

Green Development Performance Standards



What is the objective of Green Development Performance Standards?

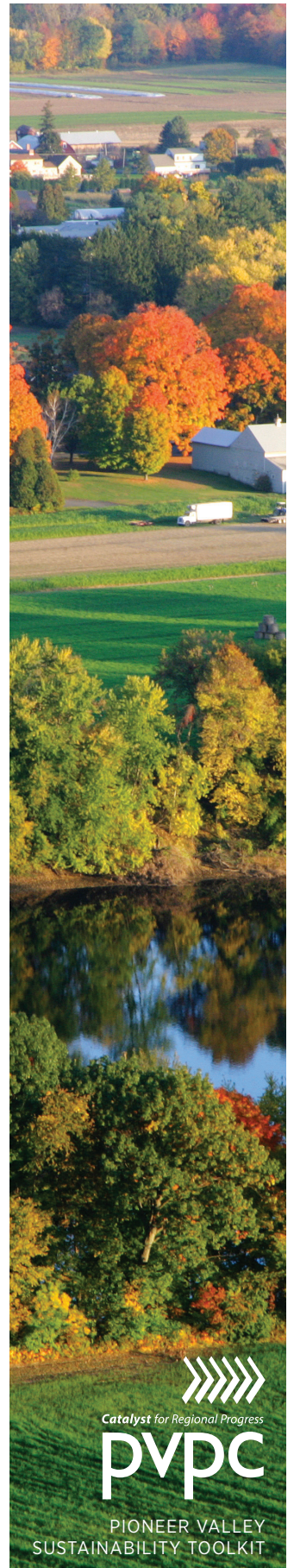
The purpose of these standards is to promote high quality and greener developments that also preserve and enhance natural resources and the environment. Green development techniques also protect the quantity and quality of drinking water supplies.

Why are Green Development Performance Standards needed?

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.

How do Green Development Performance Standards work?

Green development standards are established in the Zoning Bylaw and are implemented by the Planning Board and Building Inspector through the Site Plan Review or Subdivision review processes. Single family and two-family residential uses must receive Planning Board approval under Limited Site Plan Review and comply with applicable Green Development Performance Standards. Commercial, industrial and civic projects must undergo full Site Plan Review. Review and approval of subdivisions also includes Green Development Standards.



The Green Development Performance Standards address the following issues:

- » limits to site disturbance; tree preservation;
- » passive solar siting;
- » site and context assessment; energy efficiency;
- » landscaping and water reduction;
- » farmland preservation;
- » parking and trip reduction;
- » hazardous materials;
- » heat island reduction;
- » light pollution reduction;
- » recycling;
- » construction waste management; and
- » pedestrian and bicycle access.

Incentives are offered for green development projects that include permeable pavement, a green roof or additional projected open space. Incentives can include additional lot coverage, reduction of parking requirements, and reduction of stormwater detention requirements.

EXAMPLES FROM THE PIONEER VALLEY

PVPC has developed a model set of Green Development Performance Standards, which are the first of their kind. The towns of Palmer, Easthampton and Hatfield, MA are currently considering adopting Green Development Performance Standards. To date, these standards have not yet been adopted.

A model bylaw or strategy is included in the Pioneer Valley Sustainability Toolkit.

FOR MORE INFORMATION, PLEASE CONTACT

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