

HANDOUT

PACKET

July 12

2021

The following list of documents are handouts of the Board of Selectmen Meeting for 7.12.2021

PowerPoint Slide presentation dated July 12, 2021 prepared by Town Administrator re: Loker School Solar Project Update

PowerPoint Slide presentation dated July 12, 2021 prepared by Town Administrator re: Proposed Solar Project at Landfill at Transfer Station

Memorandum from Town Administrator to Board of Selectmen dated July 11, 2021 re: Recommendation for Re-Issuance of Mission/Charge for Local Emergency Planning Committee, Appointment of Committee, and Role FY2022 CIP and Funding Recommendations for Five-Year CIP Departmental Requests

Handout from resident Doug Leard with comments on Memorandum on Recommendation for Re-Issuance of Mission/Charge for Local Emergency Planning Committee



Loker School solar project update

Letter of Intent with Solect Energy
under the PowerOptions program

May 2021 Town Meeting authorization

Solect completing initial engineering design

Solect preparing applications for State solar
incentives and Eversource interconnection





Loker School solar project update

325kW(DC) rooftop solar array + 250kW battery storage

Power produced will **exceed** Loker's annual electricity use
(credits for excess solar production)

~\$19K in 1st year electricity savings, + \$4K in prop. taxes
(preliminary estimates)

Over 20 years: est. \$550K in savings + \$60K in prop. Taxes

Estimated to avoid 5,500 metric tonnes of CO₂ equivalent over 20 years





Loker electricity resiliency

In case of grid outages, Wayland can use the solar+battery system to provide emergency power to Loker (similar to Middle School set-up but much broader)

“Resiliency” design means Loker would have electricity in off-grid mode, and at nighttime, even over multiple days

Multiple potential emergency uses for Loker

- ✓ *Recharge cell phones, other devices, & EVs*
- ✓ *Shelter; food distribution*
- ✓ *Rescue worker staging*

Without “resiliency”, Wayland’s electricity savings would be higher by ~\$8K in 1st year (~\$150K over 20 years)



Next steps

Board of Selectmen to confirm interest in “Resiliency” design

Solect to submit Eversource permit & applications for state financial incentives

Solect to complete detailed engineering design

Solect & Wayland to negotiate contract

Installation to follow roof replacement (in 2022)



Landfill at Transfer Station *proposed solar project*

Wayland has received a proposal from Ameresco for a solar+storage project at the landfill at the transfer station

Ameresco first considered the landfill in 2013. At that time, landfill closure was too recent (settling issue) & available racking technology not usable for slopes.

Ameresco now believes landfill can be developed

2.2MW DC (1.5MW AC) ground mount solar array + 1MW battery system

Project would create Eversource credits to reduce Wayland's municipal electricity bills (similar to the four existing solar projects & the Loker solar project)



Contract format

Wayland participates in the Metropolitan Area Planning Commission (MAPC) Energy Management Services procurement under Chapter 25A awarded to Ameresco. The award does not have a sunset provision

Under the procurement, Wayland signed its solar power purchase agreement (PPA) with Ameresco on July 23, 2015

Other towns in the MAPC procurement have amended and/or added additional solar projects to existing contracts. DOER has supported and approved such changes

The Town Administrator has requested that a proposal be sought through Power Options (similar to the process for the Loker School roof project)



Town benefits

2,757,893 kWh estimated production in first year

Fixed price contract estimated to generate approximately \$115,000 in first year net Wayland municipal electricity savings

Would negotiate lease price and payment in lieu of taxes, with an estimated benefit of over \$60,000 per year.

Approximately \$3.75 million in all-in financial benefits over 20 years

Estimated to avoid 37,287 metric tonnes of CO₂ equivalent over 20 years



Proposed timeline

Town/DOER Approval – Summer 2021

Proposal Review – Fall 2021

Applications for Eversource and for state solar incentives submitted – Fall 2021

Contract negotiations – Fall – Winter 2021

Town Meeting Approval – Spring 2022

Commencement of Construction – May 2022*

Final Completion – December 2022*

* Timing subject to Eversource permit approval and interconnection work



TOWN OF WAYLAND

41 COCHITUATE ROAD
WAYLAND, MASSACHUSETTS 01778

MEMORANDUM

To: Board of Selectmen
From: Louise Miller, Town Administrator
Date: July 11, 2021
Re: Recommendation for Re-Issuance of Mission/Charge for Local Emergency Planning Committee, Appointment of Committee, and Role FY2022 CIP and Funding Recommendations for Five-Year CIP Departmental Requests

Wayland's Local Emergency Planning Committee (LEPC) is one part of the Town's emergency preparedness and management. The role of the Wayland LEPC has become unclear in the past few years. Accordingly, the LEPC has requested that the Board of Selectmen and Town Administrator reissue the LEPC's mission and reconstitute the Committee to fulfill its role as required under Federal and State law.

Background

In 1986, Congress passed the Emergency Planning and Community Right-to-Know Act (EPCRA). Under EPCRA, each governor is required to appoint a state emergency response commission (SERC). In Massachusetts, the SERC is established under the direction of the Massachusetts Emergency Management Agency (MEMA). The Massachusetts SERC has created a certification process for all LEPCs in the Commonwealth. Only LEPCs that are recognized by the State are considered official LEPCs. Wayland does not have a certified LEPC.

LEPCs have four basic function under the law:

- To develop a comprehensive Hazardous Materials Emergency Plan for the community and keep the plan up to date. The plan is authorized and regulated under the EPCRA, Massachusetts General Laws, chapter 21E, the Clean Water Act, the Clean Air Act, the National Contingency Plan, and Disaster Relief Programs. The plan is developed with stakeholder participation.
- To receive information about storage and use of hazardous materials and about accidental hazardous material releases.
- To collect, manage, and provide public access to information on hazardous chemicals in the community.
- To educate the public about risks from accidental and routine releases of chemicals and work with facilities that store or use such chemicals to minimize associated risks.

At minimum, the LEPC must:

- Identify facilities and transportation routes of hazardous substances.
- Describe emergency response procedures, on and off site.
- Designate a community coordinator and facility emergency coordinator(s) to implement the plan.

- Outline emergency notification procedures.
- Describe how to determine the probable affected area and population by releases.
- Describe local emergency equipment and facilities and the persons responsible for them.
- Outline evacuation plans.
- Provide a training program for emergency responders (including schedules).
- Provide methods and schedules for exercising emergency response plans.

The LEPC membership should include:

- Local officials.
- Public safety and public health officials.
- Environment, transportation, and hospital officials.
- Facility representatives.
- Representatives from community groups and the media.

Proposal for Wayland LEPC

I recommend that the Board of Selectmen adopt the LEPC's four basic functions under the law as the mission/charge of the Wayland LEPC. To carry out the functions of the LEPC, I recommend the following proposed appointment schedule:

Appointed by the Board of Selectmen (all voting members):

- a. One member of the Board of Selectmen or designee.
- b. 2 community members.

Appointed by facilities that are subject to EPCRA (non-voting members):

- a. One coordinator for each facility. Facilities to be identified by the Fire Chief.

Appointed by the Town Administrator (all voting members):

- a. Information Coordinator (only position required by law).
- b. Fire Chief or designee.
- c. Police Chief or designee.
- d. Public Health Director or designee.
- e. Public Works Director or designee.

The Fire Chief would serve as chair of the LEPC, which is a public committee, subject to Open Meeting Law.

I would also recommend that the LEPC be required to report annually to the Board of Selectmen (this can be a written report). The role of LEPC in the coming year should be

- Form partnerships with local industries and governmental entities as a resource for enhancing hazardous materials preparedness. Every facility subject to regulation is required to identify and provide the name of a facility "Emergency Coordinator," report types/quantities of regulated chemicals on the site, providing MSDSs, and permit the Fire Department to inspect their facilities.

- Ensure a local hazards analysis is accomplished and includes hazmat incidents as well as potential off site effects of facility releases Including hazardous materials incident planning with local emergency plans.
- Ensure that facility owners and operators understand that they are responsible for coordinating information between the LEPC and their organization, and providing feed-back.
- Ensure hazardous materials response capability assessments are accomplished and shortfalls identified.
- Enhance response capabilities through responder training, including hazmat response planning with realistic field exercises and table tops.
- Develop mutual aid agreements with surrounding communities.
- Serve as a focal point for outreach activities concerning citizen response to hazardous materials incidents, health and environmental planning, and environmental risks.
- Develop a communications plan in the event of a hazardous materials release event.
- Establish procedures for receiving and processing requests from the public for information in accordance with EPCRA requirements.
- Investigate and join Regional Emergency Planning Committees that may exist with surrounding communities.
- Obtain certification as a local LEPC, or identify steps required to obtain certification.



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Commented [DL1]: What are the other parts of the Town's Emergency Preparedness and Management, given the prior LEPC Committee is being disband? Is there a plan to institute an Emergency Management Committee or working group to discuss and develop Prevention-Mitigation-Preparedness-Response-Recovery for potential critical events that may/will occur in Wayland?

Commented [DL2]: I don't believe the role of the LEPC was "unclear." Maybe the title of the committee was unclear however most of the work accomplished during our meetings evolved around "emergency management" and its 5 phases. This committee was formed probably 10+ years ago. To the best of my knowledge there was no "follow-up" to much of the discussion. COOP, theft of critical information, dam safety, etc. were/are all legitimate subjects/issues discussed by the Committee.

Commented [DL3]: I met with representatives of MEMA-SERC back in March of 2021 and it is my assumption that "certification" may not be required. They are looking to update many of their documents.

- Designate a community coordinator and facility emergency coordinator(s) to implement the plan.
- Outline emergency notification procedures.
- Describe how to determine the probable affected area and population by releases. • Describe local emergency equipment and facilities and the persons responsible for them. • Outline evacuation plans.
- Provide a training program for emergency responders (including schedules).
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Commented [DL4]: Is this "community coordinator" a facility representative or someone from the LEPC Committee?

Commented [DL5]: Reverse 911?

Commented [DL6]: At the last LEPC meeting on 3/6/21, the minutes reflect that it was preferred that the new LEPC be composed of 7 voting members. It was felt that this should be the max in order to create a quorum.

Commented [DL7]: The 3/6/21 LEPC meeting minutes stated "the BoS was responsible for making appointments."

Commented [DL8]: I would like to suggest Selectman Dave Watkins. Of the current BoS members David is the only one to attend an LEPC meeting. Dave presents outstanding problem solving skills, keeps a group focused on the subject matter at hand and would serve as an excellent representative to the Board and for the Town of Wayland.

Commented [DL9]: How are these 2 individuals selected? Does the BoS seek applications? Resumes? Experience? Might one be a CERT team member or a member of the Wayland business community? Do town officials/LEPC members have input into the selection process?

Commented [DL10]: Is this "coordinator" the previously mentioned "facility emergency coordinator" or the "community coordinator"?

Commented [DL11]: Add "and the Emergency Manager."

Commented [DL12]: I did not see an "Information Coordinator" position mandated by law. What is the responsibility of this individual? Is the position filled by the LEPC Secretary? Must this person be present at all site visits/inspections?

Commented [DL13]: Add "from the fire service."

Commented [DL14]: Add "from the law enforcement/police department."

Commented [DL15]: The 3/6/21 LEPC meeting minutes suggested the "School Department" also be represented on this committee.

Commented [DL16]: Add "School Department or designee." As suggested in the 3/6/21 LEPC meeting minutes.

Commented [DL17]: The fire Chief is now the "Right-to-Know Coordinator" for the new LEPC. Why not allow the new LEPC Committee members appoint their Chair, Vice Chair and Secretary? Terms can be established by the Committee.

Commented [DL18]: Is the "written report" the Town of Wayland Annual Report prepared by the Committee Chair person?

Commented [DL19]: The 3/6/21 minutes show "the group felt that it was premature to discuss roles until the new LEPC is appointed."

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provide the name of a facility "Emergency Coordinator," report types/quantities of regulated chemicals on the site, providing MSDSs, and permit the Fire Department to inspect their facilities.

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- Obtain certification as a local LEPC, or identify steps required to obtain certification.
- Add

Commented [DL20]: Mutual aid agreements are more than likely already in place for fire, police, EMS and HAZ MAT with surrounding communities and the Comm of Mass.

Commented [DL21]: CERT trained Wayland residents?

Commented [DL22]: "Certification" may not be necessary at this time. (see note above)

Commented [DL23]: Also work with MEMA-SERC and invite their representative to all LEPC meetings.

- Other Question?

Commented [DL24]: Are there any requirements/documents needed in order to enter/inspect a property, facility, building, vehicle, etc.? Who is authorized to conduct the site visits/inspections? The Right-to Know Coordinator? The Committee as a whole?