



SUSTAINABLE ENERGY COMMITTEE

TOWN HALL • 525 WASHINGTON STREET • WELLESLEY, MA 02482-5992

SEC Administrator: Marybeth Martello

SEC@wellesleyma.gov

SEC Assistant: Janet Mosley

jmosley@wellesleyma.gov

Laura Olton, Chair

Fred Bunger

Michael D'Ortenzio, Jr.

Ellen Korpi

Richard Lee

Susan Morris

Thomas Ulfelder

Monthly Meeting

Kingsley Board Room

4 Municipal Way

Wellesley, MA 02481

May 24, 2019

Minutes

The meeting was called to order at 8:35am by Laura Olton. Present were Sustainable Energy Committee (SEC) members: Laura Olton (SEC Chair), Tom Ulfelder, Michael D'Ortenzio, Ellen Korpi, Fred Bunger, Susan Morris and Richard Lee. Also present were Marybeth Martello (SEC Administrator), Pamela Posey, Janet Mosley, Mary Gard and Allen Hebert.

Laura Olton welcomed the newest members of the SEC, Richard Lee and Sue Morris.

Minutes

Laura Olton moved to approve the minutes from the SEC's April 2nd meeting and May 3rd meeting.

Michael D'Ortenzio, Jr. seconded *and the Committee voted unanimously to accept the April 1st and May 3rd meeting minutes.*

Citizen Speak

Mary Gard went to the Board of Building Regulations and Standards (BBRS) hearing regarding testifying in support of incorporating net zero net energy (ZNE) into the Stretch Code. BBRS wants to hear from towns.

Project Updates

Ellen Korpi announced that the Wellesley Municipal Light Plant (WMLP) voted unanimously to approve Don Newell to replace Dick Joyce to head the WMLP. Laura Olton and Marybeth Martello had a meeting this week with Don Newell, Dick Joyce and others at the WMLP about the WMLP's perspective on solar and EV charging stations on Town-owned property.

Bring Your Own Charger (BYOC) Program is continuing to attract more participants, with 47 people currently enrolled. The Town of Concord got 50% more signups by using vehicle identification numbers (VIN) numbers. Wellesley is going to pursue this approach. Wellesley has a strong electric vehicle (EV) working group. They are encouraging beneficial electrification. Richard Lee inquired about a group discount for EVs.

Sunlife, Wellesley Office Park, Babson and Whole Foods have EV charging stations. Ellen Korpi said that “peak shaving” is key to keeping charging expenses down.

Fred Bunger talked about the potential heating costs of natural gas, ground source heat pumps and electricity with regard to the Hardy Hunnewell Upham (HHU) Project. Hunnewell will require approximately \$200,000 more to operate over a 30-year as an electrified building versus a conventional building (due to the price difference between natural gas and electricity costs). Ground source heat pumps would also cost more to run than conventional systems because of the cost to constantly run the pumps. Tom Ulfelder will talk to Martine from SMMA about the data and assumptions they are using for Hunnewell.

Vice Chair

Ellen Korpi nominated Fred Bunger to be Vice Chair of the Sustainable Energy Committee (SEC). Laura seconded the nomination and *The Committee voted unanimously to approve Fred as Vice Chair of the SEC.*

FMD Presentation

Allen Hebert, Operations Manager of the Facilities Management Department (FMD), updated the Committee on municipal energy use. Allen was formerly the Town Energy Manager but now has other operational responsibilities as well. Allen provided spreadsheets and charts comparing energy usage at Wellesley municipal buildings. Wellesley High School (WHS) is using approximately 10% more energy than predicted. Allen met with Tom Zinck, the head custodian at WHS, to explore reasons for the overage. Chillers represent 50% of the electricity use at WHS and occupant behavior is an important part of energy use. FMD plans to install a real-time metering and monitoring system, as well as light-emitting diode (LED) lights at WHS.

There was a discussion about energy accountability in Town buildings where FMD pays energy costs. FMD is also working on a Preventative Maintenance (PM) Program which should decrease the routine maintenance costs and generate savings.

Green House Gas (GHG)/Climate Action Plan Steering Committee

The SEC will need to address our 2020 goal through a motion for Annual Town Meeting (ATM) in 2020. Pamela Posey suggested that comparing Wellesley to other towns would be very helpful to Town Meeting.

Retreat

Prioritization and resource allocation will be the focus of the SEC retreat on June 20th from 8:30-12:00 at the Wellesley Library.

BBRS

Fred Bunger drafted a letter to BBRS voicing support for a Stretch Code that incorporates Zero Net Energy-ready buildings. Laura edited the letter. Ellen Korpi made a motion to authorize Laura and Marybeth to finalize and send the letter. Michael D’Ortenzio, Jr. seconded the motion and *The Committee voted unanimously to approve Fred as Vice Chair of the SEC.*

Wellesley Office Park

Lise Olney asked if the SEC can advise Wellesley Office Park on zero net energy. Ellen Korpi asked if this project along with Hunnewell/Wellesley Free Library/Town Hall offer micro-grid opportunities.

Michael made a motion to adjourn the meeting at 10:35am, seconded by Ellen Korpi, *and the Committee voted unanimously to adjourn.*

Exhibits Used

Charts and graphs from FMD