

Date: May 31<sup>th</sup>, 2022

To: Zoning Board of Appeals, Manchester by the Sea, MA

## **Sanctuary at Manchester by the Sea: Sustainability Narrative**

The town of Manchester by the Sea has adopted the Massachusetts Stretch Energy Code. The Sanctuary at Manchester by the Sea will be designed according to these stringent standards, which include compliance with the IECC2018 with MA amendments. The building will have efficient and high performance HVAC systems, reduced lighting power density, enhanced lighting controls, and high efficiency domestic water heating. The building will also have a high efficiency envelope and will promote high quality indoor air quality and daylighting. This includes high R-value wall and roof insulation, Low U-Factor door and window glazing and the HERS rating process.

Residential appliances will be specified to conform with Energy Star, and programmable thermostats will further ensure both resident comfort and sustainable on-demand heating and cooling.

The roofing materials of the building will be light colored and have a high albedo, reflecting sunrays and greatly reducing heat island effect.

Within the building, we are including 146 bicycle parking spaces, greater than a 1/1 space to unit ratio. This, along with ample outdoor spaces, will promote an active lifestyle for residents and visitors and allow for multi-modal transportation. There are also 10 Electric Vehicle Charging stations within the garage, promoting electric vehicle usage.