

1. Agenda

Documents:

[ATM_SIGNED_WARRANT_5.2.25.PDF](#)

2. Meeting Materials

Documents:

[ARTICLE_26_-_2025-04-23-FINAL_FLOOD_HAZARD_OVERLAY_DISTRICT_-_REDLINED_CHANGES.PDF](#)

[ARTICLE_25_-_MAP_-_FINAL-ARMUD-2025.PDF](#)

[ARTICLE_29_-_PROPOSED_BY-LAW_CHANGES_REDLINED.PDF](#)

[ARTICLE_29_-_PROPOSED_BY-LAW_CHANGES_CLEAN_COPY.PDF](#)



TOWN OF MENDON

ANNUAL TOWN MEETING

MAY 2, 2025

THE COMMONWEALTH OF MASSACHUSETTS WORCESTER, SS

TO EITHER OF THE CONSTABLES OF THE TOWN OF MENDON, in the county of WORCESTER, Greetings: In the name of the Commonwealth of Massachusetts you are hereby directed to notify and warn the inhabitants of said Town, qualified to vote in elections and in Town affairs, to meet at **the Miscoe Hill School** in said **MENDON** on the **2nd day of May next, at 7:00 o'clock** in the evening, then and there to act on the following articles:

ARTICLE 1 (SELECT BOARD)	To see if the Town will vote that any motion or amendment to increase any monetary articles or line items as proposed by the Finance Committee, presented at this Town Meeting Shall be OUT OF ORDER unless such motion, or amendment, states the source of funding as being from available free cash, or the line item or article that will be reduced by the same amount; or act or do anything in relation thereto.
ARTICLE 2 (SELECT BOARD)	To see if the Town will vote fix the salaries and compensations of the elected officials of the Town; or act or do anything in relation thereto.
ARTICLE 3 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds to pay Bills of a Prior Year; or act or do anything in relation thereto. previous articles
ARTICLE 4 (SELECT BOARD)	To see if the Town will vote to appropriate funds provided to the Town by the Commonwealth pursuant to so-called Chapter 90 type money and such other funds as the Commonwealth of Massachusetts Department of Transportation (including its Highway Division) may provide, and to authorize the Select Board to enter into contracts with the Massachusetts Department of Transportation (including its Highway Division) for so-called Chapter 90 type money and such other funds allocated to the Town; or act or do anything in relation thereto.
ARTICLE 5 (SELECT BOARD)	To see if the Town will vote to authorize the Select Board, during Fiscal 2026, to acquire on behalf of the Town any and all easements for any of the following purposes: roads, sidewalks, vehicular and/or pedestrian access or passage, drainage and utilities, provided however that such authorization pertains only to easements acquired at no cost to the Town; and, further, to authorize the Select Board, subsequent to a public hearing, during Fiscal 2026 to abandon or relocate easements acquired for any of the foregoing purposes; or otherwise act thereon.
ARTICLE 6 (LUC)	To see if the Town will vote to approve the Mendon Five Year Land Use Program, copies of which are available in the Town Clerk's office and at the town website; or act or do anything in relation thereto.
ARTICLE 7 (CPC)	To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to fund the Fiscal Year 2026 Police Station Debt Exclusion; or act or do anything in relation thereto
ARTICLE 8 (CPC)	To see if the Town will vote to set aside for later spending from the Fiscal 2026 Community Preservation Revenues (10%) for open space; (10%) for historic preservation; (10%) for Affordable Housing, (65%) Budgeted Reserve and (5%) for administration; or act or do anything in relation thereto.

ARTICLE 9 (CPC)	To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to fund the Fiscal Year 2026 Affordable Housing Coordinator Position; or act or do anything in relation thereto.																		
ARTICLE 10 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to repay to a retiree an overpayment of insurance premium deductions remitted to the Town.																		
ARTICLE 11 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to pay a misclassified water study expense.																		
ARTICLE 12 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the fiscal 2025 snow and ice removal deficit.																		
ARTICLE 13 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to purchase new garage doors for the Fire Station.																		
ARTICLE 14 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer a sum of money from available funds for Police Department State/Federal General Matching Grants; or act or do anything in relation thereto.																		
ARTICLE 15 (SELECT BOARD)	To see if the Town will vote to determine what sums of money the Town will raise and appropriate and/or transfer from available funds to defray charges and expenses of the Town including debt and interest and to provide for a reserve fund for the ensuing fiscal year; or act or do anything in relation thereto.																		
ARTICLE 16 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to operate the water enterprise fund; or take any other action relative thereto.																		
ARTICLE 17 (SELECT BOARD)	<div> <div>To see if the Town will vote to set the limits on the Revolving Funds in accordance with M.G L.C. 53 E1/2 as follows; or act or do anything in relation thereto.</div> <table> <tr> <th>Revolving Fund</th><th>Limit on Spending</th></tr> <tr> <td>Library</td><td>\$6,000</td></tr> <tr> <td>Planning Board</td><td>\$30,000</td></tr> <tr> <td>Highway</td><td>\$25,000</td></tr> <tr> <td>Conservation Commission</td><td>\$25,000</td></tr> <tr> <td>Parks</td><td>\$250,000</td></tr> <tr> <td>Fire Department</td><td>\$10,000</td></tr> <tr> <td>Title V (Board of Health)</td><td>\$25,000</td></tr> <tr> <td>Police Department</td><td>\$15,000</td></tr> </table> </div>	Revolving Fund	Limit on Spending	Library	\$6,000	Planning Board	\$30,000	Highway	\$25,000	Conservation Commission	\$25,000	Parks	\$250,000	Fire Department	\$10,000	Title V (Board of Health)	\$25,000	Police Department	\$15,000
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ARTICLE 18 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to operate the municipal subscriber curbside trash and recycling services as an enterprise fund, effective Fiscal 2026; or take any other action relative thereto.																		
ARTICLE 19 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer from available funds a sum of money to fund the Fiscal 2026 portion of the Update Valuation Account; or act or do anything in relation thereto																		
ARTICLE 20 (SELECT BOARD)	To see if the Town will vote to raise and appropriate and/or transfer from available sources a sum of money to fund the Fiscal 2026 portion of the Assessor's Cyclical Inspection Program; or act or do anything in relation thereto																		

ARTICLE 21	To see if the Town will vote to approve the borrowing authorized by the Mendon-Upton Regional School District, for the purpose of paying costs of roof replacement at the Nipmuc Regional High School located at 90 Pleasant St., Upton, Massachusetts, including the payment of all costs incidental or related thereto (the "Project"), which proposed repair project would materially extend the useful life of the school and preserve an asset that otherwise is capable of supporting the required educational program, and for which the District has applied for a grant from the Massachusetts School Building Authority ("MSBA"), said amount to be expended under the direction of the School Committee. The Town acknowledges that the MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and if the MSBA's Board of Directors votes to invite the District to collaborate with the MSBA on this proposed repair project, any project costs the District incurs in excess of any grant that may be approved by and received from the MSBA shall be the sole responsibility of the District; provided, however, that this approval is expressly conditioned upon a vote of the Town to exclude the amounts required to repay the Town's allocable share of this debt from the limitation on local property taxes set forth in G.L. c. 59, §21C (also known as Proposition 2½), or any action relative thereto.
(SELECT BOARD)	
ARTICLE 22	To see if the Town will vote to approve the borrowing authorized by the Mendon-Upton Regional School District ("District"), to be expended under the direction of the Mendon-Upton Regional School Committee, for the purpose of paying costs of purchasing equipment and various upgrades and remodeling projects in and for the District's four schools, including the payment of all costs incidental or related thereto; or any action relative thereto.
(SELECT BOARD)	
ARTICLE 23	To see if the Town will vote to approve the borrowing authorized by the Mendon-Upton Regional School District ("District"), to be expended under the authority of the Mendon-Upton Regional School Committee, for the purpose of paying costs of renovating and constructing outdoor recreational facilities, press box, concession stand, bathrooms and buildings at the District's Nipmuc School and renovating and construction outdoor recreational facilities at the District's Miscoe School, including the payment of all costs incidental or related thereto; or any action relative thereto.
(SELECT BOARD)	
ARTICLE 24	To see if the Town will vote to transfer a sum of money from the Community Preservation Accounts to fund field work for MURSD fields in conjunction with Upton CPA funds; or act or do anything in relation thereto.
(CPC)	
ARTICLE 25	To see if the Town will vote to amend Mendon Zoning By-laws Article V Section 5.05 (Age Restricted Mixed Use Overlay District) and corresponding map to include 3 North Ave (8-177-6-0) and 6 Milford St (8-177-6-0).
(PLANNING)	
ARTICLE 26	To see if the Town will vote to amend Mendon Zoning By-laws Article V Section 5.03 (Flood Hazard Overlay District) to comply with FEMA regulations and NFIP eligibility.
(PLANNING)	
ARTICLE 27	To see if the Town will vote to approve the creation of a stabilization account for Blackstone Valley Vocational Regional School District.
(SELECT BOARD)	
ARTICLE 28	To see if the town will vote to transfer from free cash for future purchase, of a self-contained breathing apparatus for the Fire Department.
(SELECT BOARD)	
ARTICLE 29	To see if the Town will vote to amend Chapter XXVIII Wetlands Protection By-law of the Mendon General By-laws; or take any other action relative thereto.
(CONSERVATION)	
ARTICLE 30	To see if the Town will vote to amend the Mendon General By-laws Chapter II Sec. 14 to allow electronic voting at Town Meeting
(SELECT BOARD)	

ARTICLE 31	To see if the Town will vote to amend the Mendon General By-laws Chapter II Sec. 2 to amend the Town Election date.
(SELECT BOARD)	
ARTICLE 32	To see if the Town will vote to amend the Mendon General By-laws Chapter III Sec. 10 to amend employment eligibility for former elected positions.
(SELECT BOARD)	
ARTICLE 33	To see if the Town will vote to amend the Mendon General By-laws to use gender neutral language throughout.
(SELECT BOARD)	
###	

HEREOF FAIL NOT, and make due return of this Warrant, with your doings thereon, to the Town Clerk, at the time and place of meeting, as aforesaid.

Given under our hands this **ninth** day of **April**, in the year two thousand twenty five.

Alejia Bruns

Mr. [Signature]

Michael [Signature]

_____ **Select Board of Mendon**

A True copy, Attest:

Ellen S. Algeo, Town Clerk

Worcester, ss.

PURSUANT TO THE WITHIN WARRANT, I have notified and warned the inhabitants of the Town of Mendon by posting up attested copies of the same at:

Town Hall; Town Hall Website: Mendon Post Office, Mendon Senior Center, Taft Public Library

17 days before the date of the meeting, as within directed.

KG Ward #532, Constable Officer

4/15/25

ARTICLE 26 REDLINED CHANGES

Section 5.03 Flood Hazard Overlay District

(a) Purpose ~~and Administration~~

The Flood Hazard Overlay District is herein established as an overlay district to:

- (i) ~~Ensure public safety through reducing threats to life and personal injury~~
- (ii) ~~Eliminate new hazards to emergency response officials~~
- (iii) ~~Prevent the occurrence of public emergencies resulting from water quality, contamination, and pollution due to flooding~~
- (iv) ~~Avoid the loss of utility services which if damaged by flooding would disrupt or shut down the utility network and impact regions of the community beyond the site of flooding~~
- (v) ~~Eliminate costs associated with the response and cleanup of flooding conditions~~
- (vi) ~~Reduce damage to public and private property resulting from flooding waters~~
- (vii) ~~Establish uses that are compatible with areas prone to flooding.~~

~~protect human life and property from the hazards of periodic flooding, to facilitate accurate insurance ratings, and to promote awareness and availability of flood insurance. It is also intended to preserve natural flood control characteristics and flood storage capacity of the flood plain and to preserve and maintain the ground water table and water recharge areas within the flood plain.~~

~~The Town of Mendon hereby designates the position of Conservation Agent to be the official floodplain administrator for the Town.~~

(b) Flood Hazard Overlay District Delineation

The Flood Hazard Overlay District includes all special flood hazard areas within the Town of Mendon designated as Zones A and AE, on the Worcester County Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program. The map panels of the Worcester County FIRM that are wholly or partially within the Town of Mendon are panel numbers 25027C0864E, ~~25027C0868E~~, 25027C1030E, 25027C1031E, ~~25027C1032E~~, 25027C1033E, ~~and 25027C1034E~~, ~~dated July 4, 2011~~ and ~~25027C0868F, 25027C1032F, and 25027C1055F~~ ~~25027C1055E~~ dated ~~July 8, 2025~~.

~~July 4, 2011~~. The exact boundaries of the Flood Plain District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Worcester County Flood Insurance Study (FIS) report dated July ~~8, 2025~~~~4, 2011~~. The FIRM and FIS report are incorporated herein by reference and are on file with the Town Clerk and Building Inspector.

(c) ~~Special Permits Development Regulations~~

~~A Special Permit is required for all proposed construction or other development in the Flood Hazard Overlay District, including new construction or changes to existing buildings, placement of manufactured homes, placement of agricultural facilities, fences, sheds, storage facilities or drilling, mining, paving and any other development that might increase flooding or adversely impact flood risks to other properties. All development, as well as the permitted uses and requirements of the underlying district, must comply with all requirements and laws relevant to uses allowed in the Flood Hazard Overlay District.~~

~~(i) Requirements~~

- ~~1) The Town of Mendon requires a Special Permit to be issued by the Planning Board for all proposed use, construction, or other development as defined by FEMA in the Flood Hazard Overlay District including, but not limited to,~~

~~2) Special Considerations~~

- ~~a) In A and AE zones, storage of all recreational vehicles to be placed on a site must be elevated and anchored in accordance with the zone's regulations for foundation and elevation requirements or be on the site for less than 180 consecutive days or be fully licensed and highway-ready.~~

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- b) In the case of a use not included above, the floodplain administrator will determine whether a special permit is required.
- 3) No special permit may be issued unless the proposed use or structure is in compliance with MGL c. 131, § 40, and with demonstrated evidence of acquisition of and compliance with all other necessary permits as outlined below. Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.
- a) a) The section of the Massachusetts State Building Code which addresses floodplain and coastal high-hazard areas (currently 780 CMR 115G, Flood Resistant Construction and Construction in Coastal Dunes), as may be amended. [Amended 5-8-2023 ATM by Art. 20]
- b) b) Wetlands Protection Regulations, Department of Environmental Protection (DEP), currently 310 CMR 10.00, as may be amended.
- c) c) Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP, currently 310 CMR 15, Title 5, as may be amended.
- d) d) The Mendon -Wetlands Protection Bylaw and accompanying regulations, as may be amended. [1] Editor's Note: See Ch. 95, Wetlands.
- e) e) Any regulations or bylaws adopted by the Mendon Board of Health.
- f) f) All other state and federal permits as required by the Massachusetts Department of Conservation and Recreation, Massachusetts Department of Environmental Protection, Environmental Protection Agency, Federal Emergency Management Agency, and/or other departments and agencies as may be amended
- (i) These regulations include the following:
- 1) Chapter 131, Section 40 of the Massachusetts General Laws;
- 2) Section of the Massachusetts State Building Code which addresses floodplain and coastal high-hazard areas;
- 3) Wetlands Protection Regulations, Department of Environmental Protection (DEP) 310 CMR 10.00;
- 4) Inland Wetlands Restriction, DEP 310 CMR 13.00; and
- 5) Minimum Requirements for the Subsurface Disposal of Sanitary Sewage, DEP 310 CMR 15, Title 5. Any variances from the provisions and requirements of the above referenced state regulations may only be granted in accordance with the required variance procedures of these state regulations.
- (ii) Special Permit Determination
- In addition to the foregoing requirements, the Planning Board shall consider the following in determining whether to issue a special permit:
- 1) In Zone AE along watercourses that have a regulatory floodway designated within the Town of Mendon on the Worcester County Flood Insurance Rate Maps, encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- 2) All development proposals, including subdivision proposals, in the floodplain overlay district shall be reviewed to assure that:
- a) Such proposals minimize flood damage;
- b) All public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
- c) Adequate drainage is provided.
- 3) When proposing subdivisions or other developments greater than 50 lots or 5 acres (whichever is less), the proponent must provide technical data to determine base flood elevations for each developable parcel shown on the design plans.

- 4) All applications for special permits shall include a site and development plan. Said plans shall, at a minimum, show existing contour intervals of site and elevations of existing structures.
- 5) There shall be established a "routing procedure" which will circulate or transmit one copy of the site and development plan to the Conservation Commission, Planning Board, Board of Health, Building Inspector, Town Engineer, Highway Surveyor, Select Board, and Board of Assessors for comments which will be considered by the Planning Board prior to issuing applicable permits.

(ii) Floodway Data and Base Flood Elevation

1)(iii) Floodway Data

In zones A and AE, along watercourses that have not had a regulatory floodway designation, the best available Federal, State, local or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge. This data must be brought to the attention of the Building Inspector and reviewed for its reasonable utilization toward meeting the elevation or floodproofing requirements, as appropriate, of the State Building Code.

2) Base Flood Elevation Data

Base Flood elevation data is required for subdivision proposals or other developments greater than 50 lots or 5 acres, whichever is lesser, within unnumbered A zones if said proposals include any work within the Flood Hazard Overlay District.

(d) Variances

(i) Granting Authority. Any variances from the provisions and requirements of the above-referenced state regulations may only be granted in accordance with the required variance procedures of the State Building Code Appeals Board.

- 1) The applicant will provide the Town of Mendon, from the State Building Code Appeals Board, a written and/or audible copy of the portion of the hearing related to the variance, and will maintain this record in the community's files.
- 2) The Town shall also issue a letter to the property owner regarding potential impacts to the annual premiums for the flood insurance policy covering that property, in writing over the signature of a community official that (i) the issuance of the variance to construct a structure below the base flood level will result in an increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction below the base flood level increases risks to life and property.
- 3) Such notification shall be maintained with the record of all variance actions for the referenced development in the Flood Hazard Overlay District.

(ii) Requirements. A variance from these Flood Hazard bylaws must meet the requirements set out by State law, and may only be granted if:

- 1) Good and sufficient cause and exceptional non-financial hardship exist;
- 2) The variance will not result in additional threats to public safety, extraordinary public expense, or fraud or victimization of the public; and
- 3) The variance is the minimum action necessary to afford relief.

(e) Floodway Data and Base Flood Elevation

(i) Floodway Data & Floodway Encroachment

- 1) In Zones A and AE, along watercourses that have not had a regulatory floodway designated, the best available Federal, State, local, or other floodway data shall be used to prohibit encroachments in floodways which would result in any increase in flood levels within the community during the occurrence of the base flood discharge.
- 2) In Zone AE, along watercourses that have had a regulatory floodway designated on the Town's FIRM or Flood Boundary & Floodway Map, encroachments are prohibited, including fill, new construction, substantial improvements, and other development within the adopted regulatory floodway unless it has been demonstrated through hydrologic and

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hydraulic analyses performed in accordance with standard engineering practice that the proposed encroachment would not result in any increase in flood levels within the community during the occurrence of the base flood discharge.

(ii) Base Flood Elevation Data

- 1) In A Zones, in the absence of FEMA BFE data and floodway data, the building department will obtain, review, and reasonably utilize base flood elevation and floodway data available from a Federal, State, or other source as criteria for requiring new construction, substantial improvements, or other development in Zone A and as the basis for elevating residential structures to or above base flood level, for floodproofing or elevating nonresidential structures to or above base flood level, and for prohibiting encroachments in floodways.

(d) Use Regulations

- (i) The following or similar uses are specifically prohibited and shall not be allowed:

- 1) The storage or disposal of any soil, loam, peat, gravel, rock, refuse, trash, hazardous materials or materials used for snow and ice control including salt and other deicing chemicals and sand;

- 2) (f) Draining, excavation, dredging, removal, relocation or transfer of earth, loam, peat, sand, gravel, or rock except as necessary to work that is permitted as of right or by a Special Permit granted by the Planning Board

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(e) Special Permit Criteria

- (i) In the Flood Hazard Overlay District, no new buildings shall be erected or constructed, and no existing buildings shall be enlarged or moved, except by Special Permit. The applicant shall forward one copy of the development plan to the Conservation Commission, Planning Board, Board of Health, and Building Inspector for comments;

which will be considered by the appropriate permitting board prior to issuing applicable permits. All subdivision proposals must be designed to assure that:

- 1) such proposals minimize flood damage;
- 2) all public utilities and facilities are located and constructed to minimize or eliminate flood damage; and
- 3) adequate drainage is provided to reduce exposure to flood hazards.

- (ii) Special Permits hereunder shall be granted only if the Planning Board determines that the proposed use:

(i) Complies in all respects with the requirements of the underlying zoning district in which the land is located, and

(ii) Will not result in any increase in flood levels during the occurrence of a statistical hundred (100)-year storm.

Commented [1]: Moved up and rewritten

(f)(g) Notification of Watercourse Alteration & Submittal of New Technical Data

- (i) In a riverine situation, the Conservation Commission shall notify the following of any alteration or relocation of a watercourse:

1) Adjacent Communities

2) Bordering states, if affected

3) NFIP State Coordinator

Massachusetts Department of Conservation and Recreation 251 Causeway Street, Suite 600-700

Boston, MA 02114-2104

4) NFIP Program Specialist

Federal Emergency Management Agency, Region I 99 High Street, 6th Floor

Boston, MA 02110

- (ii) If the Town acquires data that changes the base flood elevation in the FEMA mapped Special Flood Hazard Areas, the Town will, within 6 months, notify FEMA of these changes by submitting the technical or scientific data that supports the change(s). Notification shall be submitted to:

1) NFIP State Coordinator
Massachusetts Department of Conservation and Recreation

2) NFIP Program Specialist
Federal Emergency Management Agency, Region I

(h) Abrogation and Greater Restriction

The floodplain management regulations found in this Flood Hazard Overlay District section shall take precedence over any less restrictive conflicting local laws, ordinances, or codes.

(i) Disclaimer of Liability

The degree of flood protection required by this bylaw is considered reasonable but does not imply total flood protection.

(g)(i) Severability

If any provision of these Flood Hazard District Regulations is held invalid by a court of competent jurisdiction, the remainder of the Flood Hazard District Regulations shall not be affected thereby.

Voted 5/7/1982; AG Approved 9/8/1982; Effective 5/7/1982

Voted 5/1/2009; AG Approved 8/11/2009; Effective 5/1/2009

Voted 6/28/2011; AG Approved 10/6/2011; Effective 6/28/2011

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Information depicted on this map is for planning purposes only. This information is not adequate for legal boundary definition, regulatory interpretation, or parcel-level analysis. Use caution interpreting positional accuracy.

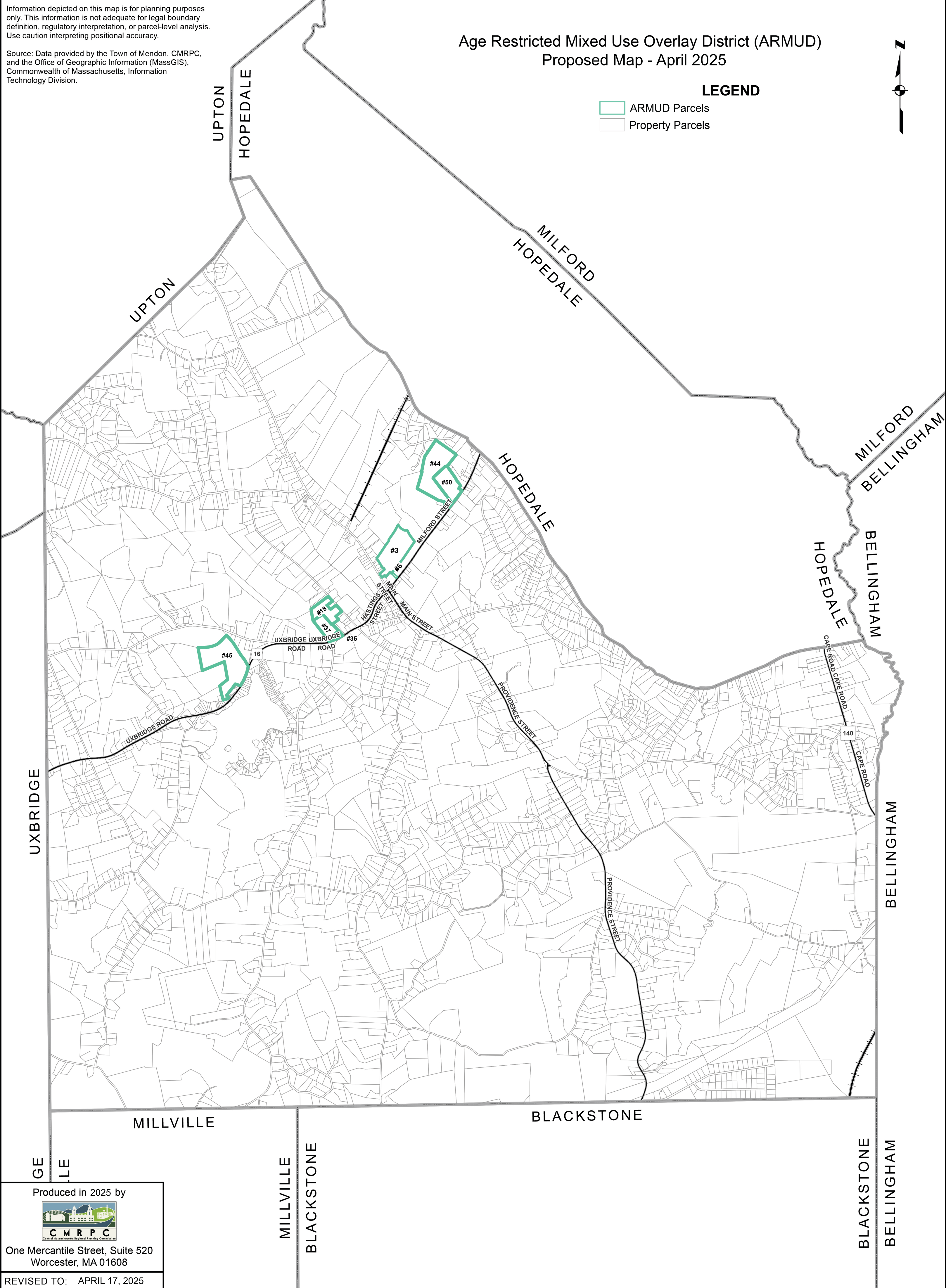
Source: Data provided by the Town of Mendon, CMRPC, and the Office of Geographic Information (MassGIS), Commonwealth of Massachusetts, Information Technology Division.

Age Restricted Mixed Use Overlay District (ARMUD)
Proposed Map - April 2025



LEGEND

- ARMUD Parcels
- Property Parcels



Produced in 2025 by


Central Massachusetts Regional Planning Commission

One Mercantile Street, Suite 520
Worcester, MA 01608

REVISED TO: APRIL 17, 2025

Red strikethrough = cut

Green Bold = new

Chapter XXVIII Wetlands Protection By-Law

Section 1.0 *Purpose.*

The purpose of this Chapter is to protect the wetlands, ~~related~~ water resources, **flood prone areas**, and adjoining **upland** areas in the Town of Mendon by controlling activities deemed by the Conservation Commission likely to have an adverse effect, immediate or cumulative, upon wetland values, including but not limited to the following: protection of public or private water supply; protection of groundwater; flood control; erosion and sediment control; storm damage prevention; prevention of water pollution; fisheries; wildlife habitat; rare species habitat **including rare plant and animal species**; recreational value; **protection of surrounding land and other homes or buildings**; **protection of surrounding land from predicted increases in flood frequency & intensity**; **protection of surrounding land to provide improved water filtration capacity, under predicted future increases in precipitation intensity, water temperatures and eutrophication impacts**, (collectively the “Resource Area values protected by this By-Law”) **deemed important to the community**. Presumptions of significance contained in 310.CMR 10.00 shall extend to said values.

Section 2.0 ~~3.0~~ *Jurisdiction.*

Except as permitted by the Conservation Commission or as provided in this ~~Chapter~~ **Bylaw or its Regulations**, no person shall commence to remove, fill, dredge, build upon, degrade, discharge into, impact, or otherwise alter the following Resource Areas:

- a. Any freshwater wetlands ~~or any land within 100 feet of freshwater wetlands~~: including marshes; wet meadows; bogs; swamps; isolated wetlands; ~~vernal pools~~, **springs; banks; reservoirs; lakes; ponds; rivers; brooks and creeks, or perennial** or intermittent streams;
- b. **Any land under the aforementioned waterways and waterbodies**; ~~any of the waterbodies set forth in this Section 3.0 a and c above; and~~
- c. **Any wetlands bordering on the aforementioned resource areas**;
- d. Any adjoining lands ~~within~~ **out to a distance of 100 feet of the all aforementioned resource areas known as the Buffer Zone** ~~set forth in Section 3. a above~~;
~~Any river, perennial stream, lake, or pond greater than 20,000 square feet in size;~~
- e. **Any Vernal Pool, including Vernal Pools not certified by the MassWildlife Natural Heritage and Endangered Species Program, and adjoining land out to a distance of 100 feet known as the Vernal Pool Habitat**;
- f. Any land within 200 feet of perennial streams or rivers known as the **Riverfront Area**; ~~of the water bodies set forth in this Section~~

~~3.0 c. above;~~

- g. Any land subject to flooding or inundation by ground water, surface water, or storm flowage (**bordering or isolated**).

Collectively all such wetland Resource Areas and lands abutting any of the aforesaid Resource Areas shall be deemed to be Resource Areas protected by this By-Law ~~whether or not they border surface water.~~

Section 3.0 ~~2.0~~ *Definitions.*

~~Definitions under this By-Law are consistent with the Wetlands Protection Act and Regulations (310 CMR 10.00) unless otherwise defined below.~~

Except as may be otherwise provided in this bylaw or in regulations of the Commission, the definitions of terms in this bylaw shall be as set forth in the Wetlands Protection Act (M.G.L. Ch. 131, § 40 and regulations (310 CMR 10.00).

~~Section 2.1~~ **The term “Alter”** means, without limitation, the following actions when undertaken upon or affecting any of the areas subject to protection under the By-Law: ~~and listed in Section 3.0 of these regulations:~~

- a. Removal, excavation, or dredging of soil, sand, gravel, or aggregate materials of any kind;
- b. Changing the preexisting drainage characteristics, flushing characteristics, sedimentation patterns, flow patterns, or flood retention characteristics;
- c. Drainage, or other disturbance of water level or water table;
- d. Dumping, discharging, or filling with any material which may degrade water quality;
- e. Placing of fill, or removal of material that would alter elevation;
- f. Driving of piles, erection, expansion or repair of buildings, or structures of any kind;
- g. Placement of obstructions or objects in water;
- h. Destruction of plant life including cutting or trimming of trees and shrubs;
- i. Changing temperature, biochemical oxygen demand, or other physical or chemical characteristics of any waters;
- j. Any activities, changes, or work which would cause or tend to contribute to pollution of any body of water or groundwater; and
- k. Incremental activities which have, or may have, a cumulative adverse impact on the Resource Areas protected by the By-Law.

~~Section 2.2—Area Subject to Flooding means depressions or closed basins that serve as ponding areas for runoff, snowmelt, heavy precipitation, or high groundwater that has risen above the ground surface, and areas which flood from a rise in a bordering waterway or water body as defined in Wetlands Protection Act Regulations (310 CMR 10.57).~~

~~Section 2.3—Area Subject to Protection—means any area specified in Section 3.0 and is used synonymously with the term “Resource Area”.~~

~~Section 2.4—Buffer Zone—means that area of land extending 100 feet horizontally from the boundary of a Resource Area specified in Section 3.0 a.~~

~~Section 2.5—Isolated Wetlands—are wet meadows, marshes, swamps, and bogs where the topography is typically low and flat and where soils are annually saturated such that groundwater or flowing or standing surface water provides a significant part of the supporting substrate for a plant community. Isolated wetlands are generally found within depressions and do not border rivers, streams, lakes or other bodies of water or wetlands. The boundary of isolated wetlands is the line within which the vegetation community is substantially characterized by wetland indicator species and within which hydric soils or other indicators of wetland hydrology are present. When vegetation appears to have been altered or is absent, the boundary line is the line within which hydric soils and/or indicators of wetland hydrology are present.~~

The term “bank” shall include the land area which normally abuts and confines a water body; the lower boundary being the mean annual low flow level, and the upper boundary being the first observable break in the slope or the mean annual flood level, whichever is higher.

~~Section 2.6 The term “No Build Zone” means that portion of the Buffer Zone up gradient of the No Disturb Zone and extending to a line which extends 50 feet from the edge of the Resource Area. Section 5.0 No Build Zone. There shall be a No Build Zone with a minimum depth of 50 feet measured horizontally from the border of any Resource Area; Except as otherwise specifically provided in these regulations, no buildings or structures shall be permitted in the No Build Zone. Prohibited activities include but are not limited to, construction of any structure, installation of any impervious surface, and any work requiring a building permit. Fences, swing sets and similar play structures may be permitted with the approval of the depth where there are site specific conditions that, if altered, would not result in degradation of a Resource Area.~~

~~Section 2.7 The term “No Disturb Zone” means that portion of the Buffer Zone which extends 25 feet from the edge of the Resource Area. No regulated activity shall be permitted in the no disturb zone. Section 4.0 No Disturb Zone. Except as otherwise provided in this By-Law or associated Regulations, no activity is permitted within 25 feet of the delineated edge of Wetland Resource Areas. This standard has been adopted because the alteration of land immediately adjacent to a wetland is likely to result in the alteration of the wetland itself. Examples of alterations include typically result from extension of lawn, depositing yard waste and clearing of vegetation.~~

~~Section 2.8—Obstructions or Objects in Water—means, but is not limited to, debris, dams, weirs, sluice gates, docks, bulkheads, pilings, and floats.~~

~~Section 2.9~~ The term “Pond” shall follow the definition of 310 CMR 10.04 except that the size threshold of 10,000 square feet shall not apply. ~~means any open body of fresh water at least 2000 square feet or larger which has standing water due to natural causes throughout the year during most years.~~ Man-made retention or detention basins, swimming pools, lined fishponds, and wastewater treatment lagoons shall not be considered ponds.

The term “Rare Species” shall include, without limitation, all vertebrate and invertebrate animals and all plant species listed as endangered, threatened, or of special concern by the Massachusetts Division of Fisheries and Wildlife, regardless whether the site in which they occur has been previously identified by the Division.

~~Section 2.10~~ The term “Rare Species Habitat” means those areas providing habitat for species of wildlife and /or plants listed as endangered, threatened, or of special concern by the Massachusetts Division of Fisheries and Wildlife.

~~Section 2.11—Resource Area means any area specified in Section 3.0 and is synonymous with Area Subject to Protection under the By-Law.~~

~~Section 2.12—River means any naturally flowing body of water that empties to any ocean, lake, pond, or river, and which flows throughout the year.~~

~~Section 2.13—Riverfront Area means the area within 200 feet of rivers includes perennial streams, lakes or ponds.~~

~~Section 2.14—Stream means any body of running water, including brooks and creeks, which move in a definite channel in the ground due to the hydrologic gradient and which flows within, into or out of an area subject to protection. A portion of a stream may flow through a culvert or beneath a bridge. A stream may be intermittent (does not flow throughout the year) or perennial (flows throughout the year most years). A stream is located down gradient of and is hydrologically connected to a wetland.~~

~~Section 2.15~~ The term “Vernal Pool” means, in addition to scientific definitions found in 310 CMR 10.00, any confined basin or depression not occurring in existing lawns, gardens, or landscaped areas, which in most years holds water for a minimum of two continuous months during the spring and/or summer, contains at least 200 cubic feet of water at some time during most years, is free of adult predatory fish populations, and provides essential breeding and rearing habitat functions for amphibians, reptiles, or other vernal pool community species, regardless of whether the site has been certified by the Massachusetts Division of Fisheries and Wildlife. The Mendon Conservation Commission has the discretionary authority to protect a vernal pool when it is shown to provide vernal pool wildlife habitat function despite the lack of official certification by the state. ~~Section 6.0 Vernal Pools.~~ The boundary of the Resource Area for Vernal Pools shall be 100 feet outward from the mean annual high-water line defining the depression, but shall not include existing lawns, gardens, landscaped or developed areas. Unless compelling evidence is provided to the contrary, no project or activity shall have an

adverse effect on a Vernal Pool by altering its topography, soil structure, plant community, composition, hydrologic regime and/or water quality.

~~Section 2.16—Wetland is defined in the Wetlands Protection Act, MGL Ch. 131, Sec. 40.~~

Section 4.0 ~~7.0~~ *Exemptions and Exceptions.*

- a. The application and permit required by the By-Law shall not be required for maintaining, repairing, or replacing, but not substantially changing or enlarging, an existing and lawfully located structure or facility used in the service of the public to provide electric, gas, water, ~~sewer, telephone, telegraph or other telecommunications services, or sanitary or storm sewers,~~ provided that written notice has been given to the commission **at least 14 days** prior to the commencement of work, **and provided that the work conforms to performance standards and design specifications in regulations adopted by the Commission.**
- b. The application and permit required by the By-Law shall not be required for work performed for normal maintenance or improvement of land in agricultural use as defined by the Wetlands Protection Act Regulations at 310 CMR 10.04. ~~The question of whether land is “land in agricultural use” as defined under the Wetlands Protection Act may be subject to a Request for Determination by the Commission.~~
- c. The application and permit required by the By-Law shall not be required for emergency projects necessary for the protection of the health and safety of the citizens of Mendon, provided that the work is to be performed by or has been ordered to be performed by an agency of the Commonwealth **or a political subdivision thereof** or by the Town; **provided that advance notice, oral or written, has been given to the Commission prior to commencement of work or within 24 hours after commencement;** provided that the Commission or its agent, in writing, certifies the work as an emergency project; **provided that the work is performed only for the time and place certified by the Commission for the limited purposes necessary to abate the emergency; and provided that within 21 days of commencement of an emergency project a permit application shall be filed with the Commission for review as provided by this bylaw. Upon failure to meet these and other requirements of the Commission, the Commission may, after notice and a public hearing, revoke or modify an emergency project approval and order restoration and mitigation measures.**
- d. ~~The applications and permits required by this By-Law shall not be required for existing structures or work in existence prior to the date of adoption of the By-Law.~~
- e. ~~The application and permit required by the By-Law shall not be required for any minor activities within the buffer zone or riverfront area, provided they meet the requirements outlined herein. Minor activities include but are not limited to:~~
 - i ~~Unpaved pedestrian walkways for private use;~~

- ~~ii Plantings of native species of trees, shrubs, or groundcover, but excluding turf lawns;~~
- ~~iii The conversion of impervious to vegetated surfaces, provided erosion controls and sedimentation controls are implemented during construction;~~
- ~~iv Fencing, stonewalls, and stacks of cordwood provided they will not constitute a barrier to wildlife movement and fences to contain livestock are located more than 100 feet from the mean annual high water line within a riverfront area or 50 feet from other resource areas, whichever is farther;~~
- ~~v Mowing of lawns and pruning of pre-existing landscaped areas;~~
- ~~vi Vista pruning, provided the activity is located more than 100 feet from the mean annual high water line within a riverfront area or 50 feet from other resource areas, whichever is farther;~~
- ~~vii Conversion of lawn to uses accessory to existing single-family houses, such as decks, sheds, patios, pools, and gardens, provided the activity is located 100 feet from the mean high water line within a riverfront area or 50 feet from other resource areas, and erosion and sedimentation controls are implemented during construction;~~
- ~~viii Removal of dead or dying trees that pose a hazard to structures or public safety;~~
- ~~ix Repair of existing structures provided the footprint of the structure does not change and erosion and sedimentation controls are implemented during construction; and,~~
- ~~x Activities that are temporary in nature, having negligible impacts, and are necessary for planning and design purposes (e.g. installation of monitoring wells, exploratory borings, sediment sampling and surveying) provided that erosion and sedimentation controls are implemented.~~

~~Other than stated in this section, the exceptions provided under the Wetland Protection Act (M.G.L. Ch. 131 Sec. 40) and regulations (310 CMR 10.00) shall not apply under this By-Law.~~

Except where otherwise stated in this section, the minor activity exemptions provided under the Wetlands Protection Act (G.L. c. 131, § 40) and regulations promulgated pursuant thereto (310 CMR 10.00) shall apply to the wetland resource areas protected under this bylaw.

Section 5.0 ~~10~~ *Applications and Fees.*

Written application of a Notice of Intent (NOI, the permit application) shall be filed with the Commission to perform activities regulated by this bylaw affecting resource areas protected by this bylaw. This application shall include such information and plans as are deemed necessary by the Commission to describe proposed activities and their effects on the resource areas protected by this bylaw. No activities shall commence without receiving and complying with a permit pursuant to this bylaw.

The Commission in an appropriate case may accept as the application and plans under this bylaw any application and plans filed under the Wetlands Protection Act (M.G.L. Ch. 131 §40) and regulations (310 CMR 10.00), together with such other information and plans as is required by this bylaw and regulations issued hereunder.

Any person desiring to know whether or not a proposed activity or an area is subject to this bylaw may in writing request a determination from the Commission. Such Request for Determination of Applicability (RDA) or Abbreviated Notice of Resource Area Delineation (ANRAD) filed under the Wetlands Protection Act shall include information and plans as deemed necessary by the Commission.

At the time of an ~~permit~~ application, ~~Request for Determination of Applicability, Notice of Resource Delineation, or other request,~~ the applicant shall pay a filing fee, as specified in the Regulations of the Commission, to the Town of Mendon to be put into an account established pursuant to M.G.L. c. 44, Sec. 53 ~~G~~ **E 1/2**, which account may be drawn upon by the Commission as necessary to carry out the provisions of this by-law. Accordingly, the combined filing fees of all applicants are pooled for uses directly related to the By-Law, including salaries, administration, office supplies, enforcement, postage, and miscellaneous costs. These fees are in addition to those required by the Massachusetts Wetlands Protection Act. **The Commission shall waive the filing fee for an application or request filed by a government agency.**

Upon receipt of a permit or other applications, RDA, ANRAD, COC or other request, the Commission may, at the expense of the applicant, retain an independent consultant, including engineers, wetlands scientists, wildlife biologists or other experts, for the purpose of providing the Commission with the data, analysis, or other information deemed by the Commission to be reasonably necessary or appropriate to assist the Commission in reviewing the application or rendering its decision, in conformity with the provisions of M.G.L. Ch. 44, § 53G, and with the rules promulgated by the Commission for hiring outside consultants under M.G.L. Ch. 44, § 53G, which are incorporated herein by reference. Such funds shall be deposited with the town treasurer, who shall create an account specifically for this purpose. Additional consultant fees may be requested where the requisite review is more expensive than originally calculated or where new information requires additional consultant services.

~~The Commission, in its discretion, is authorized to require an applicant to pay a consultant fee for the reasonable costs and expenses borne by the Commission in its consideration of the application. These expenses may include, but are not limited to, Resource Area survey and delineation, analysis of Resource Area values, including wildlife habitat evaluations, hydrogeological and drainage analysis, and hydric soil testing. Consultant fees may be deposited into the same account as described above.~~

Section 6.0 *Notice of Hearings*

Any person filing an application, NOI or ANRAD, with the Conservation Commission at the same time shall give written notice thereof, by certified mail (return receipt requested) or hand delivered, to all abutters at their mailing addresses shown on the most recent applicable tax list of the assessors, including owners of land directly opposite on any public or private street or way, and abutters within 300 feet of the property line of the applicant, including any in another municipality or across a body of water. The notice shall state a brief description of the project or other proposal and the date of any Commission hearing or meeting date if known. The notice to abutters also shall include a copy of the application or request, with plans, or shall state where copies may be examined and obtained by abutters. An affidavit of the person providing such notice, with a copy of the notice mailed or delivered, shall be filed with the Commission. When a person requesting a determination is other than the owner, the request, the notice of the hearing and the determination itself shall be sent by the Commission to the owner as well as to the person making the request.

The Commission shall conduct a public hearing on any permit application, NOI, RDA, or ANRAD with written notice given at the expense of the applicant, at least five business days prior to the hearing, in a newspaper of general circulation in the municipality. The Commission shall commence the public hearing within 21 days from receipt of a completed permit application, NOI, RDA, or ANRAD unless an extension is authorized in writing by the applicant. The Commission shall have authority to continue the hearing to a specific date announced at the hearing, for reasons stated at the hearing, which may include the need for additional information from the applicant or others as deemed necessary by the Commission in its discretion, based on comments and recommendations of the boards and officials.

The Commission shall issue its permit Order of Conditions (OOC), other order or determination in writing within 21 days of the close of the public hearing thereon unless an extension is authorized in writing by the applicant. The Commission in an appropriate case may combine its hearing under this bylaw with the hearing conducted under the Wetlands Protection Act (G.L. Ch.131 §40) and regulations (310 CMR 10.00).

Section 7.0 *Permits and Conditions*

If the Commission after a public hearing determines that the activities which are the subject of the application are likely to have a significant or cumulative effect upon the wetland values protected by this bylaw, the Commission shall issue or deny a permit for the activities requested. If it issues a permit, the Commission shall impose conditions which the Commission deems necessary or desirable to protect those values, and all activities shall be done in accordance with those conditions.

The Commission is empowered to deny a permit for failure to meet the requirements of this bylaw; for failure to submit necessary information and plans requested by the Commission; for failure to meet the performance standards and other requirements in this bylaw and the regulations issued hereunder, for failure to avoid or prevent unacceptable significant or cumulative effects upon the wetland values protected by this bylaw, and where no conditions are adequate to protect those values.

A permit shall expire three years from the date of issuance. The Commission may extend a permit for one or more periods of up to three years each, upon written request made at least 30 days prior to the expiration of the permit.

For good cause, the Commission may revoke or modify any permit, DOA, or ORAD, or any other order issued under this bylaw upon reasonable notice to the permit holder, and upon a vote a majority of the Commission at a duly noticed public hearing. Requests for amendments to permits shall follow the procedures set forth in MassDEP Wetlands Policy 85-4.

The Commission in an appropriate case may combine the decision issued under this bylaw with the permit DOA, ORAD, or Certificate of Compliance (COC) issued under the Wetlands Protection Act.

No work proposed in any application shall be undertaken until the permit, or ORAD, issued by the Commission with respect to such work has been recorded in the Worcester Registry of Deeds or, if the land affected thereby be registered land, in the Registry Section of the Land Court for the Worcester District, and until the holder of the permit certifies in writing to the Commission that the permit has been so recorded.

~~Section 9.0—Procedure.~~

- a. ~~Request for Determination of Applicability (RDA). The applicant shall submit an RDA to the Conservation Commission if work is in the buffer zone.~~
 - i. ~~The Conservation Commission will then determine if the work is within a Resource Area. Common activities include, but are not limited to, installing an above or in-ground pool, shed, garage or addition. A determination will be made within 21 days and sent to the Building Department~~
- b. ~~Notice of Intent (NOI). If the Conservation Commission determines that the work area is within a Resource Area, the applicant must file a Notice of~~

~~Intent with the Conservation Commission and the Department of Environmental Protection (DEP). The NOI filing shall include the following:~~

- ~~i. A complete and accurate description of the site, including the type and boundaries of Resource Areas protected under the Wetlands Protection Act and this By-Law;~~
 - ~~ii. The proposed work, including all measures and designs proposed to meet the performance standards described in the Wetlands Protection Act Regulations, 310 Code of Massachusetts Regulations (CMR) 10.00 for each applicable resource area;~~
 - ~~iii. Two copies of the NOI filing which must be received two weeks prior to the public hearing date;~~
 - ~~iv. Two sets of plans and;~~
 - ~~v. A check made out to the Town of Mendon in the amount specified for the project type per the Wetlands Filing Fee Calculation Sheet. This will pay for the public hearing notice that will be placed in the Milford Daily News. Payment is required at the public hearing. The Conservation Commission Administrative Clerk will notify the applicant of the amount once the ad has run in the newspaper.~~
 - ~~vi. The Commission shall commence the public hearing within 21 days from the receipt of a completed permit application, unless an extension is authorized in writing by the applicant.~~
- c. ~~Order of Conditions. The Commission, after public hearing, may issue or deny an Order of Conditions, i.e., a permit, for the activities requested. If it issues an Order of Conditions, the Commission shall impose conditions that it deems necessary or desirable to protect those values, and all activities shall be done in accordance with those conditions. The Commission shall take into account the cumulative adverse effects of loss, degradation, isolation, and replication of protected Resource Areas throughout the community and the watershed, resulting from past activities, permitted and exempt, and foreseeable future activities. The Commission is empowered to deny a request for an Order of Conditions for failure to meet the requirements of this ordinance; for failure to submit necessary information and plans requested by the Commission; for failure to meet the design specifications, performance standards, and other requirements in regulations of the Commission; for failure to avoid or prevent unacceptable significant or cumulative effects upon the Resource Area values protected by this ordinance; and where no conditions are adequate to protect those values. Lands within twenty five (25') feet of Resource Areas protected by this By-Law are presumed important to the protection of these resources because activities undertaken in close proximity to resource areas have a high likelihood of adverse impact upon~~

~~the wetland or other resource, either immediately, as a consequence of construction, or over time, as a consequence of daily operation or existence of the activities. These adverse impacts from construction and use can include, without limitation, erosion, siltation, loss of groundwater recharge, poor water quality, and loss of wildlife habitat.~~

~~i. If the project is approved, an Order of Conditions, will be issued based on the findings within 21 days from the date of completion of the hearing.~~

- ~~a. Orders of Condition shall be filed and registered at the Worcester County Registry of Deeds by the applicant.~~
- ~~b. A copy of the registered Order must be given to the Conservation Commission.~~
- ~~c. The Order is valid for three years. It may be extended for up to three years if a valid Order is in effect.~~
- ~~d. The Order of Conditions and Extension Permit must be recorded with the Worcester County Registry of Deeds. A copy of the registered Order and the Extension Permit must be given to the Conservation Commission.~~

- ~~d. *Certificate of Compliance.* Once the work is completed, the applicant or his engineer must request a Certificate of Compliance. The engineer shall submit an As Built drawing as well as confirm in writing that the work has been completed in accordance with the Order. The majority of the Commission must sign and issue either a partial or complete Certificate of Compliance. It is the applicant's responsibility to record the Certificate of Compliance with the Worcester County Registry of Deeds. The applicant must provide the Conservation Commission with a copy of the recorded Certificate. There will be a fee of \$50 for re-issuance of Certificates of Compliance.~~

~~Section 12—*Self Imposed Hardship.* The Commission views any adjacent properties or properties located nearby, which are under common ownership, as part of a cumulative Resource Area impact, such that the maximum 5,000 square feet of alteration that may be allowed under certain conditions under the Wetlands Protection Act, or the proposed degree of alteration of the Resource Area under the By Law applies to the entire area. The applicant or property owner is advised to prevent situations where they have created their own hardship by not carefully considering all likely impacts to areas subject to the Wetlands Protection Act or the By Law. In the case of limited project proposals, proposed roadways or driveways shall be designed to provide access to all areas of the proposed site without relying upon the possibility of future wetlands crossings. The Commission shall consider any future crossings or impacts proposed to be self imposed and will not grant further crossings or alterations in subsequent filings on a lot by lot basis for any project.~~

~~Section 8.0 *Waiver*: The Mendon Conservation Commission, by majority vote, may waive strict compliance with the requirements of this By Law or the rules and/or regulations promulgated hereunder, where;~~

- ~~a. Such action is allowed by federal, state, and local statutes~~
- ~~b. Is in the public interest, and~~
- ~~c. Is not inconsistent with the purpose and intent of this by law.~~

Section ~~18~~ 8.0 *Rules and Regulations*.

The Commission shall be authorized to promulgate Rules and Regulations (“Regulations”) to effectuate the purposes of this Bylaw at a **public hearing meeting** for which one week’s notice has been provided in a newspaper of general circulation in the Town. Such Regulations shall take effect **when voted and filed upon filing** with the Town Clerk. Failure by the Commission to promulgate such Regulations or a legal declaration of their invalidity by a court of law shall not act to suspend or invalidate the effect of this Bylaw. **At a minimum these regulations shall reiterate the terms defined in this bylaw, define additional terms not inconsistent with the bylaw, and impose filing and consultant fees.** ~~The Commission may waive any provision of its rules and regulations when it is not deemed appropriate to enforce them.~~

Section 9.0 *Security*.

As a part of a permit issued under this bylaw, in addition to any security required by any other municipal or state board, agency or official, the Commission may require that the performance and observance of the conditions imposed thereunder (including conditions requiring replication or mitigation) be secured wholly or in part by one or more of the methods described below:

- a. By a proper bond or deposit of money or negotiable securities or other undertaking of financial responsibility sufficient in the opinion of the Commission, to be released in whole or in part upon issuance of a Certificate of Compliance for work performed pursuant to the permit;**
- b. By accepting a conservation restriction, easement, or other covenant enforceable in a court of law, executed and duly recorded by the owner of record, running with the land to the benefit of this municipality whereby the permit conditions shall be performed and observed before any lot may be conveyed other than by mortgage deed. This method shall be used only with the consent of the applicant, and upon approval as to form by Town Counsel.**

Section 10.0 ~~13~~ *Enforcement*.

No person shall remove, fill, dredge, build upon, degrade, or otherwise alter resource areas protected by this bylaw, or cause, suffer, or allow such activity, or leave in place unauthorized fill, or otherwise fail to restore illegally altered land to its original condition, or fail to comply with a permit or an enforcement order issued pursuant to this bylaw.

~~Section 11—Right of Entry:~~

The Commission or its agent may enter upon privately owned property for the purpose of carrying out its duties under this By-Law and may make or cause to be made such examination or survey as deemed necessary, **subject to the constitutions and laws of the United States and the Commonwealth.**

The Commission shall have the authority to enforce this By-Law, its regulations and ~~orders~~ **permits** by violation notices, enforcement orders, **civil and criminal court actions**, and non-criminal citations under MGL Ch. 40 s. 21 D. Any person who violates provisions of this By-Law may be ordered to restore the property to its original condition or take other action deemed necessary to remedy such violations or may be fined or both.

Upon request of the Commission, the Select Board and Town Counsel shall take legal action for enforcement under civil law. Upon request of the Commission, the Chief of Police and/or Town Counsel shall take legal action for enforcement under criminal law. Municipal boards and officers, including any police officer or other officer having police powers, shall have authority to assist the Commission in enforcement.

Any person who violates any provision of this bylaw, regulations hereunder, or permits issued hereunder, may be punished by a fine of \$300 per day per offense. Each day or portion thereof during which a violation continues shall constitute a separate offense, and each provision of the bylaw, regulations, or permit violated shall constitute a separate offense.

- a. ~~Criminal and Civil Penalties. Any person who violates any provision of this Bylaw, valid regulation, or the terms or conditions in any permit or order prescribed or issued hereunder, shall be subject to a fine not to exceed \$300.00 for each day such violation occurs or continues or subject to a civil penalty, which may be assessed in an action brought on behalf of the Town in any court of competent jurisdiction. Each day or part thereof that such violation occurs or continues shall constitute a separate offense.~~

As an alternative to criminal prosecution in a specific case, the Commission may issue citations with specific penalties pursuant to the non-criminal disposition procedure set forth in G.L. Ch. 40 § 21D, which has been adopted by the Town in Chapter 1, Section 3 of the General By-Laws.

- b. ~~Non-Criminal Disposition. As an alternative to criminal prosecution or civil action, the Town of Mendon may elect to utilize the non-criminal disposition procedure set forth in G.L. Ch. 40, s. 21D. The Conservation Commission of the Town of Mendon shall be the enforcing entity. 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.~~

- ~~c. The Commission may seek remedies authorized under the Wetlands Protection Act including instituting a civil action seeking injunctive relief, penalties up to \$25,000 per day, and access to the site. The Commission may also seek under the Act criminal enforcement including penalties up to \$25,000.00 dollars per day. The Commission may also seek enforcement by the Massachusetts Department of Environmental Protection, which may include investigation and enforcement by the Attorney General, and/or administrative penalties.~~

~~Section 15 Violations Defined.~~

~~Each day a violation exists constitutes a separate violation. Violations include, but are not limited to:~~

- ~~a. Refusal or failure to comply with a local wetlands permit;~~
- ~~b. Failure or refusal to observe a particular condition or time specified in a local wetlands permit;~~
- ~~c. Refusal or failure to complete work described in a local wetlands permit, whether or not such failure causes damage to the interests protected by the ordinance; and~~
- ~~d. Refusal or failure to obtain a valid local wetlands permit prior to conducting an activity subject to regulation under the By-Law~~

Section 11.0 ~~14~~ *Burden of Proof.*

The applicant for ~~an Order of Conditions~~ **a permit** shall have the burden of proving by a preponderance of the credible evidence that the work proposed in the application will not have unacceptable significant or cumulative effect upon the Resource Area protected by this By-Law. Failure to provide adequate evidence to the Conservation Commission supporting this burden shall be sufficient cause for the Commission to deny a permit or grant ~~an Order of Conditions~~ **a permit** with conditions.

Section 12.0 ~~16~~ *Appeals.*

A decision of the Commission shall be reviewable in the Superior Court in accordance with MGL c. 249, s. 4.

Section 13.0 Relation to the Wetlands Protection Act

This bylaw is adopted under the Home Rule Amendment of the Massachusetts Constitution and the Home Rule statutes, independent of the Wetlands Protection Act (G.L. Ch. 131 §40) and regulations (310 CMR 10.00) thereunder. It is the intention of this bylaw that the purposes, jurisdiction, authority, exemptions,

regulations, specifications, standards, and other requirements shall be interpreted and administered as stricter than those under the Wetlands Protection Act and regulations.

Section 14.0 ~~17~~ *Severability.*

If any provision, paragraph, sentence, or clause of this by-law shall be held invalid for any reason, all other provisions shall continue in full force and effect.

Chapter XXVIII Wetlands Protection By-Law

Section 1.0 *Purpose*

The purpose of this Chapter is to protect the wetlands, water resources, flood prone areas, and adjoining upland areas in the Town of Mendon by controlling activities deemed by the Conservation Commission likely to have an adverse effect, immediate or cumulative, upon wetland values, including but not limited to the following: protection of public or private water supply; protection of groundwater; flood control; erosion and sediment control; storm damage prevention; prevention of water pollution; fisheries; wildlife habitat; rare species habitat including rare plant and animal species; recreational value; protection of surrounding land and other homes or buildings; protection of surrounding land from predicted increases in flood frequency & intensity; protection of surrounding land to provide improved water filtration capacity, under predicted future increases in precipitation intensity, water temperatures and eutrophication impacts, (collectively the “Resource Area values protected by this By-Law”) deemed important to the community. Presumptions of significance contained in 310.CMR 10.00 shall extend to said values.

Section 2.0 *Jurisdiction*

Except as permitted by the Conservation Commission or as provided in this Bylaw or its Regulations, no person shall commence to remove, fill, dredge, build upon, degrade, discharge into, impact, or otherwise alter the following Resource Areas:

- a. Any freshwater wetlands: including marshes; wet meadows; bogs; swamps; isolated wetlands; springs; banks; reservoirs; lakes; ponds; rivers; brooks and creeks, or perennial or intermittent streams;
- b. Any land under the aforementioned waterways and waterbodies;
- c. Any wetlands bordering on the aforementioned resource areas;
- d. Any adjoining lands out to a distance of 100 feet of all aforementioned resource areas known as the Buffer Zone;
- e. Any Vernal Pool, including Vernal Pools not certified by the MassWildlife Natural Heritage and Endangered Species Program, and adjoining land out to a distance of 100 feet known as the Vernal Pool Habitat;
- f. Any land within 200 feet of perennial streams or rivers known as the Riverfront Area;
- g. Any land subject to flooding or inundation by ground water, surface water, or storm flowage (bordering or isolated).

Collectively all such wetland Resource Areas and lands abutting any of the aforesaid Resource Areas shall be deemed to be Resource Areas protected by this Bylaw.

Section 3.0 *Definitions*

Except as may be otherwise provided in this bylaw or in regulations of the Commission, the definitions of terms in this bylaw shall be as set forth in the Wetlands Protection Act (M.G.L. Ch. 131, § 40 and regulations (310 CMR 10.00).

The term “*Alter*” means, without limitation, the following actions when undertaken upon or affecting any of the areas subject to protection under the By-Law:

- a. Removal, excavation, or dredging of soil, sand, gravel, or aggregate materials of any kind;
- b. Changing the preexisting drainage characteristics, flushing characteristics, sedimentation patterns, flow patterns, or flood retention characteristics;
- c. Drainage, or other disturbance of water level or water table;
- d. Dumping, discharging, or filling with any material which may degrade water quality;
- e. Placing of fill, or removal of material that would alter elevation;
- f. Driving of piles, erection, expansion or repair of buildings, or structures of any kind;
- g. Placement of obstructions or objects in water;
- h. Destruction of plant life including cutting or trimming of trees and shrubs;
- i. Changing temperature, biochemical oxygen demand, or other physical or chemical characteristics of any waters;
- j. Any activities, changes, or work which would cause or tend to contribute to pollution of any body of water or groundwater; and
- k. Incremental activities which have, or may have, a cumulative adverse impact on the Resource Areas protected by the By-Law.

The term “*Bank*” shall include the land area which normally abuts and confines a water body; the lower boundary being the mean annual low flow level, and the upper boundary being the first observable break in the slope or the mean annual flood level, whichever is higher.

The term “*No Build Zone*” means that portion of the Buffer Zone up gradient of the No Disturb Zone which extends 50 feet from the edge of the Resource Area. Except as otherwise provided in these regulations, no buildings or structures shall be permitted in the No Build Zone. Prohibited activities include but are not limited to, construction of any structure, installation of any impervious surface, and any work requiring a building permit.

The term “*No Disturb Zone*” means that portion of the Buffer Zone which extends 25 feet from the edge of the Resource Area. Except as otherwise provided in this By-Law or associated Regulations, no activity is permitted within 25 feet of the delineated edge of Wetland Resource Areas. This standard has been adopted because the alteration of land immediately adjacent to a wetland is likely to result in the alteration of the wetland itself. Examples of alterations include from extension of lawn, depositing yard waste and clearing of vegetation.

The term “*Person*” shall include any individual, group of individuals, association, partnership, corporation, company, business organization, trust, estate, the

Commonwealth or political subdivision thereof to the extent subject to town bylaws, administrative agency, public or quasi-public corporation or body, this municipality, and any other legal entity, its legal representatives, agents, or assigns.

The term “*Pond*” shall follow the definition of 310 CMR 10.04 except that the size threshold of 10,000 square feet shall not apply. Man-made retention or detention basins, swimming pools, lined fishponds, and wastewater treatment lagoons shall not be considered ponds.

The term “*Rare Species*” shall include, without limitation, all vertebrate and invertebrate animals and all plant species listed as endangered, threatened, or of special concern by the Massachusetts Division of Fisheries and Wildlife, regardless of whether the site in which they occur has been previously identified by the Division.

The term “*Rare Species Habitat*” means those areas providing habitat for species of wildlife and /or plants listed as endangered, threatened, or of special concern by the Massachusetts Division of Fisheries and Wildlife.

The term “*Vernal Pool*” means, in addition to scientific definitions found in 310 CMR 10.00, any confined basin or depression not occurring in existing lawns, gardens, or landscaped areas, which in most years holds water for a minimum of two continuous months during the spring and/or summer, contains at least 200 cubic feet of water at some time during most years, is free of adult predatory fish populations, and provides essential breeding and rearing habitat functions for amphibians, reptiles, or other vernal pool community species, regardless of whether the site has been certified by the Massachusetts Division of Fisheries and Wildlife. The Mendon Conservation Commission has the discretionary authority to protect a vernal pool when it is shown to provide vernal pool wildlife habitat function despite the lack of official certification by the state. The boundary of the Resource Area for Vernal Pools shall be 100 feet outward from the mean annual high-water line defining the depression. Unless compelling evidence is provided to the contrary, no project or activity shall have an adverse effect on a Vernal Pool by altering its topography, soil structure, plant community, composition, hydrologic regime and/or water quality.

Section 4.0 *Exemptions and Exceptions*

The application and permit required by the By-Law shall not be required for maintaining, repairing, or replacing, but not substantially changing or enlarging, an existing and lawfully located structure or facility used in the service of the public to provide electric, gas, water, sewer, telecommunications services, provided that written notice has been given to the commission at least 14 days prior to the commencement of work, and provided that the work conforms to performance standards and design specifications in regulations adopted by the Commission.

The application and permit required by the By-Law shall not be required for work performed for normal maintenance or improvement of land in agricultural use as defined by the Wetlands Protection Act Regulations at 310 CMR 10.04.

The application and permit required by the By-Law shall not be required for emergency projects necessary for the protection of the health and safety of the citizens of Mendon, provided that the work is to be performed by or has been ordered to be performed by an agency of the Commonwealth or a political subdivision thereof or by the Town; provided that advance notice, oral or written, has been given to the Commission prior to commencement of work or within 24 hours after commencement; provided that the Commission or its agent, in writing, certifies the work as an emergency project; provided that the work is performed only for the time and place certified by the Commission for the limited purposes necessary to abate the emergency; and provided that within 21 days of commencement of an emergency project a permit application shall be filed with the Commission for review as provided by this bylaw. Upon failure to meet these and other requirements of the Commission, the Commission may, after notice and a public hearing, revoke or modify an emergency project approval and order restoration and mitigation measures.

Except where otherwise stated in this section, the minor activity exemptions provided under the Wetlands Protection Act (G.L. c. 131, § 40) and regulations promulgated pursuant thereto (310 CMR 10.00) shall apply to the wetland resource areas protected under this bylaw.

Section 5.0 *Applications and Fees*

Written application of a Notice of Intent (NOI, the permit application) shall be filed with the Commission to perform activities regulated by this bylaw affecting resource areas protected by this bylaw. This application shall include such information and plans as are deemed necessary by the Commission to describe proposed activities and their effects on the resource areas protected by this bylaw. No activities shall commence without receiving and complying with a permit pursuant to this bylaw.

The Commission in an appropriate case may accept as the application and plans under this bylaw any application and plans filed under the Wetlands Protection Act (M.G.L. Ch. 131 §40) and regulations (310 CMR 10.00), together with such other information and plans as is required by this bylaw and regulations issued hereunder.

Any person desiring to know whether a proposed activity or an area is subject to this bylaw may in writing request a determination from the Commission. Such Request for Determination of Applicability (RDA) or Abbreviated Notice of Resource Area Delineation (ANRAD) filed under the Wetlands Protection Act shall include information and plans as deemed necessary by the Commission.

At the time of an application, the applicant shall pay a filing fee, as specified in the Regulations of the Commission, to the Town of Mendon to be put into an account established pursuant to M.G.L. c. 44, Sec. 53 E 1/2, which account may be drawn upon by the Commission as necessary to carry out the provisions of this by-law. Accordingly, the combined filing fees of all applicants are pooled for uses directly related to the By-Law, including salaries, administration, office supplies, enforcement, postage, and miscellaneous costs. These fees are in addition to those required by the Massachusetts Wetlands Protection Act. The Commission shall waive the filing fee for an application or request filed by a government agency.

Upon receipt of a permit or other applications, RDA, ANRAD, COC or other request, the Commission may, at the expense of the applicant, retain an independent consultant, including engineers, wetlands scientists, wildlife biologists or other experts, for the purpose of providing the Commission with the data, analysis, or other information deemed by the Commission to be reasonably necessary or appropriate to assist the Commission in reviewing the application or rendering its decision, in conformity with the provisions of M.G.L. Ch. 44, § 53G, and with the rules promulgated by the Commission for hiring outside consultants under M.G.L. Ch. 44, § 53G, which are incorporated herein by reference. Such funds shall be deposited with the town treasurer, who shall create an account specifically for this purpose. Additional consultant fees may be requested where the requisite review is more expensive than originally calculated or where new information requires additional consultant services.

Section 6.0 Notice of Hearings

Any person filing an application, NOI or ANRAD or other request, with the Conservation Commission at the same time shall give written notice thereof, by certified mail (return receipt requested) or hand delivered, to all abutters at their mailing addresses shown on the most recent applicable tax list of the assessors, including owners of land directly opposite on any public or private street or way, and abutters within 300 feet of the property line of the applicant, including any in another municipality or across a body of water. The notice shall state a brief description of the project or other proposal and the date of any Commission hearing or meeting date if known. The notice to abutters also shall include a copy of the application or request, with plans, or shall state where copies may be examined and obtained by abutters. An affidavit of the person providing such notice, with a copy of the notice mailed or delivered, shall be filed with the Commission. When a person requesting a determination is other than the owner, the request, the notice of the hearing and the determination itself shall be sent by the Commission to the owner as well as to the person making the request.

The Commission shall conduct a public hearing on any permit application, RDA, or ANRAD with written notice given at the expense of the applicant, at least five business days prior to the hearing, in a newspaper of general circulation in the municipality. The Commission shall commence the public hearing within 21 days from receipt of a completed permit application, RDA, or ANRAD unless an extension is authorized in

writing by the applicant. The Commission shall have authority to continue the hearing to a specific date announced at the hearing, for reasons stated at the hearing, which may include the need for additional information from the applicant or others as deemed necessary by the Commission in its discretion, based on comments and recommendations of the boards and officials.

The Commission shall issue its permit Order of Conditions (OOC), other order or determination in writing within 21 days of the close of the public hearing thereon unless an extension is authorized in writing by the applicant. The Commission in an appropriate case may combine its hearing under this bylaw with the hearing conducted under the Wetlands Protection Act (G.L. Ch.131 §40) and regulations (310 CMR 10.00).

Section 7.0 Permits and Conditions

If the Commission after a public hearing determines that the activities which are the subject of the application are likely to have a significant or cumulative effect upon the wetland values protected by this bylaw, the Commission shall issue or deny a permit for the activities requested. If it issues a permit, the Commission shall impose conditions which the Commission deems necessary or desirable to protect those values, and all activities shall be done in accordance with those conditions.

The Commission is empowered to deny a permit for failure to meet the requirements of this bylaw; for failure to submit necessary information and plans requested by the Commission; for failure to meet the performance standards and other requirements in this bylaw and the regulations issued hereunder, for failure to avoid or prevent unacceptable significant or cumulative effects upon the wetland values protected by this bylaw, and where no conditions are adequate to protect those values.

A permit shall expire three years from the date of issuance. The Commission may extend a permit for one or more periods of up to three years each, upon written request made at least 30 days prior to the expiration of the permit.

For good cause, the Commission may revoke or modify any permit, DOA, or ORAD, or any other order issued under this bylaw upon reasonable notice to the permit holder, and upon a vote a majority of the Commission at a duly noticed public hearing. Requests for amendments to permits shall follow the procedures set forth in MassDEP Wetlands Policy 85-4.

The Commission in an appropriate case may combine the decision issued under this bylaw with the permit DOA, ORAD, or Certificate of Compliance (COC) issued under the Wetlands Protection Act.

No work proposed in any application shall be undertaken until the permit, or ORAD, issued by the Commission with respect to such work has been recorded in the Worcester Registry of Deeds or, if the land affected thereby be registered land, in the Registry

Section of the Land Court for the Worcester District, and until the holder of the permit certifies in writing to the Commission that the permit has been so recorded.

Section 8.0 *Rules and Regulations*

The Commission shall be authorized to promulgate Rules and Regulations (“Regulations”) to effectuate the purposes of this Bylaw at a public hearing for which one week’s notice has been provided in a newspaper of general circulation in the Town. Such Regulations shall take effect when voted and filed with the Town Clerk. Failure by the Commission to promulgate such Regulations or a legal declaration of their invalidity by a court of law shall not act to suspend or invalidate the effect of this Bylaw. At a minimum these regulations shall reiterate the terms defined in this bylaw, define additional terms not inconsistent with the bylaw, and impose filing and consultant fees.

Section 9.0 *Security*

As a part of a permit issued under this bylaw, in addition to any security required by any other municipal or state board, agency or official, the Commission may require that the performance and observance of the conditions imposed thereunder (including conditions requiring replication or mitigation) be secured wholly or in part by one or more of the methods described below:

- a. By a proper bond or deposit of money or negotiable securities or other undertaking of financial responsibility sufficient in the opinion of the Commission, to be released in whole or in part upon issuance of a Certificate of Compliance for work performed pursuant to the permit;
- b. By accepting a conservation restriction, easement, or other covenant enforceable in a court of law, executed and duly recorded by the owner of record, running with the land to the benefit of this municipality whereby the permit conditions shall be performed and observed before any lot may be conveyed other than by mortgage deed. This method shall be used only with the consent of the applicant, and upon approval as to form by Town Counsel.

Section 10.0 *Enforcement*

No person shall remove, fill, dredge, build upon, degrade, or otherwise alter resource areas protected by this bylaw, or cause, suffer, or allow such activity, or leave in place unauthorized fill, or otherwise fail to restore illegally altered land to its original condition, or fail to comply with a permit or an enforcement order issued pursuant to this bylaw.

The Commission or its agent may enter upon privately owned property for the purpose of carrying out its duties under this By-Law and may make or cause to be made such examination or survey as deemed necessary, subject to the constitutions and laws of the United States and the Commonwealth.

The Commission shall have the authority to enforce this By-Law, its regulations and permits by violation notices, enforcement orders, civil and criminal court actions, and non-criminal citations under M.G.L Ch. 40 §21 D. Any person who violates provisions of this By-Law may be ordered to restore the property to its original condition or take other action deemed necessary to remedy such violations or may be fined or both.

Upon request of the Commission, the Select Board and Town Counsel shall take legal action for enforcement under civil law. Upon request of the Commission, the Chief of Police and/or Town Counsel shall take legal action for enforcement under criminal law. Municipal boards and officers, including any police officer or other officer having police powers, shall have authority to assist the Commission in enforcement.

Any person who violates any provision of this bylaw, regulations hereunder, or permits issued hereunder, may be punished by a fine of \$300 per day per offense. Each day or portion thereof during which a violation continues shall constitute a separate offense, and each provision of the bylaw, regulations, or permit violated shall constitute a separate offense. As an alternative to criminal prosecution in a specific case, the Commission may issue citations with specific penalties pursuant to the non-criminal disposition procedure set forth in M.G.L. Ch. 40 §21D, which has been adopted by the Town in Chapter 1, Section 3 of the General By-Laws.

Section 11.0 Burden of Proof

The applicant for a permit shall have the burden of proving by a preponderance of the credible evidence that the work proposed in the application will not have unacceptable significant or cumulative effect upon the Resource Area protected by this By-Law. Failure to provide adequate evidence to the Conservation Commission supporting this burden shall be sufficient cause for the Commission to deny a permit or grant permit with conditions.

Section 12.0 Appeals

A decision of the Commission shall be reviewable in the Superior Court in accordance with M.G.L. Ch. 249 §4.

Section 13.0 Relation to the Wetlands Protection Act

This bylaw is adopted under the Home Rule Amendment of the Massachusetts Constitution and the Home Rule statutes, independent of the Wetlands Protection Act (M.G.L. Ch. 131 §40) and regulations (310 CMR 10.00) thereunder. It is the intention of this bylaw that the purposes, jurisdiction, authority, exemptions, regulations, specifications, standards, and other requirements shall be interpreted and administered as stricter than those under the Wetlands Protection Act and regulations.

Section 14.0 Severability

If any provision, paragraph, sentence, or clause of this by-law shall be held invalid for any reason, all other provisions shall continue in full force and effect.