



Board of Selectmen
Meeting Packet
March 1, 2022

**TOWN OF MEDFIELD
WARRANT FOR THE ANNUAL TOWN ELECTION
MARCH 28, 2022**

Norfolk, ss

To the Constables of the Town of Medfield in Said County, Greetings:

In the Name of the Commonwealth, you are directed to notify and warn the Inhabitants of the Town of Medfield, qualified to vote in elections and in town affairs, to meet at the Center at Medfield on Ice House Road in said Medfield on **MONDAY, THE TWENTY-EIGHTH** day of March, A.D. 2022 at 6:00 o'clock A.M., then and there to act on the following purpose:

To choose all Town Officers required to be elected by ballot, viz:

One Selectman for a term of three years
One Moderator for a term of one year
One Assessor for a term of three years
Two School Committee members for a term of three years
Two Library Trustees for a term of three years
One Planning Board member for a term of five years
Two Park Commissioners for a term of three years
One Housing Authority member for a term of five years
One Trust Fund Commissioner for a term of three years

The polls will open at 6:00 o'clock A.M. and shall be closed at 8:00 o'clock P.M.

And you are directed to serve this Warrant by posting an attested copy thereof, in the usual place for posting warrants in said Medfield, seven days at least before the time of holding said Town Election.

Hereof fail not and make due return of this Warrant with your doings thereon, unto the Town Clerk at the time and place of the Town Election aforesaid. Given unto our hands this _____ day of March, Two Thousand and Twenty-Two.

Michael T. Marcucci, Chair _____

Gustave H. Murby, Sr. _____

Osler L. Peterson _____

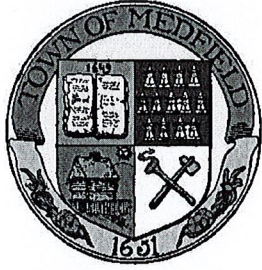
BOARD OF SELECTMEN

By virtue of this Warrant, I have notified and warned the inhabitants of the Town of Medfield, qualified to vote in elections and at town meetings, by posting attested copies of the same at five public places, seven days before the date of the elections, as within directed.

Constable:

Date:

A TRUE COPY ATTEST:
Marion Bonoldi
Town Clerk



TOWN OF MEDFIELD
Office of
Marion Bonoldi, TOWN CLERK
459 Main Street
Medfield, Massachusetts

(508) 906-3024
Fax: (508) 359-6182
mbonoldi@medfield.net

March 1, 2022

Dear Board of Selectmen:

In accordance with Massachusetts General Law, Part I, Title VIII, Chapter 54, Section 12, the Town Clerk requests a vote to appoint Ms. Tracey Klenk as Warden of the Annual Town Election to be held on Monday, March 28, 2022 for Precincts 1 through 4.

The Town Clerk also requests a vote to appoint the following as Inspectors for the Annual Town Election to be held Monday, March 28, 2022.

James Feeney
Linda Kimball
Laura Mulready
Linda Frawley
Bill Southwick
Theresa Knapp
Heidi Erickson
Maureen Lifszitz
Ivy Bonoldi
Robert Costello
Andrea Sullivan
Joanne LaFrancesca
Molly Sliney
Sharon Tatro
Kim Price
Joe Calo
Wendi Ayer

Sincerely,

Marion Bonoldi
Town Clerk



Kristine Trierweiler <ktrierweiler@medfield.net>

BBQ at The State Hospital

doug pollard [REDACTED]
To: Kristine Trierweiler <ktrierweiler@medfield.net>

Fri, Feb 18, 2022 at 10:38 AM

Good afternoon Kristine,
I hope you have been very well, I would like to request permission to occupy the area across from the State Hospital entrance this spring. I am hoping for approval from April 1st - June 18th for Friday's and Saturday's. Please let me know when I can be added to the agenda and what other documentation you need from me. Hope you have a wonderful weekend.

Thank you
Doug Pollard
chefdougpollard@gmail.com
pollardstexasque.com
508-521-3899



Nicholas Milano <nmilano@medfield.net>

Intersection Study

Maurice Goulet <mgoulet@medfield.net>

Thu, Feb 24, 2022 at 8:48 AM

To: Michael Marcucci <michaelmarcucci@medfield.net>, Gus Murby <gmurby@earthlink.net>, Gus Murby - Lexington Leadership <gmurby@lexlead.com>, "Osler L. Peterson" <osler.peterson@verizon.net>

Cc: Kristine Trierweiler <ktrierweiler@medfield.net>, Nicholas Milano <nmilano@medfield.net>

Good morning,

Below is a link to the intersection study that was conducted to look into possible safety improvements and will be presented briefly at your next meeting. The file was too big to send separately.

Thank you

<https://drive.google.com/file/d/17Djq8HhJR8mmHCVP0VmoVnmGsZ6-Xpml/view?usp=sharing>

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Maurice G. Goulet

Director of Public Works
Medfield, Massachusetts

Department of Public Works

55 North Meadows Road

Medfield, MA 02052

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www.town.medfield.net

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March 9, 2022

Department of Energy Resources (DOER)
100 Cambridge Street, Suite 1020
Boston, MA 02114
Attention: Nina Mascarenhas

Re: **Stretch Code Straw Proposal Comments**

Dear Commissioner Woodcock, Director McCarey, Msrs. Finlayson and Ormond, et al:

To reach the 2030 emissions reduction goal mandated by the Act Creating a Next Generation Roadmap for Massachusetts Climate Policy (the “Act”), the Commonwealth must swiftly enact and implement an **effective stretch code update** together with a **true net zero opt-in code**.

Individually and collectively, signatories of this letter believe ***DOER’s straw proposal falls far short of what is crucial for us to meet our goals***. The straw proposal does NOT:

- Conform to any published standard defining “**net zero**,” violating the Act;
- Apply to **major renovations**, disregarding a crucial decarbonization step mandated by the Act;
- Mandate **electrification** or **renewable energy** despite the MA Decarbonization Roadmap;
- Account for or curb **embodied carbon emissions** related to construction, a heightened risk this decade;
- Sufficiently improve **energy efficiency standards** to support Passive House or net zero buildings;
- Require and incentivize **green communities** to adopt the opt-in stretch code, contravening the Green Communities Act.

Moreover, even according to the DOER’s own numbers, the straw proposal neither meets the 2030 emissions reductions goal nor minimizes life cycle costs as required by law. We urge DOER to finalize the stretch code update and opt-in net zero code according to the ***Net Zero Stretch Code Framework*** included in the appendix. This framework aims at carbon neutrality and equity, ensuring no community is left behind.

Massachusetts is ready for net zero.¹ A year ago, elected and appointed officials from 59 towns and cities – ***representing almost 40% of the state’s population*** – voiced strenuous support for the net zero stretch code.² Additionally, AIA Massachusetts, as well as the Boston Society for Architecture, AIA Central Massachusetts and AIA Western Massachusetts – ***together representing 5,000 architects in the state*** – strongly advocated for a net zero stretch code.³

This letter and appendix reflect hundreds of hours of study and discussion by a ***broad coalition of elected and appointed representatives, building professionals, building owners and developers, and non-profit organizations***. Just seven months remain until the legislated deadline for these stretch codes. At the same time, our climate crisis is accelerating. ***Please act now.***

Sincerely,

MA Net Zero Buildings Coalition

¹ https://builtenvironmentplus.org/wp-content/uploads/2021/03/MAisReadyforNetZero_03.01.21.pdf

² [Letter to Gov Baker 2.4.21](#)

³ [AIA MA Letter to Gov Baker 2.3.21](#)

SIGNATORIES

Stretch Code Straw Proposal Comments to DOER by MA Net Zero Buildings Coalition

Letter + Appendix

March 9, 2022

For signatories added on a rolling basis and grouped by the categories below, please see the end of this document starting on Page 15. If you fit one of the categories below and would like to sign this letter, please use this link:

[sign on link for DOER March 9, 2022 letter](#)

Elected and Appointed Representatives

Building Professionals

Building Owners and Developers

Non-Profit Organizations

APPENDIX

Stretch Code Straw Proposal Comments to DOER by MA Net Zero Buildings Coalition

March 9, 2022

Executive Summary

For more information about each point below, refer to the numbered section on the pages that follow.

1. There is substantial and growing support for a net zero stretch code.
2. Massachusetts is ready for net zero as shown by a surge in completed and planned net zero projects.
3. We face a “perfect storm” of challenges for meeting the 2030 goal to avert the worst climate impacts.
 - a) *We are starting with false comfort in thinking Massachusetts surpassed its 2020 emissions goals.*
 - b) *Pre-pandemic, building sector emissions were not stagnant but rather climbing at 4% per year.*
 - c) *This decade’s growth will send emissions soaring unless stretch codes neutralize emissions.*
4. By DOER’s numbers, the straw proposal doesn’t meet the 2030 emissions reduction goal.
5. DOER’s emissions calculations omit embodied carbon and gas leaks, understating future growth impacts.
6. Reducing embodied carbon in building materials and construction this decade is critical.
7. The straw proposal’s net zero definition doesn’t meet the law or conform to any published net zero standard or regulation.
8. The straw proposal does not “minimize, to the extent feasible, life cycle costs” per the law.
9. The straw proposal fails the next generation in at least ten ways.
10. The Green Communities Act compels green communities to adopt the opt-in net zero stretch code.
11. DOER should incentivize green communities to adopt the opt-in net zero stretch code soon.
12. It is not hyperbole to suggest that this round of stretch codes will largely determine the success or failure of Massachusetts’ next generation climate policy.
13. DOER must develop a suite of more stringent building energy codes – base, updated stretch, and opt-in net zero.
14. Timing is everything. The net zero stretch code needs to become widely adopted in 2023.
15. Accelerating the transition off polluting fossil fuels is most critical for low-income ratepayers.
16. DOER should advance its work in accordance with the MA Net Zero Buildings Coalition’s Net Zero Stretch Code Framework (February 2022).
17. A true net zero code will deploy a newly trained workforce and stimulate homeowners to utilize residential electrification incentives.
18. Decarbonizing existing buildings is key.
19. Legislators should act now to allocate \$250 million to the Zero Carbon Renovation Fund.
20. We have a 2030 goal. Let’s do what it takes to meet it.

For questions, contact NEEP Northeast Energy Efficiency Partnerships – Darren Port dport@neep.org or Kai Palmer-Dunning at kpunning@neep.org.

1. There is substantial and growing support for a net zero stretch code.

A year ago, elected and appointed officials from 59 towns and cities – representing almost 40% of the state’s population – voiced strenuous support for a net zero stretch code in a letter to the Governor. Letter to Gov Baker 2.4.21. Additionally, AIA Massachusetts as well as the Boston Society for Architecture, AIA Central Massachusetts and AIA Western Massachusetts – ***together representing 5,000 architects in the state*** – strongly advocated for a net zero stretch code in a letter to the Governor. AIA MA Letter to Gov Baker 2.3.21. This letter, signed by a broad net zero buildings coalition, indicates growing support.

Increasingly, Massachusetts citizens understand that buildings currently account for 27% of the state’s greenhouse gas emissions (70% or more in some cities) and recognize the need to decarbonize the built environment through net zero regulations and deep energy retrofits. As shown by these letters, they are committed to seeing that a true net zero stretch code is enacted, widely adopted, and working toward electrifying the state’s 2 million existing buildings over the next 30 years.

2. Massachusetts is ready for net zero as shown by a surge in completed and planned net zero projects.

Recent years have seen an exponential growth of net zero, Passive House, and other high-performance buildings across Massachusetts. Net zero buildings totaling 6 million square feet have been completed, and a total of 7+ million square feet are planned or under construction. These projects together with relevant data including energy modeling are compiled in a recent study by Built Environment Plus (BE+), formerly the U.S. Green Building Council’s Massachusetts Chapter.

As this study and others show, contrary to the belief by some, net zero development is practical, affordable, and proven across a wide range of project types. By minimizing life cycle costs, they provide financial benefits. By neutralizing or drastically reducing greenhouse gas emissions, they provide public health benefits. By providing better building envelopes and verified performance, they ensure greater occupant comfort and resiliency.

Net zero buildings will enable the Commonwealth to improve public health while growing the economy. Already, leading municipalities have mandated net zero buildings for municipal construction, demonstrating their cost effectiveness and other advantages. Six municipalities – five towns and one city – have also filed home rule petitions to enact zoning by laws requiring building electrification for new construction and major renovations.

3. We face a “perfect storm” of challenges for meeting the 2030 goal to avert the worst climate impacts.

We are starting with false comfort in thinking Massachusetts surpassed its 2020 emissions goals. The 2020 goal was met in part because of the pandemic which imposed drastic building occupancy changes resulting in a 16% drop in building sector emissions between 2019 and 2020, from 25.5 MMTCO₂e to 22 MMTCO₂e. Energy and Environmental Affairs Secretary Kathleen Theoharides acknowledged this aberration. “This is not necessarily a cause for celebration,” she said. “2020 was an abnormal year by any stretch of the imagination.” <https://www.bostonglobe.com/2022/02/15/science/massachusetts-surpassed-its-2020-emissions-goals-theres-big-asterisk/> Concerningly, the 2020 goal was not yet met in 2019 according to the last reported value for statewide greenhouse gas emissions. (See [MassDEP Emissions Inventories | Mass.gov](#) “Statewide

Greenhouse Gas Emissions Level: Proposed 1990 Baseline Update Appendix C”, “Building Consumption” tab.) Moreover, the aggregate emissions trendline was upward.

Pre-pandemic, building sector emissions were not stagnant but climbing at 4% per year. Reversing this upward trend makes meeting the 2030 goal both more difficult and crucial. The MassDEP Emissions Inventory shows that recent “Building Consumption” emissions are trending upward at the rate of 4% per year over the last four years, 2016 to 2019. (Again, see [MassDEP Emissions Inventories | Mass.gov](#) “Statewide Greenhouse Gas Emissions Level: Proposed 1990 Baseline Update Appendix C”, “Building Consumption” tab.) This is 4X the 1% per year average growth rate since 1990, referenced by DOER, and reflects unprecedented growth of the building sector in recent years. According to the MassDEP data, building sector emissions in MMTCO₂e are follows:

2016 – 21.9

2017 – 23.3

2018 – 24.9

2019 – 25.5

This decade’s forecast growth will send emissions soaring unless stretch codes neutralize emissions.

Development this decade is expected to outpace any rate before or since. According to the Next Generation Roadmap Buildings Sector Report [MA Decarbonization Roadmap | Mass.gov](#), 60% of the growth between 2020 and 2050 is projected to occur over the next decade – driven primarily by demographic trends and small residential buildings. What this means is that 3X more development is forecast to occur this decade than in each of the two following decades. Stretch codes should require proven strategies to minimize life cycle cost and drive toward net zero development on a site emissions basis. These strategies include exemplary energy efficiency, building electrification, and 100% renewable energy.

4. By DOER’s numbers, the straw proposal doesn’t meet the 2030 emissions reduction goal.

DOER slides from the 2/8/22 webinar [Slide 1 \(mass.gov\)](#) indicate that building sector emissions are currently about 22 MMTCO₂e annually. (Slide 2) By 2030 MA must achieve 50% reductions in GHG emissions. (Slide 7) By DOER’s computations, if the straw proposal is enacted, it would yield 500,000 MMTCO₂e reductions per year by 2030, and 694,000 MMTCO₂e reductions by 2035. (Slide 4)

A 500K reduction per year is 2.3% from the current baseline. And DOER forecasts that this rate of reduction will not be achieved until 2030. Before the pandemic, building sector emissions were climbing at the rate of 4% per year, as indicated by the last four years reported by the MassDEP Emissions Inventory. After a 16% drop in building sector emission caused by the pandemic in 2020, it seems more likely that building sector emissions will climb back to 2019 levels or 25.5 MMTCO₂e, than transition to falling at the rate of 2.3% any time soon. Net cumulative emissions reduction might be about 10%, not 50%, as needed to meet the 2030 goal. Hypothetically, a 2.3% per year reduction effective immediately, would still only reduce building sector emissions annually from 22 MMTCO₂e to 18.3 MMTCO₂e, a reduction of 17% (compounded) – ***not even close to 50% or 11 MMTCO₂e.***

Unless the transportation or power generation sectors are legally bound to close the gap for the building sector, the 2030 goal will be missed by a wide margin, in violation of legal limits set by the Global Warming Solutions Act [Session Law – Acts of 2008 Chapter 169 \(malegislature.gov\)](#) and Next Generation Roadmap for Climate Policy [MA Decarbonization Roadmap | Mass.gov](#).

5. DOER's emissions calculations omit embodied carbon and gas leaks, understating future growth impacts.

DOER's annual emissions reductions presumably account for building operations only, and do not include embodied carbon emissions from sourcing, production, and transportation of building materials. This is a crucial point given that the Next Generation Roadmap Buildings Sector Report forecasts 60% of the building sector growth will occur during this decade. A true accounting would include embodied carbon emissions and illustrate that aggregate building sector emissions by 2030 are **WAY off the mark**.

Gas leaks are not accounted for in DOER's emissions forecast. A true accounting would assume continued gas leaks at an accelerated rate as aging infrastructure deteriorates and the business case no longer supports replacement infrastructure which will soon become a stranded asset.

6. Reducing embodied carbon in building materials and construction this decade is critical.

The Global Alliance for Building and Construction and Architecture 2030 calculates that global embodied carbon emissions related to all buildings and infrastructure materials to be 23% of global CO2 emissions each year. For all buildings built between 2021 and 2030, embodied carbon will be responsible for 72 percent of their total emissions.

Operational energy or operational carbon is the energy and corresponding carbon emissions necessary to run a building. Embodied carbon is the energy and corresponding carbon emissions necessary to construct a building and includes the sourcing, production, transportation, and installation of building materials.

Architecture 2030 estimates that the total carbon emissions of new construction between 2020 and 2040 will be 57% from embodied carbon and 43% from operating carbon. As net zero buildings proliferate, the relative impact of embodied carbon will increase. Embodied carbon accounts for greenhouse gas emissions at the start of a building's lifespan and will remain in the atmosphere and affect climate for decades before operational carbon reaches and surpasses the same levels.

This is the most critical decade for reducing emissions, and DOER should ensure that both the updated stretch code and opt-in net zero stretch code regulate embodied carbon. DOER should consider prescriptive paths such as low-carbon concrete specifications. DOER should also consider performance paths such as whole building life cycle assessment for operating carbon and embodied carbon, propelling greater knowledge and modeling capabilities.

7. The straw proposal's net zero definition doesn't meet the law or conform to any published net zero standard or regulation.

The net zero definition appearing on Slide 31 of DOER's webinar slideshow is inadequate and flawed judged against any published standard or regulation. Further, it seems a thinly veiled attempt to circumvent the Next Generation Roadmap statute. The slide says, "Net-Zero new construction is compatible, as built, with the Commonwealth's net-zero emissions economy in 2050." The slide adds three bulleted points:

- Consistent with electrification and deep efficiency approach in EEA's 2050 Roadmap
- Does not necessitate onsite or offsite renewables, nor the assumption that an individual building is net-zero energy
- A building becomes net zero energy when MA electric grid is net zero.

This conforms with no net zero definition in the world today. The common definition of net zero has been honed over the past two decades by 21 studies as referenced by the U.S. Department of Energy (DOE) [here](#). These studies include *Getting to Zero: The Massachusetts Governor's Net Zero Buildings Task Force Report (2008)*, which produced a net zero definition based on site energy and helped spur some of the state's first net zero buildings. Today, fourteen years later, one of the most widely respected building performance standards is *Passive House* which has advanced an improved net zero definition based on site emissions. ***Not only is DOER's definition aberrant, but it flies in the face of broad net zero support.***

The statute requires the DOER to adopt a definition of a "net zero building." In fact, however, the agency has done nothing of the kind. Translated, the straw proposal's definition means that anything that the agency believes will fulfill the aspirations of the "net zero emissions economy in 2050" qualifies. The agency asserts that this is "consistent with the electrification and deep efficiency approach to EEA's 2050 Roadmap," but that hardly amounts to the definition of a net-zero building. There isn't any assumption that an individual building is net-zero energy, which is the essence of the definition of a net zero building under every net zero study and standard for two decades, as cataloged by the U.S. Department of Energy. The straw proposal's definition does not require a building to use onsite or offsite renewables and doesn't even apply until the MA electric grid is net zero. Apparently, nothing can be a net-zero building until then.

This definition reflects the DOER's refusal to take seriously the municipal opt-in specialized stretch energy code (which it pointedly refuses to call what everyone else calls it, the "net zero stretch code"). The DOER's straw proposal does not authorize municipalities to take the fight against climate change to a new level. It reduces them to adopting modest additions to the DOER's main regulatory effort, the updating of the existing stretch code. ***In effect, the straw proposal is the third veto of the net zero stretch code.***

The statute also requires DOER to adopt net zero performance standards, and DOER hasn't even tried to comply with that requirement. No wonder. Given the definition of a net zero building, in which net zero buildings do not have to be net zero, the very idea of a net zero performance standard is meaningless.

In short, the basic regulatory approach of the straw proposal is flatly inconsistent with the agency's statutory mandate. Instead of proposing a stretch code update and true net zero stretch code that ensure the Commonwealth meets legally mandated emissions limits in 2030, the agency has reduced the net zero stretch code to a ***minor improvement of an updated stretch code which is also insufficient to meeting the 2030 goal. This is, of course, not in accordance with the applicable law.***

8. The straw proposal does not “minimize, to the extent feasible, life cycle costs” per the law.

The Global Warming Solutions Act requires the stretch code to “minimize, to the extent feasible, the life-cycle cost of the facility by using energy efficiency, water conservation or other renewable or alternative energy technologies.”

According to DOER’s webinar commentary, all-electric buildings yielded a life cycle cost reduction – up to 9% better – across all project types when compared with gas. Although no analysis or data was shared, this statement alone suggests that DOER is compelled to require building electrification because it minimizes life-cycle costs. The updated stretch code will become effective in 299 communities in January 2023, without requiring additional and onerous municipal action to adopt the opt-in net zero code. ***By law, building electrification must be a requirement of both the updated stretch code and opt-in net zero stretch code.***

9. The straw proposal fails the next generation in at least ten ways.

1. ***It allows fossil fueled buildings.*** Under all three codes – Base, Updated Stretch, and Opt-In Net Zero Stretch – the Stretch Code Straw Proposal is missing the opportunity to slash building sector emissions by 64%, as can be delivered today by heating electrification, according to DOER’s slides. This perpetuates climate risks to public health, along with significant associated costs, while creating another generation of existing buildings that will soon need to be retrofitted with electrified heating at significantly greater capital expense, burdening our workforce and taxpayers and creating a drag on the economy.
2. ***It allows unlimited curtainwall (R8) which yields significantly less energy efficient buildings than optimally (+/-35%) glazed building enclosures (R27+).*** Aesthetics and flexibility can be met with a variety of design elements and strategies other than curtainwall. The era of unlimited curtainwalls must end.
3. ***The Stretch Code Straw Proposal does not sufficiently “stretch.”*** The updated residential stretch code (HERS 42/45) requires only a 23%/18% improvement as compared to the base code, while the updated commercial stretch code (ASHRAE 90.1 2019) requires only a 5% improvement as compared to the base code (ASHRAE 90.1 2016). Best practice suggests that significantly greater energy efficiency is readily achievable and yields life cycle cost savings. The MA Ready for Net Zero study (March 2021) showed millions of square feet of existing net zero buildings which achieved 40%, 50%, 60% or greater energy efficiency improvement compared to a baseline building.
4. ***It does not require renewable energy to offset 100% of the annual site emissions.*** As a result, projected growth this decade will take us further from the 2030 goal. A true net zero stretch code requiring renewable energy to offset 100% annual site emissions is needed to level emissions. See pictogram in Appendix Section 20 (page 14). This tells the story in a nutshell.
5. ***It does not address major renovations, which are a significant driver of building activity, as well as a significant opportunity to decarbonize.*** From the 2050 Decarbonization Roadmap: The most cost-effective time for an existing building to transition to a heat pump system is during routine home improvements or when an older HVAC system must be replaced.” (page 45) “Electrification of space and water heating is a low-risk, cost effective strategy for decarbonizing the majority of the Commonwealth’s building stock.” (page 44)
6. ***It does not incentivize municipalities to adopt the municipal opt-in net zero stretch code.*** Green Communities grants totaling up to \$10 million annually are ideally suited to this purpose. See Appendix Section 11 (page 10).

7. ***It mentions Embodied Carbon only in the most superficial way in connection with curtainwall buildings.*** As discussed in Appendix Section 6 (page 6), this disregards a major contributor to building sector emissions which is even more important to regulate than operating carbon, especially this decade.
8. ***It requires air tightness testing but not commissioning and performance verification.*** The MA Net Zero Buildings Coalition recommends otherwise. See the Net Zero Stretch Code Framework in Appendix Section 16 (page 11).
9. ***It is silent on refrigerants, and yet additional climate risks are posed by driving toward electrified heating (heat pumps) without specifying low-impact refrigerants and refrigerant handling.*** The MA Net Zero Buildings Coalition is cognizant of these risks and recommends stretch code provisions to address them. See the Net Zero Stretch Code Framework in Appendix Section 16 (page 11).
10. ***Exemptions and waivers are unclear. Without code language, even the building area thresholds for these codes is unclear.*** The MA Net Zero Buildings Coalition recognizes that even the best stretch codes can be weakened by exemptions and waivers. See the Net Zero Stretch Code Framework for a suggested approach in Appendix Section 16 (page 11).

10. The Green Communities Act compels green communities to adopt the opt-in stretch code.

DOER's straw stretch code proposal violates the statute by allowing green communities to retain their designation without adopting the opt-in stretch code which is more beneficial.

In 2008, the Green Communities Act <https://malegislature.gov/laws/sessionlaws/acts/2008/chapter169> established the criteria for municipalities to qualify as "green communities" which includes requiring all new residential construction over 3,000 square feet and all new commercial and industrial real estate construction to "minimize, to the extent feasible, the life-cycle cost of the facility to the using energy efficiency, water conservation and other renewable or alternative energy technologies." This precise language also defines the stretch code and effectively mandates green communities to adopt it.

Nothing in the statute anticipates two stretch codes. However, the law requires green communities to "minimize, to the extent feasible, life-cycle cost." This requires net present value computations (standard calculations in life cycle cost assessment) to determine and compare the cost effectiveness of the two stretch codes as applied to various building types. The opt-in net zero stretch code minimizes life-cycle cost to a greater degree than the updated stretch code. Why? Because as shown by many studies, net zero buildings can be built for little if any cost premium and produce annual energy cost savings over the lifespan of a building, typically 50+ years, thus lowering the life-cycle cost. ***Therefore, green communities are compelled by law to adopt the opt-in net zero stretch code.***

11. DOER should incentivize green communities to adopt the opt-in net zero stretch code soon.

DOER should incentivize green communities to adopt the opt-in net zero stretch code using the state-funded green communities grant pool, up to \$10 million per year, as provided for in the Green Communities Act. Only green communities adopting net zero standard should be eligible to compete for the entire pool up to \$10 million in the first round of grant applications. Any balance remaining after these net zero green communities receive their awards could be the basis for a second round of grant applications by green communities still using the updated stretch code.

DOER should consider allowing green communities a three-year “concurrency period” during which individual municipalities could decide, by vote of Town Meeting or Town Council, whether and when to transition from the updated stretch code to the opt-in net zero stretch code. Green communities adopting the opt-in net zero stretch code would become known as “net zero green communities.” At the end of the concurrency period, green communities that have not yet adopted the opt-in net zero stretch code should be encouraged to do so through a possible DOER “leading by example” municipal training program.

12. It is not hyperbole to suggest that this round of stretch codes will determine the success or failure of Massachusetts’ next generation climate policy.

At the beginning of the next three-year code cycle, the updated Stretch Code will become the operative building energy code for 299 Massachusetts communities representing nearly 90% of our population. Updating will happen in an instant, no municipal action necessary, taking effect in January 2023. This is the decade that matters most, according to climate scientists. DOER must produce building energy codes and advance integrated state incentive programs that together drive down emissions in accordance with the state’s emissions targets. Building energy codes are not up for political persuasion but must use a science-based approach to address climate data and meet state laws.

If this updated Stretch Code fails us and we do not meet the 2030 goal, building sector emissions which account for 27% of aggregate emissions will likely continue to rise in connection with expanded development, contributing to the intensification of global feedback loops (atmosphere, ice, forest, ocean) over which we have no control. Considering the seriousness of this potential risk, leading communities, some of which have more aggressive climate goals than the state’s, are already moving to pursue other governance options. And with good reason.

13. DOER must develop a suite of more stringent building energy codes – base, updated stretch, and opt-in net zero.

Building energy codes need to meet the 2030 goals and support forecast development activity this decade. Unless they do so, building sector emissions will rise. Three building energy codes – Base, Updated Stretch, and Opt-In Net Zero Stretch – should be well coordinated and promulgated by January 2023, providing benefit as soon as possible. The opt-in net zero code should be available for adoption as of January 2023, effective immediately or within six months. All three should ***pertain to both new construction and major renovations, the latter defined as significantly affecting 50% or more of the building space.*** To meet the 2030 goal, the following important provisions are crucial:

1. **Base Energy Code** – require good energy-efficient, all-electric, EV Electric Vehicle-ready, and PV Photovoltaic-ready buildings. DOER notes that 2020 Massachusetts new homes average HERS 51.
2. **Updated Stretch Code** – require better energy-efficient, all-electric, PV Photovoltaic-ready, low embodied carbon, EV Electric Vehicle-charging. A 20% improvement from HERS 51 is HERS 41.
3. **Opt-in Net Zero Stretch Code** – require best energy-efficient, all-electric, net zero (on-site emissions), low embodied carbon, EV Electric Vehicle charging + 100% renewable power generated on-site or off-site or purchased from approved sources, validated by Passive House or other third-party certification. DOER notes that Passive House standards are comparable to HERS 34.

14. Timing is everything. The net zero stretch code needs to become widely adopted in 2023.

According to the Next Generation Roadmap Buildings Sector Report, a high performance, net zero on-site emission stretch code adopted in 2023 could reduce annual 2050 emissions from residential and new commercial construction by 1.30 MMT CO₂ (87% reduction), whereas adoption by 2030 could reduce annual 2050 emissions from residential and commercial new construction by 0.8 MMT CO₂ (54% reduction). ***Stepping up adoption by seven years could realize a savings of 0.7 MMT CO₂ or 61% more emissions. A true net zero stretch code needs to become widely adopted and effective in 2023.***

Stretch codes offer advantages of uniformity, enforceability, and adaptability through periodic updates. Unless DOER delivers stretch codes aimed at meeting state emissions reduction goals, leading communities have shown readiness to pursue other potential fossil fuel free governance solutions to meet the 2030 goal which is imminent. These include home rule petitions, local zoning incentives, and special permits.

15. Accelerating the transition off polluting fossil fuels is most critical for low-income ratepayers.

Local and state policies will work in coordination with a net zero stretch code to ensure that low-income ratepayers are not burdened with rising fossil fuel prices during the clean energy transition. By expanding workforce training and incentivizing heat pump retrofits for low- and moderate-income ratepayers, these ratepayers will not be burdened with expensive utility bills but rather benefit from 50% more energy efficient home heating systems. Net zero code adoption isn't just for wealthy towns. Energy-burdened communities benefit most from energy-efficient affordable housing and declining emissions.

16. DOER should advance its work in accordance with the MA Net Zero Buildings Coalition's Net Zero Stretch Code Framework (February 2022).

Through a collaborative effort, representatives of the MA Net Zero Buildings Coalition developed a consensus one-pager that suggests a ***net zero definition*** and ***seven important new code provisions*** – energy efficiency, electrification, renewable energy, embodied carbon, building energy reporting & commissioning, refrigerants, exemptions & waivers. These provisions apply to both commercial and residential projects, and to major renovations as well as new construction. See the following page.

NET ZERO *DEFINITION*

An energy-efficient, all-electric, low embodied carbon building that achieves carbon neutral building operations through the production and/or procurement of renewable energy.

CARBON NEUTRALITY *GOAL*

Achieve statewide carbon neutrality per the Global Warming Solutions Act which calls for emissions reductions from 1990 levels of at least 50% by 2030 and at least 75% by 2040, leading to “net zero” by 2050. Support municipalities in meeting or exceeding these emission reduction goals.

EQUITY *GOAL*

Prioritize net zero stretch code adoption and energy-efficient affordable housing in energy-burdened communities. Ensure “No community left behind.”

COMMERCIAL & RESIDENTIAL *PRINCIPLE*

Transition all building types to 100% renewable energy. Ensure “No square foot left behind.”

NEW CONSTRUCTION & RENOVATION *PRINCIPLE*

Electrify all buildings starting with new construction and major renovations.

ENERGY EFFICIENCY

IMPORTANT NEW CODE PROVISION

Set energy efficiency standards consistent with leading benchmarks to reduce greenhouse gas emissions, operational expenses, and grid load.

ELECTRIFICATION

IMPORTANT NEW CODE PROVISION

Require primary heating/cooling systems, appliances and other systems to be 100% electric to take full advantage of renewable energy and provide cost-effective heat and air-conditioning.

RENEWABLE ENERGY

IMPORTANT NEW CODE PROVISION

Require buildings to be powered by 100% renewable energy which can be on-site or off-site, generated and/or purchased from approved sources, so that building operations are carbon neutral.

EMBODIED CARBON

IMPORTANT NEW CODE PROVISION

Require Whole Building Life Cycle Assessment (WBLCA) to account for and minimize embodied carbon in the sourcing, production, and transportation of building materials.

BUILDING ENERGY REPORTING & COMMISSIONING

IMPORTANT NEW CODE PROVISION

Require building energy reporting and disclosure, together with initial and periodic commissioning, to ensure that building systems operate as designed.

REFRIGERANTS

IMPORTANT NEW CODE PROVISION

Require the selection of low-impact refrigerants and refrigerant recycling (prohibiting disposal) to limit ozone depletion and carbon emissions.

EXEMPTIONS & WAIVERS

IMPORTANT NEW CODE PROVISION

Exemptions should be narrowly defined, fully justified, and subject to review as technology changes. Waivers should only be available in limited instances through a clearly defined process. These might include emergency generation and process gases or other instances of technological infeasibility.

17. A true net zero code will deploy a newly trained workforce and stimulate homeowners to utilize residential electrification incentives.

The surest way to create strong market demand for the state's jobs initiative and residential electrification program is to promulgate a true net zero stretch code and incentivize its adoption. The net zero code will work in tandem with the state's residential electrification and workforce development efforts. At a recent Northeast Sustainable Energy Association (NESEA) program, MassCEC representatives proposed a pilot that would be akin to MassSAVE "on steroids," with a focus on providing homeowners with a pathway to decarbonization. Other speakers focused on state-supported workforce training for heat pump retrofits, as mandated by the Next Generation Roadmap Act. A net zero stretch code will leverage state investment in jobs training and electrification incentives, ensuring good jobs and a strong economy.

18. Decarbonizing existing buildings is key.

Most of the projected 2050 building space – 81% according to the Next Generation Roadmap Buildings Sector Report, or 73% according to the DOER straw proposal webinar – already exists today. Reducing emissions to meet statutory goals requires decarbonizing existing buildings, 74% of which are by square footage residential buildings, according to the Next Generation Roadmap Buildings Sector Report.

This report envisions a straight-line approach to emissions reductions, starting this decade, stating, "In order to achieve required emissions reductions in and before 2050 in the Buildings Sector, significant growth in the pace and scale of heating system retrofits is required. For the residential sector, that translates to an average of nearly 100,000 homes installing heat pumps or other renewable thermal systems each year for the next 25-30 years. The commercial sector requires a comparable level of effort."

The legislature recently voted approval of \$100 million in ARPA funding to incentivize heating system retrofits and energy efficiency improvements of existing buildings. But \$100 million will be depleted in a year and "stretched thin" over 100,000 homes, providing only \$1,000 per structure, barely enough for air infiltration sealing. A new proposal seeks an additional \$250 million in anticipated ARPA funding to boost this existing building retrofit incentive. This would provide another \$2,500 per structure. A residential heat pump retrofit with modest energy efficiency improvements could easily cost 10-20X this amount or \$25,000-\$50,000.

The DOER presentation included MassSave subsidies of \$15,000 per dwelling unit for HERS 45 and \$25,000 per dwelling unit for HERS 35 (reflecting Passive House performance). Valuable as these incentives are, they must be accompanied by explicit MassSave promotion (not discouragement) of heat pumps. MassSave incentives are not currently available in 31 municipal light plant communities. A comparable publicly funded incentive program should be required in and developed for these communities.

19. Legislators should act now to allocate \$250 million to the Zero Carbon Renovation Fund.

A Zero Carbon Renovation Fund of \$250 million, allocated from the remaining ARPA funds, will respond to the climate crisis and improve the health and well-being of Massachusetts residents by renovating existing buildings to zero carbon. Administered through MassCEC, this fund will result in deep carbon savings by transforming existing MA buildings to be energy efficient, all electric, renewably powered, and renovated with low-embodied carbon materials. This is especially important today, before the grid is decarbonized.

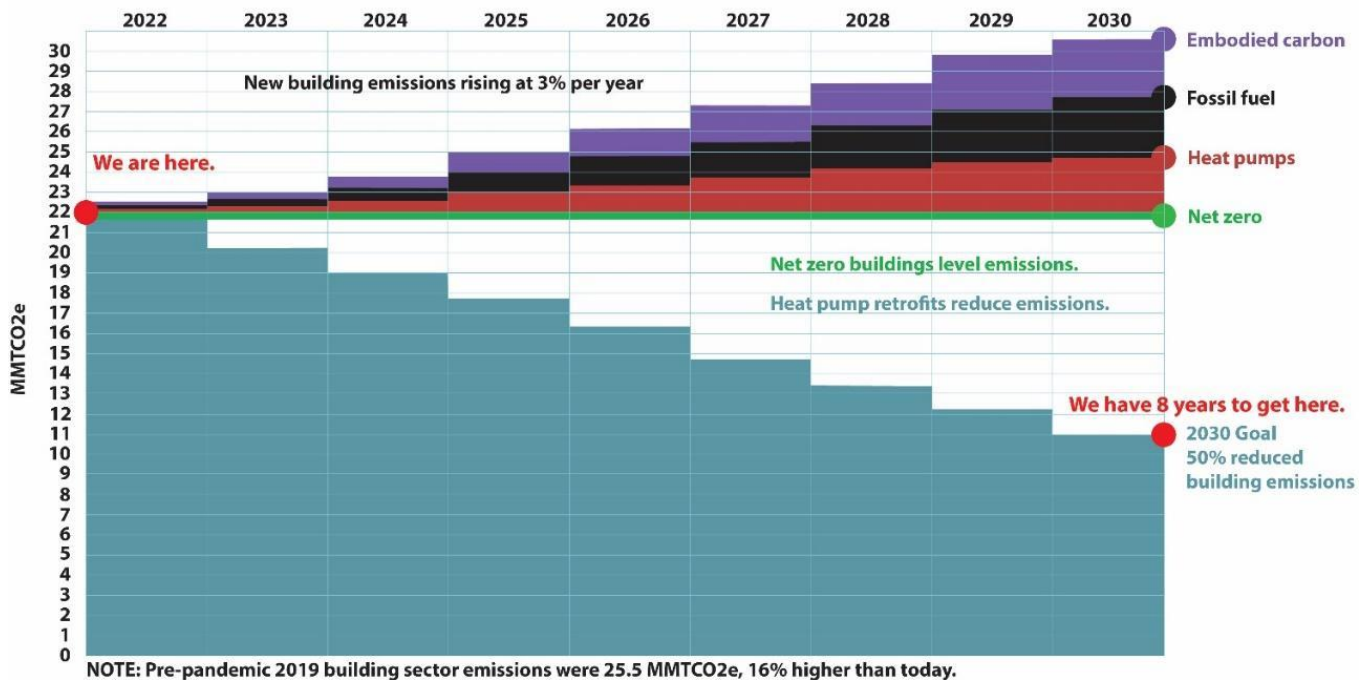
The proposed Zero Carbon Renovation Fund will promote affordability. This fund would assist affordable housing, public housing, low- and moderate-income homes, municipal buildings including but not limited to schools, and small businesses with [Massachusetts State Supplier Diversity Office Certifications](#).

This is a bold proposal to address the urgent need for zero carbon retrofits. “Nearly one third of Massachusetts’ emissions come from its more than 2 million **existing** buildings.” However, as stated in the [Massachusetts 2050 Decarbonization Roadmap Study](#), “Electrification and efficiency in existing buildings presents a larger challenge, as this stock represents the bulk of emissions reductions needed by 2050.” By reference to this study, the Act Creating a Next Generation Roadmap for Massachusetts Climate Policy hinges on retrofitting over 1 million existing homes by 2030 and 350 million square feet of commercial retrofits, “with at least two-thirds [of existing buildings] receiving deep energy efficiency improvements.”

20. We have a 2030 goal. Let’s do what it takes to meet it.

As illustrated by the pictogram below, we have eight years to meet the 2030 goal. Building sector emissions climbing at rate of 3% per year (less than the pre-pandemic rate of 4% per year), will take us further from the 2030 goal. If fossil fuel buildings are allowed and only moderate energy efficiency is required, the rise will be steeper, as shown in black. If all-electric buildings and higher energy efficiency are required, the rise will be less steep, as shown in red. A widely adopted net zero stretch code will level building sector emissions this decade, as shown by the horizontal green line. Embodied carbon emissions associated with construction are expected to rise significantly this decade, as shown in purple.

Net Zero Buildings & Heat Pump Retrofits Are Needed to Meet the 2030 Goal of 50% Emissions Reduction



To meet the 2030 goal, we need net zero new construction to level emissions, as shown in green, AND electrification of existing buildings to reduce emissions, as shown in blue. It’s that simple. DOER must develop an effective stretch code update and a true net zero opt-in code that neutralize building sector emissions and ensure no community is left out of the clean energy transition.

SIGNATORIES
Stretch Code Straw Proposal Comments to DOER by MA Net Zero Buildings Coalition
Letter + Appendix
March 9, 2022

Signatories will be added on a rolling basis and grouped by the categories below through March 9, 2022.

Elected and Appointed Representatives

Building Professionals

Building Owners and Developers

Non-Profit Organizations

Elected and Appointed Representatives

Acton

Jim Snyder-Grant, Board of Selectmen

Arlington

Patrick M. Hanlon, Vice Chair Zoning Board of Appeals, Town Meeting Member

Ashland

Charles W. Lidz Ph.D., Sustainability Committee Member Co-chair

Belmont

Marty Bitner, Town Meeting Member and Belmont Energy Committee Co-Chair

Brookline

Lisa Cunningham, Town Meeting Member

Jesse Gray, Chair, Zero Emissions Advisory Board to the Select Board, Town Meeting Member

Werner Lohe, Zero Emissions Advisory Board to the Select Board, Town Meeting Member

Paul Saner, Economic Development Advisory Board Co-Chair, Town Meeting Member

Raul Fernandez, Select Board Vice Chair

Kathleen Scanlon, Zero Emissions Advisory Board to the Select Board, Town Meeting Member

John VanScoyoc, Select Board

Braintree

Elizabeth Maglio, Town Councilor

Cambridge

Mayor Sumbul Siddiqui

Dennis J. Carlone, City Councillor, Co-Chair Finance Committee

Patricia Nolan, City Councillor

Quinton Y. Zondervan, City Councillor

Concord

Amanda Kohn, Sustainability Director

Kerry Lafleur, Town Manager

Ipswich

Michael Schaaf, Town Finance Committee member, Municipal Light Department Committee member

Lexington

Cynthia Arens, Town Meeting Member, Sustainable Lexington Committee member

Len Jensen, Town Meeting Member, Sustainable Lexington Committee member

Ricki Pappo, Town Meeting Member, Chair, Lexington Climate Action Network (LexCAN)

Joseph Pato, Select Board Member

Newton

Alicia Bowman, City Councilor

Deb Crossley, City Councilor, at-large

Andreae Downs, City Councilor

Northampton

Rachel Maiore, City Councilor, Ward 7

Sharon

Hanna Switekowski, Select Board Member

Somerville

Willie Burnley, Jr., City Councilor At-Large

Ben Ewen-Campen, City Councilor, Ward 3

Wakefield

Jennifer Kallay, Wakefield Municipal Gas and Light Department Commissioner

Wellesley**Williamsburg**

Adin Maynard, Williamsburg Energy Committee

Winchester

Ken Pruitt, Sustainability Director

Worcester

Etel Haxhiaj, City Councilor

Non-Profit Organizations

Eastie Farms, Kannan Thiruvengadam

Zero Carbon MA, David Mendels

Northeast Sustainable Energy Association, Miriam Aylward, Executive Director

Northeast Sustainable Energy Association, Rachel White, Board Chair

Mass Climate Action Network, Sarah Dooling, Executive Director

Clean Water Action, Laura Spark, Senior Policy Advocate

Jewish Climate Action Network, David Schreiber

Fore River Residents Against the Compressor Station, Alice Arena, President

Mothers Out Front Worcester, Gaylen Moore

Mothers Out Front Brookline, Tracie Burns, Co-chair

Building Professionals

Marc Sternick, Elected Representative to AIA MA, AIA Western MA

Stephanie Horowitz, Architect and Principal, ZeroEnergy Design

Dave Boettcher, Abode Energy Management, Concord

Steve Greenberg, Steveworks LLC, Newton

Adin Maynard, HIS and HERS Energy Efficiency, Haydenville

Tom Rossmassler, Energia, LLC, Holyoke

Joseph Carry, Decumanus Green Design/Build, Inc., Lenox

Timothy Ballard, East Branch Studio (formerly KHCC), Greenfield

John Abrams, President and CEO South Mountain Company, West Tisbury

Nicholas Hill, CEM, LEED-AP, Hill Energy Services LLC, Needham

Fred Davis, President, Fred Davis Lighting Corporation

Bruce Harley, Principal, Bruce Harley Energy Consulting

Jay Walter, AIA, Principal, Entasis Architecture

Fred Scherneck, CEO Scherneck Property Services (multi-family building envelope contractor), Brookline

Peter A. Crawley, Principal, Satoria Sustainability Consulting

----- Original Message -----

From: Michael Metzler

To: Todd Trehubenko <

Date: 02/08/2022 11:22 AM

Subject: Resignation

Dear Ted,

As we discussed, I am resigning from the MSH Development Committee, effective immediately. As a member of the CAM Board, I have been in direct conversations with Trinity and want to continue in that role. To avoid any appearance of conflict, and considering the Town Attorney has required me to recuse myself over recent months, I feel it is best for me to step down.

Thank you so much for the opportunity to serve on the Committee. As a relative newcomer to Medfield, I have enjoyed getting involved and develop my affinity for the community as a great place to live. All the best to you and all the Committee members on continued success on bringing this exciting project to reality.

Mike Metzler

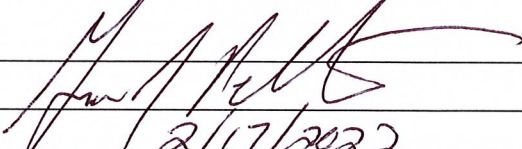
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41 Philip St.

Medfield, MA 02052

**DISCLOSURE BY NON-ELECTED MUNICIPAL EMPLOYEE OF FINANCIAL INTEREST
AND DETERMINATION BY APPOINTING AUTHORITY
AS REQUIRED BY G. L. c. 268A, § 19**

	MUNICIPAL EMPLOYEE INFORMATION
Name:	Gary D. Pelletier
Title or Position:	Building Commissioner/ Zoning Enforcement Officer, Town of Medfield
Municipal Agency:	Town of Medfield MA
Agency Address:	459 Main Street Medfield MA 02052
Office Phone:	508-906-3007
Office E-mail:	gpelletier@medfield.net
	My duties require me to participate in a particular matter, and I may not participate because of a financial interest that I am disclosing here. I request a determination from my appointing authority about how I should proceed.
	PARTICULAR MATTER
Particular matter E.g., a judicial or other proceeding, application, submission, request for a ruling or other determination, contract, claim, controversy, charge, accusation, arrest, decision, determination, or finding.	Please describe the particular matter. Requirements under 780 CMR R105.3 #4 for construction documents to accompany certain building permit applications. And 780 CMR R107.1 Information on Construction Documents
Your required participation in the particular matter: E.g., approval, disapproval, decision, recommendation, rendering advice, investigation, other.	Please describe the task you are required to perform with respect to the particular matter. Approval of submitted plans by homeowners or contractors with and for building permit applications
	FINANCIAL INTEREST IN THE PARTICULAR MATTER
Write an X by all that apply.	<input type="checkbox"/> I have a financial interest in the matter. <input type="checkbox"/> My immediate family member has a financial interest in the matter. <input type="checkbox"/> My business partner has a financial interest in the matter. <input checked="" type="checkbox"/> I am an officer, director, trustee, partner or employee of a business organization, and the business organization has a financial interest in the matter. <input type="checkbox"/> I am negotiating or have made an arrangement concerning future employment with a person or organization, and the person or organization has a financial interest in the matter.

Financial interest in the matter	<p>Please explain the financial interest and include a dollar amount if you know it.</p> <p>I operate a part time professional service business providing design and building plans for residential remodeling projects. \$500-1000 for range of services.</p> <p>This service would NOT be provided for projects permitted in the Town of Medfield or for any project that I would approve for permit or Inspect for code compliance.</p>
Employee signature:	
Date:	2/17/2022

DETERMINATION BY APPOINTING OFFICIAL

	APPOINTING AUTHORITY INFORMATION
Name of Appointing Authority:	
Title or Position:	
Agency/Department:	
Agency Address:	
Office Phone:	
Office E-mail	
	DETERMINATION
Determination by appointing authority:	As appointing official, as required by G.L. c. 268A, § 19, I have reviewed the particular matter and the financial interest identified above by a municipal employee. I have determined that the financial interest is not so substantial as to be deemed likely to affect the integrity of the services which the municipality may expect from the employee.
Appointing Authority signature:	
Date:	
Comment:	

Attach additional pages if necessary.

The appointing authority shall keep this Disclosure and Determination as a public record.

**Kristine Trierweiler** <ktrierweiler@medfield.net>

Medfield Car Show 2022

charlie harris [REDACTED]

Mon, Feb 7, 2022 at 1:34 PM

To: Kristine Trierweiler <ktrierweiler@medfield.net>

Kristine, I am trying to plan the 2022 Medfield Car Show. The date is Sunday June 26th. I'm checking to see if the Hospital property is available and if so, may I get put on the next Selectman's meeting. This will be the 20th Anniversary for the event and I would like to really promote it as soon as possible.

Thank you for all you've done for me in the past and look forward to a fantastic show this year.

Charlie

Sent from [Outlook](#)

TOWN OF MEDFIELD

YEAR-TO-DATE BUDGET REPORT

FOR 2022 99								
ACCOUNTS FOR:	ORIGINAL	TRANFRS/	REVISED	YTD EXPENDED	ENCUMBRANCES	AVAILABLE	PCT	
01 GENERAL FUND	APPROP	ADJSTMTS	BUDGET			BUDGET	USED	
423 SNOW & ICE								
014231 SNOW & ICE-SALARY EXPENSE								
014231 510100 SNOW SAL EXP	110,462	0	110,462	100,910.28	.00	9,551.72	91.4%	
TOTAL SNOW & ICE-SALARY EXPENSE	110,462	0	110,462	100,910.28	.00	9,551.72	91.4%	
014232 SNOW & ICE-OPERATING EXPENSE								
014232 520300 EQUIP REPAIR & SE	40,000	0	40,000	30,210.25	.00	9,789.75	75.5%	
014232 520500 OTHER EQUIPMENT	0	0	0	.00	.00	.00	.0%	
014232 521301 GASOLINE	19,371	0	19,371	1,044.91	.00	18,326.09	5.4%	
014232 522000 CONTRACTED SNOW P	40,061	0	40,061	19,600.00	.00	20,461.00	48.9%	
014232 522100 SAND & SALT	79,541	0	79,541	85,817.53	.00	-6,276.53	107.9%	
014232 523200 MEALS	4,000	0	4,000	1,802.93	.00	2,197.07	45.1%	
TOTAL SNOW & ICE-OPERATING EXPENSE	182,973	0	182,973	138,475.62	.00	44,497.38	75.7%	
TOTAL SNOW & ICE	293,435	0	293,435	239,385.90	.00	54,049.10	81.6%	
TOTAL GENERAL FUND	293,435	0	293,435	239,385.90	.00	54,049.10	81.6%	
TOTAL EXPENSES	293,435	0	293,435	239,385.90	.00	54,049.10		

TOWN OF MEDFIELD

YEAR-TO-DATE BUDGET REPORT

FOR 2022 99

	ORIGINAL APPROP	TRANFRS/ ADJSTMTS	REVISED BUDGET	YTD EXPENDED	ENCUMBRANCES	AVAILABLE BUDGET	PCT USED
GRAND TOTAL	293,435	0	293,435	239,385.90	.00	54,049.10	81.6%

** END OF REPORT - Generated by Nicholas Milano **

Part I ADMINISTRATION OF THE GOVERNMENT**Title VII** CITIES, TOWNS AND DISTRICTS**Chapter 44** MUNICIPAL FINANCE**Section 31D** SNOW AND ICE REMOVAL; EMERGENCY EXPENDITURES;
REPORTING REQUIREMENTS

Section 31D. Any city or town may incur liability and make expenditures in any fiscal year in excess of available appropriations for snow and ice removal, provided that such expenditures are approved by the chief administrative officer; provided, however, that the appropriation for such purposes in said fiscal year equaled or exceeded the appropriation for said purposes in the prior fiscal year. Expenditures made under authority of this section shall be certified to the board of assessors and included in the next annual tax rate.

Every city or town shall annually, not later than September fifteenth, report to the division of local services of the department of revenue the total amounts appropriated and expended, including any funding or reimbursements received from the commonwealth, for snow and ice removal in the fiscal year ending on the preceding June thirtieth.

Town of Medfield
Request for Proposals
Lease of Land, 55 North Meadows Road

The Town of Medfield, MA, acting by and through its Board of Selectmen, is seeking bids for the lease of real Property located at 55 North Meadows Road for use as a head-end facility for a commercial cable provider, as authorized by the Medfield Town Meeting.

The Property is approximately 4,000 square feet and abuts the Medfield Department of Public Works Town Garage. A map of the Town Garage site, indicating the approximate location and boundaries of the parcel to be leased, is attached. The parcel is currently used as a head-end facility for Comcast Communications Co. It is serviced by Eversource Electric and Eversource Gas. Any utility costs to service the Property will be the responsibility of the Lessee.

The Town of Medfield reserves the right to determine the compatibility of the proposed use with the DPW Town Garage and with the surrounding neighborhood. Proposals should include information on the proposed use including structures, fences, equipment, site work, antennae, etc.

A copy of the article and the Town Meeting vote authorizing the Town to lease the Property is attached.

Presently, Comcast has a 762 square foot concrete block structure, housing its equipment, located on the site. This structure may be removed or left at the Property by Comcast, if Comcast is not the successful bidder. For purposes of this request for proposals, bidders should assume that this structure will not be demolished. The Property shall be offered as-is and no warranties or representations are made by the Town with respect to the Property. Each proposer is responsible to make their own investigation of the Property

The term of the lease will be for five years, with an additional five-year option to renew. The Town has established a minimum bid of \$38,000 for the first five years and a minimum bid of \$44,000 for the second five years. The Town reserves the right to negotiate the lease payment and terms of the lease agreement with the high bidder. The Lessee shall be subject to all applicable real and personal Property taxes. The highest total bid from a responsive and responsible proposer will be selected.

Lease payments will be due and payable to the Town of Medfield in annual single lump-sum installments on the first day of the lease and on or before the anniversary date for each succeeding year.

The lease will begin from the date that all necessary permits are granted, or upon expiration of the current lease.

The Town reserves the right to reject any and all proposals, for any reason whatsoever; and/or to waive, or to decline to waive irregularities in any proposal if and when the Town determines that it is in the Town's interest to do so.

The Town reserves the right in its sole discretion, to amend, suspend or withdraw this Request for Proposals by posting notice on the Town's website at any time for any reason whatsoever; to discontinue its selection process; or to issue a new Request for Proposals. The Town makes no guarantee that any conveyance or agreement will result from this Request for Proposals.

Requirements of the Lessee:

- Any proposed facility or use on the Property cannot interfere with the use of the remainder of the Property as a public works facility.
- The Lessee shall maintain the existing evergreen screening between the facility and abutting residential properties and may be required to improve screening as determined by the Town
- The Lessee shall maintain the Property in good condition, including landscaping, weed management, and snow removal
- The Lessee shall submit a site plan to serve as the plan of the leased premises upon approval of the Town
- The Lessee shall be required to remove the facility and regrade the Property upon expiration of the Lease Agreement

Local approvals, building permits, the payment of any associated fees from the Town of Medfield or the Commonwealth of Massachusetts will be the responsibility of the bidder. The Town, as landowner, should be listed as co-applicant. All necessary permits must be obtained within six months from the award of bid, unless a waiver from this requirement is granted by the Town of Medfield.

Questions regarding this bid may be addressed in writing to Nicholas Milano, Assistant Town Administrator, at nmilano@medfield.net and must be received by 11:00 am on Wednesday, March 30, 2022.

Bids will be received at the Board of Selectmen / Town Administrator's Office, Medfield Town Hall, Second Floor, 459 Main Street, Medfield, MA 02052 until 11:00 a.m. on Monday, April 11, 2022 at which time and place they will be publicly opened and read.

Attachment A

Price Proposal

Town of Medfield
Price Proposal
55 North Meadows Road

I (WE), the undersigned, hereby propose to lease a parcel of land, approximately 4,000 sq. ft. in area, located at the rear of 55 North Meadows Road, Medfield, MA, from the Town of Medfield, in accordance with the terms and conditions in the Request for Proposal, which is attached to and incorporated into this submission, for exclusive use as a head-end facility for a commercial cable provider , for a period of five years, with an option to renew for an additional five years, for the following amounts:

1 First five-year lease period:

Minimum bid: \$38,000

Proposed annual lease payment: _____,

2. Second five-year lease period (subject to exercise of renewal option):

Minimum bid: \$44,000

Proposed annual lease payment: _____,

Signature: _____ ,
(Include vote of Corporation, authorizing submission)

Printed Name: _____,

Name of Company: _____,

Address: _____.

City/Town and Zip Code: _____,

Telephone and/or email address: _____,

Date: _____

Attachment B

Certificate of Non-Collusion

The undersigned certifies under the penalties of perjury that this bid has been made and submitted in good faith and without collusion or fraud with any other person. As used in this certification, the word “person” shall mean any natural person, business partnership, corporation, union, committee, club or other organization, entity or group of individuals.

Signature of person submitting contract/bid

Date

Name of Business

Attachment C

Certificate of Tax Compliance

Pursuant to M.G.L. c.62C §49A, I certify, under penalties of perjury that, to the best of my knowledge and belief, I am in compliance with all laws of the Commonwealth relating to taxes, reporting of employees and contractors, and withholding and remitting child support.

Social Security Number or

*Federal Identification
Number*

Signature of Individual or Corporate Name

Corporate Officer (if applicable)

Attachment D

Town Meeting Vote and Site Information

To be funded by:

Tax Levy	\$350,000
<i>Water and Sewer</i>	
<i>Enterprise Fund</i>	\$100,000

Total \$450,000

(Capital Budget Committee)

This article contains department requests for capital spending projects for fy11 and the recommendations of the Capital Budget Committee as to which of these projects should be funded. The Capital Budget is funded at a \$450,000 level ,with \$100,000 coming from enterprise fund revenues and \$350,000 from the tax levy.

WARRANT COMMITTEE RECOMMENDS PASSAGE

Article 16. To see if the Town will vote to declare a portion of Town-owned land located off North Meadows Road on which the DPW garage is located and shown on Assessors’ Map 44 as Parcel 14, to be partially surplus and available for disposition (lease) PROVIDED THAT any non-municipal use be compatible and not interfere with the active ongoing municipal uses and to see if the Town will authorize the Board of Selectmen to prepare and issue “Invitation(s) to Bid” or “Requests(s) for Proposals” for the disposition (lease) of said portion of land to one or more commercial cable television providers for use by them as a cable head-end facility, in accordance with the requirements of G.L. Chapter 30B, Section 16, and to enter into a lease or leases with said provider(s) for up to twenty (20) years for said use for such annual rent and upon such terms and conditions as the Board of Selectmen shall determine to be in the Town’s best interests, or do or act anything in relation thereto.

(Board of Selectmen)

A small piece of land at the town garage is presently occupied by Comcast for use as a head-end facility for its cable television operations. The Town needs to formalize this with a long-term lease, which will provide additional revenues. If the Town Meeting approves this article an RFP will be issued, making this location available to the highest bidder.

Unofficial Property Record Card - Medfield, MA

General Property Data

Parcel ID **42-140**
 Prior Parcel ID **0-0-0-**
 Property Owner **TOWN OF MEDFIELD**
HIGHWAY DEPARTMENT
 Mailing Address **459 MAIN ST**

City **MEDFIELD**
 Mailing State **MA** Zip **02052**
 ParcelZoning **RS**

Account Number

Property Location **55 NO MEADOWS RD**
 Property Use **IMPROV MPS**
 Most Recent Sale Date **1/1/1900**
 Legal Reference **262-019**
 Grantor
 Sale Price **0**
 Land Area **0.000 acres**

Current Property Assessment

Card 3 Value	Building Value 123,800	Xtra Features Value 0	Land Value 0	Total Value 123,800
Total Parcel Value	Building Value 7,768,900	Xtra Features Value 52,800	Land Value 389,400	Total Value 8,211,100

Building Description

Building Style **RELAY BLDG**
 # of Living Units **1**
 Year Built **2013**
 Building Grade **Superior**
 Building Condition **N/A**
 Finished Area (SF) **762**
 Number Rooms **0**
 # of 3/4 Baths **0**

Foundation Type **SLAB**
 Frame Type **CONC. BLOCK**
 Roof Structure **GABLE**
 Roof Cover **METAL**
 Siding **CONC BLOCK**
 Interior Walls **MINIMUM**
 # of Bedrooms **0**
 # of 1/2 Baths **0**

Flooring Type **CONCRETE**
 Basement Floor **N/A**
 Heating Type **FORCED H/A**
 Heating Fuel **GAS**
 Air Conditioning **100%**
 # of Bsmt Garages **0**
 # of Full Baths **0**
 # of Other Fixtures **0**

Legal Description

CERT 52219 /// PL 49 OF 1954 TOWN GARAGE

Narrative Description of Property

This property contains 0.000 acres of land mainly classified as IMPROV MPS with a(n) RELAY BLDG style building, built about 2013 , having CONC BLOCK exterior and METAL roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 0 half bath(s).

Property Images



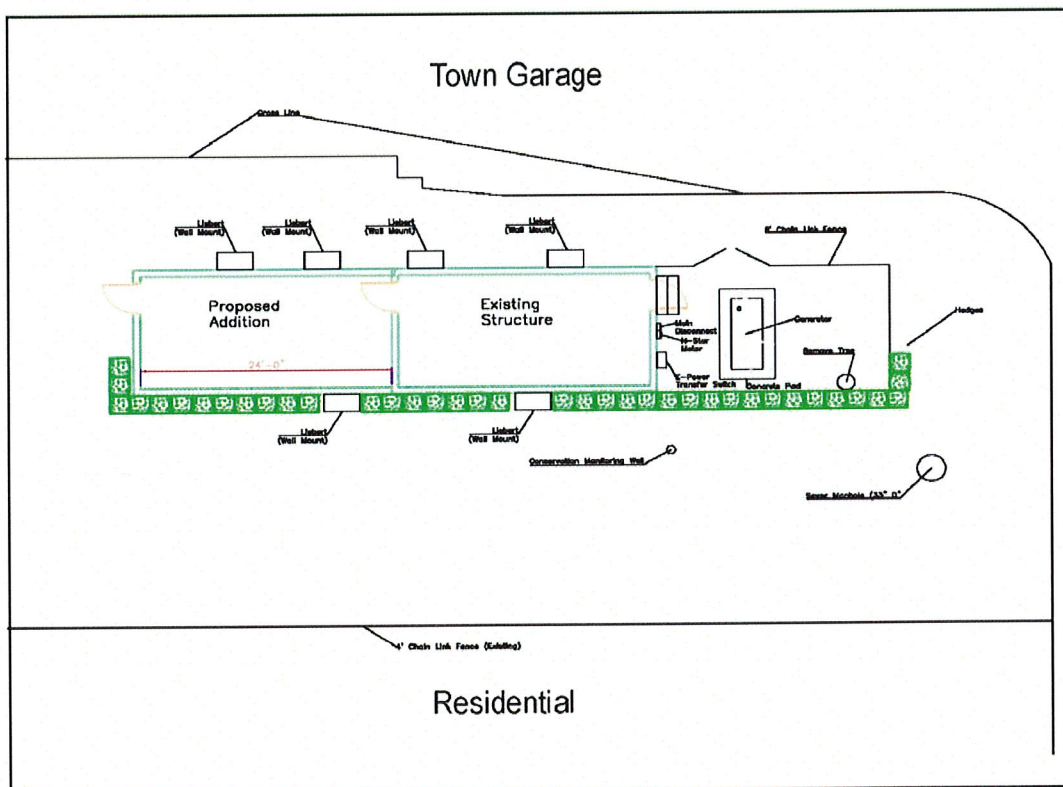
Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Exhibit A

Plan of Leased Premises



Proposed Expansion Site Plan Exhibit A



To the Medfield Affordable Housing Trust and Medfield Board of Selectmen,

I am submitting my resignation from the Medfield Affordable Housing Trust effective January 3rd, 2022.

My reasons for resigning, as one of the founding trust board and as current chair, are for personal reasons. As the year and recent months have evolved I have had increasing personal commitments to eldercare/critical health on both sides of our family, and increased work commitments that involve evening commitments with time zone or other regulatory evening meetings. These will be challenging going forward for the foreseeable future.

For the town, I am choosing to and fully focusing my efforts on my current and elected Planning Board commitments, but am certainly still committed to the work, the charge, and the advocacy of the goals of the Medfield Affordable Housing Trust. The commitment and enthusiasm of the existing and new members is invigorating!

Respectfully,
James Brand
38 Indian Hill Road
January 2nd, 2022

The CENTER at Medfield
Medfield Council on Aging
One Ice House Road
Medfield MA 02052
508-359-3665

February 28, 2022

Dear Board of Selectmen,

The Council on Aging requests permission to serve wine and beer from 4:30 p.m.-8:00 p.m. at the following monthly events:

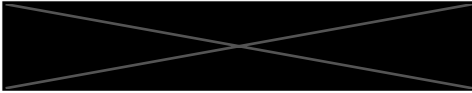
Tuesday, March 8 for our Women's Painting Event

Wednesday, March 16 for our Annual St. Patty's Dinner event

Thank you,

Roberta Lynch, Director
Medfield Council on Aging

Medfield Garden Club, Art'N Bloom Chairwoman
Martina Leger
100 Pine Street
Medfield, MA 02052



February 7, 2022

Medfield Board of Selectmen
Town House
459 Main Street
Medfield, MA 02052

To the Board of Selectmen,

On behalf of the Medfield Garden Club, I seek permission to place signs at several locations in town to advertise Art'N Bloom at the Medfield Public Library. This event is scheduled for March 4th – March 6th and the signs would be in place Sunday February 27th until Monday March 7th.

The following is a list of locations where we would like to place the signs:

1. Medfield Public Library
2. Route 27 & South Street extension intersection
3. Route 109 & Hartford Street intersection
4. North Street & Frairy Street intersection
5. Route 27 at the Transfer Station

I hope you'll visit Art'N Bloom at the Library (a great way to celebrate Spring)!

Thank you,

A handwritten signature in dark ink, appearing to read 'Martina Leger', written over a dotted line.

Martina Leger

Informational



Nicholas Milano <nmilano@medfield.net>

Upcoming vegetation maintenance work in transmission right-of-way (Medfield)

Blandino, Jared M [REDACTED] Tue, Feb 22, 2022 at 3:07 PM
To: "wcarrico@medfield.net" <wcarrico@medfield.net>, Michelle Guerette <mguerette@medfield.net>
Cc: "ktrierweiler@medfield.net" <ktrierweiler@medfield.net>, "nmilano@medfield.net" <nmilano@medfield.net>

Good Afternoon All,

For your awareness, Eversource will be conducting upcoming vegetation maintenance along transmission right-of-way 10 which runs through your community. I have attached two items, one is an outreach letter that was recently sent to neighboring property owners by our Project Services team and the second is a map with an overview of the area that work is being performed in ROW 10.

Please contact me should you have any questions.

Thank you,

Jared

Jared M. Blandino

Community Relations & Economic Development Specialist

EVERSOURCE

247 Station Drive, Westwood, MA 02090 – Walpole AWC

[REDACTED]

Office: (508) 660-5205 | [REDACTED]

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2 attachments



CF Two Zone Letter 2022.docx
298K

February 11, 2022

Dear Neighbor,

Safety First and Always

The safety of our employees, our customers, and the public is our top priority during the ongoing COVID-19 outbreak. Our commitment to safety, first and always, is continuous. Eversource representatives will continue to abide by all COVID-19 safety guidelines, which include wearing personal protective equipment, following social distancing, enhanced sanitizing requirements and other federal and state health and safety guidelines.

Why Tree Work is Important

- To protect the electric system, we remove tall-growing species from the right of way and cut branches extending into the right of way. These trees and branches pose a serious safety hazard, now or in the future, if they contact energized equipment.
- Vegetation contact with electric facilities may lead to power outages that could impact thousands of electric customers. The clearing of trees and branches in and along the right of way will improve system performance, especially during severe weather events.

Work in Your Neighborhood

The vegetation management work may include:

- Clearing of incompatible trees and/or removal of branches that are encroaching into the right of way.
- Removing tall-growing tree species that are incompatible to the transmission system, using manual climbing crew or mechanical tree-harvesting equipment, and tree-chipping machinery.

What You Can Expect

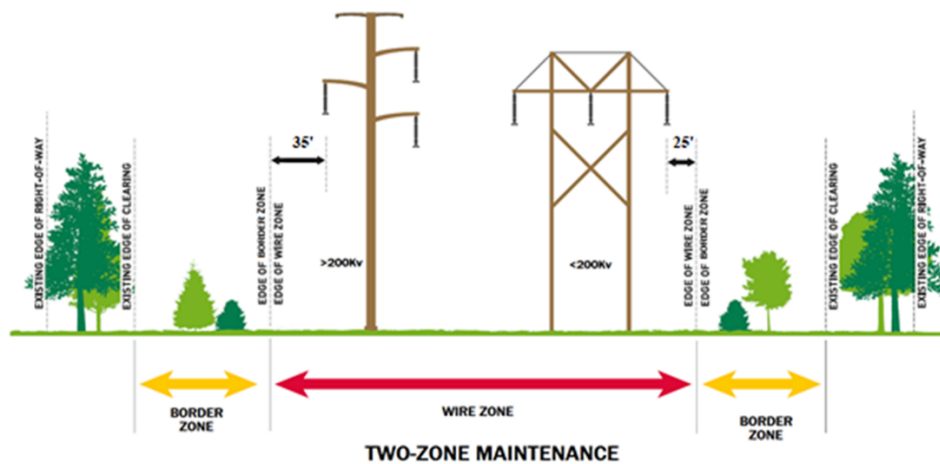
We want you to know that this work will not interrupt electric service to your property. Work hours will typically be 7 am to 7 pm, Monday through Saturday. Due to weather or other unexpected circumstances, from time to time crews may need to work longer hours or on a Sunday.

In certain areas, this vegetation management scope may be more than what has been experienced in the past.

Based on the width of the right of way, the type and number of transmission lines, the location of the lines within the right of way and the topography, Eversource employs a “two-zone” vegetation maintenance method. This method establishes the following:

- **The wire zone** is the area directly under the transmission lines, extending out 25 to 35 feet outside the wires depending on voltage. Eversource manages the wire zone to promote a low-growing plant community dominated by grasses, flowers, ferns and small shrubs under 3 feet in height at maturity. Within this zone, trees and brush are selectively removed to allow for the establishment and preservation of these native, low-growing plant communities in non-lawn areas. Only established compatible species with a mature height of 15 feet or less at maturity may be allowed to remain in the wire zone, depending on location. All other plants with a mature height greater than 15 feet will be removed.
- **The border zone** is the area from outside wire zone to the edge of the cleared area or the easement edge. In this zone, incompatible tall-growing trees are removed and native trees and shrubs that have a mature height of 25 feet or less may remain where possible.

The diagram illustrates a typical right of way condition. This work is occurring within the existing edge of clearing. Your neighborhood may have a different configuration of transmission structures.



Work Performance

Eversource is using approved contractors to conduct this work. The work may be completed in several stages, or at various times during the year. Work may also be performed by different contractors depending on the scope of work required in the particular right of way. Trimming and tree removal is performed throughout the year.

Keeping the Wood from Cleared Areas

If you would like to keep the wood from trees cut on your property, please call 888-673-9943. The wood that is to be kept for your personal use will be placed along the edge of the maintained area within the right of way and outside of the wire zone and environmentally sensitive areas. Wood and cut branches not left for personal use will be chipped & removed, slashed, or diced and left within the right of way. Diced vegetation will not be left within access areas or within the cleared areas around structures and guy wires. Debris will also be kept out of water courses, stream and river banks and bodies of water including standing water in wetland areas.

Additional Communication

Along with this letter, you will be receiving a door hanger or email informing you of the scheduled work. If you prefer e-mail, please contact us with your electronic address. The letter and door hanger are part of our requirements under the Commonwealth of Massachusetts regulation (220 CMR 22.00), providing notice of vegetation work in the transmission right of way.

Always Working to Serve You Better

Keeping the lines of communication open is an important part of our work in your community. Please contact us if **you have a private water well within 100' of the electric transmission right of way** or with any questions you might have. We can be reached at 888-673-9943 or MAVegMaintenance@eversource.com

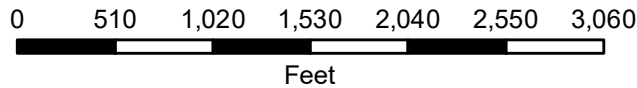
Thank you for your patience and cooperation while Eversource performs this important system reliability work.

Sincerely,

Michael Babineau

Michael Babineau - Transmission Arborist, Vegetation Management

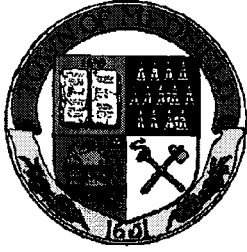
Eversource Energy
Transmission
Vegetation
Management
MEDFIELD
Right of Way 10



- * NHESP Certified Vernal Pools
- Emergency Surface Water Well
- Ground Water Well
- Non-Transeint, Non-Community Well
- ◆ Proposed Well
- ▲ Surface Water Well
- # Transient, Non-Community Well
- Orange line Eversource Right-of-Way
- Blue line Perennial Rivers and Streams
- Light blue line Intermittent Rivers and Streams
- Hatched box Mass Zone A
- Grey box Mass Town Lines



Source: "Office of Geographic and Environmental Information (Mass GIS), Commonwealth of Massachusetts, Executive Office of Energy and Environmental Affairs".
Public Water Supply data provided by MADEP Drinking Water Program, October 2017, DEP Public Water Supplies



(508) 906-3027
(508) 359- 6182 Fax

TOWN OF MEDFIELD

Office of the

Board of Appeals on Zoning

TOWN HOUSE, 459 MAIN STREET
MEDFIELD, MASSACHUSETTS 02052-2009

49 HATTERS HILL RD	59-009
45 HATTERS HILL RD	59-010
QUARRY RD	59-118
	LUC: 930
TOWN OF MEDFIELD	
459 MAIN ST	
MEDFIELD, MA 02052	

NOTICE OF DECISION

APPLICANT: Sean Kay

DECISION DATE: February 9, 2022

DATE OF FILING DECISION: February 22, 2022

DECISION NUMBER: 1428

At a public meeting held on February 22, 2022, the Town of Medfield Zoning Board of Appeals, acting in the above referenced matter, voted to approve with conditions the requested special permit under MGL Chpt. 40A §9 and/or Medfield Zoning Bylaw §300-6.2.T for the proposed work consisting of installation of an above ground permeable sports court within the front setback.

The property is located at 10 Quarry Road; Assessors' Map 59, Lot 099; RS Zoning District.

An appeal of this decision of the permit granting authority may be made by any person aggrieved pursuant to MGL Chapter 40A Section 17, as amended, within 20 days after the date of filing the notice of decision in the Office of the Town Clerk.

Copies of the decision may be obtained online at www.town.medfield.net > ZBA Webpage > ZBA Decisions or by emailing sraposa@medfield.net.

Sarah Raposa
Town Planner
(508) 906-3027
sraposa@medfield.net