



PLANNING BOARD

Report to Town Meeting

**ARTICLE 13 GREEN BUILDING & LOT COVERAGE
(Planning Board)**

To see if the Town will amend the footnotes of Table 3, Dimensional Regulations, Sections 6.17 and 6.18, and Article 12 of the Zoning Bylaw by deleting the ~~lined-out~~ language and adding the language in ***bold italics***, as follows:

~ SEE WARRANT ~

Recommendation

The Planning Board voted 8-0 to recommend that Town Meeting refer this article back to the Planning Board for further study.

Background

Article 13 grew out of an advisory petition article (Article 33) voted by the 2008 Annual Town Meeting, requesting the Planning Board to develop regulations to encourage environmentally responsible construction. There have been similar requests from local property owners, architects, and builders.

Article 13 attempted to encourage the use of both green roofs and permeable paving materials by modifying the maximum building coverage requirement (for green roofs) or maximum lot coverage (for permeable paving) by certain amounts, depending on the extent of the green roof or permeable paving used. Bonuses of this kind are used in other communities like Portland, Oregon, and Toronto, Ontario.

However, after analysis of the impacts or completeness of the 'bonus' formulas involved, the Planning Board determined that it needed to further study the question.

Public Hearing

The Planning Board held a public hearing on Article 13 on October 7. After hearing public comments and further deliberation, the Planning Board initially voted to divide the article and proceed with only the lot coverage/permeable paving aspects of the amendment. However, on October 21, the Planning Board discussed the matter further and voted 8-0 to recommend that Town Meeting refer Article 13 back to the Planning Board for further study.