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BELMONT, MA

Belmont Energy Committee 2019 SEP 23 PM 2:06

Zoning for Climate Change Workgroup

Room 4 *** Town Hall *** 7:00 p.m. *** September 26, 2019

A G E N D A

1. Introductions
2. Synthesis of comments from August meeting (Roger C)
3. Resilient building design (Tracy / John) (see attached summary)
4. Zoning for solar / emission-free (Roger W)
5. Sustainable Development Code (Drake University Law School) (Roger C)
6. Belmont's zoning bylaws review: areas of interest
7. New business

Resilient Building Design (Tracy / John)

Incentivize:

- Reduced demand on infrastructure
 - Stormwater runoff, deal with it on site
 - Energy Use, generate your own at a small scale
 - Water Use, separate potable from non-potable
 - Roads, reduce parking space requirements (mandate?)
- Increase
 - tree growth/green roofs, and planted areas
 - Housing capacity in Transit Oriented Neighborhoods.

Mandate

- Flood plain setbacks to be increased
- Increased open space requirements
- Limitations to impermeable surfaces
- Prohibit new trees from shading solar collectors.
- Walkways and bike infrastructure

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ABOUT

Our Mission is to help all local governments build more resilient, environmentally conscious, economically secure, and socially equitable communities.

The Sustainable Development Code offers best practices for community development. It is estimated that 50–75 million more people will live in the U.S. by 2030. This increase in population plus aging buildings suggest that an additional 90 billion sq. ft. of commercial, retail, and industrial space and 80 million new residential units will be needed. At current rates of expansion, accommodating the additional space and units will result in the destruction of greenfields the size of Oklahoma. In addition, many development codes are decades old and not prepared to confront today's changes, such as environmental changes like climate change and invasive species, economic changes like the sharing economy and autonomous vehicles, and societal changes like obesity, safety, and inequality.

That's where the SDC comes in. Through a rigorous editorial and interdisciplinary research process with law schools and practitioners

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and briefs. SDC contains 32 subchapters that serve as a menu for local communities to choose the issue confronting them. For each of the 32 subchapters, the SDC makes 25-35 recommendations to amend development codes. The recommendations are categorized as “removing obstacles” (what in the existing code is harming your community), “create incentives” (where can we look to encourage developer, homeowner, and others’ actions), and fill regulatory gaps (what are the minimum standards your community will accept).

Each of the recommendations then has a brief designed by and for public officials, staff, experts and the public. The briefs consist of three key sections: introduction, effects, and examples. The introduction explains the recommendation to amend the code. The effects section explains how adopting the recommended ordinance may affect the community and code. Each brief then provides 2-3 examples of local governments, which have adopted the recommendation. The SDC explains each example in plain language. In addition, the SDC concludes with an additional 3-6 examples of local governments, which have adopted the recommendation. Here, the SDC provides citations, links, and one sentence describing the ordinance.

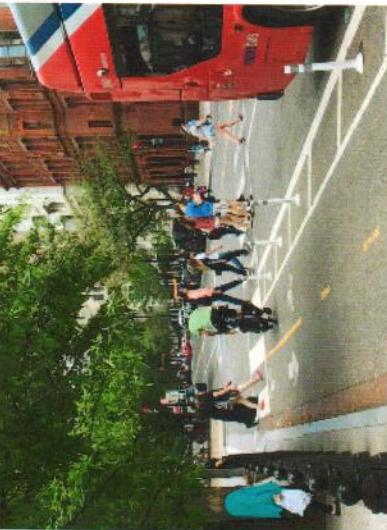
We want to hear from local governments that are doing great things. If your community recently passed an action to improve the sustainability of your development code, please let us know!

Sustainable Development Code: Welcome

Welcome	Law	Guidance for Government	Background	Organizations	Local Gov't. Websites	New Developments	Sustainability and the Law Class	Perma.cc
Municipal Ordinance Research		Dead Links						

The **Sustainable Development Code (SDC)** consists of best practices to address issues of sustainability as affected by local development codes.

Drake Law School was chosen to direct this national effort, in collaboration with lawyers, architects, planners, city staff, and law schools from across the country.



15th St. bike lanes in Washington, D.C.

Photo credit: Mwander

Sustainable Development Code (SDC)

The SDC is organized into 32 subject areas (called subchapters), such as climate change, wind energy, energy conservation and efficiency, urban forestry, and coastal hazards. For each subchapter, the SDC lists 30-40 concrete policy actions local governments can take to become more sustainable in that particular area. The policy actions are listed in a three-by-three grid and are categorized by: creating incentives; removing obstacles; and filling regulatory gaps (each of these is then listed as good, better, best). For a sample grid see, [Climate Change Chapter grid](#).

Each of the 30-40 policy actions has a 4-6 page brief, resulting in about 900 recommendations across the SDC. Each brief

- Describes the specific recommendation;
- Explains why that recommendation is important to that particular area of sustainability;
- Details at least two other local governments' codes that have implemented the recommendation; and
- Lists 4-6 additional local governments' codes with similar recommendations.

For sample briefs, search any term on the [SDC home page](#), or click on the following examples, just some of the results retrieved by searching "wetlands".

- Require Wetland Habitat Impact Analysis
- Restrict Septic Systems Near Significant Wildlife Habitats
- Vegetation Protection Areas
- Setbacks Protecting Sensitive Habitats
- ...

Using this Guide

This research page is designed to facilitate the drafting of the briefs by providing a central location for research sources relevant to local codes addressing sustainability. Please use the tabs above to start exploring resources.

[Search this Guide](#)

[Search](#)

CHAPTER 1: ENVIRONMENTAL HEALTH AND NATURAL RESOURCES



CLIMATE CHANGE



LOW-IMPACT DEVELOPMENT
AND STORMWATER
MANAGEMENT



SENSITIVE LANDS AND
WILDLIFE HABITAT



WATER SUPPLY QUALITY
AND QUANTITY



WATER CONSERVATION



SOLID WASTE MANAGEMENT
AND RECYCLING



URBAN FORESTRY AND
VEGETATION

12

3

5

6

7

CHAPTER 2 : NATURAL HAZARDS



FLOODPLAIN AND RIVER
CORRIDOR LAND USE



WILDFIRE HAZARDS AND THE
WILDLAND-URBAN
INTERFACE

COASTAL HAZARDS



3

HAZARD MITIGATION AND
RESILIENCY



STEEP SLOPE HAZARDS



2.4

CHAPTER 3 : LAND USE AND COMMUNITY CHARACTER

DEVELOPMENT PATTERNS AND INFILL



DEVELOPMENT DENSITIES



3.2

MIXED-USE



TRANSIT-ORIENTED DEVELOPMENT



3.4

HISTORIC PRESERVATION AND ADAPTIVE REUSE



PARKING



3.6

CHAPTER 4 : MOBILITY + TRANSPORTATION



COMPLETE STREETS/SAFE STREETS



BICYCLE MOBILITY



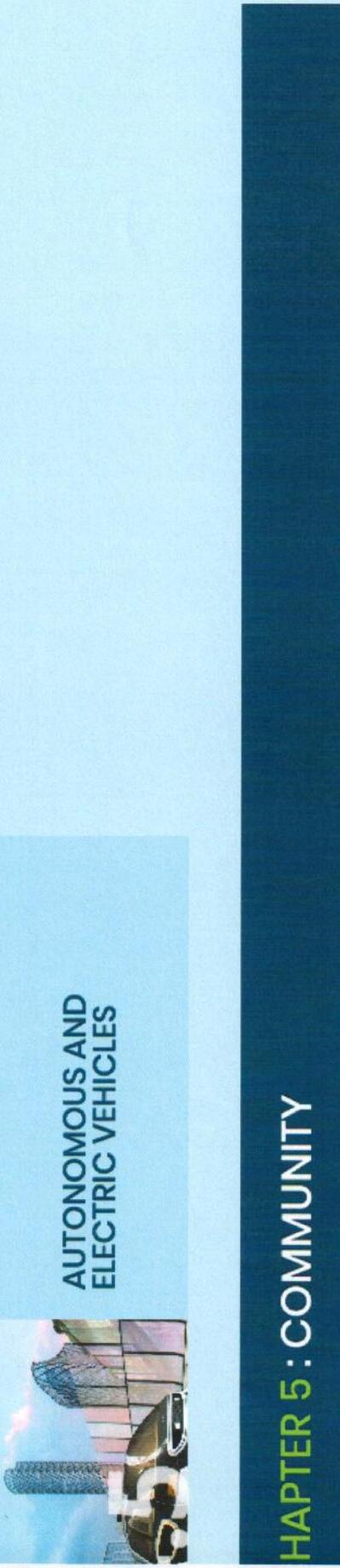
PEDESTRIAN MOBILITY



PUBLIC TRANSIT



AUTONOMOUS AND ELECTRIC VEHICLES



HOUSING AFFORDABILITY



HOUSING DIVERSITY

COMMUNITY HEALTH AND SAFETY



6.1

FOOD SECURITY AND SOVEREIGNTY



6.2

CHAPTER 7 : ENERGY

SOLAR ENERGY



7.2

WIND ENERGY



7.1

OTHER ENERGY GENERATION SYSTEMS



7.3

ENERGY CONSERVATION AND EFFICIENCY



7.5

DISTRICT ENERGY SYSTEMS