

**TOWN OF WAYLAND - TOWN CLERK'S OFFICE  
MEETING MINUTES OF TOWN BOARDS/COMMITTEES/COMMISSIONS**

**Posted in accordance with the provisions of the Open Meeting Law**

**Economic Development Committee**

Meeting Minutes of Friday March 15, 2024

Meeting was called to order at 8:33 am at Wayland Town Building.

Members in attendance:

In person: Rebecca Stanizzi (Chair), Karen Kelly

Virtual: Jesse Lopez, Brad Young (left early 10:00am), Dan Crossman (joined 8:47 am)

Absent: Emily Kaplan, Nick Zafiropoulos

Also in attendance (in person except as noted)

Robert Hummel, Town Planner

Katie Harris, 14 Plain Road

Abby Shute, Sustainability Coordinator

Ellen Tohn, Energy Committee (remote, joined 9:00 am)

(1) Public Comment	Action Items
None	

<b>(2) Approve Meeting Minutes from Meeting Minutes from February 9, 2024</b>
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Motion to approve by Karen, seconded by Nick, approved 3-0-1 (Brad abstained since didn't attend 2/9 mtg)

Topic	Update	Actions
<b>(2) Town Meeting articles update</b>		
a) Route 20 Curb Cut engineering funds (Select Board/EDC)	Article pulled by Select Board (SB), given concern of outside typical capital plan path. SB to try to find initial funds elsewhere; and to be sure to include in next year's capital plan since Rt 20 is SB Top 5 goal.  EDC to keep 1 pager summary on hand for future.	Becky reached out to Tom Holder to check on MA-DOT paving update – Tom checking – report next mtg
b) MBTA Communities Zoning 2024 (Planning Board article)	Planning Board (PB) voted to approve 4-0-1 (Larry Kiernan abstained to voice frustration with law)  [Robert noted Sudbury's districts – which create no new units – appear to use Whole Foods/ Avalon 40B, not allowed? (Rt 117 project is 40R, allowed)]  Q at MBTA forum re: Mainstone: Of 25 acres in zone, only 7 are buildable and max. 5 allowed (20% lot coverage). Does that mean 250 units (10 units/ac) must be built on 5 or 7 acres? Or does 10 units/ac hold for 5-7 buildable acres (ie only 50-70 units)? TBC Second MBTA forum pending next month.  State's analytical model says Mainstone parcel works, even though it doesn't seem to make sense. Some	Attend next forum

Topic	Update	Action
	<p>tension with residents to understand the disconnect? PB is strictly following the model.</p> <p>Answer from Judi Barrett on alternative 25-acre Rt 20 West parcel (buildable, likely less contentious) was that “pinchpoint” of bike path in the middle makes it non-contiguous (even though rights-of-way are allowed?). Becky asked Robert to confirm district was plugged into the model, which was never stated. He thought it had been; will check.</p> <p>Zurich/Town Center wants to go up to 27 units/acre to reserve their rights to build all on the lot behind hardware store and not necessarily Elissa Ave – but Robert confirmed still only 150 units total.</p> <p>[Related: Robert noted Approval Not Required (“ANR”) subdivision plan was filed for Candela parcels at 534 Boston Post Rd to separate the front and back parcels – no development plan has been filed.]</p>	<p>Robert to confirm result of Route 20 West 25-acre parcel plugged into model</p>
<p>c) Specialized Code (Energy Committee article)</p>	<p><i>[Ellen Tohn joined remotely at 9:00am]</i> Energy Committee is advocating adoption of Specialized Code (aka net zero) at Town Meeting</p> <p>Wayland is currently under Stretch Code, which is getting much more stringent July 2024 as a matter of course; this would take last step to Specialized Code.</p> <p>As a green community, Wayland declared climate emergency two years ago; has hired a sustainability coordinator (Aby); Energy &amp; Climate Committee has brought in \$1.6M in green grants, and saves town \$250k/yr in electricity savings with solar arrays.</p> <p>Article has been endorsed by Fin Com 4-1, Select Board 5-0, and PMBC 4-0.</p> <p>Only applies to new construction, not rehab. Similar to Stretch Code, but adds goal of full electric. 33 MA communities have adopted to date (Boston, Camb, Concord, Lincoln, Weston; Natick vote in April) Keeps Wayland eligible for green grants (\$92k last yr)</p> <p>Fundamentally, goal to build all electric, but if builders do use fossil fuels, then must:</p> <ul style="list-style-type: none"> <li>• Add solar to offset fossil fuel use (if site not shady - does not require cutting trees down)</li> <li>• Pre-wire for future electrification (since much easier during construction vs later)</li> </ul> <p>How many Wayland buildings are all electric? None now. However, new COA/CC and St Ann’s housing will be. Self-storage proposed zoning too.</p>	

**Topic**

**Update**

**Action**

	<p>Saves money later, but what is cost burden up front? 1-5% uptick is current multi-family metric – now makes sense for market rate <u>and</u> affordable housing. Brad concerned, what is hurdle and is it prohibitive for <i>commercial</i> development?</p> <p>Katie also noted in current home renovation that permitting process was incredibly onerous. Until process gets better, does this just add another layer?</p> <p>Ellen noted biggest thing is Stretch Code, and that’s happening 2024 no matter what we do. Ellen agrees we need to streamline process, but this is separate.</p> <p>Ellen also agrees we need to expand our tax base, but towns around us are doing this too so it shouldn’t stop companies from coming to Wayland. For first adopters, code in place a year, no drop seen in dev’t?</p> <p>Housing developers know this is a better way to build. For commercial owners, solar is a good investment (leasing also an option) and electric systems reduce energy operating costs.</p> <p>Education in the building department would help (Katie noted she found they were not aware). Abby has been working on staff trainings (Feb 2024 &amp; more in future). State will put out new info as well. Forum last week with local builders for outreach, e.g.</p> <p>Brad asked must all three sides be voted on, houses, multifamily &amp; commercial? (Ellen: EDC can vote just on its purview – e.g. PMBC voted just on municipal)</p> <p>On housing side, Brad no issue in supporting. Just concerned with deterring commercial. Ellen hasn’t heard it’s a deterrent but will ask for more feedback. Sophisticated developers are already doing.</p> <p>What’s the overall added cost? If builders know from the start (doesn’t take effect until 1/1/25) it gives time to acclimate. Many incentives available on federal and state levels. \$3k per unit on multifamily. Significant rebates for green systems &amp; batteries.</p> <p>Note: Wayland Electricity Choice starts in May. Eversource market rate 17 cents/kwh – Wayland negotiated rate 13c for 24% renewable energy, or 12c for min renewable. Helps businesses with lower rates vs say Framingham. (Lincoln, Camb offer same)</p> <p>Becky noted she had same concerns as Brad on costs at first. But the more you learn, everyone’s getting used to it. For commercial users, utility cost savings <u>do</u> flow to their bottom line, so more and more are</p>	<p>EDC to vote for commercial and maybe multifamily only, keeping to EDC purview.</p>
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Topic	Update	Action
	<p>doing it. And green community may be a calling card, not just an obligation. In Boston, all the best tenants go to green buildings, to make a green statement.</p> <p>Key: provide clear information and resources to ease transition – and help guide owners to tap into incentive money and programs. State should put out packet? Get info to developers BEFORE they get to building dept...every touch point.</p> <p>Becky has asked Zurich / National Devt for real life feedback -- what are cost premiums for multifamily, commercial. Will collect this month. Ask smooth, or not? Should Wayland wait, or go ahead now?</p> <p>Next steps: EDC to digest, get additional info. EDC vote next meeting in April would be helpful for TM.</p> <p>[Streamlining permitting process overall – discussed as EDC potential goal. Have talked about it in past, given Town’s reputation as difficult; now new building inspector here and permitting facilitator has been hired, good time?</p> <p>Ideally, get feedback to building dept – many users just avoid confrontation, give up and forget after the fact. Collect user feedback (Chocolate Therapy, dog shop, Bagel Table), pass along, work to fix glitches. If Wayland is notoriously difficult, this may dissuade tenants to come here – important to solve.]</p>	<p>Becky - Get info from National Devt / Zurich</p> <p>EDC - Put on April agenda, potentially take vote</p> <p>What towns do it well?</p> <p>Collect tenant feedback (Becky, Katie, Karen?)</p>
d) Self-storage/Arts Wayland proposed @ 193 Commonwealth (Citizen petition article)	Initial PB zoning hearing was held on original article only. Revised language has been filed today. Confusing in warrant if revised language appears but PB has reviewed original? TBD w PB, Fin Com etc.	[Now out of EDC wheelhouse since EDC not the sponsoring party. Informational only going forward.]
<b>(4) Cochrasset</b>		
a) Liberty Pizza plaza post-fire/rebuild – update	No demo on site yet, even though DEP approvals should have happened by now?	Jesse to reach out to Dino (bldg owner) for status
b) Main & Plain gas station	Has Dino connected with BJ as potential add-on to existing rebuild?	Jesse to reach out to BJ (owner rep)
<b>(5) Wayland Center / Route 20 Master Planning &amp; Improvements</b>		
a) Route 20 Master Plan – update on next steps by Planning Board	<p>Feb 13 presentation by BETA at Rt 20 Public Forum #2</p> <p>Rt 20 parallel parking not liked as concept at forum.</p> <p>Pelham Island Rd reorientation may be problematic: Westbound traffic cannot get around cars turning left onto Pelham, will quickly clog 20/27 intersection?</p> <p>Do we do a poll of key zoning issues for Waylanders? (Prior topic list circulated to Robert last month)</p> <p>Think about elevation of bike path, raise so a smooth transition from Route 20 area up to Town Center.</p>	<p>Becky to circulate Rt 20 link with BETA plan. Collect notes, to discuss EDC April meeting (Becky/Karen)</p> <p>Draft a poll of key questions (pickup window, fast food, heights, residential etc) for next meeting (Becky/Karen)</p>

Topic	Update	Action
<b>(6) Business Improvement District or Collective Business Efforts</b>		
a) Newsletter for business and property owners i) Intro to join group ii) Update on Rt 20 Plan, COA/CC start, etc.	Jesse and Karen were not able to connect this past month to move along – will connect this month	Karen to connect with Jesse, Nick for next steps. Jesse to refresh address list, Karen to assist
b) Town Center – COA/CC groundbreaking; Shared Streets grant furniture & beer garden; Chocolate Therapy; Town Green rules & regs	COA/CC groundbreaking held Weds 3/13  Shared Streets inventory received from Zurich – Robert noted asst fire chief to review layout  For Town Green rules & regs – Karen on task, working with Recreation.	Robert to review w asst fire chief & confirm for Zurich  Karen to keep pursuing
c) Route 20 Vacancies – Bank of America property outreach	Brad connected with new broker & owner. New owner is Dunkin franchisee (Concord resident, 30 DD locations, paid \$2M for site) – but other DD franchisee in Sudbury with 3x as many locations did not want this allowed here, so use was blocked.  Owner interested to speak with EDC about potential uses, explore “pickup window” (online order pickup only) potential zoning change (discussed last EDC mtg). Next town meeting not until Spring 2025? Perhaps fall town meeting 2024, be ready if one?  Consider entire district and where it could/should go – Santander? This rule holding back development in Rt 20 corridor, could help shake loose progress.	Brad to set up meeting with property owner to discuss. Does he have running room to wait to fall or spring town meeting?  Think through entire Rt 20 commercial zone(s) for appropriateness.

**(7) Confirm next meeting, typically second Friday each month: April 12, 2024**  
Confirmed for April 12, 2024 - Dan noted not able to attend

**(8) Adjourn**  
Karen motioned to adjourn. Dan seconded. Approved 4-0 to adjourn at 10:07 am

Minutes respectfully submitted by Becky Stanizzi.

Attachment: Energy Committee slides

# Warrant Article Specialized Stretch Energy Code

Ellen Tohn, Energy and Climate Committee

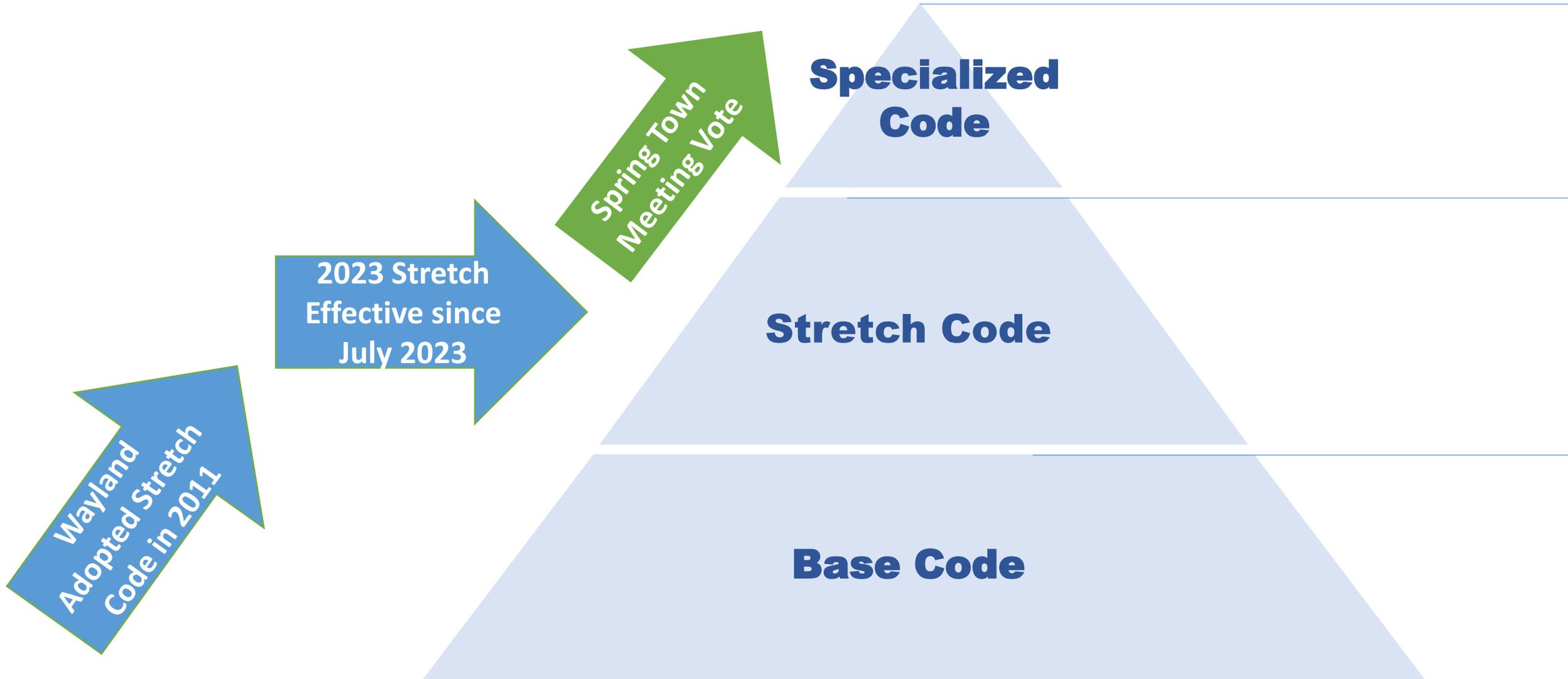
Abigail Shute, Sustainability Manager

March 15, 2024

# Specialized Stretch Code Overview

- **Applies to New Construction Only**
  - In 2023 11 new low rise residential homes were constructed in Wayland. Does not apply to additions, renovations, or historic buildings.
- **Modest Updates from Stretch Code**
  - Same HERS ratings (as of July 1, 2024), additional requirements for buildings connected to gas or propane
- **33 communities have opted in**
  - Includes: Boston, Acton, Arlington, Concord, Lexington, Lincoln, Salem, Swampscott, Stow, Wellesley, Weston
- **Benefits**
  - Reduces Emissions
    - Consistent With MA 2050 Net Zero Economy Goals
    - Recommended In Wayland Climate Action Plan
  - Qualifies Wayland For New State Funding Opportunities
    - DOER Climate Leaders Program

# Levels of MA Energy Codes



# Specialized Code Summary

Building Type	Energy Source	Current Code <sup>1</sup> (2023 Stretch Code)	Specialized Code Additional Requirements
<b>New Construction Single Family or Multi-Family (Under 12,000 sf and 3 stories or less)</b>	All Electric	HERS 45 or Passive House	<b>No Additional Requirements</b>
	Mixed Fuel (Units under 4,000 sf)	HERS 42 or Passive House	Pre-wiring + Solar <sup>3</sup>
	Mixed Fuel (Units over 4,000 sf)	HERS 42 or Passive House	HERS 0 + Pre-wiring + Solar <sup>3</sup>
<b>New Construction Multi-family (Larger than 12,000 sf or more than 3 stories)</b>	All Electric	HERS 45 or Passive House or TEDI	<b>Passive House</b>
	Mixed Fuel	HERS 42 or Passive House or TEDI	Passive House + Pre-wiring + Solar <sup>3</sup>
<b>All Other New Commercial Construction</b>	All Electric	Passive House or TEDI or ASHRAE <sup>2</sup>	<b>No Additional Requirements</b>
	Mixed Fuel	Passive House or TEDI or ASHRAE <sup>2</sup>	Pre-wiring + Solar <sup>3</sup>

<sup>1</sup> 2023 Stretch Code as of July 1, 2024

<sup>2</sup> ASHRAE Relative Performance Pathway for high ventilation buildings only

<sup>3</sup> Min. solar energy requirements w/ exceptions based on solar access.

# Adopting the Specialized Code

- DOER recommends the Specialized Code take effect in Wayland beginning on **January 1, 2025** if passed at town meeting in **May 2024**
- This will allow builders and inspectors time to adapt and learn the new code and allow project teams to design to the updated requirements
- Wayland Inspectors & Sustainability Manager attended training February 2024
- Public sessions for builders held March 12, 2024 with Natick
- Public session online in late April/early May convened by Energy and Climate Committee with Sustainability Manager.

# FAQ

- **Where can I find and read more about the Stretch code and Specialized code?** The Stretch and Specialized codes are new regulations in 225 CMR 22.00 and 225 CMR 23.00. CMR 22.00 covers Residential low-rise construction and CMR 23.00 covers Commercial and all other construction (including most multi-family). DOER has detailed [guidance](https://www.mass.gov/info-details/stretch-energy-code-development-2022#final-guideline-) -- <https://www.mass.gov/info-details/stretch-energy-code-development-2022#final-guideline->
- **How does an all-electric home perform during a power outage?** Generators powered with fossil fuels are allowed in all-electric homes under the Specialized Code. Whole-home backup batteries are an option as well. In addition, high energy efficiency all-electric homes maintain comfortable conditions indoors for longer periods of time than conventionally built homes.
- **Would trees need to be cut down to meet the rooftop solar requirements on a new construction home under the Specialized Code?** No. The rooftop solar requirement for new homes in the Specialized Code provides exemptions where solar access is less than 70% or if the roof is too steep.
- **Does the electric grid have the capacity for all-electric buildings?** Yes. Eversource is the electricity provider for the Town of Wayland. Eversource has filed plans to increase grid capacity by 180% to support “full electrification” and a “greener grid” by 2050.

# Additional Information

## Summary of updated Stretch and Municipal Opt-in Specialized Codes for New Commercial Buildings

Building Type	Fuel Type	Minimum Efficiency Pathway		Electrification		Minimum EV Wiring (% of parking spaces)	Renewable Energy Generation
		Stretch Code	Specialized Opt-in Code	Stretch Code	Specialized Opt-in Code addition	Stretch Code	Specialized Opt-in Code addition
Offices and Schools >20,000 sf	All Electric	Thermal Energy Demand Intensity (TEDI) or Passive House pathways	same			20% for offices	
Offices and Schools >20,000 sf	Mixed-fuels	TEDI or Passive House pathways	same	Full heating with curtainwall env	Pre-wiring required	20% for offices	On-site solar PV: Minimum of 1.5W/sf for each sq foot of the 3 largest floors or 75% of Potential Solar Zone Area and all AC must be minimum efficiency heat pump (except Passive House buildings).
High Ventilation (Hospitals, Labs, etc.)	All Electric	TEDI, 10% better than 2019 ASHRAE Appendix G, or Passive House pathways	same			20% for labs	
High Ventilation (Hospitals, Labs, etc.)	Mixed-fuels	TEDI, 10% better than 2019 ASHRAE Appendix G, or Passive House pathways	same	Partial heating, full with curtainwall env	Pre-wiring required	20% for labs	On-site solar PV: Minimum of 1.5W/sf for each sq foot of the 3 largest floors or 75% of Potential Solar Zone Area and all AC must be minimum efficiency heat pump (except Passive House buildings).
Multi-family >12,000 sf AND > 3 stories	All Electric	TEDI, HERS 45, Passive House pathways, or (until July 1, 2024) 10% better than ASHRAE Appendix G	Passive House pathways			20%	
Multi-family >12,000 sf AND > 3 stories	Mixed-fuels	TEDI, HERS 42, Passive House pathways, or (until July 1, 2024) 10% better than ASHRAE Appendix G	Passive House pathways	Full heating with curtainwall env	Pre-wiring required	20%	
Small Commercial (<20,000 sf, except multi-family)	All Electric	Prescriptive pathway plus Stretch Code amendments	same			20%	
Small Commercial (<20,000 sf, except multi-family)	Mixed-fuels	Prescriptive pathway plus Stretch Code amendments	same	Full heating with curtainwall env	Pre-wiring required	20%	On-site solar PV: Minimum of 1.5W/sf for each sq foot of the 3 largest floors or 75% of Potential Solar Zone Area and all AC must be minimum efficiency heat pump.

## 2023 Comparison of Stretch and Specialized Codes

Building Size	Fuel Type	Minimum Efficiency		Electric Pre-Wiring		EV Wiring		Renewable Generation	
		<i>Stretch</i>	<i>Specialized</i>	<i>Stretch</i>	<i>Specialized</i>	<i>Stretch</i>	<i>Specialized</i>	<i>Stretch</i>	<i>Specialized</i>
<b>Small Commercial</b> <20,000 sf, except multi-family	All Electric	Prescriptive pathway plus Stretch Code amendments	--	N/A	--	20% of parking spaces for residential/businesses, 10% for other uses	--	Optional	--
	Mixed-fuel	Prescriptive pathway plus Stretch Code amendments	--	Optional	Pre-wiring required	20% of parking spaces for residential and business uses, 10% for other uses	--	Optional	On-site solar PV
<b>All Commercial including Offices, Municipal, and Schools</b> >20,000 sf	All Electric	TEDI or Passive House	--	N/A	--	20% of parking spaces for residential/businesses, 10% for other uses	--	Optional	--
	Mixed-fuel	TEDI or Passive House	--	Optional	Pre-wiring required	20% of parking spaces for residential and business uses, 10% for other uses	--	Optional	On-site solar PV

\*Minimum 1.5W/sf for each sqft of 3 largest floors or 75% of Potential Solar Zone