
Article NN. Solar Compact Development for Wayland

Proposed by: Petitioners' Article

Estimated Cost: N/A

Article Description (final language to be provided by Town Counsel based on description provided):

To determine whether the Town will vote to allow zoning changes needed to build a "Solar Compact Development". A Solar Compact would be similar to a Conservation Cluster Development, but with the special requirements needed to support medium-density housing, solar design, land conservation and agriculture. This requires specific high-performance materials, and specified connection between structures. All of the requirements listed must be met before any of the individual waivers can apply.

Background Information (to be used by Finance Committee to draft its report. Please explain the intent of the article, why it should be supported now, as well as known reasons the article may be opposed):

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Proposer's Comments (if needed, 150-word limit per Town Code):

Warrant Article Submission for the 2024 Annual Town Meeting-

1. It must be on a site a minimum of 8 acres in size including deeded conservation land.
2. Sloped roof area must be adequate size for the required installation of minimum 40 solar panels per unit, averaged.
3. The density of homes and Accessory Dwelling Units (ADUs) on the site must not exceed 2 per acre total averaged for all the site.
4. If the structure is on sloped ground, the highest point of any roof may exceed 35 ft. as long as it is not higher than 16 ft. above nearest lot line.
5. Each of the primary units may have an accessory dwelling unit, as long as all of the Solar Compact units are connected at least at one level, but not at all levels. The ADUs may not exceed 900 sq. ft., interior. Primary units may be any size.
6. Minimum 75 ft. setback to any lot line, and no structure closer than 200 ft. from any neighboring house. Trees and/or shrubs shall be added as a visual buffer if none exist.
7. A single driveway may suffice. Surface may be semi-permeable, including gravel. Existing driveways may be used.
8. Roof storm water must be stored and used for irrigation of agriculture or grey water use. Cisterns may be used.
9. Any land on the entire site, including land set aside for conservation, may be used for agriculture and related greenhouse structures. Minimum 1 acre cleared land must be tilled for agriculture.
10. Exterior walls must have minimum avg. R-value of 40. Roofs must have minimum R-value of 45. Windows must have minimum R-value of 5. HERS rating of 0. (Net-zero) Heat shall be geo-thermal.
11. If all these conditions are met, the Solar Compact Development may be built "by right", subject to site plan review. Duration of decision before excavation must commence shall be 5 years.

FINANCE COMMITTEE COMMENTS:

The Select Board recommends Blank. Vote:

ARGUMENTS IN FAVOR:

ARGUMENTS OPPOSED:

RECOMMENDATION: The Finance Committee recommends Blank. Vote:

QUANTUM OF VOTE:

For more information about this article, contact Petitioner, Windsor Mallett, via email at windsormallett@gmail.com.