

**Advisory Committee Meeting
Juliani Room, Wellesley Town Hall
Wednesday, October 10, 2018**

Those present from the Advisory Committee included Jane Andrews, Julie Bryan, Todd Cook, Rose Mary Donahue, Mary Gard, Jeff Levitan, Bill Maynard, Paul Merry, Dave Murphy, Lina Musayev, Betsy Roberti, Mary Scanlon, Tom Skelly, and Andrea Ward.

Tom Skelly called the meeting to order at 7:00 p.m.

7:00 p.m. Citizen Speak

There was no one present for Citizen Speak.

7:03 p.m. Sustainable Energy Committee

Laura Olton, Chair, Sustainable Energy Committee (SEC), and Marybeth Martello, SEC Administrator, presented. Tom Ulfelder, member, SEC and Board of Selectmen (BOS), and Vice Chair, School Building Committee, was also present.

Overview

- SEC Mission: Stems from a goal adopted in 2011 at Annual Town Meeting (ATM) and revised in 2014—to reduce GHG emissions 25% below 2007 baseline by 2020 and track progress
- Program Goals
 - Reduce energy use and increase efficiency
 - Promote renewable energy
 - Support sustainable materials management
 - Integrate sustainability into Town practices and projects
 - Contribute to saving the Town money
 - These practices are almost always a win-win (environmental benefit and cost savings); often win-win-win (also health benefits)

SEC Initiatives

- *SolSmart*: Designation for solar-friendly communities that have a straightforward, transparent process for permitting; SEC working with MLP on a process to encourage solar installations
- *Communication*: Improved website and public outreach
- *Green Collaborative*: SEC fostering community of environmentally interested groups, such as houses of faith, Town departments and grass roots organizations that have an interest in the environment; come together quarterly to share information and presentations by outside speakers
- *Greenhouse Gas (GHG) Emissions*: SEC charged with tracking energy use and GHG emissions; implementing emissions reduction programs; creating GHG Reduction Plan

Town GHG Reductions to Date

Emissions Source	% of Total Emissions in 2017	% Change in Emissions 2007-2017
Residential Buildings	30.7%	-16.8%
Commercial Buildings	12.7%	-21.4%
College Buildings	10.6%	-16.6%
Municipal Buildings	2.1%	-19.5%
Building Sub-total	56.1%	-17.9%
Waste	0.5%	-19.2%
Transportation	43.4%	-2.7%
Total Emissions	100.0%	-12.0%

- Progress has been achieved through improvements in buildings (residential, commercial, college and municipal)
- Still work to be done in transportation sector
 - Methodological issues with this sector
 - ❖ Data looks at the traffic traveling on Wellesley’s streets and relies on a national average of fuel efficiency for vehicles; doesn’t reflect the number of energy efficient vehicles in Wellesley and doesn’t measure how much commuting Wellesley residents do
 - ❖ SEC trying to improve the transportation methodology; currently working with Metropolitan Area Planning Council (MAPC) and other communities (e.g., Cambridge) to identify better metric
 - Programming: Transportation working group within SEC looking to reduce GHG emissions; talking to Town departments, colleges and commercial entities to identify improvements; BOS has separately launched mobility working group

There was a question about the methodology used to determine energy consumption in residential and commercial buildings: Straightforward—how much energy consumed by buildings; data from MLP for electricity and from National Grid for natural gas; from that data, can back into calculation for residences that use home heating oil.

There was a question whether there is a 2007 baseline for transportation: Not yet; still digging into data with help of new SEC assistant, Janet Mosley, who has terrific quantitative credentials; current thinking is that it may be best not to change methodology until after 2020.

There was a brief discussion among Advisory members about the possibility of reducing vehicle idling times by synchronizing traffic lights, as has been done in other cities; Wellesley does have some “smart loops” and coordinated lights in various parts of Town; opportunities to include more, but there are costs.

There was a question whether, given that reductions through 2017 are only at 12%, there are ways to make short term changes in transportation area to reach the goal by 2020: Potentially; some ways to make quicker progress, perhaps by looking at bus transportation among the colleges and into Boston and looking at our school bus transportation system; transportation is the biggest challenge everywhere, and there are discussion at state level; better metric will help us promote changes; meanwhile, making strides in the building sector and in the waste sector.

There was a further question as to how we meet the goal and what the implications are if we don't: We currently are not on track to meet the goal by 2020; thinking hard about how to measure carbon footprint, not just in transportation, but on the whole (e.g., adopting more consumption-based approach to carbon footprint accounting, which looks at the goods and foods consumed and the GHG associated with those); if the goal is not met, SEC will make a thorough analysis of why it was not met and what we can do differently going forward and determine what makes sense for a future target; working on a lot of different avenues in Town (including with MLP re: renewable energy purchases (which are not currently reflected in GHG emissions reduction data)); lots of excitement and ways of moving forward, but hitting that 2020 number will be a challenge.

A question was asked if the rate of reductions in GHG emissions over the past 10 years has been steady or whether there have been peaks and valleys (i.e., harsh winter vs. milder winter): Not easily tracked with current software; however, recently available data shows dip in some of our energy usage around the 2008 recession; otherwise there has been a steady decline in the building sector.

There was a question whether a push for electric vehicles (which might be encouraged if New England electric grid becomes increasingly "green") would actually increase emissions insofar as the batteries used in these vehicles are produced by power plants: Not aware of such information; in general, the electric grid is becoming greener as it relies increasingly on natural gas and renewable energy (e.g., wind and hydro).

- *Green Communities*
 - Wellesley earned a Green Communities (GC) designation in December 2017 from the state Department of Energy Resources (DOER)
 - GC grant award of \$137,250 this year is being used for LED light retrofit in DPW parking lot and a water/wastewater systems energy audit
 - Audit identified \$570,000 of equipment that could save an estimated \$90,000 in operating costs per year
 - SEC meeting with DPW to see which of those investments to put forward for another GC grant; allowed to apply for a grant each year so long as prior project completed by December
 - Net effect is that GC grants can help fund Town capital projects; Town reaps benefits in reduced operating costs
 - SEC has developed a good relationship/partnership with the DOER; DOER recently suggested Wellesley apply for a "Leading by Example" award
- *WasteWise – recycle & food recovery*
 - Initiative of 3R Working Group (SEC, DPW, NRC)
 - Idea is that consumption and disposal of food contributes to GHG—if manage materials more sustainably, can save costs
 - Recently received an EPA merit award for food rescue initiative—collaboration between food services departments of Wellesley Public Schools and area colleges, through which unused cooked food is donated to non-profit "Food for Free," which repackages food as single-serve meals and provides to food insecure people, including some Mass Bay students
 - EPA has asked Wellesley to host a workshop for neighboring communities
 - Worked with the Town's Health Department to develop standard operating procedures so food is delivered safely
 - Recycling and food recovery initiatives in elementary schools, with donations to Food Pantry
 - Food waste initiative at the RDF
 - By rescuing food, we reduce waste, transportation costs and unnecessary purchases

A question was asked whether there is an expired food program in area grocery stores: Lovin' Spoonfuls picks up expired food from Roche Brothers.

- *Sustainable building standards (SBS): Introduction*
 - Longstanding SEC goal to ensure that buildings created in Wellesley generate least amount of GHG possible
 - SEC recently completed draft SBS; will go first to FMD for comment and collaboration, then to other Town departments
 - SBS grew out of SEC involvement in HHU process, and more specifically current Hunnewell feasibility project
 - Architect for Hunnewell project is internationally recognized expert in sustainable energy and Zero Net Energy (ZNE), where energy used in buildings is generated via on-site renewable energy
 - Hoping that SBS will prevent need to re-invent wheel for each Town building project
- *Why Sustainable Buildings?* – Sustainable buildings align with Town values:
 - Cost effectiveness – create buildings with low energy use and small mechanical systems
 - Operating cost avoidance
 - Student health and performance –occupants are healthier, better ventilation and air quality, more daylighting
 - Town GHG emissions reduction
 - Sustainability commitment and leadership in Wellesley
- *What is a Sustainable Building?*
 - Sustainability criteria (e.g., CHPS, which guided High School project, and LEED) look at factors such as siting, location and transportation, materials and resources, water efficiency, indoor air quality, resilience/adaptability, innovation, and education
 - Energy use
 - High energy efficiency is desired
 - Current Hunnewell building value around 110 kBTU/sf/year; goal is to develop a new building at 25-30 kBTU/sf/year, which will result in substantial savings in operating costs over the life of the building
 - Draft SBS call for very serious look at ZNE
 - ❖ There is a ZNE school in Lincoln that expected to save \$4.2 million over 30-year life span
 - ❖ Important to look at life cycle costs, not just “first costs”
- *How to build a sustainable building?* Start early; attract and choose an expert firm; integrated design; eco-charrette; energy efficiency and use; ZNE; certification program; life-cycle cost analyses

There was a question whether ZNE buildings really are being created, and if so, where their energy comes from: Yes, increase in such buildings in the last five years; examples include Bristol Community College, headquarters for state Fish and Wildlife bureau, elementary school in Cambridge, school in Lincoln; largest sources of renewable energy used in these buildings are solar energy and geothermal; sometimes wind turbines factored in (e.g., Mass Maritime Academy).

There was a follow-up question as to whether the MLP is supportive of the possibility of ZNE buildings: Yes, everyone is on board; buildings are still connected to the grid even if they are using renewable energy sources, as there are cloudy days; MLP will be part of the process and consulted as Town builds new buildings; more generally, MLP is fully supportive of energy reduction in buildings and is working with SEC on new initiatives for home energy audits, particularly in multifamily dwellings (some

apartments in Town use electric heat, but have poor insulation); MLP representative (Katy Gibson) has seat on SEC.

There was a question whether, given that Hardy/Upham project has possibility for incremental reimbursement from the MSBA for sustainability initiatives (up to 2%), there are any such benefits/grants available for the Town-funded Hunnewell project: SEC not aware of any large-scale grants or incentives; however, one job of Hunnewell architects is to identify any incentives that can benefit Town.

There was a question as to how these specific ideas and sustainability factors will be considered or weighed within Hunnewell feasibility study: Eco-charette that is scheduled for Monday, October 15 from 5:30-9:30 p.m. will be opportunity for community and stakeholders to express views to architectural team about how elements of building should be prioritized; architects will then draft a document that incorporates those ideas, which will be refined as process goes along; in addition, School Building Committee (SBC) has established a technical working group that reports to the SBC and is working directly with the architects on sustainability questions.

- *Integrated Design*- thinking about building systematically and holistically; consider goals in each decision; make strategic trade-offs; optimize cost and performance
- *Examine SEC Bylaw (Article 12)*
 - Committee's portfolio has expanded over the years
 - Looking at whether SEC's size and composition are adequate to address growing portfolio of projects and goals/missions
- *Collaborations*: All of SEC's work hinges on collaboration with state and federal agencies, Town boards and departments, and community and grass roots groups (e.g., Green Schools and Sustainable Wellesley)

There was a question why there don't seem to be as many residential homes in Wellesley with solar energy as in other communities: The 2014 residential solar initiative generated a lot of interest; through that program, 75 homes (and two houses of faith) installed solar; about 100 homes have solar today; don't always see solar because panels can be on the back of the home; however, Wellesley is a big "tree" community, which is an impediment to solar; new state campaign to incentivize residential solar on the horizon, which SEC/MLP will be looking into; one of requirements for SolSmart designation is website update with information on solar vendors, benefits, etc.

There was a question, in large building projects that trade upfront capital costs for long-term reduced operating costs, what is a reasonable expectation for the payback period: Key question that Town will be exploring through Hunnewell feasibility process; data shows that constructing to LEED platinum standards results in no added upfront costs compared to conventional buildings, but that added upfront costs are associated with renewable energy onsite; need to see financial opportunities for solar/geothermal. There was a follow-up comment that if you can combine the social mission with the economic mission, it's a much stronger argument.

There was a related comment that it would be helpful to educate the community as to where on the spectrum the different sustainability cost savings come from (e.g., 21st century building codes produce x% decrease in energy use; specific equipment produces an additional y% decrease; etc.) and therefore what investments/social decisions the Town wants to make: Absolutely plan to provide that kind of information and be able to make financial argument for sustainability.

There was a question whether there is any data from the green elements of the High School project that could help show greater efficiencies, reduced costs, etc.: Yes, High School is a good example of benefits of sustainable building and SEC has the data.

There was an additional comment that the High School project exemplifies the benefits of what we are trying to do today, and that there are benefits to the occupants of the building (students and teachers): Yes, SMMA, which built the High School and is also working on the Hunnewell feasibility study, points to the High School as an example of what could be and was accomplished five years ago; at the time High School was built, process looked at sustainable elements as afterthoughts; different approach with Hunnewell, as sustainability will be integrated from the beginning (integrated design); it is also a constrained site, so more of a challenge, but cooperation among different groups/landowners involved in that “campus.”

There was a comment that, given the recent United Nations climate change report, the SEC’s goal of reducing GHG by 25% by 2020 may be too low. There was an additional comment/question that the 25% goal perhaps could be reached by trying to bring the MLP further on board and trying to reduce silos in town (given that MLP consultant said that MLP can get to 100% renewable energy; would cost \$11 per household per month to get to 87% renewable energy and \$13 per household per month to get to 100%).

There was discussion among several Advisory members that it appears that the MLP is very interested in working on this; MLP looking for right balance and community direction; residents currently can elect via their utility bills to participate in a voluntary program to purchase more renewable energy; perhaps voluntary program should be switched from “opt in” to “opt out”; MLP has reduced percentage of non-renewable energy in its portfolio; MLP is talking to the developer of the athletic facility on Route 9 about installing solar panels; MLP building itself is almost ZNE.

There was a question whether increased tariffs on Chinese goods have impacted accessibility and affordability of solar equipment: Have not heard anything to that effect.

8:07 p.m. Minutes Approval

Andrea Ward made and Julie Bryan seconded a motion to approve the September 12, 2018 minutes as revised. The motion passed unanimously.

8:08 p.m. Liaison Reports

Permanent Building Committee (PBC)/Rose Mary Donahue

- Many building projects coming through pipeline
- Would be helpful to know when BOS will have idea of what will be built into budget/what Town priorities are

October 10 Capital Planning Meeting /Tom Skelly

- Advisory leadership attended BOS meeting earlier today which included Board chairs, Department heads, Executive Director and Finance Director and other staff
- Opportunity for all to discuss advantages/disadvantages of current capital planning process
- Meeting (categorized as a BOS meeting) can be viewed on Town website
- May be a possible future meeting to share departments’ work plans

There was a comment that Town Meeting members take the five-year capital plan very seriously. There was a follow-up comment that, at the BOS meeting, a desire had been expressed to pay more attention to what is listed in the “out years” of the plan.

There was a comment that the possible formation of a capital projects committee (similar to Arlington) had been discussed in the early stages of the capital planning policy development process, but had not been received favorably by boards.

There was a brief discussion about the fact that, looking at numbers presented last year, capital requests are again expected to outpace available funds this year.

There was a brief discussion about limiting the Article 8 departmental write-ups in the Advisory book, particularly for those departments that are within guidelines

There was a discussion about capital projects that may need to come before Advisory (e.g., Town Hall envelope project (appear to be additional expenses (e.g., mortar worse than anticipated) but trying to cover within existing budget); different School projects; Town Hall interior).

- Some of the budgets for these projects will not be available until closer to Town Meeting (TM)
- The “120-day rule” was discussed (notice of capital projects for which funding will be sought at TM must be provided to Advisory within 120 days of TM); will be seeking clarification and discussing at future meeting.

Department of Public Works (DPW)/Bill Maynard

- Clarify that water meter replacement was a FY16 capital expense; don’t anticipate needing as much funding as was approved

There was a comment that it can be frustrating to see large turnbacks and perhaps Advisory should be inquiring about large capital numbers and components when initially presented. There was a response that is always good to question numbers, and Advisory’s involvement and questions help boards prepare for Town Meeting; however, it is very challenging to put together estimates that are based on the program/functions/services desired by project proponent; don’t want to have to come back to Town Meeting for additional funds; would rather allow for some unforeseen circumstances in budget; PBC pushes back on contractors and Town is fortunate to have professionals at FMD involved in building projects.

8:35 p.m. Administrative Matters

- Meghan Jop is leaving her position as Assistant Executive Director; Blythe Robinson will be replacing her on SBC; farewell party is Wednesday, October 17 from 3-5 p.m.
- Mike Pakstis, DPW Director, will be retiring
- No Advisory meeting next week, October 17, 2018

8:45 p.m. Adjourn

Mary Scanlon made and Todd Cook seconded a motion to adjourn. The motion passed unanimously.

Items Reviewed During Meeting

Presentation to Advisory Committee, Power Point Presentation, Sustainable Energy Committee (October 10, 2018)