



## Bellingham Department of Public Works (DPW)

### Standard for Accessory Dwelling Units (ADUs)

#### Purpose

To ensure consistent, safe, and sustainable integration of Accessory Dwelling Units (ADUs) into the Town of Bellingham's public infrastructure systems—including water, sewer, stormwater, and solid waste.

#### Applicability

This standard applies to all residential properties within the Town of Bellingham proposing to construct, convert, or legalize an ADU under the Zoning Bylaw (Section 240-41.1).

#### Definitions

- **ADU:** Accessory Dwelling Unit as defined by Bellingham Zoning Bylaw §240-41.1.
- **DPW:** Town of Bellingham Department of Public Works.
- **MS4:** Municipal Separate Storm Sewer System, as defined by EPA and DEP.
- **I/I:** Infiltration/ Inflow

#### Water Service Requirements

- ADUs may use existing service unless the ADU is a condominium or sold separately per 760 CMR 71.03(3)(b)(3).
- **Curb Stop and Metering:**  
Each unit shall have its own shutoff and be separately metered by use of privately owned sub-meter. Meters shall be installed in accordance with Bellingham DPW specifications.
- **Location and Installation:**
  - Shared service lines or internal branching from the main structure's service must utilize separate shut offs.
  - Water services shall not be located under any building or structure.
- **Permitting:**  
A street opening permit & water application is required prior to any installation or modification of a water service line. All work must be inspected by the DPW.
- **Backflow and Cross-Connection Control:**  
Each unit shall comply with all Massachusetts DEP and Town of Bellingham requirements regarding backflow prevention and cross-connection control.

#### Sewer Service Requirements

- **Connection Policy:** ADUs may utilize the existing sewer lateral unless the ADU is a condominium or sold separately per 760 CMR 71.03(3)(b)(3).
- **Existing Sewer Laterals:** The condition of an existing sewer lateral must be evaluated for I/I before being utilized for an ADU. Evaluation may include:



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- Camera inspection
  - Smoke testing
  - Pipe condition
  - I/I evaluation
- **Sewer cleanouts:** Separate sewer cleanouts must be located on each sewer lateral and at each lateral bend or elbow.

### Stormwater Management

- **Threshold for Review:** ADUs that create >500 square feet of new impervious area must submit a stormwater checklist to the DPW for review.
- **Low-Impact Design:** Projects are encouraged to include infiltration trenches, rain gardens, or pervious paving.
- **Discharge:** No stormwater runoff shall be directed toward the public way or neighboring properties without mitigation. Roof runoff must be directed to on-site systems or vegetated areas.
- **Compliance:** Projects must comply with Bellingham's Stormwater Bylaw and the 2022 MS4 General Permit.

### Solid Waste & Recycling

- **Town Collection Eligibility:**
  - ADUs operating as independent rental units require a separate trash toter.

### Permit and Inspection Process

- **Pre-Submission Meeting:** Strongly encouraged with DPW and Building Department before submitting plans.
- **Required Submittals:**
  - Utility plan showing water, sewer, and stormwater infrastructure.
  - Construction detail sheets (if excavation in ROW or trenching).
  - Stormwater checklist.
- **Inspections Required:**
  - Water service tap & installation.
  - Sewer lateral tie-in & cleanout installation.
  - Cross connection survey
  - Stormwater runoff & driveway apron
  - Final inspection prior to Certificate of Occupancy.



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- **Trench Permit:** Required for any work in Town roadways or right-of-way under MGL Chapter 82A and 520 CMR 14.

<u>Item</u>	<u>Fee (FY2026)</u>
• Water Application Fee	\$50
• Trench Permit	\$25
• Inspection Fees	<i>Varies</i>

*Final fees set by the Board of Selectmen and subject to revision.*

### Enforcement

Noncompliance may result in:

- Withholding of building permits or certificates of occupancy.
- Disconnection from Town services.
- Fines per Bellingham's General Bylaws.