

SELECT BOARD

* MINUTES *

February 15, 2019

8:05 a.m. A special meeting of the Select Board was convened by Chair Daniel Matthews at the Needham Town Hall. Present were Mr. John Bulian, Mr. Matthew Borrelli, Ms. Marianne Cooley, and Town Manager Kate Fitzpatrick.

Mr. Matthews welcomed guests from the development community to discuss the possibility of adopting the Stretch Energy Code in Needham.

Mike McKay, Needham architect, said that surrounding communities such as Newton, Brookline, Dedham and Wellesley have all adopted the Stretch Energy Code and that everyone who works in those communities is used to it. He said that when the Stretch Code was initially recommended he was against it, but now his is in favor of it.

Mike Reddish, builder, discussed the blow test issues and that some houses get very tight and they need to breathe. He discussed obstacles to adding creative, forward thinking features such as geothermal heating in Town. He agreed that all houses he builds are stretch code compliant houses.

Mark Gluesing, architect, said that now that the codes match, and the program does not apply to additions or renovations, it is more palatable.

Matt Hughes, builder, said that adopting the Stretch Code is not a big change. He said he has a HERS rater for every project now. He agreed that new homes are sealed tightly and there may be future impacts.

Ryan McDonald, builder, said he is already following the Stretch Code. He said in the past the Town was reluctant to sign off on new approaches but that has changed,

Dave Roche, Building Commissioner, agreed that the development community is worried about the future of tight houses.

Mr. Borrelli said that homes are already in compliance with the Stretch Code. The question for the Board is what the benefit is for the Town. The Board discussed the Stretch Code article and other items on the Annual Town Meeting Warrant.

9:40 a.m. **Motion: Ms. Cooley moved that the meeting be adjourned. Mr. Bulian seconded the motion. Unanimous: 4-0.**