



PLANNING DEPARTMENT
Community Development Division

Special Permit – Watershed Application – Instructions.

Procedure and Requirements for Filing an Application for a Watershed Special Permit;

The following information must be submitted thirty (30) days prior to the first public hearing. Failure to submit the required information within the time periods prescribed may result in a dismissal by the Planning Board of an application as incomplete. The information herein is an abstract of more specific requirements listed in the Zoning Bylaw and is not meant to supersede them.

➤ **Step 1: Pick up application package:**

The petitioner picks up complete application package

➤ **Step 2: Special Permit Application Form:**

Petitioner completes (3) copies of the application form. All information as required shall be completed.

➤ **Step 3: Plan Preparation:**

Petitioner submits all of the required plan information as cited in sections 4.136 and 10.31 in the North Andover Zoning Bylaw.

➤ **Step 4: Submit Application:**

On or before noon on the application deadline date the petitioner goes to the Town Clerk to obtain a time stamp on three (3) applications. Leave one application with the Town Clerk and bring two (2) time stamped applications to the Planning Department. Petitioner submits to the Planning Department two (2) sets of full size plans 1"=40' no larger than 24"x36" prepared by a Registered Professional Engineer or Land Surveyor. Petitioner submits an additional 3 sets of plans no larger than 11"x17". Petitioner submits an electronic PDF version of all submission materials. Applicant must include submittal of outside consultant review escrow form.

➤ **Step 5: Submit Filing Fees:**

The petitioner submits two separate checks for application fees and outside consultant fees. See FEE SCHEDULE.

➤ **Step 6: Mail Application to Outside Consultant:**

The petitioner mails a copy of the plan and application to the outside consultant for review. Please contact the Planning Office for mailing information.

➤ **Step 7: Notification of Parties in Interest:**

Petitioner picks up an updated certified abutters list from the Assessor's office (located at 120 Main St.) It is to be submitted as part of the application submittal.

➤ **Step 8: Legal Notice:**

The petitioner is responsible for delivering the legal notice to the newspaper to be published and is responsible for costs for same. The petitioner is responsible for the costs for certified mailing of the legal notice to each abutter. See specific updated instructions for certified mailing of legal notices on the Planning Department website.

➤ **Step 9: Public Hearing before the Planning Board:**

The petitioner should appear in his/her behalf, or be represented by an agent or attorney. In the absence of any appearance without due cause on behalf of the petitioner, the Board shall decide on the matter by using the information it has otherwise received.

➤ **Step 10: Decision:**

After the hearing, a copy of the Board's decision will be sent to all parties in interest. (Any appeal of the Board's decision may be made pursuant to Massachusetts General Laws Ch. 40A sec. 17, within (20) days after the decision is filed with the Town Clerk.)

➤ **Step 11: Recording Certificate of Decision Plans:**

The petitioner is responsible for recording certification of the decision and any accompanying plans at the Essex North Registry of Deeds, Lawrence Massachusetts. Petitioner should bring in one recorded copy of the decision and three paper copies of the recorded plan of land along with the proof of recording cash register slip to the Planning Department.

Special Permit – Watershed Application – Requirements.

GENERAL REQUIREMENTS TO BE MET FOR OBTAINING A WATERSHED SPECIAL PERMIT

Written Documentation

Applications for a special permit must be supported by a legibly written or typed memorandum setting forth in detail all facts relied upon. Addressing each of the below points individually is required with this application.

- Encouraging the most appropriate use of land;
- Preventing overcrowding of land;
- Conserving the value of land and buildings;
- Lessening congestion of traffic;
- Preventing undue concentration of population;
- Providing adequate light and air;
- Reducing the hazards from fire and other danger;
- Assisting in the economical provision of transportation, water, sewerage, schools, parks, and other public facilities;
- Controlling the use of bodies of water, including watercourses;
- Reducing the probability of losses resulting from floods; and
- Reserving and increasing the amenities of the Town; **AND**

ZONING BYLAW SECTION 10.31

The Special Permit Granting Authority must have all the following conditions met:

- The specific site is an appropriate location for such a use, structure or condition;
- The use as developed will not adversely affect the neighborhood;
- There will be no nuisance or serious hazard to vehicles or pedestrians;
- Adequate and appropriate facilities will be provided for the proper operation of the proposed use;
- The Special Permit Granting Authority shall not grant any Special Permit unless they make a specific finding that the use is in harmony with the general purpose and intent of this Bylaw.

SPECIFIC REQUIREMENTS TO BE MET FOR OBTAINING A WATERSHED SPECIAL PERMIT

- Written certification by a Registered Professional Engineer, or other scientist educated in and possessing extensive experience in the science of hydrology and hydrogeology, stating that there will not be any significant degradation of the quality or quantity of water in or entering Lake Cochichewick.
- Proof that there is no reasonable alternative location outside the Non-Disturbance and/or Non-Discharge Buffer Zones, whichever is applicable, for any discharge, structure, or activity, associated with the proposed use to occur. (1994/38)
- Evidence of approval by the Mass. Dept. of Environmental Protection (DEP) of any industrial wastewater treatment or disposal system or any wastewater treatment of system fifteen thousand (15,000) gallons per day capacity.
- Evidence that all on-site operations including, but not limited to, construction, waste water disposal, fertilizer applications and septic systems will not create concentrations of Nitrogen in groundwater, greater than the Federal limit at the down gradient property boundary.
- Projections of down gradient concentrations of nitrogen, phosphorus and other relevant chemicals at property boundaries and other locations deemed pertinent by the SPGA.
- The SPGA may also require that supporting materials be prepared by other professionals including, but not limited to, a registered architect, registered landscape architect, registered land surveyor, registered sanitarian, biologist, geologist or hydrologist when in its judgment the complexity of the proposed work warrants the relevant specified expertise.

NOTE: A Special Permit once granted by the Planning Board will lapse in two (2) years if not exercised unless the Planning Board grants an extension.