

ENERGY MANAGEMENT COMMITTEE
Meeting Minutes: Jan. 30, 2023, 5:15 pm to 7:00pm
Library, Large Conference Room

Voting attending: Karl Rexer, Colleen Soden, Allison Gaiko, Justin Magee, Todd Kosterman, Lauren Herrmann, Roger McPeek

Non-Voting attending: Laura Turenne, Susan McPhee, Ken Pruitt, Fritzie Nace, LeeAnn McGahan, Pete Lawson

Absent: Andrew Marron

1. Approve minutes from 12/12/22: Unanimously passed (1 abstained, Mr. McPeek was not in attendance).
2. New Business:
 - a. Commonwealth (previously Horizon) walked the Winchester Recreation Department building and will write a proposal for electrification of the building's HVAC system. Winchester could use this project to apply for the fall Green Communities Grant. The application would be for the \$500,000 grant for 3 years. The Green Communities Grant could be combined with the Better Building Challenge grant worth \$200k. This project could serve as a model for other towns with respect to switching from a steam system to an ASHP system. *Action Item (AI): Spark to contact Commonwealth regarding a timeline and grant deadlines.*
 - b. Wellesley was able to purchase a Mach E for the police chief thanks in large part due to an anonymous donation from a resident.
3. Library Energy Usage (*Ms. Turenne*): The building is doing well overall, considering its age. It is at the median for kBTU/sf. It has had many energy conservation measures (ECMs) performed on it over the past decade, including a new boiler and chiller. It does have a higher proportion of electricity usage compared with other town buildings, partly because it's used as a cooling center during the summer.
4. Updates from EFPBC:
 - a. New Lynch Building (*Ms. Soden and Mr. Kosterman*): They recently met with the building design team. Several ECMs were considered. The building design is currently at an EUI of 25. Schematic design has been completed, and the design team is now beginning to work on construction documents suitable to put out to bid. However, the energy model has not yet been updated since the 50% schematic design phase. The next iteration of the energy model will be available in the next month. It will include measures such as increased insulation and triple glazed windows. The design team emphasized that the 25 EUI modeled during schematic design is "conservative" and hopefully it will go lower when the energy model is updated. Ms. Nace asked if the planned full kitchen impacts the energy usage. It's called a process load and is usually not included in the energy model since it is too difficult to predict usage. The building will have rooftop solar plus 3

ground mounted arrays. All panels will be semi-transparent; more aesthetically appealing and less intimidating to park underneath. The panels will be able to offset all energy use for the building, making it Net Zero. A portion of the panels will be required to be town owned to receive reimbursement from the MSBA. The panels above the 5th grade patio will act as a protective covering for those using the patio.

- b. Temperature Setpoint Policy (*Mr. Kosterman*): The document is on the project website. It was approved by Mr. Marron and Dr. Hackett. The policy is to be intended for use at all municipal buildings. *AI: Go before the Select Board and School Committee for approval.* The School Committee Policy Subcommittee is meeting in March. This policy could be presented to the Select Board at the same time as the Sustainable Building Policy.
5. Updates from Sustainability Director (*Mr. Pruitt*):
- a. EV Chargers:
 - i. The High School charger is back online. It needed a new touchscreen module.
 - ii. The new charger and pedestal for the Library/Town Hall parking lot has been received. Mr. Lawson will have DPW install it soon.
 - iii. The Laraway charger will be offline for the next 2 years due to the MBTA construction.
 - iv. The Jenks lot DC fast chargers: the DPU has approved the next level of funding for Make Ready. Winchester has a MassDEP grant to purchase the stations. Because so much time has passed, the cost of the chargers has increased. Eversource has asked the DPU to allow it to offset the cost for installation and increased cost of hardware (up to \$40k per station). The MassDEP grant may fall short of equipment cost by approximately \$5k for each charging station, plus about another \$5K for the cost of installation). Eversource has inquired with the DPU about this but a reply from the DPU has not been received. There may be a warrant article in the spring to appropriate the \$15-20k needed to cover the delta in case Eversource gets denied by DPU, or if they don't hear back. Mr. Pruitt is also investigating a pilot program from a vendor where Winchester would purchase and own the chargers, but they would be operated and maintained by the vendor at no cost to the town.
 - b. Sustainable Building Policy: It was sent to the Chair of EFPBC (Jay Nardone) at the beginning of Dec. It was also sent out to all the EFPBC members. Mr. Nardone asked to delay the vote until after mid-Feb because of the EFPBC's workload. Mr. Pruitt will try to get on their agenda for March. *AI: Mrs. Soden to enquire with Mr. Nardone regarding the policy.*
 - c. Specialized Opt-In Stretch Energy Code: 3 communities have adopted it in the area: Watertown, Cambridge, and Newton. It could potential be on the warrant for Winchester fall town meeting. The Climate Action Advisory Committee has asked the town to adopt it. CAAC may go before Select Board in March to present to them and to advocate for its support. One big difference between the regular and the specialized stretch code is that the specialized requires 4000 sq ft

or larger (new and conditioned) construction to be all electric or offset any fossil fuel use with solar arrays. Multi families, schools, and office buildings/commercial buildings need to meet passive house standard or HERS 0. It does apply to 40B. If Winchester wants to meet the goals of its CAP, it will have to pass the specialized stretch code.

- d. Invitation to Mark Sandeen to present on net zero building economics: Mr. Sandeen gave a presentation about Lexington's overall strategy for the newly built Hastings school. Those who saw him thought it was a great presentation. Mr. Pruitt checked with Mr. Sandeen and the Select Board and there were no times in Jan or Feb when it worked for both parties. EMC members opined that it would be wise to first focus on passing the temperature setpoint and Sustainable Building policies, and then invite Mr. Sandeen to speak to a broader group, perhaps around Earth Day.
6. Green Communities Grant: Parkhurst and WinRec Steam Traps (*Ms. McPhee*): Winchester was awarded the grant for the full amount requested. The paperwork has been started. There are incentives. No start date yet. DOER still needs to sign the contracts. The projects should be completed this spring.
7. Parkhurst Gymnasium ASHPs:
 - a. Funding from Energy Revolving Fund (*Ms. McGahan*): The ERF has just over \$65k in it. The project is fully scoped.
 - b. Delta in Cost (Mr. Kosterman): Mr. Lawson needs to know the exact cost so he knows how much to request. Delta in cost is approximately \$30k. *AI: Ms. McPhee to send Mr. Lawson the exact amount required.* Mr. Lawson will partner the Town Manager. *AI: Mr. Kosterman to email Mr. Marron to get his input.*
8. Schedule Next Meeting: March 6th, 5:00pm, Town Hall

Respectfully submitted by Laura Turenne