

# Memo



**To:** Elizabeth Hughes, Town Planner  
**From:** Amanda Kohn, Director of Sustainability  
**cc:**  
**Date:** February 23, 2022  
**Re:** Sunnyside Lane – Definitive Subdivision Plan

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Concord's climate action and resilience plan, [Sustainable Concord](#) is comprised of five elements (Built Environment, Energy, Mobility, Natural Resources, and Preparedness) with corresponding goals and priorities. To aid review of the Planning Board, we encourage adding a brief memo or information to the presentation describing how the proposed project at Sunnyside Lane has considered the goals of Sustainable Concord.

**Built Environment and Energy-** The Town of Concord has ambitious climate goals including reducing community-wide greenhouse gas emissions 80% by 2050. Electrification of buildings is a key strategy to achieving those goals given that Concord's Municipal Light Plant will have carbon free power supply by 2030. As such, the Town encourages all-electric new construction and retrofits. We are pleased to see the proposed dwellings will not be connected to natural gas service.

As the design for the proposed dwellings progresses through future phases, the Sustainability Division would encourage the project developers to evaluate potential opportunities to enhance the building envelope through measures such as insulation and air sealing. We would also encourage the use of energy efficient appliances and lighting and sustainable materials selection.

**Mobility** – Sustainable Concord strives to promote walkability and bikeability. The proposal seeks a waiver for the sidewalk provisions. After speaking with Concord's Engineering Division, we support their recommendation for a larger roadway width to accommodate any pedestrians that may be using the roadway in lieu of a sidewalk. Although the traffic counts will be low, with nearby amenities such as Rideout Park and West Concord, walking through the neighborhood to get to these amenities is desirable and supports our Mobility goals. With that in mind, we also support Engineering's request to update the sidewalk crossing at Sunnyside Lane and Laws Brook Road to meet ADA compliance.

**Natural Resources** - The grass channel, infiltration basin, and drywell are considered a best management practice by the MA Stormwater Handbook. Other low impact development, such as bioretention areas (that use soils, plants, and microbes to treat stormwater before it is infiltrated and/or discharged) may be more aesthetically pleasing and visually promote nature-based solutions and could be considered. We ask that all plantings be resilient plantings (native, drought resistant, salt tolerant, and/or pollinator friendly).

**Preparedness** – With the property’s location near Warners Pond and proximity to the 100-year and 500-year floodplain, we recommend climate resilient design principles as you progress through the design of the proposed dwellings. As precipitation intensifies, the floodplain area is also likely to change in certain circumstances. I recommend using the [Massachusetts Climate Resilient Design Standards Tool and Guidance](#), which is expected to have an update this spring with new climate data projections for rainfall intensity and flood risk.