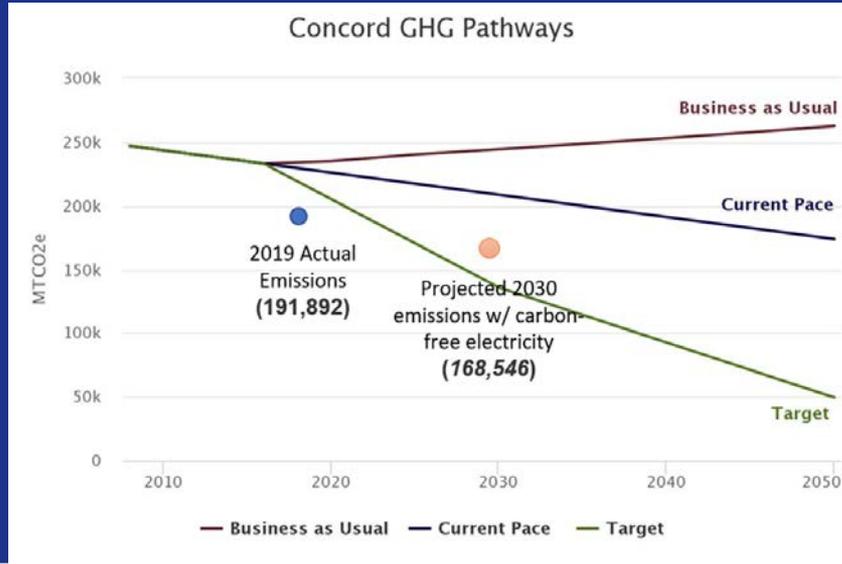


# Green Zoning Discussion

## What's the goal? Zoning to Promote Sustainability

- Sustainability is the..."avoidance of the depletion of natural resources in order to maintain an ecological balance."
- Broad categories to consider:
  - Energy use
  - Water use
  - Soil, water and land use/protection

**Concord failed its 2020 Article 51 goal, and even with net zero electricity by 2030, it will fail again without dramatic action:**



# Wait, won't Article 31 or the new Climate Bill save us? It's a start but will take a long time to work

1. **Climate Bill New Construction Focus**: DOER will present a new high-performance stretch energy code to the Board of Building Regulation and Standards in 2021 that allows for Green Communities to opt in starting in 2022 and will become mandatory and effective statewide no later than January 1, 2028. *We don't know how aggressive targets will actually be*
2. **Climate Bill Existing Buildings Focus**: By 2023 the Commonwealth will impose a long-term, declining caps on heating fuel (gas, oil, propane) emissions. *The practical monitoring and control of this appears to be TBD*
3. Article 31 will take time to implement and will only address new construction

# A helpful list from RMI has already been suggested for us to consider; let's do a comprehensive push in 2022

- Offer Incentives
- Impose Performance Requirements
- Collect Data
- Alter Design Review and Special Permits
- Create Overlay Districts
- Change Composition of Zoning/Planning Board
- Impose a Climate Checklist Requirement
- Require Solar or Solar-Ready Buildings
- Implement Municipal Building Sustainability Mandates and Guidelines
- Establish a Zoning and Incentive Review Process

# More specifically:

Concept	Recommendations/Considerations/Questions
Collect data	<ul style="list-style-type: none"> <li>• For any permit under PB/ZBA, for any building not automatically committing to net-zero, specifically require energy assessment and cost comparison between the alternatives</li> <li>• Reporting requirements for anything that requires a building permit (is this PB purview?)</li> <li>• Can this just be a clarification of “sustainability review” criteria we already have?</li> </ul>
Create overlay district(s)	<ul style="list-style-type: none"> <li>• Ensure any new commercial development (presumably all happening in business districts (esp. new Thoreau Depot redevelopment, Starmet) are net-zero as designated by an overlay district</li> <li>• Zone C: Sustainable Growth Overlay District (40R). Focuses on residential zone where walkability is most-likely and most susceptible to tear-downs (<b>Follow Northampton</b>)</li> <li>• Prime Forest Land Protection Overlay. Use MassGIS Online tool to identify areas where sustainable development guidelines or requirements must be followed               <ul style="list-style-type: none"> <li>• Is this an “overlay” if it is dispersed throughout town? Or similar to/an extension of tree preservation bylaw? Or a sentence inserted into existing SPs? E.g. In Washington, NY: “The APO District is an overlay district covering 10-acre parcels of land on which at least 50 percent of the soil is prime farmland soils.”</li> <li>• Siting restrictions exist in local solar laws, for example, in MA and NY</li> </ul> </li> </ul>
Create Climate (Sustainability) Checklist	<ul style="list-style-type: none"> <li>• Create more specific check-list/scorecard under sustainability review we have already authorized</li> <li>• Include water use, low-impact development, soil/land use criteria</li> </ul>

# What can the planning board influence?:

	Transit	New Construction	Existing Buildings
Energy Use	Sustainable Growth Overlay; Earth removal	PRD; Add to SP Design Review; Sustainable Growth Overlay	??
Water Use	n/a	PRD; Add to SP Design Review; Sustainable Growth Overlay	??
Soil/Land/Water protection	n/a	PRD, Earth Removal, Tree preservation; Wetlands; Prime Farm/Forest Overlay/Bylaw	Tree Preservation; Wetlands; Prime Farm/Forest Overlay/Bylaw

