

Precinct 8

Incumbents

Margaret (Peggy) Enders

Precinct 8

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Phone number: 617-308-8185

Community Activities

Town Meeting Member since 2010

Lexington Bicycle Advisory Committee, 2007-2021. (Chair 2008-2020)

Friends of Lexington Bikeways/Bike Lexington: Member 2007-present. Current Chair

Greenways Corridor Committee, member, 2014 - present

Transportation Safety Group, liaison member

Quiet Clean Lexington campaign: lawn sign wrangler

Center Streetscape Working Group

Co-Leader, Wake Up and Walk

Co-Founder, Bike Walk 'n Bus Week

Although the public hearing on Article 40 with the Planning Board won't take place until February 16, I was glad to receive the helpful material provided by members of the Clean Heat Alliance describing in detail the goals of the article. A concern that I had before reading the material was that Article 40 would have an unexpected incentive for the building of more 6-bedroom/6-bathroom houses at the expense of smaller, greener homes. I no longer worry quite so much about that (it may result in builders constructing smaller homes if they don't want to meet the requirements) but wish there existed such incentives to construct greener moderate and smaller homes, as well. Article 40 is another step in the direction of reducing fossil fuel emissions and pollution in line with goals Town Meeting has supported through approval of earlier Articles (Clean Heat Home Rule Petition and ByLaw and the Sustainable Hartwell Avenue Zoning article) and, most recently, Article 10, where we hope the ban on the use in Lexington of Gas-Powered Leaf Blowers is upheld at the March 7 town election. I am very inclined to support Article 40 on the face of it but will wait to decide until I have heard the discussion at the Planning Board and in subsequent remarks by thoughtful Town Meeting members, elected boards, and other stakeholders.

Betty Gau

Precinct 8

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* Community Activities

Vice Chair Town Meeting Members Association Executive Committee

Chair, Lexington Bicycle Advisory Committee

LexSeeHer Co-Chair

Yes! I will support Article 40. I am very committed to supporting policies that create a cleaner and healthier environment. I fully support sustainability efforts and reducing the impact of residential and commercial buildings on our climate. Whenever there is an article before Town Meeting that proposes an improvement in energy efficiency, a reduction in fossil-fuel use, or a reduction of environmental waste I will research its merit and usually support it.

I like how Article 40 encourages builders to use updated performance standards for energy efficiency, sustainability and fossil fuel use. Article 40 echoes the primary principles of an article I voted for last year that applied to commercial buildings on Hartwell Avenue.

I agree with the article's zoning incentives and since it applies to new construction only, it is a reasonable standard to implement. The article promotes responsible construction which I believe is crucial to helping us meet the town's sustainability goals. I became interested in Town Meeting specifically to support these types of environmental policy changes and I strongly support working to achieve the town's emission reduction and sustainability goals.

I fully support our town's efforts to improve sustainability and believe we all need to work together swiftly to make significant reduction in our fossil fuel consumption. I believe we need to be innovative and aggressive with our policies. We should strive to be leaders in our state and nation by voting for articles that make significant environmental protection changes to our town's policies.

Alan M. Levine

Precinct 8

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781-862-8127

Town Meeting Member, Precinct 8, since March 1989

Town of Lexington Appropriation Committee, since 1997

Appropriation Committee chair, 2004-2010

Appropriation Committee liaison to School Master Planning Advisory Committee

Former president of Citizens for Lexington Conservation

I plan to support Article 40 unless some unexpected negative reason surfaces before the vote. Changes in energy policy at all levels have been much too slow to develop even though the ill effects of climate change and their rapid intensification are very clear. The new homes being built in Lexington are very large and their construction requires proportionately large amounts of lumber, concrete, and other resources including energy. Such large homes have large exterior wall and roof areas that drive heating and cooling energy requirements over their lifetimes. Even so, one should consider whether the proposed sustainability requirements will result in unintended consequences such as increases in the costs of housing for people who could not otherwise afford reasonable-quality housing. The latter seems highly unlikely. Because of their sizes and the demand for land in Lexington together with other reasons, the new houses are very expensive, and approval of Article 40 is hardly likely to affect any household's ability to obtain good housing. I thank the sponsors for putting this article on the warrant, and I raise the question as to why it is a citizen's article, i.e., why it and similar initiatives are not, at least, jointly sponsored by the Planning Board or other major town boards.

New Candidates

Victoria C. Buckley

Margaret E Coppe

Precinct 8

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Phone number 339-223-0832

* Community Activities

Town Meeting Member Pct 9 1983-2002

School Committee 2007-2016

Vision For Lexington Committee, Chair

Tourism Committee
League of Women Voters 1982-Present

I will support this article since it provides another tool, although small, in the town's efforts to provide a wide variety of housing.

Sudhir Ranjan

Precinct: 8

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Community Activities

I worked as a Town Meeting Member for the year 2018 and 2019 from Precinct 1. I have been actively involved as Indian American Getting Involved (iGIG), and currently serving as Secretary/Treasurer for 3rd term - people's participation and on civic engagement. I have been intermittently involved in some library activities, acted as a Hindi language translator. Volunteered in community's activities organized by Indian Americans of Lexington (IAL).

I do not support this zoning article for two specific reasons, but before I address those, I would like to say that I support plans for sustainable development in Lexington. Sustainability is the practice of reducing, reusing, and recycling in four different dimensions: economic, ecological/environmental, social, and cultural. According to the US General Services and Administration, the sustainable design seeks to reduce negative impacts on the "environment" and the health and comfort of building occupants, thereby improving performance. The primary objectives of sustainability are reducing the consumption of non-renewable resources, minimizing waste, and creating healthy, productive environments. Other sustainability features include optimizing site potential, using environmentally preferable products, protecting, and conserving water, enhancing indoor environmental quality, etc. It is an integrated approach that promotes cooperation and adjustment. It is essential to make some structural transformations and create some fundamental changes in all levels of society, including our lifestyle. I think the most important thing is to connect from where we were, where we are, and where we need to be.

With all that being said, I do not support this zoning article for two key reasons related to my sustainability concerns: it does nothing to address the rising cost of housing in Lexington and its contribution to Lexington's sustainability initiative is not enough. The implication of this zoning article is that it will very likely make creating sustainable homes at the current maximum gross floor area significantly more expensive than it already is. This in turn will disincentivize people from wanting to choose the maximum current gross floor area with the newly defined energy standards and opt for what will likely be a less expensive project that may not incorporate the new standards. So not only will the new standards not be incorporated in an efficient manner, but incorporating the new standards will be more expensive than it needs to be. The way this zoning article is currently designed, it seems like it is intended to continue pricing more potential home buyers out of Lexington.