



***Citizens for  
Lexington  
Conservation***

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**Kate Fricker, Editor   February, 2010   Eileen Entin & Keith Ohmart, Co-Chairs**

**CANDIDATES' FORUM ISSUE**

**SAVE THE DATES:**

**Tuesday, April 27**, CLC Annual Meeting  
1010 Waltham St., Brookhaven Auditorium  
Speaker: Scott LaFleur, Horticultural Director of the Botanic  
Garden at the New England Wildflower Society's  
Garden in the Woods. More information will follow in the  
April newsletter.

**Sunday, March 21**, LexGWAC will sponsors a talk,  
Climate Change Comes to Walden Woods.  
7:30 p.m. in Cary Hall, 1605 Mass. Ave.  
Speaker: Professor Richard Primak of BU



**Citizens for Lexington Conservation devotes this annual issue of its newsletter to candidates' statements in order to help you, the voter, cast your ballot effectively. All candidates for office were sent a letter soliciting a half page response on the following topic (not all responded):**

Lexington has an opportunity to become one of the first towns in Massachusetts designated as a "Green Community" by the State. By becoming a Green Community, Lexington will be a leader in sustainability and will be eligible for grants from the State's Green Communities Grant and Loan Program to help our Town meet fossil fuel reduction goals. These grants could pay for actions such as hiring a Sustainability Officer, developing programs to help small businesses achieve energy efficiencies, and increasing investments by the Town in alternate energy and energy efficiency programs. The Green Communities Program is funded from proceeds from the Regional Greenhouse Gas Initiative (RGGI) auction, and is not part of the State budget.

In order to become a Green Community, the Town must meet five sustainability guidelines. Four have already been met with only one remaining to be accomplished, the adoption by the Town of the Stretch Building Code. The Stretch Code is an optional building code, which will require that new residential buildings, large residential additions, some commercial buildings and major home rehabs meet energy efficiency standards that are 20% higher than present Massachusetts building code requires. Communities that have already adopted the Stretch Code include Newton, Lenox, New Salem, and Cambridge. The communities of Acton, Arlington, Bedford, Brookline, Carlisle, Concord, East Long Meadow, Lincoln, Boston, Lowell, Somerville and Worcester are moving forward in the process of approving the Stretch Code.

The Town's Energy Conservation Commission by unanimous vote has requested that the Board of Selectmen submit a warrant article to Town Meeting to approve the adoption of the Stretch Code for Lexington.

Benefits for homeowners, commercial tenants and the Lexington community in general from adopting the Stretch Code include: saving money on energy expenses, consumer protection in the form of third party verification of construction quality, improvements in inspectional oversight procedures, incentives for builders, reduction in greenhouse gas emissions which will help Lexington reduce its overall carbon footprint, and enhancement of Lexington's attractiveness in providing highly desirable energy efficient homes in a community noted for its excellent schools and community services.

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Basic Membership \$ 15.00 \$ \_\_\_\_\_  
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Total \$ \_\_\_\_\_

***CLC does not endorse any candidate. Rather, we urge you to read the candidates' statements, make your own decisions, and VOTE for your candidates on Monday, March 1***

## **CANDIDATES FOR TOWN-WIDE OFFICE**

### **Candidate for Selectman**

**George Burnell**

(781) 862-2023, [gaburnell@gmail.com](mailto:gaburnell@gmail.com)

It's time for the Stretch Code.

Several years ago we set out on a journey to reduce our energy usage and seek solutions to environmental degradation. The Town has made much progress, becoming much more energy efficient, adopting LEED standards for municipal buildings and joining with regional communities to pursue environmental progress. We find that elusive goals can become reality, that real dollar savings actually occur and that concerted leadership does change attitudes for real results.

Adopting the Stretch Code is the remaining step to become a "Green Community" and share in a \$10 million annual grant. This subsidy will go a long way towards helping the Town implement energy saving options. With minimal inconvenience, the average new home is projected to receive improvements projected at \$1,785 per year in energy savings.

We know that progress in energy conservation is good for the planet and good for our budget. We know that our objective is to eliminate carbon emissions. The Stretch Code brings building standards current with the available technology. The time has come to take one more step in this lengthy journey as recommended by our Energy Committee.

**Iang Jeon**

[iangjeon@gmail.com](mailto:iangjeon@gmail.com)

Energy conservation is certainly a great idea in these times of rising prices and forecasts of limited future supplies. Also, undoubtedly building

energy efficiency in at the start should be much more economical than renovations and modifications after a home has been built.

In general, I am supportive of conservation measures and promotion of energy efficiency. On the whole, adoption of the Stretch Code looks like a worthwhile goal, especially in light of the economic incentives in the form of grants for "Green communities".

However, there are very often multiple views on changes and implementation of new regulations, and adoption of the stretch code is no exception. Further analysis and presentation of the details such as upfront expense outlays vs. the long-term cost savings benefits merit thoughtful and reasoned discussion. Some groups also have expressed concerns about the potential for a disjoint patchwork-quilt of municipality-by-municipality variance in building regulations.

Again, while in principle I think the concept and adoption of the Stretch Code by Lexington seems worthwhile, I would want sufficient analysis performed and discussion allowed such that everyone affected could feel amenable to the final outcome.

**Deb Mauger**

781-861-7697 [debmauger@aol.com](mailto:debmauger@aol.com)

I support adoption of the Stretch Code for Lexington. Any improvements we can make in decreasing the energy demands of our buildings will result in a reduction in greenhouse gas emissions and our dependence on foreign oil, as well as lowering our energy costs. I have been able to reduce my heating and electricity expense by investing in energy savings appliances and improving the insulation of my home. I plan to further reduce my energy demands by hiring an experienced contractor to "seal and tighten" my 1930's built and more recently renovated Cape. Further, adopting the Stretch Code will enable us to become a Green Community and become eligible for grants and loans to further reduce our use of fossil fuels.

Arguments against adoption of the Stretch Code include concerns about the added costs of satis-

fyng the code, especially for home renovations or additions; a shortage of HERS raters or experienced contractors; confusion over multiple building codes; and an argument that builders are already meeting the Stretch Code requirements. We will need to continue to provide as much information as possible to Town Meeting members and the community about the costs of adopting the code, and the potential savings for homeowners and commercial tenants.

Energy costs will continue to rise and greenhouse gas emissions must be reduced. It is to our benefit to address these issues sooner rather than later.

## Candidates for School Committee

**Alessandro Alessandrini**

781-861-8207 [alessandrini@comcast.net](mailto:alessandrini@comcast.net)

I support the adoption of the Stretch Code for Lexington, not only as a past member of the Energy Conservation Committee but also as a concerned citizen. This is one more step we can take as a community to continue reducing our carbon footprint. But the adoption of the article also makes fiscal sense. As future energy costs are unpredictable and are most likely to rise, it is imperative that we begin to address the issue of energy conservation now. Being designated as a "Green Community" by the State early will give us opportunities not yet available to other towns. These would be in the form of grants that can go into the development of programs to help local businesses and residents. One of the future economic opportunities will be green technology. Developing a "Green" foundation will give Lexington an advantage in attracting such businesses.

**Margaret E. Coppe**

781-862-2637 [mecoppe@gmail.com](mailto:mecoppe@gmail.com)

I am in favor of adopting the Stretch Code for Lexington. As a community, we have already taken many actions to reduce the use of fossil fuel energy and we should continue on that path. We have reduced energy consumption in the schools by converting from oil to gas at Clarke Middle School, using heat pump technology in

our two new elementary schools, installing solar panels on the high school science building, building an energy-efficient Public Facilities Building, and working with the Public Facilities Department to take advantage of other energy-saving programs. This is a step in the right direction, but we can do more. By adopting the Stretch Code, we will show leadership in the area of promoting energy efficiency in the more than 11,000 buildings in the town. There is concern that the increased cost for new buildings or major renovations will be a burden to residents and developers, but it does look as if it is possible to abide by the standards established under the Stretch Code without causing undue financial hardship. The long-range benefits in terms of saving money as well as reducing the carbon footprint of Lexington are worth adopting this code.

## Candidate for Planning Board

**Wendy Manz**

781 863-1733 [wendy\\_manz@yahoo.com](mailto:wendy_manz@yahoo.com)

I support Lexington's adoption of the Stretch Code, as well as the Town's efforts to be designated a "Green Community." Adopting the Code is a practical step the Town can take toward a more sustainable life style. It is the right thing to do.

I understand that meeting Stretch Code requirements involves some additional cost for new construction and substantial renovations. However, I am persuaded that that cost is small when viewed as a part of ongoing mortgage or loan payments and that, in any case, the cost is recouped by energy savings over a number of years.

## CANDIDATES FOR TOWN MEETING

### Precinct 1

**Jon Cole**

781-861-8326 [colebiz@rcn.com](mailto:colebiz@rcn.com)

I'm still learning about the Stretch Code. I like what I read about it, and I like the goals of a

"Green Community". I wish to be alert for unintended consequences, as there is complexity in the legislation. So I will continue my education, including listening to the Town Meeting speakers, before I give a definite answer.

### **lang Jeon**

See statement under Candidates for Selectman

**Janet Kern**  
781-861-7102

I strongly support the adoption of the "Stretch" Energy Code for Lexington. As a citizen concerned about climate change, I believe that responsibility and action must be taken at every level to curb our global consumption of natural resources. The Stretch Code is simply good common sense for anyone who takes energy conservation seriously. But the code also makes good economic sense for homeowners and builders, as outlined very clearly in the "Q&A for the MA Stretch Energy Code", and the cashflow scenarios - both posted on CLC's web site.

Finally, my understanding is that by adopting the Stretch Code, Lexington would meet the final criterion to qualify as a Massachusetts "Green Community" – thereby maximizing opportunities for the Town itself to save energy (and taxpayer dollars) in its public buildings. For all these reasons, I believe the Stretch Code should be adopted as a win-win-win for citizens, the Town and our environment.

### **Precinct 2**

**Bijan Afshartous**  
[biafshar@yahoo.com](mailto:biafshar@yahoo.com)

The stretch code will reduce energy consumption. That is why I will be in favor of adopting it. Some houses that are built to use electric heat may already be sufficiently insulated. It may not be a bad idea if a provision is made for inspection of houses, especially those who use electric heat, to determine whether further insulation is warranted or not.

**Rita Goldberg**

781 862 2258 [goldberg@fas.harvard.edu](mailto:goldberg@fas.harvard.edu)

I enthusiastically support the Stretch Building Code and would like to see Lexington adopt it. Though it is more rigorous than previous building codes, I understand that it will not affect small projects, like bathroom and kitchen remodeling. It would apply to new construction and to larger projects involving changes to the envelope of a house and/or to major heating and cooling systems. This is a win-win situation for the environment, for the town, and for homeowners.

**Karen Longeteig**

781 862 4094

[KLongeteig@rcn.com](mailto:KLongeteig@rcn.com)

I support the adoption of the Stretch Code for Lexington, for the following reasons:

- It will reduce pollution to the environment by reducing use of fossil fuels
- It is likely to become the next state building code in any case
- It will, in the case of owners of residential buildings, provide a quick recovery of initial costs, and will continue saving money and energy in the long term.
- There are sensible exceptions to the requirements of the code which could have been burdensome: among the concessions, designated historic buildings are exempt, as are small commercial buildings below 5,000 sq. ft.

**Nancy Nolan**

[nan.lex@verizon.net](mailto:nan.lex@verizon.net)

I want to see Lexington adopt the Stretch Code and will vote in favor of it at Town Meeting. We must start to reduce our CO2 emissions in order to meet the goal of 80% reduction by 2050 as recommended by most climate scientists. Because buildings create approximately 40% of global warming emissions, it makes sense to start with them. By adding insulation to the home, the owners will be more comfortable and will save energy dollars every month. This will also make a home more desirable to buyers



when the owner decides to sell. Many builders already build above the Stretch Code requirements in Lexington and they should be commended. By adopting the Stretch Code in Lexington, our town will become even more attractive to families who want to live in a community that cares about the environment.

**Betsey Weiss**

781-863-5602 [betseyweiss@hotmail.com](mailto:betseyweiss@hotmail.com)

Yes, I support adopting the “Stretch Building Code” for Lexington and then Lexington can qualify as a Green Community if it is approved by Town Meeting. The “Stretch Code” will allow Lexington to choose a more energy efficient building code option which will reduce energy use, cut dependence on foreign imported fuels, and help reduce Global Warming.

The “Stretch Code” regulations will require builders to design and build in ways that will minimize future operational expenses for residential and commercial owners. For new residential construction, the “Stretch Code” will add costs of approximately \$8,100 to a 2,700 square foot single family home which is \$520 extra per year on a 30 year mortgage at 5% interest. However, energy bills will be cut by about \$1,360/year resulting in an annual savings of \$830/year. Larger homes will have initial larger costs but larger energy savings as well. When remodeling a kitchen or bathroom, only the systems being modified will have to be brought up to code. There will also be tax credits and utility incentives on efficient equipment, appliances, and windows. For commercial buildings, only new construction over 5,000 sq. ft will be covered by the “Stretch Code” requirements. It is anticipated that commercial construction costs will be about 1% to 3% higher and should be recovered from energy savings with a payback after rebates of less than three years.

**Precinct 3**

**Richard Neumeier**

[rneumeie@morrisonhahoney.com](mailto:rneumeie@morrisonhahoney.com)

I strongly support adoption of the Stretch Building Code by the Town of Lexington. Although

the Code is likely to result in slightly higher initial costs for construction (estimates range from 1% to 3% of commercial buildings and approximately \$8000 for a typical single family home) your projected energy cost savings on heating and electricity show paybacks in only a few years. As a practical matter, we know energy prices will increase over time and adoption of a Stretch Energy code makes sense for everyone concerned. Other towns that have adopted the Stretch Code include Newton, Lenox, New Salem, and Cambridge. Lexington should join them now.

**Jeanne Krieger**

781 862-7730 [jkkrieger@gmail.com](mailto:jkkrieger@gmail.com)

Lexington should adopt the Stretch Code. Lexington has a strong tradition of environmental concern. We were early adopters of curbside recycling, have initiated a sustainable design policy for municipal buildings and adopted a municipal goal of reducing energy consumption by 20% over the course of the next 5 years. Adopting the stretch code is the last significant hurdle to becoming a “Green Community” and being eligible for the \$10 million available annually for municipal energy conservation projects.

Thirty percent of Lexington’s energy consumption is to heat and cool our buildings. The stretch code will ensure that new construction is about 20% more efficient than current code. By right commercial developments will be held to the same high energy efficiency standards that we hold our municipal buildings and those developments subject to rezoning. Any costs incurred in achieving the higher energy efficiency will be recovered by annual energy savings. Third party inspection for new home construction means no increased demand for municipal services. Adopting the Stretch Code is that smart thing to do and Lexington is a smart community.

**Beth Masterman**

781-861-3858 h, 617-775-3858 c,

[bmasterman@me.com](mailto:bmasterman@me.com)

I support the adoption of the Stretch Code because it is good environmental, public safety, and economic policy for Lexington. The envi-

ronmental policy behind becoming a Green Community is to reduce our carbon footprint. The public safety policy is to reduce dependence upon importing fossil fuel from countries hostile to Western culture generally and to the USA in particular. The economic policy advanced by becoming a Green Community is to put Massachusetts at the forefront of the burgeoning clean energy economy by creating jobs, increasing demand for new clean energy products, and to give rise to new opportunities for innovation here in Massachusetts. For Lexington, there is yet another economic reason for adopting the Stretch Code now. Chapter 169 of the Acts of 2008, Section 22(d), specifically states that annually there will be funding for Green Community Grants "in a total amount of not more than \$10 million" apportioned among qualifying Green Communities. Each year, increasingly more municipalities will qualify to apply for those funds and cost-of-living increases will diminish the absolute value of the dollars. Communities that qualify early will have access to a greater proportion of the funds to make the changes necessary to start saving energy costs in schools, public buildings, and private residences sooner. There is still time for Lexington to be an early adopter. Of the 351 cities and towns in Massachusetts, only four communities have qualified as Green Communities and, in addition to Lexington, 12 other municipalities are moving forward in the process.

Change is never easy, energy policy is complicated, the consequences of global warming are frightening, and construction costs under Green Community standards will increase. These are all reasons why the town is wise to carefully consider becoming a Green Community. Given that the average size of a new home in Lexington is 4700 sq. ft., with 66% of new homes ranging from 3100 sq. ft. to 6350 sq. ft., our carbon footprint and demand for energy is growing. Lexington should be a leader in taking collective responsibility to offset our carbon footprint, reduce energy costs, achieve energy independence, and to move our state forward in the new clean energy economy. We should do it today because we are able to and because it is our moral obligation as stewards of tomorrow.

**Cynthia A. Piltch**

781-652-0214 [Capiltch@aol.com](mailto:Capiltch@aol.com)

I am generally supportive of Lexington's adoption of the Stretch Code, based on my review of the analysis I've seen on the CLC website. I strongly support the needs for environmental protection and sustainable growth. At the same time, just as I've analyzed education programs to determine their effectiveness and impacts, I do hope to learn more from the communities that have adopted the Stretch Code already to understand whether there have been any unintended consequences in those towns. We certainly need to reduce our energy usage and diminish the environmental impact of our development. But we also need to fully assess any building code changes to make sure that, at a time when the town's financial resources will be stretched very thin, we are not driving away so many commercial interests that our other town needs are seriously compromised by cutting tax revenue to the town. The CLC website does make the case that the Stretch Code changes are financially viable, and I very much hope that analysis is accurate--but I also want to verify the experience of other towns that have adopted Stretch Codes.

**Loren Wood**

781 862 1278 (H) 781 981 3380 (W)

[wood@ll.mit.edu](mailto:wood@ll.mit.edu)

I am in favor of adopting the Stretch Code in Lexington, which is the fifth guideline that we must meet to become a Green Community. I supported the other guidelines of 1) As-of-Right Siting for Renewable/Alternative Energy, 2) Expedited Permitting, 3) Energy Baseline / 20% Energy Reduction Plan, and 4) Purchase Only Fuel-Efficient Vehicles.

A presentation on the Stretch Code was made by Selectman Jeanne Krieger to the Town Meeting Members Association Executive Committee, and we had a chance to ask a number of questions. The Massachusetts Board of Building Regulations and Standards (BBRS) approved the Stretch Code as an optional amendment to the Massachusetts Building Code. I think Lexington should adopt it. The code uses the

Home Energy Rating System (HERS) which scores a home on a scale of 0 to 100. One Hundred means the home uses the energy it would if it were built to the 2006 code. Lower numbers are better, meaning the home uses less than that amount of energy. The Stretch Code requires that typically sized new homes in Lexington get a score of 65 to 70. I think this is a very reasonable goal. This is achieved by modest construction investments in insulation and, especially, reduction of heat loss by making sure the house doesn't have excessive air leakage. These are things that are easy to do during construction.

### **Precinct 4**

**Michael Boudett**

(781) 860-9181 [mboudett@yahoo.com](mailto:mboudett@yahoo.com)

I support the adoption by Lexington of the Stretch Code promulgated by the Mass. Board of Building Regulations and Standards, as the final stage of the effort to become a designated Green Community and to receive the associated grants from the state.

All communities should be doing what they can to achieve sensible reductions in energy consumption, particularly where reductions can be achieved without undue cost. Current projections show that the increased building costs resulting from the adoption of the Stretch Code are minor, yet result in such significant reduction in energy usage that the costs are recouped within a very short timeframe such as 1-2 years. This persuades me that the adoption of the code is quite reasonable and does not constitute an undue burden on homeowners, businesses, or developers.

I do believe that if the Stretch Code is adopted, monitoring should be conducted to ensure that (a) there is no lack of the necessary Home Energy Rating System (HERS) raters (so as to cause delay or expense in development), and (b) smaller-scale home renovations are not being impeded. I would support a provision that specifically called for such monitoring, and appropriate further action if necessary. With that

caveat, I would enthusiastically support Lexington joining the many communities that have adopted the Stretch Code, and I would welcome the designation of Lexington as a Green Community.

**Charles Lamb**

781-674-9101 [charles.lamb@gmail.com](mailto:charles.lamb@gmail.com)

I strongly support adoption of the Stretch Building Code in Lexington.

I intend to vote in favor of it both as a Town Meeting Member (assuming I am re-elected this year) and Capital Expenditures Committee Chair for the following reasons. First, the provisions in the code are generally cash-flow positive in new homes. Second, adopting the code is a simple step towards making Lexington eligible to receive significant Green Community funds under the Green Communities Act. Third, although the Town already builds to LEEDS Silver standards on all new buildings, adopting the Stretch Code will codify certain elements of these standards in terms of energy efficiency. Finally, the financial impact to renovation projects on existing homes is minimal.

**Susan A. McLeish**

781-862-6737 [susanamcleish@yahoo.com](mailto:susanamcleish@yahoo.com)

I support the adoption of the Stretch Code by the Town of Lexington to increase the energy efficiency of residential and commercial building code requirements. While construction costs may be higher under the Stretch Code, they are offset by energy credits and reduced energy consumption in the future – thereby creating a situation where the building owners ultimately save and so does the environment

We currently hold our municipal facilities to high efficiency standards as evidenced by the new Public Services Building on Bedford Street; private buildings should be held to similar standards.

Adoption of the Stretch Code satisfies 1 of 5 criteria to enable the Town to be designated as a Green Community. One benefit includes being eligible for Green Community Grants (\$10 mil-



lion annually) for costs of studying, designing, constructing and implementing energy efficiency activities.

It is estimated that over 30% of the energy use in New England is for heating and cooling and I support taking a stand which will reduce overall energy consumption.

**Sandra Shaw**

781-862-4415 [sj.shaw@verizon.net](mailto:sj.shaw@verizon.net)

Lexington should continue its progressive tradition and become a "Green Community" through adoption of the Stretch Building Code. An optional code which requires new residential and commercial buildings and large additions and rehabs to meet higher energy efficiency standards makes sense in so many ways. Benefits such as saving money on energy expenses, reduction of greenhouse gases and making Lexington a more desirable place to live are crucial in this 21<sup>st</sup> century. I truly believe that Town Meeting would give overwhelming support to this proposal.

**Muriel Ward**

781-861-8573 [Muriel\\_ward@juno.com](mailto:Muriel_ward@juno.com)

I recommend that the Lexington Town Meeting adopt the Stretch Building Code so that Lexington can be a Green Community. Residents will save money on energy costs, increase Consumer protection, give incentives to builders and reduce our overall carbon footprint. I have recently increased our home's energy efficiency with new replacement windows and a new gas furnace. I look forward to the enhancement of Lexington's appeal to residents and businesses.

**Precinct 5**

**Jeff Crampton**

[jccrampton@aol.com](mailto:jccrampton@aol.com)

Lexington is committed to leadership in energy efficiency and conservation, and the stretch code is a worthwhile goal.

I am confident that it will ultimately win approval, but I believe a brief study is needed so we can

gather information on cost and benefits and hear from affected parties.

Before we impose new costs and delays on the construction industry, its stakeholders deserve to be heard. Lexington has many progressive green building leaders. Contractors I have spoken with support the measure but are concerned about some key details.

One concerning detail is that a homeowner wishing to remodel and upgrade windows and exteriors might have trouble meeting the stretch code and winning Historic District Commission approval. In the name of energy efficiency, we could end up preventing energy efficient remodeling.

The issues associated with this measure can and should be resolved quickly. Assuming they are resolved satisfactorily, I would wholeheartedly support the measure.

**Marilyn Fenollosa**

[Mmt.fenollosa@veerizon.net](mailto:Mmt.fenollosa@veerizon.net)

I strongly support the Stretch Code, but with the understanding that, if adopted, it be applied in a careful and thoughtful way. New construction should absolutely be constructed using energy efficient procedures and materials. Our impressive new DPW is evidence of the benefits of using energy-saving techniques in a governmental facility. But care must be taken in applying the proposed code to major residential rehabilitation: data from the U.S. Energy Information Agency indicates that older homes (built before 1920) are already more energy-efficient than those built at any time afterwards, except for those built after 2000. And studies indicate that it takes about 65 years for an energy-efficient new building to save the amount of energy lost in demolishing an existing building. Wholesale "upgrading" of some of Lexington's unique older homes to meet perceived energy goals could destroy their historic character, irreparably compromise the visual appeal of our town and ultimately consume more energy than might be saved. But adoption of the Stretch Code is an important step in protecting our environment, and I strongly support it.

**Andrew Friedlich**

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I hope that the adoption of the Stretch Energy Code under Article 29 at this year's Annual Town Meeting is overwhelmingly approved. I understand there is concern on the part of some developers and builders but as was seen in New Hampshire, this will subside once they are comfortable with the new code. If approved, new construction will be required to comply with one of various Home Energy Rating System (HERS) indices depending on the type of project. It is projected that meeting the new requirements will increase energy efficiency by approximately a 20% over the current baseline code. The cost of inspecting new construction will not be born by the Town since the HERS performance inspections will be performed by independent energy engineers. I feel there are five reasons Article 29 should be approved. These are:

1. It's the environmentally responsible thing to do.
2. It will help reduce our dependence on fuel, both foreign and domestic.
3. Adoption of the code will not impact residents making smaller renovations.
4. Given the energy savings, it has a short pay-back for the property owner.
5. Adoption of Article 29 will make Lexington eligible for State "Green Community" grant money and thus could help alleviate pressure on the tax base.

**Precinct 6**

**Brian P. Kelley**

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[brianpkelley@gmail.com](mailto:brianpkelley@gmail.com)

The Massachusetts Stretch Building Code is an admirable goal for any community. Energy conservation and "green" building is a concept that every municipality, private business and home owner should strive to achieve. However, I am as of yet undecided on whether this is the appropriate time for Lexington to adopt the Stretch Code amendment. It is my understanding that The Board of Building Regulations and Standards (BBRS) of the Massachusetts Department

of Public Safety is scheduled to meet on February 9, 2010 to discuss the possibility of adopting the 8th edition of the Mass. Building code and also has on its agenda to discuss three separate energy conservation items. It seems to me that until an updated building code is adopted by the BBRS, it would be imprudent to mandate an energy stretch code that goes 35% beyond the current 7th edition building code. According the HERS Index, the 7th edition of the Mass. state building code requires that an up to code house, or "reference" home, have a Home Energy Rating System (HERS) index rating of 100 and the stretch code would mandate a rating of 65 for new homes and substantial renovations. The current EnergyStar threshold for new construction is a HERS rating of 85. This would mean that by adopting the Stretch Code, we would be requiring that all homeowners and developers reach and prove a standard that is 30-35% more restrictive than is currently required. I realize that there are many rebates and incentives associated with green construction but whereas these programs can be terminated in the future, leaving the homeowner with no avenue to recoup lost costs due to a stricter building code, the Stretch Code will be a mandate forever. Although I eagerly await the reports of the various boards and committees to make their presentations at Town Meeting, it seems to me that patience would be a virtue when voting to consider an optional, and potentially drastic change to the building code

**Alan Lazarus**

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[ajl@space.mit.edu](mailto:ajl@space.mit.edu)

I strongly support adoption of the Code. As far as I know, the adoption would not cause a significant financial burden on builders or residents.

**Dawn McKenna**

781-862-690

[dawnforlexington@yahoo.com](mailto:dawnforlexington@yahoo.com)

The concept of becoming a "Green Community" is one I embrace. Sustainability goals that help individuals, businesses, and government will benefit generations of Lexingtonians. The Town's commitment to this ideal has been dem-

onstrated by building our own Public Facilities building within sustainability standards, as well as pushing new corporate construction to be LEED certifiable. Together we should be proud of the leadership the Town has shown already by meeting four of five sustainability guidelines required for a “Green Community.”

When it comes to accomplishing the 5<sup>th</sup> guideline, we need to move cautiously. It is never a good idea to take action simply because the State is offering grant money. It has been my experience that there are often unfunded mandates associated with these State incentives, and, all too often we met the requirements, only to lose the grants promised to fiscal realities and budget cuts.

While sustainability is key, I am still learning about the Stretch Energy Code and whether the adoption thereof strikes the right balance for our citizens and businesses. If we could approve a modified Stretch Energy Code for a small subset, such as commercial developments in excess of 25,000 square feet as a means of determining the long-term consequences, I would easily vote for it. Since that is not possible, I am still trying to understand the cost ramifications of the proposal, especially to homeowners and small commercial building owners. For example, it troubles me that unlike the rest of the building code, this particular element would require a special non-governmental inspector to be hired by the homeowner at a cost possibly as high as \$1,500. In this economy, we need to tread lightly and be sure of the appropriate outcomes before passing Code requirements that will be costly. I look forward to hearing other perspectives on this before making a final decision on how I will ultimately vote.

## **Precinct 7**

**Mary C. Burnell**

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As a community we seek to lower our energy costs in both the municipal and residential sectors while simultaneously reducing our impact on the environment. Our Energy Committee has

been instrumental in helping the Town and Schools reduce their energy costs thousands of dollars by installing energy efficient air handling, state of the art building control systems and construction to LEEDS standards (Facilities Building).

The Energy Committee now recommends we accept the Stretch Code to require the use of available products and techniques in the construction of residential homes and commercial buildings. New commercial property, already meeting LEEDS standards, are nearly at the Stretch Code already and residential housing will benefit, for minimal inconvenience, from energy savings projected at \$1,785 annually for the typical new home.

The Town has always sought standards of performance that provided quality construction. This new code continues the practice, with environmentally friendly results. In addition, by becoming a “Green Community”, the Town will share in \$10 million of grant money to subsidize Town energy saving programs. I support the adoption of the Stretch Code.

**Patricia Elen Costello**

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By adopting the Stretch Code, Lexington will insure a clean, healthy environment for current as well as future generations. With a new DPW building that is the first in the Commonwealth to meet LEED standards, the Town is already “world-class” in many ways. This final step in becoming a Green Community will not only be a source of pride, but will benefit the Town financially. I support this new code.

**James (Jim) Goell**

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I favor adoption of the Stretch Building Code.

The stretch code is a meaningful step to reduce carbon dioxide emissions. Also, it will favorably impact energy costs and our balance of payments. In addition, it will have a favorable impact on terrorism because it will reduce our dependence on foreign oil. I believe long-term

savings should more than make up for the added initial cost to new home buyers.

In addition to requiring significantly reduced HERS ratings (Home Energy Rating System - 1 point index reduction = 1% reduction in energy consumption), the code mandates performance testing for new homes and commercial buildings over 100,000 square feet. I know from personal experience that without testing, HERS targets will often not be met due to faulty construction. Therefore, performance testing is essential. For major renovations and additions to homes, the stretch code does not require performance testing. There are testing problems for these cases, but I believe in many instances they can be overcome. Nevertheless, it is a step in the right direction and there are likely to be code improvements in the future.

In general, I believe we must economize due to the new economic reality. In addition to reducing CO2 emissions, adoption of the stretch code will reduce energy costs and our unfavorable balance of payments not only by reducing fuel consumption but also by reducing prices.

Let's take the final step to make Lexington a Green Community.

**Rand Spero**  
781-860-875

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I support the adoption of the Stretch Code for Lexington. It is one of the requirements for the town to become a "Green Community". This can help the town be eligible for grants from the State's Green Communities Grant and Loan program.

A "Green Community" designation adds to the desirability of our town. Energy efficiency will continue to be an increasingly important concern due to global warming and our increased dependence on foreign energy sources.

## **Precinct 8**

**Robert M. Avallone**

781-862-5224 [bob@metaprosystems.com](mailto:bob@metaprosystems.com)

Since I obtained the CLC letter last week concerning the adoption of the Stretch Code for Lexington, I have done my best to research this subject.

On the plus side is that while the cost of new construction and improvements would be slightly higher, it will save money for the homeowners and businesses in the long run. The homes and buildings would be more desirable for re-sale. Along with our schools and other amenities, this would be another reason why Lexington will be a more desirable place to live. Additionally, we would be doing our small part to fight global warming and reduce our country's dependence on foreign oil.

On the down side, this means that builders would have two codes to adhere to depending on the city or town. As mentioned earlier the cost of construction would be slightly higher.

This proposal is a good example of the adage "Think Globally, Act Locally". It has already been adopted by some nearby communities and our own Conservation Commission. For these and other reasons listed above, I am inclined to favor the proposal.

**Margaret S. (Peggy) Enders**  
781-863-0474 [peggy@mit.edu](mailto:peggy@mit.edu)

I favor adoption of the Stretch Code for Lexington. I understand that in the short term it will incur costs to some residents who undertake major home renovations, to the new home builder, and to some commercial developers. However, these initial, incremental, costs are more than made up for in the longer term by the savings in energy consumption as well as by the enhanced value of the building itself. Short term benefits would not be absent, either, if Lexington were to adopt the Stretch Code. For instance, our homebuilders might be motivated to build smaller houses with fewer energy-demanding amenities. Energy-efficient, "green" commercial developments have acquired a certain cachet; having such standards for our larger new commercial buildings may result in higher occupancies and attract the sort of



commerce we'd like to see more of in Lexington.

After living for most of our 19 years in Lexington in an early 1950's cape style house that had virtually no insulation in the walls or in the roof, and knowing full well that our high heating bills were due to much of our heat going up and out, we finally took the time hire someone to blow in cellulose insulation. Our heating bills for the past two winters have been astonishingly lower than in previous years. The benefits realized through these code improvements would continue to pay similar returns for the life of any building subject to the new standards. This sounds like a win-win for everybody.

**Alan M. Levine**

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I am glad to see CLC highlighting the adoption of the Stretch Code. Our town, state, and country are far behind where we should be in the adoption of strategies to increase the sustainability of our way of life. Since global warming is a real threat to all of us and our children, emphasis should be on reducing emissions of carbon into the atmosphere and energy usage in general. I will be in favor of intelligent strategies in these areas. The adoption of the stretch code will, as I understand it currently, make a tangible contribution toward these goals. The question has been raised as to what the costs will be of adopting the stretch code. A fair amount of analysis has been done in this regard and I have read about it on various web pages. The analysis indicates that even though the stretch code will result in some added costs, they will not be particularly burdensome to those who want to build new buildings or additions or even to those doing renovation work. Indeed, it will most likely result in savings to building owners and renters over only a few years. History shows that building codes and energy efficiency regulations are absolutely necessary for making buildings and cities safe and livable places and for making progress in energy efficiency. The cost-benefit tradeoff of the Stretch Code appears to be highly favorable and I therefore plan on supporting its adoption in Lexington.

**David Horton**

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There is no doubt in my mind that the world must seek alternatives to fossil fuels as an energy source and reduce its dependence on them. While it is more difficult to influence and affect what happens worldwide, we certainly can take the initiative and have an impact on fossil fuel consumption and effect energy efficiencies in our own town. By adopting the Stretch Building Code, we can do our part by being proactive as individuals and as a town to conserve energy and to seek alternate energy sources. While developing alternate energy sources within the town may take time to plan and to implement, there is a lot we can do right now to effect energy efficiencies and that has to do with the construction of new buildings and homes in the town and any renovation of the same. Here the Stretch Building Code can have immediate and significant impact on energy consumption and ultimately on cost over time to builders and homeowners – a double benefit!

After reading information about the code, I am feeling favorable to the town adopting it, but want to continue to learn more about its ramifications. As an example, I am interested in what the time line is for a town to put the requirements of the code into operation if it is adopted, what the compliance process would be like for a builder or homeowner, and to have additional information about the benefit-cost to a builder or homeowner.

**Alan V. Seferian**

[seferian@yahoo.com](mailto:seferian@yahoo.com)

I support Lexington's adoption of the Stretch Code in order to qualify as a Green Community. Energy efficiency benefits everybody in the form of lower energy bills, a cleaner environment, and national economic self-sufficiency. A plausible argument could be made that it even enhances national security, as many nations hostile to the US are exporters of fossil fuels.

By becoming a Green Community, Lexington becomes more attractive to those who hold



similar values. This could lead to a "virtuous circle", as residential and commercial users attracted to such development come to Lexington, increasing demand.

**Melinda Walker**  
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[melinda.walker@rcn.com](mailto:melinda.walker@rcn.com)

If re-elected, I plan on voting in the affirmative on Article 29, "Adoption of Stretch Energy Code." It seems clear to me that a 20 percent greater building energy efficiency than standard base energy requirements makes a lot of sense for everyone involved: homeowners, contractors and municipalities. For homeowners, small repairs which do not require a building permit are not required to meet stretch energy codes; bathroom updates can meet stretch codes using standard insulation products. A kitchen upgrade would most likely result in a minimal cost of \$30 to install 'Energy Star' appliances. For contractors, it is estimated the increased cost for constructing a new home which far exceeds stretch code requirements would be less than \$2 per square foot. And for Lexington, the adoption of the stretch code would mean the town would be eligible to receive grant money from the state of Massachusetts. I do not think the stretch code places unreasonable burdens on commercial or residential building contractors; exemptions are in place for projects which have special requirements, such as laboratories or supermarkets. The energy savings from the use of materials which exceed energy efficiency standards are quite substantial and should be seen in the first year following construction or renovation. In addition to the obvious financial considerations, I believe it is part of our civic responsibility to provide as many opportunities for homeowners and business owners to reduce their greenhouse gas emissions while saving energy. Adoption of this article seems a 'concrete' way for us to make some progress in our need to tackle the global issue of climate change.

## Precinct 9

**Vicki Blier**  
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Given what I have seen and heard so far, I support adoption of the stretch code. I look forward to hearing discussion of it on the Town Meeting floor. Unless some important negative information gets revealed at town meeting, I will vote for it.

**Margaret Coppe**

See Statement under School Committee

**Francine Stieglitz**  
781-862-9171 [fstiegli@bu.edu](mailto:fstiegli@bu.edu)

Article 29 in the Town Warrant asks Town Meeting to adopt the Stretch Energy Code for Lexington. The CLC website has excellent detailed information about the Code, which will result in improved energy efficiency. From what I have read, there would be little reason to vote against the adoption of the Code. If higher energy standards will reduce our carbon footprint, then it behooves us to approve the code, which is 30% more efficient than the baseline building code.

With tax credits as well as incentives from utility companies, homeowners would soon recoup initial cost outlays, but as Adam Sacks succinctly said, "We would do well to realize that costs and benefits have many measures other than dollars and cents."

Concerns of homeowners, who worry that any home improvements will force them to bring the construction up to the higher standard, need to be addressed, however. That is why I am eager to hear Ian Finlayson's presentation on February 23. As the Senior Climate Policy Analyst at the State Executive Office of Energy and Environmental Affairs, Finlayson will be able to provide more information about the code and answer those concerns.