Energy Related Regulation
Amendment to Section 6-14 Procedure for Applications for Site Plan Review

This requirement applies to the following under Sec-13 Site Plan Approval Required by Planning & Zoning Commission:

1. A residential use involving the housing of three (3) or more families on one lot.
2. Any non-residential use, or group of uses in excess of 3,000 square feet
3. Any building constructed or altered in such a manner as to require additional off-street parking or access from the street to the premises.
4. Any change from residential to non-residential use.
5. Except as provided in Section 6-98(a)(2), construction, or alteration of the exterior of any multi-family structure or group of structures with five or more dwelling units or any non-residential structure or any structure containing a mix of residential and non-residential uses. Exterior alterations shall include but not be limited to replacement of doors or windows or signs involving a substantial change in design, material or color as well as to removal or alterations of roof top mechanical structures and other integral parts of the structure. (6/1/2017)
6. Any building or portion of a building housing an athletic facility that occupies more than 1,200 square feet of floor area.
7. Any increase in non-residential usable floor area as a result of enlargement of a building, or conversion of accessory storage space, or interior alterations.
8. Municipal Improvements submitted for Commission approval.

Excluded from this requirement are:

2. Any non-residential use, or group of uses of less than 3,000 square feet
3. Any building constructed or altered in such a manner as to require additional off-street parking or access from the street to the premises.
4. Any change from residential to non-residential use.
5. Any building or portion of a building housing an athletic facility that occupies more than 1,200 square feet of floor area.
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7. Any use requiring a Special Permit. Site Plan Approval for any use requiring Special Permit shall be initiated as part of special permit procedure. (6/17/83)
8. Municipal Improvements submitted for Commission approval.

Purpose: To support the goals of sustainability, energy efficiency, and the use of renewable energy to reduce the emission of greenhouse gases as well as energy costs.

A brief written statement addressing

1) Energy efficiency including overall energy efficiency performance, as well as how a development project’s features and systems will contribute to minimizing greenhouse gas emissions.
2) The potential and use of renewable energy systems, as well as highly energy efficient equipment such as air and ground source heat pumps, hot water heat pumps and fuel cells. Renewable energy systems generate energy from wind, solar radiation, geothermal steam, and biogas. Such information shall include a description of the site’s relevant features (including but not limited to: site slope, ground composition, shading), as well as the proposed building’s potential for renewable energy generation (including but not limited to: orientation, scale, roofing, and systems.)
3) Any available energy efficiency modeling and metrics that outline a project’s energy profile. Examples of such information would include an Energy Use Index (EUI), and greenhouse gas emissions in terms of carbon equivalents, as well as the heating ventilation and air conditioning (HVAC) and hot water equipments’ efficiency, calculated as a Coefficient of Performance (COP). Residential projects (including multi family homes) of 10,000 sf or larger in size could highlight their energy efficiency by providing a Home Energy Rating System (HERS) index rating on an as designed basis. Commercial and Industrial projects of 10,000 sf or larger in size could highlight their energy efficiency and renewables use by providing a source ENERGY STAR Portfolio Manager (ESPM) score, also on an as designed basis.