

ENERGY MANAGEMENT COMMITTEE
Meeting Minutes: April 10, 2023, 5:00 pm to 6:30pm
Town Hall, Mystic Valley Room

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

Non-Voting attending: Laura Turenne, Susan McPhee, Ken Pruitt, LeeAnn McGahan (remote)

Absent: Andrew Marron, Pete Lawson, Fritzie Nace

1. Approve minutes from 3/6/23: The minutes were unanimously approved.
2. New Business:
 - a. Rooftop Solar PV on High School Gym and Water Treatment Plant (*Ms. McPhee*): The original engineer from 1973 was brought back in 2016 to do a structural analysis. There were concerns as to whether the gym roof could support the panels. At that time, the engineer confirmed that the roof could support panels. Solect has submitted a proposal for a PPA that would generate approximately 290,000 kWh annually. The panels would produce a savings of \$14,500/year. Instead of paying 21 cents/kWh, Winchester would pay 15 cents/kWh. The system was sized at 260 kW DC. To stay under the 500kW size limit (the limit over which the SMART program requires battery storage), it needs to be determined if the new panels on the roof would be additive to the panels already on the wings of the high school. *Action Item: Ms. McPhee to investigate if the two systems would be added together.* If yes, battery storage may be required to align with the SMART program. There would be a wide margin around the perimeter of the roof, along with guardrails. Mr. McPeek noted that the gym floor needs to be replaced. Concurrently, the entire gym will be reoriented. All leaks in the roof have been repaired. A provision for solar feasibility could be included if a structural analysis is performed for the reorientation. The reorientation involves rotating the basketball court 90 degrees and adding 2 more courts. The Water Treatment Plant has a low energy load and is a very small building. It does not have enough roof area for panels but there could be room on the front lawn. The North Reservoir would have nice sun exposure; the auxiliary fire station is located there with pumps. Ms. McGahan mentioned that DCR might own all that land.
 - b. Water Treatment Plant ASHPs (*Ms. McPhee*): The vendor currently under consideration is not a PEX member. Ms. McPhee will coordinate with Mr. Lawson to use a PEX vendor to maximize incentives.
3. Updates from EFPBC:
 - a. New Lynch Building (*Ms. Soden and Mr. Kosterman*): A request for the energy model has been made and should be received in the next few weeks. Comments on sustainability measures are due by the end of this month. Eversource has already released what the incentive will be if the building meets the required EUI. The EUI will be measured again once the building is constructed. *Action Item:*

Ms. Soden will speak with EFPBC about revisiting the Eversource incentives. Sustainability sessions will be resuming in early May. Certain energy conservation measures, such as insulation and windows, are still not decided upon. An energy model is required to incorporate certain energy conservation measures. The major systems have been decided. The building will have to meet the new energy code. It will be critical to have energy model for solar. For the SMART program, battery storage is required if over 500 kW. Solar is needed for the building to be net zero. Net zero means the building needs to produce as much energy as it uses. The building is slightly under 100,000 sq ft. There is a goal to hire a Professional Technician to start in 2025 to oversee the building and to be there for commissioning. Ideas were discussed as to where to have a walk-through of a net zero school for people to tour. Ideas included Arlington High School, Hastings Elementary School in Lexington, and Sommerville High School. Noted: for future new construction, GSHPs projects are less expensive due to funds available through the Inflation Reduction Act.

- b. Temperature Setpoint Policy (*Mr. Kosterman*): Mr. Kosterman noted that the School Committee has accepted the new policy. The next step is for Mr. Pruitt to bring it to the Select Board, along with the Sustainable Building Policy, and have both policies approved simultaneously. It can be removed from future agendas but will still need to go in front of Select Board.
4. Updates from Sustainability Director (*Mr. Pruitt*):
- a. EV Chargers: The new Town Hall charger has been installed and is functioning. The High School charger is being repaired soon. The DC fast charger project at the Jenks parking lot is still stalled. A recent DPU order regarding utility make ready programs is problematic. Applicants for utility infrastructure funding must also apply for other funding, including MasseVIP. If accepted for the other funding, then the utility needs to reduce their make ready funding by that same amount, even if the two funding sources are funding 2 different things. Winchester is depending on funding from the utility for the electrical infrastructure and EVIP funding for the chargers. The DPU order prevents the stacking of grant money. It is a statewide problem. Municipalities have started to cancel their Make Ready projects. Winchester has stayed in the queue with the hope that the DPU will remove this problematic provision. DPU has hired 2 new commissioners. Mr. Pruitt will continue asking the EVIP program for grant extensions in hopes the DPU provision will be changed.
 - b. Sustainable Building Policy: Mark Scott, a member of EFPBC, suggested folding these provisions into the OPR that has been created for the new Lynch building. This would be instead of having a separate policy. It could be used as a template for future buildings. There would only be one, longer document that includes everything. It would be a set of guidelines that all parties agree to.
 - c. Specialized Opt-In Stretch Energy Code: The CAAC has voted to ask the town to adopt it at fall Town Meeting. There's a subcommittee forming to work on this campaign. The CAAC is hoping to be on a May Select Board agenda to present this. This applies to all new buildings and possibly very large additions. There are 2 paths: an all-electric pathway with tight efficiency standards and a mixed fuel

pathway which requires rewiring the building to allow for future electrification plus providing rooftop solar to offset the use of fossil fuels. A gas stove would make it a mixed fuel pathway. Realty groups will likely feel impacted; they are an important stakeholder. Education for builders will be needed on how to build all electric buildings.

5. Green Communities Grant:
 - a. 2023: Parkhurst and WinRec Steam Traps (*Ms. McPhee*): Work will be performed over April break. Purchase Orders are at Town Hall now and will be signed.
 - b. 2024: WinRec Electrification (*Ms. McPhee*): Continuing to do studies, hope to have a preliminary study late spring/early summer from CET.

6. Parkhurst Gymnasium ASHPs:
 - a. Funding from Energy Revolving Fund (*Ms. McGahan*): Approximately \$65,000
 - b. Status of project (*Mr. Lawson and Mr. Marron.*): This project will proceed.
 - c. Delta in Cost (*Mr. Lawson*): Approved \$32,000 from Capital. Mr. Lawson will also present this project to EFPBC.

7. Schedule Next Meeting: May 22nd Town Hall, Mystic Valley Room, 5:00pm

Respectfully Submitted by Laura Turenne