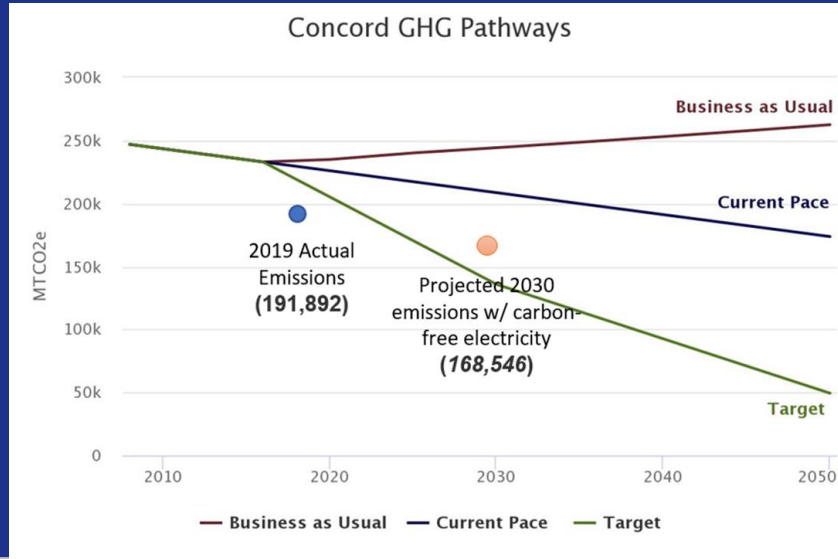


**Concord failed its 2020 Article 51 goal, and even with net zero electricity by 2030, it will fail again without dramatic action:**



# Single Family home impacts are coming anyway...but just slowly.

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

# Re: FAR: Northampton is working on very similar language we can leverage wrt incentives language

Draft Language for Site Plan Review for incentive density:

“All units shall use electricity generated energy for all utilities, appliances and heating and either 1) a HERS rating of no more than 40, 2) a passive house, certified or not, or 3) a net zero energy ready building.”

Millrun Commons in Concord is projecting a HERS in the mid to high 30's before PV

# Re TD: Watertown Site Plan Review & Design Guidelines: (Sections 155-5.17 & 155-9.03)

## **Design Guidelines Language:**

“Intent and Purpose. Design Guidelines have been adopted to address the design of new buildings along the major corridors and Watertown and Coolidge Squares. They are intended to enhance building, parking and the public realm interface, focusing on the following four principles... (4) ENVIRONMENTAL PERFORMANCE: New development comes with the obligation to implement sustainable design and construction practices that incorporate technological innovation and green building practices and ecological site design. Development will strive to address the highest sustainable and ecological principles, using advanced green technologies and materials, and promoting high-performance buildings. Stormwater management practices must prevent flooding and erosion, and protect the health of the Charles River and local streams and ponds, using green infrastructure approaches where feasible. New buildings should be constructed with local, low-embodied energy materials and constructed with the highest standards for environmental sustainability”

## **Zoning – Site Plan Language**

“Environmental Sustainability: Proposed developments shall seek to diminish the heat island effect; employ passive solar techniques and design to maximize southern exposures, building materials, and shading; utilize energy-efficient technology and renewable energy resources; and minimize water use.

All new developments requiring Site Plan Review in the NB, LB, CB, I-1, I-2, I-3, RMUD, and PSCD Districts must meet LEED Silver Certifiable requirements as outlined by the United States Green Building Council's Leadership in Energy and Environmental Design (current edition as applicable) as a minimum. Design documentation shall be provided by the Petitioner to the Town to verify that the project could achieve the minimum number of LEED points to achieve certification. Such documentation may include but not be limited to a project narrative describing how the project design intends to achieve selected LEED credits, and a LEED checklist with criteria (or points) which shows the project will achieve a minimum of 50 points.”