



CLIMATE ACTION COMMITTEE

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

Sustainability Director: Marybeth Martello

ClimateAction@wellesleyma.gov

CAC Analyst: Janet Mosley

jmosley@wellesleyma.gov

Laura Olton, Chair

Susan Morris, Vice Chair

Catherine Mirick

Ellen Korpi

Martha Collins

Fred Bunger

Lise Olney

Climate Action Committee Project Updates

October 7, 2022

Climate Action Plan (CAP) General Communication and Outreach

- Coordinated Green Collaborative meeting (see Draft Agenda in separate file) – Meeting will take place in the Great Hall and on Zoom, Nov. 16, 9-11am.
- Emailed highlights from the MA Climate Law (2022) to Town Meeting Members.
- Began outreach to community organizations inviting them to distribute climate action messages to their members.
- Marybeth Martello, Lise Olney, and Janet Mosley presented on the MA Climate Law (2022) and DOER's building codes at the League of Women Voters meeting on September 30.
- Marybeth, Janet, and Mary Gard met with Dan Ruben of Green Newton to discuss Green Newton's success in influencing large building projects and Newton's 4 Our Future Program.
- Mary Gard prepared press releases and other materials summarizing the Inflation Reduction Act provisions relevant to Wellesley's residential, municipal, commercial, and non-profit sectors.
- Reached out to Wellesley Library to ask if they will showcase the model high performance home developed by Sustainable Wellesley and Olin College
- Marybeth and Martha Collins applied to Babson College's management program seeking a student team to assist the Climate Action Committee in building a social media following.

Green Communities

Wellesley received a grant for \$200,000 for municipal energy efficiency projects from the Department of Energy Resources. The projects and amounts covered by this grant are listed below.

- \$60,000 – Air source heat pumps at Wellesley Ave. water treatment plant (WTP)
- \$60,000 – Air source heat pumps at Morses WTP
- \$60,000 – Air source heat pumps at Longfellow WTP
- \$10,000 – LED lighting in the Department of Public Works' Water and Sewer garage
- \$10,000 – Two hybrid electric police cruisers

DPW is working with Wright-Pierce, an engineering firm, to determine the best option for ventilating and heating the WTP buildings. Once the best alternative is selected, Wright-Pierce will develop system specifications that DPW will use to put out an RFP.

Janet is currently completing the Green Communities Annual Report due on November 4.

Governance

Marybeth attended initial Hazard Mitigation Plan meetings with the consultant and department representatives.

Buildings

From Fred Bunger:

Buildings Working Group (BWG) of CAP

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

B1 Regulatory:

- DOER issued final Stretch Energy Code and Specialized Opt-in Energy Code documents. Multi-fuel option is maintained for commercial buildings and homes less than 4000 sq. ft. Homes larger than 4000 sq.ft. must be all electric or have sufficient solar if not all-electric. Stretch Energy Code review to go through TUE (Telecommunications, Utilities and Energy Commission) before formal adoption. Will research opportunity to comment.
- Specialized Opt-in Energy Code warrant for Town Meeting to be prepared by CAC for presentation by Select Board.
- Assist Planning Board in sustainability amendments to PSI or Design Review process and Large House Review. Target Annual Town Meeting (ATM) (spring 2023).

B2 Promote net zero

- Develop contacts with HVAC and building contractors to educate on cold-climate heat pumps and changes in Wellesley permit requirements. Reviewing Building Department database to assemble list of contractors and contacts. Reviewing Abode information and Building Department data to create compelling stories about energy improvement and electrification.

B3 Municipal Action

- Police Station audit pending electrical metering improvements and PD availability
- FMD planned upgrade of Warren Building shown as lead-by-example at 9/28 Roundtable

B4 Residential conversion

- Discussed WMLP incentive programs and reach out to oil users.
- Working on developing “case studies” of home energy upgrade and electrification using Building Department database. Publish a series of climate action suggestions in WMLP monthly bill.

B5 Commercial/Institutional

- Sept 28 Roundtable, maintaining dialog with large building owners.
- H.5060 requirements: will wait for DOER to provide direction
- Seeking commercial/institutional candidates to help push adoption of PACE

Zero Energy Strategies for Multifamily Buildings

Reported on 9/13/22 - DOE Better Buildings webinar presented recently published DOE/ASHRAE guidelines for multifamily energy efficient, zero energy design.

IRA Webinar

Attended 9/28/22 webinar presented by Sierra Club Building Electrification Accelerator detailing the financial opportunities in the many provisions of the federal Inflation Recovery Act. Most programs to be administered by State authorities and will take time to understand how to apply and benefit from the provisions. They recommend staying in contact with State agencies for a schedule of adoption. Several IRA provisions are extensions of already in-place Federal programs, like tax rebates and HUD.

Quarterly Building Electrification Accelerator

Gave Wellesley BEA quarterly report. Updates from other Towns included the fossil fuel free demonstration program and ideas for oil user outreach, pole mounted EV chargers, etc.

Buildings Energy Tracking and Reporting (BETR) and Building Energy Roundtable

From Janet Mosley:

- Janet, Fred, Mary Gard, and Marybeth worked together to develop the presentation for the September 28 Building Energy Roundtable. Topics included:
 - Overview of the Buildings Pathway within the Wellesley [Climate Action Plan](#)
 - Building Energy Tracking and Reporting (BETR) Update
 - *State-wide mandatory large building energy use reporting starting in 2024 (see excerpt from An Act Driving Clean Energy and Offshore Wind)*
 - Analysis of BETR results from 2019-2022
 - Case Study: Plans to make the Town of Wellesley's Warren Recreation Building Net-Zero Ready (for more details you can watch the [presentation by Facilities Management Director Joe McDonough to the Wellesley Select Board](#))
 - Federal and state incentives
 - Federal [Inflation Reduction Act](#)
 - National Grid Representative Thomas Croteau highlighted [heat pump incentives](#) for natural gas customers through the Mass Save initiative
- Janet is following up with building managers' questions regarding incentives and building energy tracking questions as needed.
- The next roundtable will be in January 2023.

Buildings Data

From Janet and Marybeth:

- Janet received additional building and sheet metal permit data from Michael Grant. She will be working with Andrew Meyers over the next few weeks to develop a database of heat pump installations as well as HVAC contractors and their contact information.
- Ellen Korpi reached out again to Assessor's to request a meeting to discuss data collaborations and PACE program.

156 Weston Road

Marybeth coordinated a Center for Eco-technology (CET) decarbonization audit of 156 Weston Road on September 19 (see below for more info).

Mobility

From Martha Collins:

An electric vehicle (EV) test drive and showcase event is scheduled for Sunday, October 16 from 2:30 to 5:30 p.m. at MassBay Community College. The event is coordinated by WMLP, CAC and Sustainable. At least 9 dealer EVs will be available to test drive, including the new Ford F-150 Lightning truck, and 14 Wellesley residents will be showcasing their EVs/PHEVs. EV-bikes will be on display, too. There are over 90 registrants so far after just 5 days of promotion! Come join us! (See flyer in meeting materials.)

From Marybeth:

Martha and Marybeth are drafting an EV First Policy for Wellesley to share with the CAC and stakeholders across the municipality for feedback.

From Janet:

Janet is working with Lisa Wolf at MLP, Kathryn Rumsey in the Treasurer's Office, and GIS Manager Michael Thompson to identify electric vehicles registered in Wellesley to track progress towards the town's EV adoption goals, assist the MLP in load management, and help with targeted outreach and engagement. The Treasurer's Office was able to provide excise tax data in the necessary format. Once Janet has received all the data requested for 2021 and 2022, Michael Thompson will be able to identify EVs by VIN number.

Gas Transition

From Lise Olney:

HEET Charrette for municipalities on networked geothermal Tuesday, October 18, 2 - 4pm

This workshop is aimed at helping cities and towns think about how to make the transition to networked geothermal. Topics will include where to find financing, how to select sites, how to look at designers and installers. HEET plans to create a consortium of towns that want to move forward with next steps.

Registration will open shortly.

3R Working/Waste Group

From Sue Morris:

Sue and Marybeth had a 3R Working Group meeting with DPW, RDF, NRC, and CAC. We are continuing to work with the DPW and RDF on Climate Action Plan goals including promoting the RDF and the food waste program. There were approximately 235 new subscribers to the food waste program and a number of new permits issued. We would like to promote both using the RDF and the food waste program through town organizations like Wellesley Mother's Forum, Newcomer's Club, Wellesley Service League, etc. We are also looking into new and creative ways to market the RDF.

The DPW/RDF plans to survey people who took out food waste kits to better understand why more are not participating and/or barriers to entry with regard to the program. They also plan to do focus groups to better understand why people use the RDF and conversely why many people in town don't use the RDF and pay for private haulers. The RDF is talking about a future plan to figure out how to redesign the Reusable area. This would involve a proposed budget allocation for staff in the next DPW budget. We also shared a number of suggestions to improve the new RDF app with DPW leadership (Dave, Jeff & Jamie).

There was a discussion and agreement that the current system of trash and recycling separation at the town parks and fields is not working. Due to contamination of recycling, it is largely being thrown out (this has been the case for years). In an effort to try to figure out a better system where recycling is actually recycled, the DPW along with the Parks & Tree Dept, are planning a pilot program to collect only plastic bottles at Hunnewell fields to see if this can generate non-contaminated material.

We had our 2022-23 Wellesley Green Schools kick off meeting last week. We discussed some new sustainability course offerings at Wellesley High School and the STEM month happening in October at Wellesley Public Schools. We also heard what some schools have planned in terms of sustainability this year. We brainstormed how our school community can help Wellesley meet its goal of reducing carbon emissions. We discussed the need for Green Team reps at each school and the PTO Partnership Guide including the SMART Event Guide and the WGS Virtual Costume Swap as well as restarting the Green Tip of the Month in the school bulletins, newsletters and on the WPS website.

Wellesley MLP Sustainability Initiatives

From MLP Staff:

Energy Assessments (Audits)

Center for EcoTechnology (CET) completed its first whole-home decarbonization assessments on 9/19 and 9/20. The first assessment, for a Town project to potentially renovate 156 Weston Road, was videotaped to create a *This Old House*-style example of the process for Wellesley residents to decarbonize their homes. In addition to traditional weatherization, efficiency, and upgraded heating and cooling system recommendations, these energy assessments will include a separate section with a strategic electrification roadmap and a carbon offset summary for any recommended changes. WMLP and then Building Working Group will join forces to promote these assessments for all non-gas customers.

Heat Pump Promotions

In September a survey of oil heat customers was emailed to 500 households, with these goals:

1. promote awareness of the importance of converting from oil to ASHPs and connection to Wellesley's climate action plan;
2. identify obstacles to converting; and
3. direct customers to available resources.

To date only 4% of customers (20) have responded:

- 4 customers have already converted to ASHP
- 10 customers requested a heat pump consultant contact them to discuss converting to a heat pump.

The survey will be posted on the WMLP website and sent to all 2,000 WMLP customers who have provided email addresses.

Our continued efforts to promote heat pump conversions has resulted in 95 consultations and 12 rebates for heat pumps since June 1 as documented by Abode. Our goal is for 80 oil-heated homes to convert to heat pumps each year, to reach 100% conversion by 2045.

Wellesley Drives Event

WMLP will sponsor the next EV event on October 16 at the MassBay location. There are 5 dealers participating, bringing 8 vehicles, and 12+ owners showcasing their cars. Promotion to Wellesley residents through multiple channels will begin next week.

MAPC Grant

WMLP is partnering with Sustainability Director Marybeth Martello and other Town departments to apply for the next MAPC Resiliency grant, due October 14. The goal is to develop a model to employ residential batteries to flatten demand, increase resiliency, and deploy more renewable (solar) energy to the grid. The grant summary states:

The Town of Wellesley's Municipal Light Plant proposes a home battery storage pilot. To meet the region's significant clean energy and electrification goals, battery storage is an essential tool at our disposal, but has so far been slow to gain traction, especially among Massachusetts MLPs. Targeting households dependent on electronic medical devices and refrigerated medications first, the MLP will offer financial incentives to support the purchase and installation of home battery storage. Residents in these households are at growing risk as climate change increases the frequency and intensity of extreme weather events and associated power disruptions. Home batteries provide clean back-up power as an alternative to gas/diesel generators. Additionally, charging home batteries with solar and discharging during peak demand periods reduces electricity costs and use of the dirtiest electricity, and enables more renewable, carbon-free energy to be deployed on the grid.

A home battery pilot project will provide an opportunity to identify:

1. Barriers to and effective strategies for engaging at-risk residents;
2. Incentive structure(s) most likely to encourage battery purchases;
3. Optimal conditions for using home batteries to protect medically-at-risk residents;
4. Optimal conditions for managing electricity demand with home batteries; and
5. Recommendations for developing a town-wide residential battery storage program. Phase Two (Year 2) of this project will provide an opportunity to develop and promote a model for residential battery adoption for other MLPs across the State.

Large Scale Solar, Battery Storage & Other Projects:

Wellesley Library:

The initial Request for Proposals (RFP), made available to over twenty companies for installing solar and battery storage at the Wellesley Free Library, did not generate any proposals. The RFP opening date was July 7, 2022. A few developers indicated that the system was too small for them to pursue but would be willing to provide a response for a system owned by the MLP. The RFP was seeking developers to establish a purchase power agreement with the MLP for purchasing the energy generated by a solar facility expected to be around 139 kW. The MLP requested options to purchase or engage in a capacity payment agreement for the battery storage.

Following the outcome of the RFP and based on the feedback from developers, a second RFP was issued. The expected responses were going to be for the cost of installing the solar facility and battery storage, both to be owned by the MLP. A site visit, on August 18th, was attended by four developers, and the due date for responses was schedule for September 2, 2022. On that day, one proposal was received for this project.

DPW & MLP Site Solar:

The staff issued the RFP for this project, and responses were due on September 22, 2022. The RFP was published in Goods and Services and the Townsman. In addition, it was sent to all companies that have participated in similar past projects. A project site visit was also held on September 6, 2022. This RFP generated one response from a solar developer. The response is being evaluated and has been shared with some members of the DPW, and Facilities and Maintenance Department. The purpose of this RFP was to request proposals for the installation of solar arrays on the roof of the MLP Garage & Warehouse, the Water & Sewer Garage, and the Parks & Highway building. Additionally, proposals were to include solar canopies on two parking areas used by the DPW staff. The expected combined total output was about 825 kW of solar.

Municipal Way Battery Storage System:

All the documents pertaining to this project, Energy Services Agreement, Site Lease, Interconnection, and other exhibits are all in their final stage and ready for execution.

Wellesley Electric Customers Accelerated Reduction of Emissions (WECARE):

Total Customers: 10,100 Total Opt Outs: 724 Percentage Opt Out: 7%

FY2022

WECARE GENERAL 4% Total:	\$881,248
EXPENSES:	REC'S: (\$ 64,542)
900 Worcester Road:	(\$ 27,991) (includes August 2022)
BALANCE:	\$788,715

WECARE SELECT 100% Total:	\$166,195
EXPENSES:	REC'S: (\$ 83,470)
BALANCE:	\$82,725

FY2023 thru September 21, 2022

WECARE GENERAL 4%	\$249,294
WECARE SELECT 100%	\$42,589
TOTAL:	\$291,883