

**Attachment H- Impervious Cover Regulation Report**

# Impervious Cover and Green Infrastructure

## Regulation Assessment Report

**Sherborn, Ma**



Sections 2.3.6.b and 2.3.6.c require that the permittee develop a report assessing current street design and parking lot guidelines and other local requirements that affect the creation of impervious cover or the implementation of low impact development practices. The report should confirm that appropriate reductions in impervious area and green infrastructure practices are allowable. The following completed inquiry fulfills these requirements and will be included with the SWMP as required.

**Requirements:** If the assessment below indicates that code adjustments are necessary, outline the steps needed to adjust/amend code as needed and estimate timelines for that process. Identify and involve any department needed to amend applicable codes. Future annual reports will include findings and the progress towards making the practices allowable.

### 1) Street Widths

#### a. **Where in municipal code are public and private street widths regulated?**

Street widths are regulated within section 4.3 "Streets and Driveways" of the Sherborn Planning Board Rules and Regulations. Specifics of width and cross-sections of roads can be found in Appendix Schedule A "Typical Roadway Cross-Section" on page II-1. Section 5.3 "Streets" also includes some relevant information. The pavement width of streets was reduced from 24 to 22 feet in April of 2022.

#### b. **Do regulations allow for/encourage lane width reductions where appropriate?**

Yes, widths that don't align with regulations are reviewed by the Planning Board and can be decreased. For example in April 2021, the Planning Board allowed a street width of 14 feet and waived the cul-de-sac requirement for a private street that serves just 2 houses.

### 2) Parking Space Sizes

#### a. **Where in the municipal code are parking space sizes regulated?**

There is very limited commercial space in Sherborn and most parking is limited and narrow with shared parking between the few businesses and institutions in Town. Parking space sizes are regulated within section 1.5 "Definitions" of the Sherborn Zoning Bylaws under the definition for "Parking Space" in which a minimum size is described as: "An area not less than 8 1/2 feet in width and 20 feet in length for angle parking or 22 feet in length for parallel parking, exclusive of drives and maneuvering space."

**b. Do regulations allow for/encourage parking space size reductions where appropriate? If not, determine where adjustments in code may be appropriate to allow for this reduction in impervious area.**

Parking space sizes are regulated by the Zoning Bylaw and must comply with the Architectural Access Board and Americans with Disabilities Act regulations (3.4.2.10 Sherborn Planning Board Regulations). The Parking Space definition could be adjusted if Section 1.5 could be amended to reduce or allow more flexibility in parking space size. Having compact car vs SUV/Truck size requirements rather than just one general size could also be considered. These adjustments would have to be voted on at the annual town meeting because they are in the zoning regulations. All citizens in Town would be involved in this.

**3) Number of Parking Spaces**

**a. Where in municipal code are the number of required parking spaces regulated?**

Off street parking is regulated in the Sherborn Zoning By-Laws sections 5.1.1 "Minimum Parking Requirements," 5.1.2 "Nonconforming Parking Exemptions," 5.1.3 "Parking Area Plans," and 5.1.4 "Joint Use of Parking Facilities."

**b. Do regulations allow for/encourage parking space reductions where appropriate?**

- i. Section 5.1.1 includes minimum amount of parking spaces depending on use. It allows for the Planning Board to reduce the specified number as appropriate. Furthermore, the minimum number for retail was reduced from 1 space per 100 square feet to 1 space per 200 square feet a few years ago.
- ii. Section 5.1.2 allows for nonconfirming parking exemptions which allows for less spaces than the minimum in Section 5.1.1. There are very few new commercial areas in Sherborn and most buildings were existing at the time when the regulation became effective and are nonconforming.
- iii. Section 5.1.3 "Parking Area Plans" allows for the Zoning Board to evaluate if the impervious area is being minimized to serve the intended function.
- iv. Section 5.1.4 allows for the joint use of parking by many buildings. Parking in the small commercialized areas is sparse and is shared between many businesses and institutions to minimize impervious area..

**4) Stormwater Best Management Practices**

**a. Where in the municipal code are allowable stormwater Best Management Practices (BMPs) regulated?**

According to section 3.4.2.16 of Sherborn Planning Board Regulations for Site Plan Review, Stormwater drainage designs "shall incorporate best management practices, compliance with the EPA 2016 Massachusetts MS4

General Permit (as it may be amended from time to time by EPA), and standards in compliance with the most recent edition of the Massachusetts Stormwater Management Handbook." Also, protection measures can be found in the Stormwater Bylaws (Chapter 25 Section 2 of Sherborn General Bylaws)

**b. Do regulations allow/encourage low impact development design options? Specifically confirm that the following practices are allowable by code:**

- i. **Infiltration practices such as rain gardens:** Allowed.
- ii. **Curb extensions:** Allowed. In Volume 2 Section 2 of the Massachusetts Stormwater Management Handbook, specifies that the design must meet Stormwater Management Standards
- iii. **Planter gardens:** Allowed.
- iv. **Porous and pervious pavements:** Allowed

Low impact/natural development design options as a whole are required in Section 4.4.1 of the Sherborn Planning Board Regulations.

**c. Are green roofs allowed by building code and other applicable regulations?**

Yes, the Sherborn Stormwater Bylaw requires compliance with the Massachusetts Stormwater Handbook. Green roofs are allowed according to Volume 2 Section 2 of the Massachusetts Stormwater Management Handbook.

**d. Is water harvesting and the use of stormwater for non-potable uses allowed by building/plumbing code and other applicable regulations?**

The Sherborn Stormwater Bylaw requires compliance with the Massachusetts Stormwater Handbook. According to Volume 2, Section 2 under "Rain Barrels and Cisterns", the use of collected rainwater for non-potable uses is allowed.