

# **Town of Lexington**

## **Sustainable Lexington Committee Minutes of Meeting of March 9, 2021**

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

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

Members Absent: Archana Dayalu, Rick Reibstein

Other Attendees: Stella Carr (Sustainability Director), Jeffrey Rhodin, Joe Pato (Select Board), Mark Sandeen (Select Board), Charles Hornig (Planning Board), Robert Peters (Planning Board), Rick DeAngelis (EDAC Chair), Ben Myers (Boston Properties), Melinda Walker, Lin Jensen

The meeting was called to order at 6:05 pm. Todd referenced the opening statement requested by the Town Clerk, and all members present responded that they could hear.

The Tree Committee articles discussion was postponed at the request of Gerry Paul, chair of the committee.

Article 44. Todd reviewed the amended language proposed by the Building Sector team for Article 44 regarding installation of EV charging stations and conduits:

### **135-5.1.13.11**

- i. A parking lot with twenty-five (25) or more newly constructed off-street parking spaces shall be constructed with appropriate conduits and space for transformers and switch gear to allow for future installation of electric vehicle (EV) charging stations for a minimum of fifty (50) percent of the total off-street parking spaces, but not more than the total of the newly constructed parking spaces.
- ii. A parking lot with twenty-five (25) or more newly constructed off-street parking spaces shall install Level 2 (or higher) electric vehicle (EV) charging stations in a minimum of four (4) percent of the total off-street parking spaces, but not more than the total of the newly constructed parking spaces.

Rick DeAngelis said Boston Properties is comfortable with this as a compromise but deferred to Ben Myers. Ben explained that he believes the required levels overestimate demand well into the future, and regrets the amount of PVC (which is toxic during production) that will be required, but does not object. Some discussion followed about the need to size the conduit appropriately for the higher capacity chargers that might someday be installed. The committee then voted unanimously to recommend this language to the Planning Board.

Article 45. Todd noted the changes in the dimensional control tables and then turned to Section 7.5.4. The key changes recommended by the building team are to require LEED Gold instead of

Silver in section 1c, and to use the hybrid approach developed by Mark Sandeen and Ben Myers in section 1d.

Considerable discussion followed on the question of whether LEED Silver or Gold should be the standard. Ben pointed out that it will be impossible to achieve credits under Location and Transportation that a comparable building in Kendall Square or Somerville could achieve, merely because of the nature of the neighborhood, and developers shouldn't be penalized for circumstances beyond their control. Some members of the committee felt it was important to push developers to achieve higher standards. Others pointed out that LEED is an imperfect reflection of Lexington's priorities, and incorporating more of Lexington's high performance checklist would be desirable.

(At this point both Charlie Wyman and Rick DeAngelis left the meeting, and Todd Rhodes stepped in to complete the minutes.)

After further discussion, consensus emerged on the basic principle that developers should not be penalized for the unavailability of credits in two specific categories: Surrounding Density and Diverse Uses, and Access to Quality Transit, and additional discussion led to the proposal to recommend the following language to the Planning Board, which was adopted by unanimous vote:

c) Buildings over 65 feet shall be designed to meet the requirements necessary to demonstrate certifiability at the Gold Level using the LEED v4 for Building Design and Construction: Core and Shell Checklist, as outlined by the U.S. Green Building Council. Failure to meet LEED Gold Level requirements based on the inability to achieve Location and Transportation credits for "Surrounding Density and Diverse Uses" and "Access to Quality Transit" shall not be a reason to limit the building's height.

d) Buildings over 65 feet shall utilize an all-electric HVAC system or utilize an HVAC system using electric heat pumps as the primary heating system with a minimum electric heat pump heating capacity of 15 Btu/hour per gross square foot or equal to the design heating load, whichever is lower. Heating capacity above the 15 Btu/hour per gross square foot is not restricted to electric heat pumps. For buildings with electric heat pumps and other heating sources, the building systems shall be configured, and the controls shall be programmed such that normal operation prioritizes reliance on the electric heat pumps to serve all building heating loads, before using other heating systems to supplement. Systems not related to building heating, such as emergency backup power generators, humidification, and process equipment are excluded from these requirements.

Todd Rhodes offered to summarize the results and send them to the Planning Department and Planning Board for consideration at their hearing scheduled for Wednesday, March 10.

The meeting adjourned at 8:45 pm.

Respectfully submitted,

Charlie Wyman and Todd Rhodes