

TOWN OF WELLESLEY



MASSACHUSETTS

CLIMATE ACTION COMMITTEE

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Climate Action Committee Project Updates

March 6, 2023

Green Communities

The heat pump projects at the three water treatment plants have been withdrawn from the Town's Green Communities grant award due to concerns raised about PFAS in Wellesley and the status of the water treatment plants going forward.

The LED lighting project in the Water and Sewer garage is on hold until staff are available to assist with the project.

Governance and Outreach

- Hazard Mitigation Plan Public Forum took place on February 16
- The Wellesley Wonderful Weeking planning group meets weekly.

Annual Town Meeting 2023 Article 36 – Opt-in Code

- Gail Sullivan and Marybeth Martello prepared Article 36 summary for the Advisory book
- Marybeth finalized and submitted descriptions for Babson College consulting projects
 - First meeting with Babson will take place on March 2
- Marybeth interviewed attorneys, architects, builders and a realtor about their views on the Opt-in Code
- Marybeth recruited speakers and advertised the webinars (below)

The Opt-in Code: What it Could Mean for New Buildings in Wellesley

Two Zoom Webinars



Webinar for Building Professionals

Monday, March 6, 2023

7 to 8:30 p.m.

Register for March 6 [here](#)

Webinar for the General Public

Wednesday, March 8, 2023

7 to 8:30 p.m.

Register for March 8 [here](#)

Wellesley Annual Town Meeting 2023 will consider adoption of the Municipal Opt-in Specialized Energy Code (Opt-in Code). Join us for a presentation and roundtable discussion with building and sustainability experts.

Panelists:

Tom Catalano, AIA, Principal, Catalano Architects

Mark Doughty, Principal, Thoughtforms

Nick Falkoff, Owner and General Manager, Auburndale Builders

Ian Finlayson, Director, Energy Efficiency Division, MA Department of Energy Resources

Allen Hebert, Operations Manager, Facilities Management Department, Town of Wellesley

Hank Keating, AIA, President, Passive House Massachusetts

Marybeth Martello, Sustainability Director, Town of Wellesley

Lara Pfadt, AIA, Senior Associate, Architect, and Sustainability Strategist, Finegold Alexander Architects

Ellen Watts, FAIA, LEED AP

Topics:

- Opt-in requirements for new residential and commercial construction
- Technical viability and cost-effectiveness
- Affordable housing
- Incentives
- Wellesley's climate goals

Click [here](#) to read webinar press release.

Learn more [here](#).

Questions?

Contact Wellesley's Sustainability Director,

Marybeth Martello, mmartello@wellesleyma.gov

Sponsored by the Town of Wellesley [Select Board](#) and [Climate Action Committee](#)

Buildings

From Fred Bunger, Janet Mosley, Marybeth:

Buildings Working Group (BWG) of CAP

Update of BWG activity using CAP action items as a guide:

B1 Regulatory:

- Marybeth leading Specialized Opt-in Code communication and engagement events aimed at adoption at March 27th Town Meeting. Building professionals webinar set for March 6 and Town Meeting members and general public webinar for March 8.
- Marybeth presented Opt-in Code 2/8 to Housing Task Force, WHA, Affordable Housing group.
- Fred attended MAPC, MCAN and Charles River C of C webinars on Stretch and Opt-in codes.

B2 Promote net zero

- Continuing work

B3 Municipal Action

- Continuing work

B4 Residential conversion

- CAC, WMLP, Sustainable Wellesley and Abode discussing options for Climate/Energy Coach program.
- Reviewed Concord Heat Pump Coaching Pilot report and Heat Smart Alliance "Vision for Scaling Residential Energy Coaching Services". Both reports provide a comprehensive view of coaching to help residents make the transition to heat pumps.
- Prepared QuitCarbon template. Seeking proposals for conversion of home to all-electric.

B5 Commercial/Institutional

- Marybeth and Rob Dolan of MassDevelopment presented on the Commercial PACE (Property Assessed Clean Energy) program which was adopted by Select Board 2/13/23.
- Janet conducted very successful February 8th Building Energy Tracking and Reporting (BETR) Roundtable with a presentation on EV and EV charging by ENE. Follow-up was positive.

MCAN Better Buildings Advocates

- Participated in 2/16 MCAN Better Buildings call to discuss MCAN toolkit for adopting the Opt-in Specialized Energy Code. Discussed concerns of impact on affordable housing and building inspector capability to handle new codes. Began discussion of how this MCAN group can be active on reducing embodied carbon in buildings.

BEA Retrofits Working Group

- Presentation on MassSave sparked discussion on the shortcomings of the program, largely that it is controlled and administered by the public utilities. Legislative action is proposed in SD.1839 (Senator Creem): An Act Relative to Mass Save Assessments and HD. 3701 (Rep. Fernandez): An Act Bringing Mass Save in Climate. It was urged the BEA members follow progress on these bills and make their concerns known to the MA EEAC (Energy Efficiency Advisory Council).

Gas Transition

From Lise Olney:

Summary of Multi-Town Gas Leaks Initiative meeting, February 16, 2023 ([recording here](#)): The overall framework for the meeting was for municipalities to report on what they are doing at the local level to push for greater transparency and accountability from gas companies, followed by a review of recently filed legislation at the state level that is supporting those same goals. We also had a how-to on the HEET.org mapping tool which can be used to find the high-volume, “significant environmental impact” (SEI) leaks in a given municipality.

The municipal updates:

- **Waltham** - Michele Carpenter Streetman (Mothers Out Front) reported on the [Gas Leaks Resolution](#) passed by Waltham City Council in 2021 calling for the repair of their 16 known SEI leaks by a certain date. National Grid appears to have repaired some of the leaks – but Waltham now has 17 SEIs.

Arlington - Arlington Environmental Planner David Morgan reported on recent work by the Town’s Gas Leaks Task Force:

Proposed [Resolution Requesting That National Grid Repair Significant Environmental Impact \(SEI\) Gas Leaks by June 30, 2023](#), under consideration by the Arlington Select Board

Proposed plans for local action and education (see [Update from Arlington Gas Leaks Task Force](#)), including signage near leak sites and outreach to 6500 households abutting gas leaks. They are also looking at local enforcement mechanisms to require fixing leaks in protected wetlands.

- **Newton** - City Councilor Alison Leary and Ellie Goldberg (Mothers Out Front) gave a update on the extensive work in Newton:
 - The City Council Public Facilities Committee has been asking for more information from National Grid at the grant of location hearings regarding the company’s plans and the condition of the gas system. However, some city officials are concerned about whether municipalities have the authority to request such information from the gas companies.
 - Councilor Leary also reported on the [Resolution for a Future Without Gas and With Clean Heat](#) [since passed by the Newton City Council on February 21, 2023]. [News report on the resolution here](#).
 - Ellie Goldberg, who was among those who proposed the resolution to the City Council, gave an update on the local Campaign for a Future WithOut Gas (AFWOG), organized by members of Mothers Out Front Newton, 350Mass Newton, and Green Newton.

The legislative update:

MTGLI participants are requested to ask their legislators to co-sponsor newly filed legislation (HD.4047 and SD.2330/HD.3954) that would increase transparency by the gas utilities and amplify the voice of municipalities.

- **[HD.4047, An Act relative to intervenors and utility work](#)**, filed by Rep. Jennifer Armini). This bill was written specifically to reflect the work of the Multi-Town Gas Leaks Initiative over the past four years. The bill would give municipalities option of requiring more information from gas companies and would grant municipalities a voice in proceedings at the Department of Public Utilities.
- **[SD. 2330/HD.3954, An Act Relative to the Future of Clean Heat in the Commonwealth](#)**, filed by Sen. Cynthia Creem, Rep. Steve Owens, Rep. Jennifer Armini. This bill sets out a comprehensive and detailed strategy over the next 25 years for an efficient and tactical transition from natural gas to non-combusting, non-emitting renewable sources of thermal energy to heat and cool our

buildings. The bill includes a number of provisions related specifically to gas leaks and municipalities.

Mobility

Mobility Committee

- See “optional reading” in shared folder
- Police love their new EV cruiser – see video on PD website
- Brandon Schmitt shared draft signage encouraging bikers to yield to walkers on trails
- Rules of the Road event scheduled for June

From Martha Collins:

MAPC Regional EV Strategy Group

The MAPC Regional EV Strategy group met on February 16. Presentations included the EV Charging (EVSE) strategy for the City of Boston and EVSE elements in the Opt-In Specialized and Stretch Building Codes. Wellesley is currently governed by Stretch Code. The slides are in the meeting materials folder.

Vehicle Idling Facts

- 34% of Wellesley's emissions are from vehicles, according to 2021 emissions data.
- Traffic congestion around schools at the beginning and end of the school day accounts for approximately 30% of traffic in Wellesley on school days, according to the 2019 Unified Plan for the Town of Wellesley,
- Personal vehicles generate around 30 million tons of CO2 every year just by idling, according to the US Department of Energy.
- Idling a vehicle for as little as 10 seconds will use more fuel than stopping the engine and restarting it, according to the U.S. Department of Energy.
- Modern vehicles do not need to warm-up by idling, according to the US Department of Energy.
- idling vehicles emit particulates (PM2.5 and PM10), nitrogen oxides (NOx), carbon monoxide (CO), and carbon dioxide (CO2), according to the Argonne National Laboratory.
- You can leave your car in accessory mode (ACC), with the engine OFF, without draining the battery in a modern vehicle.
- Idling a vehicle for more than five minutes is illegal in Massachusetts. You may receive a \$100 fine for the first offense, and up to \$500 for subsequent offenses according to MA state law.
- Sources:
 - https://afdc.energy.gov/files/u/publication/idling_personal_vehicles.pdf
 - <https://www.mass.gov/news/start-your-engine-but-dont-idle-too-long>
 - <https://www.energy.gov/eere/vehicles/articles/fotw-1239-may-23-2022-idling-engine-little-10-seconds-will-use-more-fuel>
 - <https://www.energy.gov/eere/vehicles/articles/fotw-1239-may-23-2022-idling-engine-little-10-seconds-will-use-more-fuel>
 - <https://www.anl.gov/esia/reducing-vehicle-idling>
 - [Does ACC Drain The Car Battery? - Car, Truck And Vehicle How To Guides - Vehicle Freak](https://www.anl.gov/esia/reducing-vehicle-idling)

Federal Press Release on Electric Vehicle Supply Equipment

- [FACT SHEET: Biden-Harris Administration Announces New Standards and Major Progress for a Made-in-America National Network of Electric Vehicle Chargers](#)
- [Data and Tools · Joint Office of Energy and Transportation](#)

Wellesley MLP Sustainability Initiatives

From MLP Staff:

EV Demand Management

WMLP has sent reminders to 750 EV owners who are not yet participating in Sagewell's BYOC program, to enroll in BYOC.

For customers who are already enrolled and for new enrollments, SageWell now has the capacity to use charger telematics to monitor or control OEM-equipped devices. Existing and new customers may elect to enroll in telematics monitoring. Telematics data will be used to monitor compliance with the scheduled charging program and has the capacity to manage charging during peak demand.

Starting in 2023, enrollment in BYOC is now required to get the MLP charger rebate (50% up to \$350). Meanwhile new charger registrants will be alerted to BYOC and emailed information about enrolling with a link to sign up.

Director's PSA Message

Don's PSA, addressing rising energy prices, strategic electrification, decarbonizing the power portfolio, peak management, and transmission capacity, can now be viewed on the MLP's homepage. The PSA was also broadcast on multiple Town news channels and through Sustainable Wellesley.

Energy Coach Program Development

WMLP is coordinating with the Climate Action department and Sustainable Wellesley to develop an Energy Coach program. An Energy Coach web page is planned for the Climate Action website. Through this webpage, residents will find answers to FAQs and be able to schedule a consultation with volunteer experts on a range of topics.

Five MLP staff members have completed Abode's 10-hour heat pump technical training and will be able to provide support to the Energy Coach program. A core group of 6 volunteers has also been recruited to complement MLP staff and advise residents on lowering the carbon impacts of their homes and activities, and answer questions about electrification and other energy efficiency and renewable energy measures.

Pilot Large General Commercial Energy Assistance Program

The recent rate increases averaged ~10% for residential and commercial classes. WMLP has identified Large General Commercial customers (those with a monthly metered demand greater than 5.0 kW) who will see a larger rate increase due to a disproportionate demand charge. WMLP will offer assistance to help identify ways to manage electricity use during the day.

The WMLP's Energy Assistance program offers the following options:

1. Schedule a site walk-through with a WMLP staff electrician to identify current electricity usage patterns and opportunities to flatten demand;
2. WMLP will install a SENSE energy monitor on customer's main circuit to identify individual loads and their cycles over a 3-month period;
3. WMLP will review the energy monitor data and an establishment's load profile and make suggestions for demand reduction.