

Public Hearing

Notice is hereby given that the Revere City Council will conduct a public hearing on Monday evening, September 29, 2025 at 6:00 p.m. in the City Councillor Joseph A. DelGrosso City Council Chamber of Revere City Hall, 281 Broadway, Revere, Massachusetts relative to the following proposed amendment to the Revised Ordinances of the City of Revere:

AN ORDINANCE AMENDING STORMWATER MANAGEMENT IN THE CITY OF REVERE.

Be it ordained by the City of Revere, MA as follows:

SECTION 1. Section 13.10.020(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Stormwater Handbook” after the definition “start of construction”:

“Stormwater Handbook” means the handbook issued the Massachusetts Department of Environmental Protection, as amended, that coordinates the requirements prescribed by state regulations promulgated under the authority of the Massachusetts Wetlands Protection Act (M.G.L. c. 131 § 40) and the Massachusetts Clean Water Act (M.G.L. c. 21 §§ 23-56.)

SECTION 2. Section 13.10.020(C)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting new subsection (d):

d. Any land disturbance activity less than two thousand five hundred square feet (2,500 sq. ft.) if that disturbance is part of a larger common plan of development or sale that would disturb one or more acres.

SECTION 3. Section 13.10.020(D)(1)(e) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following language after the word “disturbance”:

“, and provisions for controlling other wastes on construction sites such as demolition debris, litter, and sanitary wastes;”

SECTION 4. Section 13.10.020(E) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section (E):

E. Performance Standards. A construction project shall be considered in conformance with this section if soils or other eroded matter has been prevented from being deposited onto adjacent properties, rights-of-ways, public storm drainage system, or wetland or watercourse. The design, testing, installation, and maintenance of erosion and sediment control operations and facilities shall adhere to the standards and specifications contained in the latest editions of the Massachusetts Stormwater Handbook, and if applicable, the NPDES General Permit for Storm Water Discharges from Construction Activities. In addition, the plan shall ensure that the Massachusetts Surface Water Quality Standards (314 CMR 4.00) are met in all seasons. The plans must be stamped and certified by a qualified Professional Engineer registered in Massachusetts or a Certified Professional in Erosion and Sediment Control.

1. If a project requires a Stormwater Pollution Prevention Plan (SWPPP) per the NPDES General Permit for Stormwater Discharges from Construction Activities, as amended, then submission of a complete copy of the SWPPP and the signed Notice of Intent in addition to the Erosion and Sediment Control Plan described in this section is required.

SECTION 5. Section 13.10.020(F)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 6. Section 13.10.020(F)(2) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 7. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Impaired waters” after the definition “Hydrologic soil group”:

“Impaired waters” means waterbodies that do not meet one or more of its designated use(s) in the applicable surface water quality standards. These waterbodies are listed in categories 3 and 4 of the most recent Massachusetts Integrated List of Waters. See the Massachusetts Department of Environmental Protection website for the most up to date List of Waters.

SECTION 8. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Low Impact Development” after the definition “Landowner”:

“Low Impact Development” or “LID” means site planning and design strategies that use or mimic natural processes that result in the infiltration, evapotranspiration, or use of stormwater in order to protect water quality and associated aquatic habitat. LID employs principles such as preserving and re-creating natural landscape features, and minimizing effective imperviousness to create functional and appealing site drainage that treats stormwater as a resource rather than a waste product.

SECTION 9. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “New development” after the definition “Operation and maintenance plan”:

“New development” means any construction, alteration, or improvement equal to or greater than one acre in area where existing land use does not contain alteration by man-made activities including but not limited to creation of impervious cover.

SECTION 10. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Pre-development” after the definition “person”:

“Pre-development” means the conditions that exist prior to cleaning or grading of a site at the time that plans for the land development of a tract of land are submitted to the city. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first plan submission shall establish pre-development conditions.

SECTION 11. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Post-development” after the definition “Pre-development”:

“Post-development” means the conditions that reasonably may be expected or anticipated to exist after completion of the land development activity on a specific site or tract of land. Post-development refers to the phase of a new development project after completion and does not refer to the construction phase of a project.

SECTION 12. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “exceeding” from the “Redevelopment” definition and inserting in place thereof the words “equal to or greater than.”

SECTION 13. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Runoff coefficient” after the definition “Redevelopment”:

“Runoff coefficient” means a dimensionless coefficient that relates the amount of stormwater that runs off a surface to the amount of precipitation received. It directly correlates to the permeability of the ground surface.

SECTION 14. Section 13.10.030(B) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the new definition “Stormwater Handbook” after the definition “Stop work order”:

“Stormwater Handbook” means the handbook issued the Massachusetts Department of Environmental Protection, as amended, that coordinates the requirements prescribed by state regulations promulgated under the authority of the Massachusetts Wetlands Protection Act (M.G.L. c. 131 § 40) and the Massachusetts Clean Water Act (M.G.L. c. 21 §§ 23-56.)

SECTION 15. Section 13.10.030(C)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting new subsection (d):

d. Any land disturbance activity of less than one acre if that disturbance is part of a larger common plan of development or sale that would disturb one or more acres.

SECTION 16. Section 13.10.030(D)(4) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

4. Location of all existing and proposed stormwater utilities, including structures, pipes, swales, detention, retention, and infiltration systems and any other LID techniques or STPs utilized to protect water quality.

SECTION 17. Section 13.10.030(D)(5) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the words “at a minimum of 2-foot interval within the limit of disturbance” after “contours.”

SECTION 18. Section 13.10.030(D)(7) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the words “with a designation of sensitive receptors as applicable (e.g. impaired waters, water supplies, critical resource waters);”

SECTION 19. Section 13.10.030(D)(8) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

8. Delineation of FEMA Special Flood Hazard areas and a calculation of FEMA flood elevation, if applicable;”

SECTION 20. Section 13.10.030(D)(10) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by removing the word “swells” and inserting in place thereof the word “swells.”

SECTION 21. Section 13.10.030(D)(13) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following language after the word “facilities”: “”including size, material, and invert elevation data;”

SECTION 22. Section 13.10.030(D) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by inserting the following new section (18):

18. Existing and proposed landscaping and ground cover with runoff coefficients for each.

SECTION 23. Section 13.10.030(E) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section (E):

E. Design Requirements and Performance Standards.

1. Performance Standards Control of stormwater runoff shall meet or be more stringent than the performance standards for both flood control (volume and peak discharge) and nonpoint source pollution reduction as defined in the most recent version of the Massachusetts Stormwater Handbook. All assumptions, methodologies and procedures used to design STPs and stormwater management practices shall accompany the design. All activities, project design, STPs, and stormwater management practices should aim to minimize stormwater runoff, maximize infiltration and recharge where appropriate, and minimize pollutants in stormwater runoff. The criteria and design standards listed in this section shall apply to stormwater management systems on sites which require a stormwater management plan.

a. A Stormwater Management Report shall be prepared and submitted to the city engineer and department of public works. The plan shall include, but not be limited to, the following:

- i. a drainage map showing pre- and post-development drainage areas and stormwater time of concentration (Tc) flow paths, including drainage system flows;
- ii. Hydrologic and hydraulic design calculations for the pre- and post-development conditions, performed in accordance with the most recent version of the Massachusetts Stormwater Handbook;
- iii. Calculations for all stormwater management systems shall be provided for the 2-, 10-, 25-, 50-, and 100-year storm events using design rainfall depths for Revere included in the National Oceanic and Atmospheric Administration Atlas 14, Precipitation-Frequency Atlas of the United States (Vol. 10, Northeastern States, published 2015, revised 2019), as amended, or rainfall depths provided in the most

recent version of the Massachusetts Stormwater Handbook, whichever is most conservative.

- b. A Long-Term Operation and Maintenance (O&M) Plan shall be prepared and submitted to the city engineer and the department of public works. The plan shall include, but not be limited to, the following:
 - i. The names of the owners of all components of the system and emergency contact information;
 - ii. A maintenance agreement specifying the names and addresses of the person(s) responsible for O&M of the system, the person(s) responsible for financing maintenance and emergency repairs, and a list of easements if necessary;
 - iii. Stormwater management easements for facility inspections and maintenance;
 - iv. An inspection and maintenance schedule and log form, including routine and non-routine tasks to be performed.
- c. Low-Impact Development (LID) site planning and design strategies must be applied unless it is infeasible to reduce the discharge of stormwater from development sites. Applicants not incorporating LID practices into their plans must indicate why LID is not feasible at the site.
- d. Stormwater management systems on new development sites shall be designed to meet an average annual pollutant removal equivalent to 90% of the average annual load of Total Suspended Solids (TSS) related to the total post-construction impervious area on the site and 60% of the average annual load of Total Phosphorous (TP) related to the total post-construction impervious surface area on the site. The average annual pollutant removal requirements above shall be achieved through one of the following methods:
 - i. Installing STPs that meet the pollutant removal percentages based on calculations developed consistent with EPA Region 1 BMP Accounting and Tracking Tool (2016) or other BMP performance evaluation tool provided by EPA Region 1; or,

- ii. Retaining the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the new development site; or,
 - iii. Meeting a combination of retention and treatment that achieves the above standards; or,
 - iv. Utilizing offsite mitigation that meets the above standards within the same USGS HUC12 as the new development site and within the city of Revere.
- e. Stormwater management systems on redevelopment sites shall be designed to meet an average annual pollutant removal equivalent to 80% of the average annual post-construction load of Total Suspended Solids (TSS) related to the total post-development impervious area on the site and 50% of the average annual load of Total Phosphorous (TP) related to the total post-development impervious surface area on the site. The average annual pollutant removal requirements above shall be achieved through one of the following methods:
 - i. Installing STPs that meet the pollutant removal percentages based on calculations developed consistent with EPA Region 1 BMP Accounting and Tracking Tool (2016) or other BMP performance evaluation tool provided by EPA Region 1; or,
 - ii. Retaining the volume of runoff equivalent to, or greater than, one (1.0) inch multiplied by the total post-construction impervious surface area on the new development site; or,
 - iii. Meeting a combination of retention and treatment that achieves the above standards; or,
 - iv. Utilizing offsite mitigation that meets the above standards within the same USGS HUC12 as the new development site and within the city of Revere.
- f. Stormwater management systems designed on commercial and industrial land use area draining to the waterbodies impaired by solids, turbidity, or sedimentation/siltation as defined by the most recent Massachusetts Integrated List of Waters, shall incorporate designs that allow for shutdown and containment where appropriate to isolate the system in the event of an emergency spill or other unexpected event.

SECTION 24. Section 13.10.030(F)(1) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 25. Section 13.10.030(F)(2) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting the word “thirty” and inserting in place thereof the word “ninety.”

SECTION 26. Section 13.10.030(G)(2) of Title 13 of the Revised Ordinances of the City of Revere is hereby amended by deleting this section in its entirety and inserting in place thereof the following new section:

2. The applicant shall submit an “as-built” plan for the stormwater controls no later than two (2) years after the final construction is completed. The plan must be prepared by a professional engineer and show all on-site controls, both structural and non-structural, designed to manage the stormwater associated with the completed site, and the final design specifications of all stormwater management controls.

SECTION 27. This ordinance shall take effect upon its passage.

Pursuant to Mass. Gen. Law Chapter 43, Section 23, in as much as the full text of the proposed ordinance exceeds eight pages in length, the full text of the aforementioned ordinance amendment is available online at www.revere.org/departments/city-clerk and on file and available for public inspection in the office of the City Clerk, Revere City Hall, Revere, Massachusetts, Monday through Thursday from 8:15AM to 5:00PM and on Friday 8:15AM-12:15PM. If unable to attend the public hearing, proponent/opponent testimony will be accepted in writing to amelnik@revere.org on or before September 23, 2025.

Attest:
Ashley E. Melnik
City Clerk

Revere Journal
Bill to: amelnik@revere.org
September 3, 2025