

## Michael Slagle

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**From:** Green Advisory Committee  
**Sent:** Tuesday, December 12, 2023 2:44 PM  
**To:** Michael Slagle  
**Cc:** Frank Ramsbottom  
**Subject:** Re: Memorandum - Zoning Board of Appeals - the Residences at Stow Acres Comprehensive Permit

Hello Michael,

Is the developer aware that the Specialized Building Energy Code comes into effect on January 1st? This includes both the increased weatherization requirements of the Updated Stretch Energy Code as well as added requirements if fossil fuels are used. There is also a rebate available from Hudson Light & Power for building all-electric.

The only mention I saw in the application was in the "Green Design Features" section of the Executive Summary which says.

"We have incorporated many Green design features into the community and its design. This includes utilizing electric heat pump systems wherever practical to limit usage of fossil fuels on site. We also use foam insulation to create the tightest home envelope possible to reduce the costs for heating and cooling."

While this is helpful, I didn't see a statement indicating the developer is aware of the new building code requirements.

Thank you,  
Arnie

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**From:** Michael Slagle <planning2@stow-ma.gov>  
**Sent:** Monday, December 11, 2023 11:55 AM  
**To:** Cyndie Colosi <health@stow-ma.gov>; Frank Ramsbottom <building@stow-ma.gov>; Kathy Sferra <conservation@stow-ma.gov>; Jacquie Goring <conservation2@stow-ma.gov>; JP Benoit <firechief@stow-ma.gov>; Highway2 <highway2@stow-ma.gov>; Valerie Oorthuys <planning@stow-ma.gov>; Chief Michael Sallese <policechief@stow-ma.gov>; Lieutenant Kellie Barhight <kbarhight@stow-ma.gov>; Kristen Fox <assessors@stow-ma.gov>; Joyce Sampson <jsampson@stow-ma.gov>; Brad Brightman <treasurer@stow-ma.gov>; Lani Criasia <treasurer3@stow-ma.gov>; Denise Dembkoski <townadministrator@stow-ma.gov>; Linda Hathaway <townclerk@stow-ma.gov>  
**Cc:** Nancy McManus <communitypreservation@stow-ma.gov>; Alyson Toole <coa@stow-ma.gov>; fincom <fincom@stow-ma.gov>; Green Advisory Committee <greenadvisory@stow-ma.gov>; Mike Kopczynski (kop01775@gmail.com) <kop01775@gmail.com>; Laura Greenough <recreation@stow-ma.gov>  
**Subject:** Memorandum - Zoning Board of Appeals - the Residences at Stow Acres Comprehensive Permit

Hi everyone,

The Zoning Board of Appeals has received an [application](#) for a Comprehensive Permit for the Residences at Stow Acres on Friday, December 8, 2023. As part of the Comprehensive Permit process, the Board is required to inform several boards, committees, and departments within 7 days of receiving the application.

The Board is currently seeking comments from other boards, committees, and departments since the Board has the authority to waive local land use requirements pursuant to MGL Chapter 40B. For boards/committees/departments that regulate land use, it is strongly encouraged to review the application and let the Board know of any comments, questions, or concerns. If your board/committee/department does not have any comments, questions or concerns, a letter of support would be appreciated. Please have any correspondence to the Board by the first public hearing (January 25, 2024, at 7:00pm).

For more details, please review the attached memorandum. Paper copies of the memorandum will be provided in your mailbox at Town Building.

If you have any questions, please let me know.

Best,  
Michael

**Michael Slagle**  
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