

Minutes Green Marblehead Implementation Committee
Meeting Minutes
March 13, 2025

Members present: Thatcher Kezer Chair, Alex Eitler, Elaine Leahy, Lisa Wolf, Alexa Singer, Eileen Mathieu, Andrew Petty, Joseph Kowalik, Brendan Callahan

Meeting Called to order: 3:32 PM

Sustainability Coordinator updates:

Sustainable Heritage Grant

Discussion of the difference between guidelines and bylaws:

Bylaws would have to go to Town Meeting to authorize changes. Guidelines can be changed by the OHD committee. Thatcher pointed out that guidelines are more flexible, bylaws are stricter, Charter reform is very strict.

What did GMIC like about the proposed guidelines: more flexible than current guidelines, defining public way in 3 tiers. Any specific changes the committee jointly agrees to send to Lindsey. Logan will consolidate today's discussion and send to Lindsey.

Consensus that energy efficiency needed to be considered by OHDC.

Consensus that more flexible definition of major streets vs pedestrian byways in the new guidelines was excellent, so that HVAC equipment can be used even if it can be seen from a side street or walking path, rather than completely prohibited.

Consensus that ASHP need to be allowed some horizontal line sets (which current guidelines specify that there can be no horizontal line sets and that all get placed inside).

Consensus that historically appropriate double pane windows need to be allowed, and storm doors and storm windows need to be evaluated.

Consensus that allowing solar in certain settings in OHDC is a huge change for the better from current guidelines.

Community Charrette Workshop Wed March 19, 6-830 PM, Abbot Hall

State Street Landing Bathrooms

Heat pumps to be installed March/April, obtaining estimate re fencing to screen the heat pump from street view.

Green Communities Act

Logan is working on uploading municipal building energy use into Mass EnergyInsights which will provide baseline and allow Logan to write a plan for how to reduce Marblehead Municipal buildings' energy use. This is a required step for Green Community Designation.

Presenting "Zero EV first" procurement policy to Town Department head's meeting. This is a required step for Green Community Designation.

EV transition plan

Logan is getting public charging data from Joe Kowalik
Expect to bring outline of “Public Charging Plan” to May or June GMIC meeting.

Project Updates and Members Items:

Joe Kowalik MMLD 65% carbon free 2024 compared with 42% in 2023: goal 70% carbon free by 2028.

Eileen Mathieu updated the group that there was a group working on becoming Energy Coaches to help individual homeowners when they are considering changing their heating systems.

Public Comment:

Ed Nilssen pointed out that OHDC had refused to let St Michael’s church install solar panels on a new non historic building in 2018 and that he had brought the State Historic Commission guidelines to OHDC attention, and they were not interested in what other cities and towns were doing.

Mark Adams pointed out during the discussion of guidelines that OHDC’s current guidelines are super strict, compared to other cities and towns, and might expose Marblehead to legal liability.

Motion to Adjourn 4:32 PM approved by Unanimous roll call vote

Minutes Approved: October 9, 2025