



**Stormwater Standards Compliance Statement**  
**Melrose Towers Condominium**  
**DEP File #217-218**

The Melrose Conservation Commission is currently considering a Notice of Intent application for the Melrose Towers Condominium under DEP File #217-218. This project consists of maintenance only in the form of repaving an existing parking lot. It is, however, the subject of a Notice of Intent as most of the site exists within the resource of Bordering Land Subject to Flooding. Specific intent, however, of the repaving operation is to remove and replace paved areas such that it will result in no net fill in the resource area. It is the applicant's opinion that the total approach taken is consistent with the stormwater management areas. None the less, the applicant has been requested to respond to the Stormwater Management Standards and does so as follows:

1. Fully complied with, there are no new conveyances which discharge untreated stormwater directly to or would cause erosion to the waters of the Commonwealth.
2. Whereas no new impervious surfaces are planned, and there is no increase in paved surfaces, pre and post development discharge rates will remain the same. Standard 2 is complied with.
3. There is no loss of annual recharge to the groundwater as there is no additional paved surfaces being proposed. Standard 3 is complied with.
4. Compliance to the extent practical only is required for Standard 4. The applicant has submitted to the Conservation Commission that a reasonable standard is to clean out, examine and repair the sumps of all existing catch basins and to retrofit all existing catch basins with gas traps to the extent feasible. The applicant has made the case to the Conservation Commission that the replacement of all catch basins would with deep sump catch basins, which are currently required, is not practical, but the approach of retrofitting catch basins to the extent practical, is feasible.
5. The project is not a higher potential pollutant load and as such is not subject to Stormwater Standard 5.
6. The discharge is not within a Zone 2 or Interim Well Head Protection Area of a public water supply and is as such is not subject to Standard 6.
7. As a redevelopment plan, the project has met the Stormwater Management Standards of Standards 1-3 completely and Standard 4 to the extent practical and is not subject to Standards 5-6 making it in compliance with Standard 7.
8. The suggested construction practices of scarifying existing paved areas with removal from the site and repaving as soon as possible, is designed to control construction related impacts including erosion sedimentation and other pollutant sources during construction. Because of the potential for a rain event during the construction period, silt sacks will be added to all catch basins during the construction period.



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9. A long-term Operation Maintenance Plan was developed and submitted to the Conservation Commission as part of the filing.
  
10. An Illicit Discharge Statement will be provided by the management of the condominium association upon completion of the drainage and gas trap repairs which are part of this Notice of Intent filing. I believe the project as preceding is in compliance with Stormwater Standards as they apply to a redevelopment project, and it has been the applicant's intention throughout the process to comply with the stormwater requirements to the extent practical. As previously indicated to the Commission, if compliance comes to onerous the project itself might be jeopardized.

A copy of the Stormwater Management Standards is attached for reference.

## **Stormwater Management Standards**

In 1996, the Massachusetts Department of Environmental Protection (the “Department” or “MassDEP”) issued the Stormwater Policy that established Stormwater Management Standards aimed at encouraging recharge and preventing stormwater discharges from causing or contributing to the pollution of the surface waters and groundwaters of the Commonwealth. In 1997, MassDEP published the Massachusetts Stormwater Handbook as guidance on the Stormwater Policy. MassDEP has revised the Stormwater Management Standards and Massachusetts Stormwater Handbook to promote increased stormwater recharge, the treatment of more runoff from polluting land uses, low impact development (LID) techniques, pollution prevention, the removal of illicit discharges to stormwater management systems, and improved operation and maintenance of stormwater best management practices (BMPs). MassDEP applies the Stormwater Management Standards pursuant to its authority under the Wetlands Protection Act, M.G.L. c. 131, § 40, and the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53. The revised Stormwater Management Standards have been incorporated in the Wetlands Protection Act Regulations, 310 CMR 10.05(6)(k) and the Water Quality Certification Regulations, 314 CMR 9.06(6)(a).

Stormwater runoff results from rainfall and snow melt and represents the single largest source responsible for water quality impairments in the Commonwealth’s rivers, lakes, ponds, and marine waters. New and existing development typically adds impervious surfaces and, if not properly managed, may alter natural drainage features, increase peak discharge rates and volumes, reduce recharge to wetlands and streams, and increase the discharge of pollutants to wetlands and water bodies.

The Stormwater Management Standards address water quality (pollutants) and water quantity (flooding, low base flow and recharge) by establishing standards that require the implementation of a wide variety of stormwater management strategies. These strategies include environmentally sensitive site design and LID techniques to minimize impervious surface and land disturbance, source control and pollution prevention, structural BMPs, construction period erosion and sedimentation control, and the long-term operation and maintenance of stormwater management systems.

### **The Stormwater Management Standards**

1. No new stormwater conveyances (e.g. outfalls) may discharge untreated stormwater directly to or cause erosion in wetlands or waters of the Commonwealth.
2. Stormwater management systems shall be designed so that post-development peak discharge rates do not exceed pre-development peak discharge rates. This Standard may be waived for discharges to land subject to coastal storm flowage as defined in 310 CMR 10.04.
3. Loss of annual recharge to groundwater shall be eliminated or minimized through the use of infiltration measures including environmentally sensitive site design, low impact development techniques, stormwater best management practices, and good operation and maintenance. At a minimum, the annual recharge from the post-development site shall approximate the annual recharge from pre-development conditions based on soil type. This Standard is met when the stormwater management system is designed to infiltrate the required recharge volume as determined in accordance with the Massachusetts Stormwater Handbook.
4. Stormwater management systems shall be designed to remove 80% of the average annual post-construction load of Total Suspended Solids (TSS). This Standard is met when:
  - a. Suitable practices for source control and pollution prevention are identified in a long-term pollution prevention plan, and thereafter are implemented and maintained;
  - b. Structural stormwater best management practices are sized to capture the required water quality volume determined in accordance with the Massachusetts Stormwater Handbook; and
  - c. Pretreatment is provided in accordance with the Massachusetts Stormwater Handbook.

5. For land uses with higher potential pollutant loads, source control and pollution prevention shall be implemented in accordance with the Massachusetts Stormwater Handbook to eliminate or reduce the discharge of stormwater runoff from such land uses to the maximum extent practicable. If through source control and/or pollution prevention all land uses with higher potential pollutant loads cannot be completely protected from exposure to rain, snow, snow melt, and stormwater runoff, the proponent shall use the specific structural stormwater BMPs determined by the Department to be suitable for such uses as provided in the Massachusetts Stormwater Handbook. Stormwater discharges from land uses with higher potential pollutant loads shall also comply with the requirements of the Massachusetts Clean Waters Act, M.G.L. c. 21, §§ 26-53 and the regulations promulgated thereunder at 314 CMR 3.00, 314 CMR 4.00 and 314 CMR 5.00.
6. Stormwater discharges within the Zone II or Interim Wellhead Protection Area of a public water supply, and stormwater discharges near or to any other critical area, require the use of the specific source control and pollution prevention measures and the specific structural stormwater best management practices determined by the Department to be suitable for managing discharges to such areas, as provided in the Massachusetts Stormwater Handbook. A discharge is near a critical area if there is a strong likelihood of a significant impact occurring to said area, taking into account site-specific factors. Stormwater discharges to Outstanding Resource Waters and Special Resource Waters shall be removed and set back from the receiving water or wetland and receive the highest and best practical method of treatment. A “storm water discharge” as defined in 314 CMR 3.04(2)(a)1 or (b) to an Outstanding Resource Water or Special Resource Water shall comply with 314 CMR 3.00 and 314 CMR 4.00. Stormwater discharges to a Zone I or Zone A are prohibited unless essential to the operation of a public water supply.
7. A redevelopment project is required to meet the following Stormwater Management Standards only to the maximum extent practicable: Standard 2, Standard 3, and the pretreatment and structural best management practice requirements of Standards 4, 5, and 6. Existing stormwater discharges shall comply with Standard 1 only to the maximum extent practicable. A redevelopment project shall also comply with all other requirements of the Stormwater Management Standards and improve existing conditions.
8. A plan to control construction-related impacts including erosion, sedimentation and other pollutant sources during construction and land disturbance activities (construction period erosion, sedimentation, and pollution prevention plan) shall be developed and implemented.
9. A long-term operation and maintenance plan shall be developed and implemented to ensure that stormwater management systems function as designed.
10. All illicit discharges to the stormwater management system are prohibited.

### **Applicability**

Except as expressly provided herein, stormwater runoff from all industrial, commercial, institutional, office, residential and transportation projects including site preparation, construction and redevelopment, and all point source stormwater discharges from said projects shall be managed according to the Stormwater Management Standards.

The Stormwater Management Standards shall not apply to:

- (1) A single-family house;
- (2) Housing development and redevelopment projects comprised of detached single-family dwellings on four or fewer lots provided that there are no stormwater discharges that may potentially affect a critical area;