

**October 26, 2010
Planning and Economic Development Board
Medway Town Hall
Medway Middle School
Holliston Street**

BOARD MEMBERS PRESENT: Andy Rodenhiser, Bob Tucker, Chan Rogers, Tom Gay, and Karyl Spiller-Walsh.

ABSENT WITH NOTICE: Susy Affleck-Childs, Planning and Economic Development Coordinator

ABSENT WITHOUT NOTICE:

ALSO PRESENT: Amy Sutherland, Meeting Recording Secretary
Gino Carlucci, PGC Associates Planning Consultant

The Chairman opened the meeting at 7:00 pm.

Bessie & Joyce Koshivas, 49 Pearl Street:

The Board is in receipt of application from Bessie & Joyce Koshivas for 49 Pearl Street. The plan was prepared by Guerriere & Halnon, Inc. and is dated June 17, 2010 with revision dates of September 7, 2010 and October 12, 2010.

The Board endorsed a previous version of this plan at its September 14, 2010 meeting. The change is that the non-building lot parcel has been increased in size from 2.75 acres to 3.014 acres and the remaining land area has been reduced.

The Board is in receipt of a memo dated October 26, 2010 from Gino Carlucci recommending endorsement.

On a motion made by Chan Rogers and seconded by Bob Tucker, the Board voted unanimously to endorse the plan for Bessie and Joyce Koshivas.

Stretch Code Public Forum

Frank Faist, the Chairman of the Energy Committee began the presentation by explaining the purpose for the why Medway should be designated as a Green Community. It was explained that the Stretch Code is among the five criteria that municipalities must meet in order to earn “Green Communities” designation from the Massachusetts Department of Energy Resources. At this point, Medway has

met the other four criteria. The State is offering up to \$10,000,000 in grants next year to municipalities that are designated Green Communities.

The second part of the presentation was provided explained by Michael Berry, Senior Associate of ICF International. Mr. Berry also manages the Massachusetts New Homes Energy Star which is a program that encourages energy- efficient construction.

The presentation explained that the Stretch Code would require the use of a “performance test” in which builders test homes or buildings to determine if it meets energy codes. A performance test requires builders to hire an independent person to verify that a home is energy efficient. A performance test is more expensive than what is called a “prescription test” which is the builder’s detail how materials in a house or building are used and assembled.

Mr. Berry communicated that the prescriptive code meets guidelines but it doesn’t show how the products were installed. By using the performance standards, it brings it to the next level.

The implementation of the Stretch Code would require all new residential construction to comply with the standards. Home additions would also be subject to the Stretch Code, but the original structure would not.

Mr. Berry informed all that the state’s next International Energy Conservation Code (IEEC) would include some form of the Stretch Code. These types of codes are issued every three years. The towns that adopt the Stretch Code now may be adopting 2012 IECC two years or three years in advance. Mr. Berry also indicated that the Stretch Code must be adopted in full.

There are noted changes in the code since 2006. The new requirements are for:

- Building envelope tightness
- Duct testing
- Lighting equipment
- Pool controls and covers
- No moisture control requirements

Only the addition/alterations and repairs must conform as relates to new construction. The mandatory requirements are air leakage control for the building envelopes.

A chart was shown comparing the 2009 IECC and the 2010 MA Energy Star Homes program. This showed what was being measured. The 2010 Energy Star Home program notes that residential homes have a 80% performance standard. All must comply with the visual verification.

The Stretch Code Appendix 120.AA was explained. There have been some updates to this appendix.

Mr. Berry next presented a series of questions with the noted responses.

Why an optional Stretch Code?

There is a growing desire to reduce energy costs and dependency on imported fuels. Several towns asked for the ability to adopt stronger building codes.

What does the Stretch Code apply to?

Residential: new construction, addition, and home renovations
Commercial: new construction and additions

Why test performance?

Prescriptive codes don't guarantee good installation, air.
This involves third party verifiers (HERS raters) who are bonded and secured to show code compliance.

What is required by a certified HERS rater?

Review building plans
Check insulation installation
Thermal bypass checklist
Blower door and duct testing

The Energy Committee thanked those for attending the presentation.

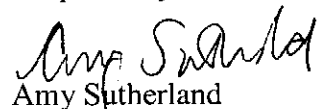
On a motion made by Bob Tucker, and seconded by Karyl Spiller-Walsh, the Board voted unanimously to adjourn the meeting at 9:00 PM.

Future Meetings:

The next meetings scheduled are: November 9, 2010

The meeting was adjourned at 9:00 PM.

Respectfully Submitted,



Amy Sutherland
Meeting Recording Secretary