

**Select Board's Climate Action Committee (SBCAC)  
Minutes of the March 4, 2019, Meeting  
Town Hall, Room 103, 6:00 pm to 7:30 pm**

APPROVED MINUTES

**Attendees:** Dan Bennett, Nancy Heller (co-chair), David Lescohier , Alan Leviton, Werner Lohe (co-chair), David Pearlman, Linda Olson Pehlke, Deborah Rivers, Kathleen Scanlon, Don Weitzman

**Staff:** Maria Morelli, Senior Planner, Planning Department

**Public:** The meeting was well attended by members of the public, including the Climate Action Brookline and Mothers Out Front. The sign-in sheet did not record all those attended.

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Co-Chairs Nancy Heller and Werner Lohe reviewed the meeting agenda. Nancy Heller chaired the meeting.

**Minutes of the January 28, 2019, Meeting**

The SBCAC reviewed the draft of the January 28, 2019, minutes and had no changes.

**VOTED** The SBCAC voted unanimously to accept the minutes of the January 28, 2019, meeting (10-0-0).

**Building Department Presentation**

The purpose of the presentation was to update the SBCAC on sustainability measures and Climate Action Plan (CAP) priorities the Building Department is undertaking in its management of Town-owned properties. Commissioner Daniel Bennett provided an overview of the department's divisions and responsibilities. Commissioner Bennett emphasized that the Building Department was very keen to implement the zero emissions policies, but priority actions must be funded first.

Facilities Director Charles Simmons discussed in detail energy conservation measures already in place, the design of two all-electric schools, and a study being commissioned to assess the conversion of existing building stock to all-electric.

Senior Planner Maria Morelli provided an overview of the Town emissions policy adopted by the Select Board; namely, to prioritize planning to achieve zero emissions by 2050. She stated that she, Commissioner Bennett, and Mr. Simmons were using the more stringent milestone of zero emissions by 2030 for the Town for the sake of planning capital budgets and operations. She emphasized that the "zero by 2030 Town-wide" goal is not officially adopted by the Select Board at this time and no resources have yet been allocated to achieving this milestone. Nancy Heller stated that the recent IPCC report underscored the need for a more stringent milestone of 2030.

Several SBCAC members asked detailed questions about heating-cooling technologies, such as Variable Refrigerant Flow, implications for maintenance of new systems, and plug load.

Don Weitzman asked how the SBCAC could further assist the Building Department. Staff responded that advocacy before decision-makers such as the Advisory Committee would ensure that emissions policies are consistently applied and that the Building Department has the resources its needs to implement the Town's zero emissions policy.

The presentation covered the following topics.

### **Acknowledgment of Town Emissions Policies**

*Staff Priority: Assessing what resources are needed to achieve zero emissions by 2030 Town-wide for approximately 30 buildings. The Planning Department committed to providing \$25,000 for the study, which GGD Engineers has already provided a proposal. Town policies include:*

- Climate Action Plan: Prioritize planning to achieve 0 x 2050 community (Predicated on Energy Efficiency, Renewable Energy, All-Electric Building and Transportation)
- Paris Climate Agreement: Brookline is a Non-State Actor
- Select Board Objectives for FY2020
- Warrant Articles: Energy Goals (EUI, LEED); Solar-Ready
- Green Communities Five Criteria (20% energy reduction over 2008 baseline)
- Building Department and Climate Action Planner advocates for Energy Conservation Policy (to better manage plug load) and Energy Reduction Policy (as preparation for conservation to all-electric)

### **Building Practices Underway**

- Energy Conservation Measures installed in all buildings and Green Communities ECM projects
- Passive Design Techniques to reduce load
- Heating and Cooling systems explored (Geothermal, VRF, etc) to reduce GHG emissions
- Managing Plug Load is still an issue that will require policy-setting at the executive level.

### **All-Electric Buildings: New Construction and Upgrades**

- Brookline High School: Applying energy goals from Warrant Article 21
- Driscoll, Baldwin: Town Meeting voted to fund only fossil-fuel free designs
- Capital Improvements Budget FY20-25:
  - GGD engineers submitted proposal to Mr. Simmons and Ms. Morelli to assess what resources would be required to convert 30 Town buildings to all-electric by 2030
  - The study has implications for an aggressive Energy Reduction Policy and new EUI targets for problem buildings
  - Are there additional implications for improving building envelope, which would affect capital budget?
- Are enough EV charging stations installed to support conversion to EV for fleet, encourage employees to drive EVs?

### **Tracking, Reporting Performance**

- Mass Energy Insight (MEI) is the tracking database required by Mass. DOER as part of Green Communities designation
- Future practices explored
  - Centralize billing systems: Building Department and Climate Action planner has long advocated for centralize billing systems to better monitor plug load
  - Consider EnergyStar Portfolio Manager as an adjunct to MEI database
- New Building Dept website is live; shares energy consumption and costs
- Real-time dashboards are installed in Coolidge Corner school and will be installed in new schools

### **Plug Load: Outreach to Parents, Students, Teachers**

- Climate Spring 2019
- Green Teams Initiatives

## **Renewable Energy**

- Rooftop Solar Projects for 2019-2020: The Town has received proposal for eight projects, which is estimated to generate 1,500,000 kWh annually. Proposals will be presented at March 25 SBCAC meeting.
- Municipal Electric Supply Contract: exploring a renewables component for contract, which expires 2021.

## **Review of the Draft Final Report of the Net Zero Schools Subcommittee**

Subcommittee chair Werner Lohe provided an overview of the report and its recommended key priorities and next steps, including:

1. **“Commitment to Fossil Fuel Free Buildings:** The Town must commit to designing and constructing Fossil Fuel Free buildings on all new construction and major renovations of municipal facilities, to include (1) achieving high-energy-efficiency design<sup>1</sup> and operation; (2) generation, consumption, and storage of renewable energy; and (3) achieving fossil-fuel-free operation by using all-electric systems. A written policy should be promulgated by the end of 2019 by either the Select Board or the Building Commission or such a policy could be pursued by bylaw change or resolution of Town Meeting.
2. **“Prepare a procedures manual:** This manual would document best practice procedures for (1) achieving Fossil Fuel Free buildings using whole-building design principles and (2) continuing to assess the behavior of building occupants to ensure long-term low energy consumption. The document will be informed by this committee’s research, the Building Department’s experience, and also by lessons learned from the high school expansion project.
3. **“Propose changes to the Building Commission Bylaw:** The current bylaw as of May 2013 should be updated to be consistent with procedures, particularly life-cycle cost analysis procedures, that ensure the exploration of and achievement of Fossil Fuel Free buildings, as well as continually improving energy-efficiency.”

The SBCAC had minor corrections and the following comments:

David Pearlman, a member of the School Committee, recommended that the report’s recommendations be emphasized in discussions with decision-making bodies. Kathleen Scanlon suggested that the Town Meeting vote not to approve a natural gas easement for Fire Station 6 should be added. The SBCAC and staff generally agreed that this was a watershed policy decision and should be documented in the report.

The SBCAC agreed that it would vote on accepting the draft at the March 25 meeting after Mr. Lohe incorporates revisions. The SBCAC generally agreed that the report should be submitted to Town Meeting via Melissa Goff for publication in the printed “Combined Reports.”

**Next Meeting:** March 25, 2019 at 6:00 pm – 8:00 pm in Room 111 (Note longer meeting time.)

Meeting adjourned.

Submitted, Maria Morelli, Senior Planner

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