



**CITY OF MARLBOROUGH
OFFICE OF CITY CLERK**

**Lisa M. Thomas
140 Main St.**

**Marlborough, MA 01752
(508) 460-3775 FAX (508) 460-3723
November 23, 2009**

Regular meeting of the City Council held on Monday, November 23, 2009 at 8:00 p.m. in City Council Chambers, City Hall. City Councilors present: Levy, Ossing, Pope, Vigeant, Delano, Ferro, Schafer, Juare, Seymour, Clancy and Landers. Meeting adjourned at 8:50 p.m.

ORDERED: That the minutes of the City Council Meeting November 9, 2009, **FILE**; adopted.

ORDERED: That the Council President recognized Boy's Scout Troop 41, **FILE**; adopted.

ORDERED: That the budget transfer request in the amount of \$24,340.00 from Undesignated Fund of which \$8,840.00 be transferred to Constables at Polls & \$15,500.00 to Pollworkers for the purpose of covering anticipated deficits relative to upcoming Special Elections, refer to **FINANCE COMMITTEE**; adopted.

FROM:

Acct. # 10000-35900 \$24,340.00
Undesignated Fund

TO:

Acct. # 11620003-51460 \$8,840.00
Constables at Polls

Acct. #11620006-53871 \$15,500.00
Pollworkers

ORDERED: That the budget transfer requests in the amount of \$30,000.00 from Undesignated Fund to Gross Overtime, \$9,215.69 from Firefighter to Gross Overtime and \$699.60 from Fire Lieutenant to Gross Overtime for the purpose of funding OT for the Fire Department for the rest of this fiscal year, refer to **FINANCE COMMITTEE**, adopted.

FROM:

Acct. # 10000-35900 \$30,000.00
Undesignated Funds

TO:

Acct. # 12200003-51300 \$30,000.00
Gross OT

FROM:

Acct. # 12200001-50450 \$9,125.69
Firefighter

TO:

Acct. # 12200003-51300 \$9,125.69
Gross OT

FROM:

Acct. # 12200001-50810 \$699.60

Fire Lieutenant

TO:

Acct. # 12200003-51300 \$699.60

Gross OT

ORDERED: That the budget transfer request in the amount of \$38,000.00 from Undesignated Fund to Rep/Maint. Supplies for the purpose of repairing older fleet vehicles, refer to **FINANCE COMMITTEE**; adopted.

FROM:

Acct. # 10000-35900 \$38,000.00

Undesignated Fund

TO:

Acct. # 14001406-54810 \$38,000.00

Rep/Main Supplies-Vehicles

ORDERED: That the budget transfer request in the amount of \$1,620.00 from Engr.-Jr. Civil Engr. to Sick Leave Buy Back due to an employee's resignation, refer to **FINANCE COMMITTEE**; adopted.

FROM:

Acct. # 14001101-50710 \$1,620.00

Engineer-Junior Civil Engineer

TO:

Acct. # 14001103-51920 \$1,620.00

Sick Leave Buy Back

ORDERED: That the budget transfer request in the amount of \$5,000.00 from Undesignated Fund to High School Library for monies received from condition 12B of Special Permit, Valvoline-214 Boston Post Rd. East, Order No. 05-100872C, refer to **FINANCE COMMITTEE**; adopted.

FROM:

Acct. # 10000-35900 \$5,000.00

Undesignated Fund

TO:

Acct. # 19300006-55975 \$5,000.00

High School Library

ORDERED: That budget transfer request in the amount of \$600.00 from Undesignated Fund to Advertising for the purpose of advertising delinquent taxes, refer to **FINANCE COMMITTEE**; adopted.

FROM:

Acct. # 10000-35900 \$600.00

Undesignated Fund

TO:

Acct. # 11440004-53150 \$600.00

Advertising

ORDERED: That the Communication from the Mayor regarding Marlborough's Other Post Employment Benefits (OPEB), refer to **FINANCE COMMITTEE**; adopted.

ORDERED: That Agenda #9, Communication from the City Solicitor regarding Disposition of a Portion of Municipal Land and Acquisition of a Portion of Private Land on Bolton St., be moved to Reports of Committees; **APPROVED**; adopted.

ORDERED: That the following notification from the City Clerk re: Special State Primary Election Call, **FILE**; adopted.

CITY OF MARLBOROUGH
OFFICE OF CITY CLERK

That the City Clerk be and is herewith directed to have proper notices issued notifying the VOTERS of the City of Marlborough that the **SPECIAL STATE PRIMARY ELECTION** will be held in the polling locations as noted below on **DECEMBER 8, 2009** as follows: Senator in Congress.

THE POLLS WILL OPEN AT 7:00 A.M. AND WILL CLOSE AT 8:00 P.M.

POLLING LOCATIONS ARE AS FOLLOWS:

WARD ONE: Prec. 1 and 2	Francis J. Kane School, 520 Farm Rd.
WARD TWO: Prec. 1 and 2	Francis J. Kane School, 520 Farm Rd.
WARD THREE: Prec. 1	Masonic Hall, 8 Newton St., corner of Main/Newton Sts., rear
WARD THREE: Prec. 2	Raymond J. Richer School, 80 Foley Rd., small room
WARD FOUR: Prec. 1 and 2	Boys & Girls Club, 169 Pleasant St.
WARD FIVE: Prec. 1	Senior Center, 250 Main St.
WARD FIVE: Prec. 2	Masonic Hall, 8 Newton St., corner of Main/Newton Sts., rear
WARD SIX: Prec. 1 and 2	Marlborough Middle (Intermediate) School, 25 Union St. Library
WARD SEVEN: Prec. 1 and 2	Hildreth School Gymnasium, 85 Sawin St.

ORDERED: That the Communication from the Planning Board re: Proposed Narcotic Detoxification and/or Maintenance Facilities, Chapter 40A of the Zoning Ordinance, Order No. 09-1002277E, **FILE**; adopted.

ORDERED: That the Rezoning request from Attorney Bergeron, be **WITHDRAWN WITHOUT PREJUDICE** on behalf of 400 South St., LLC, 424 South St., LLC and 428 South St., LLC for rezoning of Map 93, Parcels 18A, 19, 20, 22, 23, 32, 101 and 103 from Industrial to Commercial and Automotive, **APPROVED**; adopted.

COUNCILOR FERRO MADE A MOTION TO APPROVE WITH PREJUDICE – DOES NOT CARRY

Councilor Ferro requested to be recorded in opposition.

ORDERED: That the Communication from Donald Conn, on behalf of Jam Enterprises, LLC, to continue Public Hearing scheduled for December 21, 2009 to a date convenient to City Council in January 2010, Order No. 09-1002361, **HELD ON DECEMBER 21, 2009 AND TO BE CONTINUED IN JANUARY 2010, APPROVED**; adopted.

ORDERED: That the Agreement to Extend Time Limitations on the Application for Special Permit from Cherag Patel to construct a 104 room hotel at 257 Siminano Dr., as it is in an Industrial zone to December 31, 2009 at 5:00 PM, **APPROVED**; adopted.

Councilor Ossing abstained

ORDERED: That the minutes, Planning Board, October 26, 2009, **FILE**; adopted.

ORDERED: That the following CLAIMS, refer to the **LEGAL DEPARTMENT**; adopted.

A. German Hovakimian, 7 Raymond Place, pothole or other road defect

Reports of Committees:

Councilor Ossing reported the following out of the Finance Committee:

Order No. 09-1002345 – Transfer \$100,000.00 from Undesignated Funds to Water Meters Account. The Finance Committee reviewed the Mayor's letter dated October 22, 2009 requesting the transfer of \$100,000.00 from Stabilization Account to purchase water meters. The Mayor submitted an additional letter dated November 12, 2009 requesting that the transfer to purchase water meters be funded through the Undesignated Funds and not the Stabilization account. **Recommendation of the Finance Committee is to approve 5-0.**

Order No. 09-1002336 – Four DPW Transfers: The Finance Committee reviewed the Mayor's letter dated October 1, 2009 requesting the following DPW transfers:

- \$5,000.00 from Water Chief Pumping Station to Water Interim Foreman. The Finance Committee voted 4-1 (Delano opposed) to approve the transfer.
- \$30,000.00 from Water MWRA to Water Plant. The Finance Committee voted 5-0 to approve the transfer.
- \$9,500.00 from Streets Foreman to Streets Contract Services. The Finance Committee voted 5-0 to approve the transfer.
- \$19,911.40 from Forestry Equipment Operators to Streets Equipment Operators. The Finance Committee voted 5-0 to approve the transfer.

Recommendation of the Finance Committee is to Suspend the Rules for the \$5,000.00 transfer only.

Order No. 09-1002344 – Two DPW Transfers: The Finance Committee reviewed the Mayor's letter dated October 22, 2009 requesting the following DPW transfers:

- \$15,000.00 from Water Meter Reader to Water Overtime.
- \$5500.00 from Water Equipment Operator to Water Overtime

Recommendation of the Finance Committee is to approve 5-0.

Suspension of the Rules requested – granted

ORDERED: That the budget transfer request in the amount of \$1,500.00 from the Undesignated Fund to Advertising accounts as the City Clerk's advertising budget was depleted due to an increased demand for ordinance and traffic ads, **APPROVED**; adopted.

FROM:

Acct. # 100-35900	\$1,500.00
Undesignated Funds	

TO:

Acct. # 11610004-53150	\$1,500.00
Advertising	

Suspension of the Rules requested – granted

ORDERED: That the following budget transfer request in the amount of \$5,000.00 from Chief PS Operator to Interim Foreman to supplement funding in said accounts, **APPROVED**; adopted.

FROM:

Acct. # 61090001-50780 \$5,000.00

Chief PS Operator

TO:

Acct. # 61090003-51470 \$5,000.00

Interim Foreman

Councilor Delano requested to be recorded in opposition

Suspension of the Rules requested – granted

ORDERED: That the budget transfer request in the amount of \$2,600.00 from Foreman to Interim Foreman accounts to meet anticipated costs for the remainder of FY10 and \$3,600.00 from Foreman to Interim Foreman accounts to provide coverage associated with an employee's unanticipated and extended medical leave, **APPROVED**; adopted.

FROM:

Acct. # 140001301-50690 \$2,600.00

Foreman

TO:

Acct. # 14001303-51470 \$2,600.00

Interim Foreman

FROM:

Acct. # 140001301-50690 \$3,600.00

Foreman

TO:

Acct. # 14001503-51470 \$3,600.00

Interim Foreman

Yea: 8 -Nay: 3

Yea: Ferro, Juairé, Seymour, Clancy, Landers, Ossing, Vigeant & Levy

Nay: Delano, Schafer, Pope

Councilor Delano requested to be recorded in opposition.

ORDERED: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY ADDING A NEW CHAPTER 271, ENTITLED "STORMWATER MANAGEMENT," AS FOLLOWS:

CHAPTER 271. STORMWATER MANAGEMENTA. Purpose

1. This ordinance complies with the requirements of Phase II of the National Pollutant Discharge Elimination System (NPDES) stormwater program promulgated on December 8, 1999 (and as may be subsequently amended) under the Federal Clean Water Act (CWA). Under the Phase II stormwater program, the U.S. Environmental Protection Agency (EPA) requires regulated

municipalities to reduce the discharge of pollutants in stormwater to the maximum extent practicable and to adopt ordinances to address the control of sources of pollutants entering the municipal storm drain system.

2. Regulation of discharges to the municipal storm drain system is necessary for the protection of Marlborough's water bodies, drinking water and groundwater, and to safeguard the public health, safety, welfare and the environment. Increased and contaminated stormwater runoff associated with developed land uses and the accompanying increase in impervious surface are major causes of impairment of water quality and flow in lakes, ponds, streams, rivers, wetlands and groundwater.
3. This ordinance establishes stormwater management standards for the temporary and final conditions that result from development and redevelopment projects. Those standards seek to minimize adverse impacts offsite and downstream which would be born by abutters, citizens and the general public. The harmful impacts of increased and contaminated stormwater runoff associated with developed land uses and the impacts of soil erosion and sedimentation include without limitation:
 - a. impairment of water quality and flow in lakes, ponds, streams, rivers, wetlands and groundwater;
 - b. contamination of drinking water supplies;
 - c. alteration or destruction of aquatic and wildlife habitat;
 - d. flooding;
 - e. erosion of stream channels; and
 - f. overloading or clogging of municipal catch basins and storm drainage systems.

B. Objectives

1. Protect groundwater and surface water to prevent degradation of drinking water supply and waterways;
2. Require practices that minimize soil erosion and sedimentation and that control the volume and rate of stormwater runoff resulting from land-disturbing activities;
3. Maintain the natural hydrologic characteristics of the land to the maximum extent practicable as determined by the City Engineer, in order both to reduce flooding, stream bank erosion, siltation, non-point source pollution and property damage, as well as to maintain the integrity of stream channels and aquatic habitats;
4. Promote the infiltration and the recharge of groundwater;

5. Ensure that soil erosion and sedimentation control measures and stormwater runoff control practices are incorporated into the site planning and design process, and are implemented and maintained;
6. Require practices to control waste at a construction site, such as discarded building materials, concrete truck washout, chemicals, litter and sanitary waste, that may cause adverse impacts to water quality;
7. Prevent pollutants from entering the Marlborough municipal storm drainage system and to minimize discharge of pollutants from that drainage system;
8. Ensure adequate long-term operation and maintenance of structural stormwater best management practices so that stormwater structures work as designed;
9. Comply with state and federal statutes and regulations relating to stormwater discharges;
10. Establish Marlborough's legal authority to ensure compliance with the provisions of this ordinance through inspection, monitoring, and enforcement; and
11. Encourage the use of environmentally sensitive design and low impact development techniques.

C. Definitions

The following definitions shall apply in the interpretation and enforcement of this ordinance:

CLEARING: Any activity that removes the vegetative surface cover.

DEVELOPMENT: The modification of land to accommodate a new use, revised use, or expansion of use, usually involving construction.

EROSION: The wearing away of the land surface by natural or artificial forces such as wind, water, ice, gravity, or vehicle traffic and the subsequent detachment and transportation of soil particles.

LAND-DISTURBING ACTIVITY: Any activity that causes a change in the existing soil cover which includes the position or location of soil, sand, rock, gravel, or similar earth material. Land-disturbing activities include, but are not limited to, clearing, clearing of trees, grubbing, grading, filling and excavation.

MASSACHUSETTS STORMWATER MANAGEMENT POLICY: The Policy issued by the Commonwealth of Massachusetts Department of Environmental Protection, as amended from time to time, that coordinates the requirements prescribed by state regulations promulgated under the authority of the Massachusetts Wetlands Protection Act MGL c. 131, § 40 and Massachusetts Clean Waters Act MGL c. 21, §§ 23-56. The

Policy addresses stormwater impacts through implementation of performance standards to reduce or prevent pollutants from reaching water bodies and to control the quantity of runoff from a site.

MASSACHUSETTS STORMWATER HANDBOOKS: The Massachusetts Stormwater Handbooks (“Handbooks”) that were produced by MassDEP and the Massachusetts Office of Coastal Zone Management are to be used as guidance for controlling stormwater. The Handbooks, all published in February 2008 and as amended from time to time, consist of three volumes: Volume 1: Overview of Massachusetts Stormwater Standards; Volume 2: Technical Guide for Compliance with the Massachusetts Stormwater Management Standards; and

Volume 3: Documenting Compliance with the Massachusetts Stormwater Management Standards.

MUNICIPAL STORM DRAIN SYSTEM: The municipal storm drain system is a conveyance or a system of conveyances designed or used for collecting or conveying stormwater, which is not a combined sewer, including any road with a drainage system, municipal street, catch basins, gutter, curb, inlet, piped storm drain, pumping facility, retention or detention basin, natural or man-made or altered drainage channel, ditch, reservoir, and other drainage structure that together comprise the storm drainage system owned or operated by the City.

RUNOFF: Rainfall, snowmelt, or irrigation water flowing over the ground surface.

SITE: Any lot or parcel of land or area of property where land-disturbing activities are, were, or will be performed.

SOIL: Any earth, dirt, sand, rock, gravel, clay or similar material.

STORMWATER: Stormwater runoff, snow melt runoff, and surface water runoff and drainage.

STORMWATER MANAGEMENT PERMIT: A permit issued by the City Engineer, after review of an application, plans, calculations, and other supporting documents, which is designed to protect the environment or the City from the deleterious effects of uncontrolled and untreated stormwater runoff.

Additional terms that apply to issuance of a Stormwater Management Permit established by this ordinance shall be defined and included as part of the rules and regulations promulgated and, from time to time, amended under Section H.2 of this ordinance, a copy of which is available at the Engineering Division of the Marlborough Department of Public Works and at the office of the City Clerk. Terms not defined in said rules and regulations or pertinent statutes shall be construed according to their customary and usual meaning unless the context indicates a special or technical meaning.

D. Authority

This ordinance is adopted under authority granted by the Home Rule Amendment of the Massachusetts Constitution and pursuant to the regulations of the Federal Clean Water Act found at 40 CFR 122.34.

E. Applicability

This ordinance shall be applicable to the following activities. Compliance with all provisions of this ordinance, to the maximum extent practicable as determined by the City Engineer, shall be a requirement for issuance of a Stormwater Management Permit.

1. All subdivisions as defined in the Massachusetts Subdivision Control Law (MGL c. 41, §§ 81K – 81GG) requiring approval of a definitive subdivision plan;
2. “Minor Residential Projects” and “Nonresidential and Major Residential Projects,” as defined in the Building and Site Development Ordinance (Chapter 270, Article II § 270-2), when a construction activity results in a land disturbing activity that will disturb equal to or greater than 5,000 ft² of land that drains to the Marlborough municipal storm drain system, onto an adjacent property, into a municipal/private street, or into a wetland/stream;
3. Land-disturbing activity a) which is equal to or greater than 5,000 ft² occurring, at least in part, within the City of Marlborough, b) which in the sole opinion of the City Engineer has caused or will cause stormwater-related problems within the City, and c) which does not otherwise require a permit or approval from the City.

F. Exemptions

1. Normal maintenance and improvement of land in agricultural use as defined by the Wetlands Protection Act regulation 310 CMR 10.04 and MGL c. 40A, § 3;
2. Maintenance of existing landscaping, gardens or lawn areas associated with a single family dwelling;
3. Repair or replacement of an existing roof of a single-family dwelling;
4. The construction of any fence that will not alter existing terrain or drainage patterns;
5. Construction and/or maintenance of utilities (gas, water, electric, telephone, etc.) other than drainage, which will not alter terrain, ground cover, or drainage patterns;

6. Emergency repairs to any stormwater management facility or practice that poses a threat to public health or safety, or as deemed necessary by the City Engineer; and
7. Any work or projects for which all necessary approvals and permits have been issued before the effective date of this ordinance. (This exemption does not apply to amendments or extensions of approved projects that have not started construction. In these cases, the applicant may need to re-design the project to comply with these requirements.)

G. Coordination with Other City Permits

1. This ordinance is not intended to interfere with, abrogate, or annul any other ordinance, rule or regulation, statute, or other provision of law. The requirements of this ordinance should be considered minimum requirements, and where any provision of this ordinance imposes restrictions different from those imposed by any other ordinance, rule or regulation, statute, or other provision of law, whichever provisions are more restrictive or impose higher protective standards for human health or the environment shall take precedence.
2. No order of conditions from the Marlborough Conservation Commission, building permit, special permit, variance or finding shall constitute compliance with this ordinance. For a project or activity to which this ordinance is applicable, no work may commence until the developer submits to the City Engineer the required documentation of compliance, the City Engineer issues a Stormwater Management Permit, and the developer certifies that all land clearing, construction, and development will be done pursuant to the approved plans and Stormwater Management Permit.
3. If a project or activity to which this ordinance is applicable falls within the specific jurisdiction of the Planning Board for definitive subdivision review and/or the specific jurisdiction of the Site Plan Review Committee, then the Stormwater Management Permit review and approval process may, but need not, occur in conjunction with the definitive subdivision plan review process and/or the Site Plan Review Committee approval process. The application submission requirements, public notices, and fee requirements of the above processes shall govern. Notwithstanding these requirements, such projects or activities are subject to the provisions of this ordinance. Documentation of compliance with this ordinance, as described in Section J herein, shall accompany each application for definitive subdivision approval by the Planning Board and for approval by the Site Plan Review Committee.

Applicants under this ordinance should refer to the Subdivision Regulations (Chapter A676, Article III, § A676-10) for definitive plan application and submission requirements, and to Site Plan Review and Approval (Chapter 270, Article II § 270-2) for site plan application and submission requirements.

No work may commence without prior written approval of the City Engineer, confirming that the project or activity is in compliance with the Stormwater Standards and Design Guidance in Section I herein.

- a. The City Engineer's sign-off on the Site Plan Review Permit shall constitute approval of the Stormwater Management Permit.
- b. Before a definitive subdivision plan is approved, the City Engineer will document, in his written statement to the Planning Board, actions taken regarding the Stormwater Management Permit.
- c. The City Engineer shall state in writing reasons for disapproval or recommended modifications to the plan and shall rescind such disapproval if and when the plan has been amended to conform to the rules, regulations, and recommendations of the City Engineer.

H. Administration

1. Stormwater Authority. The City Engineer is hereby designated as the Stormwater Authority. The City Engineer, or his/her agent, shall administer, implement and enforce this ordinance. The City Engineer may delegate in writing another City department, commission or board to act as his/her authorized agent for site inspections and enforcement of this ordinance.
2. Stormwater Regulations. The City Engineer may adopt, and periodically amend, rules and regulations relating to the terms, conditions, definitions, enforcement, procedures and administration of this ordinance after conducting a public hearing to receive comments on any proposed revisions. Such hearing dates shall be advertised in a newspaper of general local circulation at least seven (7) days prior to the hearing date. After public notice and public hearing, the City Engineer may promulgate rules and regulations to effectuate the purposes of this ordinance. Failure of the City Engineer to promulgate such rules and regulations, or a legal declaration of their invalidity by a court, shall not act to suspend or invalidate the effect of this ordinance.
3. Stormwater Management Handbooks. The City Engineer will utilize the Massachusetts Stormwater Management Policy and Massachusetts Stormwater Handbooks Volumes 1, 2 and 3, as amended from time to time, for criteria and information including specifications and standards for the execution of the provisions of this ordinance. These include a list of acceptable stormwater treatment practices, with specific design criteria for each. Unless specifically made more stringent in this ordinance and the rules and regulations promulgated hereunder, stormwater management practices that are designed, constructed, and maintained in accordance with the Massachusetts Stormwater Management Handbooks' design and sizing criteria shall be presumed by the City Engineer to be protective of Massachusetts water quality standards.

4. Actions by the Stormwater Authority. The City Engineer may take any of the following actions as a result of an application for a Stormwater Management Permit as more specifically defined as part of the rules and regulations promulgated as part of this ordinance: Approval, Approval with Conditions, Disapproval, or Disapproval without Prejudice.
5. Appeal of Action by the Stormwater Authority. An action by the City Engineer, acting in his or her capacity as the Stormwater Authority, shall be final. Further relief of an action by the City Engineer made under this ordinance shall be reviewable in the Superior Court in a complaint filed within 60 days thereof, in accordance with MGL c. 249, § 4.

I. Stormwater Standards and Design Guidance

All projects shall meet the Massachusetts Stormwater Management Standards to the maximum extent practicable as determined by the City Engineer, as detailed in the Massachusetts Stormwater Handbook, as amended from time to time. Additional guidance on applying the Massachusetts Stormwater Management Standards to applicable projects is contained in the City of Marlborough rules and regulations for stormwater.

J. Permit Procedures and Documentation of Compliance

1. Permit procedures and requirements, including permit submittals, right-of-entry, and the public hearing process, shall be defined and included as part of the rules and regulations promulgated under Section H.2 of this ordinance.
2. All projects shall document compliance with the Stormwater Standards and Design Guidance criteria contained in this ordinance in accordance with the

Massachusetts Stormwater Handbook, as amended from time to time. Submittal requirements are further specified in the City of Marlborough rules and regulations for stormwater.

K. Enforcement

1. The City Engineer or his/her authorized agent shall enforce this ordinance and resulting regulations, orders, violation notices, and enforcement orders, and may pursue all criminal and civil remedies, including injunctive relief and monetary damages and costs of litigation and attorney fees, for such violations and for abatement and mitigation and compliance actions taken by the City Engineer.
2. As an alternative to criminal prosecution or civil action, the City Engineer may elect to utilize the non-criminal disposition procedure set forth in MGL c. 40, § 21D and Chapter 315-2 of the Marlborough City Code. To the extent permitted by state law, or if authorized by the owner or other party in control

of the property, the City Engineer's agents, officers, and designees may enter upon privately owned property for the purpose of performing their duties under this ordinance and may make or cause to be made such examinations, surveys or sampling as the City Engineer deems reasonably necessary to determine compliance with a permit issued under this ordinance. Enforcement shall be further defined and included as part of the rules and regulations promulgated under Section H.2 of this ordinance.

L. Severability

The provisions of this ordinance are hereby declared to be severable. If any provision, paragraph, sentence, or clause of this ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this ordinance.

M. Effective Date

This ordinance shall become effective immediately upon passage, **APPROVED;** adopted.

First Reading, suspended; Second Reading, adopted; Passage to Enroll, adopted; Passage to Ordain; adopted. No objection to passage in one evening.

ORDERED: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY ADDING A NEW CHAPTER 511, ENTITLED "DETECTION AND ELIMINATION OF ILLICIT DISCHARGE TO MUNICIPAL STORM DRAIN SYSTEM," AS FOLLOWS:

CHAPTER 511. DETECTION AND ELIMINATION OF ILLICIT DISCHARGE TO MUNICIPAL STORM DRAIN SYSTEM

A. Purpose

1. This ordinance complies with the requirements of Phase II of the National Pollutant Discharge Elimination System (NPDES) stormwater program promulgated on December 8, 1999 (and as may be subsequently amended) under the Federal Clean Water Act (CWA). Under the Phase II stormwater program, the U.S. Environmental Protection Agency (EPA) requires regulated municipalities to reduce the discharge of pollutants in stormwater to the maximum extent practicable and to adopt ordinances to address the control of sources of pollutants entering the municipal storm drain system.
2. Increased and contaminated stormwater runoff is a major cause of impairment of water quality and flow in lakes, ponds, streams, rivers, wetlands and groundwater; contamination of drinking water supplies; alteration or destruction of aquatic and wildlife habitat; and flooding.

3. Regulation of illicit connections and discharges to the municipal storm drain system is necessary for the protection of the City of Marlborough's water bodies and groundwater, and to safeguard the public health, safety, welfare and the environment.

B. Objectives

The objectives of this ordinance are:

1. to prevent pollutants from entering the City of Marlborough's municipal storm drain system;
2. to prohibit illicit connections and unauthorized discharges to the municipal storm drain system;
3. to require the removal of all such illicit connections;
4. to comply with state and federal statutes and regulations relating to stormwater discharges; and
5. to establish the legal authority to ensure compliance with the provisions of this ordinance through inspection, monitoring, and enforcement.

C. Definitions

The following definitions shall apply in the interpretation and enforcement of this ordinance:

1. **ENFORCEMENT AUTHORITY:** The City Engineer shall be authorized to enforce this ordinance.
2. **CLEAN WATER ACT:** The Federal Water Pollution Control Act (33 U.S.C. § 1251, et seq.), as amended.
3. **DISCHARGE OF POLLUTANTS:** The addition from any source of any pollutant or combination of pollutants into the municipal storm drain system or into the waters of the United States or Commonwealth.
4. **GROUNDWATER:** Water beneath the surface of the ground.
5. **ILLICIT CONNECTION:** A surface or subsurface drain or conveyance which allows an illicit discharge into the municipal storm drain system, including without limitation sewage, process wastewater, or wash water and any connections from indoor drains, sinks, or toilets, regardless of whether said connection was previously allowed, permitted, or approved before the effective date of this ordinance.

6. **ILLICIT DISCHARGE:** Direct or indirect discharge to the municipal storm drain system that is not composed entirely of stormwater, except as exempted in Section H herein.
7. **MUNICIPAL STORM DRAIN SYSTEM:** The system of conveyances designed or used for collecting or conveying stormwater, including any road with a drainage system, street, gutter, curb, inlet, piped storm drain, pumping facility, retention or detention basin, natural or man-made or altered drainage channel, reservoir, and other drainage structure that together comprise the storm drainage system owned or operated by the City of Marlborough.
8. **NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) STORM WATER DISCHARGE PERMIT:** A permit issued by United States Environmental Protection Agency or jointly with the State that authorizes the discharge of pollutants to waters of the United States.
9. **NON-STORMWATER DISCHARGE:** Discharge to the municipal storm drain system not composed entirely of stormwater.
10. **PERSON:** An individual, partnership, association, firm, company, trust, corporation, agency, authority, department or political subdivision of the Commonwealth or the federal government, to the extent permitted by law, and any officer, employee, or agent of such person.
11. **POLLUTANT:** Any element or property of sewage, and any residential, municipal, agricultural, industrial or commercial waste, runoff, leachate, heated effluent, or other matter whether originating at a point or non-point source, that is or may be introduced into any storm drainage system or waters of the Commonwealth. Pollutants shall include, without limitation:
 - a. paints, varnishes, and solvents;
 - b. oil and other automotive fluids;
 - c. non-hazardous liquid and solid wastes and yard wastes;
 - d. refuse, rubbish, garbage, litter, or other discarded or abandoned objects, ordnances, accumulations and floatables;
 - e. pesticides, herbicides, and fertilizers;
 - f. toxic or hazardous material or waste; sewage, fecal coliform, and pathogens;
 - g. dissolved and particulate metals;
 - h. animal wastes;

- i. rock, sand, salt, soils;
 - j. construction wastes and residues; and
 - k. noxious or offensive matter of any kind.
12. POLLUTION: A stormwater condition caused by or involving a pollutant.
13. PROCESS WASTEWATER: Water which, during manufacturing or processing, comes into direct contact with or results from the production or use of any material, intermediate product, finished product, or waste product.
14. STORMWATER: Storm water runoff, snow melt runoff, and surface water runoff and drainage.
15. SURFACE WATER DISCHARGE PERMIT: A permit issued by the Department of Environmental Protection (DEP) pursuant to 314 CMR 3.00 that authorizes the discharge of pollutants to waters of the Commonwealth of Massachusetts.
16. TOXIC OR HAZARDOUS MATERIAL OR WASTE: Any material, which because of its quantity, concentration, chemical, corrosive, flammable, reactive, toxic, infectious or radioactive characteristics, either separately or in combination with any substance or substances, constitutes a present or potential threat to human health, safety, welfare, or to the environment. Toxic or hazardous materials include any synthetic organic chemical, petroleum product, heavy metal, radioactive or infectious waste, acid and alkali, and any substance defined as Toxic or Hazardous under MGL c. 21C and c. 21E, and the regulations at 310 CMR 30.000 and 310 CMR 40.0000.
17. WATERCOURSE: A natural or man-made channel through which water flows, or a stream of water, including a river, brook or underground stream.
18. WATERS OF THE COMMONWEALTH: All waters within the jurisdiction of the Commonwealth, including, without limitation, rivers, streams, lakes, ponds, springs, impoundments, estuaries, wetlands, coastal waters, and groundwater.
19. WASTEWATER: A combination of the water-carried wastes from residences, business buildings, institutions and industrial establishments, together with such groundwaters, surface waters and stormwaters as may be present, which is contributed to or permitted to enter the publicly-owned treatment works.

D. Authority

This ordinance is adopted under the authority granted by the Home Rule Amendment of the Massachusetts Constitution and pursuant to the regulations of the federal Clean Water Act found at 40 CFR 122.34.

E. Applicability

This ordinance shall apply to all discharges of pollutants entering the municipal storm drain system.

F. Responsibility for Administration

The City Engineer shall administer, implement and enforce this ordinance. Any powers granted to or duties imposed upon the City Engineer may be delegated in writing by the City Engineer to another City department, commission or board to act as his/her authorized agent.

G. Prohibited Activities

1. Illicit Discharges. No person shall dump, discharge, cause or allow to be discharged any pollutant or non-stormwater discharge or wastewater into the municipal storm drain system, into a watercourse, or into the waters of the Commonwealth.
2. Illicit Connections. No person shall construct, use, allow, maintain or continue any illicit connection to the municipal storm drain system, regardless of whether the connection was permissible under applicable law, regulation or custom at the time of connection.
3. Obstruction of Municipal Storm Drain System. No person shall obstruct or interfere with the flow of stormwater into or out of the municipal storm drain system without prior written approval from the City Engineer.

H. Exemptions

1. Discharge or flow resulting from fire fighting activities.
2. The following non-stormwater discharges are exempt from the prohibitions of this ordinance, provided that, in the opinion of the City Engineer, the source is not a significant contributor of a pollutant to the municipal storm drain system:
 - a. Waterline flushing;
 - b. Flow from potable water sources;
 - c. Springs;

- d. Natural flow from riparian habitats and wetlands;
- e. Diverted stream flow;
- f. Rising groundwater;
- g. Uncontaminated groundwater infiltration as defined in 40 CFR 35.2005(20), or uncontaminated pumped groundwater;
- h. Water from exterior foundation drains, footing drains, crawl space pumps, or air conditioning condensation;
- i. Discharge from landscape irrigation or lawn watering;
- j. Water from individual residential car washing;
- k. Discharge from de-chlorinated swimming pool water (less than 1.0 ppm chlorine), provided the water is allowed to stand for one week prior to draining and the pool is drained in such a way as not to cause a nuisance;
- l. Discharge from street sweeping;
- m. Dye testing, provided verbal notification is given to the City Engineer prior to the time of the test;
- n. Non-stormwater discharge permitted under an NPDES permit or a Surface Water Discharge Permit, waiver, or waste discharge order administered under the authority of the United States Environmental Protection Agency or the Department of Environmental Protection, provided that the discharge is in full compliance with the requirements of the permit, waiver, or order and applicable laws and regulations; and
- o. Discharge for which advanced written approval is received from the City Engineer as necessary to protect public health, safety, welfare or the environment.

I. Emergency Suspension of Storm Drainage System Access

The City Engineer may suspend municipal storm drain system access to any person or property without prior notice when such suspension is necessary to stop an actual or threatened discharge of pollutants that presents imminent risk of harm to the public health, safety, welfare or the environment. In the event any person fails to comply with an emergency suspension order, the Enforcement Authority may take all reasonable steps to prevent or minimize harm to the public health, safety, welfare or the environment.

J. Notification of Spills

Notwithstanding other requirements of local, state or federal law, as soon as a person responsible for a facility or operation, or responsible for emergency response for a facility or operation, has information of or suspects a release of materials at that facility or operation resulting in or which may result in discharge of pollutants to the municipal drainage system or waters of the Commonwealth, that person shall immediately take all necessary steps to ensure containment and cleanup of the release. In the event of a release of oil or hazardous materials, the person shall immediately notify the municipal fire and police departments and the City Engineer. In the event of a release of non-hazardous material, the reporting person shall notify the City Engineer no later than the next business day. The reporting person shall provide to the City Engineer written confirmation of all telephone, facsimile or in-person notifications within three business days thereafter. If the discharge of prohibited materials is from a commercial or industrial facility, the facility owner or operator of the facility shall retain on-site a written record of the discharge and the actions taken to prevent its recurrence. Such records shall be retained for at least three years following the date of discharge.

K. Enforcement

1. General. The City Engineer or his/her authorized agent shall enforce this ordinance, orders, violation notices, and enforcement orders, and may pursue all civil and criminal remedies for such violations.
2. Civil Relief. If the City Engineer finds that a person is in violation of the provisions of this ordinance, or any permit, notice, or order issued thereunder, the City Engineer may seek injunctive relief in a court of competent jurisdiction restraining the person from activities which would create further violations or compelling the person to perform abatement or remediation of the violation.
3. Orders. In order to enforce the provisions of this ordinance, the City Engineer or his/her agent may issue a written order to the person found by the City Engineer to be in violation of this ordinance. Such order may include:
 - a. elimination of illicit connections or discharges to the municipal storm drain system;
 - b. performance of monitoring, analyses, and reporting;
 - c. cessation of unlawful discharges, practices, or operations; and
 - d. remediation of pollution in connection therewith.

If the City Engineer determines that abatement or remediation of pollution is required, the order shall set forth a deadline by which such abatement or remediation must be completed. Said order shall further advise that, should the violator or property owner fail to abate or perform remediation within the specified deadline, the City of Marlborough may, at its option, undertake such work, and that the expenses thereof shall be charged to the violator.

Within thirty (30) days after completing all measures necessary to abate the violation or to perform remediation, the violator and the property owner will be notified of the costs incurred by the City of Marlborough, including administrative costs. Within thirty (30) days of receipt of the notification of the costs incurred by the City, the violator or property owner may file with the City Engineer a written protest objecting to the amount or basis of those costs. If the amount due is not received by the expiration of the time in which to file a protest or within thirty (30) days following a decision of the City Engineer affirming or reducing the costs, or from a final decision of a court of competent jurisdiction, the costs shall become a special assessment against the property owner and shall constitute a lien on the owner's property for the amount of said costs. Interest shall begin to accrue on any unpaid costs at the statutory rate provided in MGL c. 59, § 57 after the thirty-first day on which the costs first become due.

4. Criminal Penalty. Any person who violates any provision of this ordinance or any order issued hereunder shall be punished by a fine of \$300. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.
5. Non-Criminal Disposition. As an alternative to criminal prosecution or civil action, the City Engineer may elect to utilize the non-criminal disposition procedure set forth in MGL c. 40, § 21D and Chapter 315 of the Code of the City of Marlborough. The penalty for the 1st violation shall be \$100. The penalty for the 2nd violation shall be \$200. The penalty for the 3rd and subsequent violations shall be \$300. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.
6. Entry to Perform Duties under this Ordinance. To the extent permitted by state law, or if authorized by the owner or other party in control of the property, the City Engineer and his/her agents may enter upon privately owned property for the purpose of performing their duties under this ordinance, and may make or cause to be made such examinations, surveys or sampling as the City Engineer deems reasonably necessary.
7. Appeals. The decisions or orders of the City Engineer shall be final. Further relief shall be to a court of competent jurisdiction.
8. Remedies Not Exclusive. The remedies listed in this ordinance are not exclusive of any other remedies available under any applicable federal, state or local law.

L. Severability

The provisions of this ordinance are hereby declared to be severable. If any provision, paragraph, sentence, or clause, of this ordinance or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of this ordinance.

M. Effective Date

This ordinance shall become effective immediately upon passage, **APPROVED**; adopted.
First Reading, suspended; Second Reading, adopted; Passage to Enroll, adopted;
Passage to Ordain; adopted. No objection to passage in one evening.

ORDERED: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CITY CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY AMENDING CHAPTER 315, ENTITLED "ENFORCEMENT," AS FOLLOWS:

Chapter 315 is hereby amended by adding to section B the following new sub-sections:

31. Stormwater Management (City Code, Chapter 271); and
32. Detection and Elimination of Illicit Discharge to Municipal Storm Drain System (City Code, Chapter 511), **APPROVED**; adopted.
First Reading, suspended; Second Reading, adopted; Passage to Enroll, adopted;
Passage to Ordain; adopted. No objection to passage in one evening.

ORDERED: BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MARLBOROUGH THAT THE CODE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY DELETING §7-33 OF CHAPTER 7 IN ITS ENTIRETY, AND INSERTING IN ITS PLACE THE FOLLOWING:

§7-33. Tree Warden.

- A. Pursuant to the provisions of M.G.L. c. 41, §106, there shall be a "Tree Warden," who shall be appointed for a term of three (3) years by the Mayor subject to confirmation by the City Council.
- B. The Tree Warden shall be the officer charged with the care of public shade trees with all of the powers and duties conferred and imposed on tree wardens under M.G.L. c. 41, §106 and M.G.L. c. 87, as provided under M.G.L. c. 87, §13, and with all of the powers and duties of the superintendent of shade tree management and pest control as provided under M.G.L. c. 132, §13. The Tree Warden shall report directly to the Commissioner of the Department of Public Works.
- C. The Tree Warden shall be qualified to carry out the powers and duties of the position by experience and training in arboriculture and licensed in the use of pesticides and herbicides in accordance with M.G.L. c. 41, §106 and M.G.L. c. 132, §13.
- D. Any person requiring the services of the Tree Warden shall pay for such services at an hourly rate equal to the hourly rate of the general foreman of the Forestry, Parks & Cemetery Division of the Department of Public Works. Such compensation shall be paid directly to the Tree Warden. If the Tree Warden is also a City employee, such employee shall receive his or her regular compensation from the City when he or she

provides services as Tree Warden during his or her regular working hours, regardless of whether such services are provided for the City or for a person or entity other than the City, and any compensation ordinarily due to the Tree Warden for services under this paragraph shall instead be paid to the City.

- E. The Tree Warden must obtain prior written authorization to perform services on City-owned property from the City department with care, custody, and control of the particular City property, **APPROVED**; adopted.

First Reading, suspended; Second Reading, adopted; Passage to Enroll, adopted; Passage to Ordain; adopted. No objection to passage in one evening.

ORDERED; That the City Council of the City of Marlborough, having transferred to itself the care, custody, management, and control of a certain parcel of land described in Order No. 07/08/09-1001680A-2, being a portion of municipal property previously taken by the City as described in an order of taking of land dated October 5, 1959, recorded with the South Middlesex County Registry of Deeds, Book 9481, Page 554, and an order of taking dated May 30, 1973, recorded with the South Middlesex County Registry of Deeds, Book 12450, Page 529 and as further identified and described on a plan of land dated October 18, 2009 (the "Property") to be recorded in the South Middlesex County Registry of Deeds, for the purpose of disposition by sale, hereby declares, pursuant to M.G.L. c. 30B, § 16(a), that the Property is available for disposition by sale, and that said sale is subject to the following restrictions and terms:

- 1) As the Property has no independent frontage, preference is given to the sole abutter, Lakeview/Bolton St. Realty LLC of 640 Bolton Street, Marlborough, MA (the "Buyer"), to enhance its own parcel's utility by a compatible use of the Property in conformance with the City's zoning requirements, to protect the interests of the residents of Blaiswood Avenue, and to augment tax revenue to the City.
- 2) Because the Property is located within a limited industrial zone adjacent to the Assabet Valley Rail Trail and a residential zone, and because the City has identified the Property as potential open space, the City will consider accepting a parcel as full or partial consideration from the Buyer for the purchase of the Property that would replace the Property as potential open space land, further the recreational value of existing and future public amenities, and provide a buffer to protect the interests of the residents of Blaiswood Avenue from development within the limited industrial zone.
- 3) Any acceptance and acquisition of land by the City as partial or full consideration for the Property shall be subject to the procedures set forth in M.G.L. c. 30B, § 16. The Buyer shall provide title insurance to the City for any parcel that the City accepts as full or partial consideration for the Property.

Further, pursuant to M.G.L. c. 30B, § 16, the City, by and through the City Council, has determined that an approximately 2.48 acre parcel of land which abuts the Property, being a portion of Assessors' map 17, parcel 10, has unique qualities and a unique location including that it would replace the Property as potential open space, it would further the recreational value of the nearby Assabet

Valley Rail Trail and future public recreational amenities, it has scenic views of Fort Meadow Reservoir, it provides potential wildlife habitat, and it would provide a buffer to the residents of Blaiswood Avenue from development of the Property in conformance with zoning requirements for the limited industrial zone, such that advertising for the acquisition of land to fulfill the City's needs will not benefit the interests of the City.

- 4) All taxes or fees owed to the City by the Buyer shall be current. The Buyer will be required to submit a Certification of Tax Compliance pursuant to M.G.L. c. 62C, § 49A.
- 5) The Buyer will be required, pursuant to M.G.L. c. 44, § 63A, to make a pro forma payment of taxes from the date of the deed transferring title from the City to the Buyer to June 30, 2010 (the end of the current fiscal year). Such tax shall be computed by applying the tax rate for such fiscal year to the sale price.
- 6) In addition to the payment of land identified in paragraph 3 above as consideration for the Property, the Buyer shall also pay all costs of the conveyance, including but not limited to the cost the City's independent peer review of the Buyer's appraisal, the City's costs for preparing a plan of land, and the fees for recording at the South Middlesex County Registry of Deeds. No costs of the conveyance will be paid by the City.
- 7) The Property is sold by the City "AS IS" with no warranties or representations as to condition, the marketability of its title, or whether it is subject to any solid waste materials or environmental conditions which may or may not be in compliance with any applicable laws, policies or regulations, including without limitation the Massachusetts Oil and Hazardous Material Release Prevention Response Act (M.G.L. c. 21E), the Comprehensive Response Compensation and Liability Act (42 U.S.C. § 9601 et. seq.), other federal, state and local laws or regulations, and any judicial or administrative decree, permits, or decisions. The Buyer, its successors and assigns agrees to indemnify, protect, defend and hold harmless the City against any and all losses, costs, damages, liabilities, expenses, actions, and demands (including reasonable attorneys' and experts' fees and other expenses) whatsoever of every name and nature both in law and in equity, suffered or incurred by the Buyer, including consequential damages and suits by third parties, arising out of any and all costs associated with all clean-up, disposal, removal, replacement, soil, solid waste and environmental remediation work or other actions related in any manner to said solid waste or environmental conditions, whether past, present or future, relating to the Property, and/or relating to any other land assertedly affected by solid waste or contamination from the Property; and arising out of any and all diminution in value, whether past, present or future, pertaining to the Property, and/or any other land assertedly affected by solid waste or contamination from the Property, as a result of or in connection with solid waste and environmental matters at or relating to the Property. The conditions set forth in this paragraph shall be run with the Property.

8. The Property is sold subject to easements shown on a plan of land dated October 18, 2009 to be recorded in the South Middlesex County Registry of Deeds, including a permanent drainage easement which shall be reserved by the City and a grading easement which shall be granted by the City to the Buyer.

And, further, that the City Council sets the minimum price to be paid in the form of land described in paragraph 3 above as \$25,000, and the costs of conveyance as identified in paragraph 6 above to be paid in the form of cash, and thus authorizes the Mayor by two-thirds vote pursuant to M.G.L. c. 40, s. 15, to execute a deed of the Property to the sole abutter, Lakeview/Bolton St. Realty LLC of 640 Bolton Street, Marlborough, MA, subject to the above restrictions and terms, **APPROVED**; adopted.

ORDERED: The City Council authorizes the Mayor by simple majority vote under M.G.L. c. 40, s. 3, to accept a deed back from Lakeview/Bolton Street Realty LLC of 640 Bolton Street, Marlborough, MA for the approximately 2.48 acre parcel of land which abuts the Property, being a portion of Assessor's map 17, parcel 10, such that the City shall thereupon hold the fee simple interest in such parcel, **APPROVED**; adopted.

ORDERED: That the Appointment of Beverly Sleeper to the position of Chief Procurement Officer for a three-year term expiring November 20, 2012, **APPROVED**; adopted.
Councilors Vigeant and Pope requested to be recorded in opposition.

ORDERED: THAT, PURSUANT TO § 5 OF CHAPTER 40A OF THE GENERAL LAWS, THE CITY COUNCIL OF THE CITY OF MARLBOROUGH, HAVING SUBMITTED FOR ITS OWN CONSIDERATION CHANGES IN THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, TO FURTHER AMEND CHAPTER 650, NOW ORDAINS THAT THE ZONING ORDINANCE OF THE CITY OF MARLBOROUGH, AS AMENDED, BE FURTHER AMENDED BY ADDING THERETO AS FOLLOWS:

1. Section 650-5, entitled "Definitions; Word Usage," is hereby amended by adding to said Section the following definition:

NARCOTIC DETOXIFICATION AND/OR MAINTENANCE FACILITY: A non-residential drug treatment program that assists individual addicted to drugs by administration of a substitute drug. Any facility that dispenses, prescribes, administers, allocates, delivers, hands out, or uses in any way a substitute drug, with or without providing other treatment services, shall be deemed a "Narcotic Detoxification and/or Maintenance Facility" and subject to the regulations under Section 650-31 of this ordinance.

2. Section 650-17, entitled "Table of Uses," is hereby amended by adding to said section a new business use entitled, "Narcotic Detoxification and/or Maintenance Facility," which shall be regulated, as follows:

RR A1 A2 A3 RB RC B CA LI I

N N N N N N N SP SP SP

3. A new Section 650-31, entitled “NARCOTIC DETOXIFICATION AND/OR MAINTENANCE FACILITIES,” is hereby added, as follows:

650-31 NARCOTIC DETOXIFICATION AND/OR MAINTENANCE FACILITIES

- A. Subject to the provisions of this Zoning Ordinance, Chapter 40A of the Massachusetts General Laws, and provisions of the Rehabilitation Act and the Americans with Disabilities Act, the City of Marlborough Zoning Ordinance will not prohibit the location of a facility for narcotic detoxification or narcotic maintenance within the City of Marlborough, but will instead regulate such facilities. A Narcotic Detoxification and/or Maintenance Facility should provide medical support, security, drug testing with oversight by a physician, and standards that meet or exceed state regulations under 105 CMR 164 for licensure of substance abuse treatment programs. Facilities should not compete to provide streamlined care to patients and should not provide a location for patients to wait for treatment in the vicinity of children. Therefore, to ensure that these facilities are located in such a way as to not pose a direct threat to the health or safety of either the participants in the rehabilitation treatment or the public at large, the provisions of this section will apply to all such facilities.
- B. Where a Special Permit is required for a Narcotic Detoxification and/or Maintenance Facility, the Special Permit Granting Authority shall grant the Special Permit only upon its written determination that any adverse effects of the proposed use will not outweigh its beneficial impacts to the City or the neighborhood, in view of the particular characteristics of the site, and of the proposal in relation to that site. In addition to any specific factors that may be set forth in this Ordinance, the determination shall include consideration of each of the following:
1. Social, economic, or community needs which are served by the proposal;
 2. Traffic flow and safety, including parking and loading;
 3. Adequacy of utilities and other public services;
 4. Neighborhood character and social structures;
 5. Impacts on the natural environment;
 6. Potential fiscal impact, including impact on City services, tax base, and employment; and
 7. The ability for the facility to:
 - a. meet a demonstrated need;
 - b. provide a secure indoor waiting area for clients;
 - c. provide an adequate pick-up/drop-off area;

- d. provide adequate security measures to ensure that no individual participant will pose a direct threat to the health or safety of other individuals; and
- e. adequately address issues of traffic demand, parking, and queuing, especially at peak periods at the facility, and its impact on neighboring uses.

The Special Permit Granting Authority may require the applicant to provide a traffic study, at the applicant's expense, to establish the impacts of the peak traffic demand.

C. A Narcotic Detoxification and/or Maintenance Facility shall not be located:

1. within five thousand (5,000) feet of another Narcotic Detoxification and/or Maintenance Facility; nor,
2. within one thousand (1,000) feet of:
 - a. a school (as defined in § 517-2 of the Code of the City of Marlborough, as amended) located within the City of Marlborough;
 - b. a recreational facility (as defined in § 517-2 of the Code of the City of Marlborough, as amended); or
 - c. a park (as defined in § 517-2 of the Code of the City of Marlborough, as amended).
 - d. an elderly housing facility (as defined in § 517-2 of the Code of the City of Marlborough, as amended); or
 - e. a retirement community (as defined in § 650-5 of the Zoning Ordinance of the City of Marlborough, as amended) located within the City of Marlborough, **APPROVED**; adopted.

First Reading, suspended; Second Reading, adopted; Passage to Enroll, adopted; Passage to Ordain; adopted. No objection to passage in one evening.

ORDERED: There being no further business, the regular meeting of the City Council is herewith adjourned at 8:50 p.m.