

## **Precinct 2**

### **Incumbents**

#### **Matthew Cohen**

Precinct: 2

E-mail address: cohen4lexington@gmail.com

\* Community Activities

Precinct Chair, Town Meeting Members Association Executive Committee –  
2019-2020 session

Co-founder and co-chair of Together We Rise, which we founded to work on racial justice issues in Lexington. We have held a number of events thus far, including educational events and a large rally with over 100 people.

Served as a facilitator for MLK Day events in Lexington across a number of years

Board Member and Softball and Baseball Coach – Lexington Little League

Campaign Manager, Larry Freeman for School Committee

I was active in the Save Historic Lexington campaign

Since I have not yet seen the full text of this article, it is difficult for me to give a definitive answer. It is important to me to know the particulars of an Article before deciding whether or not to support it. From the current description, the Article appears to take important steps to address environmental issues, and does so in a way that does not place undue restrictions on owners of existing homes. As the focus is on new construction this seems like a reasonable action. There is more I would like to know though. First, how much smaller would homes need to be if they did not include these sustainable features? Second, what are the specific features that need to be included in new construction? Third, what is the cost of incorporating these sustainability features? Fourth, could a smaller house be constructed and then quickly begin renovations, as a now existing house, to make it into a large structure, thus defeating the purpose of the Article? I will look forward to hearing debate on this and speaking with people who are experts on this in Town Meeting and in town generally. My inclination is to support this article, but I will

need to learn the details and understand the implications for new construction and for current homeowners, as well as the benefits for sustainability efforts.

**Matthew P. Daggett**

**Rita Goldberg**

Precinct: 2

E-mail address: goldberg@fas.harvard.edu

Phone number: 781 454 5374

\* Community Activities

Town Meeting Member since 2009

Cary Lecture Committee since 2011

Lexington Cultural District Committee

No one could argue with the laudable, indeed necessary goal of reducing emissions and creating greener buildings, and I support that. The generous provision for a variety of house sizes also appears reasonable.

The language on details is still highly technical and difficult to understand, and I look forward to the clarification that will come with review and discussion. At the moment this looks like an omnibus article, primarily directed toward climate-friendly changes but also, to some extent toward affordable housing because it permits the construction of two-family houses.

I worry about this part, because “affordable housing” has become a catch-phrase that few people really understand. We talk about affordable housing as a means of creating diversity in our town, but the price of even “affordable” housing is prohibitive. Yet housing is one of the most important tools we have for creating the equity and opportunity most of us would like to see. Until I learn more, the housing equity part eludes me. It may not be possible for this article to include both goals—green buildings and a wider price range in housing—but that’s what I’d like to see in any planning and zoning decisions we make from now on. Again, I look forward to the discussion and clarification of an article that, in theory, at this stage, I’d be able to support.

**Ajay T. Joseph**

**Ricki Pappo**

Precinct: 2

E-mail address: Ricki.pappo@gmail.com

Phone number: 781-254-2582

**\* Community Activities**

Chair, Lexington Climate Action Network

Clean Heat Lexington Alliance, steering committee

Lexington Living Landscapes, steering committee

Sustainable Middlesex, steering committee

All of my volunteer work is centered on climate change and sustainability issues. As a member of the Clean Heat Alliance, I have been a part of authoring Article 29 (ATM-2021), Article 17 (STM-2021) and Article 40, coming up at ATM-2022. The goal of all of this work is to create a cleaner, healthier and more resilient Lexington.

I enthusiastically support the Sustainable residential Incentives (SRI) Warrant Article (Article 40). The goal of SRI is to incentivize all new construction to be cleaner, healthier and thereby creating more resilient homes for our residents. These homes would be electrified for heating and cooling and will not need to be retrofit as the Town and the State work to reach their carbon reduction goals. This Article allows for builders to build dirty, using fossil fuels, if they want, however these homes would need to be 50% smaller than they would be if they adopted SRI. There are two tiers which allows the builder to choose the gross floor area level they would like to achieve. The two tiers describe levels of sustainability. While all of these sustainability practices are preferred, a builder/developer can choose how much they want to do. If they want to continue building to the max gross floor area (which many builders do, except for large properties) then the home will be all-electric, have solar energy, have EV infrastructure and would have a Home Energy Rating System (HERS) rating of  $\leq 42$ , which is measurement of home's overall energy performance (the lower the number, the better its energy performance).

Confronting climate change requires using all tools in our toolbox to stop burning fossil fuels! This Article is an important tool to help Lexington achieve its climate goals. Building a new house without fossil fuels is both practical and affordable. While it may be new to some of our local builders, there are many builders who are embracing this type of building and I want our local builders to adopt these building practices.

- **Tool #1: No fossil fuels** used in the home is cleaner and healthier and this protects these homeowners from having to retrofit in the future, which is much more expensive than going electric at the time of building the home!
- **Tool#2: Make sure the home is solar-ready** (Tier 1) or have solar installed (Tier 2) This assures the homeowner can be their own power plant and avoid the rising cost of fossil fuels (oil, fracked gas or propane),
- **Tool#3: Electric Vehicle (EV) charging.** Soon you won't be able to buy a gas-powered car in MA. Let's make sure all of our new residential construction provides charging availability. This will enable EV purchases, which is critical for our future.
- **Tool#4: Encouraging high performance buildings** by requiring lower HERS ratings. This way these homes will be well insulated, windows will be less leaky and you have a tighter, cleaner home. Right now, 50% of new homes in Lexington are already achieving a HERS rating of around 47, so this is easily attainable.

Who wouldn't want to buy a cleaner and healthier home that is built to be resilient in the face of climate change? They will be living in a home that is future-proof! If I was paying 2-3 million dollars for a new home, I know I would want it to be built using the best building practices of today, not yesterday.

Last Fall, Town Meeting overwhelmingly (170-4) passed Article 17: Sustainable Hartwell, which incentivizes Lexington's growing lab/life sciences growth to use hybrid HVAC systems in their buildings. This is being embraced by developers as it is the cleaner and healthier way to build. Article 40 is the next step in creating better building practices for newly constructed homes in Lexington. I support Article 40 and hope that Town Meeting will pass this Article and embrace these sustainable building practices while also addressing climate change.

**Emilie Rinard Webster**

## **Betsey Weiss**

Precinct#2

betseyweiss@hotmail.com or Weiss.betsey@gmail.com

781-910-0471 (cell) 781-863-5602 (home)

### Town Government Experience:

Affordable Housing Trust Study Committee( Ad-Hoc)(Jan. 2022- Present); Special Permit Residential Development Zoning Bylaw Committee (Ad Hoc)( Nov. 2018 - Present) ; Town Meeting Member, Precinct Two (2004- Present)- advocated for commercial tax growth and commercial tax revenue, affordable housing proposals, and senior housing at Town Meeting, before the Board of Selectmen and the Planning Board; Community Preservation Act (CPA) Campaign Co-Chair (2005-2006); Community Preservation Committee Chair (2006- 2010); Community Preservation Committee Member (2010-2012); Housing Partnership Board (HPB) Vice Chair, previously served as Chair ( 2003- Present).

### Community Contributions:

Lexington Field and Garden Club Member- designed the Hartwell Avenue Compost Facility Garden across from the DPW trailer at the exit which was installed in April 2020; designed the rear entrance garden at Cary Memorial Library which was installed in March 2019; Youth Counseling Connection (formerly LYFS) Founder and Member, an after- school teen suicide prevention nonprofit program on the Green. LYFS programming includes crisis counseling and advisors to LHS, Clarke, and Diamond teen resiliency program “Sources of Strength,” (2008- present); LHS Landscaping Committee, Founder and Member (2002-2017); Worked on Override and Debt Exclusion Campaigns, including the DPW Campaign Committee that successfully built the new Samuel Hadley Public Services Building (2000, 2003, 2004, 2006, 2007); Lexington High School PTA Co-President (2000-2003); Bowman PTA Co- President (1993-1994).

I support smaller, green, sustainable, energy efficient features in new construction.

I want to thank the Clean Heat Lexington Organization for bringing Article #40 to Town Meeting but I feel that zoning articles should go through the Planning Department and the Planning Board. This is a complex issue and needs several Public Hearings, Community Input, Builder Input, and then finally more professional input from our Lexington Planning Department before Town Meeting

votes on a permanent zoning article that impacts builders and future Lexington residents' homes.

Article #40 has cut Gross Floor Area by 50% and then gives square footage bonuses for sustainable features. The more sustainable features that are agreed to, the more square footage the builder is given. I believe that all homes in Lexington should have sustainable features and standards.

The Table 4.4.2.1, in Motion #40 has a 2,000 square foot Gross Floor Area (GFA) home on a 5,000- 7,500 sq. ft. lot which has no sustainable features. (A 2,000 GFA home is actually 1,200 square feet or 1,400 square feet of livable space since GFA includes the basement, garage, and the attic.) LexHAB builds 1,000- 1,200 sq. ft units and LexHAB's goal is to achieve "net zero" energy impact.

Therefore, I support the concept of more sustainable features. However, I feel that Article #40 needs input from our professional Planning Department, our Planning Board, Community Hearings, and Lexington builders to get the important "details right" the first time and have viable sustainable features and standards for every size home.

## **New Candidates**

**Charles Hornig**

Precinct 2

[hornig.lex@charleshornig.org](mailto:hornig.lex@charleshornig.org)

781-862-1112

## **Community Activities**

Resident	1962-1976, 1985-present
Planning Board	2005-present Chair 2007-2009, 2013-2015, 2021-present
Community Preservation Committee	2016-present

League of Women Voters	Treasurer 2016-present
Special Permit Residential Development (SPRD) Zoning Bylaw Amendment Ad Hoc Committee	2021-present
Minuteman Advisory Group on Interlocal Coordination (MAGIC)	2018-2021
School Master Plan Advisory Committee	2018-2021
2020 Vision Committee	2006
Capital Expenditures Committee	1997-2003 (Chair 1998-2000)
Town Meeting Members Association	Treasurer 2002-2004 Vice-chair/Chair 2004-2005
Town Meeting Member, Precinct 8	1990-1993, 1995-2019

The Planning Board will hold a public hearing on Article 40 on Wednesday, February 16th. As a Planning Board member, it would not be appropriate for me to express an opinion in advance of the hearing. I encourage interested citizens to attend the hearing via Zoom (<https://www.lexingtonma.gov/planning-office/pages/access-virtual-meetings>).