

# SUSTAINABLE PLAN REVIEW

In an effort to help our towns embrace sustainability, we suggest reviewing projects for the following features. **Please note that the below list does not constitute requirements or formal recommendations from NVCOG**; this is a resource for your Commission's consideration as they review the project. All the following suggestions are supported by the Regional POCD. *Important: the absence of one of these elements should not be used as the sole grounds for a denial.*

## Low Impact Development

- Does the drainage design allow as much water as possible to recharge aquifers and wetlands naturally through infiltration? Does the site use raingardens, bioretention cells, or grass swales to this end?
- Can the amount of impervious surface be reduced or disconnected?
- Is there an opportunity to use permeable pavers in the parking area?
- How will the construction plan preserve as many trees and natural site features as possible?
- Are stormwater controls situated as close to the source as possible?

## **Responsible Energy Use**

- Have any renewable energy features, such as solar panels or geothermal heating, been incorporated into this proposal?
- Does the building include features of [passive solar](#) design and daylighting, such as south-facing windows or sunspaces?
- Are outdoor lights on timers or motion-activated, to save energy when not in use?

## **Site Landscaping**

- Are the plants in the landscaping plan native?
- Are any of the ornamentals being proposed listed as [invasive species](#) (i.e. burning bush, barberry)? If so, consider asking the applicant to replace them with [a native alternative](#).
- Does the landscape plan incorporate xeriscaping elements – that is, does it minimize water usage? (cf. Section 5.4.1 of the [CT Stormwater Manual](#))
- Will pesticides, fungicides, or herbicides be part of the landscape maintenance plan?
- Can existing trees and plants be retained?

## **Source Drinking Water Protection**

- Is the development in a drinking water supply watershed or Aquifer Protection Area? Check using [DPH's mapping application](#). If so...
  - Have notification requirements under [C.G.S. Sec. 8-3i](#) and [C.G.S. Sec. 22a-42f](#) (updated by [PA 21-121](#)) to DPH and the water company been satisfied?
  - Have all efforts been made to avoid impact to drinking water sources?

## **Other Considerations**

- Is lighting [dark-sky compliant](#) (downfacing)?
- Can sources of noise pollution (loud machines, trucks backing up, etc.) or light pollution be mitigated with natural buffers?
- Does the plan include areas for snow removal?

*Under PA 21-29 (7)(b), Planning Commissions may require applicants to pay for "review by consultants with expertise." Should you have concerns about the environmental integrity or sustainability of a proposal, ask your Land Use staff if they agree it is appropriate to engage a consultant.*