

Brockton Planning Board
Redevelopment Project Stormwater Policy

The Brockton Planning Board recognizes that redevelopment of existing industrial, commercial, and business facilities will require modifications and/or expansion of the existing developed areas of their properties. The Board also recognizes the need to prevent stormwater discharges from redevelopment projects from impacting abutting properties and causing or contributing to the pollution of the surface and ground waters of the Commonwealth of Massachusetts. The Planning Board acknowledges that many applications for small site modifications and/or expansions will have difficulty providing stormwater best management practices in complete accordance with the Massachusetts Stormwater Standards and could otherwise be permitted without adverse stormwater impacts.

For purposes of this Policy, a “redevelopment project” is defined as a project having no more than a 10% increase in impervious surface up to a maximum of 20,000 square feet. Projects meeting this definition shall comply with the Massachusetts Stormwater Standards to the maximum extent practicable as defined and specified in the Massachusetts Stormwater Handbook. Stormwater best management practices for projects with impervious surface increases greater than 20,000 square feet must fully comply with the Massachusetts Stormwater Standards.

All “redevelopment projects” must improve existing conditions and:

- Mitigates stormwater impacts to abutting property;
- Provides for increased stormwater recharge when and where feasible, improves treatment of existing stormwater runoff, uses low impact development (LID) when and where feasible, proposes good housekeeping for pollution prevention, removes illicit discharges, and improves the operation and maintenance plan for existing and retrofit best management practices BMPs.
- Does not change land use not classified as a Land use with higher potential pollutant loads (LUHPPL) to a use that is classified as a LUHPPL.

Submittal Requirements

1. Engineered, surveyed plans and information adequately describes the existing and proposed conditions;
2. Stamped and signed Massachusetts Stormwater Checklist or Redevelopment Checklist;
3. Stormwater Management Report documenting the proposed stormwater management system complies with the Massachusetts Stormwater Standards and Handbook to the maximum extent practicable for “redevelopment projects” and complete compliance with the Standards for projects with an increase of impervious surface greater than 20,000 square feet;
4. Soil observations performed by a Massachusetts approved Soil Evaluator that determine the soil classification and depth to seasonal high groundwater at the location of the proposed stormwater management system.