

MEMO

TO: Sherborn Zoning Board of Appeals (ZBA)

FROM: Michael Lesser
54 Forest Street, Sherborn, MA 01770

DATE: May 5, 2021

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

As a resident working on town issues related to climate change and sustainability, I propose 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.

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.

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.