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Date: 3/25/2025  
To: Concord Zoning Board of Appeals  
From: Eric Simms, Sustainability Director  
Subject: Residence at Thoreau - Zoning Sustainability Narrative

Thank you for the opportunity to review the Residence at Thoreau - Zoning Sustainability Narrative dated March 11, 2025. Having reviewed the narrative, I am pleased to know that the initial intention of the Applicant to request a waiver to the Specialized Stretch Energy Code to allow for potentially broader use of fossil fuels in the project has been abandoned. Inclusion of the required Plus passive building standards, and the fact that this building project will be almost entirely electric, will make this project very energy efficient and will contribute to the Town's sustainability goals of eliminating fossil fuels and reducing greenhouse gas emissions.

As the project moves forward, my recommendations are that:

1. The Applicant continue any discussions with Concord Municipal Light Plant regarding the potential future installation of solar arrays on the buildings or at the site to ensure that any connection requirements to the Town electric grid are understood to avoid any unnecessary future obstacles
2. The Applicant, as required, provides all the necessary testing results to the Building and Inspections Division to ensure that the passive building standards are being met or exceeded throughout the project

It is exciting to see the realization of the electrification of large, multi-unit housing developments in Massachusetts, including Concord. Fossil fuel free new construction is an important step in addressing the outsized contributions of buildings to greenhouse gas emissions, and I hope that this and other projects will successfully normalize the practice in Concord and beyond.