

**BOARD OF SELECTMEN**  
**MEETING PACKET**

**MAY 24, 2022**

## **SUB-CONTRACT AGREEMENT**

**This AGREEMENT is made by and between THE CAMBRIDGE PUBLIC HEALTH COMMISSION (Commission) dba Cambridge Health Alliance (CHA), and the Town of Medfield (the "Contractor").**

### **1. Term**

**The term of this agreement will continue until June 30, 2022, with an option to renew by mutual written agreement.**

### **2. Scope of Services**

**As a Sub-recipient of Budget Period 3 (BP3) Federal Public Health Emergency Preparedness (PHEP) Funds, The Contractor agrees to perform the following services under the PHEP BP3 grant program:**

**The authorized signatory certifies that the funds issued are to be used for Emergency preparedness activities that demonstrate measurable and sustainable progress towards achieving healthcare preparedness capabilities that promote prepared and resilient communities and healthcare systems. Specifically, the funds are to support purchase of 2 Ipad devices including data plans to support community preparedness, vaccine dispensing and management.**

***Use of funds may only be used for the intended purpose as documented in the approved PHEP BP3 Budget. All expenditures must meet the requirements defined in the Massachusetts Department of Public Health BP3 Grant Guidance manual (Attached). Any deviations require approval from the Office of Preparedness and Emergency Management at the Massachusetts Department of Public Health via CHA as the pass-through agent of PHEP funds. The Massachusetts Department of Public Health has sole discretion on appropriate use of funds. Any funds deemed not acceptable to the Massachusetts Department of Public Health will be denied by the Cambridge Health Alliance.***

**To be eligible to receive funding, the Contractor must be compliant in completing at least 75% (3 out of 4) quarterly drills (HHAN, WebEOC, etc) and in attending at least 50% of the regional 4AB PHEP coalition meetings.**

**Any approved use of subcontractors via the PHEP BP3 Budget must be on an approved subcontractor list with the Cambridge Health Alliance. Any contractor that is not on an approved list will be the sole responsibility of the Contractor (agency/organization).**

**The Contractor will submit a quarterly or end of grant year report inclusive of a letter from town on town letterhead and invoice(s) to Cambridge Health Alliance to provide proof of purchase for any funds dispensed.**

**A midpoint progress and end of contract final review will be conducted by the CHA.**

**Employees, consultants, or individuals of a sub-contractor cannot charge more than 40 hours a week of their time to a contract, or between multiple MDPH OPEM vendors. MDPH OPEM reserves the right to audit any subcontractor to certify that no more than 40 hours of a person's time is being charged accurately.**

**The Contractor agrees to comply with all requirements as stated in the Commonwealth of Massachusetts Terms and Conditions (Attached).**

**3. Payment**

**The Contractor is awarded a one-time disbursement in the amount of \$898.00 from the U.S. Centers for Disease Control and Prevention Public Health Emergency Preparedness (PHEP) grant funding program. CHA reserves the right to dispute any items and can withhold future funding on disputed items until resolution. CHA and the Contractor shall work to resolve any disputed items promptly and in good faith.**

**4. Confidentiality**

**During the Term, the Contractor may have access to confidential business information and documents of the Commission. The Contractor agrees to maintain the confidentiality of the Commission's information and will not disclose such information without the Commission's written consent.**

**6. Cancellation**

**This agreement may be canceled by either party with thirty (30) days written notice. If this agreement is canceled, CHA will be entitled to repayment for any funds not rendered by the Contractor. Repayment of funds not rendered must be made within Fifteen (15) days of written notice by the Commission to the Contractor.**

**If the Contractor does not meet the requirements of this agreement, payment will be limited to services rendered up to the point at which CHA determines services are unsatisfactory.**

**7. Governing Law**

**The parties hereto intend that this agreement shall be governed by the laws of the Commonwealth of Massachusetts, without regard to its conflicts of law provision.**

**The Contractor will comply with applicable federal single audit, cost principles and administrative requirement standards. The contractor will not discriminate against any person or entity on the grounds of race, color, sex, age, religious creed, disability, national origin or ancestry, sexual orientation, marital status, family status, military status or source of income, or other protected class in the performance of its duties under this contract or activities in connection therewith, including, without limitation, in its employment practices, the selection or retention of subcontractors, or the procurement of rental of materials, equipment, and services. The Commission, dba CHA, may cancel, terminate or suspend the contract in whole or in part for any violation of this paragraph.**

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**Authorized Signatory**

---

**Date**

Commonwealth of Massachusetts  
County of \_\_\_\_\_

I \_\_\_\_\_ (Notary) as a notary public certify that I witnessed the signature of the aforementioned signatory above, that I verified the individual's identity on this date: \_\_\_\_\_, 2022.

My commission expires on:

AFFIX NOTARY SEAL

I \_\_\_\_\_ (Corporate Clerk) as a notary public certify that I witnessed the signature of the aforementioned signatory above, that I verified the individual's identity on this date: \_\_\_\_\_, 2022.

AFFIX CORPORATE SEAL

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**Christian Lanphere, PhD**  
**Site Administrator**  
**Cambridge Health Alliance**

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**Date**





Brittney Franklin &lt;bfranklin@medfield.net&gt;

## Fwd: Contract between Medfield and CHA for Ipad purchases

2 messages

Brenda Healy <bhealy@medfield.net>  
To: Brittney Franklin <bfranklin@medfield.net>

Tue, May 10, 2022 at 12:50 PM

Here is the agreement

----- Forwarded message -----

From: Dunnell, Kerry <kcdunnell@challiance.org>  
Date: Sat, May 7, 2022 at 9:18 PM  
Subject: Re: Contract between Medfield and CHA for Ipad purchases  
To: <bhealy@medfield.net>

Dear Brenda -- Attached are the contracts referenced in the previous email.  
best,

kerry

On Sat, May 7, 2022 at 9:17 PM Dunnell, Kerry <kcdunnell@challiance.org> wrote:

Dear Brenda --

I am happy to send you the contract between Medfield and CHA for the purchase of iPads per the quote provided in your community level request. If you can please sign the contract and the Terms and Conditions documents - the contract must be signed and notarized- and then return the documents to me by email, I can forward to execution and payment will be issued.

Please note that this contract requires that the item be purchased and received by you no later than this June 30, 2022, or the contract will be void, and Medfield will be required to return the funds to CHA. You will be asked to provide evidence of receipt of the item for our records- including both date received, and that the item requested was the one purchased. These are requirements for Audit purposes.

Thanks for your patience with the process of obtaining funds. Please let me know if you have any questions or concerns.

best,  
kerry

--

**Kerry C. Dunnell**  
Program Manager, Metro Region Preparedness Coalition (Region 4AB HMCC) Program Manager  
Pronouns she/her/hers  
cell phone 617.650.4952

**Region 4AB 24/7 Duty Officer - 857-239-0662**

--

**Kerry C. Dunnell**  
Program Manager, Metro Region Preparedness Coalition (Region 4AB HMCC) Program Manager  
Pronouns she/her/hers  
cell phone 617.650.4952

**Region 4AB 24/7 Duty Officer - 857-239-0662**

The information transmitted in this electronic communication, including all contents enclosed and/or attached, is intended only for the person or entity to whom it is addressed and may contain material that is confidential, privileged or otherwise protected from disclosure. Any review, re-transmission, copy, disclosure, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this information in error, please contact the sender and properly destroy this communication and all copies thereof.

--  
Brenda Healy RN MSN MBA  
Medfield Public Health Nurse  
(508) 906-3044

This email is intended for municipal use only and must comply with the Town of Medfield's policies and state/federal laws. Under Massachusetts Law, any email created or received by an employee of The Town of Medfield is considered a public record. All email correspondence is subject to the requirements of M.G.L. Chapter 66. This email may contain confidential and privileged material for the sole use of the intended recipient. Any review or distribution by others is strictly prohibited. If you are not the intended recipient please contact the sender and delete all copies.

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## 2 attachments

-  **BP3\_4AB\_PHEP\_Medfield\_Subrecipient Contract.docx**  
135K
-  **Comm T&C\_2019.pdf**  
2467K

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**Brenda Healy** <bhealy@medfield.net>  
To: Brittney Franklin <bfranklin@medfield.net>

Tue, May 10, 2022 at 12:51 PM

Brittney,  
The agreement is attached to the first email.  
Brends

----- Forwarded message -----  
**From:** Dunnell, Kerry <kcdunnell@challiance.org>  
**Date:** Sat, May 7, 2022 at 9:17 PM  
**Subject:** Contract between Medfield and CHA for Ipad purchases  
**To:** <bhealy@medfield.net>

Dear Brenda --

I am happy to send you the contract between Medfield and CHA for the purchase of IPads per the quote provided in your community level request. If you can please sign the contract and the Terms and Conditions documents - the contract must be signed and notarized- and then return the documents to me by email, I can forward to execution and payment will be issued.

Please note that this contract requires that the item be purchased and received by you no later than this June 30, 2022, or the contract will be void, and Medfield will be required to return the funds to CHA. You will be asked to provide evidence of receipt of the item for our records- including both date received, and that the item requested was the one purchased. These are requirements for Audit purposes.

Thanks for your patience with the process of obtaining funds. Please let me know if you have any questions or concerns.  
best,

kerry

--

**Kerry C. Dunnell**

Program Manager, Metro Region Preparedness Coalition (Region 4AB HMCC) Program Manager

Pronouns she/her/hers

cell phone 617.650.4952

**Region 4AB 24/7 Duty Officer - 857-239-0662**

The information transmitted in this electronic communication, including all contents enclosed and/or attached, is intended only for the person or entity to whom it is addressed and may contain material that is confidential, privileged or otherwise protected from disclosure. Any review, re-transmission, copy, disclosure, dissemination or other use of, or taking of any action in reliance upon, this information by persons or entities other than the intended recipient is prohibited. If you received this information in error, please contact the sender and properly destroy this communication and all copies thereof.

--

Brenda Healy RN MSN MBA

Medfield Public Health Nurse

(508) 906-3044

[Quoted text hidden]



## TOWN OF MEDFIELD, MASSACHUSETTS

### AGREEMENT CONTRACT # DPW 2022-04 STATE CONTRACT # (if applicable) FAC116-CX75

This Contract is made this 24<sup>th</sup> day of May 2022 by and between the Town of Medfield, a Municipal Corporation, duly organized under the laws of the Commonwealth of Massachusetts and having a usual place of business at the Town House Building, 459 Main Street in said Medfield, MA 02052 hereinafter referred to as the "Town" and Equipment East LLC, having a usual place of business at 61 Silva Lane, Dracut, MA 01826 hereinafter referred to as the "Contractor".

#### WITNESSED:

Whereas, the Town utilized the State Bid List FAC116 CX75, operated and overseen by the State of Massachusetts Operational Services Division (OSD) to solicit the purchase of a 2022 Multihog Articulated Sidewalk Tractor for the Town of Medfield Department of Public Works, per MGL Chapter 30B, work hereinafter referred to as "Program"; and

Whereas, the Contractor submitted a bid to the OSD to provide member municipalities with vehicle pricing as identified and priced out in Mass State OSD Document FAC#116 submitted to the OSD and contract dated May 1, 2021 and the Town has decided to award the contract therefore to the Contractor based on the quote sent to the Town of Medfield on April 8, 2022 in the amount of One Hundred,Seventy-Nine thousand dollars (\$179,000.00) and the Town has decided to award the contract therefore to the Contractor.

NOW, THEREFORE, THE Town and the Contractor agree as follows:

1. Contract Documents: The Contract Documents consist of this Agreement and the proposal from the Contractor to the Town of Medfield dated April 8, 2022, (Attachment A), in its entirety, and proposal submitted to the OSD as part of Equipment East LLC's response to the OSD solicitation for proposals. The Contract Documents constitute the entire Agreement between the parties concerning the services and all are as fully a part of this Agreement as if attached hereto. In the event of conflicting provisions, the language of this Agreement shall govern provided that if the conflict relates to quantity or quality of goods or services, the greater quantity or higher quality specified shall be required.
2. Goods/Services: The Contractor shall furnish all product and services related to the Program in accordance with the specifications provided in the attached proposal (Attachment A). Risk of loss or damage during transit is assumed by the Contractor.
3. Performance of Work: The Contractor shall furnish all equipment, staffing, and materials to build and deliver the vehicle in strict conformity with the specifications and requirements contained in the OSD contract and all applicable Federal, State, and local laws, each of which is incorporated by reference and shall be responsible for obtaining all necessary approvals/permits as required for the performance of the Program. The Town will require a signed change order in advance of any additions or deletions to this agreement.

4. Contract Term: The Contractor shall make delivery to the Town of Medfield for the vehicle which satisfies all contract specifications no later than October 31, 2022.
5. Warranties: The Contractor warrants that the vehicle and all components and attachments have been constructed/assembled in strict conformity with the specifications and requirements set out in the OSD contract. In addition to express warranties required of the Contractor, Contractor warrants that the goods sold are merchantable; that they are fit for the purpose for which they are being purchased; that they are of uniform quality and consistency and absent from any latent defects and that they are in conformity with any sample, which may have been presented to the Town. The Contractor warrants that all work will be performed in a good workmanlike manner and in strict conformity with the Contract Documents. The Contractor shall replace, repair, or make good, without cost to the Town, any defects or faults arising within one (1) year after date of Town's acceptance of articles furnished hereunder (acceptance not to be unreasonably delayed) resulting from imperfect or defective work done or materials furnished by the Contractor. Except as otherwise expressly set forth in this agreement, there are no other warranties.
6. Delivery: The Contractor shall deliver the Multihog Articulated Sidewalk Tractor FOB to the Medfield Department of Public Works, 55 North Meadows Road, Medfield, MA 02052 or to another location within the Town of Medfield, as Town may direct in writing.
7. Payment for Work: The Town shall pay the Contractor based on the proposal submitted to the Town of Medfield on April 8, 2022 (Attachment A) in the amount of \$179,000.00 only after delivery, testing, and acceptance of vehicle in accordance with the terms and conditions in the OSD contract. The Town has the right to inspect/test product prior to purchase. The Contractor to Town shall submit invoices for payment for the Program according to terms set forth by the Town. The Town shall make payments, subject to its acceptance, within thirty (30) days after its receipt of the invoice.
8. Performance: The contractor shall manufacture the vehicle and deliver it to the Town in accordance with the terms and conditions in the OSD contract.
9. Indemnification of the Town: The Town's liability hereunder shall be limited to the amounts due the Contractor for services actually rendered. The Contractor shall defend, indemnify and hold harmless the Town, its officers, boards, agents and employees to the maximum extent permitted by law, from any liability loss, damage, cost, charge, or expense resulting from any employees or third party contractor or supplier's claim for payment for wages, labor, materials, goods or services rendered to Contractor or from any claim for injury to person or property, which be made as a result of any act, omission or default on the part of the Contractor, or any of its agents or employees and will pay promptly on demand all costs and expenses of the investigation thereof, including attorney's fees and expenses. If any such claim is made, the Town may retain out of any payments, then or thereafter due to the Contractor a sufficient amount to protect the Town against such claims, costs and expenses.
10. Contractor's Standard of Care: In providing services under this Agreement, the Contractor shall endeavor to perform in a manner consistent with that degree of care and skill ordinarily exercised by members of the heavy duty vehicle related equipment industry currently practicing under similar circumstances. Upon notice to the Contractor and by mutual agreement between the parties, the Contractor will, without additional compensation, correct those services not meeting such a standard.
11. Contractor's Personnel: The Contractor shall utilize only its employees and shall not utilize any third-party contractors without prior written approval of the Town.

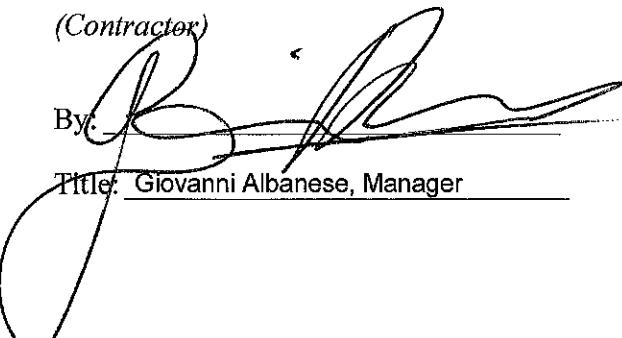
12. **Insurance:** The Contractor shall provide the following insurance policies. The Town will require a Certificate of Insurance, indicating evidence of General Liability, Automobile Liability with minimum limits of \$2,000,000.00 and Worker's Compensation (per Statute). The Town will require the Certificate of Insurance to include naming the Town of Medfield as an additional insured.
13. **Independent Contractor:** The Contractor is an independent contractor and is not an agent or employee of the Town and is not authorized to act on behalf of the Town. The Town will not withhold Federal, State or payroll taxes of any kind, on behalf of the Contractor or the employees of the Contractor. The Contractor is not eligible for, and shall not participate in, any employee pension, health or other fringe benefit plan of the Town.
14. **Successors and Assigns:** This Agreement is binding upon the parties hereto, their successors, assigns and legal representatives. Neither the Town nor the Contractor shall assign or transfer any interest in the Agreement without the written consent of the other.
15. **Inspection and Reports:** The Town shall have the right to inspect the records of the Contractor relative to the services provided to the Town pursuant to this Agreement. This shall include the right to enter upon any property owned or occupied by the Contractor, whether situated within or beyond the limits of the Town. Upon request the Contractor shall furnish to the Town any and all written reports relative to such services arising out of its operations under this Contract during and/or after the termination of the contract.
16. **Termination:**
  - a. **For Cause** – The Town shall have the right to terminate this Agreement if (i) the Contractor neglects or fails to perform or observe any of its obligations hereunder and a cure is not effected by the Contractor within seven (7) days next following its receipt of a termination notice issued by the Town, (ii) if an order is entered against the Contractor approving a petition for an arrangement, liquidation, dissolution or similar relief relating to bankruptcy or insolvency and such order remains unvacated for thirty (30) days; or (iii) immediately if the Contractor shall file a voluntary petition in bankruptcy or any petition or answer seeking any arrangement, liquidation or dissolution relating to bankruptcy, insolvency or other relief for debtors or shall seek or consent or acquiesce in appointment of any trustee, receiver or liquidation of any of the Contractor's property.

The Town shall pay all reasonable and supportable costs incurred prior to termination, which payment shall not exceed the value of services provided.
  - b. **For Convenience** – The Town may terminate this Agreement at any time for any reason upon submitting to the Contractor thirty (30) days prior a written notice of its intention to terminate. Upon receipt of such notice, the Contractor shall immediately cease to incur expenses pursuant to this Agreement unless otherwise directed in the Town's termination notice. The Contractor shall promptly notify the Town of costs incurred to date of termination and the Town shall pay all such reasonable and supportable costs which payment shall not exceed the unpaid balance due on this Agreement.
  - c. **Return of Property** – Upon termination, the Contractor shall immediately return to the Town, without limitation, all documents and items of any nature whatever, supplied to the Contractor by the Town or developed by the Contractor in accordance with this Agreement.
17. **Notice:** Any and all notices, or other communications required or permitted under this Contract, shall be in writing and delivered by hand or mailed postage prepaid, return receipt requested, be registered or certified mail or by other reputable delivery service, to the parties at the address set forth on Page 1 or furnished from time to time in writing hereafter by one party to the other party. Any such notice or correspondence shall be deemed

given when so delivered by hand, if so mailed, when deposited with the U.S. Postal Service or, if sent by private overnight or other delivery service.

18. Severability: If any term of this Contractor application thereof shall to any extent be held invalid, illegal or unenforceable by the court of competent jurisdiction, legality, and enforceability of the remaining terms and conditions of the Contract shall not be deemed affected thereby unless one or both parties would be substantially or materially prejudiced.
19. Governing Law: The performance of this Contract shall be governed, construed and enforced in accordance with the laws of the Commonwealth of Massachusetts. Claims and Disputes and Resolution Procedure, Claims, Disputes, or other matters in question with the Town and Contractor or any other party claiming rights under this Agreement relating to or arising from the Project, the Work, or interpretation of any terms of the Contract or Contract Documents shall be resolved only by a civil action commenced in the Commonwealth of Massachusetts in either the Superior Court Department, Norfolk County, or the District Court Department, Dedham Division, of Massachusetts Trial Court; in the alternative, private arbitration or mediation may be employed if the parties mutually agree in writing to do so.
20. Entire Agreement: This Contract, including all documents incorporated herein by reference, constitutes the entire integrated agreement between the parties with respect to the matters described. This contract supersedes all prior agreements; negotiations, either written or oral and it shall not be modified or amended except by a written document executed by the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on this day and year first above written.

(Contractor)  
By:   
Title: Giovanni Albanese, Manager

Board of Selectmen

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Approved as to Form: \_\_\_\_\_

Town of Medfield, MA

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Mark G. Cerel, Town Attorney

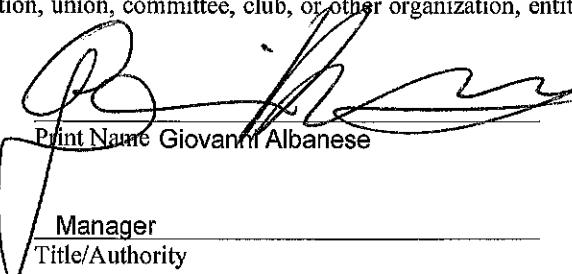
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Kristine Trierweiler, Town Administrator

## CERTIFICATION OF GOOD FAITH

The undersigned certifies under pains and penalties of perjury that this contract has been obtained 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.

The Contractor by:



Print Name Giovanni Albanese

Manager  
Title/Authority

## CERTIFICATE OF STATE TAX COMPLIANCE

Pursuant to Massachusetts General Laws, Chapter 62C, Section 49A

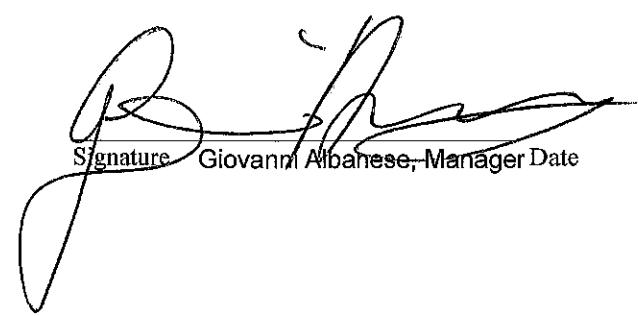
Giovanni Albanese, Manager, authorized signatory for  
name of signatory

Equipment East, LLC, whose  
name of contractor

principal place of business is at 61 Silva Lane, Dracut, MA 01826,

Equipment East, LLC does hereby certify under the pains and penalties of perjury that  
name of contractor has paid all

Massachusetts taxes and has complied with all laws of the Commonwealth of Massachusetts relating to taxes,  
reporting of employees and contractors, and withholding and remitting child support.



Signature Giovanni Albanese, Manager Date

## EXAMPLE CLERK'S CERTIFICATE

Action of Shareholders

Written Consent

(Date)

The undersigned, being the Shareholders of Equipment East LLC, a Massachusetts Corporation (the "Corporation") entitled to vote on the action, hereby consent to the adoption of the following votes:

VOTED: That the [President and/or the Vice President or named individual], each of them acting singly is, authorized to execute any and all contract documents and to enter into and negotiate the terms of all contracts and to accomplish same and to execute any and all documents, instruments, and agreements in order to effectuate the transaction and that said transaction shall be valid, binding, effective, and legally enforceable.

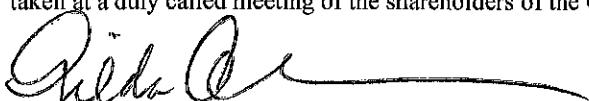
VOTED: That the officers are, and each of them acting singly is, authorized, from time to time, in the name and on behalf of the Corporation to take or cause to be taken all such action(s) as s/he or they, as the case may be, deem necessary, appropriate or advisable to effect the foregoing votes, as may be shown by the officer or officers execution or performance which shall be conclusive evidence that the same is authorized by the directors of this Corporation.

VOTED: That the officers are, and each of them acting singly is, authorized, from time to time, in the name and on behalf of this Corporation, under its corporate seal, if desired, attested by an appropriate officer, if desired, to execute, make oath to, acknowledge, deliver and file any and all of the agreements, instruments, certificates and documents referred to or related to the foregoing votes.

VOTED: That the officers are, and each of them acting singly is, authorized, from time to time and on behalf of this Corporation, under its corporate seal, if desired, to execute, acknowledge and deliver any and all agreements, instruments, certificates and documents referred to or related to the foregoing votes, with such changes as the officer or officers so acting may deem necessary or desirable, and the signature of such officer or officers to be conclusive evidence that the same is authorized by the directors of this Corporation.

Clerk of Corporation Certificate

I, Gilda Albanese the Clerk of the foregoing corporation, do hereby certify that the above vote was taken at a duly called meeting of the shareholders of the Corporation on May 13, 2022

  
Gilda Albanese  
Clerk of Corporation

SEAL

# ATTACHMENT

A



Office: 978.454.3320 • Fax: 978.454.3326  
61 Silva Lane, Dracut, MA 01826 • www.EquipmentEast.com

## QUOTE - DO NOT PAY

Quote: 01-25559  
Date: 4/8/2022

PO: FAC116 CX75  
CustId: MEDFIELD

Cust Email: rkennedy@medfield.net; dclemeno@medfield.net  
Phone: (508) 359-8597  
Salesperson: JFleming  
User: Chris Thomas

Bill To:  
Medfield Town of  
55 North Meadows Rd  
Medfield, MA 02052

Ship To:  
Medfield Town of

Quote prepared using Massachusetts State Contract FAC116

Item	Type	Description	Qty	Tax	Price	Discount	Net Price
CX75	QU	Multihog CX75	1.0000		\$96,506.18		
		MH - Articulated sidewalk tractor					
		697-1007: Reversing camera			\$1,321.07		
		697-1013: Variable fan			\$4,529.98		
		697-1017: Front Mechanical PTO 1000 RPM			\$5,602.87		
		697-1020: 0-100 L/M (0-26.4 gpm) to front			\$3,675.97		
		697-1025: Tee Connection to rear			\$476.84		
		697-1027: 2 x DA valves to front and 1 x DA valve to rear			\$1,586.85		
		697-1030: Hydraulic tipping rear			\$2,063.71		
		697-1031: Hydraulic rotation with radial floatation of front linkage			\$1,164.73		
		697-1034: Hydraulic cab tilt			\$1,661.12		
		697-1035: LED amber flasher lights (set of 4)			\$584.32		
		697-1036: Heated seat- heated base and back support			\$793.43		
		697-1038: Heated windscreen			\$1,711.93		
		697-1048: Standard orange RAL2011 panels					
		697-1051: Combined cab heating & air conditioning			\$2,907.94		
		697-1053: 2 LED worklights (front)			\$381.08		
		697-1054: 2 LED worklights (rear)			\$381.08		
		697-1061: CX SD Traction Control			\$3,171.77		
		697-1076: Cab doors with one sliding window			\$1,264.40		
		697-1083: High temp water hose running front to rear			\$782.21		
		697-1099: Intermediate mud guards			\$635.13		
		697-1101: 4 x DA lever valve block with float			\$2,020.71		
		697-1125: 100 litre (26.4 gal) tee connection from front to rear			\$687.90		
		697-1133: Standard drive					
		697-1134: Standard 3500 kg (7,716 lbs) gross vehicle weight					
		697-1137: Mechanical top link (standard)					
		697-1155: Side guard protection kit			\$693.76		
		697-1191 + 697-1192: Roof guard protection kit with lights			\$1,686.52		
		697-1206: BFG All Terrain LT245/75/16 tyres			\$4,016.00		
		697-1211: Belly pan kit			\$240.54		
		697-2189: Left hand traffic headlights			\$6,666.67		
		Freight:					
		Setup:			\$1,333.33		



Office: 978.484.3320 • Fax: 978.484.3328  
61 Silva Lane, Dracut, MA 01826 • www.EquipmentEast.com

## QUOTE - DO NOT PAY

Quote: 01-25559  
Date: 4/8/2022

PO: FAC116 CX75  
CustId: MEDFIELD

Cust Email: rkennedy@medfield.net; dciermeno@medfield.net  
Phone: (508) 359-8597  
Salesperson: JFleming  
User: Chris Thomas

Bill To:  
Medfield Town of  
55 North Meadows Rd  
Medfield, MA 02052

Ship To:  
Medfield Town of

LPAB-2	QU	Line Discount: 7.00%		(\$10,398.36)
		<b>Total CX75</b>		<b>\$138,149.68</b>
		Multihog LPAB-2	1.0000	\$0.00
		OTH - 2 Low profile amber beacons, rear corners		
		2832APLM: 2 low profile amber beacons		\$190.29
		801-0003: DIN socket		\$30.17
		Freight:		\$66.67
		Setup:		\$333.33
		Line Discount: 7.00%		(\$43.43)
		<b>Total LPAB-2</b>		<b>\$577.03</b>
Extended Warranty	QU	Glynn General Extended Warranty	1.0000	\$6,703.20
		OTH - Years 2,3,4,5 / 5,000 hours		
		Line Discount: 7.00%		(\$469.22)
		<b>Total Extended Warranty</b>		<b>\$6,233.98</b>
DB75-2	QU	Metec DB75-2	1.0000	\$6,798.29
		OTH - Stainless Steel 1/2 yard dump body		
		Freight:		\$666.67
		Setup:		\$166.67
		Line Discount: 7.00%		(\$534.21)
		<b>Total DB75-2</b>		<b>\$7,097.42</b>
DS44-2	QU	Metec DS44-2	1.0000	\$9,208.39
		OTH - Stainless Steel 1/3 yard drop spreader		
		Freight:		\$933.33
		Setup:		\$333.33
		Line Discount: 7.00%		(\$733.25)
		<b>Total DS44-2</b>		<b>\$9,741.80</b>
SB50-1	QU	Metec SB50-1	1.0000	\$13,447.00
		OTH - 50" box snowblower with 2 augers		
		Freight:		\$800.00
		Setup:		\$333.33
		Line Discount: 7.00%		(\$1,020.62)
		<b>Total SB50-1</b>		<b>\$13,559.71</b>
FVP61-1	QU	Metec FVP61-1	1.0000	\$9,813.33
		OTH - 61" hydraulic V-plow		
		Freight:		\$1,000.00
		Setup:		\$2,000.00



Office: 978.464.3320 • Fax: 978.464.3325  
61 Silva Lane, Dracut, MA 01826 • www.EquipmentEast.com

## QUOTE - DO NOT PAY

Quote: 01-25559  
Date: 4/8/2022

PO: FAC116 CX75  
CustId: MEDFIELD

Cust Email: rkennedy@medfield.net; dclemeno@medfield.net  
Phone: (508) 359-8597  
Salesperson: JFleming  
User: Chris Thomas

Bill To:  
Medfield Town of  
55 North Meadows Rd  
Medfield, MA 02052

Ship To:  
Medfield Town of

		Line Discount: 7.00%		(\$896.93)	
		<b>Total FVP61-1</b>			\$11,916.40
HS48-1	QU	Metec HS48-1 OTH - 48" hydraulic sweeper	1.0000	\$10,945.73	
		Freight:		\$800.00	
		Setup:		\$333.33	
		Line Discount: 7.00%		(\$845.53)	
		<b>Total HS48-1</b>			\$11,233.53
WT100-3	QU	Metec WT100-3 OTH - Water tank for dump body	1.0000	\$1,607.56	
		Freight:		\$400.00	
		Setup:		\$666.67	
		Line Discount: 7.00%		(\$112.53)	
		<b>Total WT100-3</b>			\$2,487.03
Remark Sales	RE MC	Customer appreciation discount Sales Dept	-1.0000	\$21,996.58	(\$21,996.58)
					<b>Total: \$179,000.00</b>

Totals	Sub Total:	\$179,000.00
	Total Tax:	\$0.00
	Invoice Total:	\$179,000.00

Signature: \_\_\_\_\_

I agree that I have received and read the Terms and Conditions with this document and agree that it is part of this quote/sale contract. No other agreement/understanding affects this order unless specified above. Quotes Valid 30 days. Deal is not binding until accepted and signed by the Officer of the Dealer's Corporation. The above quote does not include Freight and Sales/Use tax. The customer is responsible for All Freight and Sale/Use Tax.



Brittney Franklin &lt;bfranklin@medfield.net&gt;

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## FW: Resignation Letter / MAHT

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**Sandomirsky, Greg** <> To: "bfranklin@medfield.net"  
<bfranklin@medfield.net> Cc: "mbonoldi@medfield.net"  
<mbonoldi@medfield.net>

Thu, May 19, 2022 at 4:24 PM

Had some typos in your address the first time – sorry --- Greg

---

**From:** Sandomirsky, Greg  
**Sent:** Thursday, May 19, 2022 3:19 PM  
**To:** 'mbonoldi@medfield.net' <mbonoldi@medfield.net>  
**Cc:** 'bfranflin@medfield.netr' <bfranflin@medfield.netr>; Sarah Raposa <[sraposa@medfield.net](mailto:sraposa@medfield.net)>; Michael Marcucci <[selectmanmarucci@gmail.com](mailto:selectmanmarucci@gmail.com)>; Sandomirsky, Greg <>; Greg Sandomirsky <[gregsandomirsky@gmail.com](mailto:gregsandomirsky@gmail.com)>  
**Subject:** Resignation Letter / MAHT

Marion – It is with mixed emotions that I send this letter of resignation. I expect to be relocating out of Medfield sometime this summer. Accordingly, I am giving formal notice to you in your capacity as Town Cleek of my resignation from the Board of the Medfield Affordable Housing Trust effective July 31<sup>st</sup>. Please advise the Board of Selectmen.

It has been a pleasure to serve (I will have almost served out one 2 year term). The appointment has caused me to become much more informed on numerous current issues affecting the Town. I believe the work of the Trust is important for the future and goes well beyond attention to state-mandated minimums for diversifying housing opportunities. Please confirm receipt of this at your convenience and let me know if you need anything else from me, such as a forwarding address. Sincerely, Greg

Greg Sandomirsky

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## STATEMENT OF CONFIDENTIALITY:

The information contained in this electronic message and any attachments to this message are intended for the exclusive use of the addressee(s) and may contain confidential or privileged information. If you are not the intended recipient, or the person responsible for delivering the email to the intended recipient, be advised you have received this message in error and that any use, dissemination, forwarding, printing, or copying is strictly prohibited. Please notify the Mintz, Levin, Cohn, Ferris, Glovsky and Popeo sender immediately, and destroy all copies of this message and any attachments.

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

May 14, 2022

Dear Board of Selectmen,

The Council on Aging requests permission to serve wine and beer at the following monthly events:

Wednesday, June 8 for a Men's Night 5:00 – 7:00 p.m. (Guest Speaker Henry Quinlan)  
Wednesday, June 22 for our First Summer Cookout 4:30 – 7:00 p.m.

Thank you,

*Roberta Lynch*

Roberta Lynch R.N., Director  
Medfield Council on Aging

Geoffrey Pedder  
Founder and Managing Partner  
ZēLUS Beer Company  
1 Green Street  
Medfield, MA 02052

May 8, 2022

Re: Request for Medfield Beer Gardens at Meeting House Park

To: Select Board and All Relevant Town of Medfield Departments

I am writing to seek approval to have a ZēLUS Beer Garden at Meeting House Park for the following dates in from June through September 3: Saturday June 11, Saturday June 25, Saturday July 16, Saturday August 6, Saturday August 13, Saturday August 27 and Saturday September 3. We would operate the location similar to how we have it operated it in previous years.

- Location – Meeting House Park, Medfield.
- Times – 12-8:30pm.
- Maximum Attendance at Single Time – 50 plus staff.
- All our servers would be TIPS certified, as they are in our taproom and other events.
- We would provide tables and chairs.
- Entire beer garden can be roped off.
- Sanitation – We would be responsible for clean up at the end of the day, including the removal of trash and recycling.

ZēLUS Beer Company is proudly based in Medfield, counts many members of the community as its customers and has operated other events in Medfield. We hope that you look upon this proposal favorably.

Best regards,

Geoffrey Pedder.

[geoff@zelusbeer.com](mailto:geoff@zelusbeer.com)  
617-510-0260

**INFORMATIONAL**



To our Community Partners:

Trees are a beautiful and treasured feature of Massachusetts's landscape, but they also can cause devastating damage when strong storms tear through the state. Because trees are the number one cause of power outages for our customers and public safety issues in our communities, it's critical that we balance the many benefits that trees provide with the need for safe and reliable power.

That's why we've developed a Vegetation Management Town Scorecard to measure the value of our proactive tree work across the state. Our goal is to provide a visual and accessible overview of reliability and the state of our vegetation management efforts in your town.

The scorecard includes important data including:

- An overview of our 2022 plan for your community
- The number of tree related emergency calls
- The clearance standard need to be maintained
- Reliability data for Eversource customers related to vegetation

We understand the important role trees play in our communities. At the same time, we're committed to meeting customer expectations on reliability. We need reliable power now more than ever before and must work together to ensure the safety of our communities.

If you have any questions regarding Eversource's vegetation management program, please contact me at 508-790-9007.

Sincerely,

Paul Sellers,

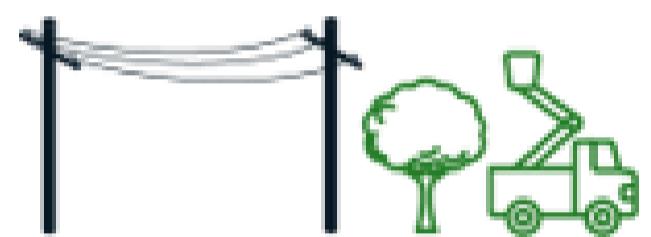
Eversource Manager of Vegetation Management

Enc: Town Scorecard

MEDFIELD



## DISTRIBUTION TREE & RELIABILITY



TOTAL MILES SCHEDULED

**13.1**

TOWN TOTAL

**59.2**

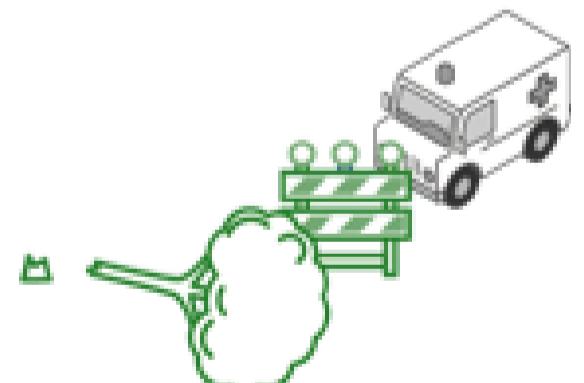


BACKBONE MILES SCHEDULED

**6.6**

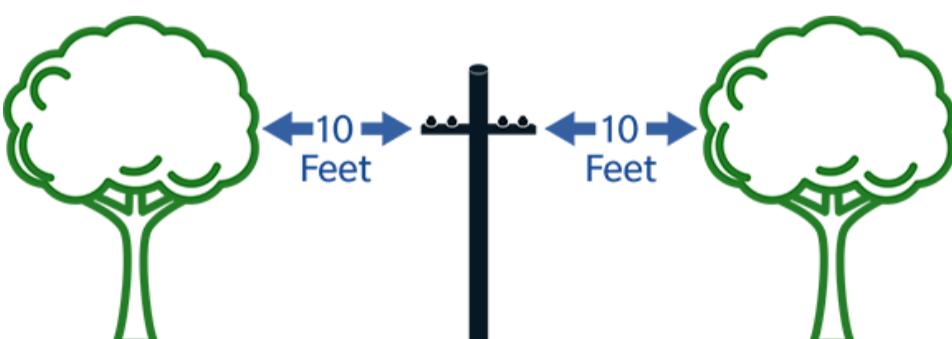
TOWN TOTAL

**30.6**



EMERGENCY CALLS

**22**



Eversource Backbone  
Trimming Standard

TREE RELIABILITY  
2021

CUSTOMERS SERVED

**5,049**

PERCENT TREE-RELATED OUTAGES

**43%**

OUTAGES

**294**

CUSTOMERS IMPACTED

**3,192**

MINUTES CUSTOMERS IMPACTED

**557,931**



May 6, 2022

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

Dear Chairman and Members of the Board:

We are committed to keeping you and our customers informed about changes to Xfinity TV services. Accordingly, please note the following change to the Xfinity channel lineup provided in your community:

- *On August 8, 2022, due to changes in business costs, AMC+ On Demand will increase from \$6.99 to \$8.99 per month.*

Customers are receiving notice of this information in their bill.

Additionally, once again, we wanted to share the emergency/trouble reporting procedure in the event a **municipal building** experiences problems with downed cable drops, signal transport issues with I-NET or Video Return Lines, Public, Education and Government (PEG) Access channels or to have our technical or construction staff on-site during an emergency.

**MUNICIPAL - EMERGENCY/TROUBLE REPORTING PROCEDURES**

*(Please note the XOC telephone number listed below **IS NOT** for public dissemination)*

**STEP 1** Call **1-877-359-1821** (24/7 – XOC)

**STEP 2** Select **Option # 1** - Municipalities, Utilities, Police & Fire

**STEP 3** Prompted for Reason for call:

Option # 1 - Down Wires (will be prompted to enter zip code)

Option # 2 – Pole hits, pole transfers or all other Municipal Issues

**STEP 4** Speak with Rep. and **obtain job reference #**

The above steps will put you in touch with our Excellence Operations Center (XOC), 24-hours a day, and seven days a week.

Please do not hesitate to contact me at [patrick\\_shearns@comcast.com](mailto:patrick_shearns@comcast.com) should you have any questions.

Very truly yours,

*Patrick J. Shearns*

Patrick J. Shearns, Sr. Manager  
Government Affairs

## Town of Medfield Climate Action Plan

TOMCAP

DRAFT 4.14.2022

- **3 Sections**
- **6 Objectives (2 for each section)**
- **Priority strategies (several for each objective)**
- **Actions**

# Renewable Energy

Medfield will plan for and support the adoption of renewable sourced electricity and installation of clean energy technology throughout town by identifying and promoting cost-effective solutions for both public and private applications.

Currently there are two municipally owned solar arrays and several arrays on commercial and residential properties. Significant future municipal opportunities include the reuse of the former town landfill site, as well as additional rooftop and parking lot applications involving town and school department buildings.

(this will need to be fluffed out a little more)

The successful Solarize Medfield campaign (2016) is a blueprint for similar future programs.

The plan envisions affordable, renewably sourced electricity available to all residents and businesses with the goals of:

- Objective 1: Make electricity supply Achieve 100% renewably sourced energy [for all municipal activities? For the entire town, including residents?] by 2030
- Objective 2: Encourage renewable energy solutions throughout Medfield

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**Comment [GM1]:** Depending on the scope of Objective 1, this objective seems to be redundant. If Objective 1 is only focused on municipal energy use, then this objective should just make it clear that it is focused on private (residential and business) users

## **1.1 Transition Medfield Municipal Electricity Supply to 100% Renewable by 2030**

*The Town of Medfield will implement Medfield Community Electricity and adopt cost-effective supply options with increasing amounts of renewable energy with the goal that of achieving 100% of Medfield electricity supply ~~is-being~~ renewable by 2030.*

Foundational to achieving the Town of Medfield's goal of carbon neutrality by 2050 is ensuring that the Town's electricity supply is entirely renewable. The great news is that this can be an early action and potentially achieved through municipal aggregation with leadership by the Town. The challenge, however, is to do this in a cost-effective manner.

Municipal aggregation involves the Town of Medfield contracting with a fully vetted energy supplier for electricity. The Medfield Community Electricity program will allow the Town to select from electricity supply options with increasing amounts of renewable energy content for each of the Town's properties.

The Town of Medfield will adopt pursue a goal of sourcing electric supply for all municipal properties with increasing percentages of renewables over the next 8 years, with the-a goal of sourcing ALL electric supply ~~from achieving~~ 100% renewable energy by 2030 while maintaining or reducing overall electricity demand to reduce overall net electricity costs to the town. This will probably require a combination of "energy credit" revenue generation, complemented by actions to reduce the town's energy demand.

While the future of energy supply is difficult to predict, it is possible that by the town adopting this goal, a cost premium may be incurred associated with the selection of 100% renewable energy. This potential increase in cost would be reflected in the town budgets. Recognizing that it is vital that citizens of the town are aware and have the opportunity to input into the town adoption of this leadership goal of sourcing all electricity from 100% renewable energy by 2030, there will be a series of open houses, webinars, surveys, and other town listening posts to gather citizen input and support on adopting this goal.

- Department of Energy Resources.

### **Measures of Success**

- Percentage of electricity sourced by renewable energy by the Town

#### **Potential Co-Benefits**

- Stability of electricity prices by the Town contracting for a long-term contract with an electric supplier.
- Higher percentage of renewables than required by Commonwealth

**Comment [GM3]:** Is there a reason why these are being called "Co-Benefits", rather than just "Benefits"?

#### **Equity Considerations**

- Explore competitive municipal aggregation electricity suppliers that are minority owned.

**Comment [GM4]:** With the recent legislation apparently preventing geographically broad sources of renewable energy, the likelihood that we will find suppliers who can supply renewable energy at attractive prices has gone down. It hasn't disappeared entirely at this point, but it appears to have gone down.

#### **Partners for Implementation**

- Select Board of Selectmen,
- Energy Broker,
- electricity supply vendor,
- Sustainability consultant,
- Energy Committee,
- Department of Public Utilities
- Energy efficiency in building design professionals

**Comment [GM5]:** As the state continues to increase the percentage of renewable energy required in Eversource's Basic Service, the opportunity and incentive to exceed the state's standard for Basic Service will eventually evaporate.

**Comment [GM2]:** These two sentences appear to be talking about two different things. As you probably recognize, recent legislative developments will jeopardize the long-term viability of this type of community electricity program, so we ought to discuss whether this should be relied upon as heavily in this plan as you seem to be doing here.

**Comment [GM6]:** Our name has not changed yet, so we should call out the correct name of the Board if this is going to be an official town document

## 1.2 Transition Medfield Residential Electricity Supply to 100% Renewable by 2030

With the implementation of Medfield Community Electricity, citizens will have the opportunity to select electricity supply options with increasing amounts of renewable energy. The goal is that 100% of Medfield electricity supply is renewable by 2030 with the adoption by citizens in Medfield Community Electricity of 100% renewable.

With the introduction of Medfield Community Electricity, all citizens of the town can engage in achieving the Town of Medfield's goal of carbon neutrality by 2050 by selecting 100% renewable electricity supply.

Citizens will be able to choose their energy supply. There will be extensive community outreach and education provided to all Town citizens on Medfield Community Electricity so informed personal choices can be selected on energy supply. There will be tools to help citizens understand the impact of respective supply elections on reducing carbon footprint. Medfield Community Electricity will offer several options to citizens for energy supply, which will include one that is competitive with current default electric supply provided by the utility, and other options with increased percentages of renewables.

### Potential Co-Benefits

- Stability of electricity prices by the Town contracting for a long-term contract with an electric supplier.
- Higher percentage of renewables than required by Commonwealth

### Equity Considerations

- As the Town of Medfield offers Medfield Community Electricity, there will be an option available that is competitive to the utility electric price.
- Additionally, outreach and communication to citizens to maximize awareness of options such as the utility low-income discount rate and fuel assistance so these programs can be fully leveraged (i.e. LIHEAP)
- Mitigate language and other barriers in educational material and programs

### Partners for Implementation

- Select Board of Selectmen,
- Energy Broker,
- electricity supply vendor,
- Sustainability Consultant,
- CAP agencies,
- Energy Committee,
- Department of Public Utilities,
- Department of Energy Resources.

### Measures of Success

- Percentage of renewable energy generated electricity sourced by renewable energy purchased by town residents
- Overall electricity consumption level by town residents

- Percentage of customers choosing 100% renewable when provided options
- Percentage of customers who remain in the program

**Comment [GM7]:** I'm happy to hear the argument for why I'm wrong here, but I don't think this is a reasonable goal. To begin, not all residents will be participating in Medfield Community Electricity, and many of those who do will be choosing the option that offers a lower electricity price per KWH – which won't be 100% renewable over the next 8 years. In fact, if the lower cost option really was 100% renewable, then I suspect that Eversource will already be offering it in the Basic Service – either because it's cheaper for them to do that, or because the state will have imposed a 100% renewable standard for Eversource's electricity supply.

**Comment [GM8]:** Which they won't do, unless 100% renewable energy is a cost-effective option. And if that's the case, I don't think Medfield Community Electricity will still exist because Eversource will have already moved to this spot with the Basic Service. It might make sense to incorporate similar references to energy reduction initiatives that I suggested inserting into the Municipal section above in this section as well. If you are hoping that people will sign up to pay more than they absolutely have to for electricity, I think your best chance of getting some people to do that would be to offer them an approach that reduces their overall cost of electricity, even as they sign up for more expensive prices for the electricity that they do buy.

**Comment [GM9]:** I'm not sure that this is going to turn out to be a huge deal, but you could check in with Medfield Outreach to hear about their experience with their recent survey, which was made available in a couple of different languages, identified as languages spoken by a definably significant number of Medfield residents.

**Comment [GM10]:** Is this referring to TOMCAP? If not, who does this refer to and what involvement are we saying they will have in this?

## **2.1 Address Regulations to make it easier to install clean energy technology.**

*The Town of Medfield will reduce barriers to installing clean energy technology such as renewables, EVs, batteries, energy efficiency and others by identifying any current regulatory barriers and developing recommendations to address and remove these barriers, where feasible and appropriate.*

More and more, Medfield homeowners and businesses are interested in clean energy solutions. In addition to the measures covered in other sections of the Plan, this includes partnering solar photovoltaic installation with battery storage. In order to fully leverage the opportunity of these clean energy solutions, it is important to explore if there are hurdles to installing clean energy technology, to surface and mitigate any regulatory **constraints**.

In an effort to understand potential barriers, community focus groups with builders, inspectors, developers, and advocates will be undertaken. These sessions will both explore the potential of clean energy technology and identify barriers associated with this potential. Additionally Based on what is learned, follow-up focus groups will tackle developing recommendations to address barriers. Action plans to implement the recommendations will be developed and vetted with the Medfield Community, and, where appropriate, submitted to the town and/or state for recommended consideration, approval, and adoption

presented to the appropriate town governance for review and approval.

The plan proposes for the Town to explore the Massachusetts PACE program, which can make additional funding available for clean energy technology on commercial properties, non-profits and multi-family homes.

### **Potential Co-Benefits**

- Clean energy solutions improve air quality both indoors and outdoors.
- Building resiliency is enhanced with the implementation of storage solutions
- Homeowners and businesses investing in clean energy solutions will see reduced total energy costs.

### **Equity Considerations**

- Advocate and seek community based clean energy solutions that can benefit Medfield's most vulnerable citizens.
- Provide the opportunity for broad community input and feedback on proposed regulatory changes to fully vet for any unintended consequences.
- Ensure multilingual outreach.

### **Partners for Implementation**

- Planning Department,
- Zoning Board,
- Planning Board,
- Building Department,
- Sustainability Consultant,
- Board of Selectmen
- State regulatory agencies
- State representatives

- developers,
- building professionals,
- Energy Committee

### **Measure of Success:**

- Number of permits issued for clean energy technology
- Number of net new clean energy technology installations
- Number of regulatory barriers identified
- Number of regulatory barriers mitigated

**Comment [GM11]:** I agree with the point, but I'm wondering whether we already have any examples of this actually being a problem. I know in Rhode Island there's a problem in some towns with ground mounted solar panels, but I haven't heard about similar situations in Massachusetts, or, specifically, in Medfield.

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**Comment [GM12]:** I'm assuming that there is a possibility that some barriers that get identified could exist at the state level

## 2.2 Maximize clean energy technology on municipal and school properties.

*The Town of Medfield will assess clean energy technology (i.e., solar arrays, EV, batteries) potential for publicly owned facilities, and work to build municipal renewable energy projects at 100% of all viable facilities by 2030.*

The Town has a strong start in clean energy technologies with the installation of two photovoltaic arrays. The Wastewater Treatment Plant has a 237 kW ground mount system, and the Public Safety Building has a 70 kW roof mount system. Both of these installations were developed by the town, using specifications provided by Solar Design Associates and are owned by the town. Another method of implementing clean energy solutions is to secure a purchase power agreement (PPA) with a clean energy developer. In the case of the Department of Public Works, the Town is pursuing the PPA approach. This will provide the Town with experience in both ownership and PPA business models.

The Town has many additional properties that may be candidates for clean energy technologies. In fact, a recent high level analysis to identify the maximum potential, assuming no barriers to implementation, to be well over XXMW on XX facilities.

This initiative will assess the total energy potential for publicly owned facilities and properties. In fact, work has already begun on this initiative, and an initial high level analysis of the town's properties has identified a maximum potential, assuming no barriers to implementation, to be well over XXMW on XX facilities.

The opportunities identified in the assessment will be reviewed and prioritized for clean energy investment. Business cases will be developed for each clean energy investment, and vetted with the community and town leaders for review and approval.

### **Potential Co-Benefits**

- Clean energy solutions improve air quality both indoors and outdoors.
- Building resiliency is enhanced with the implementation of storage solutions
- The Town, by investing in clean energy solutions, will see reduced total energy costs.
- Investment by the Town in clean energy solutions, particularly on school properties, provides an educational opportunity for students, and town businesses and residents. The Town, by investing in clean energy solutions, will see reduced total energy costs.

### **Equity Considerations**

- Leadership by the Town in the investment in clean energy solutions provides the opportunity for citizens to see and learn

more completely about the benefits of these investments.

- This will also afford time to discuss how the Town taps into these investments to benefit all citizens including the Town's most vulnerable citizens.
- Clean energy solutions improve air quality both indoors and outdoors.

### **Partners for Implementation**

- Eversource,
- MassCEC,
- Facilities Manager,
- Sustainability Consultant,
- Public School Department
- Public Works Department,
- Council on Aging and other town departments,
- Energy Committee
- Town Administrator and staff

### **Measures of Success**

- Reduction of emissions from municipal buildings' PV arrays
- Percentage of viable facilities with solar installations
- Percentage of municipal operations supplied by onsite carbon free electricity
- Number of additional clean energy technology projects identified

## 2.3 Create programs to help home and small business owners adopt renewable energy solutions

**Comment [GM13]:** This goal appears to be redundant with 1.1. I like some of what's written in here, but the goal of 100% renewable energy has already been addressed above. Beyond that objective, the focus on technology here doesn't make any sense, unless the objective here is to maximize the renewable energy production on town property as a means of generating revenue, above and beyond the actual cost of the town's electricity. If that's what this goal is trying to get at, then I think we need to have a much deeper discussion of what the town's purpose and scope of activity should be. I'm not intending to categorically rule out "revenue production" as a town activity, but I think we would need to have a clear, shared understanding of what's "in" and what's "out" if we're going to start looking at commercial activity by the town.

**Comment [GM16]:** This point seems to be way off the topic. I don't really know what it means, but I would say that the way we help vulnerable citizens in town is to make sure that our taxes don't rise uncontrollably. If this goal is focused on having the town raise revenue through energy production, then the benefit here will be on the avoidance of tax growth.

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**Comment [GM17]:** ??? What emissions do PV arrays have?

**Comment [GM14]:** This is addressed in 1.1. If this goal is focused on raising additional revenue for the town, then that would be a benefit. Also, I think there might be a benefit to the town from introducing battery storage, in terms of improving the reliability of the town's power supply.

**Comment [GM18]:** Not a good metric. First, we have already addressed renewable electricity in 1.1, so this is redundant. Second, there is no particular benefit to having all of the electricity required by one town building come from the site of that building. If one building produces more than it needs, then the electricity from that building can be used to fill the electric demand of another town building that isn't capable of producing all of the electricity it needs on site. If we place a companion emphasis on reducing overall electricity demand, then there may be fewer instances where this occurs because a site with lower production potential may still be able to meet the reduced demand for electricity coming from that site's building.

**Comment [GM15]:** My above comment applies here.

The Town will support and encourage homeowners and businesses to invest in clean energy solutions.

Implementation and adoption of clean energy solutions such as renewable energy photovoltaic systems, energy storage, and energy efficiency will substantially

advance Medfield towards the Massachusetts 2050 Net

Zero goal In doing this, the Town will focus on providing clear cost-benefit information to homeowners and businesses, so they are fully aware of the financial implications of the actions they are considering taking, but the town will also highlight other relevant considerations, such as environmental considerations, that might lead homeowners and businesses to make decisions, not purely based on bottom line economics.

Medfield successfully implemented the Solarize Medfield campaign a few years ago with great success. Several business leaders have placed solar installations on their facilities providing them with both a profitable investment as well as a demonstration to their customers of their commitment to the environment.

Going forward, the Town would offer programs similar to the Solarize Medfield campaign, which provide citizens and business owners with information and the business case for investing in renewable energy solutions. Additionally, this approach often pre-vets and selects a solar provider, simplifying the selection process for the homeowner or business owner. In this initiative, new Solarize Medfield type campaigns would be developed. These campaigns would include community engagement through community meetings and webinars. Additionally, events to promote the campaign would be offered, allowing citizens to learn more about the

benefits of investing in clean energy solutions.

Tools that will help residents and business owners assess their solar potential are being considered as well as information on the Sustainable Medfield website.

The plan proposes for the Town to explore the Massachusetts PACE (Property Assessed Clean Energy) program, which can make additional funding available for clean energy technology on commercial properties, non-profits and multi-family homes.

#### Potential Co-Benefits

- Clean energy solutions improve air quality both indoors and outdoors.
- Building resiliency is enhanced with the implementation of storage solutions
- Homes and businesses will see reduced total energy costs.
- Businesses can achieve a competitive advantage both from reduced energy costs, and from promotion of their leadership on reducing carbon being an environmentally responsible enterprise.

#### Equity Considerations

- The Town to explore community based solar and renewable solutions that can benefit all citizens, particularly our most vulnerable.
- State-vetted PACE program allows more businesses, non-profits and multi-family home owners to secure funding.

- Renters and small businesses benefit from reduced electricity cost.
- Mitigate language and other barriers in educational material and programs

#### Partners for Implementation

- HeatSmart Alliance,
- Energy Committee,
- Sustainability Consultant,
- MEMO,
- Sustainable Medfield,
- Medfield Environment Action,
- Assessor,
- Tax collector,
- Town Building Inspector,
- SelectboardBoard of Selectmen,
- Town Administrator

#### Measures of Success:

- Number of homes and businesses installing photovoltaic arrays, or PV /storage combinations
- Number of kW from solar arrays installed
- Number of homes and businesses engaged and participating in programs

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**Comment [GM22]:** How would renters benefit from this? I don't see renters making investments like these. What am I missing?

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**Comment [GM19]:** This point was already made in 2.1 above. I would consider removing it from 2.1 and keeping it in here, where it seems more directly relevant.

**Comment [GM23]:** I can see why the Assessors are listed, but not the Tax Collector.

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**Comment [GM24]:** Wouldn't this kind of program also include things like heat pumps? Why the sole focus on PV arrays and batteries? What about energy conservation initiatives? (I understand that Eversource already has a pretty comprehensive program for this, at least for homeowners, so maybe that's why you don't have conservation in here.)

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**Comment [GM25]:** Doesn't this get picked up by the first bullet?

**Comment [GM20]:** One of my general "beefs" with Net Zero type thinking is the impact it has on enticing people to consider the full range of environmental actions they should be thinking about to truly protect our environment. This is one spot where that broader point can easily be made.

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**Comment [GM21]:** Again, I don't really know what this is talking about. Philosophically, it's hard to object to, but practically, it just seems like political correct fluff to me.

# Buildings

*Strategies to reduce emissions from our homes, schools, town buildings, and commercial buildings can be summarized in two words: reduce, electrify.*

- Objective 3: Increase building efficiency
- Objective 4: Electrify heating

In Medfield, buildings - including schools, town buildings, homes, and retail stores - emit **over one-half of our GHG emissions**. Homes alone account for almost 40% of our GHG emissions. So, all building owners in Medfield play a part in achieving the carbon emissions reductions the Commonwealth is pursuing.

**Most buildings waste energy needlessly.** On average, 30% of the energy used in commercial buildings and 45% of the energy used in residential homes is wasted.<sup>1</sup> Increasing energy efficiency is the single largest way to eliminate this waste, reduce emissions, and save money. Depending on the building, efficiency improvements can include upgrades such as, LED lighting, induction cooktops, and efficient appliances.

The largest efficiency gains often come from the "building envelope": insulation in walls and roof, windows, and "air sealing" to reduce the amount of heated or cooled air that escapes the building. Medfield will support residents in dramatically improving their buildings, including deep energy retrofits in municipal buildings, commercial buildings, and residential homes.

**However, efficiency improvements alone will not result in net zero. Electrification of heating is critical.**

Heating typically accounts for over half of all the energy used in buildings and net zero is not possible with fossil fuel combustion. Fortunately, heat pump technology which uses electricity replaces gas and oil burning heating equipment. Paired with the renewable electricity discussed in the first section, heating and cooling will have zero carbon emissions. The plan envisions to educate and familiarize residents with this technology so that as their current equipment is replaced, they upgrade to a cleaner heat pump. Homeowners and facility owners should develop a comprehensive plan to decarbonize at natural transition points: efficiency improvements in combination with high efficiency heat pumps over time will optimize expenses.

All **new buildings** must be designed to minimize carbon emissions. The Commonwealth is expected to upgrade building codes in 2023 as well as offer an optional net zero standard.

<sup>1</sup> <https://www.energy.gov/eere/buildings/aboutcommercial-buildings-integration-program>, Energy.gov

### 3.1: Accelerate energy efficiency improvements in existing residential buildings

*Educate, encourage, and guide Medfield residents to improve insulation and air sealing, and pursue other carbon emission reduction opportunities in their homes. The goal is that by 2030, all high-priority homes will have had a MassSave audit and have implemented at least one energy efficiency improvement. By 2050 all homes will report their energy use in the form of a benchmark such as a HERS rating or similar.*

Medfield has 4245 residential housing units, 87% of which are single family homes. Residential buildings account for 39.2% of Medfield's carbon emissions, making them the top priority for the Climate Action Plan.

The plan strongly encourages all eligible Medfield residents to have a MassSave assessment; this program recently announced a new set of incentives so even residents who have had a prior assessment may qualify for new benefits.

The plan includes education of residents to incorporate energy efficiency and low carbon emissions anytime they replace a heating or cooling system, hot water heater, appliances, or undertake a significant home improvement project.

All facilities with fossil-fuel heating (with gas, oil, propane) are excellent candidates for rapidly upgrading to heat pump heating. But not all buildings have the same energy and carbon emissions reduction potential so the plan specifically targets these high priority homes:

- Homes built before 1983 (when energy efficiency was not a major factor in building codes). Unless they have undergone major renovations, these homes would likely benefit the most from these measures.
- Homes using oil or propane heat. About 30% of Medfield homes use oil which is both less efficient and has a higher carbon footprint than methane gas.
- Rentals. Rental units are known to be the most challenging type of building to improve but renters may have lower income and so will benefit from energy savings. The plan will engage both landlords and tenants in implementing energy efficiency.

Energy expenses are a significant part of a homeowner's budget so should be a consideration whenever first purchasing or renting a home. The plan encourages greater transparency in the disclosure of energy use in homes through voluntary disclosure of data, benchmarking, or a formal assessment such as a HERS rating, especially when the home is put on the market to sell.

#### Potential Co-Benefits

- Residents save money.
- Homes are more comfortable: warmer and less drafty in the winter, cooler in the summer.
- Residents get a return on the money they have paid into the MassSave program through their energy bills each month.

#### Equity considerations

- Create programs targeting landlords and renters to ensure they realize the savings benefits.
- Mitigate language and other barriers in educational material and programs
- Identify low- and moderate-income residents to educate them about additional incentives available to them.
- Identify and address hurdles for hard-to-reach populations such as language, time constraints and technological and cultural barriers

#### Partners for implementation

- MassSave
- Medfield Environment Action
- Sustainable Medfield
- Affordable Housing Trust
- Medfield Housing Authority
- Council on Aging
- Veterans
- CAP agencies
- Building Department
- Assessor

**Comment [GM26]:** Is this last sentence a prediction?

- Energy Committee,
- Sustainability Consultant,
- HeatSmart Alliance
- Real estate agencies

#### Measures of success

- Number of MassSave audits and improvements
- Amount Reduction of fossil fuel/energy used in Medfield homes
- By 2030, all high-priority homes will have had a MassSave audit and have implemented at least one energy efficiency improvement.
- By 2050 all homes will report their energy use in the form of a benchmark such as a HERS rating or similar.

**Comment [GM27]:** How will you get this information about the amount of fossil fuel people are using?

**Comment [GM28]:** I don't see actions in here that will bring this about, so this seems to be a "wish", not a measure of success.

### **3.2. Accelerate energy efficiency improvements in Municipal Buildings**

*Identify and act on opportunities to lower carbon emissions in schools, Town Hall, and other town buildings to lower carbon emissions 50% by 2030 and get all town buildings off fossil fuels by 2050.*

Medfield owns 11 buildings totaling 596,000 gross square feet (GSF). Energy consumption from the operation of municipally owned buildings is estimated to be 3% of the town's total carbon emissions. Given that the School Department owns 5 of these buildings and accounts for 456,000 GSF, schools will be the major object of this strategy. In addition, Medfield High School, Blake Middle School and Memorial Elementary account for nearly two-thirds of the energy consumption of all town buildings. Because the town operates these buildings, we can directly impact their carbon emissions.

As of FY21, 35% of the Town's carbon footprint comes from consumption of electricity and 50% from methane ('natural') gas; the remaining 15% is from transportation fuels [MassEnergyInsight, "Overall Use, Emissions and Cost Dashboard" report.] It can be expected that the 50% proportion for heating will only increase over future years, as grid electricity is mandated to continue to get greener (lower carbon content).

Since its inception in 2008, the Medfield Energy Committee has worked with the town to identify and implement energy efficiency projects in a number of town buildings including LED lighting upgrades in the schools and for street lighting as well as heat system upgrades in the schools. But there is much more work to be done.

The Plan seeks to further reduce operational energy consumption within existing municipally owned buildings by encouraging simple shifts in occupant use, implementation of enhanced monitoring devices, optimization of HVAC controls, targeting the least-efficient buildings for deep envelope retrofits and upgrades to heating and cooling systems. Robust measuring, verification and benchmarking of energy data will quantify and validate the impact of these measures.

A subset of buildings will also undergo a significant renovation or be replaced with a new building in the next 30 years, most immediately the Dale Street School and the Pfaff Center. Any such new-construction must achieve the lowest possible energy use and highest emissions reductions, that are feasible from a cost standpoint, because those buildings may not undergo significant rebuilding for another 50 to 100 years.

Commissioning services that analyze and measure thermal performance of existing architectural assemblies and HVAC

commissioning that measures energy efficiency under a variety of conditions can inform the town on what measures will have the most energy impact and cost benefit. This process can include the installation of energy management systems to provide consistent ongoing reporting and more sophisticated control of HVAC equipment.

**3.2.1.** Increase efficiency by improving occupant behavior. The largest, and least expensive way to reduce emissions is by promoting sustainably minded occupant use. Creating building operation manuals for facility staff to troubleshoot problems, include staff training, or adding signage with suggested steps for efficient building operation are both examples of how an increased awareness can reduce energy use by improving people's behavior.

**3.2.2.** Create a schedule of anticipated replacement of existing HVAC equipment and anticipated renovations of all municipal buildings. Once the schedule is established, look for ways to ramp up implementation such as when other significant building maintenance projects occur.

**3.2.3.** Conduct energy assessments of the High School, Blake Middle School, and Memorial School, and create customized energy conservation measures that improve

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**Comment [GM29]:** Does "ramping up implementation" here mean "...look for ways to incorporate the replacement of aging HVAC systems with more energy efficient systems into scheduled significant building maintenance projects as they arise."?

operations. Document age, condition, type, and models of existing HVAC equipment.

**3.2.4** Engage with the town Capital Planning process to cost-effectively schedule and budget for equipment replacement and electrification of all municipal buildings (see Strategy 4.2).

#### Potential Co-Benefits

- Lower energy costs to the town.
- Minimize taxes to residents and/or spend tax receipts in ways that provide additional benefits to residents.
- Improved comfort for town employees, students, residents.

#### Equity considerations

- Procurement practices encouraging diversity in suppliers

#### Partners for implementation

- MassSave
- Select Board of Selectmen
- Permanent Planning and Building Committee
- Town Administrator
- Facilities Director
- Sustainability Consultant
- School Committee
- School Superintendent
- School building staff
- Other relevant department heads
- Capital Budget Committee

- Dale St. School Building Committee
- Energy Committee

#### Measures of success/Goals

By 2025:

- Select Board of Selectmen, School Committee, and School Department, adopt energy use intensity target goals that serve as the baseline design criteria for future projects
- Perform energy assessments on three (3) municipal buildings
- Every department assesses energy consumption annually (MEI) and provides a plan for continuous reduction identifies opportunities to reduce energy consumption on an ongoing basis

By 2030:

- 20% average total reduction in municipal building energy use and 50% GHG emission reduction.

By 2050:

- 50% average total reduction in municipal building energy use and 100% GHG emission reduction.
- All municipal buildings have had energy efficiency improvements and have been electrified cost-effectively.

**Comment [GM30]:** Some of these aren't actually metrics, they are expressed as time-bound targets. I'm fine with that, although I think that some of the targets might be more useful if they were converted to metrics (e.g., reduction in municipal building energy use, and reduction in GHG emissions - by whatever methodology we will use to calculate that)

**Comment [GM31]:** Not sure what "intensity target goals" actually are, but if they are going to serve as "baseline design criteria" for future projects, there needs to be a cost-effectiveness dimension to this measure of success. We have already had one school project fail, partly due to the added cost of the Net Zero component of the school design.

**Comment [GM32]:** Are these three buildings the three schools that you called out previously? I'm wondering why we would limit these energy assessments to just three municipal buildings between now and 2025, but maybe I don't fully understand the complexity and scope of a building energy assessment.

**Comment [GM33]:** Two points on this one – First, I'm wondering if the assessment of energy consumption is more easily done, and maybe done in a more consistent way, if the responsibility for these assessments falls on the Facilities Director or the Town Administrator's office. I'm thinking that they would have ready access to the energy usage data and having a comprehensive, integrated view of energy consumption, broken out by department, would be more useful than getting independent reports from individual departments. The responsibility for identifying energy reduction opportunities would still rest with the individual departments, however. I edited the wording of the measure at the end because the logical end point of the original wording would be zero energy use, which I'm sure isn't going to happen, and the idea of measuring progress in terms of reduction of energy use in an absolute sense doesn't take into account the possibility of a town department's programs or facilities growing (e.g., if Parks & Rec were to finally get the chance to build a new facility, there's a good chance that the department's energy consumption would increase, in comparison to current usage at the Pfaff Center.)

### **3.3: Advocate for regulations that promote sustainable building practices**

*Educate and advocate for town actions that lead to lower carbon emissions from carbon emissions. For example, advocating for the particularly adopting/adoption of the Specialized Opt-in Stretch Code and PACE financing by 2023.*

#### **3.3.1 Have Medfield consider the adoption of the new Specialized Opt-In Stretch code**

The Department of Energy Resources (DOER) released a "Straw Proposal" of new energy efficiency codes on February 8, 2022, with the goal of implementing them in 2023. In addition to a Stretch Code with higher energy performance, they have created what they call a "Specialized Opt-in Stretch Code" which will result in buildings that are Net Zero or Net Zero ready the moment they are built.

As a Stretch Code community Medfield will automatically implement the new Stretch Code but must vote to adopt the Specialized Opt-In Stretch Code. The DOER's analysis shows that buildings built to this higher code are *less expensive* than homes built to the base code due to generous incentives.

The Medfield Energy Committee will lead a dialogue in town to educate about explain the new requirements to the public, hear concerns, and demonstrate that assess whether these requirements are feasible and affordable.

**3.3.2 The plan proposes for that the Town to explore the Massachusetts PACE program, which can make additional funding available for clean energy technology on commercial properties, non-profits and multi-family homes.**

#### **Potential Co-Benefits**

- Builders and new homeowners save money on construction with MassSave incentives for Net Zero homes.
- Homeowners save money every year due to the lower energy costs.
- Homeowners enjoy better indoor air quality and live in a healthier home.
- Homes using the techniques required to meet these energy requirements typically need less maintenance.
- Learn from other towns and groups what climate actions are most effective.

#### **Equity considerations**

- Ensure that upgraded housing remains affordable

#### **Partners for implementation**

- Planning department
- Building department
- Select Board of Selectmen
- Tax Collector
- Assessor
- Sustainability Consultant
- Energy Committee
- Warrant Committee

#### **Measures of success**

- Adoption of the Specialized Opt-in Stretch Code at Town Meeting, 2023
- Explore PACE in 2022 and begin conversation with key stakeholders in town departments and committees.

**Comment [GM36]:** This presumes an outcome of an open policy question. The metric should be the number of homes that are built in town that conform with the Opt-In requirements, or the number of homes that benefit from the state's incentive programs in this area.

**Comment [GM35]:** And how would the town do this? It seems to me that if we want to do something in this regard, we need to come up with actions that are specifically targeted to our 40B housing, and other subsidized housing. There might also be something we can do to target housing that falls below some specific value on the Assessor's property listing.

**Comment [GM34]:** Are these incentives available to anyone who builds to this code, or are the incentives available only to communities that formally adopt the "Opt In" code?

### **3.4. Accelerate Energy Efficiency Improvements in Commercial Buildings**

*Educate and encourage commercial building owners about to pursue the benefits of energy efficiency with the goal of having 20% of commercial buildings improve energy efficiency by 2030.*

Commercial and Institutional properties within Medfield account for approximately 13% of GHG emissions.

Increasing energy efficiency in commercially owned properties has immediate bottom-line benefits to landlords and business owners. The plan will educate facility and business owners on the positive financial benefits of energy efficiency, the incentives available to businesses through the MassSave program, and the appeal of being seen as an environmentally-responsible company by customers and prospects.

The primary areas of focus of this strategy are similar to the types of actions seen for existing buildings in *Strategy 3.1. Efficiency in Residences* such as weatherization, transition to efficient equipment and taking advantage of programs and incentives offered by the utilities. An added priority when dealing with energy efficiency in commercial buildings is the issue of peak demand, ie, when electricity demand spikes due to weather conditions such as a hot summer day. The grid typically must

activate "peaker" power plants which are typically dirtier sources of electricity. "Shaving", ie lowering, peak demand thus lowers pollution and overall electricity production costs??

**3.4.1.** Create a database of commercial buildings, their owners, and tenants. Document use types (office, retail, manufacturing, etc.), building age, type of fuels used. Such a database can be modeled on existing programs such as BERDO, simplified and scaled appropriately. This would become the core asset to enable the following actions.

**3.4.2.** Create an education campaign to targeting commercial building owners about the paths and benefits of energy efficiency and decarbonization. Encourage and educate owners on a range of small yet practicable building practices that can achieve an overall reduction in electric use during times when electricity use is at its highest.

Research and compile a list of energy measures that will have the most impact on reducing energy use within the most common use types with specific focus on peak electric demand reduction.

**3.4.3.** Encourage property owners to perform deep energy retrofits beyond MassSave-incentivized measures. They should begin with a more comprehensive energy assessment (e.g. ASHRAE Level 2) and create customized energy conservation measures. Curate a set of

resources to support the selection and implementation of conservation measures.

**3.4.4.** Encourage owners to participate in the Energy Star Portfolio Manager program to track energy use. Further, encourage disclosure of energy use to the town to aid in MEC's ongoing effort towards refining the town wide GHG inventory.

#### **Potential Co-Benefits**

- Lower costs and decarbonization enable improve

Medfield businesses' abilities to thrive and potentially expand.

- Health benefits for tenant companies, their employees and customers.

#### **Equity considerations**

- Create programs targeting landlords and renters to ensure they realize the savings benefits to benefit building owners, tenants, and employees of all ages, income levels and backgrounds.
- Mitigate language and other barriers in educational material and programs

#### **Partners for implementation**

- MassSave
- MEMO
- Commercial building landlords
- Medfield Environment Action
- Sustainable Medfield
- Building department
- Assessor

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**Comment [GM38]:** I didn't see much in here before these bullets about rental property. This sounded more like "commercial property" used be businesses. The landlord/renter issue was already addressed earlier in this plan. I don't think either of these bullets belongs in this section. On the other hand, I think a bullet that addresses benefits for small business owners (a diverse group of business owners here in town) would be a good thing to put in here.

**Comment [GM37]:** I'm not clear on the challenges that will come with trying to get commercial property owners to do this. Do they need to better understand the savings that they will realize with a deep energy retrofit? Is the issue financing? Do they need to be more aware of state or utility incentives?

- Sustainability Consultant
- Energy Committee

implemented (3) energy conservation measure  
 • 80% of existing properties have transitioned to heat pump **technology**

**Comment [GM42]:** What's the basis for setting this as the 2050 goal? It just seemed odd to me that we are saying we can get to the 50% mark in 7 or 8 years, but then won't get the next 30% until 20 years later. That might have something to do with how many commercial buildings are already using heat pumps or something like that. I'm just asking the question here.

### Measures of success/Goals

#### By 2025:

- Created a database of commercial properties in Medfield with building owners and **tenants**.
- Created a schedule of annual outreach communications and events.
- Created (voluntary) energy use disclosure program, seeking ongoing participation

**Comment [GM39]:** Why would we take so long to get a handle on this

#### By 2030:

- 30% of commercial buildings have had an assessment and 20% have implemented least one envelope or HVAC efficiency measure.
- 50% have converted to heat pump for heating and **cooling**.
- Commercial building energy use disclosure has become adopted into standard building practices and includes large **participation**.
- Expanded benchmarking of energy use to track GHG emissions from embodied carbon

**Comment [GM40]:** What's the basis for seeing this as a feasible goal?

#### By 2050:

- 100% overall reduction in GHG emissions
- 70% of commercial properties have had an energy assessment performed and

**Comment [GM41]:** Is this something we're saying the town is capable of bringing about?

#### **4.1: Electrify residential HVAC, hot water, and cooking equipment**

*Educate, encourage, and guide residents to replace heating and hot water equipment with electric equipment.*

The combustion of fossil fuels like oil, propane and natural gas in homes is a substantial source of greenhouse gas emissions, responsible for an estimated 40% of carbon emissions in the town of Medfield.

The Town of Medfield's Climate Action Plan reflects the high priority on electrification of residential heating systems that the Commonwealth's 2050 Decarbonization Roadmap envisions which states "Electrification of space and water heating is a low-risk, cost-effective strategy for decarbonizing the majority of the Commonwealth's building stock".

The Decarbonization Roadmap also states, "Implementing electrification in this context implies the widespread deployment of ... heat pump-based electrified heating systems in place of gas and oil furnaces and boilers."

While the electricity used for heat pumps is generated primarily by fossil fuel combustion in 2022, the Commonwealth's Renewable Portfolio Standard mandates a steadily increasing percentage of renewably sourced **electricity**. Over time, electrified heating using

grid electricity will become zero carbon. Further, we anticipate that the Medfield Community Energy program currently in development will offer an affordable 100% renewable electricity option. This would enable Medfield residents to dramatically reduce their emissions by **2025**.

"Electrification" of homes (another term for **"decarbonization"**) primarily focuses on heating and hot water generation, but it also includes other common household uses of fossil-fuel gas such as propane or methane ("natural gas") for cooking and clothes drying. The plan envisions to educate and encourage residents to replace gas cooktops with induction units, gas ovens with electric units, and gas clothes dryers with heat pump models. Not only does burning gas for these uses emit carbon dioxide into the atmosphere, they also emit methane and carbon monoxide into homes. Eliminating the use of gas will eliminate these emissions and improve indoor air quality.

**4.1.1. Create an outreach plan to target homes most likely to benefit the most from electrification. The plan envisions:**

- ) Educational and informational events, many to repeat year after year as the town makes progress to achieve its decarbonization goals. Local events will include webinars, presentations at

the library, senior center and high school, and Medfield Day.

- ) Articles in our local newspapers, and programming on Medfield TV, and social media will also be made.
- ) Targeted and general mailings, brochures, oral presentations, and social media.

**4.1.2. Create a resource with information and links to credible, reliable information about heat pumps, high quality HVAC companies, and financial considerations.**

**4.1.3. Showcase the stories of local residents who already own HPs: "Medfield Decarbonizers"**

##### **Goals/ objectives**

Encourage homeowners to plan ahead and install a heat pump to avoid the necessity of an emergency replacement of a boiler or furnace (especially during the winter) or water **heater**.

##### **Potential Co-Benefits**

- Increased comfort due to the performance characteristics of heat pumps.
- Improved indoor air quality as a result of not burning fossil fuels in a home.
- Residents will likely save money, especially those heating with oil or **propane**.

##### **Equity considerations**

**Comment [GM44]:** I think this last statement is true, but I'm not confident that this option will be a "low cost" option, so there's no reason to expect the town will completely convert to this. On the other hand, if the point here is that the state will continue to mandate increases in the amount of electricity which must be renewably sourced until it gets to the point of requiring electricity to be 100% renewably sourced, then there won't be any need for Medfield's Community Energy program any more.

**Comment [GM45]:** These aren't actually equivalent terms. Electrification isn't automatically a way to reduce carbon if the electricity isn't produced by renewable sources, or by nuclear power. Our homes are electrified right now. Improving energy efficiency is another way to decarbonize. We shouldn't confuse these two terms.

**Comment [GM46]:** HPs???

**Comment [GM47]:** This is a confusingly worded goal, but I'm also surprised that this is the only goal for this section, given the scope of what is addressed.

Shouldn't heat pumps be touted also as potential replacements for A/C systems?

**Comment [GM48]:** Are we differentiating "propane" from "natural gas" here, with "propane" referring to natural gas delivered to the site in tanks, rather than through a gas line?

**Comment [GM43]:** I'm having some difficulty squaring this comment with the previous quote from the Decarbonization Roadmap that said electrification of space and water heating is a low-risk, cost-effective strategy for decarbonizing the majority of the Commonwealth's building stock. Are we saying that the steadily increasing percentage of renewably sourced energy that will be mandated by the state will also result in energy that is cheaper than the current cost of energy? If that's the case, this should be an easy lift.

- Create programs targeting landlords and renters to ensure they realize the savings benefits.
- Language and cultural barriers

#### Partners for implementation

- MassSave
- Medfield Environment Action
- Sustainable Medfield
- Building Department
- Assessor
- Sustainability Consultant
- Energy Committee
- HeatSmart Alliance

#### Measures of Success [/ Goals](#)

##### By 2027:

- 20% of housing units in Medfield have converted to heat pumps. 80% of housing units that replace a piece of heating/cooling equipment opt for heat pumps.

##### By 2030:

- 50% of housing units in Medfield have installed a heat pump for at least part of their heating/cooling.
- 100% of housing units that replace a heating/cooling system opt for heat pumps

- 100% of housing units that replace a hot water heater replace it with a heat pump model.

**Comment [GM49]:** These two items look pretty weak.

##### By 2050:

- 100% of housing units in Medfield have converted to heat pumps and induction cooking.

**Comment [GM50]:** This doesn't seem to be a realistic goal to me – with over 4,000 housing units here in town – but I will be quite happy to be convinced that my perception here is incorrect.

## 4.2: Electrify heating/cooling systems in Municipal buildings

Create a long-term, strategic plan to cost-effectively convert all town buildings to electrified heating and cooling upon replacement of existing HVAC equipment.

This strategy dovetails with Strategy 3.2: Increase efficiency of municipal buildings. Planning for building envelope improvements and HVAC upgrades go hand-in-hand. As discussed, the data gathered about the buildings will include detailed information about the current HVAC equipment and its condition.

It is expected that the majority of HP conversions will happen as existing components age and need replacing at the end of their expected useful service life. Likely there will be only one opportunity to replace and upgrade equipment before 2050, so making the lowest carbon choice at the next natural transition point is crucial.

**4.2.1.** Document age, condition, and develop an anticipated end-of-life schedule for existing HVAC equipment in all municipal and school buildings.

**4.2.2.** Identify transition obstacles to electrification and ensure all replacement of HVAC equipment within municipal and school buildings are all-electric, so long as this can be done cost-effectively

### 4.2.3. Develop a process to ensure proper selections for all HVAC equipment

#### **Goals/objectives**

Plan ahead to install heat pumps. (Avoid any emergency replacement.)

#### **Potential Co-Benefits**

- Minimize energy costs to the town and minimize taxes to residents while decarbonizing.
- A disciplined capital planning process enables efficient procurement, enables prudent financial management, and avoids expensive system failures and emergency replacement situations.
- Improved comfort for town employees.

#### **Equity considerations**

- Procurement practices encouraging diversity in suppliers

#### **Primary lead person/department •**

Medfield Energy Committee

#### **Partners for implementation**

- MassSave
- ~~Select Board of Selectmen~~
- Permanent Planning and Building Committee
- Town Administrator
- Facilities director
- Sustainability consultant
- School Committee

- School Superintendent
- School building staff
- Town Planner
- Capital Budget Committee
- ~~Dale St.~~ School Building Committees

#### **Measures of**

##### **Success By 2023:**

- Have a capital plan that includes HVAC replacement schedules and estimated costs for all town buildings that is integrated into the overall town Capital Plan.

##### **By 2030:**

- 20% average ~~total~~ reduction in municipal building energy use and 50% GHG emission reduction.

##### **By 2050:**

- 50% average ~~total~~ reduction in municipal building energy use and 100% GHG emission reduction.
- All municipal buildings have had optimal energy efficiency improvements ~~and have been electrified~~.

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**Comment [GM52]:** I don't think we will be building/ replacing enough buildings and HVAC systems to achieve this by 2030. How do you see the town achieving this over the next 7 or 8 years?

**Comment [GM51]:** I think our procurement practices will be defined by state procurement laws – which probably have provisions to promote greater diversity in suppliers, but which probably won't require specific town policies.

### Additional Strategy 1: Adopt climate-conscious decision making in Town administration and operations

Ensure consideration of climate-environmental impacts becomes embedded in all relevant Town decision-making.

In order to fully leverage the opportunity of these clean energy solutions, it is important to surface and mitigate any barriers or constraints to incorporate sustainability as a key evaluation factor in town decisions.

For example, there have been instances where zoning requirements have prevented homeowners from installing solar panels and there may be similar issues that have yet to surface, eg. air source heat pump placement within setback areas, requirements or permitting process for ground source heat pumps. This strategy will explore and develop action plans to embed sustainability criteria in town processes, vetted with key stakeholders, and presented to the appropriate town governance for review and approval.

AS 1.1. Prioritize sustainable building construction and operation practices within town's administrative priorities. Interviews and discussions with key town department heads and staff members will explore the role of sustainability in decision processes and

define barriers to incorporating it more substantively. Ensure there is a clear, transparent, objective process for incorporating sustainability concerns.

AS 1.2. Investigate whether town bylaws or regulations are barriers to optimal implementation of energy efficient and clean technology. Interviews and discussions with key town department heads and staff members may identify examples or cases where existing requirements might discourage or disallow economically desirable carbon reduction measures. If such barriers are found, begin the process of modifying them to encourage enable clean technology implementation.

AS 1.3. Incorporate checklist of sustainability concerns. Collaborate with Town, residents and regional partners to develop a sustainability checklist for all Town operations, planning and procurement. Formulate and adopt a pertaining policy.

AS 1.4. Incorporate evaluation of embodied carbon into town decision-making. Not only does the ongoing operation of buildings and systems emit carbon, but the manufacture, transportation and installation of products and materials has significant carbon emissions in the immediate term. The goal is that Town decisions take into account the totality of embodied and operational carbon to optimize the lifetime carbon emissions of actions taken.

#### Potential Co-Benefits

- Improved coordination and decision making; fewer conflicting goals across departments.
- Improved experience for residents and contractors due to greater clarity of requirements, fewer revised permit applications.

#### Equity Considerations

- TBD

#### Partners for Implementation

- Select Board of Selectmen
- Sustainability Consultant
- Energy Committee
- Permanent Planning and Building
- Committee
- Planning Department
- Zoning Board
- Planning Board
- Building Department
- Regional partners
- Capital Budget Committee
- Warrant Committee

#### Measure of Success:

- Number of permits issued for clean energy technology
- Number of net new clean energy technology installations

**Comment [GM53]:** This is an undefined term. We already have climate (more importantly, environmental) conscious decision-making in Town administration and operations.

**Comment [GM55]:** Designing sustainability into building design is a pretty well established standard for designing and building the kinds of structures the town is involved in constructing. If the Town needs to push the building industry beyond the already established standards for sustainability in building design, then we need to be specific about what we're talking about here. We also need to make clear that whatever we are talking about recognizes the need to arrive at cost-effective solutions, not "blank check" commitments.

**Comment [GM56]:** I don't have a clue what this checklist would look like or what the process would be to arrive at it. I don't know what a "pertaining policy" is.

**Comment [GM54]:** While my comments on the overall goal remain, I don't object to an effort to identify unnecessary/ unintended barriers and to develop recommendations on how to remove them to promote greater positive environmental gains. I don't think this should be exclusively focused on climate change, though.

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**Comment [GM57]:** I assume that information on "embodied carbon" comes from outside sources, so this objective is only focused on the process we use to make decisions. I suspect that this might be a step too far, at least in the near term, and I worry that some of the embodied carbon information, along with other consequent environmental concerns (like post-use disposal) could unduly complicate our thought processes around the use of some of the technologies we're talking about promoting here. (e.g., the disposal of used solar panels is a lurking issue down the road, from what I have read)



# Transportation

*Reducing emissions from transportation involves two objectives:*

- Objective 5: *Reduce emissions from motorized vehicles*
- Objective 6: *Encourage low carbon mobility*

In Medfield, cars and trucks represent the second largest component of our GHG emissions, with private vehicles producing nearly all of that (42% of the total town GHG emissions). All Medfield drivers have a role in achieving the Town's carbon emissions reductions.

Internal combustion engine vehicles (ICE) produce a variety of pollutants, including the greenhouse gasses carbon dioxide (CO<sub>2</sub>) and nitrogen oxides (NO<sub>x</sub>), as well as ozone (O<sub>3</sub>), sulfur dioxide (SO<sub>2</sub>), unburned hydrocarbons and volatile organic compounds (VOCs), all of which are of concern to human health and the environment.

Recognizing that personal vehicles will continue to be a major form of transportation in Medfield, electric vehicles (EVs) offer the

best chance to drive down GHG emissions significantly and quickly" **Electric passenger vehicles and buses are cleaner, cheaper to operate, and require less maintenance than gasoline and diesel vehicles.**

**The adoption of electric vehicles must accelerate for Massachusetts to reach its climate goals.** The Commonwealth, utilities, and the federal government are supporting electric vehicles with regulations and incentives. Beginning in 2035, Massachusetts will allow only the sale of EVs. Massachusetts rebates and federal tax incentives help encourage EV adoption.

Similarly, the federal government, the Commonwealth and the public utilities are committing major resources towards building grid resilience and charging infrastructure.

Car manufacturers around the world are investing in the development of new electric models, battery improvements and dedicated factories. The advances in EV are astounding. Currently, EVs are cheaper to run and maintain than combustion engine vehicles. The cost to purchase an EV depends on the type and size and spans from economical to luxury, just like ICEs. The first cost of an EV in

2022 is offset by incentives, rebates and tax credit. Various industry analysts forecast that EVs will generally cost the same as combustion engine vehicles in the next few years and become cheaper thereafter.

An additional benefit of EVs when combined with a modernized grid is that they will contribute to grid resilience and reduce the cost of electricity by reducing peak demand.

Electrification alone will not suffice for achieving the Net Zero 2050 goal. Massachusetts Complete Streets program expects equal opportunities for all modes of transportation to participate safely in mobility, including pedestrians and bikes. With significant federal infrastructure funds administered by DoT, which require a Complete Streets plan and policy adoption, **Medfield will need to plan for and work to encourage other modes of low carbon mobility**, such as walking, biking, ride shares and public transportation.

**Comment [GM58]:** I heard that California had passed this legislation a couple of weeks ago, but I hadn't heard that Massachusetts passed similar legislation. Is this statement accurate?

**Comment [GM59]:** This page is more of a philosophical statement, which is fine, and, I think, appropriate. The town has already undertaken a Complete Streets effort which I think should be acknowledged in this plan. We are already working to make alternative modes of mobility easier. Nothing wrong with what's written here, but I think this is a "keep doing what we're doing" action area.

## 5.1: Accelerate adoption of EVs by Medfield Residents

The plan accelerates the adoption of private electric vehicles through comprehensive and sustained outreach efforts to educate and influence residents on the benefits, options, and incentives for electric vehicles. Medfield's goal matches the State goal of 10% of passenger vehicles registered in Medfield are electric by 2025<sup>3</sup>. By 2030, all new, purchased private vehicles are electric, and by 2050 nearly all private vehicles registered in Medfield are electric.

As of 2022, there are about 11,600 passenger cars registered in Medfield. About 4200 vehicles are from model years 2000-2013 and are most likely to be replaced soon. Since 2013, about 800-900 cars have been registered for each model year. With hundreds of cars replaced every year, there is ample opportunity for residents to choose zero emission vehicles when they invest in a new car or truck.

Massachusetts' Decarbonization Roadmap says that 900,000 electric vehicles have to be on the road by 2030 to achieve the emissions limit. That is

<sup>3</sup> which translates to 1160 PAN registered vehicles in 2025 and 500 PAN registered EVs in 2030 under the State's goal of 45% registered automobiles are EVs. <https://www.mass.gov/doc/2025-2030-cecp-public-hearings-presentationenglish/download>

10% of the vehicles currently registered in Massachusetts. For Medfield, this requirement means that by 2030, 5000 cars need to be EV.<sup>4</sup>

Residents will continue to be encouraged to drive electric through a portfolio of education and outreach:

### 5.1.1. Education and outreach

- Support EV information on Sustainable Medfield Website
- Webinars, newspaper articles and informational fliers
- Showcase Medfielders who already own EVs: "Decarbonizers"

### 5.1.2. Promote EVs at community events

- Medfield Day
- "Medfield on the Charles Antique, Classic & Custom Auto Show"
- New N'Town "Touch a Truck"

### Potential Co-Benefits

- Improved public health
- Greater price stability of fuel; electricity vs gasoline

- Support grid resiliency by integrating bi-directional vehicle charging and mitigate expensive peak demand

### Equity Considerations

- Access to capital; Short term affordability vs long-term savings
- Mitigate language and other barriers in educational material and programs
- Charging infrastructure at multi-family homes and rentals

### Partners for Implementation

- Sustainable Medfield
- Medfield Environment Action
- Assessor
- Energy Committee
- Green Energy Consumers Alliance
- EV car dealerships
- [Town departments \(e.g., COA\)](#)
- Local [Equity Service](#) groups: [COA](#), [Veteran's groups \(e.g., American Legion\)](#), [Medfield](#)
- Food Cupboard, Churches, Medfield Home Committee, Medfield Together, Medfield Outreach, [Service organizations \(e.g., Lion's Club\)](#)

### Measure of Success:

- Number of electric vehicles purchased

Environmental Affairs, August 2015.

<https://www.mass.gov/files/documents/2016/08/nk/massachusetts-zero-emission-vehicle-action-plan2015.pdf>

**Comment [GM62]:** Not sure what bi-directional vehicle charging is.

**Comment [GM61]:** This number only increases my skepticism that this is going to happen. 10% of 11,600 passenger vehicles is only 1160. This number is 4 – 5 times greater than that – 40 – 50%.

**Comment [GM63]:** This isn't a town issue.

**Comment [GM60]:** I'm skeptical that we will achieve the 2025 goal (but I could be wrong). Right now, I think it's something like 1% of the vehicles garaged in Medfield are electric. The prior page said the requirement that all new vehicles purchased be electric vehicles was set for 2035, not 2030.

We should probably make it clearer that we are talking about privately owned passenger vehicles here, not privately owned commercial vehicles.

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- Number of electric vehicles registered in Medfield
- Percentage of electric vehicles in Medfield
- [Development of supporting infrastructure](#)

## **5.2: Develop electric charging infrastructure**

The plan supports charging station infrastructure that will cover Town vehicle stations, public access stations, commercial stations and residential stations. The goals are to make charging stations available town-wide, to cover at least 80% of need by 2030, and to provide full access by 2050.

Investments going into EV charging systems nationwide are making EV's easier to use, versatile, and practical. Medfield must accelerate planning and development for Town vehicle charging, public access stations, and other opportunities to apply for upcoming incentives and grants.

The town has begun this journey by identifying potential locations for public and town vehicle charging locations. A public access station across the Town House has been identified. Some other public locations under consideration include school(s), library, Medfield State Hospital, and commercial parking lots. Town departments, such as DPW, Fire, Police and others have identified potential

locations; and are at various stages of development. The process may take 2-3 years.

Some local commercial businesses<sup>5</sup> have already installed charging stations and many more are likely to do so. The plan proposes that the Town consider requiring a minimum number of EV charging stations at multi-family home lots, similar to requirements at the Medfield State Hospital development.

Most homeowners will use a Level 1 or Level 2 type charger. The Level 2 charger is higher voltage, charges faster and costs more. Eversource plans to offer rebates and incentives for home charging stations through the EV Infrastructure Phase II and Connected Solutions programs.

Public chargers will include a combination of Level 2 and Level 3 chargers. The Level 3 chargers are faster and are also known as Direct Current Fast Charge (DCFC).

Some upcoming actions will include:

5.2.1. Participate in Eversource Make Ready Program and MassEVIP.

5.2.2 ~~Identify suitable public and private charging station locations and pursue installation, including investigating utility pole~~

~~chargers in coordination with Master Plan and Rapid Recovery Plan~~

5.2.3. Encourage developers and landlords to install charging stations

5.2.4. Town to consider regulations requiring minimum EV charging in MFH lots

5.2.5. Educate residents about home charging equipment and rebates

### **Potential Co-Benefits**

- Electric grid ~~upgrades~~
- Support economic development ~~by supporting and local business activities in this area~~

### **Equity Considerations**

- Access to capital; Short term affordability vs long-term ~~savings~~
- Mitigate language and other barriers in educational material and programs
- Access to charging infrastructure at multi family homes and rentals
- Install charging at affordable housing to enable EV ownership, while working to prevent rising and unaffordable ~~rent~~

### **Partners for Implementation**

- [Select Board of Selectmen](#)

**Comment [GM64]:** Not sure what this metric is that's not already covered by the first two.

**Comment [GM68]:** How will this result in electric grid upgrades?

**Comment [GM65]:** This should not primarily be a town issue, beyond provisioning infrastructure for town vehicles. There's no reason why electric vehicle charging infrastructure shouldn't be developed by private business, just like current gas stations have developed.

**Comment [GM66]:** Not sure what "other opportunities" these might be, but I'm open to the town supporting incentive and grant programs for private vehicle owners to participate in, if we have a role to play in this area. I'm also open to some of the early "piloting" activity we are undertaking to get smarter about how things should work to enable greater use of EVs. I just don't think we should be considering getting into the private car fueling business on an ongoing basis.

**Comment [GM69]:** The town has no role in this

**Comment [GM67]:** I don't think the town should get into the "public charging station" business.

**Comment [GM70]:** Affordable housing developments are privately owned, so it's certainly not the town that will be doing these installations! It's not clear to me why the installation of charging stations would lead to upward pressure on rents, unless landlords offer free power to recharge vehicles – which I wouldn't expect them to do.

<sup>5</sup> Bank of America, Montrose School

- Town Administrator
- Town Planner
- Department Heads ([e.g., COA](#))
- Sustainability Consultant
- Eversource Make Ready
- MassEVIP
- Eversource
- MEMO
- Sustainable Medfield
- Medfield Environment Action
- Local [Equity Service](#) groups: COA, Veteran's [groups \(e.g., American Legion\)](#), [Medfield](#)

Food Cupboard, Churches, Medfield Home

Committee, Medfield Together, Medfield

Outreach, [local service organizations \(e.g.,](#)

[Lion's Club](#))

- Number of publicly [available](#) charging stations installed
- Number of residential chargers in Medfield

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### 5.3: Efficient electrification of Town and School vehicles

*The plan calls for the electrification of the municipal fleet through the budgeting process, as appropriate department by department". The goal is for all new vehicles purchased or leased to be electric by 2030, wherever financially feasible. The goal for 2050 is for all vehicles to be electric.*

Medfield is a town that leads by example through its emphasis on making disciplined decisions in its proactive efforts to address critical issues affecting the town and community. As a Green Community, municipal vehicle purchasing and selection follow GC Criterion 4, a process that considers fuel efficiency, operating cost and capXacquisition costs.

EV manufacturers have focused on certain types of municipal vehicles. For example, one manufacturer of police vehicles has a hybrid SUV and an acclaimed EV line of pursuit vehicles. Additionally, many departments are looking at new EV pick-up trucks and how they may be integrated into their fleet.

JBR to elaborate on departments' current plans .....

The transition to electric school buses is a national priority and resources are becoming available for electrification. The plan

<sup>6</sup> The Committee recognizes that some specialized vehicles may not be feasible to be electric.

encourages the School Department to monitor and pursue options, to engage with regional partners, bussing contractors and EV Fleet specialists, and integrate e-busses into their future plans.

The following are components of the plan to electrify Town vehicles:

5.3.1. Plan efficient electrification of eligible municipal vehicles for each department. 5.3.2.

Integrate purchases with capital planning

5.3.3 Allocate space and install municipal electric charging stations 2-3 years prior to acquiring EVs

5.3.4. Pursue grants for electric school buses and other special electric vehicles, as well as charging stations

5.3.5 Explore partnerships with programs that facilitate fleet electrification, such as fleet assessment services for commercial, municipal or non-profit fleets

#### Potential Co-Benefits

- Public Health
- Greater price stability of electricity in comparison to imported gasoline ???  
On what basis do we believe electricity prices will be more stable than gas prices have been?
- No idling needed for police vehicles when parked at Public Safety Building

#### Equity Considerations

- ~~Medfield is committed to and follows all equal opportunity regulations~~

#### Partners for Implementation

- ~~Select Board of Selectmen~~
- ~~Public~~ School Committee
- ~~Public~~ School Department
- Town Administrator
- ~~Facilities~~ director
- DPW Director (DPW has responsibility for the maintenance of town vehicles)
- Department Heads
- Sustainability Consultant
- ~~Bussing~~ contractor
- EV fleet specialist
- ~~Eversource~~ Make Ready
- MassEVIP
- Parent/Student/Staff/School taskforce TBD ????
- Energy Committee
- Sustainable Medfield
- Medfield Environment Action

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**Comment [GM71]:** Why not do this concurrent with the decision to acquire EV's? Doing it 2 - 3 years prior just leaves you with equipment that just sits there. And if it turns out that it's not practical to procure EV's in an area that this was anticipated, the equipment will be sitting there idle even longer. What am I missing here?

**Comment [GM72]:** Wouldn't the bus company we contract with be the organization that should be pursuing grants for electrified busses?

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**Comment [GM73]:** What's this?

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## **5.4: Advocate for regulations that support the transition to electric vehicles**

*The plan encourages continued improvements of the regulatory landscape to facilitate the adoption of electric vehicle and charging infrastructure adoption, to explore solutions and to work with relevant stakeholders and agencies to adapt regulations.*

Widespread adoption of EVs and electric charging infrastructure is made safer and easier with the adoption of rules that account for the new technology. Current initiatives in the Massachusetts legislature include that the RMV specifically tag EVs, which will enable towns and policy makers to accurately measure the number of EVs, and regulations relating to the safe use of e-bikes.

The equitable implementation of new charging infrastructure may require regulations stipulating a minimum density on lots or specific locations, and the plan encourages the Town to explore equitable and potentially progressively stringent solutions, as needs are likely to change over the next decades.

The following action items will contribute to the process.

- 5.4.1. Support legislation for the State/RMV to code for EVs (metrics)
- 5.4.2. Advocate for sufficient charging station requirements for multifamily homes.
- 5.4.3. Advocate for effective and safe regulation of e-bikes, e-scooters and similar devices

### **Potential Co-Benefits**

- Support local businesses by ensuring that it's easy for people to use e-vehicles to take advantage of our local businesses

### **Equity Considerations**

- Mitigate language and other barriers in educational material and programs
- Equitable access to charging infrastructure at multi family homes and rentals
- ~~Install charging at affordable housing to enable EV ownership, while working to prevent rising and unaffordable rent~~

### **Partners for Implementation**

- ~~Select Board of Selectmen~~
- Town Administrator
- Town Planner
- Energy Committee
- Sustainability Consultant
- State legislators
- Regional partnerships
- ~~Medfield Environment Action~~
- ~~Planning Board~~
- ~~ZBA~~

- ~~Local Equity groups: COA, Veteran's Food Cupboard, Churches, Medfield Home Committee, Medfield Together, Medfield Outreach~~

### **Measure of Success:**

- ~~Number of barriers identified and mitigated~~  
~~Absence of identifiable barriers discouraging the expanded use of e-vehicles~~

**Comment [GM74]:** I don't think "advocate" is the right word here. If we are going to expand the allowed use of e-bikes, the challenge will be to figure out how and where to do that in a way that doesn't add further disruption to the flow of vehicle traffic throughout the town – that is already presenting some problems.

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**Comment [GM75]:** This is not a town issue. I don't really know what it means, unless it's just making the point that people living in apartments without garages or dedicated parking spots need to have home access to charging stations.

**Comment [GM76]:** This is not a town issue.

## 6.1 Make biking and walking safer and more common in Medfield

*The plan envisions making biking and walking common in Medfield not only through inclusive Town planning policies, but also by educating children and parents on safe bike use through training and workshops. The goal is to achieve Complete Street Certification by 2025. The 2030 goal is 50 % more bike usage, and safe bike access for all by 2050.*

Medfield has been leading by example, making bike access a high priority in street planning. The town has produced a sidewalk and bike lane inventory, has created marked bike lanes, schools have bike parking and other improvements. Friends of Medfield Rail Trail have successfully developed a 1.3 mile trail as part of the Bay Colony Railroad trail. Continued improvements will encourage riders and pedestrians of all ages and abilities.

Obtaining federal and state grant support is crucial for climate conscious infrastructure improvements, and the plan encourages the Town to accelerate its plan for Complete Street certification and the planning of projects ready for grant funding". Medfield's Rapid Recovery Plan 2021 envisions Complete

<sup>7</sup> Complete Streets makes Medfield eligible for MassDOT funding, including Infrastructure Investment and Jobs Act

Streets in the center of town. While acknowledging the financial and practical hurdles, the plan strongly encourages the Town to extend bike-friendly and pedestrianfriendly Complete Streets plans and policies to all streets leading from outlying neighborhoods to downtown.

The town has been exploring mixed use zoning and higher density zoning/cottage housing. Such regulations can reduce the distances traveled by residents within town and facilitate low carbon mobility modes, which are needed to reach the 2030 50%GHG limit.

Training older children on traffic rules and bike handling will serve to make them and their parents more comfortable to ride bikes in town and will increase traffic safety. The plan envisions systematic education on bike and traffic safety for 4/5th-5th graders as part of the school education. A practical course, taught by the police or regional bicycle groups, would take place on a parcours painted on a paved surface near Dale Street school.

Actions include:

6.1.1. Work with DPW, Town Planner, Masterplan, Rapid Recovery Plan to accelerate Complete Street certification.

disbursed by MassDOT. Shared Streets and Spaces Program, Local Bottleneck Reduction Program and the recently filed \$9.78 bond bill off additional sources of funding.

6.1.2. Support the ongoing implementation of Complete Streets plan and policy focussing on low carbon mobility on all streets.

6.1.3 Plan and build a network of bike lanes, walking paths and access lanes.

6.1.4. Bike sheds and racks in strategic locations to encourage economic development.

6.1.5. Support and plan for electric bikes, e-scooters, Segway and other alternative transportation. Monitor and publicize new federal e-bike tax credits, when enacted.

6.1.6. Work with School Dept, Dale Street school staff, police, parents and advocacy groups to develop and run bike safety courses for 4/5th graders.

6.1.7 Support mixed use zoning and higher density use zoning, cottage housing.

### Potential Co-Benefits

- Public health: reduced pollution and more exercise/recreational opportunities
- Economic development supporting local businesses
- Mental health and social benefits

### Equity Considerations

- Mitigate language and other barriers in educational material and programs  
Greater opportunities for more varied forms of transportation expands opportunities for residents who may not have cars.

**Comment [GM79]:** As a practical matter, I have no idea what this actually means.

**Comment [GM80]:** Where?

**Comment [GM78]:** This is pretty vague "encouragement". This plan should have specific recommendations on which streets should be the priority (if the Complete Streets initiative isn't already doing the prioritization).

**Comment [GM81]:** Sounds to me like this would do more to encourage more bike usage. Not at all clear that this would actually contribute to economic development. It's more likely to contribute to the overall health of Medfield citizens.

**Comment [GM82]:** I think it would be a BIG mistake to try to do this on Medfield's roads. Anyone who think this is a good idea for Medfield needs to take a ride down to Brooklyn to see how this plays out in the real world. If you're close to a city where someone on a motorized skateboard can effectively move in traffic because everyone is moving as slow as a motorized skateboard, this mixed vehicle flow can work. But the effective speed limit for this kind of traffic is between 10 and 15 mph.

**Comment [GM77]:** I don't really know what "safe bike access for all by 2050" actually means. What are we using for statistics to determine the 50% increase in bike usage by 2030? Medfield is already a pretty heavy bike using community, but I don't think we have any useful statistics around how many bikers we actually have.

**Comment [GM83]:** With regard to cottage housing, I'm not sure where that might go at this point. I had hoped that the Medfield Meadows project was going to give us our first attempt at "village housing", which I think is the same as "cottage housing", but that's not how that project turned out. I'm just not sure where we have the land to support a project like this.

- Alternative transportation in case school bus fees are implemented
- Bike lanes provide safer travel for wheelchairs users, independence for disabled citizens and **youth**

**Primary lead person/department**

- Town Planner and DPW

**Partners for Implementation**

- **Public** School Department
- **Public** School Committee
- Friends of the Medfield Rail Trail
- **Select Board of Selectmen**
- Town Administrator
- Energy Committee
- Sustainability Consultant
- Warrant committee
- Department Heads, especially DPW, School and PD
- **MEMO**
- Sustainable Medfield
- Medfield Environment Action
- Local **Equity-Service** groups: **GOA**, Veteran's groups (e.g., American Legion), **Medfield**

Food Cupboard, Churches, Medfield Home Committee, Medfield Together, Medfield Outreach- **local service organizations** (e.g., **Lion's Club**)

**Measures of Success** [bike.org/education](http://bike.org/education)

- Complete Streets certification
- Length of planned bike and walking paths that connect neighborhoods to town **destinations**
- Length of new bike lanes and walking paths that connect neighborhoods to town **destinations**
- **Number Adequacy** of bike racks/sheds installed in public **locations**
- Number of students passing bike safety course

**Comment [GM85]:** The number of routes might be more important than their length. I also don't think you need a metric on "planned" paths. The metric focused on the actual paths in existence is the more important metric.

**Comment [GM84]:** Are you saying that we're going to have people in wheelchairs in bike lanes??!???

**Comment [GM86]:** More isn't automatically better. "Enough" is what's better.

## 6.2: Support and expand public transportation and shared rides

The plan calls for Medfield to explore options and expand programs and infrastructure that support public transit, including mass **transit** and local ride sharing programs. The 2025 goal is to have one more Ride Sharing program available in **town**. The 2030 goal is to have electrified Ride Share. 2050 goal is to have electrified public **transit**.

Medfield's mass transit options are mainly limited to bus and van services. The plan calls for a periodic review of available options and support those that might improve the **situation**.

Ride sharing is an expanding opportunity that Medfield should pursue. There are many good models that some of the surrounding towns have set up and we should evaluate them.

6.2.1 Support and expand ridesharing

6.2.2 Advocate for community transit and bus **expansion**

6.2.3 Explore options that other towns have found useful, such as Ride with Via

### Potential Co-Benefits

- Support local businesses

- Relieve traffic
- Increase youth mobility and independence

### Equity Considerations

- Mitigate language and other barriers in educational material and programs
- Encourage appropriate routing, fee structure, and **schedules**

### Primary lead person/department

Medfield Energy Committee

### Partners for Implementation

- **Select Board of Selectmen**
- Town Administrator
- Town Planner
- Department Heads and Boards
- **Sustainability Consultant**
- Energy Committee
- MEMO
- Sustainable Medfield
- ridewithVia.com or similar
- Medfield Environment Action
- Local **ServiceEquity** groups: **GOA**, Veteran's groups (e.g., American Legion), **Medfield**

• Food Cupboard, Churches, Medfield Home Committee, Medfield Together, Medfield Outreach, **local service organizations** (e.g., **Lion's Club**)

### Measure of

Success: •

**Comment [GM87]:** Medfield doesn't have "masses" to "transit"

**Comment [GM92]:** It's not clear to me why this is called out under "Equity Considerations". This is what you have to do to meet the needs of the community in general – assuming there are needs that justify this kind of effort.

**Comment [GM88]:** Why would we want another program? Wouldn't it make sense to expand the program we have?

**Comment [GM89]:** I guess "public transit" needs to be defined somewhere in here. I don't think we want public transit in Medfield if that term means what I think it is generally seen to mean. I don't think we're trying to turn ourselves into a city, or even a Waltham or Watertown.

**Comment [GM90]:** What's the "situation" that needs to be improved here?

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**Comment [GM91]:** What does "bus expansion" mean here?

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