

**From:** [mpenko@charter.net](mailto:mpenko@charter.net)  
**To:** [Michael Antonellis](#)  
**Subject:** Comments on Proposed 47 Main St. 40B  
**Date:** Saturday, November 25, 2023 7:28:12 PM

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Dear Zoning Board of Appeals Members:

Please consider the following comments and questions regarding the proposed 47 Main St. 40B.

1. Its encouraging that the preliminary architectural drawings show a flat roof. Assuming it is framed adequately to handle the load this would allow for rooftop solar, which should be encouraged by the ZBA. The garages should also be framed to allow rooftop solar.
2. Are there plans for an emergency generator which would provide electricity to the residents? An emergency generator would enhance municipal resilience to severe tropical storms and ice storms.
3. Two small dumpsters situated in one location seem inadequate and inconvenient for such a large residential facility. How will residents be encouraged to recycle?
4. Has heating and cooling with a geothermal system been considered? The new town community center is unfortunately heated with natural gas, in part because the cost analysis that compared alternatives assumed low natural gas prices. Climate change considerations were ignored. Are grants available to help fund climate/energy smart 40B developments?

Thank you for considering these comments.

Mike Penko  
1 Grafton Rod