

Article XX: Town of Sharon MA Code, Division 1: Bylaws, Part II: General Legislation, Chapter 160 – Change: Revision of Uses and Activities within the Water Resource Protection District – Sharon Gallery

Sponsored By: Select Board

To see if the Town will Vote to Amend the Town of Sharon MA Code, Division 1: Bylaws, Part II: General Legislation, Chapter 160 Groundwater Protection as Last Amended though March 2014” by amending “§ 160-5 Restriction on storage of waste materials, chemicals and petroleum products.” as follows:

In the first paragraph, insert the words “and the storage and dispensing of liquid” after the word “chemicals” and replace paragraphs “D” and “E” as follows:

“§ 160-5 Restriction on storage of waste materials, chemicals and petroleum products.”

The storage of certain waste materials, chemicals and the storage and dispensing of liquid petroleum products is prohibited except in accordance with the following requirements.

- D. Storage of liquid hazardous materials is prohibited unless the materials are either in a freestanding container within a building, outdoors, or in a freestanding covered container outdoors above ground level with spill containment capacity of 100% of the volume, stored, or unless the materials are either gasoline or diesel fuel and are stored within Business District D either below grade in a double wall non-metal tank with both USEPA compliant interstitial leak detection or above grade in tank with leak detection and said tanks are installed within a concrete vault or a concrete containment structure with spill containment capacity of 100% of the volume stored, and with an internal coating inert to petroleum products. Further, gasoline and diesel fuel storage shall have systems to monitor for vapor in soil or to monitor for contamination in groundwater.
- E. Storage of any type of liquid petroleum products is prohibited, unless any of the following applies:
- (1) The products are incidental to normal household use, including outdoor maintenance, or for the heating of a structure;
 - (2) Waste oil retention facilities;
 - (3) Emergency generators; and
 - (4) Treatment works in compliance with MGL c. 21E and 310 CMR 40.000 designed for the restoration of contaminated ground or surface waters; and.
 - (5) Gasoline and diesel fuel for retail sale within Business District D; so long as the Dispensing systems for gasoline and diesel fuel are comprised of double wall piping with both USEPA compliant interstitial leak detection and monitoring for vapor in soil or monitoring for contamination in groundwater.

Article XXI: Town of Sharon MA Code, Division 1: Bylaws, Part II: General Legislation, Chapter 275 Zoning – Change: Expansion of Business Uses and Revision of Uses and Activities within the Water Resource Protection District – Sharon Gallery

Sponsored By: Select Board

To see if the Town will Vote to Amend the Town of Sharon MA Code, Division 1: Bylaws, Part II: General Legislation, Chapter 275 Zoning as Last Amended though March 2014” by amending certain sections thereof as follows:

REVISE SUBSECTION 2326 L.

Revise Subsection “1. In Business District D only, the following” of Section “2326. Uses and Accessory Uses Permitted by Special Permit” by adding a new subparagraph “(10).” following subparagraph (9) thereof as follows:

(10) Retail sale of gasoline and diesel fuel accessory to retail stores.

REVISE SUBSECTIONS 4531 g. and l.

Revise Subsection 4531 g. and l. of Section “4531. Prohibited Uses and Activities within a Water Resource Protection District, the following uses and activities are specifically prohibited:” by adding a new phrase as follows:

- g. Any underground fuel storage or other storage tanks or collection pits, including any tanks or collection pits partially below mean ground elevation; except as provided for in Section 4532 e.**
- l. Storage and/or sale of petroleum or other refined petroleum products, except within a building which it will heat; except in quantities reasonably associated with normal household use; and except as provided for in Section 4532 e.**

REVISE SUBSECTION 4532

Revise Subsection 4532 Special Permit Uses within a Water Resource Protection District by adding a new sub-paragraph “e.” thereto as follows:

e. In Business District D, the following:

(1) Retail sale of gasoline and diesel fuel accessory to retail stores;

(2) Storage of gasoline and diesel fuel accessory to retail stores in the following:

a. underground storage tanks; or

b. storage tanks partially below mean ground elevation; or

c. above ground storage tanks.

Said storage tanks shall comply with Article XX; Town of Sharon MA Code Division 1: Bylaws, Part II: General Legislation, Chapter 160 – 5D.