

ZEAB
Zero Emissions Advisory Board
Minutes

September 7, 2022 10:00 AM

Meeting held remotely on Zoom due to COVID-19

ZEAB Members in attendance: Jesse Gray, Chair, Kathleen Scanlon, Wendy Stahl
Calvin Thompson, Werner Lohe

Public Attendees: Staff: Thomas Barrasso, Director of Sustainability

Calvin - Yes	Wendy – Yes	Jesse - Yes
Kathleen – Yes	Werner – Yes	

Jesse Welcomed the Board and opened the meeting.

Approval of Minutes Chairman of 9/1/2022 as submitted Kathleen moved to approve the minutes Wendy seconded the motion to approve. The Board voted:

Calvin - Yes	Wendy – Yes	Jesse - Yes
Kathleen – Yes	Werner – Yes	

Werner Lohe: It is possible for an ice rink to be Net Zero Energy. If this ice rink proposal goes forward, we need to make sure everyone knows what ZEAB expectations are.

Janice Kahn and Mary Dewart have been very involved in this as well.

My recommendation is that ZEAB support a “hard requirement” that it be Fossil Fuel Free and Net Zero Energy. The Chair shared Ice Rink Statement Draft discussed:

- The facility shall be a Zero Emissions (ZE) facility.
- Fossil Fuel Free means that the facility uses no fossil fuels for heating, ventilation, or air conditioning (HVAC), for domestic hot water, for cooking, or for any other purpose. For an ice rink, this includes on-site maintenance equipment (including the “Zamboni”). The facility may have emergency electricity generators that use fossil fuels.
- Net Zero Energy means that the facility produces as much energy as it consumes over the course of a year. This requires low energy consumption (gross EUI or Energy Use Intensity measured in kBtu/ft² /year) along with on-site renewable energy generation (gross REI or Renewable Energy Intensity also measured in kBtu/ft² /year), presumably provided by solar

photovoltaic (PV) panels. Net Zero Energy means that gross REI equals or is greater than gross EUI.

- Low-carbon building materials should be used during construction to reduce embodied carbon. This includes purchasing materials from local sources when possible to reduce emissions related to transportation. Careful consideration should be given to minimizing climate impacts of demolition, debris disposal, and site preparation.
- Twenty-five percent of parking spaces should be EVSE-Installed. An additional seventy-five percent of parking spaces should be EV-capable.

Board Comments

Calvin Thompson: worked on Carbon off set standard. we are a bit away for concrete answers, I would be interested in other measurers we could take carbon offsets, high quality. We have to accept some level of tradeoff.

Kathleen Scanlon: Meeting Boylston Street coordinator redevelopment articles. To define what kind of analysis we want as we go forward. I don't think the town is there without another consultant of how we want to build our buildings going forward. Transportation needs to be included. Life cycles don't think we could capture nuance needed for life cycle.

Director, Thomas Barrasso: Contacted a the rink in Vermont and spoke to the Manager who is also the person that was in charge during the construction of the facility. They are using propane for heating and to fuel the Zamboni. Therefore, they are not petroleum based fuel free and not really 100% Net Zero. We need assistance on looking at what we need for Buildings. I've been talking with Boston, Cambridge, Somerville, looking at contractors that they are using to assist with the formulation of their plans. We need to do the same.

We are at this point is that we need to prioritize – How can we actually achieve our goals in both the short and long term. Essentially we need to pick and choose what we could do that is practical immediately and reevaluate again in 5 – 10 years.

Chair Jesse: ZEAB talking about

1. Net Zero Energy
2. Off-Setting FF
3. Life Cycle emission

We, as a Board our job is to communicate clearly to the Town what we need to do to achieve our goal Net Zero by 2040. Reactions practical to propose.

Wendy: I understand we shouldn't push boundaries ZEAB's job to educate the town on what the ideal situation would be regardless of whether feasible.

Jess: WE could include something not binding but is clearly aspirational. (see #4) In the future Life Cycle requirement as of more stringent requirement and future projects.

Werner: What it would involve to do a Life Cycle Analysis?

Kathleen: Can keep adding and updating to get expectations out on the table. Learn from other communities and learn from them. What it would take to implement them.

Diane Sokal – Need to ask questions Do you consider propane a fossil fuel? It is a clean energy alternative Needs to be define what is a Fossil Fuel. Applaud the ZEAB efforts Is a major recreation facility is it consistent with Equity and sustainability goal? Is it top priority for Park and rec investments?

Tom Barrasso: We could use this draft as a Scope of work and send it to a consultant and have a plan formulated.

Mary Dewart: Thanking ZEAB Board. Be helpful in educating public to explain no total impact of project, include transportation. Also concerned about balance budget and design team. No line items in the CIP for future study.

Jesse: The document presented could do a better job of saying what in scope/what's out of scope. transportation is very important. We will still have driving in Brookline in 40 years, very sensitive to scope of what we could do here.

What are the next steps?

Werner: I suggest I re-draft at some of Wendy's suggestions.

Mary Dewart: This has not been voted on by Park and Recreation Commission yet. This is an involving process.

Pierce Project -

Jesse : Again, GEO thermal has been removed from the project down graded to an Alt Ad to reduce upfront budgetary impact. Not thrilled about it. Not sure if the project is planned to be Net Zero or not. Was hoping to be able to talk to Project Manager – he was unavailable at this time.

As an individual I will not support this project if not Net Zero.

Warrant Articles have been filed

The meeting adjourned at 10:45 am.

The chair shared the slides

- Fossil Fuel Free (DOER pilot program- related)
Effort to have a version that's compliant with the DOER Pilot Program
Zoning By-law version would apply to all major construction does not include exemption for gas cooking, doesn't include exemption for hot water for buildings over 10,000 sq ft.
75% floor arear reduced to 50% Floor area
- New FFF Home Rule petition
- FFF DOER Pilot Program Application

Diane Sokal - Comment – question about 75% threshold - and using 50% threshold with units being same square footage.

OK filing with 50% but if an exemption needed to be made she's happy to help write this up.

Municipal Climate Empowerment Plan (MCEP) Financing Policies

- Climate Protection act (Emissions Reduction Fund)
- Gas Vehicle Excise Surcharge on assessed values of more than \$30,000
- Building Electrification Betterment (BEB)

Comments

Carla Benka have you considered imposing a tax surcharge not based on income but based on owners taking Energy audit and making the building "Green". Reward people that have under taken initiatives.

Jesse; Energy audits are very good does not achieve the goal that we need to achieve.

Municipal Climate Empowerment Plan (MCEP) Authority enhancing policies

- Community Choice Aggregation Innovation Toolkit
- Green Zoning Authority
- Green Utilities

These are all Home Rule petitions they can be changed to a resolution.

Green requirements beyond the Building Code.

Allow gas companies to do other kids of things beyond gas, networked geo, including non-pipeline alternatives.

Chair, this is a lot to vote on we also have a big job. Not 100 % viewed by Town counsel

Wendy; necessary to go bold work as hard as we can to get these passed.

Kathleen thanked Jesse for all is work. Great continuation of what was started in 2019. Very excited about this.

Carla Benka: Any Budget, who administer this? would have to be done by someone in Town Hall.

Jesse; number of new resources here if passed.

Carla submitted to the chat: *For Transfer tax article "provided that this tax shall not apply to sales of properties where there has been a Mass Save or other energy audit and recommendations of such audit have been implemented."*

Vote on a few tweaks being added and required guidelines.

Jess asked for motion; Wendy moved to vote the slate of warrant articles, Calvin seconded the motion.

Calvin - Yes	Wendy – Yes	Jesse - Yes
Kathleen – Yes	Werner – Yes	

Jesse thanked everyone for supporting the slate of Warrant Articles.

The meeting adjourned at 9:55 am.

- **Article content is broad, including the fall Municipal Climate Empowerment Slate previously discussed as well as new DOER pilot program-related Fossil Fuel Free articles.**