



SUSTAINABLE ENERGY COMMITTEE

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SEC Project Updates

February 5, 2021

Green Communities

Work continues on the following Green Communities-funded projects.

- \$25,128, Exterior LED lighting in municipal parking lots – In Progress
- \$98,500, Interior LED lighting in the High School auditorium and gymnasium - Complete
- \$10,000, Two hybrid police cruisers – In Progress
- \$4,292, Administrative assistance to support LED lighting projects

Unfortunately, due to COVID-related delays in supply chains and manufacturing, the LED retrofit in municipal parking lots and the purchase of two hybrid police cruisers will not be complete in time for Wellesley to apply to the spring 2021 round of Green Community funding. Janet Mosley will meet with staff in Facilities Management and Public Works in February to determine if projects previously identified for the spring 2021 grant application will be good candidates for the fall 2021 application round.

The Department of Energy Resources (DOER) recently posted the Program Opportunity Notice (PON) for the 2021 grant application, which includes several key changes compared to previous years. In addition to splitting the grant funds across two application blocks, DOER is offering a new opportunity for municipalities to apply for up to \$500,000 for larger projects that can be completed over a 3-year period.

Climate Action Plan

- Marybeth Martello, Martha Collins and Roopa Chandrasekaran finalized the Climate Action Plan (CAP) two-pager and met with Mike Thompson and Stephanie Hawkinson to develop a CAP webpage.
- Marybeth revised the Request for Proposals for a CAP consultant and revised the CAP timeline.
- Marybeth met with consultants on January 26 and 28 to discuss the RFP's Scope of Work.
- On January 28 Marybeth, Laura Olton, Sue Morris, Janet, and Martha met to discuss CAP-related questions.

- On February 1 Marybeth met with Meghan Jop, Amy Frigulietti and Stephanie Hawkinson to discuss the CAP.
- On February 2 Marybeth met with Cay Meagher to discuss the process for posting an RFP.

Fred Bunker is working with Janet and other Town departments to assemble energy use information on commercial and all types of residential buildings in order to have a baseline energy use intensity (EUI) measure for each building category.

Advisory

Marybeth prepared an SEC budget presentation for Advisory and met with Deed McCollum and Laura Olton on January 28 to discuss. SEC will present to Advisory on February 3.

Gas Leaks

From Lise Olney:

The latest Multi-Town Gas Leaks Initiative meeting took place last week on January 28.

Dom Nicholas of [HEET](#) outlined HEET’s initiative to help cities and towns use gas leak data to tell their own stories about gas leaks on municipal websites. Dom and Jack Nessen (Salem GIS Administrator) demonstrated Salem’s new web-based hub “Understanding Natural Gas Leaks” and described how Salem is using maps to better coordinate gas leaks repair and road construction. During the second half of the meeting, we held small group discussions on four topics: working with HEET to tell the story of gas leaks on municipal web sites; gas leaks and trees; gas safety issues for municipalities to explore; developing a scorecard to track National Grid’s progress on leak repair.

The Gas Leaks and Trees Group of the Gas Leaks Allies is continuing to work on a proposed bill for the upcoming legislative session which focuses on restoring and protecting the urban tree canopy as a climate mitigation and energy reduction strategy, and addressing issues of environmental justice. The latest draft builds on the concept of the [Greening the Gateway Cities Program](#).

3R Working Group project update

From Sue Morris:

Summary of 3R Working Group meeting on 1/24/21

Jamie Manzolini updated everyone on the welcome package for new residents that DPW is working on that will include a free recycling bin for new customers, free food waste starter kit, RDF app (including recyclopedia, RDF event alerts & recyclable of the month), family friendly promotions like a “recycling passport” and some other things. People can now apply on the RDF website for their stickers. Over 100 people have already applied for stickers via the website which is good progress.

We discussed how the ability to register for the RDF sticker on the website creates an opportunity to get important RDF information to people and we need to leverage that. The RDF is working to improve accessibility of information on its website.

We discussed the Take-It or Leave-It area and promoting all the places you can currently give or sell your household goods. This information is on the RDF website but needs additional promotion until the reusable area opens. Dave Cohen and Jamie Manzolini mentioned that an online Take-It or Leave-It is something they would consider for the future as it has merit and is more resource efficient than the current reusable format.

Jamie Manzoloni showed the Recyclable of the Month flyers as well as the QR code scan for the 50th anniversary of recycling events. 2021 marks 50 years of recycling in Wellesley and we want to do a number of promotions as this is a good opportunity to promote the facility. We have many ideas for promotions and potentially a fall event but will have to wait and see where the pandemic is at that point and what is possible.

Marybeth gave an update on the Climate Action Plan as it relates to the 3R Working Group and went through the goals of waste reduction as part of the Climate Action Plan. This dialogue will continue as DPW & RDF have valuable input for the waste part of the CAP.

Food Recovery Challenge

Marybeth submitted a report to the Food Recovery Challenge Program of the US Environmental Protection Agency. This report documented early 2020 food waste diversion and food recovery efforts at Bates Elementary School and through the Food Rescue Network.

Rocky Mountain Institute (RMI) Building Electrification Accelerator (BEA)

Zoning Change Proposals: Following the Planning Board's filing of three warrant articles in late December, the BEA team continued its months-long effort to support the Planning Board with redlined changes in response to all comments. Meghan Jop provided questions and comments on the redlined text. The SEC also posed questions and was preparing to meet and discuss. But ultimately Planning decided to defer the work until the Fall STM. The team is awaiting decision by the SEC, Planning Board and Planning Department on forming a working group to continue the work. The status of this work as of the end of January:

- Project Approval (Section 16A) Municipal Systems Impact Analysis (MSIA) required for Special Permits for Projects of Significant Impact (PSI) was modified to require information on energy use and quantity to allow greenhouse gas (GHG) and energy use intensity calculations. The SEC was added as reviewer and the project proponent was to consider how the project conformed to the Municipal Sustainable Building Guidelines (MSBG). Planning had included noise measures as well.
- Design Review (DR) (Section 22) proposed adding criteria 6 - Relation of Project Development to Environment - which included conformance to MSBG and Leadership in Energy and Environmental Design (LEED) Silver certifiability.
- Yard Regulations (Section 19) and Definitions (Section 1A) modifications were deferred until Fall at the December 21 Planning Board meeting.
- Large House Review (LHR) (Section 16D) modifications were proposed, but the Planning Department and Planning Board felt that any LHR changes should be proposed after PSI and DR provisions are passed.

Resolution on Net Zero Building: No further work in January

RMI Seminar: The final RMI seminar was held January 28th. The Wellesley BEA RMI team presented a summary of work to date, lessons learned and plans for continuing the work.

Climate Change Bill: The RMI BEA team worked with RMI and the Massachusetts Climate Action Network (MCAN) to urge Gov. Baker to sign the state climate change bill. Ultimately it was vetoed, but at month end, the Legislature passed the bill again and sent it to Gov. Baker.

Board of Building Regulations and Standards (BBRS)

Fred Bungler continued work to advocate for a net zero stretch code.

International Energy Conservation Code (IECC)

Fred Bungler sent a letter to urge continuance of governmental input to new energy code development. The International Code Council (ICC) is threatening to review codes by internal committee and not take governmental input.

Wellesley Housing Authority (WHA)

Fred received natural gas bills for WHA and is awaiting electric bills and living area data to complete EUI calculations. Janet arranged for the Municipal Light Plant (MLP) to share electricity invoices for WHA accounts from which she will extract annual electricity consumption data for WHA buildings.

Hardy School

Marybeth attended a Town staff meeting about the design of Hardy School. The Hardy School process is following Municipal Sustainable Building Guidelines.

Mobility Committee

The Mobility Committee met in two groups with the consultant on January 19 and 20 to kick off the Mobility Study. Committee members provided input on the scope and goals. Martha and Marybeth encouraged the group to make mobility-related greenhouse gas emissions reduction a primary goal of the study.

Other mobility updates from Martha Collins:

- Martha Collins sent information on grants for electric vehicle (EV) charging stations at educational institutions to local area colleges. Joseph Delisle, Director of Facilities at MassBay, is working with Department of Energy Resources (DOER) to obtaining grants for EV stations.
- Martha reached out to Scott Showstead and Stephanie Hawkinson to explore directional signage to the EV charging station at Waban St. lot. Need to follow-up. Marybeth, Meghan Jop and Scott will meet on February 9 to discuss next steps for the Waban Street EV charger.
- Ellen Korpi and Martha Collins will have an introductory information meeting Friday, February 5 with Nuvve, a company with patented V2G technology which optimizes EV charging, lowers the total cost of ownership for EVs, and increases the positive environmental impact of EVs by supporting the introduction of renewable energy sources such as wind and solar as alternatives to fossil fuel power plants.
- General Motors plans to go all-electric by 2035, phasing out gas and diesel engines vehicles that use internal combustion engines. This may inspire other major automakers to follow suit.

Municipal Light Plant Update

From MLP Staff:

Voluntary Renewable Energy Program (VREP) Working Group:

The VREP working group (“Group”) continues to meet at least once a month to discuss projects, initiatives, and strategies. During January, the working group had the opportunity to meet once on the 19th. The focus of the discussion was to finalize the details surrounding the launching of the Wellesley Electric Customers Accelerated Reduction of Emissions (“WECARE”) program and prepare a recommendation for the Municipal Light Board (MLB). Francisco Frias will present the VREP Working Group recommendation to the MLB and the details of the program. The group also discussed information regarding the Municipal Buildings’ Solar Strategic Plan. The group was informed that Francisco Frias and Don Newell met on January 15, 2021, with a representative from the Select Board, the Town’s Executive Director, and the Facilities Director to continue their discussion on the strategic plan.

Forty-five (45) customers opted out of the program, representing approximately 4.7% of participants, ten (10) customers reduced their participation level, and five (5) customers increased their level. The new VREP rate changes went into effect on January 1, 2021.

Status updates were given on the progress of the 900 Worcester Street Solar project and the Solar and Battery storage RFP.

Current Group participants include MLP Board members Jack Stewart and Scott Bender, SEC Chair Laura Olton, and representing the MLP: Don Newell, Joanne Scannell, Terry Connolly, and Francisco Frias.

Electric Vehicles (EV) Program:

The MLP is working with Energy New England (“ENE”) on the EV Education and Awareness program. In January, we met with ENE to review the Wellesley Drives Electric program. The review of the survey results showed that Wellesley had a strong response, 663 total responses with 301 signing up for EV email notifications. This will help with targeting customers for EV engagement/outreach. ENE will coordinate a monthly newsletter email to these participants agreeing to receive information along with the MLP distribution lists. We have planned a second survey for July 2021 to continue to get Wellesley residents involved with the EV program. The MLP received information regarding a grant from the Massachusetts Electric Vehicle Incentive Program. For Direct Current Fast Charging (DCFC) stations, funding for equipment and installation is 100% for a government-owned property. The MLP is currently reviewing the grant application and the feasibility of the program. The Drive & Save Wizard offered to ENE EV programs in partnership with Cleanpower is up and running. With this tool, residents can easily find and compare the EVs best suited to their lifestyle and preferences through a more intuitive and seamless experience.

Solar Rebate Program:

Our solar rebate program has been in effect for approximately 20 months. We have 21 completed installations. We have eight more that are in progress. These 29 installations add up to 247.945 kW DC allocation against the 192 kW DC initially approved by the WMLP Board. After 20 months, we are at 129%. Massachusetts DOER has extended the program until June 30, 2021, and the MLP pledged \$50k to be allocated for the Solar Rebate Program extension. Currently, the “overrun” in rebate dollars stands at \$67,530, of which the WMLP is responsible for half or \$33,765.

Incentive/Rebate Programs:

The MLP's Appliance Rebate program in FY2021, through December 2020, has processed a total of 147 rebates and paid out \$13,650.

The Incentive Redesign Working Group (IRWG) has been meeting monthly to discuss and analyze the redesigning of the rebate/incentive program of the MLP. The group is taking a closer look at the existing rebate program and preparing recommendations for a revised incentive program that aligns with the values of the community and has a greater impact on emissions reduction. The IRWG has directed its focus to residential air source heat pumps. The IRWG met with ABODE Energy Management in November regarding their heat pump program for MLP's. Residential cooling and heating have a significant impact on the usage of resources, and the efficiency of heat pumps can help reduce emissions and promote systematic electrification. Since that meeting, the staff has met with Reading MLP and Belmont MLP regarding their rebate program and their experience with Abode.

On January 21st, the staff met again with Reading MLP to further discuss their air heat pump program and go over the main components of their cost/benefit analysis. Also, we discussed how to "monetize" carbon reduction and the impact that such a program would have on the power supply and the electric distribution. The group discussed a possible "pilot program" for the air source heat pump/Abode incentive program. There is a scheduled meeting with Abode to discuss this potential opportunity. The group is also proactively making arrangements for a program marketing campaign as that will determine its success.

The existing Group participants include MLP Board member Ellen Korpi, SEC members Mary Gard, Fred Bunger, Wellesley resident Judson Jaffe and representing the MLP: Joanne Scannell, and Francisco Frias.

Home Energy Audits:

During the calendar year (CY) 2020, ENE did 28 Home Audits, including the 14 remote audits, beginning in April. We are working with ENE to advertise the program along with the EnergyXpert Self-Service Home Energy Assessment program. This online platform was launched in the second week of September. As of December 31, we had 62 residents that had signed up for the online EnergyX Home Assessments. The MLP's year-to-date savings in kWh is 22,101 for CY20. Through the platform, customers can perform an online home energy assessment by answering a handful of simple questions. The platform will provide individualized insights about their homes' energy use to improve their overall performance. Additionally, the tool is integrated with a marketplace, giving real-time suggestions and processing rebates available to them. This tool optimizes the customer journey and generates industry-leading conversion rates. We will continually work on promoting this tool through email promotions and include the information in the new resident package for new MLP customers.

MA DOER spending requirements for Residential Conservation Services (RCS) is .25% of Gross Revenue. The WMLP required spending for CY2020 was \$84,941, and the WMLP spent \$141,842, 167% of our requirement. The RCS consists of audits, rebates, home self-assessments, electric vehicle program maintenance, solar and LED installs.

Large Scale Solar and & Battery Storage Projects:

Wellesley Sports Center: After much negotiation, the MLP staff submitted final versions of the Power Purchase Power Agreement (PPA), Interconnection Agreement (IA), and the Assignment and Assumption of Sublease (AAS) for this project to the counterparty for final review. Documents are due to be signed any day now.

Municipal Way: Responses for the RFP for a battery storage system next to Station 41 (Building next to the MLP Office) and for the installation of solar panels at various locations within the MLP/DPW sites were opened on November 17. There were eight responses submitted, which are currently under review by the staff. The first RFP clarifications are due on January 6 from all

the responders. Since the last Board meeting, additional questions were sent to each of the respondents, and further evaluation will help us create a list of the top 3 to 4 proposals to this RFP.

Other Locations: On January 15th, the MLP's Director and Assistant Director held a second meeting with a representative from the Board of Selectmen, the Town's Executive Director, and the Facilities Director. The MLP had a PowerPoint presentation that helped show important aspects of where the MLP is on emissions reduction, green energy resources, and coming emission reduction requirements. The consensus was to start working on a draft plan containing the criteria needed to consider a municipal building for the installation of solar panels. The MLP will be working closely with the Facilities Director to draft this plan, which will be discussed with the same group in a follow-up meeting around the first week in February.