

TOWN OF WAYLAND ----- TOWN CLERK'S OFFICE
NOTICE OF MEETINGS OF TOWN BOARDS/COMMITTEES/COMMISSIONS

Posted in accordance with the provisions of the Open Meeting Law

One may watch or may participate remotely with the meeting link that can be found at <https://www.wayland.ma.us/public-body-meeting-information-virtual-in-person-and-hybrid>

Pursuant to Chapter 20 of the Acts of 2021, this meeting will be conducted via remote participation. No in person attendance by members of the public will be permitted. This meeting may be recorded which will be made available to the public on WayCAM as soon after the meeting as is practicable.

NAME OF BOARD/COMM: Energy and Climate Committee

FILED BY: Anne Harris, Energy and Climate Committee

DATE OF MEETING: Tuesday, Feb. 1, 2022

TIME OF MEETING: 7 p.m.

PLACE OF MEETING: Via Zoom

NOTE: Notices and agendas are to be posted at least 48 hours in advance of the meetings excluding Saturdays, Sundays, and legal holidays. Please keep in mind the Town Clerk's business hours of operation and make the necessary arrangements to be sure this notice is received and stamped in an adequate amount of time.

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|---------|---|
| 7:00 pm | Call to Order by Chair |
| 7:05 pm | Public Comment |
| 7:10 pm | Climate Action Mobilization Plan draft <ul style="list-style-type: none">• Approve new draft summaries• Review slides• Set timeline• Distributing to town and public |
| 7:50 pm | Sustainability Position <ul style="list-style-type: none">• Committee vote |
| 8:10 pm | Energize Wayland; climate plan MOB updates |
| 8:20 pm | MOU with All In Energy - ET |
| 8:30 pm | Green Electricity CCA progress |
| 8:35 pm | Public Buildings Director Updates-BK <ul style="list-style-type: none">• Loker Solar• Transfer station solar - JH• HS retrocommissioning |

- 8:40 pm MAPC Regional Procurement
- 8:45 pm Anti-idling policy - AH
- 8:50 pm Other Business
- Remind members to complete Conflict of Interest training
 - Approve 1/4/21 meeting minutes
 - Confirm March 1 meeting date
- 8:55 pm Business not reasonably anticipated by chair
- 9:00 pm Adjourn

NOTE: Per changes to the Open Meeting Law, notice of any meeting of a public body shall include “A listing of topics that the chair reasonably anticipates will be discussed at the meeting”. AG’s Office guidelines state that the list of topics shall have sufficient specificity to reasonably advise the public of the issue to be discussed. Please list those topics on the above agenda.

Revised Meeting Notice/June 23, 2010



Town of Wayland and All In Energy Memorandum of Understanding for Non-Exclusive Collaboration

The Town of Wayland has adopted a goal to reduce its greenhouse gas emissions by 50% by 2030 and is developing a Climate Action Mobilization Plan that provides a roadmap to achieve these goals. A core pillar of the plan is to engage residents and local businesses to reduce fossil fuel use in their homes and buildings. A key element of reducing home and building fossil fuel use is to ensure all property owners complete an energy audit and complete recommended upgrades to reduce energy use. The state Mass Save program offers a no-cost home energy assessment, the Small Business Turnkey Program and associated rebates and incentives to meet these goals.

All In Energy is a 501(c)(3) non-profit with a mission to make the transition to a clean energy economy more rapid and inclusive. All In Energy does this by creating community-outreach and intake campaigns that drive adoption of energy-saving products and services, starting with no-cost Mass Save energy assessments. All In Energy operates a trilingual call center (English, Spanish and Portuguese) that connects to a network of four Mass Save qualified Home Performance Contractors (HPCs; four as of the date of this MOU).

All In Energy is compensated through vendors of the Mass Save program, which is a state-mandated, rate payer funded, utility administered energy efficiency program. All In Energy has existing MOUs with the following municipalities: Acton, Andover, Cambridge, Chelsea, Haverhill, Framingham, Lawrence, Methuen,

All In Energy will collaborate with the Town of Wayland will collaborate with All in Energy to provide outreach support and intake services that will connect Wayland residents and businesses to Mass Save energy assessments, income-eligible efficiency programs, multifamily efficiency programs and/or back to the Town and related community groups for information on adopting deeper energy measures.

The goals and advantages of this collaboration are to:

- increase use of the Mass Save home energy assessment and then increased implementation of cost-saving energy efficiency measures and any related rebates and incentives,
- provide Wayland access no cost marketing of the overall program,

- provide improved quality control for home energy assessments and their implementation,
- gauge residents' interest in other energy savings and decarbonization measures (e.g., heating and cooling, solar, electric vehicles)
- collect data to help Wayland track progress towards our climate goals

Below are the expectations of each party:

All In Energy will:

- Provide a phone number and branded website for interested households and businesses to learn about and schedule Mass Save home energy assessments and other mutually agreed upon clean energy products and services.
- Design promotional materials for emails, letters, handouts, posters, and banners (with community approval)
- Provide monthly reports on the progress of residents that call into the call center or sign up online for Mass Save audits. All in Energy and The Town of Wayland will work to design this report to meet Town needs.
- With the residents' permission, provide their contact info to the Town along with any information collected about the residents' interest in greater home efficiency and clean energy (e.g., weatherization, green heating/cooling, solar, electric cars, green electricity).

The Town of Wayland will:

- Provide support for a sustained local publicity effort of the Mass Save program:
 - Agreement to use Town brand and communication channels such as property tax or water bills to promote the program.
 - No-cost access to Town buildings for the purpose of holding Town meetings to promote the program.
 - Access to publicly available Town records such as assessor's database and permitting data.
 - Print program materials and send co-branded mailers to residents
- Guide households to the All In Energy as the primary entry point for Mass Save (although it is agreed that residents will be clearly informed of other Mass Save approved pathways).
- Collaborate with All In Energy on additional ideas to connect residents with Mass Save, such as mobilizing volunteer resources to support outreach efforts.
- Introduce All In Energy to key institutions in the Town, such as houses of worship, neighborhood associations, community organizations, and encourage collaboration.

Signature page:

XXXX XXXXXXXXX, Town of Wayland Date _____

Gabe Shapiro, All In Energy Date _____

DRAFT

ADAPTATION, RESILIENCE, AND NATURE BASED ACTIONS

Most proposed actions in this Climate Action Plan focus on reduction of greenhouse gas emissions, the primary cause of climate change. Unfortunately, the effects of climate change both globally and right here in Wayland will continue to worsen for years. In the northeast US the primary effects will be increased arrival of precipitation in strong storms, accompanying drought between those stormy periods, and ecological disruption because of those changed weather patterns as well as generally warmer conditions. The record flooding of 2010 and the record snowfall of 2014 are examples of the kind of effects climate change can have on Wayland. Adaptation measures aim to reduce the local effects of climate change, while resilience actions help to live with those effects when they can't be prevented. Most adaptation and resilience actions are nature based. Some save energy. Some aim to directly reduce flooding damage. Still others aim to maintain a healthier and more diverse ecosystem. Many of these actions will have an immediate positive effect directly on Wayland.

Many of these actions require individual action on a mass scale, and a change in cultural norms. As a prerequisite to accomplishing such change, Wayland should band together with other towns to lobby the state to enable tax incentives to motivate the desired behavior. For example, a Climate Credit Score could be established to reward homeowners for maintenance of large trees around a house and minimization of lawn areas. A dialogue with Wayland's representatives to the legislature for such legislation should begin immediately.

PROPOSED ACTIONS FOR THE TOWN

1. Remove or reduce the effect of man made obstructions in the river which add to flooding in Wayland. Since 1710 increased flooding has been blamed on man made obstructions in the river, most notably the Billerica Dam. However, since Thoreau's time the cumulative effects of the numerous bridges and causeways across the river between Wayland and Billerica have been recognized as another, and likely greater, cause of the problem.

Efforts are underway right now to remove or breach the Billerica Dam. Wayland should get involved in this effort, working through our state legislators and state and federal agencies dealing with the issue. In addition, Wayland should take every opportunity to modify river structures. The old railroad causeway just south of Route 20 will be repurposed shortly for a new Rail Trail, and possible modifications could include, for example, removing structural underpinnings under the trestle unnecessary for modern light traffic or building new culverts through the causeway to the west of the bridge. Wayland should also work with its legislators to change state policies with regard to reconstruction of all bridges downstream from Wayland to require flow enhancement to more nearly natural conditions as part of the rebuilding projects.

2. The Town should Beef up Stormwater Regulations. The primary impact of climate change in the northeast US is projected to be a change in the pattern of precipitation such that much more of it will arrive in stronger storms. More robust measures to deal with stormwater are therefore required. A new bylaw will require pervious pavement and predominantly green infrastructure in all new projects. It will require strict maintenance of tree cover within the same subwatershed. All stormwater engineering calculations will be done using projected storm intensities for 2075.

3. The Town should Increase the progressivity of water rates. Pumping and treatment of water require energy. High usage of water is associated with use of undesirable landscape forms, such as lawns. Progressive water rates provide an incentive for users to change behavior, and have proven effective.

4. The BOPW will remove plants listed on the MA state list of invasive plants from municipal land annually.

PROPOSED ACTIONS FOR RESIDENTS

1. Residents should maintain or increase tree cover in Wayland and especially around buildings. Trees store carbon, and forested landscapes sequester carbon in the soil. Trees suck water out of the soil; forested landscapes act as a sponge to store water and release it slowly. Trees around buildings provide shade and wind protection. Appropriate action will focus on maintaining existing tree cover. The Energy and Climate Committee should embark on a public education campaign to explain to homeowners why they should not cut down trees around their houses.

2. Lawns are the worst landscape form for carbon sequestration and ecosystem resilience. Lawn mowing uses large amounts of gas and causes much more pollution than would be caused by burning that gas in a car. Use of lawns in landscaping needs to be discouraged and minimized. Where lawns are used, organic lawn keeping practices need to be encouraged. The Board of Public Works should prohibit lawn watering for mature lawns. The Energy and Climate Committee should embark on a public education program to educate homeowners about organic lawn practices, such as proper mowing, to eliminate watering, pesticides, and artificial fertilizers for mature lawn maintenance and increase carbon sequestration in the soil.

3. Solid waste is mostly incinerated, which emits carbon, and some ends up in landfills, which emits methane. Wayland was once a state leader in recycling, and should strive to be so again. A contest should be set up with a neighboring town for recycling the most. The town should provide free composting devices to every single family house in town, delivered by a high school student, Boy Scout, or Girl Scout with a message to "please compost for my future". The student should be trained in how to compost and explain to the homeowner how to do so and how the resulting compost can be used. Educate homeowners on the benefits of leaving fallen tree leaves on the ground around the trees to compost in place and serve as habitat for caterpillars, insects, reptiles, amphibians, and small mammals.

4. Wetlands and forests are best, while lawns are the worst landscapes for climate change. For lawn alternatives, subsidized or free native plants will be offered to homeowners with seminars and written instructions for their use. The instruction will include removing invasive plants and planting native trees.

Resident Engagement

As the largest contributors to our carbon footprint, residents will be asked to make changes to our homes and lifestyles. But most of us don't know why, or how to make such changes. We need **support** in (1) better understanding climate impacts and actions, (2) connecting them to our values and sense of community, (3) overcoming all kinds of obstacles. Engagement needs to give us **co-ownership** of the mobilization, not as something top-down, occasional, abstract and personally irrelevant, but as a proud contribution to all we hold dear. Only then will we see the collective change we need.

Deep and lasting engagement combines the latest insights from behavioral science, Community-Based Social Marketing (CBSM) and inclusive community organizing driven by collaboration and crowdsourcing.

- **We need ongoing surveys** on residents' climate beliefs, willingness to make changes, challenges and obstacles (practical, financial, social, and psychological), and actions already taken.
- **Share the survey results in a variety of "maps"** (in a broad sense) that allow us to see where we stand and what our neighbors are doing, plug into growing trends ("wow 300 Waylanders drive EVs!"), have a sense of support and agency in a complex, uncertain, and intimidating field.
- **Give all access through a suite of media** (incl. [Energize Wayland](#)) offering a wide variety of actions and support (from easy, practical onramps to intense coaching), and clarity about financial incentives to make actions as affordable as possible - across language barriers.
- **Targeted campaigns**, for instance, to those with older heating systems, or ideal roofs for solar.
- **Partnership** with all other local organizations and interest groups in town, as well as all Town Boards, Committees, Administration and Staff.

We have to complement science, abstract language ("tons of CO₂") and (realistic) urgency and alarm with the *positive reasons why we should care*, with our values of identity, love, community, and nature.

- **Develop the Teams and Testimonials** functions on [EnergizeWayland.org](#) to spur positive encouragement and friendly competition between neighborhoods and peer groups.
- **A free, yearly print production** that celebrates and showcases our actions and accomplishments.
- **An Art campaign** with ongoing public, communal art installations.
- **A Festival of the Human Family**, on Mass Race Amity Day 2022 (June 12), with a climate justice lens: zero-waste and emissions, art, climate education and climate actions.
- **Well-facilitated conversations** to nurture inner resilience for coping with anxiety and uncertainty, especially for *youth*, and to build bridges across divides.

Wayland is a thriving, well-connected community, and resident climate engagement is underway, coordinated by Energize Wayland and others. But to scale up, these volunteer efforts need support from Town government and staff, in particular from a Sustainability Manager, with a budget. These are *essential* to run or connect us with the following programs, which have proven their efficacy elsewhere.

1. **A team of well-trained, local coaches** to help us make smart choices on the most impactful climate actions, which are also new, complicated, and costly: heat pumps, solar, and electric vehicles. The coaching model has been proven to be very effective in our two Solarize programs and the Energize Wayland heat pump coach, but they need further development and investment.
2. **Access to a call in center** to guide residents with insulation, retrofits and MassSave-approved vendors and installers.
3. **A team of youth ambassadors** to spread the climate message and answer basic questions through tabling, canvassing, doorknocking (volunteers and paid college, High School students).

Driving Clean and Driving Less

Nearly 40% of Wayland's greenhouse gas emissions come from transportation, primarily from vehicles driven by residents. Residents, businesses and our Town government must reduce this impact by switching from gas-powered vehicles to electric ones and finding other ways of getting around.

The threat of climate change is real and urgent, but Wayland citizens and government can take actions to address it, some of which can start now. Wayland's Climate Action Mobilization plan proposes the following to reduce emissions from transportation.

Residents, Businesses and Organizations

- **Switch from gas-powered cars to electric.** Residents and business owners should consider electric for all new vehicle purchases. The Town and community groups like Energize Wayland can help inform residents of electric vehicle options and connect them to discount buying programs and rebates. By 2030, 50% of Wayland's new passenger and commercial vehicle purchases should be electric. By 2050, all should be.
- **Use other modes of transportation.** Residents and students should bike or walk to schools and other destinations when possible. The Town should prioritize increasing safe walking and biking routes and sidewalks to support these activities. Residents should consider using commuter rail lines in Weston, Natick and Lincoln.

Town Government

- **Electrify town vehicle fleets.** Every new town vehicle purchased should be electric when available technology exists. Electric cars, pickups, and SUVs are available now; police cruisers and heavy equipment are in development. Anti-idling equipment or hybrid vehicles should be considered as interim steps. By 2030 all light-duty and passenger vehicles should be electric.
- **Install EV charging stations at all schools and town buildings.**
- **Use electric school busses.** When available technology exists, purchase electric busses or lease only from companies that have them. Make riding the bus free; limit or charge fees for dropping off.
- **Improve alternatives to driving.** Provide safe options for Wayland citizens to drive less by adding walking and biking paths, sidewalks, and bike lanes. Encourage businesses to add bike racks. Work with other towns to explore increasing parking at commuter rail lines. Consider shuttles to connect to transit lines.
- **Encourage residents to drive electric cars.** Connect residents to rebates and discounted purchase programs. Consider town bulk buy programs. Explore incentive options like priority parking or tax discounts.
- **Discourage idling.** Inform town employees and public about state anti-idling law and add signage at appropriate locations.
- **Advocate at the state level for actions that incentivize electric cars.** Join with other towns to request reduced electricity pricing for EV charging and to allow local tax incentives.

Moving to Clean Energy Sources

There is no path to achieving net zero GHG emissions without changing where our energy comes from and how we use it. This shift is at the heart of Wayland's Net Zero Action Plan.

Fossil fuels like oil and gas emit greenhouse gases that contribute to climate change. In 2019, the majority of Massachusetts's energy use relied on fossil fuels to power our heating and cooling systems, cars, machinery, and generate electricity.¹ Meeting our climate goals requires two broad shifts: whenever possible move from technologies that rely on fossil fuels to ones that use electricity ("electrification") and ensure that electricity is produced using renewable sources

Today only 20% of our utility supplied electricity is generated by renewable energy sources. The state's 2050 goal is for 80% of the state's electricity consumption will come from solar and offshore wind sources.² So we all have work to do to green the sources of our electricity both for our Town's municipal consumption and the actions we take as homeowner, renters and commercial property owners.

The Wayland Climate Action Plan has the following elements to shift to clean energy sources:

Residents, Faith Based Organizations, and Small Businesses

- Implement the Town's municipal community aggregation program by 2023 to purchase electricity on behalf of Town residents. This will enable all residents and small businesses currently receiving energy supplied by Eversource to have electricity generated from a higher percentage of renewable energy sources. This program is in development.
- Encourage private Wayland ratepayers to boost their purchases of electricity from renewable power sources through the municipal aggregation program and/or other green power programs.
- Encourage private Wayland electricity ratepayers, including residents, non-profit entities, and businesses, to install solar capacity locally.
- Encourage private Wayland electricity ratepayers to reduce their current electricity bills by purchasing electricity bill credits from community solar projects. Make special outreach to those ratepayers likely to benefit, including renters, low- & moderate-income residents, houses of worship, and non-profit entities.

Municipal Electricity Decisions

- Boost Town of Wayland purchases of electricity or credits produced by renewable power projects to 100% of our municipal load by 2030; maximize purchases from projects installed on municipal properties. Currently about 20% of our municipal electricity use is supplied directly or indirectly by solar power projects.
- Boost the electricity resiliency of the Town's critical municipal facilities and businesses by including battery storage to solar projects serving such facilities.
- Join with other towns in advocating a faster ramp-up of state-wide utility renewable power purchase mandates.

¹ Massachusetts state profile, U.S. Energy Information Administration, <https://www.eia.gov/state/?sid=MA#tabs-1>

² Massachusetts Dept of Environmental Protection fact sheet, <https://www.mass.gov/doc/fact-sheet-massdep-electricity-sector-regulations/download>

Wayland Climate Plan Preamble - Draft 1/22/2022 HGM

At Spring 2021 Town Meeting, the Town of Wayland voted to declare a *climate emergency* and to develop a Climate Action Mobilization Plan (CAMP) to achieve a minimum 50% reduction in the Town's aggregate greenhouse gas (GHG) emissions by 2030, and seek a higher 75% reduction if possible.

Subsequently, the Select Board asked the Energy and Climate Committee (EC&C), with input from several Town residents, to pursue the resolution's objectives. To that end, we offer this draft strategy for review, while recognizing there is much work left to be done. We begin this document with a preamble, describing some of the *First Principles* that we are using to guide our development of a strategy, and as proposal to continue to use ongoing in our plan.

Situation: Carbon emissions, the largest source of GHG emissions, result directly from our use of oil, gas, or propane in our buildings; and from use of gasoline and diesel in our vehicles. There are also emissions related to the electricity we use in its production, as well as emissions implications in how we manage our land, our water, source our food, and deal with waste.

We know for certain that climate change is real, harmful, and caused by our climate-impacting choices made as individuals; and as a town, state, nation, and world. When one hears that scientists have differing opinions, they do; but they all agree on these things. Fortunately, a collaboration of scientists, engineers, planners, businesses and trades have also identified how we can keep the world from getting much warmer than it is now (stopping at 1.5C above pre-industrial world temperature; we're currently at 1.1C). But the question is whether *we will choose to act in time* and do those things *in the scale we need*; including to achieve the critical near-term goal of 50% mitigation by 2030.

Segments: Our strategy has two major tracks: 1) we propose a comprehensive approach for town-managed facilities, vehicles, and operations; and 2) a cohesive strategy to support the town's households, businesses, and institutions to support their decisions that impact the climate, when they are considering related purchases. In addition, our strategy helps build our community's resiliency and preparedness for extreme events (weather, flooding, etc.), already being experienced in a 1.1C warmer world, and which we expect to amplify before we eventually stabilize the atmosphere.

The Importance of our actions: *We, as a town and individuals, have the responsibility, and opportunity, to act decisively on climate in keeping with the character and ambition that our town is blessed to have.*

We offer these perspectives on *why* what we do here in Wayland matters, to help us decide *how* we will design and develop our activities:

1. *As town and individuals, we choose to act responsibly* to be a part of a climate solution, and not part of the problem. As example; Wayland in 2010 became an official *Massachusetts Green Community* and has participated fully in the state's accomplishment of about 25% emissions reduction since 1990 to date, as required by the Commonwealth's *Global Warming Solutions Act* of 2008, and now enhanced by the *Next Generation Climate Roadmap* bill of 2021. From here, we need to reduce emissions by an *additional 33% in the year 2030* to meet our minimum target – and ensure *our strategy is designed to achieve that.*
2. *As town and individuals, we understand that climate solutions are opportunities.* Many of the climate-benefitting choices we have also create benefits for us financially and for our health. The objective of our strategy is to ask the town and its people to do those things in the normal course, identifying approaches that are financially positive, easily accessible and doable, and/or produce benefits such as comfort, performance, health, and sustainability. As example, the solar canopies and roof systems installed on four Wayland buildings so far, as well as energy efficiency upgrades, and LED streetlighting, have all created financial benefits for the town, as well as greater resiliency.

As well, we are confident that our strategy can lead to a program that we enjoy and appreciate, and which we consider as positive changes for our town and its families, We therefore focus on *Engagement*, to build awareness, participation, support, and hopefully some fun; and expect to celebrate each milestone together as we achieve them.

3. *We can make it easy.* To achieve the scale we need, our strategy is to help our townspeople to have information and access to climate-smart choices; as examples, roof or community solar energy, community choice electric supplies, efficient home upgrades, new heat or air conditioning, new vehicles; and some food, land, and waste management practices. And as well, with an always-changing array of programs and incentives offered by our utilities, state, and Federal government, we need to ensure our townspeople can easily acquire these.

Our proposed activities include a role for local Grassroots organization *Energize Wayland*, which offers townspeople support for their climate-related decisions; including coaching, vetting, and group-buy arrangements that make climate-supportive choices less risky, less expensive, and less time consuming. This organization previously managed two rounds of the *Wayland Solarize* program, which successfully accomplished these goals for townspeople interested in installing solar energy on their roofs.

4. *We need to make it fair.* We need an equitable strategy, recognizing that not all have funds or ability to invest in their homes, or acquire new vehicles, or make changes to their food purchases, land and waste management practices. Among the ways assist are by providing tailored coaching and access to available 0% interest loans and special low/moderate income incentives.
5. *We aspire to Innovate.* Wayland townspeople and government people include many expert and talented individuals that can help us not only apply what other towns have done, but consider creative new ways to accomplish our climate goals for maximum benefit.
6. *We aspire to Lead.* While what Wayland does, as an individual town, won't change the atmosphere substantially by itself, we may be able contribute much more to a full climate solution if we *Lead-by-Example*: by creating a strategy that other towns choose to emulate, and thereby achieve their own success; potential leverage in climate impact on what we accomplish here.
7. *We need to Speak Out.* Our success requires utility, regional, state, and Federal policies to be well designed for what we need to accomplish. And while politics are favorable now, this only happens when *voters and the grassroots continue to demand it*. So we - all those who care about our climate future - need political activity in support of climate to continue sustained and strong. In Wayland, to this end, we seek to engage, inform, and welcome our townspeople's participation in all levels of policy participation.

Decarbonizing our Homes and Buildings

Buildings emit almost 60% of our town greenhouse gas emissions. And our homes are the single biggest source of these building emissions. We must engage residents and property owners to make green choices and lead by example by continuing to decarbonize our municipal buildings.

Engage residents and property owners. It may surprise many Wayland residents that our homes are one of the single biggest sources of Wayland's greenhouse gas emissions. That creates both an opportunity and challenge. The opportunity is that home and property owners have the power to do what's needed to reduce their fossil fuel use. The challenge is that we can't rely on one new policy or regulation, it will require all of us to take actions. **The road map is clear, each and every Wayland property owner must "decarbonize" their home or building energy use.**

1. **Reduce building energy use** All residential and commercial property owners should complete a no cost energy MassSave audit and pursue actions identified to reduce their home energy use (insulation, air sealing). By 2030, the goal is 50% of homes and commercial buildings complete audits and thermal upgrades. By 2050, 100% of non-municipal buildings have thermal upgrades.
2. **Move off gas and oil for our heating and cooling systems to electricity** All new or replacement air conditioning systems must use heat pump technology that can also provide heating. All new and replacement heating systems should rely fully on green electrically powered heat pumps or hybrid systems that allow for gas or oil use from no more than 25% of the heating needs. By 2030, the goal is 25% non-municipal buildings use heat pumps to achieve at least 75% of their heating needs. By 2050, 100% of these buildings have thermal upgrades and use heat pumps for heating and cooling.
3. **Install solar when feasible** All property owners shall evaluate the potential for on-site solar systems.

How will we achieve these goals?

- To help residents navigate these often-complicated choices, municipal staff and community-based groups like EnergizeWayland will support coaching and outreach efforts, ensuring residents understand their choices and make full use of new state and utility rebates.
- Wayland will pursue town regulations to limit or prevent new gas hook ups in new construction.

Lead by example to decarbonize municipal buildings. After homes and commercial buildings, our municipal buildings account for the rest of our emissions. **We must lead by example to ensure that our buildings are carbon neutral (use no fossil fuel and, when possible, generate solar energy on-site).**

1. The Town shall mandate by 2024 that all new and substantial rehabilitations of existing municipal buildings use no fossil fuels, decarbonize, and incorporate climate sensitive design. This is consistent with Town Meeting resolution passed in 2018.
2. The Town shall implement decarbonization strategies for all existing municipal buildings taking advantage of heating/cooling system replacements and other opportunities. By 2030, 25% of buildings have implemented such strategies; by 2050 100% of buildings are decarbonized and no longer use onsite fossil fuel.

Advocate for effective state policies. Wayland must join other municipalities to advocate at the state level for significant renewable energy, decarbonization, and building energy efficiency standards and funding to support municipalities and residents in taking decarbonization efforts and achieve environmental justice goals.