



City of Newton, Massachusetts Climate and Sustainability Team



Date: October 20, 2022

To: Councilor Richard Lipof, Land Use Committee Chair

CC: Laurance Lee, Attorney; Ilya Zvenigorodskiy, Rise Boston; Katie Whewhell, Chief Planner

From: Ann Berwick, Co-Director of Climate and Sustainability; Bill Ferguson, Co-Director of Climate and Sustainability; Liora Silkes, Energy Coach

RE: 416-418 Langley Road Sustainability Review

The Climate and Sustainability Team does not usually comment on special permit projects under 20,000 sq. ft. However, the Climate and Sustainability Team is often in communication with smaller special permit projects, such as 416-418 Langley Rd, and after conversation with the project team and learning of their sustainability plans for the site, we have decided to comment.

We are glad to see 416-418 Langley Rd committing to energy efficiency and electrification, reaching HERS ratings of 36-41, unit depending. This project plans to be all-electric, with two electric vehicle-ready plugs and panel capacity for future chargers as well as a designated "solar ready" area of the roof. Such commitments are above the standard at the moment, but likely not above where the standard will be in future years. The Climate and Sustainability Team commends the project team for looking toward the future, and encourages them to explore even further, including the installation of solar panels as part of project construction.