

**Wellfleet Energy and Climate Action Committee**  
**Minutes of the Meeting of September 15, 2022**  
**Remote Participation**  
**7:00 p.m.**

**Present:** Richard Elkin, Lilli-Ann Green, Suzanne Ryan, and Carol Magenau

**Guest:** Jeff Tash, liaison to the Finance Committee and  
Rich Waldo, Town Administrator (TA)

Chair Elkin called the meeting to order at 7:15 p.m.

This Zoom meeting was recorded.

**BUSINESS**

**Review of rules for remote participation under open meeting law (OML):** Elkin gave an introduction to Open Meeting Law and Zoom meeting remote participation.

**Talk with Town Administration:** A wide ranging discussion was held. Ryan had compiled list of items to discuss and sent ahead to town administration as well as committee members. Waldo opened the meeting in talking about winter storms, flooding and climate change. Elkin asked Ryan to read each topic for discussion.

Emergency Shelter was the first item. A discussion was held regarding logistics, local buildings (Adult Community Center and Library), issues of shelter versus a warming station and further action steps. Green spoke about County, State and Federal funds available now and in the future as well as the newly formed County task force which met for the first time on 9/15 regarding emergency planning. From Wellfleet Suzanne Grout Thomas as a Beach Administrator and Heather Doyle of the non-profit CC Ocean Community are members of the committee as well as Green who is representing the Assembly of Delegates. Waldo is planning to apply for ARPA funds that are currently available. Tash pointed out that communication is a huge issue in an emergency overall. Elkin talked about issues with the elderly in the community. Green will also bring these concerns to the County task force. Waldo agreed that the town needs a plan.

Climate impact fee for new construction. Waldo is aware of this concept for projects in the western US. Elkin will ask about this at the CC Commission.

Town departments to coordinate better to work towards net zero. Waldo thinks that action steps will demonstrate awareness. Tash suggested surveying the departments and itemizing what steps they are taking so it can be decided what to do next and where the opportunities are.

Rebecca Roughly has communicated she will be the grants coordinator for town departments and work with this committee regarding grant opportunities.

Reduce development in flood plains. Waldo said Wellfleet abides by FEMA standards.

Does Wellfleet need a coastal resiliency advisory board? Waldo said this committee could serve that purpose.

Hazard mitigation plan. A discussion regarding how often it needs to be updated. Waldo said it was every five years. Magenau thought every year. It appeared by the end of the discussion that a report was due every year. Waldo agreed to post the final updated plan on the town website so it could be used in the data for the Global Covenant of Mayors information.

Waldo updated the committee as to the status of the Green Communities Grant project. Funds were awarded for the HVAC systems for the Fire Station and also for the hybrid vehicle for the police station.

Waldo prepares a TA report for the Selectboard meetings and includes department heads reports at that time. He will post on town website. Magenau is interested to follow this information.

The Global Covenant of Mayors reports requests information regarding progress toward net zero in a town. Shapiro is trying to track the number of EVs, solar panels and heat pumps as the townspeople transition to electric. As well as how many more of each are added each year. The committee asked for help with data the town is collecting. Waldo listened and said he would talk with people working at town hall about the issue.

Land swap with Cape Cod National Seashore (CCNS), specifically the landing strip and other land locked parcels. Brigham was interested in the possibilities of trading town land for Seashore land closer to Rt 6. He wanted to know if this could happen so perhaps housing or large scale solar development could be placed there or wind turbines. Elkin pushed back on the large scale solar development on Rt. 6 for Wellfleet stating there are better solutions for solar in Wellfleet and something of that nature is too land intensive for our town. Green pushed back on wind turbines because they make people sick and this is not an option in Wellfleet. There are too many people and there would need to be miles in between a wind turbine and people in order to protect the health and safety people nearby. Wind turbines were proposed by the Energy Committee years ago and the proposal fell flat on its face. Furthermore, she is adamant that if anyone submits a wind turbine proposal in Wellfleet again, it will fall flat on its face again. Green talked about the CCNS Advisory Commission which needs to be reauthorized and asked that Waldo and the town reach out

to Senator Markey's office because the one line of legislation is held up in the Senate. She stated that the Advisory Commission can help with many different issues the town has including a land swap with the Seashore which is an issue reaching back many years. The land swap issues discussed in the past were for parking when beach parking areas are eroded, for Ocean View Dr. and the Herring River project (HRR). Waldo said the town will reach out to Senator Markey's office. The Advisory Commission has indeed been a help in the past and it would be a help if it is reauthorized. He agreed that there are land swap issues with the landing strip and other land locked properties Wellfleet owns. If there is a land swap it would not be used for large scale solar for reasons Elkin described or for wind turbines for reasons Green clearly described. The town is working on a land swap for the HRR and it is a difficult negotiation. Elkin spoke about the need for a bike path along with a new road when there is a renovation of Ocean View Dr.

Elkin asked about a home rule petition that all new construction be 100% electric. Elkin will bring this to the committee in the future to discuss. Waldo will think about this but pointed out that the grid is unstable already.

Elkin is the town representative to the Cape Light Compact (CLC). He said that CLC informed all that electric rates would be rising again in Jan. He thought it would be 6-8 cents per kWh. Elkin also spoke about the SMART program. There is no subsidy for solar anymore. Solar panel prices have not been rising. There is an incentive therefore to install solar panels.

Elkin stated there will be a new stretch code. Also there is a special stretch code with stricter rules and net zero emissions that the state is working on. This would need to be adopted at town meeting.

Waldo asked about geothermal. Elkin said it is very viable here. Waldo also asked about the EV charging stations behind town hall. Elkin filled him in regarding the history. They were given to CCNS and they passed them along to the town. This committee was not involved. Their location is mismatched in our opinion and the product is not cost effective for the town. Waldo said they are broken and in order to fix and maintain them the company that manufactured them wants \$700 per year. Elkin said it was his recommendation to not do so. No one on the committee disagreed with him.

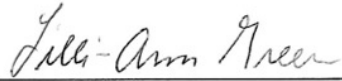
Waldo was thanked for spending his evening talking with us. We look forward to working together with him. He thanked the committee. Waldo left the meeting.

**New Business:** Elkin talked about having a consultant at the library or the Adult Community Center several times a month to talk with people in the community about energy issues. Another idea was to have a solar home tour. Developing an Energy and

Climate Action plan for the town was also brought up as a topic. The next meeting is Oct. 20 at 7:15 pm.

**Motion:** Green moved to adjourn the meeting. Brigham seconded. The motion carried 5-0. The meeting was adjourned at 8:42 p.m.

Respectfully submitted,

A handwritten signature in cursive script that reads "Lilli-Ann Green". The signature is written in dark ink and is positioned above a horizontal line.

Lilli-Ann Green, Committee Secretary