

**TOWN OF LUNENBURG, MASSACHUSETTS
PLANNING BOARD
RULES AND REGULATIONS
FOR THE PREPARATION OF ENVIRONMENTAL
IMPACT STATEMENTS**

SECTION 1.0. GENERAL

SECTION 1.1. AUTHORITY

The following rules and regulations are adopted by the Lunenburg Planning Board for the preparation of environmental impact statements in accordance with the Protective Zoning Bylaw of the Town of Lunenburg and Rules and Regulations Governing the Subdivision of Land for the Town of Lunenburg.

SECTION 1.2. PURPOSE

The purpose of an environmental impact statement is to provide the Planning Board with sufficient information to conduct an individual detailed review of certain uses and structures which have a substantial potential for impact upon the character of the Town, air quality, general ecology elements, soils, surface and sub-surface water development elements, traffic, utilities and aesthetics elements therein, thereby affecting the public health, safety and general welfare thereof. The environmental impact review process is intended to promote and protect the natural, environmental, scenic and aesthetic qualities of the Town of Lunenburg.

SECTION 2.0. APPLICATION AND PROCEDURE

SECTION 2.1. APPLICATION

These rules and regulations shall be applied in accordance with Section 8.4. of the Protective Zoning Bylaw of the Town of Lunenburg, Section 6.6. Performance Standards, and Rules and Regulations governing the Subdivision of Land.

SECTION 2.2. PROCEDURE

The environmental impact statement shall be submitted in accordance with statutory requirements noted in Section 2.1.

SECTION 3.0. PREPARATION OF THE DOCUMENT

Section 3.1. CONTENTS

The statement shall include the following:

(a) Physical Environment

- (1) Describe the general physical conditions of the site, including vegetation, topography, unusual geologic, scenic and historical features, trails and open space links and indigenous wildlife.**
- (2) Describe how project will affect these features.**
- (3) Provide a complete physical description of the project, and relationship to surrounding area. Provide plans to document.**

(b) Surface Water and Soils

- (1) Describe location, extent and type of existing water and wetlands, including existing surface drainage characteristics, both within and adjacent to the project.**

(c) The temporary and permanent methods to be used to control erosion and sedimentation, both during and after construction, including a description of:

- (1) Any areas subject to flooding or ponding;**
- (2) Proposed surface drainage system;**
- (3) Proposed land grading and permanent vegetative cover;**
- (4) Methods to be used to protect existing vegetation;**
- (5) The relationship of the development to the topography;**
- (6) Any proposed alterations of wetlands as defined in Ch. 131, Sec. 40, M.G.L.;**
- (7) Any existing or proposed flood control or wetland easements;**
- (8) Estimated increase of peak runoff caused by altered surface conditions, and methods to be used to return water to the soils;**
- (9) Describe approximate size and location of land to be cleared at any given time and length of time and exposure;**
- (10) Covering of soil stockpiles;**
- (11) Effectiveness of proposed methods on the site and on the surrounding areas.**

(d) Sewage Disposal

- (1) Completely describe sewage disposal methods. Provide plan if requested.**
- (2) Evaluate impact of disposal methods on surface water, soils and vegetation.**

(e) Sub-surface Conditions

- (1) Describe any limitations on proposed project caused by sub-surface soil and water conditions, and methods to be used to overcome them.**
- (2) Describe procedures, location and findings of all percolation tests conducted on the site and test pits or borings shall be identified on site and on log.**
- (3) Evaluate impact of sewage disposal methods on quality of sub-surface water.**
- (4) Describe impact of storm water, run-off, surface water bodies and sub-surface water bodies before and after construction.**

(f) Town Services

- (1) Describe estimated traffic flow at peak periods and proposed circulation pattern.**
- (2) Describe locations and number of vehicles accommodated in parking areas.**
- (3) Describe effect of project on police and fire protection services.**
- (4) Describe effect of project on existing public services.**
- (5) Describe effect of project on educational services.**
- (6) Describe effect of the project on the Town water supply and distribution system.**

(g) Performance

- (1) Air Pollutants (conform with CMR Regulation 310 6:00-8:00). Provide data in change in local air quality caused by use, construction and performance during construction, following completion in operation including fumes, odor, noxious, chemical and hazardous materials.**
- (2) Identify use and interior activity in relation to emission of dangerous elements into air, into water bodies and on the ground through use, storage of toxic, hazardous, inflammable, radioactive or explosive materials. Show evidence of handling hazardous materials in connection with a use, as to creating, storing, processing, disposing, diluting or containment, leaching or any other manner including transporting. Interior plan may be required.**
- (3) Noise Pollutant. Estimate noise, vibration, flashing perceptible more than 200 feet from boundaries or originating premise.**
- (4) Odor. Describe threshold limits from emission from plant site or other source as measures from the user's property line.**

(h) Human Environment

- (1)**
 - a. Residential- Provide a tabulation of proposed buildings by type, size (number of bedrooms, floor area), ground coverage, and a summary showing the percentage of the tract to be occupied by buildings, parking and other paved vehicular areas, and useable open space.**

b. Commercial- Industrial- same as above – exclude bedrooms.

(2) State proximity to transportation, shopping and educational facilities.

(3) Describe proposed recreational facilities, including active and passive types; and age groups participating, and state whether recreational facilities and open space are available to all Lunenburg residents.

(i) General Impact

(1) Summarize briefly environmental impact of entire area with supporting reasons.

SECTION 4.0. REVIEW

SECTION 4.1. GUIDELINES

In reviewing the statement, the Planning Board shall assure:

- (a) Consideration of the degree to which water is recycled into the ground;**
- (b) The maintenance and improvement of the flow and quality of surface waters;**
- (c) The preservation or promotion of wildlife refuge land habitats; historic sites; unique geological; botanical and archeological features; existing or potential trails; and access to open space areas;**
- (d) Protection of adjacent areas against detrimental or offensive uses on the site by provision of adequate surface water drainage, buffers against light, sight, sound, dust and vibration, and preservation of light and air;**
- (e) Convenience and safety of vehicular and pedestrian movement within the site and in relation to adjacent areas;**
- (f) Adequacy of the methods of disposal for wastes;**
- (g) Protection of air quality, effects to the environment by use which would produce hazardous elements to the air, land or persons.**
- (h) Protection of the health, safety and welfare of the inhabitants of the area.**
- (i) Protection of environment features on the site and in adjacent areas, including views and undeveloped hill tops.**

SECTION 5.0. EXTENT

SECTION 5.1. WAIVER

The Planning Board may waive any section or sections of the statement which it deems inapplicable to the proposed project. The developer should discuss the requirements with the Board prior to preparation of the statement, preferably prior to the submission of a preliminary plan.