



COMMONWEALTH OF MASSACHUSETTS

*Charles D. Baker, Governor
Karyn E. Polito, Lt. Governor
Kathleen Theoharides, Secretary
Patrick Woodcock, Commissioner*

The Green Communities Division
Partnering with Massachusetts
Cities and Towns

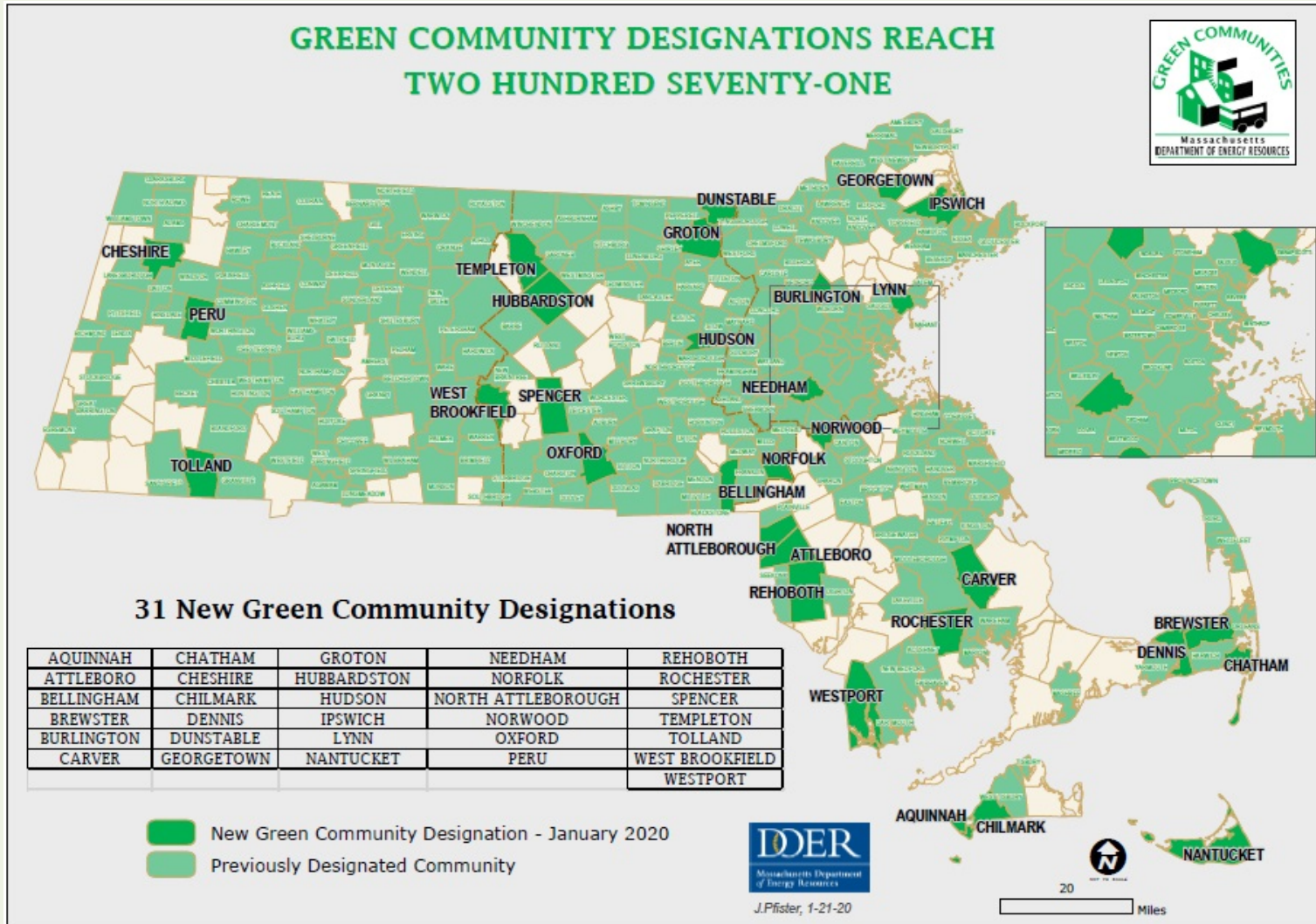
*Lisa Sullivan
Green Communities
Southeast Regional Coordinator*

Oak Bluffs, MV
August 2020

Massachusetts Green Communities Program

- Initiated in 2008 under the MASS Department of Energy Resources
<https://www.mass.gov/guides/becoming-a-designated-green-community>
- Focuses on increasing energy efficiency in the Commonwealth
- Provides financial assistance for municipalities
- 271 Green Community (GC) designations as of January 2020, including Tisbury and West Tisbury since 2012, plus Aquinnah and Chilmark as of January 2020
- In the Fall of 2019, Oak Bluffs (and Edgartown) began the Green Community process, working with the State, the Town and Cape Light Compact to meet the 5 Criteria to win GC designation.

Green Communities



Benefits to the Town of Oak Bluffs and its Residents

- Cut municipal energy costs which will save the Town money
- Reduce Green House Gas (GHG) emissions
- Promote energy-efficient construction
- Foster renewable energy / clean energy technology
- Gain access to grants for clean, affordable and resilient energy projects – when replacing HVAC systems (furnaces, zone controls, thermostats, heat pumps), hot water heating and pumping, lighting, water flow regulators, weatherization, etc. for Town buildings
- Act on OB Master Plan, Section 6.2, Becoming a “Greener” Community

OB Master Plan: Becoming A “Greener” Community

Sustainability

The Town of Oak Bluffs has a fleet of electric passenger-type vehicles as a way to be more sustainable in terms of energy use.

Section 6.1 of the Zoning Bylaw contains provisions allowing wind energy installations under certain conditions.

Section 12 of the Zoning Bylaw contains provisions allowing solar energy systems under certain conditions.

MV Transit Authority has purchased electric buses and is intending to convert its entire fleet to electric buses in the future.

6.2 Becoming A “Greener” Community

For the purposes of the Master Plan, “sustainability” refers to:

- the philosophy of encouraging activities that allow present generations to meet their needs without compromising the ability of future generations to meet their needs.
- being efficient and economical in our use of resources using approaches that are economically viable, of social benefit, and environmentally responsible.

Some of the items to be considered as part of an overall approach to sustainability could include:

Energy-Related	<ul style="list-style-type: none"> • Reducing energy use (and considering life-cycle costing) • Becoming more efficient in use of energy resources • Providing for alternative generation approaches (solar, wind, fuel cell, micro-grids, etc.) • Consider establishing a carbon reduction target
Water-Related	<ul style="list-style-type: none"> • Reducing water use • Regulating lawn irrigation • Reducing water waste / recycling water
Waste-Related	<ul style="list-style-type: none"> • Reducing waste (including food waste) • Increasing recycling

Becoming A “Greener” Community		Legend on inside back cover	
A. Policies		Partners	
1. Seek to become a “greener”, more sustainable community (and Island).	CA	Town	
2. Seek ways to reduce energy use by residents and visitors in Oak Bluffs and encourage energy options,	CA Town	UC	
3. Encourage or require reduction in water usage.	CA	WD	
4. Maintain sections in the Zoning Bylaw related to: a. Accessory wind generating facilities (Section 6.1). b. Solar energy systems (Section 12).	PB		
5. Partner with utility companies to educate residents and businesses about sustainability concepts.	Town	UC	
B. Action Steps		Partners	
<input type="checkbox"/> 1. Explore obtaining the Massachusetts “Green Community” designation.	BOS CA	PB	
<input type="checkbox"/> 2. With other Island communities, evaluate ways to reduce the waste stream and increase on-Island recycling.	PW	Town	

Becoming a MASS designated Green Community

<https://www.mass.gov/guides/becoming-a-designated-green-community>

- **Criterion 1:** Adopt as-of-right zoning for renewable energy
- **Criterion 2:** Adopt expedited permitting of renewable energy projects (a maximum of 12 months for a response) in the renewable energy zone
- **Criterion 3:** Establish a municipal energy baseline and plan, with a 5-year pledge to reduce energy use by 20%
- **Criterion 4:** Purchase fuel-efficient town vehicles whenever practicable
- **Criterion 5:** Adopt Massachusetts stretch building code for energy efficiency and to minimize life cycle cost in new construction

Criterion 1: As-of-Right Zoning

- For Oak Bluffs, solar photovoltaic only, at the Town landfill
- No loss of regulatory control (Town sets the requirements)
- Can be as small as 1.5 acres (250 kW solar array)
- Private or municipal developer, private or municipal land
- Criterion covers zoning only (i.e., a project is not required)
- **Adopt As-of-Right Zoning Bylaw – Vote YES at fall Town Meeting**

As-of-Right zone for renewable energy at OB Landfill



Criterion 2: Expedited Permitting

- Should not be onerous – maximum of 12 months for a *response*, not a *decision*, for a proposed project in the designated renewable zone

Criterion 3: Establish a Municipal Energy Baseline

- Energy usage baseline for municipal buildings, facilities, street lighting and vehicles
- All forms of energy are evaluated – electricity and fossil fuels (including oil, propane, gasoline, diesel)
- Tools and consultants are available – from MASS Department of Energy Resources, Cape Light Compact, RISE Engineering, OB Energy Committee
- Adopt an Energy Reduction Plan (ERP) – 5-year pledge to reduce energy usage 20% from this baseline – good-faith attempts have been acceptable
- No municipalities have “flunked out” so far
- Valuable to the town in and of itself (to identify opportunities for energy reduction and resiliency)

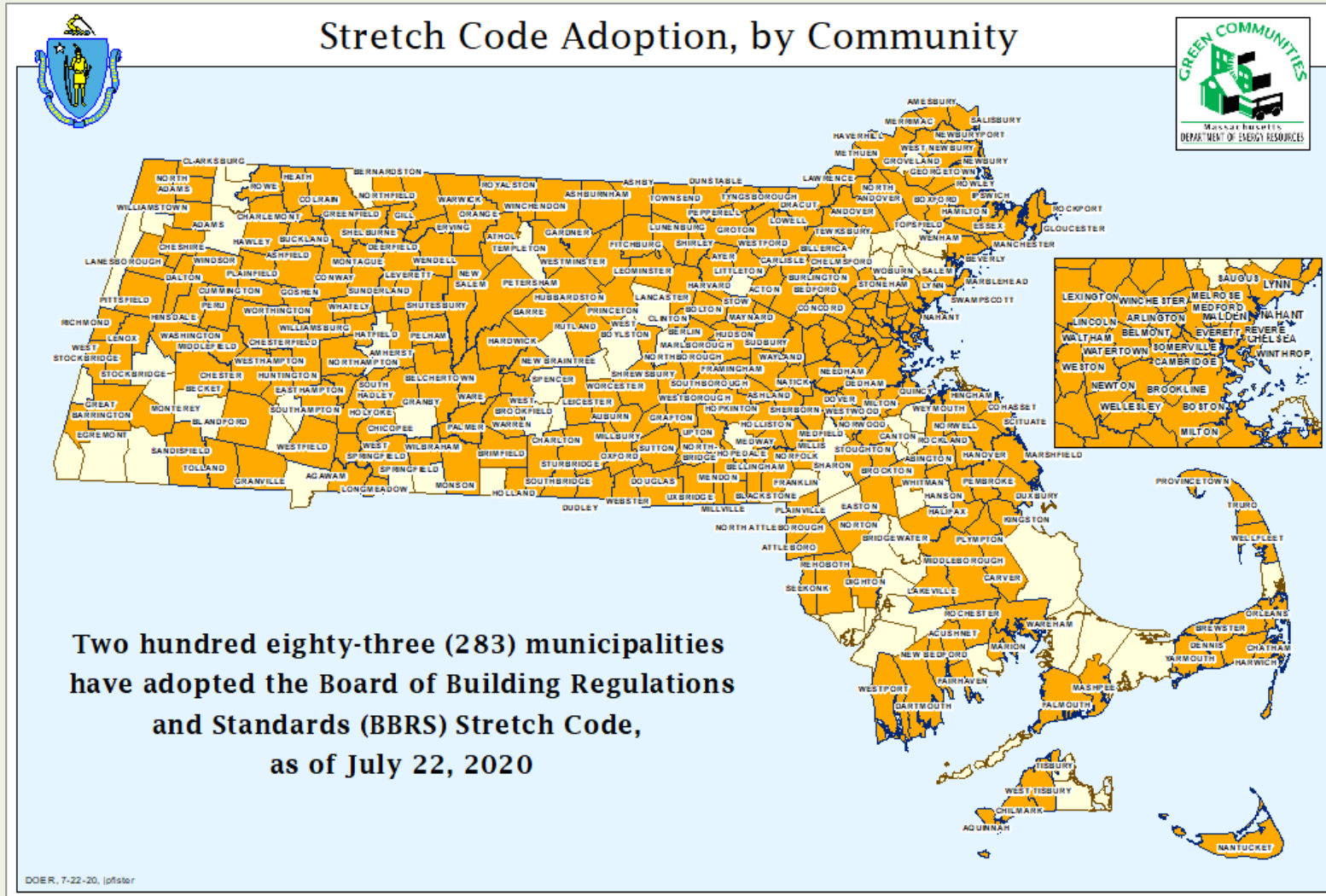
Criterion 4: Municipal Fuel-Efficient Vehicles

- New vehicle purchases should be energy efficient (note: not necessarily electric)
- Heavy-duty vehicles (>8,500 lbs.) and police cruisers are exempt
- To inform the Town's purchasing decisions, information on makes and models of vehicles, including fuel economy comparisons, can be found at: <http://www.fueleconomy.gov>

Criterion 5: Stretch Building Code Adoption

- Only for new construction (not renovations, additions or repairs)
- Stretch code and base building code have been converging – the “stretch” is quite small at present
- 86.1% of MASS population live in a town that adopted the stretch code
- **Adopt the Stretch Code – Vote YES at fall Town Meeting**

Stretch Code Communities (DOER expects 20-25 more towns by end of 2020)



Sample grant awards to Green Communities

- Acushnet = \$528,112 - Designation and Two Competitive Grants
- Mashpee = \$446,093 - Designation and Three Competitive Grants
- Provincetown = \$178,462 - Designation and One Competitive Grant
- Tisbury = \$140,925 – Designation Grant; eligible to apply for up to \$200K in Competitive Grants in 2020
- Truro = \$331,931 - Designation and Two Competitive Grants
- Wellfleet = \$260,423 – Designation and One Competitive Grant
- West Tisbury = \$143,250 – Designation Grant; eligible to apply for up to \$200K in Competitive Grants in 2020

Green Communities Designation and Grant Program

- The estimated initial Designation Grant for Oak Bluffs is **\$140,000**
- Subsequent competitive grants available, up to **\$200,000** annually, for Green Communities that have expended all prior grant funds
- No expense to residents, no appropriation of tax dollars – just the opportunity for the Town to RECEIVE grant funds from the State for clean, affordable, resilient energy projects

Please join us

- **Please attend Oak Bluffs fall Town Meeting**
- **Please support both Warrant Articles:**
 - **Vote Yes** for As-of-Right Zoning Bylaw (Criterion 1)
to establish Large Scale Ground Mounted Solar Photovoltaic Systems
(the designated site is at the Oak Bluffs town landfill)
 - **Vote Yes** to adopt the “Stretch Code” (Criterion 5)
(new construction only – NOT renovations, additions, or repairs)

For more information: <https://www.oakbluffsma.gov/182/Planning-Board>