

NATICK SELECT BOARD
AGENDA

Via Zoom Meeting only
Thursday, February 15, 2024
2:00 PM

Host Natick is inviting you to a scheduled Zoom meeting. Topic: SELECT BOARD MEETINGS

Time: This is a recurring meeting Meet anytime

Join Zoom Meeting

[https://zoom.us/j/91200224901?](https://zoom.us/j/91200224901?pwd=N1B1NVFjRUJxNUtuZkVyRkVJUSltZ09)

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Meeting ID: 912 0022 4901 Passcode: 920750

One tap mobile

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US (Chicago)

Agenda Posted Monday, 02/12/24 at 1:15 PM

(Times listed are approximate. Agenda items will be addressed in an order determined by the Chair.)

1. 2:00PM OPEN SESSION, Call to Order

2. 2:05PM PUBLIC SPEAK

Any individual may raise an issue that is not included on the agenda and it will be taken under advisement by the Board. There will be no opportunity for debate during this portion of the meeting. This section of the agenda is limited to 15 minutes, and any individual addressing the Board during this section of the agenda shall be limited to five minutes.

3. 2:20PM DISCUSSION AND DECISION

A. Propose and Review Select Board Sponsored Warrant Articles for 2024 Spring Annual Town Meeting

- Amend Natick By-Laws: Dates of Spring Annual Town Meeting & Submission of Fiscal Documents
- Amend the Natick Bylaws: Article 42
- Maximum Age for Police Officers
- Noise Ordinance Bylaw
- Blighted Properties Bylaw
- Adopt the Specialized Energy Code
- Transfer of property Johnson

*Consider any other warrant articles to discuss for the 2024 Spring Annual Town Meeting

4. CORRESPONDENCE

5. ADJOURNMENT

Agenda posted in accordance with Provisions of M.G.L. Chapter 30, Sections 18-25

ITEM TITLE: Propose and Review Select Board Sponsored Warrant Articles for 2024 Spring Annual Town Meeting

ITEM SUMMARY:

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<u>ATTACHMENTS:</u>		
Description	Upload Date	Type
Memorandum Specialized Energy Code	2/9/2024	Cover Memo

Memo

To: Natick Select Board

CC: James Errickson, Town Administrator
Net Zero Committee

From: Ann Lentell, Chair, Natick Net Zero Committee

Subject: Recommendation to Sponsor Town Meeting Article to Adopt Specialized Energy Code

On February 7, 2024, the Natick Net Zero Committee voted to recommend the Select Board sponsor a Town Meeting warrant article to adopt the Specialized Energy Code.

Below please find text for the recommended warrant article, which was reviewed by the Massachusetts Department of Energy Resources (DOER). The Net Zero Committee respectfully requests the Board take action to sponsor this article and include it on the warrant for the 2024 Annual Spring Town Meeting.

Proposed Article: Adopt the Specialized Energy Code

To see if the Town will vote to amend Article 72B of the Town of Natick General By-Laws to adopt the “Specialized Energy Code” for the purpose of regulating the design and construction of buildings for the effective use of energy and reduction of greenhouse gas emissions, pursuant to the entirety of 225 CMR 22 and 23 including Appendices RC and CC, including future editions, amendments or modifications thereto, or take any other action relative thereto.

Background

As presented to the Select Board on August 30, 2023: the design and construction of buildings in Massachusetts is governed by state law, and communities can choose from three state-defined Building Energy Codes: the Base Code, the Stretch Code and the Specialized Code. Of these, Natick is currently a Stretch Code community, which emphasizes energy performance and cost-effective construction that increases the efficiency of new buildings and additions/renovations to existing buildings.

The Specialized Code is designed to ensure new residential and new commercial construction is consistent with Natick’s and Massachusetts’s greenhouse gas reduction goals. This code is similar to the Stretch Code, but introduces higher energy performance standards for new construction — there are no additional requirements for additions/renovations to existing buildings.

Overall, the Specialized Code achieves this by requiring the majority of mixed-fuel, new construction to 1) be pre-wired to support future conversion to electricity and 2) include a minimum amount of solar power, with exceptions for projects that meet higher energy efficiency standards, or where solar access is less than 70% or the roof is too steep. It also has high energy efficiency standards for large new homes (>4,000 square feet) and large multi-family buildings (>12,000 square feet). Specifics on the Specialized Code and other Massachusetts Building Energy Code requirements by building type, are available at <https://www.mass.gov/info-details/building-energy-code>.

Benefits to Natick

The Net Zero Committee believes adoption of the Specialized Code will result in a variety of benefits to Natick, including, but not limited to:

- *Reduction in greenhouse gas emissions from buildings, Natick's #1 source of emissions*

All-electric buildings emit less greenhouse gas emissions than those using fossil fuels. Furthermore, the grid will continue to get greener as renewables contribute more to electricity, resulting in a further reduction in carbon emissions over time. Code adoption is also clearly identified as a priority in Natick's Net Zero Action Plan, which was unanimously endorsed by the Select Board, Planning Board, and School Committee in 2021.

- *Higher quality, healthier and more affordable homes*

Pre-wiring, energy efficiency measures and solar requirements will help residents avoid expensive future retrofits while lowering total cost of ownership through reduced utility costs. A shift to all-electric homes is also tied to cleaner indoor air quality and associated health benefits, such as the reduced risk of childhood asthma.

- *Additional grant funding for our community*

Adopting the Specialized Code is a prerequisite for Climate Leaders, a new state designation program that will make an additional \$200,000 per year available to support energy-related capital improvement projects in Natick's public buildings, such as HVAC system replacements. Additional incentives are also available for new schools in Massachusetts that meet Specialized Code requirements, which could bring significant savings for a future Memorial School project.

- *Consistency with new construction regulations of neighboring communities*

More than 32 communities have already adopted the Specialized Code, including many of Natick's direct neighbors, and others are pursuing it this spring. This is an opportunity for Natick to continue to be a leader in addressing climate change.

Upcoming Community Outreach

Ahead of Town Meeting, the Natick Net Zero Committee, in collaboration with the Wayland Energy and Climate Committee (which is also pursuing code adoption this spring), is planning a number of community engagement activities to educate the public and key stakeholders about the Specialized Energy Code. These include, but are not limited to: a builders forum, a community forum, presentations to appointed boards and committees (e.g., Economic Development Committee, Board of Health), and presentations to local community groups (e.g. Coffee with a Purpose, Rotary Club). Should the Board have additional suggestions, the Net Zero Committee is open to pursuing them.