

To: Belmont Planning Board

From: Belmont Energy Committee

Re: Final Energy Recommendations for the Residences at Bel-Mont

Date: November 23, 2021

Following-up on the Energy Committee's commentary during the November 2, 2021 Planning Board hearing related to the proposed Residences at Bel-Mont development at 115 Mill St., the Energy Committee is submitting the following short list of final recommendations for the Planning Board's consideration:

- That the homeowners association documents governing the town-home condominiums include a provision allowing each unit owner the authority to install rooftop solar arrays "by right" with no further permission required from the governing association.
- That the entire development (both townhouses and the apartment buildings) be powered fully by electricity, thereby eliminating the need for a fossil fuel heating/energy delivery system.
- That each parking space in any apartment building garage be equipped with either (i) a level 2 electric vehicle charger (20% of the spaces, as proposed by the proponent) or (ii) a dedicated wiring conduit installed running to each parking space, thereby allowing for simplified electric wiring of EV chargers in the future as automotive technology and demand continues to evolve.
- That the project proponent be requested to respond to the economic analysis submitted to the proponent and the Planning Board by the Energy Committee on November 5, 2021 in the form of an NREL solar financial model that shows a financial payback period of approximately 7.5 years for an estimated 150kw rooftop solar array on the apartment buildings. The Energy Committee would encourage the Planning Board to request a feasibility assessment of a 150kw rooftop system that is either owned by the proponent or by way of a partnership with Belmont Light to allow BL to install such a system on site.
- That all buildings will be designed to be PV-ready, per EPA Renewable Energy Ready Homes guidelines.
- That the project should undergo peer review of LEED Silver certifiability status by a third-party certifier selected by the Town and paid for by the proponent.

Sincerely,

Marty Bitner and James Booth, Co-Chairs on behalf of the Belmont Energy Committee