

From the Law Office of Terrence P. Morris, Esq.

Memorandum

To: Ashland Planning Board
From: Terrence P. Morris, Esquire
Date: February 8, 2023
Re: 9-49 Homer Avenue: Ashland Sustainability Best Practices

Please see the responses below to the Planning Board's request for further information on the Ashland Sustainability Best Practices to be applied on the above-referenced project.

Ashland Sustainability Best Practices

- 1. Vegetation and Landscaping:** The proposed project protects and creates sustainable landscaping.
 - There will be minimal site disturbance to protect and preserve the natural landscape and habitats. However, note that much of the site is covered with hardscape including building, paved area and grounds.
 - Invasive species have been removed.
 - There are only 2 mature trees on site and both are being protected and preserved.
 - New trees are provided that outnumber the quantity of trees removed from the site.
 - A minimum of 70 percent of the on-site plantings are native species.
 - Drought-tolerant shrubs and perennials are provided on all sides of the site.
 - Where screening is needed, dense and layered plantings are provided; single rows of trees are avoided.
 - The use of natural turf grass is minimized or eliminated, and the use of synthetic grass is eliminated.
 - After establishment, potable water is used for watering the landscape. However, all plantings are drought resistant.
 - Captured stormwater is not used to water landscaping.
 - Areas of designated snow storage do not infringe on trees or shrubs. There will be no compression of trees and shrubs in snow storage areas which entirely consist of perennial plantings dormant in winter.

- 2. Rainwater/Stormwater Management:** The proposed project employs Low Impact Development (LID) best practices to conserve natural resources.

- Natural features of the landscape are maintained and protected.
- There are no vegetated swales, rain gardens, bioretention planters, and underground infiltration systems.
- Stormwater is collected to irrigate landscaping.
- Permeable pavement is used to filter and absorb runoff on all outdoor plaza areas including the pocket park.
- Less than 25% (14 of 60) of the parking spaces are located outside the building and are not situated in a conventional parking lot. Rather they are accessible off a central driveway on the periphery of the site bordered by a landscaped planting bed ranging for 6.5' to 8.9' in depth to eliminate heat island effects.

3. Energy Sources and Use: The proposed project uses electric energy over fossil fuels.

- The project does not use fossil fuels, except for emergency generators.
- The project utilizes electric heat pumps for HVAC.
- The project will be built solar ready.
- The project will provide solar panels for installation on the north-facing roofs as shown on the plans at the time of the occupancy permit.
- The project will utilize energy efficient appliances and equipment such as:
 - Interior LED lights; Energy Star appliances; Induction cooktops
 - High efficiency two-stage heat-pump compressors; & heat pump water heaters

4. Alternative Transportation: The proposed project provides means for alternative transportation.

- Bike racks are provided in a secure location both within and outside of the building.
- The site provides a safe stop for local MWRTA bus service and/or school bus service.
- The project supports Complete Streets by providing connecting sidewalks at site boundaries.
- Provides parking for other modes of transportation: e-bicycles, scooters and mopeds.

5. **Electric Vehicle Charging Stations:** The proposed project provides EV charging stations at parking spaces to meet present and future needs.

Mixed-Use Residential Projects

- EV charging systems (Level 2 or greater) are provided for 100% of the 14 open air spaces.
 - All other spaces are provided with conduit and/or wiring for future chargers. The Fire Department does not favor EV stations in parking garages for public safety reasons.
 - Project includes electrical capacity to support all present charging stations.
6. **Site Lighting:** The proposed project provides carefully manages exterior lighting.
- Dark sky lighting is provided through the following criteria:
 - Uses the lowest wattage or lumen output necessary for the needed purpose.
 - Fixtures are mounted as low as possible.
 - Provides a correlated color temperature (CCT) of 3000K or less.
 - Provides full cutoff fixtures shielding lamps/glowing lenses from direct visibility.
 - Site lighting is low profile, illuminating only required pathways and entries.
 - Photocell sensors or timers manage lighting levels overnight to only provide one footcandle (FC), where required.
7. **Water and Waste:** The proposed project provides the following:
- Infrastructure for both trash and recycling. Storage rooms for both are located within the building and the collection will be by private haulers.
 - Low flow toilets and flow restricted faucets and other plumbing fixtures.
8. **Certification:** Does the project strive to meet any certification?
- LEED
 - Passive House (PHIUS) ○ Net Zero ○ Other