

# MEMO

## Town of Belmont – McLean Overlay District

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DATE: 04/20/2020, Revised  
TO: Jeffrey Wheeler, Office of Community Development  
CC: Glen Clancy, Patrice Garvin, Steve Pinkerton, Jack Dawley, Roger Colton, Marty Bitner  
FROM: Tracy Marquis, Belmont Resident  
REGARDING: Energy Committee Comments on proposed zoning overlay, McLean District, Zone 3

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### General Comments

In follow up to prior discussions pertaining to the Energy Committee's comments on the proposed zoning overlay, Energy Committee Co-Chairs Roger Colton and Marty Bitner, designated me to communicate and negotiate with Jack Dawley of Northland Residential and his consultant New Ecology. We held a conference call on Monday, March 16. Please refer the attached spreadsheet for a record of the evolution of the text. These decisions were validated with Marty Bitner and Roger Colton, and have been incorporated in the proposed language below. **I had a final review call with Jack Dawley this afternoon, during which we clarified the requirements of Section 6H.8/3/1/a. Revisions are in BOLD in the text below. With these modifications, it is my understanding that all parties are in agreement that the language below is acceptable.**

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### Recommended Edits

#### 6H.5 Performance and Design Standards

##### 3. Design Standards

##### 6. Environmental Design Standards

Purpose: The following guidelines support the Town of Belmont's Climate Action Plan as approved at Town Meeting on 11/16/2009, and its commitment to an 80% reduction in carbon emissions by the year 2050. They are intended to promote environmentally responsible site design and green building principles in order to better manage stormwater, conserve natural resources, and reduce the impact of development on the natural environment.

##### a. LEED Certifiable:

All new construction or major renovation projects shall be LEED Silver certifiable, under Version 4 (or later) of the New Construction or Homes Rating Systems by the USGBC.

##### b. Provide electric vehicle (EV) charging connectivity and stations

- 1) For multifamily buildings, install EV charging stations for at least 10% of all common parking spaces.
- 2) For townhomes, provide all required connectivity infrastructure for a parking space to be EV-ready for one (1) space at each residential unit. EV-ready is defined as providing capacity and space for a 50A breaker in the main house panel and outline in construction documents for charging station location. Conduit for future connectivity shall be provided from the main house panel to the Garage.

##### c. Solar Capability and Generation

- 1) All building roofs that are not essential locations for mechanical equipment and are not desirable for outdoor residential space shall have photovoltaic (PV)-ready design.

- a. Mechanical equipment and outdoor residential spaces shall be located to maximize feasible roof space. This includes location of equipment on the north side of the roof to the extent feasible in order to minimize unnecessary shaded area.
- 2) To the greatest extent feasible, building roofs shall be utilized for the installation of photovoltaic panels.
- 3) A final roof plan for each building typology and orientation shall be submitted to the Office of Community Development for review and approval prior to issuance of the first building permit for any new vertical construction.
- d. On-Site Combustion
  - 1) No on-site combustion for HVAC system operation.
  - 2) To the extent practical, eliminate on-site combustion for domestic hot water (DHW) generation.\*
    - a. \*Utilize life cycle cost analysis to inform system selection and design decisions and based on these results make a reasonable effort to eliminate combustion from DHW generation.
  - 3) On-site combustion for cooking equipment shall be limited to townhouses.
    - a. On-site combustion shall be made available for cooking as an upgrade to the base package
- e. Reduce runoff from the developed site
  - 1) Retain on-site the runoff from the developed site using green infrastructure (GI) and low-impact development (LID) practices.
- f. Implement nontoxic pest control measures
  - 1) Minimize pest concerns and the risk of exposure to pesticides through appropriate site design measures.
- g. Reduce the heat island effect
  - 1) Utilize a combination of green space, tree canopy, and light-colored hardscape materials to reduce the heat island effect of the project site.
- h. Do not introduce any invasive plant species to the project site
  - 1) Introduce no invasive species through landscaping.
- i. Reduce outdoor water use via native or adapted plant species
  - 1) Reduce turf grass areas and increase native or adapted plant areas.
- j. To the maximum extent possible, retain existing healthy, viable trees and plant additional trees.

## 6H.7 Design and Site Plan Review

- e) Determine that adequate measures have been taken for the private maintenance and management of the development (including roadway maintenance and repair, maintenance of landscape elements and natural open space, maintenance and repair of stormwater management facilities and common utilities, snow removal, trash removal and recycling, non toxic pest control measures).
- f) Determine that Environmental Design Standards have been addressed.

## 6H.8 Procedures

### 3. LEED Review

- 1) Review Requirements
  - a. Documentation consistent with that required by GBCI/USGBC shall be submitted to the Town of Belmont for review in two stages. A Design Package shall be submitted with **the application for a building permit**. A Construction Package shall be submitted following completion of construction.
- 2) Fees
  - b. To facilitate this review, the Town of Belmont may employ provisions for the imposition of reasonable fees for the employment of outside consultants in the same manner as set forth in G.L. c. 44, § 53, entitled "Employment of outside consultants" as it relates to the Board's purview under the State's Zoning Act (M.G.L. Chapter 40A and Subdivision Control Law (M.G.L. Chapter 41).

- c. In addition to the above or as an alternative, the Town of Belmont may, at its option, appoint a volunteer Technical Advisory Team (TAT) to assist in the review of any project within the District that requires documentation review. Persons serving on this advisory committee may have expertise in sustainability, architecture, engineering, irrigation design and engineering, commissioning, as well as other fields deemed necessary to give professional consulting services to the Town.
- d. The TAT will provide advisory professional services to the Town and may also submit a written report to the Town. The TAT will be appointed at a regularly scheduled meeting where public notice has been provided.

## **6H.10 Definitions**

USGBC, when used in this Section, refers to the United States Green Building Council.

LEED, when used in this Section, refers to the Leadership in Energy and Environmental Design Green Building Rating System as developed and revised from time to time by the USGBC.

GBCI, when used in this Section, refers to Green Business Certification, Inc. GBCI administers the LEED program for the USGBC.

PV Ready, per EPA Renewable Energy Ready Home Solar PV Specifications

Greatest Extent Feasible, as it pertains to Solar Capability and Generation

- Within 45° S
- >75% optimal solar resource potential
- Greater than 2.5kW and/or solar ready zone (contiguous) of not less than 150 ft<sup>2</sup>
- Not obstructed by dormers or other architectural details