



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>
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• 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.