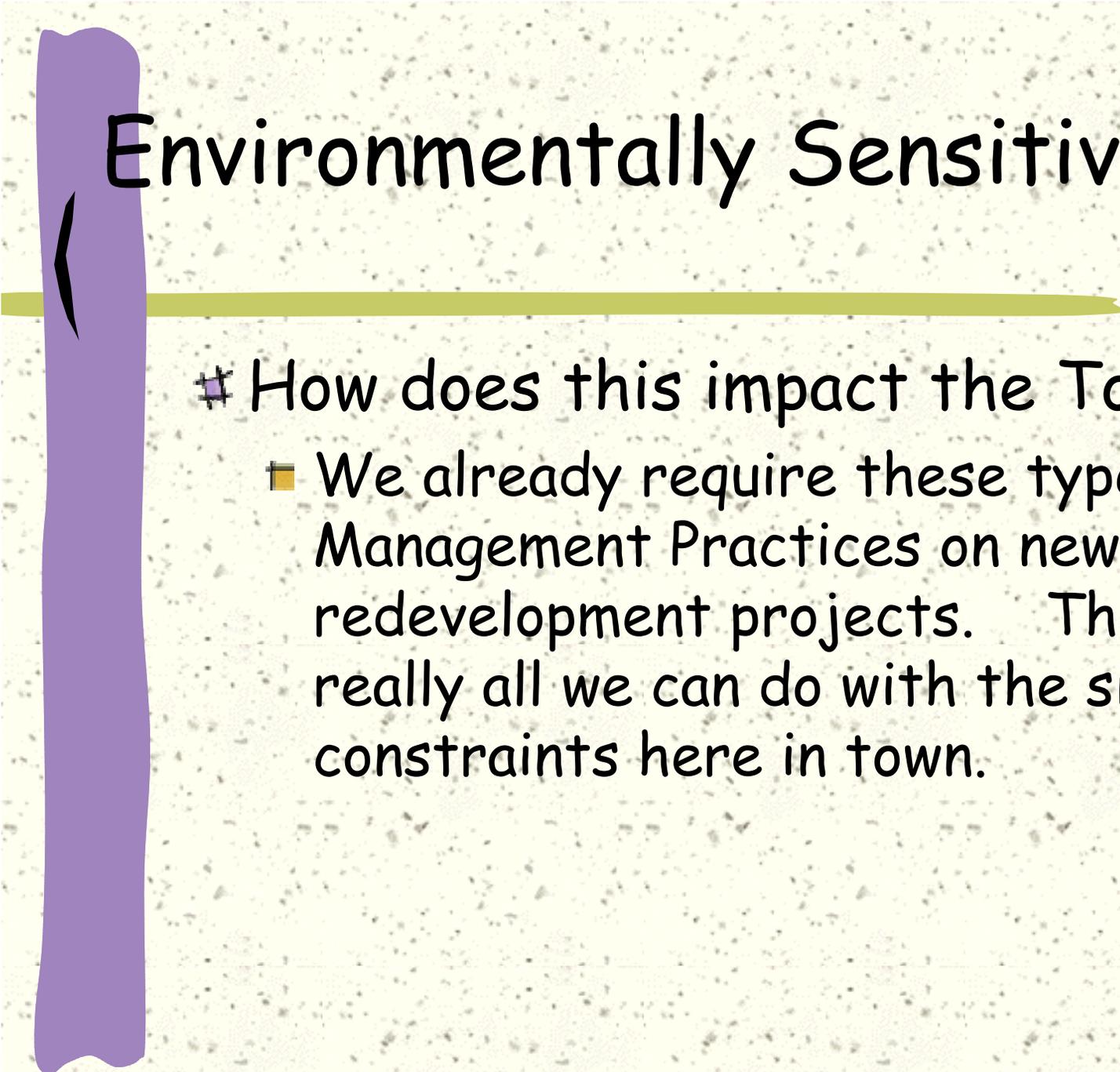


Environmentally Sensitive Design



- # What is environmentally sensitive design
 - Rain Gardens
 - Pervious pavers and other alternative pervious surfaces
 - Minimize impervious surface
 - Green roofs

Environmentally Sensitive Design



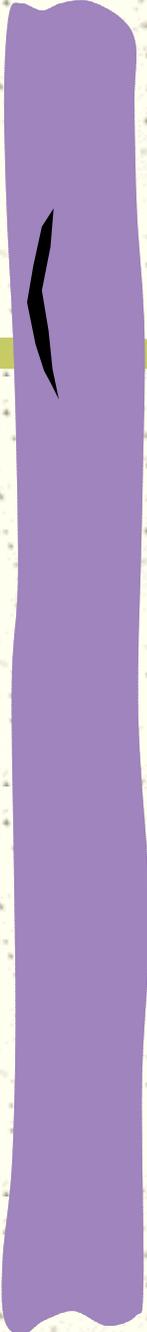
- # How does this impact the Town?
 - We already require these types of Best Management Practices on new and redevelopment projects. They are really all we can do with the site constraints here in town.

Redevelopment Impacts

What changes to a redevelopment project?

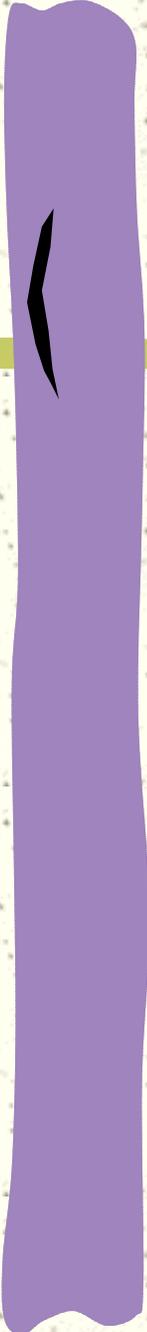
- Must first use Environmentally Sensitive Design to the MEP for the water quality volume (first 1").
- The redevelopment calculation is not as beneficial where before it was calculated on only 20% of existing impervious now it is on 50% of existing imperviousness.

Plan Review Process



- # How is the plan review process changing?
 - Three step planning process
 - Concept Review
 - Site Plan Review
 - Construction -Building Permit Review

Plan Review Process



Concept Review

- This review will be early on in the development process. Before they spend time and money on a project that doesn't include ESD to the MEP.
- This is a due diligence step

Plan Review Process

Site Plan Review

- Prior to applying for a building permit a Site Plan Review and approval will be required.
- ESD to the MEP must be used.
- All departments have to be included in the review process

Construction - Building Permit

- # This review will be a cursory review in order to insure no changes have been made after the Site Plan Approval.
- # This will expedite issuing a Building Permit because most issues will be addressed at the Site plan Approval Stage.

Emergency Regulations

- # What was included in the Emergency Regulations.
 - Grandfathering Provisions
 - Waiver language

Grandfathering Provisions

- # Allows for projects with site plan approval, that have done substantial engineering on the stormwater management, to follow the previous guidelines. Most have already included ESD in their layouts.

Grandfathering Provisions

Nine projects may be affected by this provision...

- Croppers 1st Street
- Sunset Island 67th Street
- Broad Marsh 69th Street
- Ocean Harbor 25th Street
- Sunburst 16th Street
- 64th Street Property
- 45th Street
- Clarion 10100 Coastal Highway
- 111 73rd Street