

FACT SHEET: UNDERSTANDING SITE PLAN REVIEW WITH GREEN DEVELOPMENT PERFORMANCE STANDARDS

Deerfield Planning Board

WHAT ARE THE OBJECTIVES OF THIS BYLAW?

The purpose of these standards are to:

- Clarify the procedures for Site Plan Review in Deerfield
- Promote high quality and greener developments in Deerfield that also preserve and enhance natural resources and the environment.



WHY DO WE NEED UPDATES TO THE SITE PLAN BYLAW?

In Deerfield's existing Site Plan Bylaw, some of the procedures for application, review and decision are not clear, and need more details or clarification.

WHY DO WE NEED GREEN DEVELOPMENT PERFORMANCE STANDARDS?

Unregulated new development can have severe impacts on the landscape and environment, including the destruction of trees, wildlife habitat, landscape features, open space and scenic views, the generation of water pollution, heat and light pollution, traffic and excessive waste, and the use of excessive energy and water resources. Green Development Performance Standards can address all of these issues, and promote greener, better quality development with less environmental and energy impacts.



Bicycle and pedestrian access enhances new development.

WHAT IS CHANGED IN THE SITE PLAN REVIEW PROCEDURES?

Several components of the Site Plan application process are detailed and clarified, including:

- Applicants must have a pre-submittal meeting with the Building Commissioner and town administration
- A public hearing must be held within 35 days of submittal of a complete application
- Decisions will be made within 90 days of submittal of a complete application
- Plan specifications and fees are clarified
- Incomplete applications will not be accepted
- Site Plan approval requires a majority vote of the Planning Board

HOW DO GREEN DEVELOPMENT PERFORMANCE STANDARDS WORK?

Green development standards are established as part of Deerfield's existing Site Plan Review process in the Zoning Bylaw and are implemented by the Planning Board. Current Deerfield zoning requires that municipal, institutional, commercial, industrial, or multi-family structures, parking lots, outdoor storage, flexible developments, planned unit developments, ground-mounted solar installations and marijuana businesses must undergo Site Plan Review.



Rain gardens can soak up the rain and reduce runoff and flooding.

The proposed Green Development Performance Standards will include additional standards to the existing Site Plan process to address the following issues:

- Limits to Site Disturbance;
- Tree Preservation;
- Building Siting for Solar Access;
- Landscaping and Water Reduction;
- Farmland Protection;
- Parking and Trip Reduction;
- Pedestrian and Bicycle Access;
- Hazardous Materials;
- Light Pollution;
- Collection and Storage of Recyclables;
- Construction Waste Management and Topsoil Recovery;
- Stormwater Runoff from Pervious Surfaces.

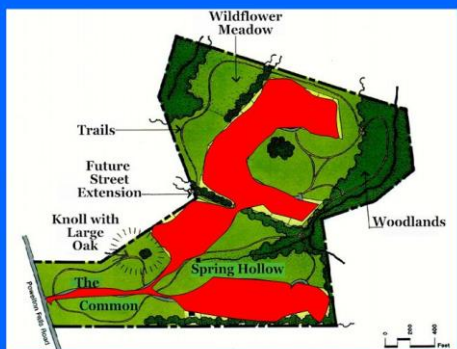
Site Design Practices

- Reduce storm pipes, curbs and gutters
- Preserve sensitive soils
- Cluster buildings and reduce building footprints
- Reduce road widths
- Minimize grading
- Limit lot disturbance
- Reduce impervious surfaces

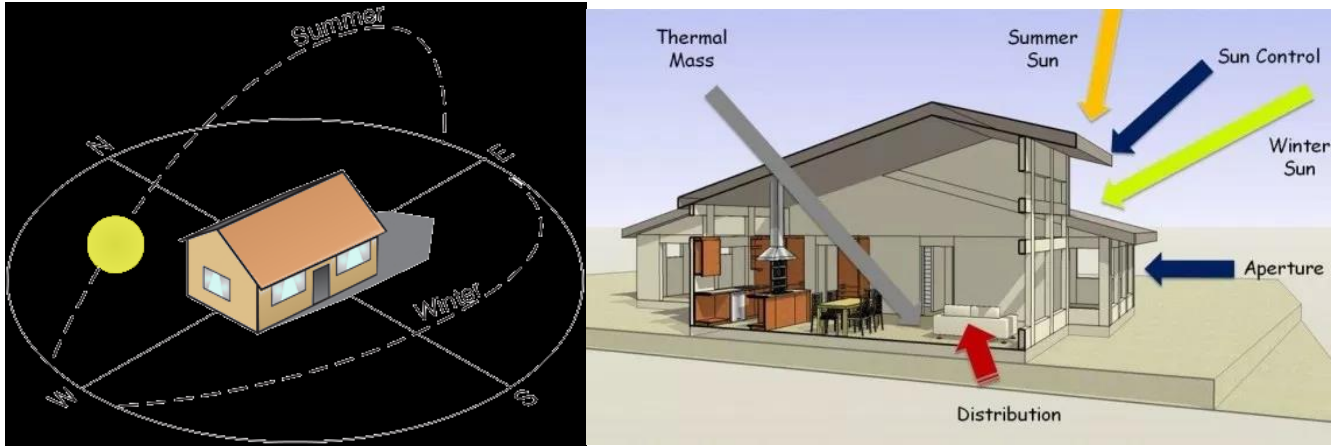


Smart Growth / Smart Energy Toolkit Low Impact Development

reduce limits of clearing and grading



Minimizing clearing and grading reduces the impact of new development.



Building orientation for solar access reduces energy usage.

WHAT ARE INCENTIVIZED GREEN DEVELOPMENT PERFORMANCE STANDARDS?

The proposed regulations also include incentivized green performance standards. There are optional for applicants to participate in. Applicants may choose to utilize eligible green development practices in their projects, including:

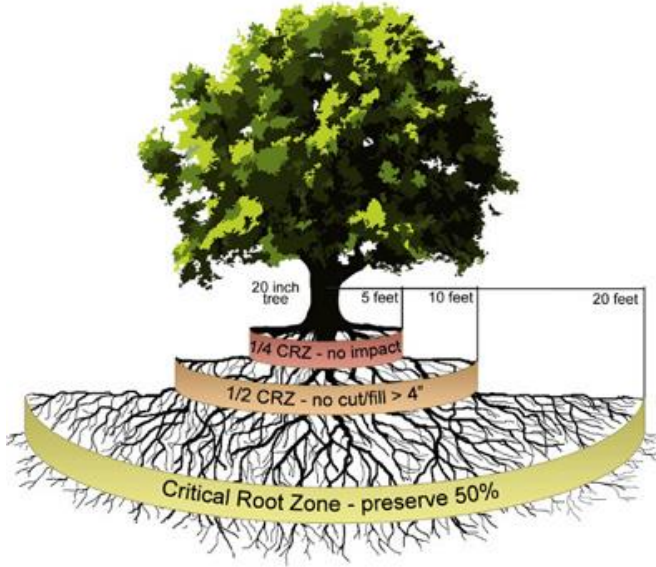
- Installation of a green roof;
- Installation of permeable pavement in parking areas or driveways;
- Permanent protection of additional open space, farmland and wildlife habitat area beyond applicable minimum zoning requirements;
- Restoration and permanent protection of previously destroyed or disturbed wildlife habitat;
- Creation public park and/or community garden space on lands which are permanently dedicated to the town;

In return for these practices, which benefit the community, the applicant may select the best incentive option(s) for their project:

- Additional lot coverage or floor area;
- Partial waiver of parking space requirements.
- Increase in building height limits.
- Reduction in frontage requirements.

The Critical Root Zone - Development Impact Zones

Example: 20 inch diameter tree



Large trees can be protected in new development to improve the site.

HOW CAN GREEN DEVELOPMENT PERFORMANCE STANDARDS PROTECT WATER QUALITY?

Water quality is protected by retaining more of the landscape in its natural state, with native vegetation and natural water drainage patterns. Groundwater recharge is promoted by use of permeable pavement. Water conservation is promoted by minimizing lawn area, use of plants not requiring irrigation, re-use of captured rainwater for watering, and low impact development practices such as rain barrels and rain gardens.