

Memo



To: Elizabeth Hughes, Town Planner
From: Amanda Kohn, Director of Sustainability
cc:
Date: January 13, 2022
Re: Middlesex School Faculty Housing Site Plan Application

The Director of Sustainability has reviewed the site plan application for Middlesex School Faculty Housing Project at 1400 Lowell Road.

The [Site Plan Review Bylaw section 11.8.5\(h\)](#) states that projects shall consider the “Incorporation of sustainability and resiliency principles into the site design that result in a plan that is responsive to the environment and actively contributes to the development of a more sustainable community.”

Concord’s climate action and resilience plan, [Sustainable Concord](#) is comprised of five elements (Built Environment, Energy, Mobility, Natural Resources, and Resilience) with corresponding goals and priorities. To aid review of the Planning Board, please submit an appendix or amended section in the Site Plan Narrative describing how the proposed project has considered the goals of Sustainable Concord.

The Town of Concord has ambitious climate goals including reducing community-wide greenhouse gas emissions 80% by 2050. Electrification of buildings is a key strategy to achieving those goals. As such, the Town encourages all-electric new construction and retrofits. We are pleased to see the proposed project does not require natural gas service.

The Sustainability Division also encourages the project developers to evaluate potential opportunities to enhance the building envelope through measures such as insulation and air sealing to ensure optimal sizing of HVAC equipment and efficient use of energy appliances. We also note that the LED outdoor lighting is sustainable and encourage the use of efficient interior LED lighting as well. Likewise, the material selection beyond the selected vinyl siding, which has been approved by National Green Building Standard, should consider sustainability principles.