

Learn About the Proposed Bylaws that will be Considered at Town Meeting on November 15, 2021



The Brewster Select Board and Planning Board recommend that the Town adopt a new Stormwater Management Bylaw to meet the state's requirements for stormwater management. Updates to the existing Water Quality Review Bylaw (Zoning Bylaw Article XI) and the the Floodplain District Bylaw (Article II of the Zoning Bylaw - Section 179-7) are also proposed.

Article 9 - Stormwater Management Bylaw (Chapter 272)

A new stormwater management bylaw is proposed to bring the Town into compliance with our 2016 General Permit for Stormwater Discharges from Small Municipal Separate Storm Sewer Systems in Massachusetts (MS4 Permit). This federal permit requires regulated communities, including Brewster, to adopt local stormwater management regulations to protect water resources. The proposed bylaw is a general bylaw requiring a simple majority vote at Town meeting. Regulations to implement the bylaw are being reviewed by the Planning Board.

The proposed bylaw and regulations provide for "major" and "minor" categories of stormwater permits. The minor permit will apply to projects creating 500-2,500 square feet of impervious area or causes 10,000 – 20,000 square feet of land disturbance. Projects above these thresholds will require a major permit. The stormwater bylaw is provided in the [Town Meeting Warrant](#).

Article 10 - Updates to the Water Quality Review Bylaw

The proposed Stormwater Management Bylaw (Article 9) incorporates many of the stormwater management requirements currently included in the Town's Water Quality Review bylaw. Therefore, the Planning Board and Select Board are recommending changes to the Water Quality Review Bylaw to focus all stormwater regulations into the new Stormwater Bylaw. A copy of the proposed revisions to the Water Quality Review Bylaw are also provided in the Town Meeting Warrant. This updated version also includes clarifications on how the nitrogen loading impacts of projects within the jurisdiction of the bylaw will be assessed. Evaluation of nitrogen loading calculations and compliance with related performance standards will be overseen by the Board of Health, which is developing new regulations to facilitate these reviews and make the process consistent for all applicants.

Article 11 - Updates to the Floodplain District Bylaw

The Brewster floodplain district was first adopted as a zoning overlay in 1985. The amendments proposed in this article are designed to incorporate recommended changes from the state's updated model floodplain bylaw. No changes to the floodplain district boundary are proposed as part of this zoning bylaw amendment. The updated bylaw is also provided in the Town Meeting Warrant.

For further information please contact the Brewster Planning Department at 508-896-3701 x1133 or brewplan@brewster-ma.gov