

From: Keneth Lubar
33 Gray Street
Arlington, MA

Sent: Friday, August 30, 2024

To: Claire Ricker

Subject: 149 Pleasant Street

Dear Ms. Ricker:

I could not attend the August 12, 2024 Arlington Redevelopment Board meeting, so these public comments are based on the ACMi recording. Timestamps are from video posted on YouTube.

At around 48:46 the developer's architect, Ms. Penzenik, was disingenuous in response to the questions about solar. She stated that because the proposed development was in a historic district that solar was a non-starter "because they have routinely denied them ... yeh, they have" (50:12).

This statement is not supported by the review of the minutes from the Arlington Historical District Commission. In the last three years, there were three meetings before the Commission requesting permits for solar on existing residences.

Date	Address	Disposition
July 25, 2024	52 Westmoreland Ave (Regan)	Approved with no modifications
December 14, 2023	30 Jason Street (Harris)	installation of solar panels on garage approved with modification for black solar panels with black edges
July 28, 2022	188 Westminster (Kokubo)	Approved with condition that the conduit will not extend over the edge of the roof and will be tucked up into the eave as much as possible

As these requests, **all approved**, were for existing residences, incorporating solar panels—even in a historic district—in **new construction** should be possible.

Given the loss of open space in this project and Arlington's clean energy goals, solar would help ameliorate some of the project's environmental impact.

At around 26:00 in response to a question about the Arlington Fossil Free Fuel pilot, the developer provided a vague answer about fuel selection for heating and cooling. Ms. Penzenik tried to argue against this carbon-reducing measure by asking "how do people think electricity is generated?" (26:15)

Given the development project's range of requested waivers, requiring all electric would offset some of the impact. And with the amount of dirt moving that's already planned, requiring ground-sourced heat pumps would be an effective environmental tradeoff if solar isn't possible.