

Approved 3/28/23

Committee members in attendance: Jim Nail, Fred Davis, Andrew Jarrell, Hilli Passas, George Whiting

Committee members absent: none

Guests in attendance: Jill Radosta, resident of Longmeadow area abutting MSH

Topic: Green Communities Grant projects:

Susan has previously provided the following list of projects in development:

- Town Hall insulation – proposal received
- Library RTUs – proposal received
- VFDs at MHS and Memorial - proposals forthcoming
- COA DHW heat pumps - proposals forthcoming
- Town Hall: replace chiller with heat pumps

The deadline for grant applications in the past has been mid-March but there have been some delays in the process this year. Fred noted that the proposal for the Library RTUs don't appear to have the energy/cost savings information that is required for a Green Communities Grant application. Since the units are heat pumps with gas backup, he also asked if we have any estimate of what percentage of energy use will be gas.

Jim to follow up with Susan on questions of deadlines, if the Library RTU proposal has sufficient information, and long delays in receiving proposals

Topic: Medfield State Hospital: Response to geothermal evaluation

Jim Nail reported that he continues to work with Stephen Browne and Gil Rogers to help them present their proposal for Trinity to outsource the geothermal system to a consortium that they will form.

The committee agreed to prepare a statement expressing our evaluation that the feasibility study done by McPhail Associates for Trinity was incomplete and came to an incorrect conclusion that geothermal is not viable for the property.

Jim presented the following points to be made in supporting our conclusion that the report is incomplete:

1. Insufficient space for bore holes: The evaluation fails to suggest that Trinity seek town approval to locate bore holes outside of the area that will be transferred to Trinity, eg, under the parking area in the Water Tower parcel that the town has granted an easement to Trinity.
2. Managing multiple systems will be operationally complicated and expensive: The suggestion above eliminates this concern
3. Cost – The evaluation cites the addition first cost for drilling boreholes. It also acknowledges the lower operating cost and longer service life of the geothermal equipment compared to ASHP, but fails to do lifecycle analysis to determine the impact of these lower costs
4. No detail of incentives or tax credits – The evaluation does not explore how state incentives such as MassSave, Alternative Energy Credits, or federal tax credits under the Inflation Reduction Act lower the overall cost of the project, only recommending that Trinity consult other experts.

Topic: Medfield State Hospital: Preparation for 3/20 Planning Board hearing on Infrastructure and Energy

Jim Nail proposed that the Building Pillar workgroup prepare a list of questions and requests to submit to Trinity and the Planning Board in advance of the hearing to allow Trinity sufficient time to prepare.

Jim had circulated Initial thoughts for questions to pose/requests of information:

- What will New Ecology’s role be in advising on construction plans?
- The plans refer to thermally broken doors. Will windows be thermally broken as well?
- Windows: described as aluminum frames, so thermally broken construction is especially important. Why aluminum vs fiberglass or composite frames? Will they consider triple pane?
- Metal studs: Presumably they will be attached to the brick masonry walls, thus will create a significant thermal bridge. How do they plan to minimize this effect?
- Wall insulation does not appear to be continuous.
- Basement: The foundation and slab R-10 for the first 2’, then no insulation below slab or at foundation. Plans state the foundation will be excavated to install waterproofing and that the basement slab will be new, so there is opportunity to improve energy performance.
- Attic insulation: The top floor ceiling is shown to be filled with batt insulation, nominally R40 – probably closer to R30 when accounting for framing derating
- Air sealing: No description of plans or approach

Andrew suggested keeping questions at a higher level, eg asking about the strategies for building a tight envelope, air ventilation, domestic hot water. How to determine the appropriate amount of insulation for the brick? Also confirming that they will use Energy Star appliances and ask clarification about whether they will use Energy Star “most efficient” models. Hilli suggested asking Trinity to look at heat recovery from the waste water system.

School: Next steps on educating School Building Committee members about Net Zero schools

In the Building Pillar Work Group January meeting, we discussed dividing up the list of committee members so each of us reaches out to a few to brief them on feasibility and advantages of building the new school to Net Zero or Net Zero Ready standards. Members do not have pre-existing relationships and so requested the chair to assign people.

School Building Committee member	MEC contact
Jessica Reilly -- School Committee appointment, School Committee member	Andrew
Michelle Kirkby -- School Committee appointment, School Committee member	Fred
Robert Worth -- School Committee appointment	George
Meredith Chamberland -- School Committee appointment	Andrew
Mather Eldred -- Town Moderator appointment, Warrant Committee member	Fred
Robert Meaney -- Town Moderator appointment, "senior Medfield resident 65 years of age or over"	Jim
Carolyn Casey -- Town Moderator appointment, resident at large	George
William C. Werner -- Town Moderator appointment, resident at large	Andrew
Teresa James -- Board of Selectmen appointment, Planning Board member	Fred
Mike Weber -- Board of Selectmen appointment, Permanent Planning and Building Committee member	George
Anthony Papantonis -- Board of Selectmen appointment	Jim
Robert Donahoe -- Board of Selectmen appointment	George
Dr. Jeffrey Marsden -- Superintendent of Schools, ex-officio, non-voting	Hilli/Jim
Stephen Grenham -- Principal Dale Street School, ex-officio, non-voting	Hilli/Jim

Kristine Trierweiler -- Town Administrator, ex-officio, non-voting member
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Hilli
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Andrew volunteered to compile a 1 – 2 page briefing document/presentation/talking points that we will use in these conversations. Fred offered help, also suggested check with Megan.

Other business

Topic: Planning for Opt-in stretch code

Fred suggested we begin planning to submit a Warrant article at the 2024 Town Meeting to adopt the opt-in Stretch Code. Next steps: Fred to develop a timeline, including education and outreach efforts to residents ahead of Town Meeting.