

The Watertown Environment and Energy Efficiency Committee working group BERDO met remotely via Zoom at 5:00 PM on Monday, July 1st, 2024.

The following members and staff were present: Brian Hebeisen (chair), Silas Fyler (Energy Manager), Pat Rathbone, Jocelyn Tager.

Others present:

The meeting started with a quorum at 5:00 with Brian Hebeisen presiding.

1) Announcements

2) Review of the BERDO Draft Regulations

Items discussed on the draft regulations version 1.3 included:

- 1) Quickly discussed campus definition and should we keep. Decided to hold for later discussion.
- 2) Correct name in section 1 Community Development and Planning
- 3) Delete section 2
- 4) Delete Section 3.2
- 5) Delete Section 3.3
- 6) Section 3.7 – Discussion if we need this section. Was translate from: *Ordinance* means City of Boston Code, Ordinances, Chapter VII, Sections 7-2.1 and 7-2.2. Will need to reword if we keep.
- 7) Section 4.1.2 – under reporting can report WEC, not sure how this hurts but a fuller description of this falls under section 10 including other programs such as PPAs, Local generation, RECs, etc. – suggest we leave for now.
- 8) Section 5.1.3 added the word days
- 9) Section 6.5.2 -- On hold for further discussions. Is there a way to be sure that buildings are not using energy when they are vacant
 - 1) Dept has to give approval for more than 1 year
 - 2) the 5% amount should be changed to “and” and not an “or”Consider removing appreciable and require reporting requirements
If a building is partially occupied with some vacant then it is still occupied
- 10) Section 7.0 -- do we have individual compliance schedules – note we have deferral and hardship -- see BERDO section 10.8 hardship – creates a compliance plan, we could call an individual compliance schedules - regulations also has a hardship compliance plan, not sure we need separate individual compliance plan. Believe we can remove individual compliance plans as they are covered under hardship compliance plan. Will discuss next meeting
- 11) Section 7.1 – changed authority from review board to Department
- 12) Section 8 – change emissions factors to emission factor throughout the whole document
- 13) Section 9 – change emissions standards to emission standards throughout the whole document
- 14) Section 8.1.2 – corrected name for DOER
- 15) Section 8.1.3 – Removal of District energy systems – Not sure if we should remove think solar pv array providing two buildings on one parcel (campus)
- 16) Section 10.4.1.a – allowed solar pv throughout Massachusetts
- 17) Section 11 remove in its entirety -- Will hold confirming number 10 above.
- 18) Section 9.1.2 What happens if a building type changes and should we need a new baseline. – to be discussed.

3) Decided next meeting will be 6:00pm on 7/8/24

4) Move to adjourn at 6:35 pm

All approved unanimously.

Respectfully submitted by Silas Fyler