

REVIEW OF GREEN INFRASTRUCTURE AND LOW IMPACT DEVELOPMENT  
TOWN OF PEMBROKE MS4 PROGRAM  
MAY 5, 2022

Below are the findings of a review of the Town of Pembroke Zoning Ordinance, in addition to the Subdivision and Site Plan Regulations, in accordance with Sections 2.3.6 and 5.1.3 of the MS4 permit, which has assessed the degree to which the regulatory framework permits and encourages green infrastructure and Low Impact Development (LID). Finding highlights indicated that the zoning ordinance, primarily as prescribed in MS4 Post Construction Ordinance (Section 143-70), that LID Best Management Practices (BMPs) are the first option for stormwater management. Applicants must demonstrate that such BMPs are not possible, or the conventional BMPs are more desirable. With regard to the Subdivision and Site Plan Regulations, green infrastructure, and LID BMPs are encouraged in Sections 205.36.E and 203.32.E respectively. Please refer to the table below for additional analysis of the Zoning Ordinance and Planning Board's regulations. The findings suggest that Pembroke complies with both 2.3.6 and 5.1.3 of the MS4 permit and no further action is needed at this time.

Element Assessed	Permit Section	Zoning Ordinance Findings	Site Plan Regulation Findings	Subdivision Regulation Findings	Date Adopted (if applicable)
Feasibility of Green Roofs	2.3.6.d	No reference	Section 203-32.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	Section 205-36.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	2020
Feasibility of Infiltration (rain gardens, curb extensions, planter gardens, porous pavement, etc.)	2.3.6.d	No reference	Section 203-32.E. stipulates that the Planning Board encourage LID and/or Green Infrastructure	Section 205-36.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	2020
Water Harvesting (rain barrels, cisterns, reuse of rainwater)	2.3.6.d	No reference	Section 203-32.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	Section 205-36.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	2020
Green infrastructure (new development)	6.3	No reference	Section 203-32.E. stipulates that the Planning Board encourage LID and/or Green Infrastructure	Section 205-36.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	2020
Green infrastructure (redevelopment)	6.3	No reference	Section 203-32.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	Section 205-36.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	2020

Element Assessed	Permit Section	Zoning Ordinance Findings	Site Plan Regulation Findings	Subdivision Regulation Findings	Date Adopted (if applicable)
Low Impact Development (LID) Strategies for Stormwater BMPs	-	LID strategies are required for stormwater BMPs before other conventional BMPs are used: section 143-70.D.3.c Stormwater Ordinance	Section 203-32.E. stipulates that the Planning Board encourage LID and/or Green Infrastructure	Section 205-36.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	Subdivision & Site Plan Regs: 2020; Zoning: March 9, 2021
LID Strategies for redevelopment	-	LID is required for redevelopment on lots with less than 40% impervious coverage: section 143-70.E.1.c of the Zoning Ordinance	Section 203-32.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	Section 205-36.E stipulates that the Planning Board encourage LID and/or Green Infrastructure	Subdivision & Site Plan Regs: 2020; Zoning: March 9, 2021