



# TOWN OF WAKEFIELD

## ENVIRONMENTAL SUSTAINABILITY COMMITTEE

Thursday, March 24, 2022  
7:00 P.M.  
Zoom Meeting

### COMMITTEE MEMBERS PRESENT:

Myra Sessions, Chair  
Robin Greenberg, Secretary  
Sean Cash  
Dan Noren  
Melissa Eusden  
Julie Smith-Galvin, Town Council rep  
Tom Boettcher, WMGLD rep  
Ann Waitt, DPW alternate rep  
Suzy Veilleux, School Committee rep

### COMMITTEE MEMBERS ABSENT:

Rob Darnell, Vice Chair  
Mary Hajjar  
Joe Conway, DPW rep  
Abby Lane, Student Liaison  
Sophie Brown, Student Liaison  
Addie Festel, Student Liaison  
Uma Gerweck, Youth Council rep  
Nick Pilleri, Student Liaison

### ----- TOPICS OF DISCUSSION -----

<b>Call to Order</b>	The meeting was called to order at 7:01 p.m by M. Session. The meeting is being recording and closed captioning is available.
<b>Public Participation</b>	no comments
<b>Approval of February Minutes</b>	S. Cash motion to approve meetings per amended by T. Boettcher. J Smith-Galvin second. Motion passed.
<b>May 14 Recycling Event</b>	M. Eusden and J. Smith-Galvin met with State Rep. Lipper-Garabedian, Steve Maio, and GreenTeam Junk Removal rep to talk about May 14 <sup>th</sup> event. Collection at the high school includes furniture and working electronics. There may be tables with reps from ESC, Black Earth, Safe Street Working Group, and WMGLD to talk to residents. Save that Stuff may be collecting Styrofoam. Melrose is hosting a similar event in April. The event will be promoted on Facebook, in The Item, and in newsletters by Rep. Lipper-Garabedian and J. Smith-Galvin. A. Waitt will see if it can be mentioned in the Spring DPW newsletter that will be distributed soon.
<b>Proposed Town Meeting Warrant By-Laws</b>	<p>T. Boettcher with a group have been working on a draft of the proposed town meeting warrant articles. Because they may need to be presented to the Planning Board prior to the Town Meeting, they may not appear on the spring Warrant.</p> <p>T. Boettcher provided an overview of the proposed PV Ready/ PV Installed by-law and ESC reviewed and discussed some details of it. They have been looking at the</p>



size of a new development (# of units and/or square feet, sf) to trigger the requirements for photovoltaic (PV) solar panels on the roof. The current draft says that any new development would need to meet by-law with exceptions, i.e. too shady. Variances to not meet the rule would be through the ZBA appeal process. The by-law would help Wakefield meet its non-carbon generation goals for 2030, 2040, and 2050.

T. Boettcher noted that WMGLD's solar rebate programs are not for new developments, only for existing structures. There was concern that a development could be designed with the exceptions in mind to avoid the requirement of installing the PV but group hopes that the long-term return of having PV will keep that from happenings.

J. Smith-Galvin suggested that by-law group talk with MAPC about the proposal to give guidance. MAPC has a Municipal Net Zero Playbook:  
<https://www.mapc.org/net-zero/playbook/>

There was discussion on impact to cost of development and potential impact on providing affordable housing. Installation of PV on a new development is significantly cheaper than installing it later. PV would assist in keeping operating costs down.

T. Boettcher presented overview of proposed EV Ready by-law. It would apply to all new developments, residential and commercial. The policy states that 25% of spaces would need to provide accommodations for electrical vehicles (EV). Required accommodations would vary based on number of parking spaces provided. Installation of EV charging station(s) during new construction is significantly cheaper than installing it later especially in multi-family residential developments. WGLDG plans to create a Best Practices spec for installation of the charging stations.

#### **ESC Appointments**

Seven applications were received for the four available citizen spots including two current members. Town Council will review and make the appointments at their April 11<sup>th</sup> meeting. ESC has been asked to make recommendations. M. Session requested comments and suggestions on candidates from the group to be emailed to her by end of day on Sunday.

ESC members shared what they are looking for in qualities for the members which included interest in community engagement, diversity of professional experience, years of residency in Wakefield, and continuity of some membership.

#### **Land Conservation**

J. Smith-Galvin shared that at Town Council meeting, tax title land parcel came up that is off of Green Street and Woodland. She wants to understand if there are alternates to selling, even if unbuildable.

<b>School Project Updates</b>	<p>R. Greenberg shared the Northeast Metro Vocational School received ESC's letter and another community group's letter asking for the school project to look at electric heat and other sustainable practices.</p> <p>R. Greenberg shared that she and other has meet with WMHS design team to discuss rating systems and sustainable features for the school. While other options are being evaluated, the team understand that there is an interested in Net Zero Energy and Net Zero emissions. The project group may be proceeding with the LEED rating system over NE CHIPS. D. Noren is working on a letter to the SBC/PBC sustainability "wants".</p>
<b>State Energy Stretch Code Update</b>	<p>R. Greenberg shared an update on state regulations. The updated building code (10<sup>th</sup> edition) may be approved by the end of 2022. DOER's updated stretch &amp; net zero codes are also looking to be approved by the end of 2022.</p> <p>In the state legislation, there is bill for a pilot program for a community to ban fossil fuel use.</p>
<b>Public Events</b>	<p>Master Plan Advisory Committee's Public Session on Open Spaces is April 6<sup>th</sup> at 6:30. This is the first of the Master Plan's public sessions.</p> <p>Sustainable Middlesex is hosting a Carbon Countdown event on Saturday:  <a href="https://www.eventbrite.com/e/carbon-countdown-2022-reaching-beyond-the-choir-tickets-292606021487">https://www.eventbrite.com/e/carbon-countdown-2022-reaching-beyond-the-choir-tickets-292606021487</a></p> <p>Town Meeting is now scheduled to start on May 16<sup>th</sup>.</p>
<b>Waste Reduction Subcommittee</b>	<p>M. Eusden shared that Galvin MS recycling started this week. Initial response has been good and they see that they need more bins to meet the needs.</p> <p>She is working to restore composting at the elementary schools.</p> <p>M. Sessions will seek food rescue info update from Shyan Ong.</p>
<b>Land use Subcommittee</b>	<p>Subcommittee has no news</p> <p>Regarding land use, M. Session asked who maintains trails in town? How can the trail be restored in the Reedy Meadow? J. Smith-Galvin will ask MAPC to look at trails as part of the study work of the town.</p>
<b>Student Members</b>	No comment
<b>School Committee</b>	No comment
<b>Green Community Application</b>	Final approval votes are expected in May 2022.

**Plastic &  
Styrofoam by-  
laws**

A list of businesses that have a current temporary waiver can be found on the town website at <https://www.wakefield.ma.us/community-and-economic-development/pages/plastics-bylaw-information> J. Smith-Galvin will make sure that Farmer Market is aware of the by-laws so it and its vendors meet the rules.

**Town Council  
update**

No comment

**WMGLD**

T. Boettcher shared that 40A solar project for WMGLD and community solar are moving ahead.

WMGLD's next meeting agenda includes expanding the gas installation moratorium. They received a report on the value of the current moratorium by looking at CO emissions of gas versus of electric heat pump. They have an 829 metric tons of CO savings which equals taking 188 cars off the road per year.

**DPW**

MWRA water filling station will be at the Festival at the Lake, Greenwood Gallop, and a Farmers Market/Chamber event in August.

**Next Meetings**

The next regular Environmental Sustainability Committee meeting is scheduled for Thursday, April 14, at 7pm. It may be a hybrid meeting.

**Committee  
Meeting  
Adjournment**

D. Noren motioned to adjourn. J. Smith-Galvin second. Meeting adjourned at 9:13 pm.

Respectfully submitted,

Robin Greenberg, Secretary

Attachments: