



CITY OF CHELSEA, MA  
Office of the City Manager

City Hall, 500 Broadway, Room 302 · Chelsea, MA 02150  
Phone: 617.466.4100 · Fax: 617.466.4175 · Email: [tambrosino@chelseama.gov](mailto:tambrosino@chelseama.gov)

Thomas G. Ambrosino  
City Manager

March 18, 2022

Commissioner Patrick Woodcock  
Director Maggie McCarey  
Department of Energy Resources  
100 Cambridge Street Suite 1020  
Boston MA 02114  
Attention: Nina Mascarenas

Re: **Stretch Code Straw Proposal Comments**

Dear Commissioner Woodcock and Director McCarey:

The City of Chelsea welcomes the work of the Department of Energy Resources (“DOER”) toward a specialized stretch energy code to comply with the Climate Roadmap Law (Acts of 2021, Chapter 8). Chelsea is committed to achieving net zero by 2050, a more difficult task to achieve as an Environmental Justice community in comparison with other municipalities. Upon review of DOER’s straw proposal and attendance at public meetings, Chelsea –alongside other municipalities– has identified various actions it encourages DOER to take:

- The Code should set forth a definition of net zero that conforms with generally accepted standards, as required by the statute;
- It should require electrification, with any exemptions narrowly defined, fully justified and subject to review as technology changes;
- It should set higher energy efficiency performance standards comparable to Passive House standards; and
- It should apply to major renovations as well as new construction.

Chelsea’s urban environment is considerably denser than a majority of municipalities throughout the Commonwealth, making major renovations a priority to foster net zero development. As the international landscape becomes more uncertain, and fossil fuel supply chain pressures increase costs, the need to electrify our existing building stock has become imperative. As Chelsea nears approval of its community choice aggregation plan, electrification requirements in new residential development and major renovations would enable a larger provision of clean energy to households at affordable rates.

As municipalities navigate through statutory constraints to limit the development of new fossil fuel-dependent infrastructure (*see MLU cases #10066, #10261, #10315*), the new energy code should reduce these constraints, particularly the opt-in specialized net zero code.

Respectfully,

Thomas G. Ambrosino  
City Manager