

# Alternative Energy Committee

## Presentation to Board of Selectmen

Summary of Warrant Article for  
Authorization to Lease Town Assets for Solar Energy Arrays

March 26, 2020



**Town of  
Cohasset  
Massachusetts**

**Alternative  
Energy  
Committee**

# Contents

---

**Objective:** Present the final proposed language to the Board of Selectmen regarding authorization to lease Town Assets for siting solar energy arrays

## **Agenda:**

- Solar update
- Original list of sites to consider
- Solar timing issues
- Proposed language of warrant articles
  - Town sites
  - Schools
- Questions



# Solar update – Savings since September 2017

## PRODUCTION

**1,544K** kWh

WOULD SATISFY THE ANNUAL  
ELECTRICITY NEEDS OF  
205 HOMES

## SAVINGS

**\$150K +**

AVERAGES MORE THAN \$4,500  
PER MONTH

## CO<sub>2</sub> REDUCTION

**1,920K** LBS

EQUIVALENT OF PLANTING  
14,500 TREES



**Town of  
Cohasset  
Massachusetts**

**Alternative  
Energy  
Committee**

# Solar Update: More savings with NO upfront capital



**Need to compare economics of town sites versus private and public sites**



# Original list of sites to consider identified March 10

---

- Deer Hill / Osgood
  - Existing backup generation site (leased diesel units)
  - Could be used for battery storage facility (active only in emergencies)
- Cohasset High School/Middle School Roofs
  - Need to renew Town approval given in 2011
  - Roof is approaching end of life
  - Timing with tax credits is important
- Police/Fire Department
  - Existing backup generation site
  - Potential storage site
  - Could put solar on roofs
- Senior Center
  - Existing site for backup generation (gas-pipeline)
  - Could be used for battery storage

**Have added DPW site for reliability and potential expansion**



# Timing of tax incentives

Global Factors



Tariffs on Chinese Solar Panels (2018)

COVID-19

Anticipated Glut of Solar Arrays on Market

Federal Subsidies



Investment Tax Credit (ITC) -- Commence construction by:

12/31/2019:  
30%

By 12/31/2020:  
26%

By 12/31/2021:  
22%

After 2021:  
0% Residential  
10% Grid-scale & Commercial

State Solar Support



SREC Program converts to SMART (2018)  
SMART 2.0 (2020)

Net Metering Cap for SMART 2.0:  
1,600 MW

Green Communities  
MassCEC Funding  
MAPC Funding  
MVP Action Grant (Build off Solar)

2018

2019

2020

2021

Post-2021

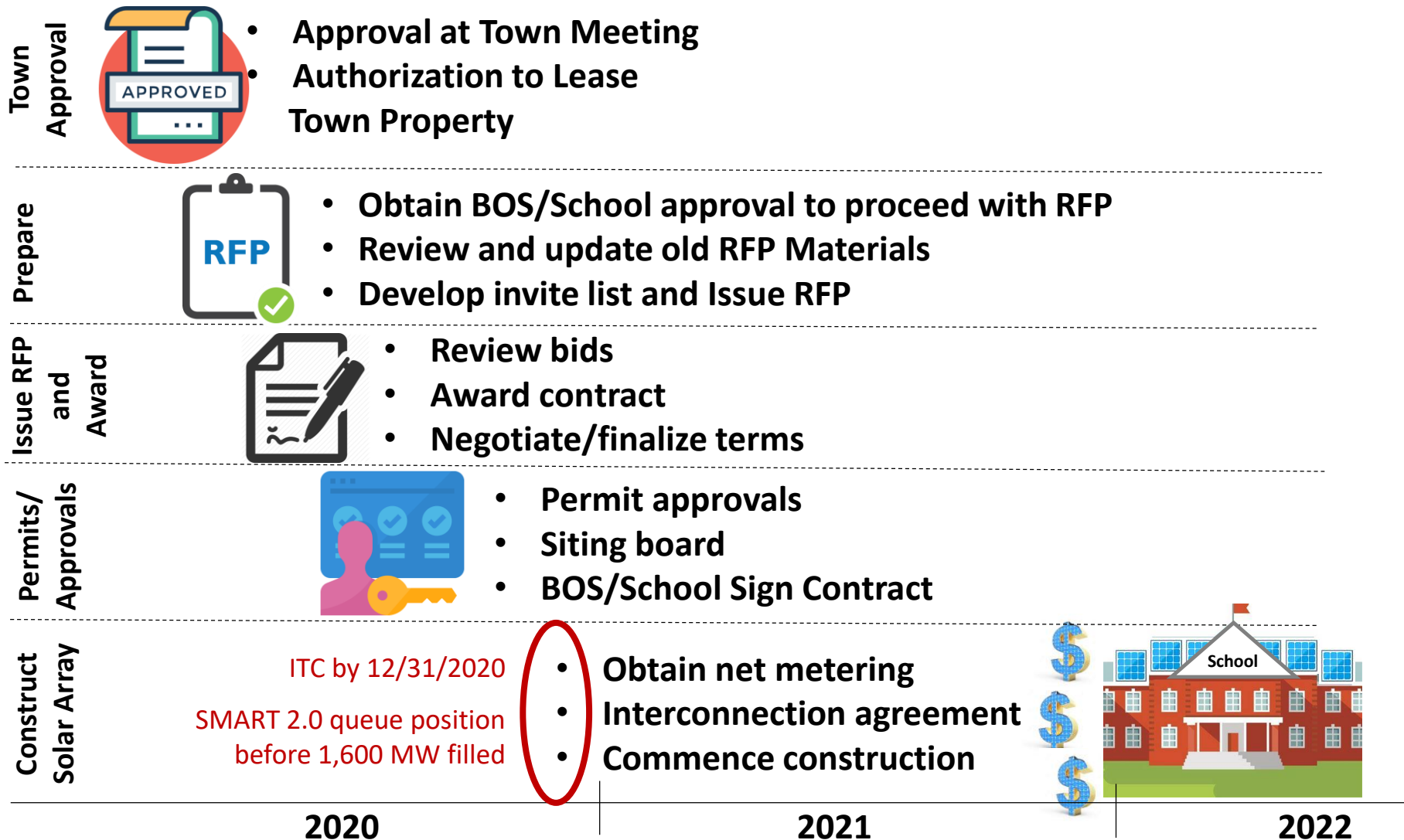


Town of Cohasset  
Massachusetts

Battery/Microgrid Support:  
DOE incentives; state incentives

Alternative Energy Committee

# Timing to solicit bids for solar energy arrays



# Proposed Warrant Language -- Town Sites

---

## **Lease of Town Property for Siting of Solar Power Electric Generation Facility**

To see if the Town will vote to authorize the Board of Selectmen to: (i) lease certain roofs of Town-owned buildings and other portions of the building real estate for up to and including twenty (20) years for the development and operation of a solar (PV) power electric generation facility for purposes of reducing the Town's energy costs to the maximum extent feasible, by means of the provision of electrical energy via a net metering agreement or to supply electrical load on the site directly, together with (ii) permission to grant a non-exclusive easement for reasonable access for the purpose of constructing, installing, operating, and maintaining the solar energy array, and (iii) permission to grant an easement for the duration of the solar energy array lease to National Grid or a third party for the benefit of the Town of Cohasset as necessary for the purposes of providing electricity and telecommunications to and from Town-owned property, for the following Town-owned sites:

1. The DPW Transfer Station identified as Town of Cohasset Assessors map/parcels B4-05-048, B4-06-025B, and B4-06-003, consolidated into a single lot currently known as B4-05-048 per plan #648-96-2016 with access located at 81-91 Cedar Street; and
2. The Police and Fire Stations identified as Town of Cohasset Assessors map/parcels F5-27-057, located at 62-64 Elm Street in sequential order (currently recorded as 44 Elm Street), Cohasset, MA 02025; and
3. Willcutt Commons identified as Town of Cohasset Assessors map/parcel D5-15-002 with access located at 91 Sohier Street, Cohasset, MA 02025;

Or to take any other action related thereto.





# Proposed Warrant Language -- School Sites

## Lease of School Property for Siting of a Solar Power Electric Generation Facility

To see if the Town will vote to authorize the Cohasset School Committee to (i) lease the following school building roofs and other portions of the school building real estate for up to twenty (20) years, for the development and operation of a solar (PV) power electric generation facility for purposes of reducing the Town's energy costs to the maximum extent feasible, by means of the provision of electrical energy via a net metering agreement or to supply electrical load on the site directly, together with (ii) permission to grant a non-exclusive easement for reasonable access for the purpose of constructing, installing, operating, and maintaining the solar energy array, and (iii) permission to grant an easement for the duration of the solar energy array lease to National Grid or a third party for the benefit of the Town of Cohasset as necessary for the purposes of providing electricity and telecommunications to and from Town-owned property, for the following Town-owned sites:

1. Cohasset Middle/High School identified as Town of Cohasset Assessors map/parcel E7-41-001 located at 143 Pond Street, Cohasset, MA 02025; and
2. Deer Hill School identified as Town of Cohasset Assessors map/parcel D6-42-026 and D6-42-042 located at 208 Sohier Street, Cohasset, MA 02025; and
3. Joseph Osgood School identified as Town of Cohasset Assessors map/parcel D6-40-002 and D6-42-025 located at 210 Sohier Street;

Or to take any other action related thereto.



# Questions

---

