



TOWN OF PLYMOUTH

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Chapter 91 Industrial Building Demolition Permit (Voted August 2020)

§91-1 Purpose

To review demolition activities related to large scale industrial buildings that are of such scale that special conditioning may be necessary in order to avoid possible objectionable negative effects (such as heavy equipment noise, vibration, dust or vehicular traffic) to Town Ways, abutting properties, the environment and the Town in general.

§91-2 Applicability.

This bylaw shall be applied to the demolition of Industrial Buildings, with a total building footprint of greater than 180,000 square feet as well as associated, roadways, parking lots, and other amenities located on the same site.

For the purposes of this bylaw, Industrial Buildings are defined as buildings, outbuildings and accessory structures on Light Industrial sites and used for Heavy Industry, Manufacturing, Warehousing use or as a Power Generating Facility.

§91-3 Required Information.

Prior to the commencement of demolition activities, the following information is required and shall be approved by the Select Board.

On-Site.

1. A site restoration plan for all disturbed areas shall be prepared by a professional Landscape Architect or an equivalent qualified professional and submitted for approval by the Select Board. Restoration areas shall have a minimum of 6 inches of loam and shall include Native Vegetation (trees, shrubs and grasses) planted at a density similar to the surrounding areas.
2. Location of staging areas and all on-site debris processing equipment.
3. Measures proposed to minimize noise, vibration, dust and other negative effects of demolition and related activities on nearby neighborhoods.

Off-Site.

1. A listing of the number and types of vehicles that will be traveling on Town Ways as well as estimated per axel weights.
2. A heavy vehicle route plan shall be prepared by a qualified professional and submitted for approval by the Select Board. The plan shall minimize the negative effects of heavy vehicles on the surrounding neighborhood and the Town in general.

3. A technical review of the proposed vehicle travel route including the condition of the Town Ways, bridges and culverts and an analysis of the ability of these ways to accommodate the proposed vehicles.

§91-4 Permit Conditions.

To avoid possible objectionable negative effects (such as heavy equipment noise, vibration, dust or vehicular traffic) to abutting properties, the Town and the environment, the Select Board may impose reasonable conditions as part of the permit that:

1. Mitigate the impacts of heavy vehicle traffic on Town Ways.
2. Minimize noise, vibration and dust generated from demolition activities.
3. Limit heavy vehicle traffic to specific routes.
4. Limit travel on Town Ways during sensitive times (such as school bus travel times).

§91-5 Denial of a Demolition Permit.

The Select Board may deny a Permit if it determines that the demolition activities:

1. Would create unsafe off-site conditions; or
2. Would be a detriment or nuisance to nearby landowners or to the Town in general by reason of traffic, noise, dust, vibration, or other objectionable conditions.

§91-6 Operational Requirements.

The Building Commissioner or authorized agent shall with advance notice be given access to the site in order to inspect the site to insure compliance with the permit and approved demolition plan.

Heavy vehicle round trips shall be limited to 20 round trips per day to and from (40 total) the site.

Contractor and subcontractor vehicles must be clearly identified by the company's name.

Demolition activities, trucking and equipment start-up and operation and any related use shall be limited to Monday through Friday and hours of operation shall be limited to 7:00 AM to 4:00 PM, with no demolition activities permitted on State or Federal holidays.

Copies of all bills of lading for all disposal materials including soil, asphalt, concrete, scrap and metal must be forwarded to the Select Board.

Prior to any demolition work the following shall be provided to the Select Board:

1. Copies of demolition permits, issued by Plymouth's Inspectional Services, and AQ06 Air Quality Permits issued by DEP.
2. The name of all Licensed Site Professionals (LSP) and LSP subcontractors working on the project and their contact information.

§91-6 Severability

If any provision of this Chapter or the application of any such provision to any person, entity, or circumstance shall be held invalid, the remainder of this article, to the extent it can be given effect, or the application of those provisions to the person, entity, or circumstance other than those to which it is held invalid, shall not be affected thereby, and to this end the provisions of this Chapter are severable.

A True Copy

Attest:

A handwritten signature in black ink, appearing to read "Kelly A. McElreath". The signature is written in a cursive, flowing style with a large initial "K" and "M".

Kelly A. McElreath
Town Clerk