



## Clean Energy Future Committee

Date: Friday September 25, 2020

Time: 8:00 a.m.

Location: Conducted via remote participation

To register for the Zoom Meeting:

<https://us02web.zoom.us/joining/register/tZcpc-qhrDsjHdKlf8IU8jsVQyYSm120PI9K>

After registering, you will receive a confirmation email containing information about joining the meeting.

Members of the public are asked to send written comment to:

[kpruitt@town.arlington.ma.us](mailto:kpruitt@town.arlington.ma.us).

### **\*Notice to the Public on meeting privacy\***

In the interests of preventing abuse of videoconferencing technology (e.g. “Zoom Bombing”) all participants, including members of the public, wishing to participate via Zoom must register for each meeting and will notice multi-step authentication protocols. Please allow additional time to join the meeting. Further, members of the public who wish to participate without providing their name may still do so by telephone at 929-436-2866. Meeting ID: 834 4392 0976.

Documents related to the below agenda items follow as attachments to this document.

### **Agenda**

8:00 – 8:05: Meeting ground rules

8:05 – 8:10: Review & Approve Minutes from 8/28/2020 meeting

8:10 – 8:30: Discussion with Patrick Hanlon, Anne Wright and Amos Meeks of Clean Heat for Arlington about a planned Town Meeting home rule resolution to replace the former fossil fuel bylaw warrant article

8:30 – 8:45: Discussion on new GHG mitigation measure for Net Zero Plan

Next meeting: October 23, 2020

Attachments:

- 1) Governor Charles Baker's 3/12/2020 Executive Order Suspending Certain Provisions of the Open Meeting Law
- 2) Draft minutes from 8-28-2020 meeting
- 3) Proposed addition to draft Net Zero Roadmap



OFFICE OF THE GOVERNOR  
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**CHARLES D. BAKER**  
GOVERNOR

**KARYN E. POLITO**  
LIEUTENANT GOVERNOR

**ORDER SUSPENDING CERTAIN PROVISIONS  
OF THE OPEN MEETING LAW, G. L. c. 30A, § 20**

**WHEREAS**, on March 10, 2020, I, Charles D. Baker, Governor of the Commonwealth of Massachusetts, acting pursuant to the powers provided by Chapter 639 of the Acts of 1950 and Section 2A of Chapter 17 of the General Laws, declared that there now exists in the Commonwealth of Massachusetts a state of emergency due to the outbreak of the 2019 novel Coronavirus (“COVID-19”); and

**WHEREAS**, many important functions of State and Local Government are executed by “public bodies,” as that term is defined in G. L. c. 30A, § 18, in meetings that are open to the public, consistent with the requirements of law and sound public policy and in order to ensure active public engagement with, contribution to, and oversight of the functions of government; and

**WHEREAS**, both the Federal Centers for Disease Control and Prevention (“CDC”) and the Massachusetts Department of Public Health (“DPH”) have advised residents to take extra measures to put distance between themselves and other people to further reduce the risk of being exposed to COVID-19. Additionally, the CDC and DPH have advised high-risk individuals, including people over the age of 60, anyone with underlying health conditions or a weakened immune system, and pregnant women, to avoid large gatherings.

**WHEREAS**, sections 7, 8, and 8A of Chapter 639 of the Acts of 1950 authorize the Governor, during the effective period of a declared emergency, to exercise authority over public assemblages as necessary to protect the health and safety of persons; and

**WHEREAS**, low-cost telephone, social media, and other internet-based technologies are currently available that will permit the convening of a public body through virtual means and allow real-time public access to the activities of the public body; and

**WHEREAS** section 20 of chapter 30A and implementing regulations issued by the Attorney General currently authorize remote participation by members of a public body, subject to certain limitations;

**NOW THEREFORE**, I hereby order the following:

(1) A public body, as defined in section 18 of chapter 30A of the General Laws, is hereby relieved from the requirement of section 20 of chapter 30A that it conduct its meetings in a public place that is open and physically accessible to the public, provided that the public body makes provision to ensure public access to the deliberations of the public body for interested members of the public through adequate, alternative means.

Adequate, alternative means of public access shall mean measures that provide transparency and permit timely and effective public access to the deliberations of the public body. Such means may include, without limitation, providing public access through telephone, internet, or satellite enabled audio or video conferencing or any other technology that enables the public to clearly follow the proceedings of the public body while those activities are occurring. Where allowance for active, real-time participation by members of the public is a specific requirement of a general or special law or regulation, or a local ordinance or by-law, pursuant to which the proceeding is conducted, any alternative means of public access must provide for such participation.

A municipal public body that for reasons of economic hardship and despite best efforts is unable to provide alternative means of public access that will enable the public to follow the proceedings of the municipal public body as those activities are occurring in real time may instead post on its municipal website a full and complete transcript, recording, or other comprehensive record of the proceedings as soon as practicable upon conclusion of the proceedings. This paragraph shall not apply to proceedings that are conducted pursuant to a general or special law or regulation, or a local ordinance or by-law, that requires allowance for active participation by members of the public.

A public body must offer its selected alternative means of access to its proceedings without subscription, toll, or similar charge to the public.

(2) Public bodies are hereby authorized to allow remote participation by all members in any meeting of the public body. The requirement that a quorum of the body and the chair be physically present at a specified meeting location, as provided in G. L. c. 30A, § 20(d) and in 940 CMR 29.10(4)(b), is hereby suspended.

(3) A public body that elects to conduct its proceedings under the relief provided in sections (1) or (2) above shall ensure that any party entitled or required to appear before it shall be able to do so through remote means, as if the party were a member of the public body and participating remotely as provided in section (2).

(4) All other provisions of sections 18 to 25 of chapter 30A and the Attorney General's implementing regulations shall otherwise remain unchanged and fully applicable to the activities of public bodies.

This Order is effective immediately and shall remain in effect until rescinded or until the State of Emergency is terminated, whichever happens first.

Given in Boston at 6:40 PM this 12th day of  
March, two thousand and twenty.

A handwritten signature in cursive script, reading "Charles D. Baker". The signature is written in dark ink and is positioned above a horizontal line.

CHARLES D. BAKER  
GOVERNOR  
Commonwealth of Massachusetts



## **Clean Energy Future Committee Meeting Minutes**

*Draft – for approval at the 9-25-2020 meeting*

August 28, 2020

8:00 – 11:00 a.m.

Virtual Meeting – Hosted on Zoom

Members present: Jim DiTullio, Ryan Katofsky, Ken Pruitt, Dave Levy, Marc Breslow, Coralie Cooper, Shelly Dein, Dan Amstutz, Adam Chapdelaine, Pasi Miettinen, Nellie Aikenhead

Also attending: Brooks Winner (MAPC co-facilitator), Lucy Xu (MAPC intern), Jennifer Raitt (Director of Planning and Community Development), Eugene Benson (Arlington Redevelopment Board)

Members not present: Diane Mahon, Emily Sullivan

The meeting convened at 8:03 a.m.

### **Video Meeting Procedures**

Mr. Pruitt read a set of prepared remarks explaining the procedures that the Committee would follow to hold a virtual meeting. Governor Baker signed an Executive Order in response to the COVID-19 pandemic allowing virtual meetings, which suspended the usual Open Meeting Law requirement that a quorum of committee members be physically present in order to hold an official committee meeting.

### **Meeting Minutes**

Mr. Pruitt displayed the Minutes from the June 26<sup>th</sup> Meeting. No objections were stated. Mr. Pruitt asked for any additional comments, of which were none. A motion was made by Ms. Dein to approve the Minutes. Mr. Amstutz seconded the motion. A discussion of the Minutes followed. Mr. Amstutz noted that the listed Warrant Article numbers appeared incorrect. Mr. Pruitt promised to check and correct those numbers. A roll call vote was held and the Minutes were unanimously approved.

### **Review of the Items within the Arlington Net Zero Plan.**

Mr. Pruitt first introduced co-facilitator Brooks Winner from the Metropolitan Area Planning Council (MAPC), as well as MAPC intern Lucy Xu, who was present to help take meeting notes. Mr. Pruitt then reviewed the goals for the meeting. Mr. Pruitt said he would provide an overview of the Net Zero Plan project, then review the outline of the

Plan, then discuss the Roadmap section of the Plan (containing the GHG mitigation measures), and then discuss plans for further public outreach.

Mr. Pruitt provided an overview of where we are in the Net Zero Plan project. He noted that 2017 data were used for the baseline GHG inventory, which was completed this year. The Committee has reviewed a large number of potential GHG mitigation measures over the last year and narrowed them down to 28 in the current draft Roadmap. A community net zero survey demonstrated strong public support for meeting the net zero goal. Mr. Pruitt noted that MAPC and the Committee will help with the analysis of the survey results. During September through November, there will be more engagement with key stakeholders and the public to help inform the Net Zero Plan, which will be finalized in December. Beginning in January 2021, the Committee will begin implementing the Net Zero Plan.

Mr. Pruitt then gave an overview of the Plan's chapters. There will be a "letter from the future" describing what the CEFC hopes our Town will look like in 2050, thanks to successful implementation of the Plan. There will be a "Getting to Net Zero" chapter that provides an overview of the Plan and its goals. Mr. Winner noted that this section will also provide out terms and definitions. It will also summarize Arlington's past efforts reduce GHG emissions, such as Arlington's Green Communities status, and the Solarize Arlington and HeatSmart campaigns. This section will also provide a summary of public engagement about the Plan, including results from the community survey.

Mr. Pruitt said the next section of the Plan will be the Roadmap, which is the heart of the plan containing all GHG mitigation measures. The Roadmap will be followed by an implementation section, which will be drafted later this fall.

Mr. Pruitt then described the Roadmap section in more detail, noting there would be three sub-sections: Net Zero Buildings, Zero Emissions Mobility, and Clean Energy Supply. Mr. Pruitt noted that these measures will be a good start to get the Town on a path to net zero by 2050, but acknowledged that they would be insufficient, by themselves, to achieve that goal. There will need to be changes in technology, laws and regulations, and public education about climate change. Mr. Pruitt asked the Committee to be mindful that this plan is a start and not the end, and that the Plan can be modified in the future as circumstances change.

Mr. Winner summarized the community survey results, noting a high response rate for a survey of this type (over 650 responses). Mr. Winner also noted there were hundreds of narrative responses which will be a challenge to review and process.

Mr. Winner said that respondents were very concerned about climate change and its impact. He noted the responses indicated a priority for energy efficiency and electrification improvements to existing and new buildings. Biking and pedestrian infrastructure was a high priority item within the Mobility section. Within the Clean Energy Supply section, repairing gas leaks and more rooftop solar were priority items.

Mr. Pruitt then wanted the Committee to envision what the result will look like by 2050. Mr. Pruitt asked the Committee to each jot down a few sentences on how 2050 will look like based on successful implementation of this plan.

The Committee resumed discussion after a five minute break for the effort Mr. Pruitt asked.

Mr. Pruitt then commenced the review of all GHG measures in the Roadmap. First, he asked if the suite of measures, taken as a whole, will comprise a good set of measures to get the community on a path to achieving net zero emissions. Should the Committee keep or remove any measures, add key measures that are not currently included, change the priority of any individual measures, or combine existing measures? Mr. Pruitt asked the Committee consider equity in this effort to ensure the entire Town benefits from these measures.

Mr. Breslow asked a question about the review of each process. Mr. Breslow wondered if a summary of each item was necessary given the instructions to the Committee to review the measures prior to the meeting. Mr. Pruitt said he would be expeditious with any summaries and said that “grammar” and “word edits” could be emailed to him separately after the meeting to save time during the meeting for substantive review.

For the Net Zero Buildings section, Mr. Pruitt noted that the recommendations were separated into “high priority” and “additional measures,” and that this division was present in the Mobility and Energy sections as well. Mr. Pruitt noted that Mr. Miettinen wrote the introduction for the Buildings section, and invited him to speak.

Mr. Miettinen provided an overview of the section. He thanked the Committee for the comments received to date. Mr. Miettinen laid out the principles for this effort. He noted that the Town has roughly 12,000 buildings and each one would need an effort to help achieve net zero emissions. He said, given current technology, buildings would need clean electricity supply, since many would not be able to achieve net zero energy on their own (e.g., insufficient space for rooftop solar or other impediments). Mr. Miettinen also noted that there are several roadblocks, such as zoning, that if removed could help expedite a conversion of homes to net zero.

Mr. Pruitt displayed the list of high priority GHG mitigation measures, followed by the list of additional measures. He then displayed all measures on a single slide and asked for any questions or edits to the lists. The lists of measures were as follows:

#### Buildings: Highest Priority Measures

1. Electrify buildings, “Electrify Arlington” campaign
2. Community-wide deep energy retrofit campaign
3. Change Zoning for net zero buildings (incl. new foundations)
4. Create “Electrify Arlington” website

#### Buildings: Additional Measures

5. Retrofit Town buildings for energy efficiency & renewable generation
6. Advocate for state Net Zero Energy Stretch Code



7. Review Historic District Commission Design Guidelines
8. Prohibit fossil fuel heating in new construction & major renovations
9. Allow adjustments to dimensional requirements by Special Permit for energy efficiency and renewable energy installations
10. Require new commercial & large residential buildings to include solar PV/thermal (or be “solar ready”)
11. Explore opting-into commercial Property Assessed Clean Energy
12. Promote planting trees on private property near the sidewalk
13. Partner with local vocational / technical schools to encourage more HVAC and clean tech workers
14. Consider establishing a Chapter 40R Smart Growth Zoning Overlay District for dense residential or mixed-use development
15. Support training opportunities on LEED, Net Zero, Passive House, etc.

Mr. Katofsky commented that the overall strategy is to electrify everything and decarbonize the electricity grid. He also noted that the four priority measures are not individual silos but support each other. Mr. Katofsky then asked for more information about Mass. General Laws Chapter 40R, which was referenced in measure 14. Mr. Pruitt provided some background on this smart growth overlay zone enabling law and how it could increase housing density and reduce GHG emissions. Mr. Amstutz posed two questions: for measure 5, which calls for Town of Arlington buildings to achieve a much higher level of energy efficiency, are Arlington Housing Authority buildings considered Town buildings? He also asked for a rough number of buildings in Historic Districts, to better understand the potential impact of measure 7 (a measure calling for a study of potential barriers to energy efficiency and renewable energy at buildings in those Districts). Regarding the latter, Ms. Aikenhead, who is an Historic Districts Commission member, said she did not know the number but it was small. She offered to find the number and report back to the Committee. Regarding the question about Housing Authority buildings, Ms. Dein noted they are affiliated with the Town but not actually municipal buildings, so would not be subject to the measure in question. Mr. Winner noted that regarding Housing Authority buildings, there are state programs that coming to fruition to assist Housing Authorities in retrofitting those buildings.

Mr. Breslow then offered comments on measure number 2, which calls for a deep energy retrofit campaign. He stressed the importance of this measure. Mr. Breslow wondered how this effort would be achieved, noting an outreach program may not be good enough. He also said that advocacy with the state may need to occur to change the criteria for cost effectiveness in utility energy efficiency programs.

Mr. Miettinen seconded Mr. Breslow's comments but also noted that zoning changes could be an area where local action could directly effect change.

Mr. Benson commented that he liked the overview but wondered if the “Highest Priority” and “Additional” labels unfairly diminished the perceived importance of the “Additional” measures. He recommended changing the labeling to “Highest Priority” and “Priority.” There was general agreement by the Committee, and Mr. Pruitt promised to make that change to the labels. Mr. Benson then noted there are several areas for the State to get involved to assist in this effort. Another area where assistance could be provided would

be the CPA funding that the Town administers every year, and he wondered whether Community Development Block Grant funding could also be used to facilitate net zero buildings. He also argued that the Town should require net zero buildings in RFPs for the sale of Town properties. Mr. Benson said that the town has a lot of tools that it hasn't utilized to ensure building improvement. He also noted that equity was not explicitly called out in these initiatives but should be.

Mr. Pruitt asked the Committee if it agreed there should be an additional measure asking the Town to review its existing tools, laws, etc. to find ways to require or promote net zero emissions. Mr. Benson further advocated for inclusion of such a measure. Mr. Levy seconded both of Mr. Benson's comments (this measure, as well as more discussion of equity in the Plan).

Ms. Raitt noted that the idea of using Community Development Block Grant funding for net zero buildings was an interesting idea but cautioned such funding may not be allowable for such uses.

Mr. Pruitt noted that he did not hear opposition to including Mr. Benson's proposed measure, and hearing none, he said he would work with the buildings working group to draft language for this measure.

Ms. Raitt then asked about measure number 10, which would require new residential buildings with at least six units to install rooftop solar in most instances. She asked why specifically six units was in the definition. Mr. Winner noted that from an energy efficiency program standpoint, there are separate programs for 1-4 unit buildings vs. five and above. Mr. Pruitt said he would discuss with the buildings working group and determine if six units was an appropriate metric, and if not, to consider changing it.

Ms. Raitt also highlighted the importance of including sufficient consideration of, and language about, equity in the plan. Mr. Winner agreed and noted that equity considerations would be included throughout the Net Zero Plan.

Mr. Breslow seconded Ms. Raitt's comments about equity inclusion. Mr. Miettinen also agreed with those comments and noted that every building would need to be impacted for the Town to reach net zero emissions. For that reason, equity would need to be a key component of many measures in the Plan.

Mr. Pruitt then asked for consensus on the list of measures. The Committee expressed agreement. Mr. Pruitt then asked for consensus on Mr. Benson's proposed measure for the Town to examine its tools and leverage to achieve net zero emissions from buildings and other sources. Specifically, he asked if this measure should be in the Highest Priority bucket versus Priority. Mr. Miettinen said it should be in the Highest Priority list, but there was no consensus on the Committee. Mr. Pruitt said the buildings working group would draft a measure and then return the draft for final discussion by the Committee, including prioritization.

*The Committee took a break of five minutes.*

After the Break, Mr. Pruitt turned to the Zero Emissions Mobility Measures, which were:

Mobility: Highest Priority Measures

1. Create and implement a plan to expand public charging at libraries, shopping centers, etc., both on- and off-street
2. Provide a suite of education and awareness building services to promote electric vehicle adoption
3. Adopt a zero-emission municipal fleet plan/policy (complete transition to zero emission vehicle purchases by 2030)
4. Support full implementation of the Connect Arlington plan.

Mobility: Additional Measures

5. Change parking policies to promote efficient use of space, reduce use of single occupancy vehicles, and promote electric vehicles
6. Develop policies and guidelines to promote safe use of electric bicycles, scooters, and other micromobility technology
7. Advocate for improved utility rate designs to facilitate smart electric vehicle charging and accelerate EV adoption
8. Promote car sharing.

Mr. Pruitt reviewed the proposed Highest Priority Measures and Additional Measures. He asked if the Committee agreed with the location of measures in each category. Mr. Amstutz noted that support for more walking and biking infrastructure was voiced in the Net Zero Survey. Mr. Amstutz also noted that public electric vehicle charging stations were not a high-priority item in the survey results. Mr. Amstutz, noting equity, said that people of lower income tend to walk, bike, and use public transportation much more frequently. The Connect Arlington Plan, currently being drafted, will address these transportation modes but wondered if they should be prioritized more highly than efforts to promote electric vehicles in the Net Zero Plan. Mr. DiTullio echoed the comments of Mr. Amstutz, especially from the standpoint of equity.

Mr. Pruitt noted that some previously separate measures promoting improvements to mass transit had been moved into the measure calling for full implementation of the Connect Arlington Plan.

Mr. Chapdelaine echoed comments from Mr. Amstutz and Mr. DiTullio that the Connect Arlington measure should be moved to the #1 priority slot. He offered some clarifying language for the measure. He also noted that because Arlington had 37,000 registered vehicles, promotion of electric vehicles should also remain a Highest Priority Measure.

Ms. Raitt echoed Mr. Chapdelaine's comments. Referencing measure number 5, she said that the Committee should review the language and consider whether a requirement for designated electric vehicle parking was fair from an equity standpoint, since EVs tend to be driven by higher-income individuals. Ms. Raitt also argued that the term "shopping centers" should actually be "business districts." Mr. Pruitt said he would make that change. Ms. Raitt said that improvements to bus service and infrastructure should be a separate measure in the Roadmap, not just part of the Connect Arlington

measure. She also stressed that reducing vehicles miles traveled should be a key consideration.

Mr. Miettinen also supported the recommendation to make the Connect Arlington measure number one. He then offered comments that charging stations are not a driver of EV adoption. Mr. Miettinen questioned if charging stations would truly be valuable for EV adoption (currently measure number 1). Mr. Pruitt said that other Committee members did vote to have the charging station provision included as a high priority.

Going back to his earlier point, Mr. Benson made similar comments about how the Town could influence GHG emissions through what it contracts for, including construction, garbage hauling, etc. and how it could support clean emission vehicle usage by those who contract with the Town. Mr. Benson advocated that the Town should make requirements to limit the usage of fleets in its contracts to avoid dirtier fuels or move to zero emissions depending on the service. In addition, he said the Town should advocate with the State to also make changes in this regard to lower emissions.

Mr. Pruitt, citing limited time left in the meeting, asked for consensus on the list of Mobility measures as amended by the Committee.

Mr. Breslow seconded all comments about Connect Arlington, with emphasis on mass transit, particularly on buses, especially to Alewife. Mr. Breslow then made a comment on parking and questioned if less parking would be counterproductive, i.e., would people drive more to other locations outside of Arlington (including to shop) if Arlington offered less parking?

Mr. Pruitt again asked for consensus on this prioritization of the Mobility list as amended. The Committee indicated its support, without objection.

Mr. Pruitt then turned to the Clean Energy Supply section of the Roadmap. This list was as follows:

#### Clean Energy Supply: Highest Priority Measures

1. Increase renewable energy in default CCA to 100% by 2030
2. Transition municipal electricity supply to 100% renewable by 2030
3. Partner with utilities and others to promote pilot neighborhood-scale shared ground source heat pump projects.

#### Clean Energy Supply: Additional Measures

4. Support state legislation and policies that decarbonize the region's electricity supply
5. Advocate for accelerated repair of gas leaks and phasing-out the natural gas distribution supply network.

Mr. Breslow questioned if shared ground source heat pumps (measure 3) would be shared among multiple houses. Mr. Winner said yes, this is a technology that utilities are exploring. Mr. Pruitt noted several examples of where this could make sense. Ms.

Dein commented that in a large existing development, as well as new construction, this technology would also make sense.

Mr. Miettinen said items one and two made sense. He then questioned if pilot programs (e.g., measure 3 promoting shared ground source heat pumps) should be in the highest priority section. The Committee endorsed moving that item to the number 4 slot, and downgrading it to an Additional Measure.

Mr. Pruitt then asked for consensus on the list of Clean Energy Supply measures as amended by Mr. Miettinen regarding item number 3. Ms. Dein then argued in favor of moving item number four into the highest priority items (Support state legislation and policies that decarbonize the region's electricity supply). Mr. Miettinen seconded this suggestion by Ms. Dein. There was consensus on the Committee to make this change.

The Meeting then turned to a discussion on public engagement and how to incorporate public comments on the Net Zero Plan. The Committee reviewed a key stakeholder list including Town boards, departments, business community members and other key stakeholder groups. Mr. Pruitt asked for volunteers for an engagement working group.

Regarding key Town departments to be consulted, the Committee asked for the inclusion of the Library, Police and Fire departments and noted it would seek their input for specific issues, such as parking, fleet vehicles, etc. In addition, while it is not technically part of Town government, the Committee asked that the Arlington Housing Authority be included as a key stakeholder.

The Committee then reviewed a draft timeline for public engagement and noted it would need significant participation by CEFC members in any forums or other forms of outreach. Roles and tasks included help with review of the Net Zero Community Survey responses, help planning and participating in key stakeholder meetings, and help planning and participating in key stakeholder meetings and virtual workshops. Ms. Sidorenko (a resident), Mr. Miettinen, Mr. Breslow, and Mr. DiTulio agreed to assist with outreach efforts.

The Meeting adjourned at 11:30 a.m. The next meeting will occur on September 25, 2020.

Submitted by Dave Levy.

**Proposed Addition to Net Zero Roadmap. For consideration at 9/25/2020 CEFC meeting:**

NZB 1. Evaluate policies that include low- or zero-emissions standards when soliciting and awarding Town contracts for goods and services, and when selling property.

The Town should evaluate how to best use the power it has in purchasing and contracting for goods and services, to reduce and eliminate GHG emissions associated with those goods and services. The town should consider the potential cost impacts and also the impact on small businesses of any policy change. The Town could work with MAPC to create a consistent set of standards and evaluation methodologies as more municipalities adopt similar requirements, and to facilitate their use in its collective purchasing programs and services for municipalities. The Town should also consider including net zero energy incentives for the sale and development of its properties.