



WMGLD
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Peter D. Dion, General Manager

Thomas Boettcher, Chair
Elton Prifti, Secretary
Philip Courcy
Jennifer Kallay
John J. Warchol

**WAKEFIELD MUNICIPAL GAS & LIGHT DEPARTMENT
BOARD OF GAS & LIGHT COMMISSIONERS STRATEGIC
PLANNING MEETING**

January 26, 2022

MINUTES

IN ATTENDANCE: Commrs. Thomas Boettcher, Chairman
Elton Prifti, Secretary
Phil Courcy
Jennifer Kallay
Jack Warchol

Peter Dion, General Manager, WMGLD

Dave Polson, Engineering and Operations Manager
Sylvia Vaccaro, Office Manager

Members of the Public

Julie Smith Galvin

PLACE: ZOOM MEETING

CALL TO ORDER:

Commr. Boettcher called the meeting to order at 6:33 P.M. and informed the Board the meeting is being recorded.

Chair Remarks: Commr. Boettcher stated that he is looking forward to tonight's strategic planning meeting. He suspects that we will be forming one or two sub-committees to execute the plans and framework decided upon this evening. He also stated that he would like to see going forward a deeper dive in these more complex issues, maybe on a quarterly or biannual basis.

Commissioner Remarks: None

Town Council Liaison Comments: Not present.

Public Comments: Julie Smith Galvin thanked the Board for having tonight's meeting.

Strategic Planning Discussion

WMGLD Power Supply Overview

Pete noted that one concern as we drive towards net zero is that it is going to add significant load, especially in the transportation and heating sectors. WMGLD will need to ensure that we will be able to handle the load growth that we could see over next 10-30 years. Much will depend on how quickly these areas develop. Based on where we are and what we have done, our system is in a good position, compared to the rest of the region.

The key drivers will be heating and transportation, although there could potentially be other sectors that grow, but our goal will be to manage peak times. One item to discuss tonight is the added load growth of electric vehicles and the role they could play as a major impact on our system. We would need to create not only ways to serve that load but also make sure that load is minimally impactful at our peak times. The way to achieve this is to manage, monitor, analyze, and adjust as we go. There are a lot of ways we can do this, and this is what we will discuss tonight.

Our system is fed from the National Grid substation on Montrose Ave, which was built about 14 years ago. At that time, National Grid took the transmission lines coming into Wakefield and spilt them, so we now have substations on either side of their substation. This dramatically increases our reliability and overall system capacity. Beebe Substation, which was our main substation, is fed off Q-169 & F-158 transmission lines. There are two transformers with a max rating of 55 MVA each. The switch gear dates back to the early 70's, retrofitted in 1999, and updated 2005. The switchgear will be a limiting factor going forward, but that is factored into our long-term planning. There are 5 distribution circuits, 4 distribution feeders, and no spares.

In 2015, the Wallace Substation was added. It is feds off the other side of National Grid's Montrose station rom the T-146 and S-145.transmission lines. There are two transformers there with a max rating of 60 MVA. Pete noted that part of the reason we built this station, with this electric design is that you want to plan for one contingency (loss of a single transformer). Our all-time peak is about 52 megawatts, so if we lost one transformer on a peak day at Beebe, we could have been right up to the edge of our system capability. In addition, at that time

we were growing rapidly with DRT, and they made some contributions to the construction of this substation. Ultimately, DRT left Wakefield.

We now have these two substations that are fed off National Grid's transmission system and our overall system capability is much higher. One of the issues we will talk about today is load growth and load projections. Commr. Kallay shared two ISO studies that focus on load growth for these two sectors. We have used these as guideposts for our projections out to year 2050. Pete reviewed slide 2020-2050 Projections with the Board. It references the system perspective for the next 30 years.

At a transmission and substation level, we are looking to see which substation upgrades will increase our capacity. The driver is going to be age of equipment, but if any of our forecasts are underestimated, we always have the capability to perform upgrades earlier. Pete explained that even with a loss of contingency WMGLD would still be in a good position when it comes to an N-1 situation.

At the distribution level, we have circuits coming out of substations and we have to determine how capable are they at serving the load. One way to handle load growth on the distribution level is to continue to add circuits and add capacity. We have room at the Wallace substation to add a couple additional circuits. Our current plan to improve redundancy within the system is to add another distribution circuit in the next five years. We have the capability to do it again in the late 2020s. We always have the ability to accelerate this plan if the growth rates exceed beyond our projections. In the late 2030s we plan on upgrading the switchgear and transformers at Beebe substation.

Pete explained that the 2022-2050 graph is based on standard load growth rate of 1.5%. The two key elements that will affect this are transportation and heating loads. ISO New England data was used to project that additional growth over the next several years. He continued to say that we estimated the baseline of our current level and used growth rates from ISO to show our projected load growth in these two sectors above and beyond the standard growth. The graph shows how we are situated over the next 30 years and our plans for major system investments over that same timeframe.

WMGLD Overview of Decarbonization Efforts

Existing EV policy provides a free EV charger to the customer once they sign a three-year charging agreement, allowing WMGLD to curtail their charging during peak periods and emergencies. After the end of this period the customer may sign-up for the Connected Homes Program.

Pete stated that his recommendation is that the Board adopts a policy requiring new construction for multi families to have separate metering for EV chargers. This would provide WMGLD the flexibility to monitor and measure the load growth and other different rate options. The goal is to move most of that load off peak.

Focused Discussion- Multifamily Building EV Policy Development

The Board discussed the following points in establishing an EV policy for multi-families:

- Require EV readiness for new construction and major renovation for multi-families
- Explore options for existing multi-families
- Establish a time of use rate for EV chargers
- Install separate meters for multi-families
 - If customer does not want a separate meter, then the whole house would be on the time of use rate.
- Codify the requirement for new multi-families to be EV ready
- Involve the Environmental Sustainability Committee in these talks about changing building codes including solar and batteries
- WMGLD would provide the customer with guidance and technical assistance surrounding new policy
- Voltrek as a possible consultant to customer
- Build in protections alerting you when you are charging at the higher rate
- Potential panel upgrade rebates

New Business - None

Any other matter not reasonably anticipated by the Chair.

Executive Session –Not Necessary

A motion to adjourn was made at 9:23pm by Commr. Warchol and seconded by Commr. Courcy.

Roll Call Vote:

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| Commr. Courcy | Aye |
| Commr. Kallay | Aye |
| Commr. Prifti | Aye |
| Commr. Warchol | Aye |
| Commr. Boettcher | Aye |

The motion was approved unanimously 5-0.