

Meeting Minutes, Wayland Energy Initiatives Advisory Committee
 10/27/2014; 7:30 pm
minutes approved 11/19/14, 4-0

Attendees:

Name	Association	Name	Association
Ellen Tohn	Energy Comm	Mike Zimmer	Ameresco Solar Project Mgr
Anne Harris	Energy Comm	Luis Alegria	Ameresco Lead Engineer
Bill Huss	Energy Comm	Harold Meyer	Ameresco Acct Mgr
Tom Sciacca	Energy Comm	Cherry Karlson	Wayland BoS
Harvey Michaels	Energy Comm	Nan Balmer	Wayland Town Admin
John Harper	Energy Comm-Associate	Linda Segal	Wayland Resident
Corinne Lenk	Energy Comm-Associate		
Mike Staiti	Energy Comm--Associate		

Public Comment:

Linda notes that she attended a meeting on 3/25/2014 which was an open forum hosted by the Energy Comm prior to Town Meeting. The agenda and minutes from this event are not publicly available on the Town's website. Linda reiterates a concern she voiced in March that historical buildings have an inherent value to the Town due to their long years of service and are worth investment. Linda is concerned about rumors she continues to hear about possible closure of the Town Building and relocation of the staff's offices to private properties and other sites, and that this possible closure has not been adequately vetted in public forums. Linda encourages investment in Town Building such as the ESCO project.

Municipal Solar Projects:

Eliminated sites—Mike Zimmer notes that the high school carport concept may be worth an initial investigation despite the arguments presented against that site. The HS carport may be more appealing to the Town based on the work going on at the Lincoln-Sudbury HS which is in the process of installing canopies for solar.

High School Wastewater leach field site—Nan advises Energy Comm to reach out to the Board of Recreation to ascertain if there are any recreational reasons not to pursue the HS Leach Field Site. Ellen will do.

Ellen asks if the Committee thinks it is time to reach out to the neighbors who own land that abuts the planned Leach Field solar site. Comm recommends waiting until Ameresco provides the 30% drawings and other detailed views of the site, and that Ellen invite neighbors to the School Committee meeting wherein the project will be discussed in detail.

Mike S. questions on the rake angle (15 deg) on planned array at the Leach Field site and makes mention of personal experience with snow build-up. Ameresco notes that rake angle is dependent on equipment manufacturer and a more aggressive angle is possible but they decided against it to optimize kilowatt hours / power generation. Mike requests seeing their analysis; Ameresco will provide.

MS carport—Mike Z reviews concerns (snow shedding, plow clearance) raised during the last meeting on the middle row of carports. These middle carports have been removed from the plan. Mike notes that from his meeting with the DPW, there are still plowing concerns with the existing North and South carports, though Tom mentions 8' tall plows should not pose a clearance problem. Discussion ensued on various configurations that could be considered: Y- or L-shaped, or single span. Mike Z clarifies that carport roof single span slopes from

12 ft to 8 ft. Ameresco will revisit site and firm up best configuration.

Placing panels on the green space in the center of the lot: Mike Z. recommends not pursuing. There are small trees and a veteran's memorial, and though those might be moved, Mike says in general towns are reluctant to reconfigure designed spaces.

"Old DPW site" ground mount—Ameresco has identified possible installation field; Cherry K. brings up that this particular area is under consideration by BoS and Planning Board for alternate uses; Committee agrees to remove the site from consideration.

Resiliency Grant discussion – Wayland is applying for the grant through MAPC who is bundling Lincoln and Wayland together in one application. John H. voices Energy Comm's concerns with battery storage and describes new equipment solutions from company SMA Solar Technology AG (inverters, load balancing). Committee is recommending using grant monies for controller. Grant monies will not impact the planned PV installation from Ameresco and will not affect existing back-up generator.

Luis A. clarifies that the SMA controllers could be sized such that PV generated power handles up to 60% of the load (remaining handled by diesel genset) from the school; Generator needs to be loaded to AT LEAST 30% of capacity to run smoothly. There is a technical trade-off based on the emergency load from the school which will give insight into how to size the proposed design

Emergency Preparedness Committee and Fire Chief Smith should be consulted to determine what is known about the school's total emergency load - Corinne to call; Doug Leard (LEPC Chair) Preparedness Comm contact. Nan and Cherry recommend preparing a statement of support from the Emergency Preparedness Committee and the Fire Chief for the project.

DPW roof—Reporting on meeting with Stephen Kadlik, DPW Director: he raised concern about roof leaks and precipitation infiltration after PV installation; Ameresco would be responsible for repairing any potential leaks should they occur and are responsible for negotiating with roof warranty holder to ensure warranty is not voided by the planned works. Also, Stephen had inquired about solar carports at DPW, but DOER rules specify one interconnected system per parcel so DPW cannot combine roof mount with carport mount; Required ratio of 75% roof to 25% off-roof rules from DOER; Financially when DOER limits are considered, it is not significantly attractive fiscally to swap to 100% carport

Energy Comm plans to have the Ameresco PPA reviewed by consultants using the DOER funding to 1. ensure the Town is receiving the best possible deal, 2. review the contract terms from a legal perspective and 3. review the project from an engineering / technical perspective; John H. and Mike S. are tasked to provide a recommendation to the Committee for a firm/expert to provide these types of review.

Nan clarifies that the low value of this consulting fund (~\$3500) does not require competitive bids or other contractual quagmires.

Warrant articles will be required for each of the aspects under consideration with Ameresco: (1) leasing land and (2) net metering credit / PPA; Discussion on advantages of consolidating number of articles in Town Warrant; Ameresco notes that Easton has recently completed their warrant article and it may be a useful template to Wayland.

John H. presents the idea of Wayland executing a pilot agreement to sculpt rate of payment or rebate structure between Wayland and Ameresco; Balance between revenue generated from energy savings or from taxes on Ameresco's installation; Committee recommends balancing in favor of non residential tax revenue vs the energy savings; Cherry notes that a pilot agreement would require a separate Warrant article.

B5 rate used by Ameresco 23 cents per kilowatt hour and town receives about 13 cents (0.12/kwh from PPA and

.01/kwh tax adder.

Upcoming Committee briefings—

11/5 – Mike Z. and Ellen-- Permanent Municipal Building Committee

11/13 – Anne, Bill, Mike Z. – Board of Public Works

11/17 – Mike Z. and Ellen T. -- School Committee

mid-Dec - update to BoS on the planned Warrant article(s).

Green Community signs:

have been located (quantity 4) and their installation locations must be decided by the BoS. Anne will email Cherry/Nan picture and suggested locations.

ESCO:

Energy Comm requests that existing Gantt chart and meeting minutes be made available to the Energy Comm for updating DOER grant; Cherry to touch base with John Senchyshyn to discuss having Ameresco put the Energy Comm on CC for distribution of the meeting minutes.

New Town Facilities Director will take office this Monday (03 Nov) and will take on the ESCO project work as he comes up to speed with his new responsibilities

Harold M. provides brief overview of ESCO work:

- • Weatherization done
- • Lighting at MS has started
- • Boilers are under design
- • EMS under design
- • Water conservation work has been started

Harvey represents the Energy Comm's concern with execution of the ESCO work: If anything comes along which could significantly change the energy savings from the ESCO project it should be explicitly presented to the Energy Comm for technical guidance.

Tracking savings on municipal buildings side of the ESCO project: Cherry reported on ESCO construction meeting last Thursday with Ameresco/John M., wherein it was decided for FY 2016 how ESCO impacted utilities and ESCO costs would be structured; Start seeing deduction from utilities 15 months after project execution; Meeting discussed how to have building utilities billed; Budget assuming ESCO work not complete (full utility usage budgeted) and expect savings due to decreased usage as ESCO project gets more complete; Energy use by building may be a future improvement in the Town's administration of utility bills; Discussion on best way to present cost savings from ESCO project at Town Meeting; Usage is the most important aspect to track as energy prices fluctuate causing dollar values to misrepresent impact of reduced usage values

Meeting minutes from 9/29 approved by Committee

Next meeting planned for Nov 19

Meeting adjourned at 9:45 pm

CL/arh 11/02/14