

Section 7

Control Measure 5: Post-Construction Stormwater Management

7.1 Introduction

The Post-Construction Runoff control measure includes the development, implementation, and enforcement of a program to address discharges of post-construction stormwater runoff from new development and redevelopment areas that disturb more than 1 acre of land.

7.2 Requirements

To comply with Control Measure 7, the City must “develop, implement, and enforce a program to address stormwater runoff from new development and redevelopment projects that disturb greater than one acre and discharge into the municipal system. The program must include projects that disturb less than one acre if the project is part of a larger common plan of development.”

The program for this control measure must include:

- An ordinance or other regulatory mechanism to address post-construction runoff from new development and redevelopment projects to the extent allowable under state or local law,
- Procedures to ensure adequate long-term operation and maintenance of BMPs, and
- Procedures to ensure that any controls that are in place will prevent or minimize impacts to water quality.

“Redevelopment” refers to property alterations that change the footprint of a site or building and result in the disturbance of one or more acres. Redevelopment is not intended to include activities such as exterior remodeling.

7.3 Existing Best Management Practices

The City of Woburn already performs the following post-construction stormwater management best management practices and these will be continued for compliance with the requirements of Control Measure 5:

7.3.1 BMP #5-1: Continue to Implement Planning Board Rules and Regulations

Description: The City of Woburn's Planning Board regulations establish criteria for new drainage systems in proposed developments including the need for stormwater detention facilities. Accordingly, the City will continue to follow their existing policies.

Measurable Goal: Continue to implement existing policy.

Schedule: Continuously throughout permit term.

Responsible department: Engineering Department

Cost: No additional cost to the City as the policy is already in place.

7.3.2 BMP #5-2 Maintain Policy Ensuring Long-term Maintenance of Private Structural BMPs.

Description: The City requires developers to submit operations and maintenance plans for the long-term maintenance of any private structural best management practices for stormwater runoff control. The City will continue its policy when accepting development plans.

Measurable goal: Maintain existing policy.

Schedule: Throughout entire permit term.

Responsible department: Engineering Department

Cost: No additional cost to the City as the policy is already in place.

7.4 Additional Best Management Practices

The following post-construction stormwater management BMPs will be performed in addition to the City of Woburn's current practices to fulfill the requirements of Control Measure 5:

7.4.1 BMP #5-3: Review BMP #5-1 to Ensure that Standards 2, 3, 4, 7 and 9 of the Massachusetts Stormwater Policy (MSP) are Applied to the Entire City¹.

Description: Review existing post-construction drainage regulations, as stated in the City's Planning Board Rules and Regulations for Subdivisions, and ensure that it applies Standards 2, 3, 4, 7 and 9 of the MSP (see Section 1.2.1) to the entire City of Woburn. Amend the rules and regulations, as necessary, to comply with the MSP standards.

Measurable goal: Review conducted and amendments made, if necessary.

Schedule: Review existing Rules and Regulations for Subdivisions by the end of permit year 2. Develop amendments and obtain approval of the amendments in permit year 3 and subsequent years, if necessary, to ratify the amendment.

Responsible department: Engineering Department

Cost: It is estimated that about 20 hours of staff time will be required to review existing policies and develop amendments, if necessary. Approximately 20 hours of staff time may be needed to obtain approvals of the amended rules and regulations.

¹ These standards are: (2) Stormwater management systems must be designed so that post-development peak discharge rates do not exceed pre-development rates. (3) Loss of annual recharge to groundwater should be minimized through the use of infiltration measures to the maximum extent practicable. The annual recharge from the post-development site should approximate the annual recharge from the pre-development or existing site conditions, based on soil type. (4) For new development, stormwater management systems must be designed to remove 80% of the average annual load (post-development conditions) of total suspended solids (TSS). (7) Redevelopment of previously developed sites must meet the stormwater management standards to the maximum extent practicable. However, if it is not practicable to meet all the standards, new (retrofitted or expanded) stormwater management systems must be designed to improve existing conditions. (9) All stormwater management systems must have an operation and maintenance plan to ensure that systems function as designed.