



Article #38

Site Plan Review Sustainability Criteria Zoning Bylaw Amendment

ARTICLE 38. Mr. Johnson moves that the Town take affirmative action on Article 38 as printed in the Warrant

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Site Plan Review Sustainability Criteria
Zoning Bylaw Amendment

What will the Article amend in the Bylaw?

- Add an additional Site Plan Review criterion to section 11.8.5 of the Bylaw to address sustainability
 - h) Incorporation of sustainability principles into the site design that result in a plan that is responsive to the environment and actively contributes to the development of a more sustainable community.*

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Why is the Planning Board proposing this Bylaw Amendment?

- The Town has made sustainability a priority for the community
 - Adoption of APP#30 *Sustainable Municipal Practices* in 2011
 - Passage of Article 51 at the 2017 Annual Town Meeting (25% town-wide reduction in greenhouse gas emissions by 2020; 80% reduction by 2050)
- Adding sustainability criteria to site plan reviews helps to further this priority.

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The current Site Plan Review process assesses the physical attributes and proposed use of the site:

- Drainage
- Sound and sight buffers
- Convenience and safety of movement
- Refuse disposal
- Parking
- Lighting
- Relationship of structures to landscape
- Use of town resources

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Why is the Planning Board proposing this Bylaw Amendment?

- The biggest and most cost-effective sustainability improvements can be made during construction:
 - Solar energy production
 - Provisions for electric vehicle charging
 - LEED and other efficient building standards
 - Low Impact Development (LID) standards
 - Resilient landscapes
- A sustainability criterion requires applicants to consider more sustainable landscape features as they prepare site plans for review.



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