

Town of Lexington

Sustainable Lexington Committee Minutes of Meeting of March 2, 2021

A meeting of the Sustainable Lexington Committee (SLC) was held by Zoom conference. A quorum of nine was present.

Members Present: Cindy Arens, Celis Brisbin, Paul Chernick, Rick Reibstein, Todd Rhodes (vice-chair), Dan Voss (chair), Charlie Wyman

Members Absent: Archana Dayalu, Marcia Gens

Other Attendees: Stella Carr (Sustainability Director), Jeffrey Rhodin, Joe Pato (Select Board), Mark Sandeen (Select Board), Mary Hutton (Mothers Out Front), Ricki Pappo (Lexington GWAC), Charles Hornig (Planning Board), Lin Jensen

The meeting was called to order at 6:04 pm. Todd referenced the opening statement requested by the Town Clerk, and all members responded that they could hear.

Article 44 review. Todd reviewed the new language regarding requirements for EV chargers and charger-ready infrastructure (conduits, utilities, infrastructure, and space for transformers and switch gear) in parking lots of a certain size. Considerable discussion ensued about various issues, including the definition of “appropriate” and who interprets that; possible extension of the building code to parking lots and the resulting possibility of pre-emption; the size of the lots that should be subject to these provisions; and under what conditions these provisions should apply to lots on properties undergoing redevelopment or renovation. After further discussion, Todd articulated a basic consensus reflecting what the committee would like to see (but no vote was taken):

(i) A parking lot ~~adding with more than~~ twenty-five (25) off-street parking spaces shall be constructed with appropriate conduits, utilities, infrastructure, and space for transformers and switch gear to allow for future installation of **Level 2 (or higher)** electric vehicle (EV) charging stations for a minimum of seventy-five (75) percent of the added off-street parking spaces.

(ii) A parking lot ~~adding with more~~ than twenty-five (25) off-street parking spaces shall install **Level 2 (or higher)** electric **vehicle (EV)** charging stations in the amount equal to four (4) percent of the added number of off-street parking spaces.

Todd then briefly reviewed the changes in language for site plan review standards. No comments were made.

Article 45 review. The latest proposed language for development standards in Section 7.5.4 were reviewed, and considerable discussion ensued on several topics: the preference for the “hybrid” language developed with Boston Properties that allows for all-electric heating up to 15 Btu/square foot and combustion beyond that; the question of what is permissible under zoning and preemption of the state building code; the various forms that the AG’s response could take and how that might impact implementation of the bylaw Town Meeting might adopt; the value of other sustainability language in Article 45 beyond whatever emissions standards are included or not; Silver v. Gold as a LEED standard; and other issues. Charles Hornig encouraged the committee to convey their intent and let Planning staff craft the language.

At this point the committee lost a quorum of members without further conclusions or decisions being reached, and the formal meeting was adjourned at 8:00 pm. Further discussion among a subquorum of members continued for a short while longer.

Todd Rhodes offered to send an email to the Planning Department to summarize the positions discussed during the meeting.

Respectfully submitted,
Charlie Wyman