

**ENERGY MANAGEMENT COMMITTEE**  
**Meeting Minutes: Dec. 16, 2021, 5:30 pm to 7:00pm**  
**Zoom Video Meeting**

**Voting attending:** Justin Magee, Todd Kosterman, Roger McPeek, Bogdan Fedeles, Karl Rexer, Colleen Soden, Allison Gaiko

**Non-Voting attending:** Laura Turenne, Ken Pruitt

**Absent:** Susan McPhee, Fritzie Nace, LeeAnn McGahan, Frank Hackett, Andrew Marron, Pete Lawson

1. Review and discussion of OPR (Owner's Project Requirements) revisions
  - a. Mr. Rexer proposed to make the OPR a template document and remove references to the name "Lynch." Mr. McPeek recommended keeping it specific to Lynch: "It's a document to be used in energy efficiency recommendations to EFPBC." After discussion, it was concluded that it will remain specific to Lynch.
  - b. Mr. Pruitt mentioned that it calls for a study of feasibility for the school to be all electric, as opposed to saying it needs to be all electric. The Climate Action Plan (CAP) calls for all new construction to be all electric. Ms. Soden mentioned that she is working on 7 school projects right now and none of them are using natural gas. Mr. Kosterman mentioned that some town board members will want to know the costs and benefits of all electric vs natural gas. Mr. Rexer proposed a middle ground: the study is performed but with priority for full electrification.
  - c. Vote passed unanimously: **EMC endorses this EFPBC OPR document template dated today with the added edits and the energy management goals articulated within.** *Action Item: Ms. Soden to add in CAP reference (item d below) and keep LEED Gold requirement from Select Board in 2009.*
  - d. 2020 Climate Action Plan, page 15. Measure BD3: "Require new development meet new energy and fossil fuel free standards". Includes: "Adopt a Sustainable Building Design Policy for new municipal and school buildings to transition to net zero emissions." Also: "Require all new buildings be all electric"  
<https://www.winchester.us/DocumentCenter/View/4633/Climate-Action-Plan-2020>
  - e. Mr. Kosterman, Ms. Soden, and Mr. Lawson are all on the sustainability subcommittee. *AI: Mr. Kosterman will enquire with the chair of EFPBC, Jay Nardone, if it is possible to bring people from outside the subcommittee to their meetings, such as Mr. Pruitt.* The OPR is an EFPBC document.
  - f. Operations are under DPW: maintain flexibility to operate the building in the most efficient way possible. Lighting and set points are in the purview of the sustainability subcommittee. Operating costs, such as electricity, are paid by the town, and therefore relevant to the EMC.
  - g. Ms. Nace had comments on the food side to be discussed separately with Mr. Pruitt.
  - h. DPW lessons learned from the High School construction at the end of the OPR are directly from Chris Conway. *AI: Ms. Soden to make it into an appendix and remove the wording "best practices."*