

# Sherborn Energy Committee



19 WASHINGTON STREET  
SHERBORN, MASSACHUSETTS 01770

MEMO

TO: Sherborn Zoning Board of Appeals (ZBA)

FROM: Sherborn Energy Committee and  
Sustainability Coordinators Dorothea Von Herder and Gino Carlucci

DATE: May 12, 2021

**RE: Proposed Conditions for Pine Residences and Apple Hill Estates Projects related to Energy and Water Efficiency, Sustainability and Climate Change Goals**

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The Sherborn Energy Committee and the Sustainability Coordinators voted at a May 11, 2021 meeting to support that the final plans for the Pine Residences and Apple Hill Estates projects include conditions that all appliances and relevant devices should be rated Energy Star or WaterSense to the extent available. These are both USEPA and USDOE (in the case of Energy Star) programs to help save money and protect the environment. This inclusion will also contribute to the broader local goals of meeting greenhouse gas reductions necessary to address climate change. This memo reiterates what was previously submitted by a resident, Michael Lesser (who is also a member of the Energy Committee) and provides some additional detail.

Importantly, the inclusion of WaterSense devices will help address the major issue of the long term sustainability of local water supplies as well as reduce energy use. WaterSense covers: toilets, showerheads, faucets, and irrigation controllers and sprinklers. WaterSense labeled products are certified to use at least 20 percent less water.

Energy Star certification pertains to a range of appliance and equipment, including heating and cooling equipment, thermostats, fans, clothes dryers and washers, dishwashers, refrigerators, lighting, ventilation fans, doors and windows.

These modest measures can be viewed as a local need for the Town of Sherborn to contribute its part for the legislated MA climate action pathway and goals. The direct as well as indirect (from reduced water use) energy savings are significant, ranging from 10-25%.

Furthermore, the economic burden of these requirements should be minimal as there is a wide range of well accepted products that meet these standards as these are longstanding programs. More importantly, studies have shown that this requirement will improve the affordability of the housing to its residents due to a lower life cycle cost resulting from reduced operating costs that cover any additional upfront costs in a period much shorter than the life of the device or appliance. For Pine Residences, it is recognized that there is the issue of educating residents that a possibly higher rent will be more than offset by lower utility bills.

It is also proposed that the Pine Residences project include at least two rapid electric car charging stations in its final plan.