

From: Don Seltzer <timoneer@gmail.com>

Date: April 26, 2022 at 10:09:30 PM EDT

To: Rachel Zsembery <RZsembery@town.arlington.ma.us>, klau@town.arlington.ma.us, Eugene Benson <EBenson@town.arlington.ma.us>, mtintocalis@town.arlington.ma.us, Stephen Revilak <srevilak@town.arlington.ma.us>, Jenny Raitt <JRaitt@town.arlington.ma.us>

Subject: Solar Considerations of 34 Dudley St

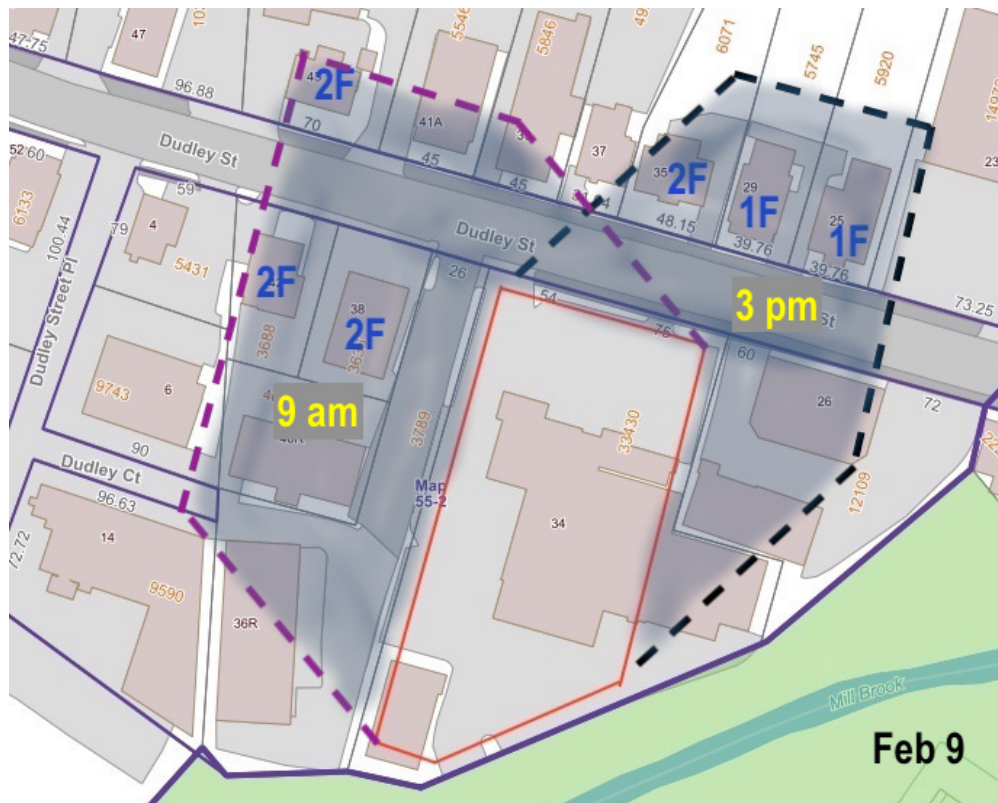
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The Redevelopment Board has expressed its support for the Net Zero Action Plan, particularly in regard to rooftop solar panels. Article 30, currently before Town Meeting, requires the installation of solar panels on certain new construction, and was unanimously endorsed by this Board. The Article provides exceptions when solar exposure is limited. Taller buildings in close proximity can be a cause of insufficient solar exposure.

The applicant has failed to include any solar studies which analyze the impact on surrounding buildings. I would like to provide the Board with an example of such an analysis which shows the shadows cast at specific times on a specific day. It is not an extreme case such as a winter or summer solstice, but is indicative of the type of shadows that would result from early November to mid February.

Between the peak solar hours of 9 am - 3 pm Standard Time, there would be a dozen neighboring buildings that would have significantly reduced solar potential. These include four 2 family dwellings and two single family homes.



The Environmental Design Review criteria listed in 3.4.4 of the ZBL includes:

K. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, **shall endeavor to minimize, insofar as practicable, any adverse impact on light**, air, and water resources, or on noise and temperature levels of the immediate environment. [L SEP] The proposed structure is significantly taller than the surrounding buildings, it is located with minimal setbacks on its lot, and has no upper story setbacks. It clearly has an adverse impact on the sunlight reaching its immediate environment.

The Board has both the opportunity and the authority to utilize criteria K of the Environmental Design Review to ensure that the solar rights of surrounding buildings are preserved. The Board can ask for alternate designs with reduced height and increased setbacks to minimize the adverse impact on abutters.

Don Seltzer
Irving St