Conservation Commission, are exempt from compliance with this Bylaw.

6.5 Responsibility for Administration

The Burlington Conservation Commission may promulgate regulations to support this Bylaw as specified in Section 6.5.1 below. Any powers granted to, or duties imposed upon either the Burlington Conservation Commission may be delegated to their respective employees and/or their agents, and with mutual concurrence these duties may be delegated to each other’s respective employees and/or their agents.

6.5.1 Waiver

The Burlington Conservation Commission may grant a waiver of compliance with this Bylaw. The Commission, with input from the Planning Board and/or Board of Health, may waive strict compliance with any requirement of this Bylaw or the rules and regulations promulgated hereunder, where:

1. Such action is allowed by Federal, state, and local statutes and/or regulations; and
2. is in the public interest; and
3. is not inconsistent with the purpose and intent of this Bylaw.

6.5.2 Rules and Regulations

6.5.2.1 The Burlington Conservation Commission shall be the lead agency to initiate a change to this Bylaw. The Burlington Conservation Commission may adopt, and periodically amend, rules and regulations to effectuate the purposes of this Bylaw, by majority vote of the Burlington Conservation Commission, after conducting a public hearing to receive comments on any proposed revisions. Such hearing dates shall be advertised in a newspaper of general local circulation, at least seven (7) days prior to the hearing date.

6.5.2.2 Failure by the Burlington Conservation Commission to promulgate such rules and regulations shall not have the effect of suspending or invalidating this Bylaw.

6.6 Standard Stormwater Permit

6.6.1 Application for Standard Stormwater Control Permit

6.6.1.1 The site owner or his/her agent shall file with the Burlington Conservation Commission three (3) copies of a completed application package for a Standard Stormwater Permit. Permit issuance is required prior to any site-altering activity. While the Applicant can be a representative of the site owner, the permittee must be the owner of the site.

6.6.1.2 Standard Stormwater Application Package

The Standard Stormwater Application package shall include:

A completed Application Form with original signatures of all owners plus two (2) copies of the signed form;

Proof of written notification to all Abutters within 100 feet of the proposed activity by hand delivery or certified mail, return receipt requested, or by certificates of mailing;

Proof of any test pits witnessed by a Licensed Soil Evaluator;

Three (3) copies of the Stormwater Management Plan, stamped by a Professional Civil Engineer, and project description referenced in Section 6.6.2 of this Bylaw;

Three (3) copies of the Stormwater and Erosion and Sediment Control Plan, stamped by a Professional Civil Engineer, as referenced in Section 6.6.3 of this Bylaw;

Three (3) copies of the Operation and Maintenance Plan, stamped by a Professional Civil Engineer, as referenced by Section 6.6.4 of this Bylaw;

A copy of the Stormwater Pollution Prevention Plan if one must be prepared in connection with the project;

One (1) electronic copy of the complete package; and

Payment of the application fees.

6.6.2 Stormwater Management Plan

The Stormwater Management Plan shall contain sufficient information for the

Commission to evaluate the environmental impact, effectiveness, and acceptability of the measures proposed by the Applicant for reducing adverse impacts from stormwater. The Plan shall be designed to meet the Massachusetts Stormwater Management Standards (or as revised), the Massachusetts Stormwater Management Handbook Volumes I and II (or as revised), and any specific regulations promulgated under this Bylaw.

No trees shall be removed within the rear zoning setback without a waiver from the Commission. The Commission reserves the right to require replacement of trees removed.

6.6.2.1 Stormwater Management Plan Content

The Stormwater Management Plan shall fully describe the project in drawings and narrative. The Stormwater Management Plan shall conform to any detail provided in either regulations or policies promulgated under this Bylaw. The Conservation Administrator may, at his/her discretion, waive some detail requirements described below as long as in his/her opinion, the goals and objectives of this Bylaw are not compromised.

6.6.2.2 Standards

The Stormwater Management Plan shall meet the current Standards of the Massachusetts Stormwater Regulations and the MS4 permit requirements of the Town of Burlington. When one or more of the standards cannot be met, an Applicant may demonstrate an equivalent level of environmental protection will be provided. This determination shall be at the discretion of the Conservation Commission.

6.6.3 Stormwater and Erosion and Sedimentation Control Plan

The Stormwater and Erosion and Sedimentation Control Plan contained within the Stormwater Application Package shall contain sufficient information to describe the proposed erosion and sedimentation controls. The Applicant shall submit such material as is necessary to show the proposed development will comply with the design requirements referenced in Section 6.6.3.2 below. The Conservation Administrator may, at his/her discretion, waive some detail requirements described below as long as, in his/her opinion, the goals and objectives of this Bylaw are not compromised.

6.6.3.1 Stormwater and Erosion and Sedimentation Control Plan Content

The Plan shall at a minimum contain the following information:



Names, addresses, and telephone numbers of the owner, applicant, and person(s) or firm(s) preparing the plan; Title, date, north arrow, names of abutters, scale, legend, and locus map;

Location and description of natural features;

Location of all existing and proposed building and impervious surfaces;

Design details for both temporary and permanent erosion control structures;

Suitable contours for the existing and proposed topography;

All trees 8" or greater in diameter at breast height (DBH) within the limit of work showing the location of the trunk, a notation of the diameter and species, and the approximate edge of the canopy drawn to scale. All trees that are proposed to be removed and all protected trees that are proposed to be saved should be identified on the plan;

Monitoring wells (if applicable); and

Estimated Seasonal High Groundwater Table (ESHGWT): The estimated highest level to a zone of saturation in the soil in most years under normal wet season, as determined by a qualified soil scientist or licensed soil evaluator.

6.6.3.2 Standards

The Stormwater and Erosion and Sedimentation Control Plan must conform to the details of any regulations and policies promulgated under this Bylaw.

6.6.4 Operations and Maintenance Plan

Operation and Maintenance plan (O&M Plan) is required as part of the Stormwater Application Package at the time of application for all projects. Upon request by the Applicant, the issuing Commission/Board may delay the completion date of the O&M plan, but in all cases, the O&M Plan must be submitted and approved prior to the completion of the project and before any occupancy takes place.

6.6.4.1 Content

The O&M Plan shall remain on file with the issuing Commission/Board and shall be an ongoing requirement for the Responsible Parties in perpetuity. The details of the O&M Plan shall conform to the requirements of any regulations and policies promulgated under this Bylaw. The O&M Plan shall, at a minimum, include:

A. The name(s) of the owner(s) for all components of the system;

B. Detail of maintenance agreements;

C. Detail on stormwater management easement(s);

D. Changes to O&M Plans

1. The owner(s) of the stormwater management system must notify the issuing

Commission/Board of changes in ownership or assignment of financial responsibility.

2. The maintenance schedule in the Maintenance Agreement may be amended to achieve the purposes of this Bylaw by mutual agreement of the issuing Commission/Board and the Responsible Parties. Amendments must be in writing and signed by all Responsible Parties. Responsible Parties shall include owner(s), persons with financial responsibility, and persons with operational responsibility.

6.6.4.2 Standards

The O&M plan shall be designed to ensure compliance with the Permit and this Bylaw and that the Massachusetts Surface Water Quality Standards, 314, CMR 4.00 are met in all seasons and throughout the life of the system. The issuing Commission/Board shall make the final decision of what maintenance option is appropriate in a given situation. The issuing Commission/Board will consider natural features, proximity of site to water bodies and wetlands, extent of impervious surfaces, size of the site, the types of stormwater management structures, and potential need for ongoing maintenance activities when making this decision.

6.6.4.3 Recording

The O&M Plan for a project with a Standard Stormwater Permit shall be recorded at the Southern Middlesex Registry of Deeds prior to occupancy. The Applicant shall provide proof to the issuing Commission/Board that the O&M Plan has been filed.

6.6.5 Public Hearing

6.6.5.1 Within seven (7) days of the filing date, the Burlington Conservation Commission (through its agent) shall make a determination on whether to schedule a formal hearing before the Commission. This determination shall be made based on an assessment of the potential for sedimentation and erosion from the proposed land-disturbing activity (including grubbing, clearing and/or grading). The Commission's agent shall give consideration to the original and proposed grading of the site, existing slopes, the presence of intermittent streams or channels, the size of the site, and/or other factors which may contribute to runoff and erosion potential.

6.6.5.2 The Commission shall hold a public hearing within twenty-one (21) days of the receipt of a complete application (or a greater

timeframe as mutually agreed upon) and shall take final action within either twenty-one (21) days from the time of the close of the hearing or within such longer time period mutually agreed to by both the Commission and the Applicant to coincide with other regulatory decisions on the same project. Notice of the public hearing shall be given by publication and posting, and by first-class mailings to abutters (owners of land within three hundred feet from the boundary of the site) at least seven (7) days prior to the hearing. The Commission shall make the application available for inspection by the public during business hours at the Commission office.

### 6.7 Abbreviated Stormwater Permit

The site owner or his/her agent shall file with the Burlington Conservation Commission two (2) copies of a completed application package for an Abbreviated Stormwater Permit. Permit issuance is required prior to any site-altering activity. While the Applicant can be a representative of the site owner, the permittee must be the owner of the site.

#### 6.7.1 Content

The application package shall contain

- An Application Form with original signatures of all owners;
- A Stormwater Management/Erosion and Sediment Control Plan; and
- Proof of written notification to properties that directly abut the project property by certified mail, return receipt requested, or by certificates of mailing.

The Stormwater Management/Erosion Control Plan shall at a minimum contain sufficient information to describe the existing and proposed features of the land including structures, vegetation, and drainage and anticipated maintenance requirements of structures. This Plan shall also contain sufficient information to describe the proposed erosion and sedimentation controls and to show the proposed development will comply with the design requirements referenced in Section 6.6.3.2. The Conservation Commission and its agents reserves the right to request more information for the application to be consistent with the goals of this bylaw.

For projects involving construction of a new residential property or for projects on existing residential property proposing an increase in impervious surface of 10% or more of the total lot or for projects with a total land disturbance of 10,000 square feet or more, or for projects including any filling of more than 6", the Stormwater and Erosion and Sediment Control Plan must be stamped by a Professional Civil Engineer, as referenced in Section 6.6.3 of this Bylaw.

#### 6.7.2 Standards

The Stormwater Management/Erosion Control Plan shall conform to any detail provided in either regulations or policies promulgated under this Bylaw. At a minimum all projects shall comply with the performance standards of the most recent version of the DEP stormwater management standards and The Massachusetts Stormwater Handbook, to the extent practicable, and this Bylaw.

#### 6.7.3 Abbreviated Stormwater Permit Issuance

Within seven (7) days of the filing date, the agent of the Burlington Conservation Commission will issue an Abbreviated Stormwater Permit under this Bylaw. No public meeting or hearing shall be required for sites in this category. For sites in this size category not adequately covered by the Abbreviated Stormwater Permit, additional special conditions may be appended by the Commission. The Commission may extend the seven (7) day turnaround time for issuing the Abbreviated Stormwater Permit for reasons of insufficient information of which the Applicant has been notified in writing.

#### 6.7.4 Project Completion for an Abbreviated Stormwater Permit

6.7.4.1 Upon completion of a project involving construction of a new residential property, an increase in impervious surface of 10% or more of the total lot size, a total land disturbance of 10,000 square feet or more or any filling of more than 6", the Applicant shall provide certification from a Professional Civil Engineer that stormwater management features were installed as designed.

6.7.4.2 Upon completion of small projects not requiring a stamped plan for permit issuance, the Applicant shall request an inspection by the Conservation Commission or staff.

### 6.8 Performance Standards

6.8.1 Performance Standards for all projects subject to a Stormwater Permit

6.8.1.1 At a minimum, all projects shall comply with the performance standards of the most recent version of the Massachusetts stormwater management standards and The Massachusetts Stormwater Handbook, and this Bylaw.

6.8.1.2 At a minimum, shall not increase either rates or volume of runoff from existing conditions.

6.8.1.3 All projects must consider and, unless infeasible, propose and implement Low Impact Development (LID) Best Management Practices listed in the Massachusetts Stormwater Handbook. Applicants shall demonstrate compliance with design standards for LID BMPs through generally accepted methods. LID BMPs should be considered for their improvements to water quality, and ability to handle water quantity.

6.8.1.4 Except as expressly provided, the design of treatment and infiltration practices and BMPs, shall meet the Standards set forth in the Massachusetts Stormwater Handbook. Where an inconsistency exists between state requirements and this Bylaw, the stricter standards shall apply.

6.8.2 Performance standards for all projects requiring plans stamped by a Professional Civil Engineer

6.8.2.1 Shall be designed such that the post-development peak discharge rates do not exceed pre-development rates for the 2, 10, 25 and 100-year 24-hour Type III storm event. Projects shall also be designed to ensure that post-development discharge volumes do not exceed pre-development values. The use of infiltration and LID techniques for such purposes is preferred.

6.8.2.2 All projects shall, at a minimum, utilize the 90% confidence interval of the 24-hour rainfall data taken from the NOAA Atlas 14 Point Precipitation Frequency Estimates unless the Massachusetts DEP Stormwater Management Standards adopts newer sources for 24-hour rainfall data.

6.8.3 Additional Performance Standards for New Development and Redevelopment projects disturbing more than one acre

6.8.3.1 Stormwater management systems on new development disturbing more than one acre shall be designed to meet an average annual pollutant removal equivalent to 90% of the average annual load of Total Suspended Solids (TSS) related to the total post-construction impervious area on the site AND 60% of the average annual load of Total Phosphorus (TP) related to the total post-construction impervious surface area on the site.

6.8.3.2 Stormwater management systems on redevelopment sites disturbing more than one acre shall be designed to meet an average annual pollutant removal equivalent to 80% of the average annual post-construction load of Total Suspended Solids (TSS) related to the total post-construction impervious area on the site AND 50% of the average annual load of Total Phosphorus (TP) related to the total post-construction impervious surface area on the site.

6.8.3.3 When determining whether the requirements have been met, the issuing commission/board shall consider all stormwater

management practices available and capable of being implemented after taking into consideration costs, existing technology, proposed use, and logistics in light of overall project purposes. Project purposes shall be defined generally (e.g., single family home or expansion of a commercial development). Applicants shall detail how the project will:

Comply with the Massachusetts Stormwater Management Standards as further defined in the Massachusetts Stormwater Handbook or its successor;

Implement structural and non-structural stormwater best management practices (BMPs) for projects that discharge, directly or indirectly, to a water body subject to one or more pollutant-specific Total Maximum Daily Loads (TMDLs). These practices shall be consistent with each such TMDL;

Implement structural and non-structural stormwater BMPs optimized to remove the pollutant(s) responsible for the impairment to the extent the project will discharge, directly or indirectly, to an impaired water body not subject to a TMDL;

Avoid disturbance of areas susceptible to erosion and sediment loss;

d. Use Low Impact Development (LID) techniques where adequate soil, groundwater and topographic conditions allow. These may include, but not limited to, reduction in impervious surfaces, disconnection of impervious surfaces, bioretention (rain gardens), and infiltration systems.

6.8.3.4 Redevelopment activities exclusively limited to maintenance and improvement of existing roadways (excavating down to dirt/soil), including widening less than a single lane, adding shoulders, correcting substandard intersections, improving existing drainage systems, and repaving projects shall only be required to improve existing drainage conditions where feasible.

6.8.3.5 Further criteria for Stormwater Management Standards shall be defined and included as part of any Rules and Regulations promulgated under Section 6.5.2 of this Bylaw.

## 6.9 Entry

Filing an application for a permit grants the issuing Commission/Board and its agents permission to enter the site to verify the information in the application.

## 6.10 Fee Structure

### 6.10.1 Standard Stormwater Permit fee

The Commission shall obtain with each submission an Application Fee. The fee shall be established by the Burlington Conservation

to cover expenses connected with the public hearing and application review for the Stormwater Permit and a technical Review Fee (if requested by the Commission) sufficient to cover professional technical review, if needed. The Commission is authorized to retain a Professional Civil Engineer or other professional consultant to advise the Commission on any or all aspects of these plans as provided by G.L.c. 44, Section 53G. Applicants must pay all review fees due before a permit will be issued. The Commission will not be subject to final action deadlines if the appropriate fees have not been paid.

6.10.2 Abbreviated Stormwater Permit fee

The Commission will establish a reduced fee schedule.

6.11 Information requests

The Applicant shall submit all additional information requested by the Commission to issue a decision on the application.

6.12 Approval Process for a Standard Stormwater Permit

The Commission may:

Issue a Permit based upon a determination the proposed plan meets the Massachusetts Stormwater Management Standards referenced by Section 6.6.2.2, adequately protects the water resources of the community, and complies with the requirements set forth in this Bylaw;

Issue a Permit subject to any conditions, modifications or restrictions required by the Commission which will ensure the project meets the Massachusetts Stormwater Management Standards referenced by Section 6.6.2.2 and adequately protect water resources; set forth in this Bylaw;

Disapprove the issuance of a Permit based upon a determination the proposed plan as submitted does not meet the Massachusetts Stormwater Management Standards referenced by Sections 6.6.4.2, 6.6.6.2, 6.7.2 or 6.8 or adequately protect surface and/or groundwater resources as set forth in this Bylaw.

Failure of the Commission to take final action upon an application within either twenty-one (21) days from the time of the close of the hearing or within such longer time period mutually agreed to by both the Commission and the Applicant to coincide with other regulatory decisions on the same project, shall be deemed to be approval of said Application.

6.13 Project Changes for a Standard Stormwater Permit

The permittee must notify the Commission in writing of any drainage change or alteration in the system authorized in a Stormwater Permit before any change or alteration is made. If the Commission determines the change or alteration is significant, based on the Stormwater Management Standards in Sections 6.6.3.2, 6.6.4.2, 6.7.2 or 6.8 of this Bylaw and accepted construction practices, the Commission may require an amended application be filed and a public hearing held. The Commission may also require the installation of interim erosion and sedimentation control measures before approving the change or alteration.

6.14 Project Completion for a Standard Stormwater Permit

Upon completion of the project, the permittee shall submit as-built record drawings of all structural stormwater controls and best management practices implemented for the site. The as-built drawing shall show deviations from the approved plans, if any, and be certified by a Registered Professional Engineer.

6.15 Inspection and Site Supervision

6.15.1 Pre-construction Meeting

When requested, prior to the start of clearing, excavation, construction, or land-disturbing activity, the Applicant, the Applicant's technical representative, the general contractor, or any other person with authority to make changes to the project shall meet with the Commission to review the permitted plans and their implementation.

6.15.2 Inspections

6.15.1 Commission Inspections

To the extent permitted by state law, or if authorized by the owner or other party in control of the property, the Commission, its agents, officers, and employees may enter upon privately owned property for the purpose of performing their duties under this Bylaw and may make, or cause to be made, such examinations, surveys or sampling as the Commission deems reasonably necessary to determine compliance with the permit. The Commission or its designated agents shall make inspections as needed and shall either approve any portion of the work completed or shall notify the permittee wherein the work fails to comply with the Stormwater Permit as approved.

6.15.2 Permittee Self-Inspections

The permittee or his/her agent may be required to conduct and document inspections of all control measures no less than weekly or as specified in the permit, and prior to and following anticipated storm events. The purpose of such inspections shall be to determine the overall effectiveness of the control plan and the need for maintenance or additional control measures. The permittee or his/her agent shall submit weekly reports to the Commission or designated agent in a format approved by the Commission, which may include the signature of the Professional Engineer if required by the Commission.

6.16 Surety

As part of any Stormwater Permit, the issuing Authority shall require the permittee to post, before the start of land-disturbing activity, a cash surety. The bond shall be in an amount deemed sufficient by the Commission to ensure that the work will be completed in accordance with the permit. For a phased project the Commission may release part of the bond upon completion of each phase in compliance with the permit. The amount released shall be at the discretion of the Commission. However, the bond may not be fully released until the Commission has received the final report as required by Section 6.17 and issued a certificate of completion. A bond for an Abbreviated Stormwater Permit may be released once project is complete and site is permanently stabilized.

6.17 Final Reports

Upon completion of the work under a Standard Stormwater Permit or if required by the Commission, the permittee shall submit a report (including certified as-built construction plans) from a Professional Civil Engineer (P.E.) or surveyor, certifying that all erosion and sediment control devices, and approved changes and modifications, have been completed in accordance with the conditions of the approved permit. Any discrepancies should be noted in the cover letter.

6.18 Enforcement

The Burlington Conservation Commission and their employees and agents shall enforce this Bylaw, regulations, orders, violation notices, and enforcement orders, and may pursue all civil and criminal remedies for such violations. Persons subject to enforcement under this Bylaw include:

All permittees who have been issued a Standard Stormwater Permit;

All permittees who have been issued an Abbreviated Stormwater Permit; and

All other persons who have engaged in a land-disturbing activity as defined in this Bylaw, who have caused substantial erosion and sedimentation due to alteration of drainage characteristics, grading, grubbing, clearing, and/or stripping of soil.

6.18.1 Orders: The Commission or an authorized agent of the Commission may issue a written order to enforce the provisions of this Bylaw or the regulations thereunder which may include:

A requirement to cease and desist from the land-disturbing activity until there is compliance with this Bylaw and its provisions of any permit issued;

Maintenance, installation or performance of additional erosion and sediment control measures;

Monitoring, analyses, and reporting;

Remediation of erosion and sedimentation resulting directly or indirectly from the land-disturbing activity;

Regrading, installation of additional erosion controls, replacement of vegetation, or other remedial actions as determined by the Conservation Commission;

Elimination of illicit connections or discharges to the MS4; and

Elimination of discharges to the MS4 or, directly or indirectly, into a watercourse or into the waters of the Commonwealth.

6.18.2 Compliance With Enforcement Orders

If the Commission or its agents determines abatement or remediation of erosion and sedimentation is required, the order shall set forth a deadline by which such abatement or remediation must be completed. Said order shall further advise that, should the violator or property owner fail to abate or perform remediation within the specified deadline, the Commission may under this Bylaw and subsequent regulation promulgated hereunder impose a fine on a daily basis as specified in section 6.18.4 until such time as the abatement or remediation of erosion and sedimentation has been completed. The Town of Burlington, at its option, may seek a court order requiring the property owner to perform the work.

6.18.3 Criminal Penalty

Any person who violates any provision of this Bylaw, regulation, order, or permit issued thereunder shall be punished by a fine. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.

6.18.4 Non-Criminal Disposition

As an alternative to criminal prosecution or civil action, the Town of Burlington may elect to utilize the non-criminal disposition procedure set forth in G.L. Ch. 40, in which case the Conservation Administrator of Burlington shall be the enforcing agent. The penalty for the first violation shall be \$100 each day or part thereof such violation occurs. The penalty for the second violation shall be \$300 each day or part thereof such violation occurs. The penalty for subsequent violations shall be \$300 each day or part thereof for every day such violation occurs. For the purposes of issuing a non-criminal disposition penalty, the Burlington Conservation Commission Administrator are named as the specific enforcing agents.

6.18.5 Appeals

The decisions or orders of the Commission shall be final. Further relief shall be to a court of competent jurisdiction.

6.18.6 Remedies Not Exclusive

The remedies listed in this Bylaw are not exclusive of any other remedies available under any applicable Federal, state, or local law.

6.19 Certificate of Completion

Upon determining all work completed under a Standard permit has been satisfactorily completed in conformance with this Bylaw and the Permit, and all required documentation has been submitted per Section 6.14, the issuing authority shall issue a Certificate of Completion. This Certificate shall identify any continuing requirements. The Certificate of Completion shall stipulate the permit holder is to remove required erosion controls unless changed or waived by the Conservation Administrator within thirty (30) days of the date on the Certificate.

6.20 Severability

If any provision, paragraph, sentence, or clause of this Bylaw shall be held invalid for any reason, all other provisions shall continue in full force and effect.

Or to act in any other manner in relation thereto

**RECOMMENDATIONS:** Conservation:  
Land Use: 7-2-0  
General Bylaw Review: 4-0

**MAIN MOTION:** AS PRINTED IN WARRANT

After a presentation and discussion on the question, there was a motion made to Move the question, it was seconded and it Passed by a called 2/3s  
Then to the Main Motion:

**ACTION: Passed by a Majority**

**ARTICLE #13 RE: Establish a Burlington Housing Partnership Committee by adding a new Section 2.9 to the Burlington General Bylaws**

To see if the Town will vote to establish a Burlington Housing Partnership Committee (BHPC) by adding the following new Section 2.9 to the General Bylaws of the Town:

2.9 Burlington Housing Partnership Committee

The Burlington Housing Partnership Committee (hereinafter referred to as BHPC) shall consider all matters relating to the housing needs in Burlington with particular attention to housing opportunities that are affordable to residents of all income levels and abilities. The Committee shall seek to expand the inventory of decent, safe, and affordable housing and housing related programs.

2.9.1 Committee Purpose

The BHPC will make recommendations to the Select Board on steps the Town may take to support the creation of new housing options to address those needs as described in section 2.9 , and to maintain existing affordable housing in Burlington. The Committee will promote the creation and preservation of housing and housing programs that:

- Enable people with incomes below the area median to access an affordable place to live.
- Create and maintain adequate affordable housing in Burlington to exceed the state’s benchmark for 10 percent of the town’s total housing units to be affordable to those with incomes at or below 80 percent of the area median income.
- Promote a diverse, economically vibrant, and welcoming community with housing choices and opportunities free from housing discrimination.

2.9.2 Committee Composition

Committee Members shall consist of seven (7) voting members total, to include one (1) representative from the Select Board, one representative appointed by the Planning Department, and five (5) resident members appointed by the Town Administrator who have experience or interest in housing, real estate, law,



finance, or other relevant areas and who live in a diverse mix of housing types (homeowners and renters).

In the absence of an active committee, members shall be appointed as follows: three (3) members will be appointed for three (3) years, three (3) members will be appointed for two (2) years and one (1) member will be appointed for one (1) year. Thereafter, all appointments shall be three (3) years. The Committee shall elect a chairperson, vice-chairperson and recording clerk every two (2) years.

**RECOMMENDATIONS:**

General Bylaw Review: 4-0

After a presentation and discussion on the question, there was a motion made to Move the question, it was seconded and it Passed by a called 2/3s

Then to the Main Motion:

**MAIN MOTION: AS PRINTED IN WARRANT**

**ACTION: Passed by a Majority**

**ARTICLE #14 RE: Zoning Bylaw Amendment Smoke Shop**

To see if Town Meeting will vote to amend the Zoning Bylaws to create a new definition of “Smoke Shop under Article II: Definitions and Article IV: Principal Use Regulation Schedule as follows:

**2.19**

**Smoke shop** An establishment whose principal use is dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia, electronic tobacco as a principal use. Any grocery store, supermarket, convenience store or similar retail use that sells tobacco products, but where tobacco is not the principal use, shall not be included within the definition of Smoke Shop. Smoke shops are not Registered Marijuana Dispensaries (RMD).

4.2.0 PRINCIPAL USE REGULATION SCHEDULE																
	USE DESIGNATION	DISTRICT											OVERLAY DISTRICTS			
4.2.6	RETAIL, CONSUMER, AND TRADE USES	RO	RG	RC	BN	BL	BG	BT	IG	I	IR	OS	A	WR	CC	CBD
4.2.6.2.2	Smoke Shop	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	YES	YES	NO	NO

**MAIN MOTION:** An Amendment was made on the floor by the Zoning Bylaw Review:

To see if Town Meeting will vote to amend the Zoning Bylaws to create a new definition of “Smoke Shop under Article II: Definitions and Article IV: Principal Use Regulation Schedule as follows:

**2.19**

**Smoke Shop** An establishment whose principal use is dedicated to the display, sale, distribution, delivery, offering, furnishing, or marketing of tobacco, tobacco products, or tobacco paraphernalia, electronic tobacco as a principal use. Any grocery store, supermarket, convenience store or similar retail use that sells tobacco products, where tobacco is not the principal use, shall not be included within the definition of Smoke Shop. Registered Marijuana Dispensaries shall not be included within the definition of Smoke Shop.

4.2.0 PRINCIPAL USE REGULATION SCHEDULE																
	USE DESIGNATION	DISTRICT											OVERLAY DISTRICTS			
4.2.6	RETAIL, CONSUMER, AND TRADE USES	RO	RG	RC	BN	BL	BG	BT	IG	I	IR	OS	A	WR	CC	CBD
4.2.6.2.2	Smoke Shop	NO	NO	NO	NO	NO	NO	SP	NO	NO	NO	NO	YES	YES	NO	NO

**RECOMMENDATIONS:** Planning Board: 6-0-0

Land Use: 0-9

Zoning Bylaw Review: 7-0-0 on Amended version.

After a presentation and discussion on the question, there was a motion was made from the floor by the Zoning Bylaw Review, it was seconded and it Passed  
Then the Main Motion as amended was voted on.

**ACTION: Vote Failed to achieve the 2/3s Majority required.**

**ARTICLE #15 RE: Amend Zoning Bylaw- DISTANCE from Basement, Slab or Crawl Space and Groundwater**

To see if the Town will vote to amend the Zoning Bylaws by amending the following section in order to regulate the distance between groundwater and building basements, crawl space floors, or slab elevations as follows;

A. Add a new definition as follows:

Article II: Definitions:

2.7 Groundwater (Estimated Seasonal High Groundwater Table (ESHGWT))

The estimated highest level to a zone of saturation in the soil in most years under normal wet season, as determined by a Licensed Soil Evaluator.

B. Add a new section 5.1.6 as follows:

**5.1.6 DISTANCE FROM BASEMENT, SLAB OR CRAWL SPACE AND GROUNDWATER**

5.1.6.1 Purpose. The purpose of this bylaw is to preserve and protect groundwater; to maintain and enhance the public safety, environment, health, and general welfare by establishing minimum requirements; and to establish procedures to control the adverse effects of building basement floors below the (ESHGWT), including basement flooding, pumping and discharge of groundwater to neighboring properties, discharging groundwater to the public way, and illicit connections to the Town sewer and stormwater connections.

5.1.6.2 Applicability. The requirement of this Section 5.1.6 shall apply to all Zoning Districts:

1. All new building construction, including single family dwellings; (New construction shall be teardown & rebuild and new building construction).

2. Alterations, renovations and additions to existing buildings or dwellings and/or separate buildings or dwellings that increases building/dwelling footprint by more than 750 square feet on the lot.

5.1.6.3 Conditions and Requirements. The bottom elevation of the basement crawl space floors, or slab elevations of any building or dwelling shall not be lower than the ESHGWT. Said ESHGWT shall be determined by a Licensed Soil Evaluator. The Inspector of Buildings shall determine compliance with this bylaw.

a. All applicable Building Permit applications shall include information required to determine compliance with this bylaw.

5.1.6.4 The basement floor, crawl space floors, or slab elevation may be lower than the ESHGWT if all of the following conditions are met:

a. Detailed engineering plans, certified by a Professional Civil Engineer showing a foundation and perimeter drain management system that will mitigate and control groundwater discharge and stormwater runoff, are provided;

b. All additional groundwater discharge shall be mitigated on-site and shall not be permitted to connect into the municipal stormwater system.

c. A Professional Civil Engineer shall submit certification that all groundwater will be retained on site.

5.1.6.5 As provided by General Law, Chapter 44, Section 53G, the Town of Burlington may impose reasonable fees for the employment of outside consultants.

5.1.6.6 Relationship to Other Laws.

Nothing in this by-law shall be construed to restrict, amend, repeal, or otherwise limit the application or enforcement of any other law or regulation.

or act in any other manner in relation thereto.

**MAIN MOTION:** An Amendment was made from the floor by ZBRC:

To see if the Town will vote to amend the Zoning Bylaws by amending the following section in order to regulate the distance between groundwater and building basements, crawl space floors, or slab elevations as follows;

C. Add a new definition as follows:

Article II: Definitions:

2.7 Groundwater Estimated Seasonal High Groundwater Table (ESHGWT)

The estimated highest level to a zone of saturation in the soil in most years under normal wet season, as determined by a Licensed Soil Evaluator.

D. Add a new section 5.1.6 as follows:

**5.1.6 DISTANCE FROM BASEMENT, SLAB OR CRAWL SPACE AND GROUNDWATER**

5.1.6.1 Purpose The purpose of this bylaw is to preserve and protect groundwater; to maintain and enhance the public safety, environment, health, and general welfare by establishing minimum requirements; and to establish procedures to control the adverse effects of building basement floors below the ESHGWT, including basement flooding, pumping and discharge of groundwater to neighboring properties, discharging groundwater to the public way, and illicit connections to the Town sewer and stormwater connections.



5.1.6.2 Applicability

The requirement of this Section 5.1.6 shall apply to all Zoning Districts:

1. All new building construction, including single family dwellings; (New construction shall be teardown & rebuild and new building construction).

2. Alterations, renovations and additions to existing buildings or dwellings and/or separate buildings or dwellings that increases building/dwelling footprint by more than 750 square feet on the lot.

5.1.6.3 Conditions and Requirements

The bottom elevation of the basement crawl space floors, or slab elevations of any building or dwelling shall not be lower than the ESHGWT. Said ESHGWT shall be determined by a Licensed Soil Evaluator. The Inspector of Buildings shall determine compliance with this bylaw.

a. All applicable Building Permit applications shall include information required to determine compliance with this bylaw.

5.1.6.4 The basement floor, crawl space floors, or slab elevation may be lower than the ESHGWT if all of the following conditions are met:

a. Detailed engineering plans, certified by a Professional Civil Engineer showing a foundation and perimeter drain management system that will mitigate and control groundwater discharge and stormwater runoff, are provided;

b. All additional groundwater discharge shall be mitigated on-site and shall not be permitted to connect into the municipal stormwater system.

c. A Professional Civil Engineer shall submit certification that all groundwater will be retained on site.

5.1.6.5 As provided by General Law, Chapter 44, Section 53G, the Town of Burlington may impose reasonable fees for the employment of outside consultants.

5.1.6.6 Relationship to Other Laws.

Nothing in this by-law shall be construed to restrict, amend, repeal, or otherwise limit the application or enforcement of any other law or regulation.

or act in any other manner in relation thereto.

**RECOMMENDATIONS:** Planning Board: 7-0-0  
Zoning Bylaw Review: 6-1-0

**ACTION: Passed by called 2/3s by Moderator**

The business of the Town being concluded, a motion was made to adjourn, seconded and voted unanimously. Meeting was adjourned at 9:56 PM.

Respectfully Submitted

*Amy E. Warfield*  
Town Clerk

A TRUE COPY ATTEST:  
*Amy E. Warfield*  
TOWN CLERK  
BURLINGTON, MASSACHUSETTS