



TOWN OF MEDFIELD MEETING NOTICE

Posted:

Town Clerk

Posted in accordance with the provisions of M.G.L. c. 30A, §§18-25

This meeting will be held remotely on Zoom. Members of the public who wish to view, listen to, or participate via Zoom may do so by joining by one of the following options:

1. To join online, use this link:

<https://medfield-net.zoom.us/j/81855574834?pwd=S2ZTZmEwR1N2cnpldjgzbo05PSm1IUT09>

a. Webinar ID: 818 5557 4834

b. Password: 020789

2. To join through a conference call, dial 929-436-2866 or 312-626-6799 or 253-215-8782 or 301-715-8592 or 346-248-7799 or 669-900-6833

a. Enter the Webinar ID: 818 5557 4834

b. Enter the password: 020789

Medfield Energy Committee Board or Committee

PLACE OF MEETING	DAY, DATE, AND TIME
Remote Meeting on Zoom	Thursday, June 9, 2022 at 7:00 pm

Agenda (Subject to Change)

Call to Order

1. **Note-taker tonight. Time allocation. Old minutes.**
2. **From the Chair: Leadership Transition – Fred**
3. **Federal Funds / Infrastructure Bill – Cynthia, Jim R.**
4. **Budget Master – Paul**
5. **Transportation Workgroup – Jim R., Susan, Catherine**
 - a) **EV charging stations – vote – see attached**
 - b) **6/26 Medfield EV Car Show**

6. **Climate Action Plan Workgroup / TOM CAP – Hilli**
 - a) Input from Select Persons, Town Officials
 - b) 5/19 Public Forum by MAPC (REPA funding: \$5000)
 - c) Final Timeline
 - d) Implementation Phase

7. **Green Community / Municipal Operations – Susan, Andrew**
 - a) GC grant \$179,884 – timeline
 - b) GC next cycle
 - c) Pathway to HP heating – prospects, priorities, incentives
 - d) Eversource demand program(s): natural gas (,electric?)

8. **CCA Community Choice – Bob / Megan**
9. **MSH Workgroup – Jim N.**

6/1 Letter to Trinity – see attached

10. **Hydronic Heatpump Investigation – George / Megan**
11. **Medfield Environment Action / Sustainable Medfield – Megan, Helen**

Decarbonizers Program – July 12 or 13

12. **Solar Workgroup – Penni**
13. **Solarize Plus – Emily**
14. **‘Climate Action Corner’ posts in *Hometown Weekly* – Tricia**
15. **New Construction / Buildings Workgroup – Jim N.**
16. **Liaison with other orgs: MCAN, CRGC, MAPC, Eversource, etc.**

\$9.2mill and counting; view the draft Cumulative Benefits Chart:

https://docs.google.com/spreadsheets/d/1_y4KbAVbbrRH0QYD_wveRmw3iwq_DOGjib9g5jNUYOY/edit#gid=1962994084

And, any additional business that came in after the deadline that must be discussed prior to the next meeting.

To: Medfield Energy Committee

From: Susan McPhee, Laura Turenne, Spark Energy Conservation

Re: ***EV Charging – Proposed Equipment, Pricing and Rationale***

Date: June 1, 2022

Cc: Nicholas Milano, Michael LaFrancesca, Mark Scribner

Following up from our EV Charging Show and Tell, via Zoom Wednesday afternoon, first, thanks to Fred and Hillie for participating in the Zoom call on behalf of the committee. Our next steps are for the committee to forward an equipment recommendation to the town so we can move ahead and purchase equipment. The timing is to install over the summer, in hopes of closing out in time for a fall 2022 application for a next Green Communities grant.

As a reminder, we have \$7,500 x 3 locations to support this equipment purchase, provided via Green Communities grant award. Equipment will be installed in locations enabled by the Eversource “Make Ready” program.

We spoke with Kathleen Conners and Steve Giordano of Voltrek, who represent numerous charging manufacturers. Also, Mark Scribner from Energy New England listened in and helped us to digest the voluminous amount of EV charging equipment information.

Bottom line recommendation for the committee is to move ahead with Chargepoint Dual head chargers, one each at the three locations. This will keep us compatible with neighboring communities, who predominantly use Chargepoint. Additionally, Chargepoint uses their own software and provide both reporting on usage data and service contracts so the town will not experience long down time. There is flexibility to tailor our fee structure and experiment with it over time. This can include peak pricing, idle fees following charging sessions, pricing for either power or time. Additionally, there is the ability to offset some expense with advertising on the stations. (We have asked for info on this option.) It was suggested that we could approach MEMO to potentially buy advertising. One other facet is the opportunity to create id’s for teachers who can charge at a discounted rate – a potential perq for staff. Chargepoint is the most flexible but also expensive. We are also requesting a quote from Flo, a Canadian company who also has a strong software package and is dominant in Canada.

Pricing might look like \$0.25 / kWh for up to two hours (could be longer during school hours) with an idling fee of \$3/hour. The point being to provide an amenity, but also to keep stations open and moving. We can propose a model and then test it during our first six-month trial

period. All of this is open to discussion. The goals, though, would be to keep the stations from becoming long time parking/charging.

Additional decisions to make:

- Enforcement: who does this? What are the penalties?
- Finalize pricing for our start up
- Signage
- Painting the spots

6/1 Letter to Trinity re MSH

To: Abby Goldenfarb

From: Medfield Energy Committee

Subject: Energy and carbon reduction strategies in the rehabilitation of Medfield State Hospital

Dear Abby,

Thank you for the presentation about Trinity's plans for Medfield State Hospital. Below is a summary of the concerns and recommendations of the Medfield Energy Committee (MEC) based on what we heard. We would appreciate it if we could set up time to discuss them with you.

The MEC is currently engaged in writing a Climate Action Plan to enable the town as a whole to align with the Commonwealth's goal of reducing carbon emissions 50% by 2030 and be net zero carbon emissions in 2050. A development of this size has the potential to increase emissions to such an extent Medfield could not reach this goal. Therefore, it is imperative that the development strive to be net zero or as close as possible to it. We are grateful that Trinity has assembled a development team that has the experience, skills, and perspective to accomplish this.

Specifically, MEC emphasizes:

- An all-electric campus: We are happy that the Trinity proposal is not to bring in natural gas, a significant decision that will result in a far lower carbon footprint than it would have been with a new gas line. We are looking for Trinity to confirm with Eversource that there will be sufficient grid capacity to support this plan.
- A district geothermal heating/cooling system: In contrast to using air source heat pumps, a ground source heat pump system would have a smaller energy demand and thus a smaller environmental impact. The RFP included this suggestion and MEC has explored the viability of this with the UMass Amherst Clean Energy Corps (recording available here <https://www.dropbox.com/s/3p6rsce81adu53f/UMass%20Clean%20Energy%20Corps%20presentation%20about%20Medfield%20State%20Hospital%20redevelopment.MOV>). Our research indicated that installing the distribution piping network would be most cost efficient if done concurrent with the installation of the new water and sewer system, which will require a decision early in the project planning in order to coordinate the design, engineering, and construction of all these systems. You indicated that you have not further explored this at this point and we look forward to working with you. This is also historically appropriate since the campus had a central heating system throughout its history and would minimize the need for equipment outside of the buildings.
- Maximizing solar energy: Maximizing solar energy production on the campus would dramatically reduce the carbon footprint, perhaps bringing the campus to net zero. MEC appreciates your comments that you are looking at some flat roof areas

and parking canopies that could be installed clearly within past restrictions on historic preservation. We also noted that you said the current slate building roofs will be replaced. We believe this opens up significant additional solar potential through solar panels with aesthetics compatible with historic preservation goals or building integrated PV, ie, solar tiles or shingles. Tesla, GAF, and a number of other companies are producing products that must be evaluated for use at MSH. The 19th century designers of MSH knew the power of the sun to improve the health of residents and designed the campus to ensure every building maximized solar exposure. In the 21st century, we can leverage this to ensure both a healthy local environment and also minimize the impact on climate change globally.

· Minimizing energy demand: The lowest carbon energy is the energy you don't use, and the extensive rehabilitation planned for these buildings enables energy efficiency measures such as high-performance windows, air sealing, and insulation. While brick masonry buildings present some challenges to insulate, we believe it is important not to assume limitations on the level of insulation that will be viable, but to base that decision on close evaluation and testing. The buildings have been unheated for close to 20 years and if the materials were susceptible to damage, it should be evident. But there is little to no damage to the brick. This suggests that the buildings can be sealed and insulated to a significant degree. We are pleased you have New Ecology on your team and we urge you to engage them to establish appropriate testing protocols to validate this observation. Further, we noted your comment that the millwork is considered a "character defining element" that you plan to preserve and so we are interested in hearing more details about your preservation strategy and how this will interact with the insulation and air sealing strategies for the buildings.

Trinity's plan to preserve and rehabilitate MSH preserves an important part of the town's – and Commonwealth's – history. By minimizing the carbon footprint of the new development, the campus will fit well into the town's future. And pursuing an "all-in" strategy of energy use reduction, renewable generation, and modern heating technology can make this a model development, perhaps the largest net-zero redevelopment ever.

We look forward to working with you and your teams.

On behalf of the Medfield Energy Committee,

Jim Nail

Chair, MSH Workgroup