

November 8, 2021

Via email to Mr. Nathan Parsons

Ms. Carolyn Britt, Chair
Planning Board
Town of Ipswich
25 Green St.
Ipswich, MA 01938

Re: Potential Questions Regarding Sustainability and Ora Inc. Proposed Commercial Development of 55 Waldingfield Road

Dear Chair Britt and Members of the Planning Board

In anticipation of the forthcoming November 10 Planning Board meeting regarding sustainability and the proposed corporate development of 55 Waldingfield under the auspices of the Great Estate Preservation Bylaw, I have taken the opportunity to prepare a list of questions that address sustainability concerns. The following are questions to possibly ask of Ora Inc. regarding the proposed sustainability components of the planned development at the upcoming public meeting. My hope is to foster public discussion on these issues.

To help the discussion on the sustainability topic, it is often useful to preface with a definition, in this case for the terminology of what is environmental sustainability. One definition is provided by Sphera, Inc. as follows: "Environmental sustainability is the responsibility to conserve natural resources and protect global ecosystems to support health and wellbeing, now and in the future."¹

I appreciate the opportunity to help support our collective environment.

Sincerely,



Jack Whittier

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¹ <https://sphera.com/glossary/what-is-environmental-sustainability/>

The following questions are put forward to foster public discussion.

Possible Questions

Environmental, Social, and Corporate Governance (ESG)

1. Request to Ora Inc. for their most recent ESG corporate policy document.
2. Request to Ora Inc. for their most recent EEO-1 form reporting to the Equal Employment Opportunity Commission.

Scope 1, 2, and 3 reporting

1. Request to Ora Inc. for their corporate reports regarding Greenhouse Gas (GHG) emissions and GHG reduction activities with specific reference to Scopes 1, 2, and 3.

Buildings

1. It is anticipated the existing buildings and new commercial construction will adhere to best practices in energy efficiency, water conservation, and full life cycle costing for all construction materials and in accordance with State and local regulations. The request to Ora Inc. is what level of LEED certification may be sought for the buildings. If LEED certification is not pursued, what is the plan for the above considerations?
2. Does Ora Inc. planning for space and water heating include the direct use of fossil fuels such as heating oil and/or propane?
3. Does Ora Inc. have plans to incorporate groundsource heat pumps for the supply of thermal energy for space conditioning? If so, to what extent?

Power Supply

1. Request to Ora regarding the anticipated power supply to serve the full build out of the location. To what extent has Ora engaged with the Electric Light Department? Request to determine if current feeders and circuits are sufficient to meet the project loads at 55 Waldingfield. Request to determine if new transformers will be required to serve the new loads.
2. To what extent has Ora engaged in the purchase of green power for the location?
3. To the extent that Ora intends to supply it's own power from renewable resources, what are the plans?

Water

1. The Town of Ipswich commissioned AECOM to perform a water supply / demand study. The AECOM document does not appear to have anticipated a project of the size proposed by Ora for non-residential growth. Has Ora Inc. engaged with the Town of Ipswich to secure a sustainable supply of water and if so, what is the status?
2. Regarding fire safety, what are the Ora plans relative to water and water pressure?

Traffic and Vehicles

1. Request to Ora regarding planned programs to reduce vehicle traffic by incorporation of incentive schemes or other for ride share. It is known Ora plans to encourage at-home office

work which will reduce traffic. This question regards the traffic that is anticipated at 55 Waldingfield Road as put forward in the Traffic Impact Analysis prepared by GPI.

2. Request to Ora for their plans regarding power supply charging stations for electric vehicles.

Security Lighting

1. What are the Ora plans for security lighting, with specific reference to sustainability and environmental impact?