



MARCH 03, 2025

RE: Tisdale Drive Apartments, 81/85 Tisdale Drive, Dover, MA

Sustainability narrative

Tisdale Drive is a proposed 42-unit housing development situated on 5.2+/- acres in Dover, MA. This project is being designed to meet current Building Code standards adopted in the Commonwealth as of Jan. 2025 and the applicable requirements of the International Energy Conservation Code (IECC) 2015. The new building incorporates virtually all aspects of the Mass. Stretch Code 2019 and Tisdale Drive Apartments will therefore be considered to meet or exceed that Code as well.

The project intends to pursue EnergyStar v3 Certification and will be fossil-fuel free equipped with all-electric utilities and systems. All appliances and fixtures will be EnergyStar Certified. Additional measures including the installation of EV chargers and the use of permeable pavers will be taken to ensure this project is as sustainable as possible.

The building is situated on the site to take advantage of existing topography in terms of building layout, systems integration, and the strategy for groundwater recharge. The stepping of the building levels minimizes the amount of site excavation required to build a building of this size. The building footprint also negotiates maintaining a smaller more efficient footprint while presenting a design that is aesthetically contextual and respectful of neighbors.

Through maintaining as much of the existing tree cover and foliage as practical and the use of native vegetation and climate-appropriate plantings, this project will present a landscape that both improves environmental conditions onsite and provides residents and neighbors with a beautiful and natural setting.

As a fossil fuel free building, heating and cooling will be provided by exterior pad-mounted heat pumps and domestic hot water will be provided by an all-electric centralized system of water heaters. Installation of solar panels to generate electricity to provide for the common area needs of the property is intended. Stormwater from the roof and impermeable surfaces will be directed to on-site storm water infiltration systems via downspouts that feed pervious surfaces and perimeter drains. The above-mentioned retention areas and strategically located chambers address all stormwater onsite. The applicant will also explore the possibility of using this surface water to assist with site irrigation needs.

Thank you and please reach out with any questions,

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