



# Medway Energy Committee

Town of Medway  
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*Shelley Wieler, Chair*  
*Diane Borgatti, Member*  
*David Brownell, Member*  
*Peter Cooper, Member*  
*John Foresto, Member*  
*Charles Myers, Member*  
*Robert Tucker, Member*

**Meeting Minutes: June 19, 2013**  
**Medway High School, 138-3**

**Approved:**

**Call to Order:** This meeting was called to order by Chair Shelley Wieler at 7:10 p.m.

The meeting was attended by MEC members as shown below and Suzy Affleck-Childs, Planning and Economic Development Coordinator.

Also present were PEDB members Andy Rodenheiser, and Matt Hayes. NOTE – Bob Tucker is also a member of the PEDB.

<b>Attendees:</b>	9/19/12	10/17/12	11/28/12	1/16/13	2/13/12	3/20/12	4/17/12	5/15/12	6/19/12
<b>Shelley Wieler</b>	X	X	X	X	X	no	X	X	X
<b>Diane Borgatti</b>		X		X	X	meeting	X	X	
<b>Dave Brownell</b>	X	X	X	X	X		X	X	X
<b>Peter Cooper</b>	X	X	X	X			X	X	X
<b>Charlie Myers</b>	X	X	X	X	X		X	X	
<b>Robert Tucker</b>	X	X	X	X				X	X
<b>John Foresto</b>	X		X	X	X		X	X	X
<b>Matt Hayes</b>									X

**PEDB Chairman Andy Rodenhsier called the PEDB meeting to order.**

**Meeting Minutes:** A motion to approve May minutes was moved by John Foresto and seconded by Bob Tucker, unanimous assent.

**Conservation By-law ideas/incentives:** The PEDB attended meeting to discuss matters of mutual concern including by-law questions and ideas on incentives for residents and businesses looking to conserve energy and resources from the town in addition to other incentives that are offered by utility companies or Mass Save. Bob stated that the best way to reach developers is at the Pre-Application phase. We could offer a checklist with ideas and techniques.

Various ideas for energy-saving incentives included:

- Electric Vehicle Charging Stations:
  - The markets for charging stations are consumer and employee.
  - According to Bob and Andy the incentives/rewards can be made a by-law where the town can capitalize on the charge stations.
  - Matt thought the idea of hanging signs highly visible to residents re.charging stations could be advantageous.
  - Andy suggested that parking density could be increased if there were charging stations.

- Alternative Fuel Stations (ie. Natural Gas)
  - Safety and visual aesthetics were discussed.
  - Peter had advised a space like for a propane tank would be required.
  - Dave B advised that fast fill can be very expensive to install: in the range of \$1M where slow fill would be better. However, the group decided that slow fill was not feasible for off-site fleet maintenance due to labor costs.
  - Andy, Susy, and Bob all discussed the fact that above ground tanks are only necessary in towns with high water tables but it seems to be the new pattern.
- Wind / Solar zoning for ground-based arrays
  - Current zoning only allows ground-based solar at the power station land.
  - Highest and best use of land was discussed in terms of encouraging ‘back-lots’ use for solar arrays, while prime land can be used for industry and jobs.
  - Wind is considered a poor investment in Medway.
  - Wetlands were considered for solar, but there would be conservation back-lash.
  - Andy mentioned the possibility of solar panels above parking lots, this would be costly but in long haul could save money during winter months of plowing, and provide summer shade. It also provides poles for EV charging outlets.
- Green Communities grant funding for energy improvements
  - Matt asked about the grant implications of enacting energy-specific by-laws. Shelley explained the Green Community status is a 5 year plan to reduce the carbon footprint by 20% from municipality usage, and that LEAP is the outreach to commercial and residential. Every little bit the town does is good for future grants.
- Building envelope improvements / Stretch Code
  - Medway adopted the Stretch Code, but there is uncertainty about its expiration / re-approval requirements. Shelley will get clarification & communicate to the group.
  - Developers who exceed the stretch code could be rewarded with density increases.
  - Permit fees could be waived for specific energy-conservation-related installations.
  - Andy mentioned that basic HVAC and appliance upgrades could be encouraged for all residents.
  - Nstar, Next Step Living, and Conservation Services Group provide free energy audits – the latter two provide contractors to implement the improvements.
- Electric or Fuel-efficient vehicles – possibility of offering a reduction in excise tax.

The two boards agreed that

- the Energy Committee will make a list of suggestions for energy conservation that can be distributed;
- the LEAP team from the MAPC will be approached to provide By-Law recommendations and research other communities’ programs and incentives, specifically for developers;
- the boards will meet again in the fall to outline a By-Law plan for the Spring 2014 town meeting.

**Adjournment of PEDB meeting:** At 8:10 pm, a motion was made by Matt Hayes and seconded by Bob Tucker to adjourn the PEDB mtg. The motion was approved unanimously.

**Energy Committee meeting continued:**

**Report from the Chair:**

- Attended the Solar Installer Meet up which is now being aired on cable, approx 50 households attended;
- During the Historic House Tour Shelley passed out Solarize Mass flyers, approx 120 people attended;

- Purchasing black panels for her barn, tax incentives are there but payback not credited until tax season.
- A solar array of 5 kw increases a home's value by apprx. \$17,000.
- Finding a bit of disarray with new vendor, most likely caused by staff changes, disorganized, and hoping it will settle down with time.

**Report from Members:**

- Dave Brownell had a 2<sup>nd</sup> Generation visit to his home and was advised that solar is not feasible due to tree cover. Shelley asked for feedback as to how our vendor should respond if a site doesn't work for solar. According to Susy; 2<sup>nd</sup> Generation is obligated to give alternative information to non-feasible locations. Bob advised that he thought it be best to give the alternative options to all residents and businesses. As well as 2<sup>nd</sup> Generation Energy, there is Mass Save ie. Next Step Living, CSG at their choice, fuel efficient vehicles, solar hot water from the ground etc.
- Susy mentioned that the Solarize Mass flyer will be included in the June tax mailing
- Shelley mentioned that recommendations as simple as behavioral changes can make a difference, change out light bulbs for energy efficient one, turn lights out, turn water off when brushing teeth, etc. Future action: putting together a list that could eventually be posted to MEC.
- Susy mentioned that there will be a presentation by the Solar Coach on Monday June 24<sup>th</sup> at the Medway Lions Meeting.
- Susy also mentioned that Solar at the Fire Department is on the agenda for BOS approval at the meeting next week.
- Susy advised that Solarize Mass is working on various forms of outreach including a video on cable to explain vendor installation.
- Susy presented at a panel discussion with other towns on what Medway has been doing so far and compared to the other towns she stated that Medway stacks up well.
- Peter Cooper had a question regarding Article 16 in the town warrants regarding the \$53K for HVAC at town hall and was curious as to what it entailed. Susy advised that Dave D'Amico would know more.

**Future Meeting Topics:**

- By-law feedback
- Invite Conservation Services Group to a fall meeting
- Create Grant priorities spreadsheet as a running list and make visible to other departments from website
- Invite Kelly Brown to fall meeting to discuss grants, grant writing, big projects, Stretch Code roll-over.

**Action Items: (Former completed Items removed)**

<b>Action</b>	<b>Assigned to</b>	<b>Deadline</b>
Email Suzanne on Mass Energy site, update Solar contribution	Shelley	ASAP
Fwd By-law discussion items to LEAP group for input	Shelley	ASAP
Build a spreadsheet for Grant ideas and prioritize	Shelley & Michele	Ongoing
Review how files can be stored on Town Website	John	Ongoing
Need to find a non-profit facility for 10kw demo for 2 <sup>nd</sup> Gen	Shelley	Done-Fire Station
See what by-laws need to be written/incorporated into stretch code as there is only 6 months left	Shelley	Ongoing
Gather a list of incentive ideas to see what is feasible and meet again with DEPB in fall	MEC members	Ongoing
Provide Green Communities quarterly report to committee	Susy	Each Quarter

Action	Assigned to	Deadline
Communicate list of incentives to residents that do not have the solar option. HVAC products, Utility savings and how	Shelley/members	Ongoing
Review what monies still have from LEAP grant (speak to Erin)	Susy	Fall meeting
Invite Conservation Services Group to speak at future meeting	Shelley	Fall meeting
Invite Capital Improvement Committee to future meeting	Shelley	Fall meeting

**Future MEC Meeting Dates:**

The July and August meetings to be postponed for summer vacation, September 18 will be the next meeting, location to be determined.

**Adjournment of MEC meeting:** Dave Brownell moved, and Peter Cooper seconded, to adjourn at 8:55 pm.

Respectfully Submitted,

Michele P. Grant  
Night Board Secretary