

# COMPREHENSIVE SUSTAINABILITY & ENERGY COMMITTEE

## *Meeting Minutes*

*Thursday, October 24, 2019*

Pursuant to a notice duly filed with the Town Clerk, a meeting of the Comprehensive Sustainability & Energy Committee was held on October 24, 2019 at 7:00 pm at the Harvey Wheeler Community Center. CSEC members present were Douglas Sharpe (chair), Jerry Frenkil, Julie Kleyn (clerk), Brad Hubbard-Nelson, Sharon Jones, Karen Gibson and Bob Shatten. Also present was Concord Director of Sustainability, Kate Hanley, and visitors.

### **1. Welcome**

Doug welcomed visitors, Ned Perry, a Concord resident and former moderator of Town meeting, Terry Ackerman (Select Board), and Kristen Ferguson (Planning Board)

### **2. Approval of minutes from 9/17/19 meeting.**

Not carried out.

### **3. Next meeting**

Next CSEC meeting will be November 12.

### **4. Updates and announcements**

#### **• Heat Pump Working Group (Brad)**

The project's scope is growing. Last meeting, early October, included new members from Stow and Sudbury as well as Wayland, Concord, Carlisle, Lincoln and Acton. Another community event is being proposed (for W Concord) for January at Harvey Wheeler.

Kim Slack wrote a letter for new residents about home efficiency (including heat pumps) that CMLP will use

Steve Breit is developing tools to help heat pump coaches

Still working on arranging a meeting with Senator Barrett

• *Effective Governance Workshop.* Brad encouraged all to attend. Important topics such as open meeting laws, public records and how town meeting works will be covered. 9-12, Saturday November 2

#### **• Concord Library building project.**

Brad met with Jeff Adams, Charlie Parker and Michael McAteer and visited the site with building expert, Matt Root.

Several good suggestions were made for improving the efficiency of the Heywood-Benjamin building envelope, but these have yet to be costed out and are not

currently in their budget. Brad said Jeff Adams is quick to point out the higher costs associated with energy efficiency options.

Kristen said Library Corporation must consider cost savings over time, not just upfront building costs. Doug says heat pumps (ASHP) will be used in the new building, but Kate was disappointed that geothermal had not been considered. The Library Corporation will undergo a building energy audit soon. Kate said Town approval for the building plans would be contingent on these results. Sharon said the audit should be for the entire building not just the Heywood-Benjamin house and the proposed addition. But Kate pointed out that the original building is not in the ZBA's jurisdiction and this cost cannot be covered by Green Communities monies.

Terri said the Select Board will be negotiating an agreement between the Library Corporation and the building committee.

Ned urged CSEC to take a position on the building as the committee holds an advisory role. Brad says CSEC could write a letter to the Library Corporation urging them to evaluate and incorporate energy efficiency measures in the building plan. The Committee will vote on this next meeting.

Kate pointed out that CMLP had done a solar study for the library in 2017. Solar could have been put on the roof and provided 10% of electricity used by the library but since the Library Corporation does not pay for utilities, they are not motivated to reduce costs. Ned said this should be reversed and that the Town should turn over the cost of utilities to the Library Corporation.

Doug asked whether CSEC should have a working group on this topic.

Kate mentioned that Durham NH has a checklist of energy efficiency options that all contractors must review. Kates has begun working on a similar checklist for Concord because she wants to see more energy efficiency specifics on site plans like the library's.

##### ***5. Discussion about CSEC's 2020 project: ideal Concord home.***

The group agreed on this focus for the committee's work and discussed the content and production of an educational tri-fold pamphlet for residents:

- Easy-to-read, bullet-point, action-oriented, content with web links/pie chart
- What is it? Who should be interested? How do I get more info?
- Comprehensive, all-electric driven (central graphic of model energy-efficient home with call-outs)
- Inspiration drawn from content-rich Net-Zero Homes article shared by Janet Miller
- Showcase real "model" Concord homes/buildings (Orchard House, RiverWalk, Tarpey, Slack, Kleiman, Blumberg, Hardy-Romberg)

Terri said payback over time as well as environmental concerns and comfort must be addressed.

Kristen argued that healthier air, appliances and homes are also driving factors for change.

Doug shared draft assignments for all CSEC members and a timeline for the project. Pamphlet to be produced early spring.

Scope will broaden in the spring with community engagement event(s), possibly an “ideal Concord Home” fair with tabling.

Other related components discussed: poster, open houses, action-oriented web tool with context towards actual home types and options

Brad stressed the importance of actively engaging the schools in the project:

- School projects incorporated into curriculum (eg. family home energy calculator, infra-red cameras, EVs, solar power)
- Students to be active participants in spring community events

Julie will email all CSEC members with reprise of assignments and then collate individuals’ contributions for discussion next meeting.

Julie proposed each committee member also contribute 2 working titles for the project to be discussed next meeting.

Kate pointed out that many changes can be overwhelming to residents, content must help people step-by-step and Terry said prioritizing order of energy efficient actions is important.

Kristen suggested showing aggregate savings on GHGs and how everyone working together can positively impact the Town’s carbon footprint.

Kristen said the phrase “neighborhood character” is a buzz word that the Planning Board believes to be motivating for residents.

The group discussed whether using “2020” would make the project outdated. Some felt yes, Brad felt not. He said it IS next year’s project. Brad does not like the word “future” as regards a project title because he says the emphasis must be on acting now.

The group reviewed Brad’s draft paragraph about the pamphlet’s content. Julie pointed out that the tone and focus must be on engaging the reader. Must not read as an abstract.

Kate said the Town may be able to help with graphic design for the pamphlet.

Doug recommended a sub directory in googledrive with each CSEC member adding content. Kate warned about editing online as this conflicts with Open Meeting Laws.

Terri said CMLP’s new billing structure allows residents to compare electricity and water usage with neighbors.

Bob suggested incorporating an energy calculator into the pamphlet as a link where a home’s square footage, electricity usage and heating type could be entered, enabling residents to calculate their personal EUI.

Julie suggested that the pamphlet be brought to residents by Cooler Concord. The group agreed.

Bob asked who heads up low carbon transport and EVs in Concord. Kristen suggested he speak with Marsha or Elizabeth. The planning board is still working on the cross-town connect. Brad said there is another big working group working on making the T more efficient.

Terri mentioned that the League of Women Voters held a forum about EV and transport. One proposal is that 2229 Main St (the current Starmet site) become a transportation hub.

## **6. *Liaison Reports***

Jerry updated the group on the Climate Advisory Action Committee’s agenda.

Harvey Michaels of MIT presented his recent work on how cities should attack carbon reduction in their climate strategies:

"Electrification and City Leadership - Five Imperatives for Climate Action":

1. Rework building policies
2. Design in equity
3. Rework ratepayer-funded energy efficiency and demand response programs
4. Democratize electric rates to make electrification of heat, hot water, and vehicles more Affordable.
5. Move toward electric buses, and make EV charging ubiquitous and the charge low cost

Sharon made the important point that it's possible to achieve net zero without reducing emissions. Sharon also shared an article about environmental mitigation through carbon farming.

**7. *Public comments***

None

**8. *Adjourn***

Brad motioned to adjourn 9:09pm, Bob seconded.

Appendix:

Doug's Meeting Hand Outs at the meeting:

1. [SUMMARY OF PROPOSED IDEAL CONCORD HOMES PAMPHLET:](#)
2. [Brad's Summary of the CONCORD 2020 MODEL HOME PROJECT](#)
3. [Doug's List of Proposed CSEC Team Assignments for the "Ideal Concord Homes Project"](#)
4. [Carbon Emissions Get a Fix on the Farm:](#)
5. Example Graphic from Janet Miller for the proposed pamphlet:  
[Net-Zero Energy Homes Pay Off Faster Than You Think—Even in Chilly Midwest \\_ InsideClimate News.pdf](#)