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Eileen Entin, Chair

February, 2019

Elaine Quinlan, Editor

## CANDIDATES' FORUM ISSUE

### Save the Date for CLC's Annual Meeting, April 23<sup>th</sup>

Alexandra Bartsch, one of three Master Beekeepers in Massachusetts, will be the featured speaker at our annual meeting. She has been a resident of Lexington since 1968 and a beekeeper in Lexington since 1978. She and her daughter keep bees around Lexington as a benefit to the conservation land, the community garden, the interfaith garden and Wilson Farm. With the support of CLC and the Conservation Commission, Alix is working to have Lexington certified as a "Bee City." She will talk about this process, what it will mean for the town, and town-wide efforts to protect our honeybees and other pollinators.



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## **CLC 2019 Questions for candidates, sent to all candidates:**

*Each year Citizens for Lexington Conservation poses one or more questions pertaining to issues that will be coming before Town Meeting to all candidates for Town Office, collects the responses, and publishes them in our February newsletter prior to Town elections. This year we are asking two questions focusing on different facets of Lexington as a sustainable community. One concerns a warrant article that will be coming before Town Meeting. The other concerns the proposed initiative to rezone the Hartwell Avenue district as a case study in applying sustainability measures. This initiative will likely come before a Special Town Meeting later this year.*

### **Candidate Question #1: Warrant Article XX: Sustainability Director –**

<https://docs.google.com/document/d/1PP3j5pzIYY3A3cUHrN2KPeQw2XBXOeRWNORbqO2QsSI/edit?usp=sharing>

To see if the Town will vote to raise an appropriate sum of money for the purpose of hiring a Sustainability Director whose explicit responsibility will be, in collaboration with the Sustainable Lexington Committee, to oversee the implementation and effective management of the recommended actions in the [Sustainable Action Plan](#)

<https://www.lexingtonma.gov/sites/lexingtonma/files/uploads/sustainablelexington.pdf>

and the [Net Zero Emissions Roadmap](#)

[https://drive.google.com/file/d/1kiNVV\\_54eAWFXjTONRZMusdYdMgGPUD2/view](https://drive.google.com/file/d/1kiNVV_54eAWFXjTONRZMusdYdMgGPUD2/view),

or to act in any other manner in furtherance thereof.

Sustainable Lexington, a volunteer committee reporting to the Board of Selectmen, was formed “to enhance Lexington's long-term sustainability and resilience in response to environmental resource and energy challenges.” In March 2013, Town Meeting adopted Warrant Article 33 stating the Town will “(a) consider climate change in all appropriate decisions and planning processes; (b) take action to prepare for the impacts of a changing climate; (c) reduce greenhouse gas emissions; (d) develop and implement a comprehensive climate action plan; all with the goal of making Lexington a truly sustainable community.”

Sustainable Lexington has achieved an impressive list of accomplishments. However, international and federal agencies report that the next few years are the critical window for communities around the globe to take actions that will lead the world on a path that holds global warming below 2 degrees. As the next step in Lexington's evolution as a sustainable community, Article XX proposes the hiring of a Sustainability Director to accelerate this process in Lexington.

Will you as a candidate for town office support the adoption of this article? If you support adoption of this article, please explain why you feel such a position is needed. If you do not support this article, please provide your reasoning.

**Candidate Question #2: Potential Hartwell Avenue Rezoning:**

Within the next 12 months the [Hartwell Avenue Rezoning](#) initiative

(<https://www.lexingtonma.gov/economic-development/pages/hartwell-zoning-initiative>)

will likely come before Town Meeting. Weighing the economic benefits to the town along with the impacts on the environment and Lexington’s evolution as a sustainable community will be a key consideration. Please explain what environmental and sustainability issues will be important to you as you consider this initiative.

For further information please refer to the various consultant reports that can be found on the Economic Department portion of the Town web site under Hartwell Zoning Initiative, Consultant Information

(<https://www.lexingtonma.gov/economic-development/pages/consultant-information>).

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**2019 CLC dues are payable now.** The status of your dues payment can be found on the address label of snail-mailed newsletters, or near the top of the e-mail announcing this issue.

Pay your dues using PayPal on the CLC Website ([CLCLex.org](http://CLCLex.org)) or mail to:  
CLC, Inc.  
P.O. Box 292  
Lexington, MA 02420-0003

Suggested membership levels:

- \_\_\_ \$20 (Twig)
- \_\_\_ \$50 (Branch)
- \_\_\_ \$100(Tree)
- \_\_\_ \$ (Other)

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\_\_\_Go Green. Check here if you would like to have your newsletter in color with live links, using a download link from an email, instead of the paper snail mail.

Membership fees support our organization. CLC is a registered 501(c)(3) organization and all contributions are tax deductible.

# **CANDIDATES FOR TOWN-WIDE OFFICE**

## **Candidate for Selectman: 3-Year Term**

**Joseph N. Pato**  
781-325-8631  
joe@joepato.org

### *Question 1: Sustainability Director*

I participated in developing the Sustainable Action Plan and served on the Getting to NetZero task force. Setting clear staff responsibilities for focusing the Town's efforts to meet our objectives is essential to the success of these initiatives. Not enough can be said to compliment the volunteers serving on the Sustainable Lexington Committee for all they have achieved. It is time, however, to complement their efforts with professional staff. This will enable more structured progress on our goals and make sure we take advantage of available grant programs to defray costs.

The Town Manager is responsible for staffing decisions and I have asked him to review his FY2020 budget recommendation to identify how he will meet this goal. Rather than presuming a Sustainability Director position is the right solution, I look to our Town Manager to make a staffing plan. I would support a recommendation for a Sustainability Director if proposed by the Town Manager.

### *Question 2: Potential Hartwell Avenue Rezoning*

Lexington needs a more balanced set of revenues. Today, most tax revenue comes from residential property owners. To maintain our inclusive community that provides quality education, outstanding protected open space, and excellent police, fire, and social services, we need to enable creation of high-value commercial properties that shift the tax burden away from residential property.

The Hartwell Avenue rezoning initiative is in the early stages of envisioning a modern multi-use commercial district. This opportunity creates a zone where buildings are replaced with denser facilities that are themselves more sustainable. This contributes to our getting to NetZero goals, and provides a critical set of services that encourage workers to remain in the commercial district rather than travel by car to surrounding communities for lunch or other small errands.

As we progress with this initiative, I want to pursue incentives for developers to adopt sustainable building practices to achieve positive outcomes in the areas of health, energy performance, energy management and resilience. We need to address traffic issues in the area and provide better alternatives to single-occupant vehicle commuting. We need to carefully assess the impact on area wetlands and provide passive access to open space in conjunction with active access to the Minuteman Bikeway.

## **Candidates for Selectman: 1-Year Term**

**Mark Sandeen**

marksandeen@gmail.com

### *Question 1: Sustainability Director*

Yes, I strongly support adoption of this article.

In the last year we have been given urgent warnings by scientists, and a series of dire wake up calls from nature. Harvey, Irma, Maria, the Camp Fire. Each name reminds us of the deadliest and most destructive events to hit each of those regions. We received our own wake up call when our region was inundated by two Nor'easters that floated sea ice through the streets of Boston.

Governor Baker heard the warnings and has pledged to make climate change a priority by partnering with local municipalities. He signed the environmental bond bill, which will funnel roughly \$1 billion dollars of state funds through local municipalities who agree to take action on climate change.

Communities with Sustainability Directors will be well positioned to secure access to significant funding for their towns, far exceeding the costs of their salaries. Sustainability Directors in neighboring towns report securing 5 to 10x their salaries in grants for their towns.

Town Meeting passed the climate change warrant article asking Town staff to consider climate change in all appropriate decisions and planning processes. Our Board of Selectmen adopted and approved our Sustainable Action Plan and Getting to Net Zero Emissions plans.

Now is the time for town staff to provide the dedicated resource required to coordinate and lead the efforts outlined in those plans approved by our Board of Selectmen.

### *Question 2: Potential Hartwell Avenue Rezoning*

For the last three years, I have been co-chair of the Getting to Net Zero Emissions task force that looked carefully at exactly this issue, working with the three largest commercial property owners in town. The task force had the privilege of having nationally recognized architects with experience achieving the goals of transforming stagnant business districts into vital, vibrant, resilient, and truly sustainable areas that contribute strongly to the Town's economic well being.

We believe we can encourage commercial development in a truly sustainable way by utilizing form based zoning. Form based zoning is an integrated approach of defining a vision for the entire district. That vision includes the types of buildings, the uses of those buildings, requirements for open space and trees, walking paths, and other people friendly

transportation options, as well as energy efficiency standards, renewable energy use, emissions standards, and yes, even storm water management. It is our hope that Lexington will revitalize the Hartwell District in a way that dramatically increases Lexington's commercial tax revenue, while also dramatically decreasing our carbon footprint.

**Matthew Cohen**

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Cohen4Lexington@gmail.com

*Question 1: Sustainability Director*

I will support the adoption of this article and work to ensure it is passed. There appears to be a great deal of benefit from this with no negative impacts. Recent reports make it clear that addressing climate change is even more urgent than originally thought, so it is critical that we as a community act now to reduce our footprint. Even small changes can make a big difference, and they add up fast. We need to take steps including switching town vehicles to an all electric fleet, ensuring building and zoning rules incorporate sustainability, encouraging installation of solar panels, and more. This can not only help our environment; some of these changes can save, and even make, money for the town. Climate change must be central to our thinking, and creating this position will assist the town in its plans and policies. We must push towards being a net-zero community, and this is a critical step in that direction.

*Question 2: Potential Hartwell Avenue Rezoning*

I support developing Hartwell, but only if we ensure all new developments are in keeping with the highest environmental standards. We must require that all new buildings and all renovations meet the highest LEED standards. Buildings should also be designed to include solar panels, rain water collection systems, efficient HVAC, and other sustainability measures. These steps can not only help protect the environment, they can potentially generate revenue for the Town if, for instance, the Town owns the solar panels on the buildings. We also need to consider the impact on traffic. We need to redesign surrounding roads to ensure people spend as little time in traffic as possible. Additionally, we need to expand public transportation, which can help reduce pollution and fuel wasting driving. We also need to attract businesses that will offer sustainable revenue to the town. If we take such, steps we can develop Hartwell into an environmentally friendly revenue source for the Town. For detailed policy statements, please see my website: <https://www.matthewcohen4lexington.com>

## **Candidates for School Committee: 3-Year Term**

**Eileen S. Jay**  
617-901-8502  
beanyjay@yahoo.com

### *Question 1: Sustainability Director*

I am in complete support of the Sustainability Action Plan and Net Zero Emissions Roadmap, as well as upcoming work on developing town-wide sustainability policies by the Board of Selectmen and School Committee. Lexington's commitment to sustainability is resolute and the boards will continue their unwavering support of sustainable practices. Hiring a Sustainability Director could be an effective means of helping to coordinate, manage and promote sustainability efforts in Lexington. The creation of such a new position would most appropriately be done by the Town Manager and Selectmen following an assessment of the function, role and feasibility of the position, rather than by a Town Meeting vote at this stage. I would support a refinement of the Warrant Article that calls for the Board of Selectmen to initiate a review of the proposed position of a Sustainability Director.

### *Question 2: Potential Hartwell Avenue Rezoning*

All construction of commercial or mixed-use buildings and facilities at Harwell Avenue must adhere to sustainability standards and policies adopted by the Town. It must conform to, at least, and preferably exceed LEED Silver standards. In considering Harwell Avenue development, important environmental and sustainability issues include site impact, traffic implications, construction, building design and operations, energy efficiency, and health effects. We would need to study potential environmental impacts on the area, including the implications of increased traffic and any plans for traffic mitigation. Construction, building design and operations must minimize pollution and environmental impact, optimize energy efficiency and reduction in water use, encourage recycling and reuse, and maintain improved building and air quality for the health and well-being of inhabitants and the public at large.

**Scott A. Bokun**  
scottabokun@gmail.com

### *Question 1: Sustainability Director*

I am in full support of this Warrant Article. Being a candidate for the Lexington School Committee, I know it is important that our school buildings not only accommodate our children, but they must also accommodate our community. A Sustainability Director is definitely needed in Lexington in order to effectively manage any new buildings (municipal and school) and make sure that they are as sustainable and energy-efficient as possible. I see the Sustainability Director as being the expert on current Net Zero techniques and

Sustainable plans for our town; it is a position that will be key as we fight global warming in the upcoming years.

*Question 2: Potential Hartwell Avenue Rezoning*

I support the town trying to make Hartwell Avenue an area that will bring economic benefits to the town. With the logistics of a new high school currently being discussed, it is important to see if we can alleviate some of the tax burden of this project. Increasing the use of Hartwell Avenue may be a part of that answer. However, not at the expense of the environment. The area should be able to be revitalized with businesses and buildings that are sustainable, that meet the goals of our sustainable Lexington community. Sounds like a job for the new Sustainability Director!

## **Candidate for Planning Board**

Robert D. Peters  
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rdpeters@rcn.com

*Question 1: Sustainability Director*

Global Climate Change is a real threat, and probably the greatest single threat that we face locally, nationally and across the planet. The work that the Sustainable Lexington Committee has done over the past eight or nine years has been extraordinary in achieving real and demonstrable results for the improving the sustainability of the Town and saving money for all residents. The Committee has proven that acting boldly and locally can make a real difference in our response to a much wider issue.

With the charge of the Sustainable Lexington Committee being so broad, and interacting with so many aspects of town government and the community at large, it's clear that stakeholders would benefit from having a staff position dedicated for coordinating the work of the committee.

I support the concept of a Sustainability Director position, however, I would like to see more information including a draft job description of the position including in what Department the position would be situated. I imagine that this position could be situated in the Environmental Services section of DPW, in the Energy Management section of the Public Facilities Department, or in the Planning Department. I think that one of the drivers of where to locate this position would be where the committee feels its next greatest opportunities for success lie. With a more robust outline of the scope of this new role, I would be happy to support it at the Annual Town Meeting.

*Question 2: Potential Hartwell Avenue Rezoning*

I support the goals of the Town's plans for redevelopment on Hartwell Avenue. Many of the properties feature the best of 1980's construction, in that they're generally low-rise buildings with substantial paved areas on the sites for parking. It is generally not an area with much or any appeal for those who don't work there to visit. At the same time, the Town does need to increase the proportion of commercial property in order to mitigate the impact of some of our capital needs on residential properties over the next ten or more years.

The Town has the opportunity to reinvigorate this part of town and at the same time create incentives for building to the highest environmental standards. As a neighbor of Hartwell, I also expect that any redevelopment will include significant traffic mitigation improvements so that the neighboring residential neighborhoods don't unduly suffer from the redevelopment. Traffic is already challenging in the Bedford Street/Hartwell Avenue corridor and a new plan for the area needs to enable these improvements.

## **Candidate for Housing Authority: 5-Year Term**

**Melinda M. Walker**

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### *Question 1: Sustainability Director*

The efforts of Sustainable Lexington to help our community combat the devastating effects of climate change are very impressive. The 'Sustainable Action Plan,' which was submitted to the Board of Selectmen in August of 2018, is a well-researched and compelling document; it provides a great 'blueprint' for the future of our community.

I look forward to the presentation of this article to town meeting. I do not feel I have enough information about this article at this time to say whether I will vote for or against it at this point. As readers know, Town Meeting Members do not (and should not) always know how they will vote on an article prior to debate on the floor of Town Meeting; obviously, article proponents and board members who have reviewed the articles most likely will know whether they support an article or not. However, many Town Meeting members may be reviewing an issue for the first time at Town Meeting and weight the arguments before voting. I am specifically interested in listening to the recommendations of the Appropriation Committee and the Board of Selectmen. I am also interested in learning how Sustainable Lexington imagines the day-to-day work of a Sustainability Director.

### *Question 2: Potential Hartwell Avenue Rezoning*

The sustainability elements which I feel are important when considering the initiative to re-zone the Hartwell Avenue area are:

Improved access to public transportation and alternative forms of transportation. Perhaps Lexington could do a better job of advertising alternative modes of transportation to Alewife Station. For example, The Rev is an underutilized excellent way to get from Lexington Center to Alewife (and back again). It is more comfortable than MBTA buses and costs less! The Rev is a good example of the efforts made by the Town to negotiate with residential and commercial developers to provide traffic mitigation which help to reduce carbon emissions.

Enforcement of stretch energy codes for all new commercial development.

Provide incentives to attract retail establishments which could serve employees and residents alike.

Create bike-friendly traveling lanes.

Encourage developers to include green space enhancements to their business 'campuses.'

Improve pedestrian safety and access to the MBTA stop.

## **CANDIDATES FOR TOWN MEETING**

### **Precinct 1**

**Valerie G. Overton**

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#### *Question 1: Sustainability Director*

I support adoption of a warrant article to hire a Sustainability Director for Lexington. Lexington is fortunate to have exceptionally knowledgeable citizens who have worked tirelessly on our Sustainable Action Plan, Net Zero Emissions Plan, and other analyses. To accelerate cohesive and transparent action on these plans – positioning Lexington as a national model for sustainability – we need a permanent position with authority to work with all Lexington municipal departments and stakeholders. Having worked in environmental analysis and public health for decades, I understand current and potential future impacts of global climate change and environmental degradation. Our physical well-being and economic future depend on adaptation and resilience. Moreover, a Sustainability Director will have the ability to secure plans and agreements that will more than pay for the position.

#### *Question 2: Potential Hartwell Avenue Rezoning*

I work on Hartwell Avenue and have personally observed current inefficiencies. I believe that carefully designed development can advance Lexington's sustainability goals; meet residents' needs for connections to nature, exercise, community, food, and retail; and add commercial revenue for Lexington. Developers will need to design for multiple land uses, clean and efficient materials and construction, net zero emissions (including clean energy), water efficiency, minimized waste streams, minimized noise and light pollution, alternative modes of transportation, and full accessibility to all our citizens (regardless of disability, gender identity, etc.), along with high standards for diversity, equity, and inclusion.

**Larry D. Freeman**  
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*Question 1: Sustainability Director*

As a Town Meeting Member, I will support the creation and hiring of a qualified and forward-thinking Sustainability Director. This is a great opportunity for an innovative and strategic leader to build on Lexington's exemplary efforts and accomplishments in sustainability. Given the robust and broad goals of the Sustainability Action Plan and the Net Zero Emissions Roadmap, the Director must be a leader with broad and deep experience dealing with diverse stakeholders. Including Town Government, the highly involved and evolved citizens of Lexington, and peers at the national level who specialize in sustainability. This position will only strengthen Lexington's position as a leader in implementing cutting edge, cost saving policies and technologies as we move into the future. It is of the utmost importance that our Town adopts policies that demonstrate that we believe that it is possible to have both measured growth and protect the environment in unison.

*Question 2: Potential Hartwell Avenue Rezoning*

The rezoning of Hartwell Avenue is an opportunity for the Town to prove that growth and environmental responsibility should be and can be equal partners. One cannot carry a more significant importance than the other if long term success is to be achieved. I support the rezoning initiative with the understanding that the Sustainability Action Plan and the Net Zero Emissions Roadmap will be the major contributors in all renovations and new builds. I certainly see the benefit in mixed-use communities. To Live, Work, and Play in one area helps foster a great sense of pride and responsibility. In addition to increased Corporate Tax revenue to the Town, mixed-use communities increase the level of inclusion and diversity. When developed with an environmentally focused plan, mixed-use communities reduce the automobile dependence, and preserves open spaces.

## **Precinct 2**

**Rita B. Goldberg**  
goldberg@fas.harvard.edu

*Question 1: Sustainability Director*

Of course I'm always for sustainable solutions—I can't imagine that anyone would be against them, given the enormity of the climate crisis we face. I have some general comments about both questions.

We need to have a much wider view of how we want our Town to develop. So far projects have come to us in an ad hoc manner: a senior living proposal here, a request to develop

a part of a major roadway there (as at 168 Bedford Street), Hartwell Avenue, Lexington Center, etc. All these areas are organically connected through our vision of the Town we want.

This is a golden opportunity to tie all these areas together in a coherent way. But at the moment we have a crisis: most of the professional planning/ transit experts have left town, almost en masse. I don't think we can make a rational decision about a Sustainability Director without having the professional backup we need, and I don't yet have enough information to suggest funding sources. Such a director would be a wonderful addition, but she or he would need to be part of a team—and we don't have a team at the moment. In turn, the position depends on an overview, a systematic plan, which we're quite far from obtaining, given the dearth of experts on hand.

*Question 2: Potential Hartwell Avenue Rezoning*

Some of the plans look exciting, but there is little provision made for true conservation. There doesn't seem much reduction planned for impervious surfaces or, on the other hand, for expanded public transit to the site, just the assumption that there will be some eventually. Hartwell Avenue now is a singularly unappealing area to the eye. It's weak on the human scale, on safety (consider the existing intersections and lack of pedestrian crossings and bike lanes along Hartwell and especially Bedford Avenues), and on conservation. The plans go some way, but not far enough, toward taking on these concerns. There's still too much privilege given to cars and not enough to people on foot or on bikes, or to significant green space.

**Ricki Pappo**  
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*Question 1: Sustainability Director*

[I want to preface my answer to the question as that I am one of the authors of this Article and will be presenting on this article at our annual town meeting in March.]

I fully support the article that asks the Town of Lexington to hire a Sustainability Director. The job of Lexington's Sustainability Director is to carry out the goals of Lexington's Sustainable Action Plan and the Net Zero Emissions Roadmap. Town meeting already passed the two articles that brought these plans to the Board of Selectmen (BoS) and both plans were unanimously adopted in 2018 by the BoS. In addition, in 2017, the Lexington BoS voted to approve "We're Still In" the Paris accord. In order to successfully implement these plans and goals, a dedicated Lexington Sustainability Director is necessary.

The Sustainability Director's job will be to keep up with current and emerging technology, to apply for grants to help the town respond to climate change, and to coordinate these efforts across all town departments. Planning and implementation of the many projects in our town,

including municipal, commercial and residential, will take focused effort. I believe that the only way to respond to the threats of the climate change is to do it with a Sustainability Director who is balancing and coordinating the simultaneous needs and efforts of all Lexington stakeholders. The urgency necessary to meet the challenge of climate change is clearly outlined in recent scientific studies. The IPCC (Intergovernmental Panel on Climate Change) and the National Assessment Report on Climate Change both call for immediate action on climate change and report that we have a very short window to reduce our emissions—50% by 2030 while simultaneously having a plan in place to reach a 100% reduction by 2050. I believe the only way Lexington can respond to the magnitude of the situation is with a Sustainability Director who can move on these efforts quickly and efficiently. Many towns surrounding Lexington, including Concord, have hired a Sustainability Director. These directors have raised funds through grants that exceed their salary by 3 – 11 times. Lexington’s Sustainability Director would be responsible for developing and implementing programs, policies and initiatives to achieve our climate and sustainability goals. This role is crucial to Lexington’s sustainable future and is achievable with a concerted, focused effort of a Sustainability Director.

#### *Question 2: Potential Hartwell Avenue Rezoning*

Any new commercial growth in Lexington, including at Hartwell Ave, should be done using the concepts of “Smart Growth.” As defined by the EPA, "Smart growth" covers a range of development and conservation strategies that help protect our health and natural environment and make our communities more attractive, economically stronger, and more socially diverse. [<https://www.epa.gov/smartgrowth>]

Developing Lexington’s Hartwell Avenue will lessen the tax burden of our current plans for new municipal buildings, but we need to approach all new growth with a holistic view of the development. We need to develop a vision of what is acceptable to both allow for commercial development while maintaining a sustainable built environment. In order to carefully weigh the impacts to our community, an environmental impact statement should be done. Then with this information and by using the guide of “smart growth” at Hartwell, we should demonstrate a plan to implement sustainable land use principles.

In no specific order, here is what I would like to see be part of any development at Hartwell Ave.

- Protect and enrich Tophet swamp and the wetlands by plantings that encourage the area to thrive
- Have a traffic mitigation study and create a plan to compensate for transportation issues
- Create safe walking and biking paths,
- Increase buses to Alewife or other parking hubs near Hartwell in order to decrease car traffic, CO2 emissions and safe travel for all who use the roadways
- Require all building be built with net zero emissions or present a plan to get to net zero by 2030.

- Maximize permeable surfaces so we are feeding the groundwater system rather than adding to our storm water system
- Build energy efficient buildings
- Use renewable energy instead of fossil fuels
- Create a vibrant area that offers access to food and places to socialize
- Create paths for workers and citizens to enjoy the natural environment in the area
- Build taller buildings to maximize open space
- Add trees to create canopies of shade and to reduce CO2
- Plant flowers and meadows that reduce the CO2 in our air and increase bird and bee activity
- Plant native plantings
- All plantings should have deep roots to prevent runoff of soils
- Adequate storm water drainage to allow for 100-year storms every year
- Encourage composting to decrease the trash burden
- Institute protections of flora and fauna of the area
- Encourage zero emissions transportation
- Install EV chargers

While focusing on the issues of being environmentally sensitive and sustainable for all the stakeholders, it is possible to encourage growth and sustainability at the same time while also improving the lives of our residents.

**Betsey Weiss**

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*Question 1: Sustainability Director*

I have been a TMM since 2004 and I have supported Climate Change Initiatives including the March 2013 Article #33. I will also support the adoption of the article to hire a Sustainability Director to implement and achieve the goals and objectives of the Sustainable Action Plan and the Net-Zero Emissions Roadmap as well as coordinate the efforts of the Sustainable Lexington Committee with various Town Committees and Town Boards. A Sustainability Director will help Lexington mitigate our greenhouse gas emissions as well as reduce exposure to toxic and hazardous materials that pollute the water and soil. A Director will help cut our heating, cooling and lighting consumption in our existing school and municipal buildings as well as promote energy saving plans and policies for new construction and renovations. Lastly, a Director will help Lexington become a model for other communities.

*Question 2: Potential Hartwell Avenue Rezoning*

Hartwell Avenue Rezoning is necessary to increase commercial growth to increase the commercial tax revenue base to pay for Lexington's \$70 million dollars in capital debt, as

well as new capital projects as a new police station and a new high school which will cost over \$300 million dollars. I believe that it will be important to construct energy efficient buildings on Hartwell that mitigate greenhouse gases and use renewable resources. In addition, minimize impervious surfaces by reducing the surface area of parking lots. Create trails connecting Kiln Brook, Westview Cemetery, Tophet Swamp, the Minuteman Trail and the Wetlands in a 5K Hartwell Loop for public recreation. Promote the use of Minuteman Bike Path for biking and walking. Support using alternative transportation by encouraging the use of bikes with a designated bike lane and more shuttle buses to the Hartwell Avenue area. Add trees along the street, board walks and landscaping to create gathering places for people to meet and to sit.

**Ingrid H. Klimoff**

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*Question 1: Sustainability Director*

Yes, I support the appropriation of money to hire a Sustainability Director.

Why Yes? Because there is a great deal of work involved in getting citizens, businesses, non-profits, and town government to participate in Lexington's sustainability and resilience in response to environmental resource and energy challenges. It is a complex project to teach people to use less energy, to conserve energy, and to use renewable sources of energy. It takes more than one volunteer group or one town committee to make changes happen.

The August 21, 2018 report focuses on measurable, reportable data on energy usage and energy produced from residents, businesses, local government, and from non-profits. It involves developing new legislation to make reporting mandatory, and it would institute mandatory measuring of public and private energy usage (and energy production). The Sustainability Director would oversee implementation and collection of data, to see that goals have been met.

I have several concerns, however, about Question 1. What is the salary range we are discussing? Does the Sustainability Director report to the Facility Director, or to the Town Manager?

*Question 2: Potential Hartwell Avenue Rezoning*

As a former Reed St. resident and a current pct. 8 town meeting member (until the March 04, 2019 election), I attended a few of the sessions regarding the Hartwell Zoning initiative, sponsored by the Economic Development Dept. of the Town of Lexington. It was helpful to learn from the consultants that the area has several positive advantages, such as the Minuteman Bikeway, open space linkages, and much underutilized land. The proposals for the future include:

Capitalize on the natural environment towards health and recreation.

Diversify transportation alternatives.

Establish a new interface between Hartwell Avenue and buildings with streetscape enhancements and lighting.

Nurture a neighborhood by diversifying land uses

Foster pedestrian scaled gathering spaces and mid-block connections

Anticipate diminished need for parking areas and capitalize on underutilized land for new development.

Establish sustainable buildings and performative landscapes.

(Pages 31-40 of the slides, from the consultants' report link.)

The 7 points will increase the sustainability and will enhance the area (denser buildings, better and friendlier walkability, tighter building codes etc.). The proposed mixed use zoning (housing and business) is a huge change, and it is a green initiative in that working people could wake up in the morning, and walk to work (or to a restaurant or a convenient store, or to a bus that will take them to the Alewife MBTA Station). The idea of encouraging restaurants and small shops along the pedestrian walkways will mean that people who live or work there will be more prone to eat nearby, and not use a car to eat out or to do errands at mealtime. Some professional planners would call mixed use zoning "smart growth".

I would like to see improvements along Hartwell Ave. because residential tax rates will continue to go up, and business taxes will lessen the burden on homeowners. However, it is VERY important for the Selectmen to work to get federal funds to improve traffic conditions along Bedford St. Without the work of the Selectmen to get federal funds for transportation improvements, Lexington residents can probably look forward to higher and higher residential tax rates.

Am writing this one of several people running for town meeting in pct. 2, and as a senior citizen living on a fixed income.

**Charles Hornig**

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*Question 1: Sustainability Director*

I do not currently have enough information to form a position on this article. It is not clear from the warrant article exactly what motion will be proposed to Town Meeting, to whom the envisioned Sustainability Director will report, how much money will be requested from what source, and how this proposal fits with other program improvements in the budget. I hope the proponents of this article will make this information available soon.

*Question 2: Potential Hartwell Avenue Rezoning*

The Hartwell Zoning Initiative will provide an opportunity to address the Town's economic development needs while also correcting the negative environmental impact of existing development. Early development along Hartwell Avenue in the 1960's and 1970's was done without the benefit of modern rules and practices to protect the Tophet Swamp wetlands and the Kiln Brook flood plain. Hills were levelled, wetlands were filled, trash was dumped, and streams were straightened. Buildings and their parking lots drain directly into the remaining wetlands or streams with no attempt at stormwater management or pollution prevention. Structures in the flood plan are not protected from damaging flooding. Buildings do not make use of modern technologies to reduce energy use and carbon footprint. Without redevelopment, these conditions will continue indefinitely.

Where the Town's zoning initiative spurs redevelopment, new buildings and other improvements will meet modern standards. Stormwater will be managed to avoid flooding and filtered to prevent pollution. Buildings will use modern designs to reduce energy use and provide resilience for flood events. We have seen an example of what is possible in the new development at 75 Hayden Avenue, where a large amount of new office and lab space was added while decreasing the impervious surface on the site and replacing an underground culvert with a surface stream.

**Matthew Cohen**

This candidate's response is under Candidate for Selectman: 1-Year Term.

**Precinct 3**

**Kevin Johnson**

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*Question 1: Sustainability Director*

I look forward to hearing the recommendations of the Appropriation Committee and Selectmen, and the debate at Town Meeting before reaching a decision on the need for a Sustainability Director.

*Question 2: Potential Hartwell Avenue Rezoning*

I support improving the streetscape of Hartwell Ave. to make it more welcoming, and pedestrian- and bike-friendly. However, I'll look forward to hearing more details of the proposed rezoning, especially the projected traffic impacts, before deciding whether to support the rezoning.

**Precinct 4**

**Susan A. McLeish**

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*Question 1: Sustainability Director*

I supported Warrant Article 33 in March 2013 and continue to believe that sustainability is a very important consideration in the decisions/actions that we take as a Town. It's important that all of our town employees understand the importance of sustainability and incorporate responsible practices into the everyday performance of their job responsibilities. Hiring a Sustainability Director sends a clear message about our values as a community and will help to ensure that measures to achieve the goals included in the Sustainable Action Plan and the Net Zero Emissions Roadmap are implemented.

There are many financial pressures facing our community and we must be responsible about how we spend taxpayer funds. The fact that grant money is available/would be sought and could potentially exceed the salary for the position is an important factor in advocating the creation of this position.

*Question 2: Potential Hartwell Avenue Rezoning*

Overall, I am supportive of additional commercial development in Town. As a community, in addition to ever increasing costs to operate the Town and School system, we are faced with extensive, pressing capital needs for public safety and schools. Increasing the commercial tax base is an effective way to help ease the tax burden on the residential homeowner. The Hartwell Ave Rezoning Initiative is potentially a very good opportunity to revitalize that area. Issues to consider include the amount of green space provided for in the plan, how the buildings will be built (materials used/efficiency of the buildings) and provision for transportation to minimize the need for parking/traffic.

**Gerald Paul**  
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*Question 1: Sustainability Director*

It will be critical to the achievement of Lexington's sustainability goals that focus be maintained on those goals. Given that current management positions in Town already have many competing demands for their time, it's important that a position dedicated to sustainability be created. The stated goal that the Director " secure grant revenue that will exceed the Director's salary" is further reason to support this article.

*Question 2: Potential Hartwell Avenue Rezoning*

Any rezoning of Hartwell Ave should include (but not be limited to) the following:

- requirements for use of renewable energy
- LEED requirements for sustainable building
- protections for existing trees and required tree planting in excess of the current Tree Bylaw.

-require planting of street trees that shade the sidewalk along the length of the avenue. Because of a lack of street trees, Hartwell Avenue is unwalkable now in hot weather. If we expect people to walk to transportation, we need to require planting of street trees that shade the sidewalk.

## **Precinct 5**

**Marilyn M. Fenollosa**  
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### *Question 1: Sustainability Director*

Lexington has been fortunate to have a committed group of citizens who volunteer their time and passion to ensure that the Town become a leader in critical environmental matters. But to be truly meaningful, these efforts must cut across multiple municipal department, board and committee boundaries. A qualified municipal employee with the charge to promote sustainability measures will be in a position to set priorities, coordinate regulation and, presumably, have the authority to impose penalties on those who do not comply with Town-mandated programs. With the imprimatur of Town employment, a Sustainability Director may be more effective in engaging and coordinating divergent private interest groups than a volunteer group, however well-intentioned. I would support this Warrant article.

### *Question 2: Potential Hartwell Avenue Rezoning*

Any significant development proposal that affects traffic patterns, land usage and population density will necessarily have long term environmental consequences. While I am mindful of the tax benefits accruing to the town from such proposals, we must be careful to consider all of the non-quantifiable but irreversible effects on our scarcest resources. While interesting, the examples provided in the Consultants' presentations in support of the proposed development - from the major cities of Atlanta, San Francisco, Long Beach, Buffalo, Birmingham, Oklahoma City, New York City, and Montpellier, France -- do not persuade me that such development is appropriate for a community that is essentially residential and highly protective of its natural resources. Nevertheless, I will carefully consider any data -- environmental or otherwise -- before taking a firm position on this project.

**Ginna Johnson**  
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### *Question 1: Sustainability Director*

A quick search reveals 888 job postings for sustainability officer at a single website. A full range of corporations, institutions, and levels of government are recruiting candidates to help them 1) anticipate and address their vulnerabilities to climate change and 2) create sustainable, healthy environments over the long term for their staff, students, and residents. Likewise, Lexington needs to protect itself from the costs of climate change. Some problems will be local (drought, flooding, heat islands), some may be external (economic effects of

energy shortages, climate migration), but like the 888 entities searching for sustainability officers, we need to understand our vulnerabilities to reduce our risks. Sustainable Lexington has started this valuable work and now we must continue it in all sectors of our Town. This is an increasingly interdisciplinary field with evolving technologies that requires an experienced candidate. I support the hiring of a Sustainability Director to develop and coordinate these important efforts across Town.

*Question 2: Potential Hartwell Avenue Rezoning*

As we are all aware, to pay for the Town's current and planned capital projects the Town has raised tax rates. Concerned about residents struggling to pay these increased taxes—especially residents on fixed incomes—the Select Board established as a priority expanding the commercial property tax base to offset residential tax increases. An obvious place to look to expand commercial development is the Hartwell Avenue district. However, the public infrastructure—streets and sidewalks, sewers and utilities—proposed by the Hartwell Initiative may require significant capital investment at the exact moment we are least able to raise funds. Moreover the environmental costs of the proposed density—increased flooding adjacent to Tophet Swamp (especially with increased intensity of storms due to climate change—see above) and increased commuter traffic—may compromise the quality of life of residents the initiative was meant to protect. Consultants to the Town have been preparing cost-benefit analyses of capital costs vs. tax revenue as well as transportation studies. The results of these studies deserve careful evaluation and I will wait to understand the analyses before I decide if the initiative is a strategic means to achieve shared Town goals. However, a different approach would be to fold the Hartwell district into the ongoing work of the Comprehensive Plan. The Comprehensive Plan Advisory Committee Working Groups are evaluating residential and commercial zoning Town-wide to determine how changes to current zoning can make the entire community more livable, more resilient and more economically sound. Strategic zoning bylaw amendments to achieve low-impact, sustainable development without burdensome Town investment might be the way to go.

**Melanie A. Thompson**

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*Question 1: Sustainability Director*

I am a strong supporter of reducing greenhouse gasses and getting to Net Zero emissions. There are so many pieces of the environmental pie to monitor and track, it would be very efficient to hire someone to lead the effort, partnering with the Town Manager, Public Health director, and all others, to achieve the goals of the Sustainability task force. I am in agreement with all matters concerning the dangerous effects of climate change and participating in preserving our environment. I also believe in getting back into the Paris Climate Accord.

*Question 2: Potential Hartwell Avenue Rezoning*

I support discussion and review of the current zoning bylaw with the goal of increasing the commercial tax base to encourage sensible redevelopment of commercially zoned areas like Hartwell Ave. I believe it's important to look at this issue as a way to help reduce rising residential taxes of all residents, including seniors and young families. Additionally, I support green building policies and maximizing open spaces when considering new commercial construction.

## **Precinct 6**

**Margaret L. Counts-Klebe**

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### *Question 1: Sustainability Director*

The drive and the energy to incorporate sustainable practices into every department and project in Lexington is one of the most exciting developments I have seen during my time in Town Meeting. In a perfect world, we could now add a Sustainability Director to the town staff to build on the work of current staff and volunteer committees. I feel that this is not a straightforward decision, however, and involves weighing budget constraints and priorities. Although there is a possibility of applying for grants to offset the cost of the new salary, that funding stream is not guaranteed and may not cover the true long-term cost of the position including benefits. Nevertheless, it is crucial that sustainability practices be incorporated into all new municipal building projects as well as ones where developers are seeking zoning relief from the Town.

### *Question 2: Potential Hartwell Avenue Rezoning*

In considering the potential rezoning of Hartwell Avenue, I think Town Meeting needs to consider the impacts of increased traffic on surrounding neighborhoods. I also think we should consider how incentives for mixed use projects could then add benefits for residents in that part of Lexington in terms of access to shopping and service providers. Given the proximity of the beautifully wild Tophet Swamp to Hartwell, issues such as increased run-off and destruction of natural habitats must also be weighed.

**Dawn E. McKenna**

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### *Question 1: Sustainability Director*

Lexington has been including sustainability in all new building projects for a dozen years or more. I applaud this work. As a former Selectman who helped end the era when overrides were needed every couple of years, I know how important it is to think about the short and long-term consequences of adding personnel to the budget. Town Meeting passed a warrant article to ensure that Lexington becomes a truly sustainable community in 2013. The

Selectmen have continued to support sustainability efforts. The Town has a robust Public Facilities Department. Therefore, I do not believe that the benefits of hiring a Sustainability Director justify the ongoing burden to the taxpayers.

*Question 2: Potential Hartwell Avenue Rezoning*

The Hartwell Avenue rezoning provides an opportunity to extend the Town's commitment to sustainability to the commercial sector. I would support provisions to ensure sustainability that were developed based on researching workable solutions in other communities and through stakeholder meetings with developers and employees. Giving landowners an economic incentive to make their projects sustainable would help garner their support. Examples include allowing greater square footage for buildings that are net zero or meet LEED gold standards. Walkability standards for landscaping could be set to include pathways that connect to the bikeway, bus stops, the Minute Man Commuter Bikeway, Across Lexington and other existing routes could be set to provide diversified transportation alternatives and promote a healthier environment. This could include requiring a per square foot commitment to primary bike parking and electric vehicle charging stations as currently mandated for vehicular parking. Such an approach could also provide a role model for other commercial development in Town.

**Deborah Cohen Strod**  
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*Question 1: Sustainability Director*

I am supportive of having a position dedicated to overseeing our Town's move to 100% renewable sources of energy for residential, commercial and municipal buildings. I would want the position to be effective and sustainable. Thus, before voting, I would want to know the actual source of funding for the position –increase in the budget or substitution for another position? What would be the reporting and power structure for the position? To whom would it report? With whom would it collaborate within municipal government, in addition to Sustainable Lexington? The Sustainable Action Plan lays out various Town Departments and Committees which work within the ten Sectors the plan identifies, and with which this position would need to engage. How would "oversight" of the work be implemented if the person did not have oversight of the various people doing the work, yet how could that be achieved without interfering with existing reporting structures and balancing of competing needs? Overall, I think it is a good idea to have a position dedicated to championing and troubleshooting the work and acting as a point-person for ideas and questions from the community.

*Question 2: Potential Hartwell Avenue Rezoning*

Materials provided for the potential Hartwell Ave Rezoning show how the area "could" be built out if the zoning were changed, but a zoning change is not a plan to be executed – it would encourage certain kinds of projects, but they might get built one separate development at a time, not as a coordinated whole. If there were full build-out as depicted,

what would the net revenue projection be for the town after related town costs were included (vs gross revenue)? How much growth would need to happen before the parking structures shown were built? Despite prediction of fewer cars, I expect that anyone living in the area would actually want a car to get to the center of town or in fact might like the close highway access. Dense build-out with public transport is generally better – would the Town or State or local business groups increase public transport to the area? What would the impact of all this new transportation be on the jug-handle intersection, which is specifically excluded in the images? The images show green roofs to help with pervious surface loss, but how do we know they really would be built and even if they were, what would the drainage impact truly be on neighboring wetlands? Will the natural areas be able to support extra foot traffic which the plans encourage? Would the residential zoning include rental or condo arrangements? In the images provided, where is the current BI/Children’s Hospital Medical building? Would each separate project include putting in trees? Who will maintain the plantings? Also we had zoned for marijuana manufacturing and sales etc only in the CM district, in part because there is no residential housing there, so how would this change affect that reasoning? Would having residential zoning restrict what can be done at the composting facility (remembering when there was a waste-to-energy proposal, concern about odor was part of what sunk the project) – and will having residential zoning also restrict the type of manufacturing that could come in, which would affect the estimates for net revenue and value of the real estate?

**Mark Sandeen**

This candidate’s response is under Candidate for Selectman: 1-Year Term.

**Precinct 7**

**Patricia Elen Costello**

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*Question 1: Sustainability Director*

Sustainability goals should be incorporated in the job descriptions of everyone involved in building and maintaining public and private buildings/projects. Unless persuaded differently at Town Meeting, I will not support the salary and benefits expense of a Sustainability Director added to the Town budget.

*Question 2: Potential Hartwell Avenue Rezoning*

Traffic, transportation and the air and sound pollution they generate for the surrounding communities should be major considerations in the proposed Hartwell Avenue rezoning or any other development.

**Mary Hamilton**  
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*Question 1: Sustainability Director*

I am in favor of the Town hiring a Sustainability Director. I have served in Town Meeting for six years, and know that TM has voted to commit to sustainability. However, large building projects have come up, and sustainability has not been sufficiently addressed. It has fallen to the volunteer Sustainable Lexington Committee to point this out and to pressure the town to act on these problems. The committee has done outstanding work, but the Town should show its commitment to sustainability by hiring a professional, and not leaving this important issue on the shoulders of volunteers.

*Question 2: Potential Hartwell Avenue Rezoning*

I am in favor of careful and thoughtful Hartwell Avenue rezoning. This is an area that could expand the Town's tax base and thus alleviate residential taxes. However, there are significant wetlands issues in this area, which the Conservation Commission will have to address. Local and state wetlands regulations are strict, and will need to be scrupulously enforced. I live in the Drummer Boy condominiums and am aware of traffic problems on Bedford Street which will also need to be addressed. The Town and developers will have to think creatively about transportation alternatives so that the area does not become a bottle neck, which is a convenience issue, but also an air quality issue.

**Robert D. Peters**

This candidate's response is under Candidate for Planning Board.

**Precinct 8**

**Margaret S. Enders**  
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*Question 1: Sustainability Director*

Someone on town staff must have responsibility for overseeing implementation of the Sustainable Action Plan. It is essential that the efforts of key volunteer committees be complemented by town staff who can support their work with budget and line authority as well as coordinate the relevant work of staff in various town departments. The lack of designated staff "points of contact" has been a weakness in a number of town initiatives that falter because the execution of responsibility is not clear. Because of this, Lexington may have missed out on important grant opportunities. I am in favor of funding this staff position, but perhaps it should begin as part of the portfolio of a senior individual in the Planning Department who carries other, related responsibilities.

*Question 2: Potential Hartwell Avenue Rezoning*

Lexington needs to reverse the loss of commercial revenue that it has seen in the last several decades to relieve the burden on residential taxpayers. Hartwell Avenue is one of Lexington's largest commercial areas, and the prospect of upgrading the zoning, along with the vision for a mixed-use area that includes small-scale residential and retail, is promising. That area needs to be made more people- and walking- friendly to add to its commercial appeal. The proposed initiative is an exciting prospect so long as the expansion of the commercial area follows through on its vision for energy-efficient building standards and innovative traffic management. Currently, Hartwell Avenue has a major car traffic congestion problem at rush-hour; this situation is not only unpleasant for bicyclists and walkers, it is not sustainable. In the plan for Hartwell Avenue, I would want to see a design for a sustainable transportation future — adding traffic lanes to the existing roadway to accommodate more cars can no longer be considered traffic management. Effective on-demand shuttle services are working in other cities; protected bike lanes that encourage more bike and e-bike riders are, as well. These are forward-thinking measures we should be applying to this project.

**David C. Horton**

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*Question 1: Sustainability Director*

I definitely agree with the provisions of Warrant Article 33 that Town Meeting adopted in March 2013 and voted in favor of it at that time. Since then, Lexington has made great strides to become a truly sustainable community and I admire what Sustainable Lexington, the volunteer committee reporting to the Board of Selectmen, has achieved. I also agree that global warming is reaching a critical stage and that the international community needs to take action. Each nation, city, and town must do its part and that includes Lexington.

While I support the immediate and pervasive goals of Warrant Article XX for this year's Town Meeting to consider, I will defer deciding whether or not to create the position of Sustainability Director until after hearing from "Sustainable Lexington" and the Board of Selectmen, among others. Before deciding, I will be interested to hear from them as to whether or not meeting or even accelerating the goals of the Sustainable Action Plan can be met through existing boards and/or committees. If not, I would look favorably on creating the position of Sustainability Director charged with clear and attainable goals.

*Question 2: Potential Hartwell Avenue Rezoning*

The reports and descriptions I have read of a vision for a new Hartwell Avenue "neighborhood" are indeed appealing and worth considering. Creating an environment where commercial businesses, retail establishments, and residential buildings coexist, alongside opportunities for recreation, could potentially transform this section of Lexington into its own version of the Boston Seaport area! With all of that, however, come questions about what will be the impact on traffic and the roadways that lead to and from Hartwell

Avenue and on people living in the existing neighborhoods on and alongside Bedford and Wood Streets. Traffic mitigation and air quality are on my mind. I also wonder about the impact on any wetlands in the area. Whatever the area becomes, the structures should comply with town regulations for sustainability. Rezoning Hartwell Avenue affords considerable opportunity, but it must be done right!

**Alan Mayer Levine**  
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*Question 1: Sustainability Director*

I fully agree that the Town is going to need to have a Sustainability Director in the near future as the threats posed by climate change continue to grow, and as it becomes clear that each of us and all levels of government need to act more strongly. It would be best to create and fill such a position with concurrence by the Board of Selectmen, Town Manager, and finance committees as well as by Town Meeting. Unfortunately, the position is not in this year's recommended budget at this time. As a member of the Appropriation Committee, I am prepared to listen to opinions on both sides of the debate this year. If it becomes clear that filling this position cannot reasonably be delayed a year, or if the position makes it into the recommended budget, then I will support the article this spring. However, I cannot commit to vote 'yes' now since I haven't heard any debate on this issue during the development of the budget to be presented in April and I don't have good information on what the cost of a one year delay would be as Sustainable Lexington and the Net Zero Task Force are still providing good leadership.

*Question 2: Potential Hartwell Avenue Rezoning*

The Hartwell Avenue Initiative has been proposed as a way to increase property tax revenues from commercial properties and thereby reduce the growth rate of residential tax bills. The most recent concept that I have seen involved a large increase in the intensity of development of a significant area, and could easily lead to significant increases in traffic volumes that I would find to be problematic. While I am in favor of increasing commercial tax revenues, I am not willing to approve any proposal that will make traffic much worse than it already is. To obtain my support, a proposal must include, at a minimum, ambitious traffic mitigation measures such as multiple shuttle buses to take employees between their work places and a number of regional transportation nodes.

**Andrei Radulescu-Banu**  
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*Question 1: Sustainability Director*

I will have to see a recommendation from the Selectmen, the Appropriation Committee and the Sustainable Lexington committee before voting on this article. The work on sustainability is important, but what I'd like to understand is whether it's best carried through the existing department staff, or through new staff dedicated 100% to sustainability. If the Sustainable Director's job is, for example, to track the progress made towards zero emissions, and to provide an annual carbon assessment, then that is a very good reason to support the position. If on the other hand the job could be done by the Director or Public Facilities, e.g. in regards to HVAC for public buildings, then a separate Sustainable Director position may not be justified.

*Question 2: Potential Hartwell Avenue Rezoning*

I am supportive of the Hartwell rezoning initiative. The region has a great shortage of housing, and the town has a need for higher-density industrial and office/lab development, to increase the share of commercial tax revenue in the tax levy. Denser development is more environmentally responsible than urban sprawl. Denser buildings, for example, have a smaller per capita energy footprint. The downside, from an environmental perspective, is that we would get denser development in our back yard, and more open space somewhere far. It's a trade-off I am comfortable with, mostly because of the dramatic regional need for housing.

Where we need to thread the needle, in regards to the Hartwell rezoning proposal, is in regards to the tax levy impact. Without mixed residential and office/lab development, it is unlikely that only office/lab development can be brought to Hartwell Ave. But residential development will increase the school population, and schools are already overcrowded. In the past, a number of Town Meeting members have expressed opposition to the Hartwell Ave project for this reason. The debate continues, and no doubt these arguments pro and contra will continue to be marshaled until the level of support for the proposal is better understood. Town Meeting would need a 2/3rds majority to pass a zoning article.

**Melinda M. Walker**

This candidate's response is under Candidate for Housing Authority: 5-Year Term.

**Rebecca Anne Weiler**

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*Question 1: Sustainability Director*

After reading Lexington's Net Zero Emissions Roadmap & Recommendations and reviewing Lexington's Sustainable Action Plan, I believe that Lexington could greatly benefit from hiring a Sustainability Director. For our town to be successful in reducing fossil fuels, greenhouse gas emissions and committing to 100% renewable energy across the residential, commercial and municipal environments, we need a director at the helm to manage the efforts across all areas of our community. We need someone who can collaborate with the Sustainable Lexington Committee and direct our town towards its goal of reaching net zero emissions

and towards making Lexington a truly sustainable community. We are not alone in our desire to hire a leader to direct these efforts. Many surrounding communities are trying to address the same concerns. Our neighboring town of Concord, MA hired a Director of Sustainability in 2017 and the city of Waltham is currently considering hiring an assistant director. I truly believe that having a Director of Sustainability position here, will allow Lexington to streamline our efforts and make our goal of long term sustainability attainable.

*Question 2: Potential Hartwell Avenue Rezoning*

I reviewed the pictures and literature on The Hartwell Avenue Rezoning Initiative. While I can see the possibility of long term benefits to our town, I believe we also need to be rigorous and comprehensive as we move forward. We owe it to our neighbors to consider all possible benefits and impacts this proposal may have on our environment, our neighborhoods, our infrastructure and our town.

Some of my key concerns about rezoning this area are:

- Concerns about the rapid increase in traffic congestion in an already highly traveled area and increased auto emissions
- Encroachment on the wooded surroundings of this area affecting local wildlife and the impact of possibly trading mature woodland for paved parking lots.
- The burden of the added waste on our town and the environment.
- The concerns related to building a hotel/housing on land abutting a solar transfer station and the Lexington Compost Facility.
- The possibility of increasing Hartwell Ave's carbon footprint which is in direct contrast with Lexington's efforts to pursue our sustainable action plan.

I think one question we need to ask ourselves is, "What is our long term vision for our Town?" The character of Lexington is one of our greatest attributes. Are the benefits we might enjoy from this proposed rezoning and development worth the cost in terms of what we may lose and how the character of our unique and historic Town may change? I think we need to be very sure that they are.

**Precinct 9**

No responses were received from Precinct 9 candidates.