

Precinct 6

Incumbents

Sara Bothwell Allen

Precinct: 6

E-mail address: sarabothwellallen@gmail.com

Phone number: 831-325-3052

*** Community Activities**

- Lexington Town Meeting member (2019-present)
- Lexington Living Landscapes steering committee secretary/treasurer and website manager (2020-present)
- Dismantling Racism in Our Town program co-facilitator (2020-present)
- Estabrook School Big Backyard program coordinator/trainer (2017-present)
- Lexington Residential Exemption Policy Study Committee (Ad hoc) appointed member (2018-2019)
- Temple Isaiah Knitzvah member (2018-present)
- Lexington Five and Under Network (LexFUN!) co-treasurer (2016-2019)
- Estabrook PTO Science Fair co-chair (2017)

Article 40: Sustainable Residential Incentives is a creative, incentives-based approach to reducing energy waste and reducing barriers to non-carbon-based alternatives. It is consistent with Lexington's sustainability goals. Per the analysis done by this article's proponents, the outcome of the proposed zoning changes would be implementation of relatively easy electrical system improvements and installation ready for EV cars and roof solar without significant cost burden to builders. The incentive is a push to meet the higher tier standards, thereby allowing continued new construction on the scale we typically see today. The proposed changes are narrowly focused on reducing some residential carbon emissions versus the status quo.

This proposal is not a solution to all new construction sustainability problems (nor is new construction our only sustainability problem), but it is another "low hanging fruit" solution brought by the Clean Heat group to modify building practices in meaningful ways with minimal cost or lifestyle impacts on builders or home buyers. Though the state leading with a more comprehensive set of sustainability improvements in the building code would be better, taking what actions we can at

the town level now is vital. Our worsening climate crisis creates a more urgent timeline for change. I am grateful for the work the Clean Heat group has been doing, and support this article's goals.

I have questions about some of the details in the article's motion and look forward to dialogue between Town Meeting members, Town Boards, and other stakeholders in the weeks leading up to Town Meeting's vote on the motion. These examinations and discussions help ensure that any article's outcomes are consistent with its goals.

Margaret Counts-Klebe

Precinct 6

Margaret.Counts-Klebe@lexingtonmma.org

781-862-4933

Community Activities

Board Member - Dana Home Foundation and Special Needs Arts Programs (SNAP)

Treasurer – Campaigns for Larry Freeman, Melanie Thompson, State Rep Michelle Ciccolo (2011-2020)

Town Meeting Member (Precincts 6 and 7) - 2001-present

I favor thoughtful standards around green building practices, energy efficiency and sustainability. Given the many facets of this article, I feel I need to hear a comprehensive presentation at Town Meeting from both the proponents and the Planning Board before I form an opinion as to its viability.

Andrea J. Fribush

Frederic S. Johnson

Dawn McKenna

Precinct 6

dawnforlexington@yahoo.com

781-862-6690

* Community Activities

Town Meeting 30+ years; Tourism Committee Chair (Battle Green Master Planning, Antony Sister Cities); Former Member and/or Chairman: Board of Selectmen, Town Meeting Members Association; Fund for Lexington; Cary Library Executive Committee; Space Needs/Building Assessment; Policy Manual; Historical Commission; Town Celebrations; Suburban Responsibility; Business Roundtable; Center Committee; Personnel Advisory Board.

Generally, I support sustainability efforts, I have learned in my decades of public service, the devil is in the detail. The motion which would govern is not yet final. I will withhold my position until I see the final motion. Providing incentives to encourage new construction consistent with the Town's emission reduction and sustainability goals I would support. Incentives for renovations gives me pause. Many houses are historic and built prior to the turn-of-the-century. My restoration knowledge helps me understand that modernizing older homes is expensive and can be difficult to integrate. Those who help retain the variety of architecture in our historic community should not be penalized if including such features would not be feasible.

Deborah Strod

Precinct: 6

E-mail address: deborah_strod@yahoo.com

Phone number: 781-248-6953

* Community Activities

Current:

Town Meeting Member since 2004

Employed in local business, DMA Health Strategies, since 2006 (now member-owner)

Member, League of Women Voters

Member, Temple Isaiah

Lexington resident since 1994

Parent of 2 adults who attended Lexington Public Schools K-12

PhD candidate at Brandeis' Heller School for Social Policy & Management.

Prior:

Town Meeting: Lead teamwork for unanimously passed Town Meeting resolution requesting the town consider racial and other equity impacts in all decisions and processes (2020); Town Meeting Deputy Moderator 2010-12, 2015;

Communications Working Group 2004-5.

Committees: Busa Land Use Proposal Committee (2010-11), Ad Hoc Human Rights Organizing Committee (2007-8), Co-Chair of Town's Health Benefits Review Committee (2004-5), and Fiske and Diamond Site-Based (School) Councils (2002-5 & 2009-10)

Facilitator for neighboring towns' LWV Candidates Nights; public input sessions for Lexington and local organizations. *Mentor* to citizens seeking engagement regarding traffic, zoning in a neighboring town, and school crowding.

Artistic Shared photography at Cary Library and in Lexington Open Studios. Lexington 300th Anniversary Acting Troupe volunteer. Lexington Beats intercultural dance troupe.

Article 40 is an appropriate option to encourage new construction supporting Town sustainability. I would prefer the state building code lead on climate; but, we use the tools we have.

Incentives aim to change behaviors to achieve an outcome. This incentive zoning proposal offers that if a proposed new home is designed sufficiently sustainable, current size limits are allowed, while environmental impact is decreased.

Conversely, if proposed new construction is not sufficiently sustainable, size limits are constrained.

Proponents say the changes will affect about 100 new homes/year. They were responsive to my questions, saying about half of new homes already meet the lower requirement proposed, but almost none are being built with high efficiency electric systems or solar panels, which meet the higher requirement (and there is insufficient data on electric vehicle chargers, also in that requirement). I agree with a bigger benefit to encourage activities where we have not made enough progress.

We should do reasonable due diligence on potential unintended consequences.

Proponents were responsive questions about impacts on existing homes, and home sales. Requirements for existing homes and additions to them will not be changed under the proposal, only for new construction. No one can predict housing markets, but I believe that since the cost of sustainability has decreased, the number builders who use sustainable approaches has increased, and the value both environmentally and in the cost of home ownership have been demonstrated, people would be able

to sell existing homes at the kind of price they have anticipated. I will be interested to hear at the time of the vote how much public input has been gathered from which stakeholders, with what impact on the motion ultimately presented.

Having said that, I also believe that business and cultural practices which led to our current climate challenges often did not have to account for factors like product life-cycle impacts on health or environment. They operated without being subject to some of the questions which we now bring to both current practices, and to sustainability efforts. Yet we are on a tight timeline to implement effective change. We should not let perfection be the enemy of the good in considering adjustments. To me, the main question is: will this proposal be one more small step that helps us do that? I believe it is.

My opinions used information available 2/2/2022. When considering such proposals, I compare to current zoning bylaws available here:
<https://www.lexingtonma.gov/planning-office/pages/planning-forms-regulations>.

New Candidates

Eran Cohen Strod

Precinct: 6

E-mail address: eransterling@gmail.com

Phone number: 781-652-8880 (land line)

** Community Activities*

Since moving to Lexington in 1994, I have greatly enjoyed the sense of community, the wonderful open spaces and the variety of events and activities in our unique and special town. My kids attended Lexington Public Schools from K through 12, and throughout that period, I volunteered with LUSC (youth soccer). I belong to Temple Isaiah and am active in a locally based community of Shinnyo-en Buddhist practitioners. After hearing political attacks on immigrants, I volunteered as an assistant ESL teacher in Sommerville before the COVID pandemic and now teach English via Zoom to an Ethiopian Israeli. I participated in “Dismantling Racism in Our Town,” LexChat and other forums to better understand the impacts of racism in our town.

My professional life has strong Lexington ties. One of my clients is a small business based in Lexington. Another is a software company founded by three

Lexingtonians. A family member co-owns a consulting firm headquartered in Depot Square.

Now that my kids have graduated, I'd like to give back to the town that has been my home these past decades. Lexington has many strengths, but there is room for improvement in reducing our carbon footprint, adapting to climate change, building affordable housing, advancing equity, and stimulating economic growth.

I support Article 40 (Sustainable Residential Incentives) and additionally support Article 7 (Climate Action Plan), which allocates funds to work toward updating the town's Climate Action plan. Further, I will support any well-constructed measures that reduce greenhouse gas emissions and prepare our town for the impacts of climate change.

Article 40 incentivizes teardowns and major renovations to meet higher sustainability standards, proven cost-effective. Encouraging new construction to utilize renewable energy is an incremental step in the right direction, but we will need to do more. Lexington must continue to find and implement ways to get to net-zero emissions, hopefully even sooner than the long-term targets in Lexington's "Getting to Net Zero Emissions Roadmap and Recommendations."