



**MASSACHUSETTS
OFFICE OF ENERGY
TRANSFORMATION**

Energy Transformation Advisory Board Quarterly Meeting

September 28, 2026

Pre-Read Packet



Welcome and Introductions



Melissa Lavinson

Executive Director,
Office of Energy Transformation
(OET)



Toby Berkman

Consensus Building Institute
(CBI)

Agenda for September 28th Advisory Board Meeting

Timing	Agenda Item	Presenter(s)
1:00 – 1:20	Welcome, Agenda Review, Ground Rules, and General Status Update	Melissa Lavinson, OET Toby Berkman, CBI
1:20 – 1:50	Final Report and Recommendations of the Decarbonizing the Peak (DTP) Focus Area Work Group (FAWG)	Melissa Lavinson, OET
1:50 – 2:20	Pilot Site Update from Enabling Sustainable Economic Development (ESED) FAWG	Melissa Lavinson, OET Patrick Field, EOED
2:20 – 2:30	10-MINUTE BREAK	
2:30 – 3:00	Workplan for Peak Energy Demand Reduction (PEDR) FAWG	Toby Berkman, CBI
3:00 – 3:15	Remarks by Secretary Tepper	Secretary Rebecca Tepper, Executive Office of Energy and Environmental Affairs
3:15 – 4:00	Next Steps, Wrap Up and Adjourn	Melissa Lavinson, OET Toby Berkman, CBI



Reminder of Office of Energy Transformation Mission and Structure

Energy Transformation Advisory Board (Advisory Board or ETAB)

Provides guidance and recommendations on strategic direction to the OET and focus area work groups (FAWGs) to execute the energy transition, including gas-to-electric transition, electric grid readiness, and a just and equitable transition for workers, business, and communities.

Decarbonizing the Peak (DTP)

To demonstrate pathways to reduce reliance on and expeditiously eliminate fossil fuels from peaking power plants and combined heat and power (CHP) facilities and deploy alternative demand and supply side options to meet peak load needs in Massachusetts, aligned with the electric sector sublimit and clean energy goals in the 2050 *Clean Energy and Climate Plan*.

Enabling Sustainable Economic Development (ESED)

To advance clean energy-ready economic development zones that enable key business sectors to grow in Massachusetts, in alignment with the state's interconnection, land-use planning, environmental justice and equity, housing, and economic development initiatives.

Peak Energy Demand Reduction (PEDR)

To develop a prioritized set of gas and electric peak demand reduction actions for Massachusetts to minimize future supply and infrastructure investments and enable the affordable, reliable, and equitable achievement of the Commonwealth's climate and clean energy goals.



Reminder of Governance, Responsibilities, and Expectations

Advisory Board

- Members are senior leaders in their organizations.
- Members will serve at least one 2-year term.
- Members will meet quarterly.
- Members will guide and approve FAWG development, missions, purview, and workplans.
- Members will seek consensus; where consensus is not possible, majority vote and recorded dissent.
- Members can volunteer and serve as “Executive Advisors” to and/or participate in the FAWGs.
- Meetings open to public for viewing/listening, with meeting minutes and materials posted to the OET website.
- Input from community meetings, which provide opportunity for direct public feedback, will be shared at each quarterly meeting.

FAWGs

- Participation is open to all stakeholders, with membership shared with and affirmed by the Advisory Board.
- Members are subject matter experts/have a command of the subject matter with a level of decision-making authority, if participating on behalf of an organization. (Organizations may have multiple participants on a FAWG but will have one "vote" on FAWG decisions.)
- FAWGs will meet at least bi-monthly, or more often depending on need.
- FAWGs will conduct work, as necessary, via individual workstreams, with workstreams meeting as necessary.
- FAWG members can self-select workstream participation.
- Workstream teams develop workplans and milestones and provide progress updates at full FAWG meetings.
- Workstream and full FAWG meetings are Chatham House Rules.
- Members will seek consensus; where consensus is not possible, options will be presented to the Advisory Board with stakeholder positions noted.
- All final recommendations and materials of the FAWGs will be provided to the Advisory Board and made public.



Reminder of Ground Rules and Remote Participation



Ground Rules

- Assume positive intent.
- Engage in constructive dialogue and actively seek agreement.
- Stay on topic and within time (3 min or less).
- Be respectful and forthright.
- Speak one at a time, when called on by the moderator.
- Raise concerns with the Chair or designee, who will act accordingly.
- Be able to substantiate assertions or claims in support of comments and positions.
- Provide any additional written materials to share with the Advisory Board to the Chair prior to a meeting and OET will circulate.



Remote Participation

- Raise your “hand” to be recognized by the Chair or designee.
- Identify yourself and affiliation prior to any comments.
- Refrain from side conversations in the room out of respect for remote participants.

OET will provide all meeting materials and agendas to Advisory Board Members at least seven days in advance of meetings. Meetings will have a virtual option. All Advisory Board meeting materials are posted to the OET website by the day-of-the meeting. Concurrent translation services will be made available at the request of a Member.



Advisory Board September 28th Meeting: What to Expect

Energy Transformation Advisory Board (Advisory Board or ETAB)

Decarbonizing the Peak (DTP)

Pre-Read: DTP FAWG Final Report, Findings, and Recommendations.

Day of: Walk through final FAWG recommendations.

Vote: Affirm the FAWG's Final Report, Findings, and Recommendations. Sunset the DTP FAWG.

Enabling Sustainable Economic Development (ESED)

Pre-read: Pilot site criteria and selection process.

Day of: Review pilot site evaluations and potential financing pathway.

Vote: Affirm moving from Phase 2 to Phase 3 (Implementation).

Peak Energy Demand Reduction (PEDR)

Pre-Read: PEDR FAWG Phase 1 Workplan.

Day of: Discuss Phase 1 direction, scope.

Vote: Affirm Phase 1 workplan.



Updates on Outreach and Engagement



OET Community Meeting – 9/30 @ Tufts University from 5:30-7:00 p.m.

OET will be hosting a community meeting on Tufts campus to connect with members of the Greater Boston Community, share insights on OET, and ways to get more involved with local- and state-level energy policy. Translation services are provided. Pizza will be served! Register here: <https://luma.com/a3j0ukjk>



OET Involvement in BosTEN, Clean Thermal Energy Initiatives

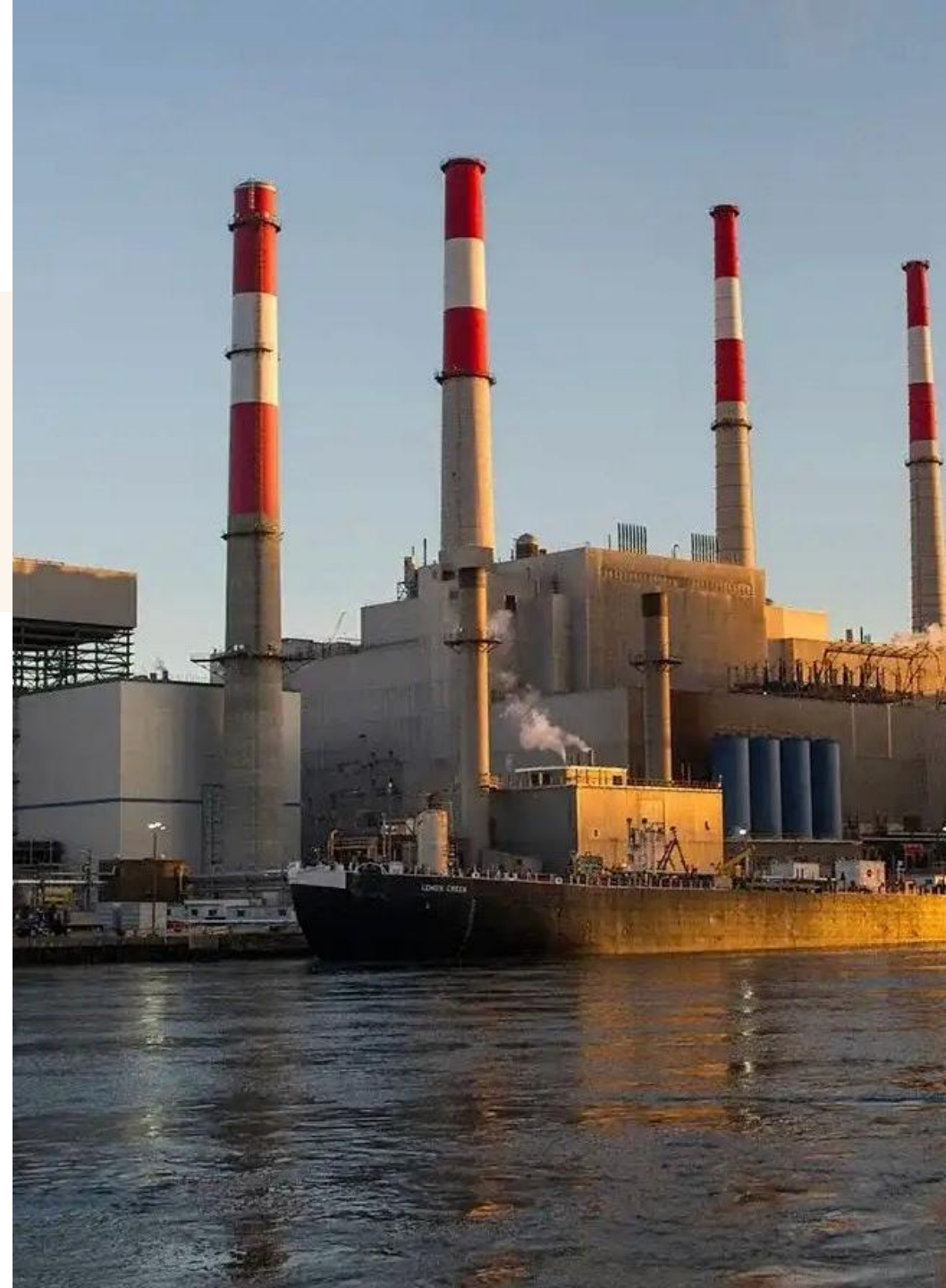
Executive Director Lavinson joined the Green Ribbon Commission for the launch of the [BosTEN thermal energy exploration project](#) and will serve on the project's Stakeholder Advisory Group. OET is also co-leading a statewide, interagency Clean Thermal Energy Working Group alongside DOER, with the goal of offering recommendations to shape the regulatory, permitting, and workforce environment in Massachusetts to advance thermal energy networks.





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Presentation and Discussion on Decarbonizing the Peak (DTP) FAWG – Inform/Decide



Decarbonizing the Peak FAWG:

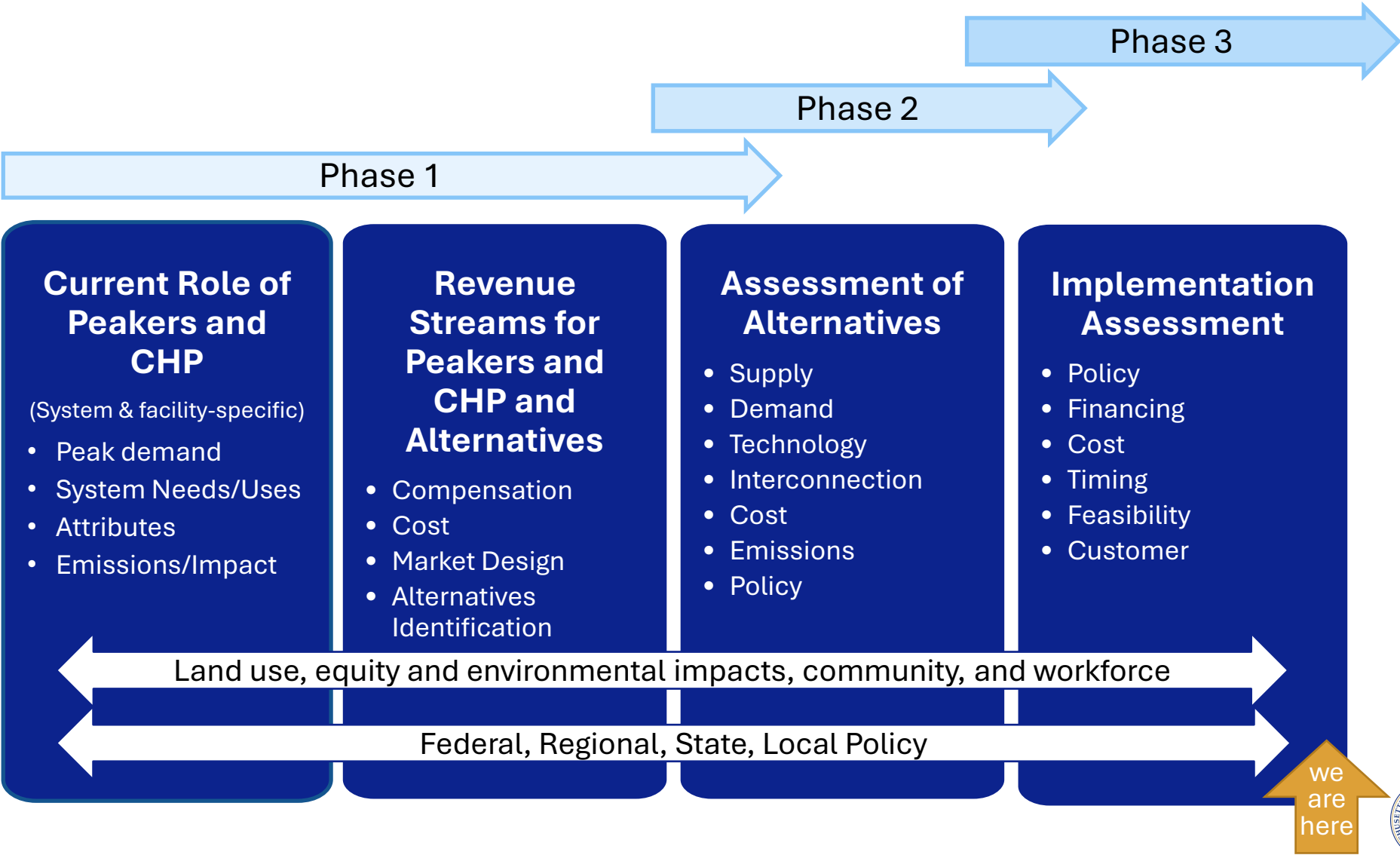
Topics to be Covered and Discussed

Topic	Advisory Board Request or Discussion Point
1. Progress Report (pre-read only)	Inform (pre-read only) • Workplan Review & Status • Mission & Purview • Phase 3 Activities Since Last Advisory Board Meeting • Phase 2/3 Objectives and Outcomes to Date
2. Presentation of FAWG Findings and Recommendations*	Inform/Review
3. Vote	Decide: The Advisory Board affirms the DTP FAWG's Recommendations and Final Report and agrees to sunset the FAWG.

*Full findings and recommendations are included as a PDF attached to the September 21st email. Copies available in the room.



Decarbonizing the Peak FAWG: Workplan Reminder and Status



Decarbonizing the Peak FAWG: Drivers of DTP FAWG Mission and Purview

“Peaker plants” are generating units used for short-term needs, such as demand spikes. Combined Heat and Power (CHP) plants operate more regularly and typically ramp up during peak periods, helping to mitigate stress on the grid. CHP facilities also provide other services (e.g., steam, heating) to their owners/operators/users.

Peaker plants have an outsized impact on emissions due to their relative inefficiency, with some burning oil during the winter peak. While more efficient, as the grid decarbonizes CHP units will have a higher GHG profile and extend reliance on the gas system.

Increased reliance on intermittent renewable energy sources and shifts in the magnitude, timing, and seasonality of peak demand by 2040 will increase the need for peaking capacity on the system and could drive expanded CHP use without mitigative actions.

The **DTP FAWG** is exploring alternative options on the demand and supply side to meet/mitigate peak demand and create pathways for reducing CHP use.

What is Driving Consideration of Alternatives?

- *Affordability*: high cost of power from peakers and impact on gas system during peak periods.
- *Climate*: peaker plants are currently powered by fossil fuels, including oil, and have an outsized emissions impact; as the grid decarbonizes, CHP units will become a higher emitting alternative.
- *Increasing demand*: with increased electrification, growing demand, and shifting of peak period, peaker plant and CHP reliance could grow without mitigation.
- *Relationship to EMT*: reduction in gas usage from CHP units can help reduce/eliminate reliance on EMT.



Decarbonizing the Peak FAWG:

Phase 3 Activities Since Last Advisory Board Meeting

82 Participants

Subject Matter Expertise Provided by E3, Harvard Environmental & Energy Law Program, and Georgetown Climate Center

Meeting 17
July 9, 2026

OET and consultant team presented eight draft recommendations for FAWG review, comment, and revision.

OET integrated feedback on recommendations into draft DTP FAWG report and disseminated the revised recommendations in late July.

Meeting 18
August 24, 2026

OET presented the revised DTP FAWG report and asked for final comments. DTP FAWG members suggested minor changes.

The DTP FAWG voted in favor of affirming the DTP FAWG report.



Decarbonizing the Peak FAWG:

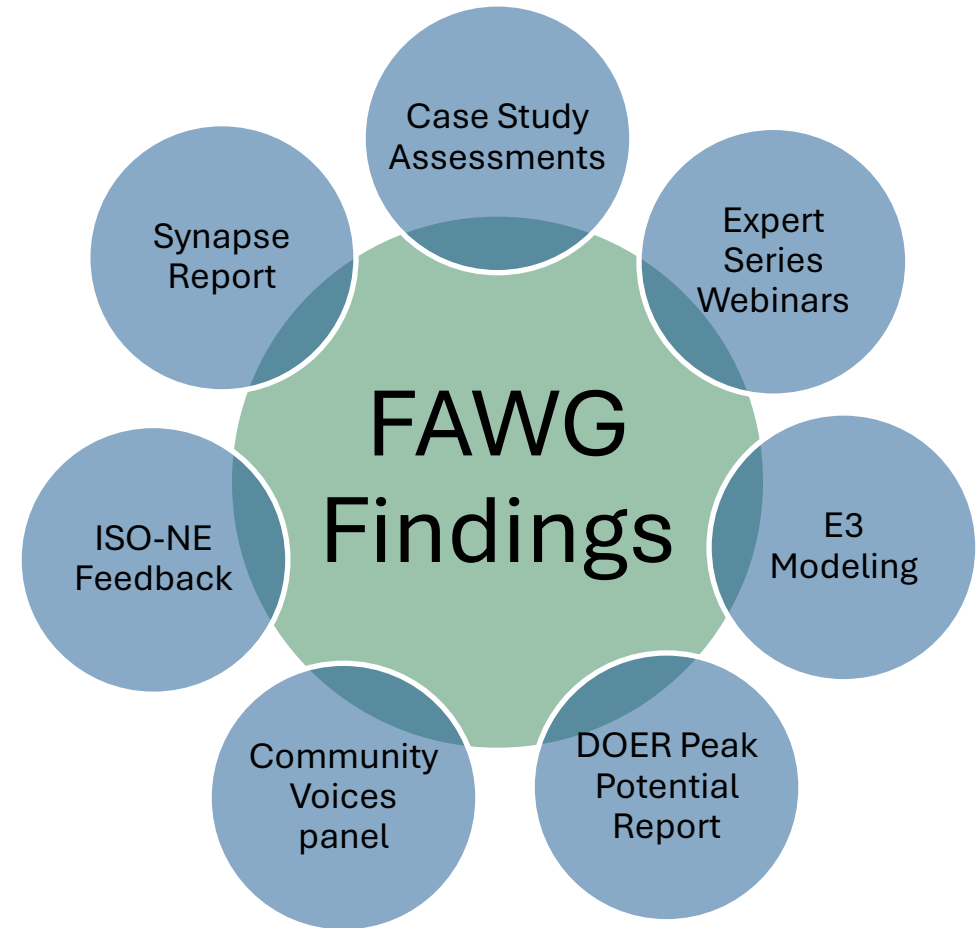
Phase 1-3 Objectives & Outcomes to Date

	Phase 2		Phase 3	
Goal	Reliability Modeling of Replacement Alternatives	High-Level Analysis on Peaker Abatement Costs	Understand Current Policies Targeting Priority Technologies from Phase 2	Final Findings & Initial Recommendation Pathway
FAWG Work	E3 performed reliability modeling to assess the ability of potential alternative resources to reduce reliance on peaker plants in Massachusetts. Draft results and findings were presented to the group and key findings were discussed.	E3 presented results of its abatement cost analysis, finding that renewables effectively reduce overall emissions. Abatement costs vary depending on renewable penetration levels, the future cost of long-duration energy storage, and the commercialization and cost of fusion energy and SMRs.	Harvard and Georgetown presented overviews of the current policy landscape on: renewables & storage, demand response, and Grid Enhancing Technologies (GETs). FAWG members suggested additional policies to consider.	DTP consultant team drafted recommendations as a starting point for FAWG discussion based on work in Phases 1 & 2. FAWG members reviewed in detail and provided comment and edits. DTP FAWG affirmed draft report for ETAB vote.
Outcome	Modeling is complete and was discussed in small groups during the FAWG.	Modeling is complete and was discussed in small groups during the FAWG.	Formed the basis for recommendations discussion focused on accelerating renewables and storage.	ETAB review and decision in September 2026 on final findings, recommendations, and recommendation to sunset.
Additional Information Requested	Analysis on the costs of emissions reductions from peaker replacement.	None	Overview of FERC order 2222 and implementation efforts.	None
Status	Complete	Complete	Complete	Complete



Decarbonizing the Peak FAWG: Process for Developing Findings

- The DTP FAWG findings synthesize outcomes of the FAWG's discussions and analysis conducted in Phases 1 and 2, including:
 - Individual facility case study assessments
 - Expert series webinars
 - E3's resource adequacy and abatement cost modeling
 - Findings from DOER's [Peak Potential Report](#)
 - The January 14th FAWG community voices panel
 - ISO-NE feedback
 - The Synapse [Decarbonizing the Peak Report](#)



Decarbonizing the Peak FAWG:

Key Themes from Findings (1-5 of 11)

The findings were unanimously affirmed by the DTP FAWG. The full text version of the findings can be found in the pre-read attachment. The core point of each finding is stated here:

1. **Reliability risks shift from short summer peaks to sustained winter peaks by the 2040s**, requiring clean resources that can perform during long high-demand/low-renewable periods.
2. **Peaker plants will remain critical for grid reliability** until scalable, cost-effective alternatives can provide equivalent capacity.
3. **Demand response and load management** can reduce peak demand through 2050, mitigating costs and emissions, while meeting longer winter peaks will require additional demand-side innovations.
4. **The current regulatory framework relies heavily on ISO-NE capacity market payments** to keep peaker plants financially viable for reliability needs, while ongoing Capacity Auction Reforms (CAR) aim to better value all resources based on reliability contributions.
5. **In 2030, peaker replacement options include storage, renewables, demand-side solutions, grid-enhancing technologies, and potentially alternative fuels** if commercially available, cost competitive, safe, carbon neutral, and feasible at scale.



Decarbonizing the Peak FAWG:

Key Themes from Findings (6-11 of 11)

6. **By 2040, expanded wind generation will need to be paired with more longer duration energy storage**, while emerging technologies like SMRs and fusion may play a future role if commercially viable.
7. **Full grid decarbonization by 2050 may be achievable with non-combustion resources**, storage, grid optimization, and firm clean power, though feasibility and costs of this pathway are debated among FAWG members.
8. **Decarbonizing institutional CHP systems will require phased strategies** combining fuel retrofits, efficient electrification, storage, active demand response, thermal energy solutions (e.g., campus-wide geothermal), and clean backup solutions.
9. **Equity and community engagement must guide the energy transition** to reduce cumulative harms, deliver local benefits, and support workforce transition.
10. **Interconnection delays to the regional grid are a major barrier to deploying new clean resources** and will require regional coordination to accelerate grid integration.
11. **Peaker plant decarbonization pathways will vary by site** based on community impacts, infrastructure, grid conditions, technology readiness, and financial factors.

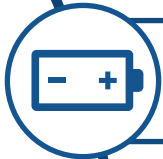


Decarbonizing the Peak FAWG:

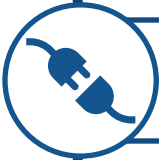
High-Level Takeaways that Formed Basis for Recommendations



Accelerate demand management and peak demand reduction strategies to mitigate peak electric needs – and subsequent reliance on peakers – and to support grid flexibility and reliability.



Boost deployment of more renewable energy, short- and long-duration energy storage, and grid enhancements to address constraints and reduce reliance on fossil peakers, in near-to mid-term.



Streamline interconnection and advance market reforms at ISO-NE that enable faster integration of clean resources and appropriately value capacity contributions.



Establish a clear, consistent emission accounting framework for alternative fuels.



Ensure equitable, site-specific transition planning that prioritizes community impacts, health benefits, and workforce considerations.



Decarbonizing the Peak FAWG:

Key Themes from Recommendations (1-3 of 9)

The recommendations were affirmed by the DTP FAWG. The full text version of the recommendations can be found in the pre-read attachment. The core point of each recommendation is stated here.

- 1. Promote Enhanced Grid Utilization and Align Utility Incentives with Grid Efficiency:** The Department of Public Utilities (DPU) should develop grid utilization metrics and performance incentives that encourage utilities to maximize existing transmission and distribution infrastructure, reduce peak demand, and deploy innovative grid and demand-side solutions.
- 2. Expand Deployment of Multi-Day, Long- and Mid-Duration Energy Storage (Multi-Day Storage, LDES and MDES):** The Department of Energy Resources (DOER) should consider MDES (4–10 hours), LDES (10–24 hours), and Multi-Day storage (>24 hours) in future solicitations and provide periodic guidance on procurement timelines. The DPU should incorporate these resources into relevant dockets and policy development. The FAWG also supports convening a storage roundtable or working group in 2026 or early 2027 to advance policy and deployment.
- 3. Advance Flexible Interconnection to Support Clean Energy Deployment:** The DPU, electric distribution companies (EDCs), and other stakeholders should advance interconnection reforms that reduce barriers to distributed energy resources and improve use of existing grid capacity. EDCs should evaluate incorporating flexible interconnection into all offerings and proactively identify where it could expand hosting capacity.



Decarbonizing the Peak FAWG:

Key Themes from Recommendations (4-6 of 9)

The recommendations were affirmed by the DTP FAWG. The full text version of the recommendations can be found in the pre-read attachment. The core point of each recommendation is stated here.

- 4. Support Reforms at the Regional ISO-NE Level:** The Federal and Regional Energy Affairs (FREA) team at EEA should support ISO-NE reforms that expand Surplus Interconnection Service (SIS) opportunities and ensure consideration of grid-enhancing technologies (GETs) where technically feasible. FREA should also explore incorporating Multi-Day storage, LDES, MDES, and demand-side strategies into system planning and resource adequacy assessments to reduce wholesale energy costs.
- 5. Establish a Consistent Greenhouse Gas Accounting Framework:** The state should develop a transparent, consistent framework for assessing the emissions impacts of electricity generation resources and fuels, drawing on established methodologies in states with similar decarbonization mandates.
- 6. Plan for Community and Workforce Engagement in the Event of Peaking Plant Decommissioning:** If peaking plants are scheduled for retirement, affected communities and labor organizations should be engaged well in advance, consistent with Energy Facility Siting Board community and stakeholder engagement approaches as developed by the Office of Environmental Justice and Equity, to address cumulative environmental and health impacts where replacement resources are planned on-site and support a just workforce transition.



Decarbonizing the Peak FAWG:

Key Themes from Recommendations (7-9 of 9)

The recommendations were affirmed by the DTP FAWG. The full text version of the recommendations can be found in the pre-read attachment. The core point of each recommendation is stated here.

- 7. Advance Demand-Side Strategies Through the Peak Energy Demand Reduction Focus Area Work Group:** OET should establish a Peak Energy Demand Reduction (PEDR) FAWG to support implementation of Executive Order 654 and DOER's Peak Potential Report. Prior OET FAWG findings indicate that reducing peak electric and gas demand can help avoid infrastructure investments and reduce reliance on fossil fuel-powered resources.
- 8. Enable CHP-Reliant Customers to Efficiently and Affordably Electrify Loads:** The PEDR FAWG should identify policies that enable large CHP owners and operators to pursue electrification, thermal recovery, geothermal deployment, and DER participation while managing peak demand impacts. This should include reducing upfront costs for geothermal and other thermal resources, including through leveraging the BosTEN study by the Boston Green Ribbon Commission and MassCEC.
- 9. Implement Time-Varying Rates and Align State Programs Accordingly:** DPU and DOER should advance cost-based, time-varying electric rates and align programs—including the Clean Peak Standard, ConnectedSolutions, and managed charging—to maximize peak demand reduction and customer benefits.



Decarbonizing the Peak FAWG:

Vote: Affirm recommendations and report, and FAWG sunset

Vote

The Advisory Board affirms the DTP FAWG's Recommendations and Final Report, and agrees to sunset the DTP FAWG.





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10-Minute Break

We will return at 2:30 PM





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Progress on Enabling Sustainable Economic Development (ESED) FAWG



Enabling Sustainable Economic Development FAWG: Topics to be Covered and Discussed

Topic	Advisory Board Request or Discussion Point
1. Progress Report (pre-read only)	Inform (pre-read only) • Issue Overview & FAWG Mission • Review of Phase 2 Activities
2. Progress on Development of Clean Energy-Ready Zones	Inform • Review ESED Vision • Pilot site down selection – scoring table • Proposed process and funding structure
3. Vote	Decide: The Advisory Board affirms the ESED FAWG proceeding from Phase 2 to Phase 3, pending identification of a source of public capital for the CIAC(s).

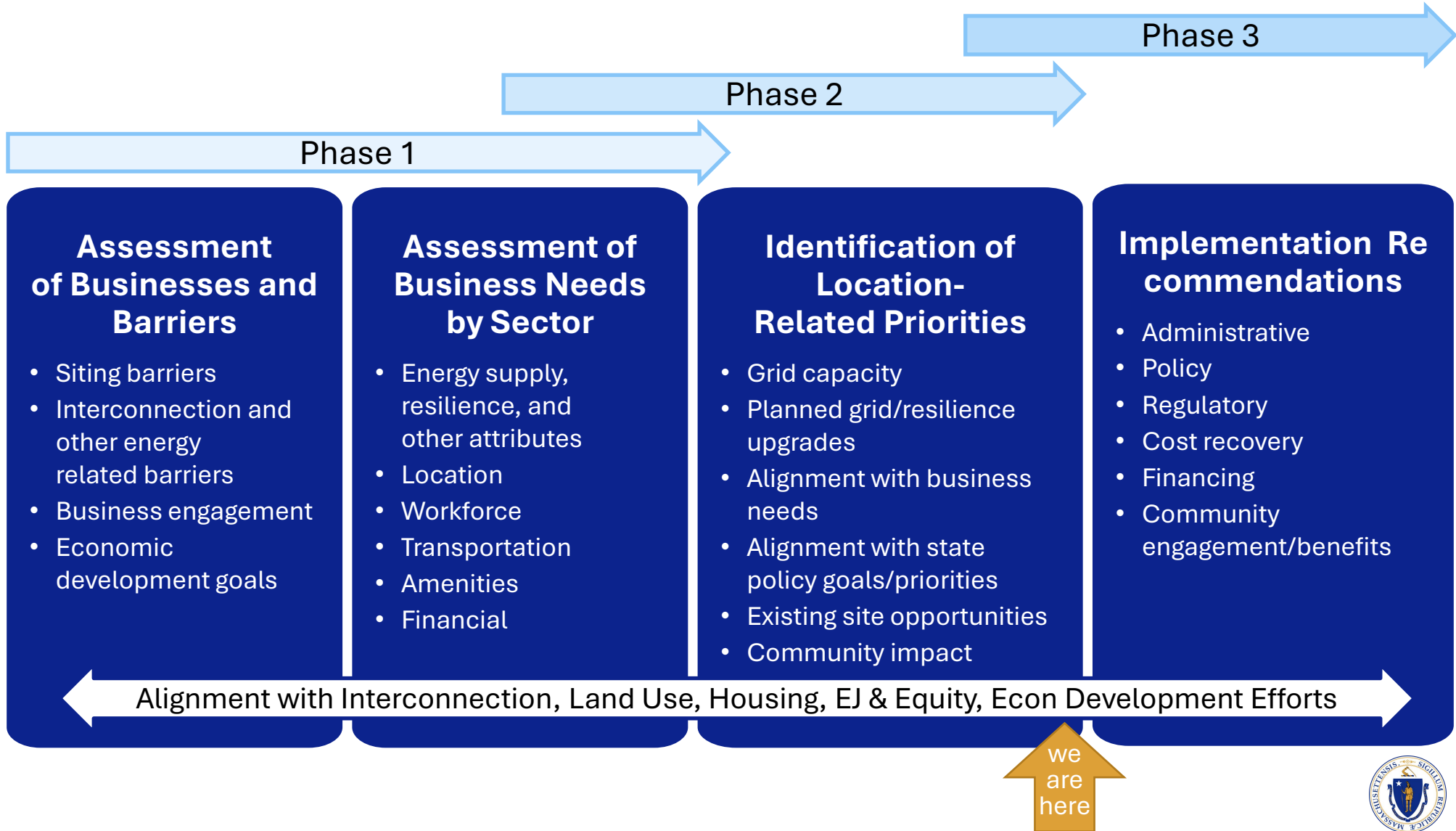


Enabling Sustainable Economic Development FAWG: Reviewing ESED Vision – from Challenge to Solution

- **Issue Overview:** Massachusetts aims to grow its economy by **attracting and expanding businesses** across multiple sectors.
 - However, the **cost and long timelines** associated with connecting new customer load to the electric grid can pose a significant barrier to economic development, *putting Massachusetts at a competitive disadvantage*.
- **Solution:** To address this challenge, the ESED FAWG seeks to pilot **clean energy-ready zones**—*sites with electrical capacity built in advance of business arrival*—potentially paired with potential **economic development rates** to accelerate speed-to-power and provide affordable energy for companies growing their business in Massachusetts.
 - In exchange for these benefits, participating companies would **pursue clean energy solutions** through, for example, on-site clean generation and thermal energy solutions, passive building design, clean energy procurement, or a combination of pathways.



Enabling Sustainable Economic Development FAWG: Workplan Reminder and Status



Enabling Sustainable Economic Development FAWG: Phase 2 Activities Since Last Advisory Board Meeting

Phase 2 43 Participants		
Meeting 7 March 19, 2026	Meeting 8 April 23, 2026	Meeting 9 May 21, 2026
FAWG discussed site selection approach and agreed to convene a small group to determine path forward. OET presented an overview on what economic development rates (EDRs) are, how they are designed to prevent cost shifts costs to other ratepayers (i.e., residential and commercial), and example of EDRs in other restructured states (e.g., CA, MD) for consideration in Massachusetts.	OET presented potential site selection criteria based on discussion with the small group for FAWG feedback. FAWG brainstormed how clean energy could be integrated into/required for these zones.	Agreed on the ultimate vision for the work of the FAWG, including what still needs to be defined. Presented amended site selection criteria based on feedback from FAWG members for final edits and approval. Discussed a potential financing pathway for proactive build where a public entity (e.g., MassDev) pays the upfront costs (e.g., Contribution in Aid of Construction (CIAC)) and the future businesses locating at the site pay those costs back, essentially creating a revolving fund for proactive grid upgrade investment.



Enabling Sustainable Economic Development FAWG: Phase 2 Activities Since Last Advisory Board Meeting

Phase 2 43 Participants	
Meeting 10 August 5, 2026	Meeting 11 September 14, 2026
OET presented three down-selected pilot sites against FAWG criteria (see slides 32-34). FAWG members agreed that Worcester GreenTech Park & Pittsfield Stanley Williams Business Park are most aligned with FAWG criteria and goals for pilot sites. Due to a lack of alignment with FAWG criteria, a site in Lancaster was removed from further consideration. OET then collected feedback and discussed financing pathways for (1) utility engineering studies for down-selected sites, and (2) longer-term funding to support the required contribution in aid of construction (CIAC) payment.	FAWG met to discuss updates on funding. OET is exploring funding from Power Forward to support costs associated with engineering studies (prior to project expansion/build out). Worcester and Pittsfield are already priority sites given their MBTA/rapid transit affiliation and could be awarded up to \$100,000 each. EOED and EEA are in active discussions regarding sources of capital for next steps.



Enabling Sustainable Economic Development FAWG: Phase 2 Objectives & Outcomes to Date

Goal	Propose Economic Development Rate Structure for MA	Propose Mechanism for Proactive Build of Energy Infrastructure	Select a Pilot Site for a Clean Energy-Ready Zone
FAWG Work	FAWG reviewed what EDRs are, how they are structured to avoid shifting costs to other ratepayers, and examples in restructured states. Members proposed limiting the EDR to delivery charges, using tiered discounts, target incentives for businesses using clean heating and cooling, applying a max load threshold, and benchmarking rates against contiguous states.	OET met with utilities to understand current regulatory mechanisms and how to allow for proactive build. Discussed potential financing approach for proactive build where a public entity pays the upfront connection costs (i.e. CIAC), with future businesses locating on the site paying back their pro rata share based on capacity needs (e.g., per MW).	OET proposed an initial list of criteria for down-selecting possible pilot sites. A small group of FAWG members with expertise in city planning met to refine the list. The FAWG provided feedback and approved final site selection criteria.
Outcome	Alignment on EDR parameters to protect ratepayers and support state goals.	Proposed a potential financing pathway for proactive build for clean energy-ready sites.	Final site selection criteria available for ETAB at June 11 th meeting.
Additional Info	N/A	What capacity is needed, who pays the CIAC initially, how is the CIAC recuperated?	EOED compiled a short-list of sites to consider exploring.
Status	Complete.	Ongoing – Will be accomplished with utility engineering studies.	Complete.

Enabling Sustainable Economic Development FAWG: Potential Pilot Sites Comparison (Zoning & Permitting)

Category	Worcester GreenTech Park	Lancaster Site	Pittsfield William Stanley Business Park
<i>Zoned for C&I and/or mixed use</i>	Yes: Manufacturing general zoning district allows for heavy and light industrial operations, advanced manufacturing, and large-scale commercial space.	Yes: Zoned for industrial and warehouse use.	Yes: Commercial/mixed-use lots available.
<i>Contains state-owned, contiguous, or easily acquirable parcel ownership and easy to combine into one site</i>	Yes: Contiguous 51-acre campus (formerly Saint-Gobain site).	Yes: Full, contiguous parcel owned by private developer.	Yes: Includes 6 “construction ready lots” from 1-16.5 acres and approved zoning and environmental permits.
<i>Features minimal special permit requirements, exceptions to local zoning rules, and anticipated review timeline</i>	Yes, and: leverages Worcester-specific “as of right zoning rules” for alternative energy and R&D facilities, allowing for a prioritized review timeline of one year or less	Fully permitted at the local and state environmental review levels. Did not trigger MEPA review.	Yes (see above).



Enabling Sustainable Economic Development FAWG:

Potential Pilot Sites Comparison (Transportation, Accessibility, and Energy/Public Infrastructure)

Category	Worcester GreenTech Park	Lancaster Site	Pittsfield William Stanley Business Park
<i>Near major roadways and walkable or bikeable areas</i>	Yes: Road, as well as pedestrian/cycling infrastructure in vicinity.	Yes: Right off Route 2 but limited to no pedestrian/cycling infrastructure.	Yes, but: Freight rail line within the parcel; but 2+ hours from major Massachusetts population centers by car or train.
<i>Workforce density within a 45-minute commute (via car)</i>	Yes: Talent pipeline from local Universities in Worcester. Commuter rail access.	Yes: Within ~44 miles of Boston, an estimated 50-minute commute from the city via car (without traffic).	Challenging: limited pipeline from Western MA universities. Albany NY is closest major labor market.
<i>Existing water and wastewater system capacity without infeasible major upgrades</i>	Yes: Property already features heavy duty water mains and industrial-grade wastewater connections. Project also secured \$2.6 million from the U.S. Department of Commerce to upgrade public utilities, water, sewer, and drainage systems.	Yes, but no municipal sewer available. Has municipal water connection and private septic fields.	Yes: Has ready access to municipal water & sewer systems.
<i>Clean Energy Alignment / no new gas infrastructure required</i>	Likely: existing gas hookups but may need additional capacity. Abides by the City of Worcester's Specialized Stretch Code for supporting net-zero by 2045.	Would likely require new gas infrastructure, given it's new development. Solar headroom in vicinity also limited.	Yes: Has access to gas and substantial headroom for renewable energy, as well as an adjacent solar field.



Enabling Sustainable Economic Development FAWG:

Potential Pilot Sites Comparison (Community Buy-In, Safety, and Environmental & Climate Resilience)

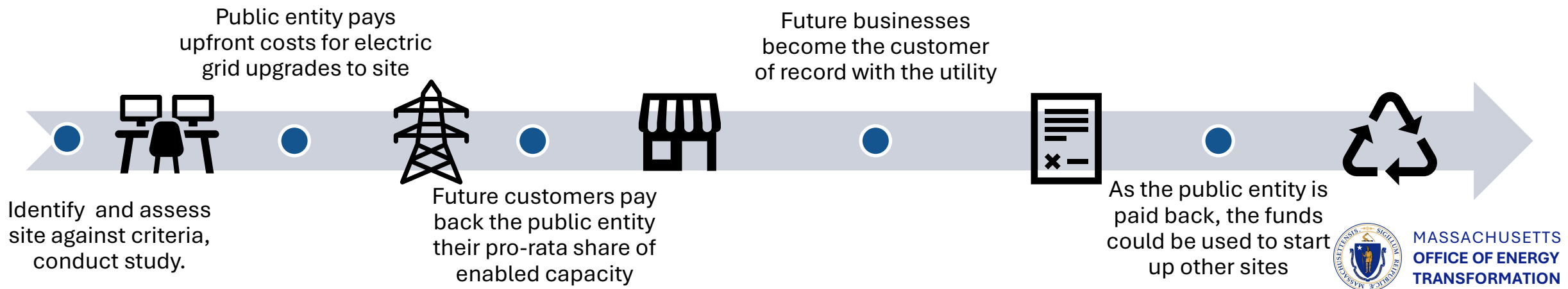
Category	Worcester GreenTech Park	Lancaster Site	Pittsfield William Stanley Business Park
<i>Provides evidence of local support, in the form of Community Benefit Agreements, Letters of Support, etc.</i>	Yes: formulated with a CBA designed and coordinated with Worcester Business Development Corporation and City Hall, with a tax increment financing proposal to spur commercial attraction.	No evidence to date of community buy-in (in the form of a CBA or other municipality-led letters/communications).	Mixed: No evidence to date of community buy-in (in the form of a CBA or other municipality-led letters/communications), but substantial support from City and regional economic development authorities (“Red Carpet Treatment”)
<i>Provides evidence of adequate access to emergency services, ranging from hospitals, fire stations, and more.</i>	Yes: (1) Saint Vincent Hospital (3 min drive), (2) UMass Memorial Medical Center (3 min drive), and (3) UMass Medical School (8 min drive).	Yes: (1) UMass Memorial Health Alliance-Clinton Hospital (Clinton Campus) (15 min drive), and (2) UMass Memorial Health Alliance-Hospital (Clinton Campus) (16 min drive).	Yes: (1) Berkshire Medical Center (10 min drive), and (2) Berkshire Health Systems Urgent Care (2 min drive).
<i>Provides evidence that poses minimal incremental flood risk, environmental degradation, or exacerbation of existing conditions.</i>	Any tenant at this location must coordinate with the City of Worcester Drainage and Green Infrastructure Master Plan ; area vulnerable to flash floods that can stress local drainage grids.	Minimal flood hazard (near area with 1% chance of annual flooding as defined by FEMA), not a designated or potential brownfield, not vulnerable to sea level rise (inland), and near nationally designated wetland.	Susceptible to excess rainfall and flooding. Concerns over landscape management, soil topography, invasive tree and aquatic species, and non-point source pollution from local farms and waste products.



Enabling Sustainable Economic Development FAWG: Potential Financing Pathway for Proactive Build

Potential Pathway:

- Review sites based on FAWG-member developed criteria and identify electric capacity needs.
- Conduct engineering study to determine available capacity and potential range of upgrade costs.
- Public entity (e.g., MassDev) initially pays CIAC, which is paid back by businesses locating at site.
- Each future load customer pays for their *pro-rata* share of enabled capacity. Public entity can then recycle \$ to enable development at a new site.
- Public entity is paid back based on arrangement between the business and public entity, based on contracted terms established between public entity and the locating business.
- The business becomes the customer of record with the utility and takes service under a DPU approved tariff.



Enabling Sustainable Economic Development FAWG: Next Steps

- Affirm approach with the Advisory Board.
- Engage with site owners at Worcester GreenTech Park and Pittsfield Stanley Business Park on next steps.
- Work with utilities to conduct an engineering study for each site in partnership with the state – pending confirmation of funding from Power Forward.
- Hone the program approach
- Identify sources of state capital for CIAC payment.
- Affirm the overall approach and action with the EEA and EOED leadership.
- Announce pilot in Fall/Winter 2026.



Enabling Sustainable Economic Development FAWG:

Vote: Proceeding from Phase 2 to Phase 3

Vote

The Advisory Board affirms the ESED FAWG proceeding from Phase 2 to Phase 3, pending identification of a source of public capital for the CIAC(s).





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Peak Energy Demand Reduction FAWG (PEDR) Rollout



Peak Energy Demand Reduction FAWG: Topics to be Covered and Discussed

Topic	Advisory Board Request or Discussion Point
1. FAWG Overview and Principles	Inform (pre-read only) • Issue Overview & FAWG Mission • Review of Proposed Phases
2. Workplan Review	Inform • FAWG Distinctive Contribution & Design Principles • Proposed Phase 1 Meeting Sequence • Proposed Deep-dive Schedule
3. Workplan Feedback	Discuss: Q&A for Structured or Open Ended Feedback on FAWG Workplan.
4. Vote	Decide: The Advisory Board affirms the Peak Energy Demand Reduction FAWG's Phase 1 Workplan.



Peak Energy Demand Reduction FAWG: Issue Overview and FAWG Mission

- Massachusetts is pursuing affordable, reliable pathways to achieve its clean energy and climate mandates while reducing costs and emissions.
- Executive Order 654 (March 2026) set a target of **3.5 GW of new electric load management by 2035** and called for identifying opportunities to accelerate gas demand reduction in strategic EMT-served locations.
- The PEDR focus area working group will identify and prioritize strategies to:
 1. reduce system-wide peak gas and electric demand, and
 2. reduce peak demand growth in targeted locations where it could otherwise require electric infrastructure upgrades or continued LDC contracting with the EMT.

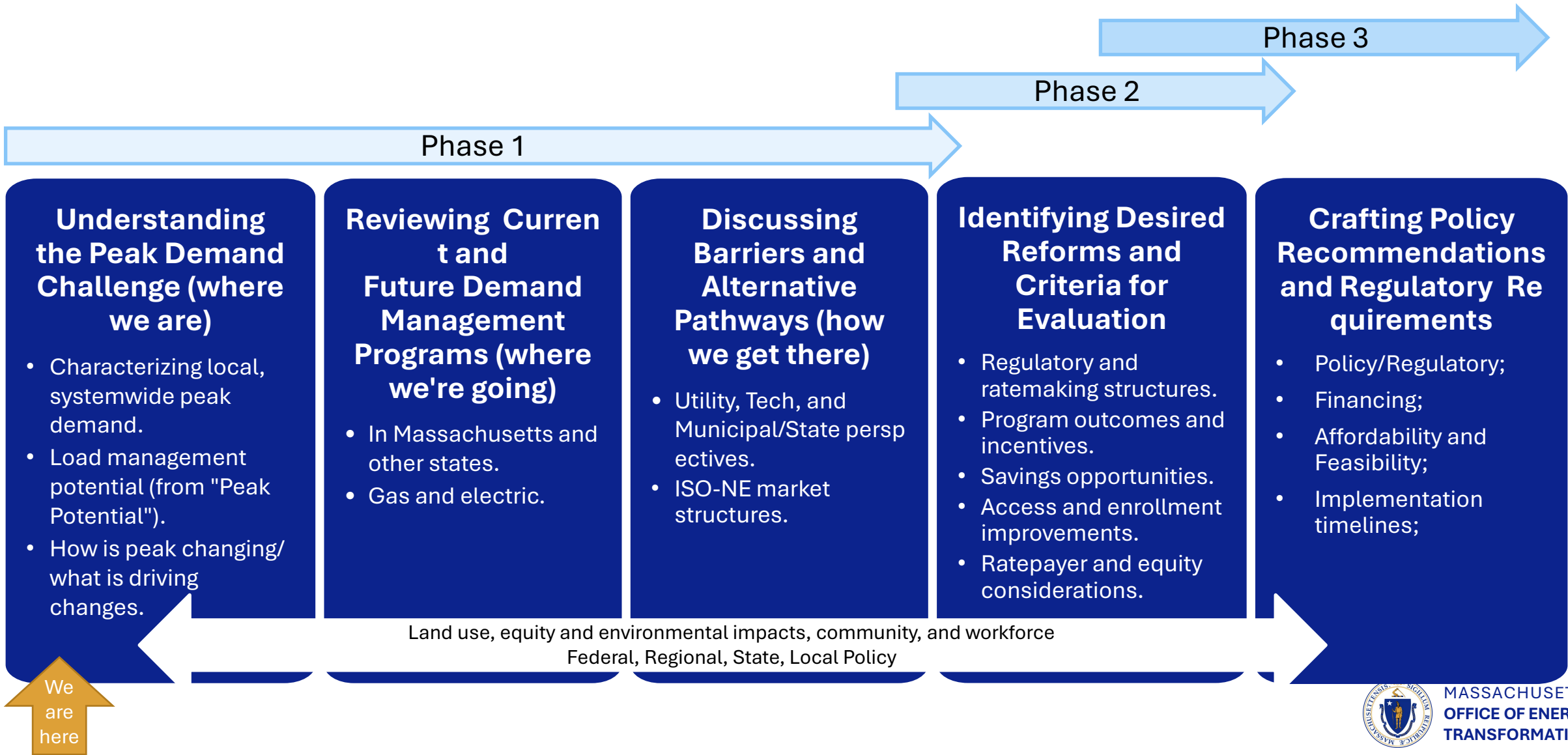


To develop a prioritized set of gas and electric peak demand reduction actions for Massachusetts to minimize future supply and infrastructure investments and enable the affordable, reliable, and equitable achievement of the Commonwealth's climate and clean energy goals.



Peak Energy Demand Reduction FAWG:

Phased FAWG Approach: The Road Ahead



Peak Energy Demand Reduction FAWG: PEDR FAWG Value-Add

What is additive or different about this FAWG as compared to existing forums (e.g., EEAC, GMAC, IEP Working Group, CECP process, active DPU dockets)?

1

Whole-system perspective, context-specific solutions

Gas and electric sector demands interact, as do bulk and local system demand. Peak energy demand reduction delivers additional value when targeted to specific system needs: e.g., feeder capacity issues.

2

Unconstrained by an existing planning cycle or mandate

Several other groups exploring demand reduction are tied to particular cycles and programs that limit the scope of their impact. This group can ask what the Commonwealth and other actors should do, then work to identify appropriate vehicles, timing

3

Convenes a wide range of critical actors, without membership limitations

Technology providers, consumers, policymakers, workers, investor-owned utilities, and others together in one forum to explore broadly workable solutions, without limitations of group size or ecosystem segment.

4

Focuses on barriers, policies, and implementation

Existing research established the range of technical possibility. This group will close the gaps between policy/technical research and real-world implementation, with on-the-ground perspectives and creative solutions.

5

Bottom-up, flexible, structured

Participation is open. Members contribute via work streams, working toward consensus recommendations with differing views documented and shared up.



Peak Energy Demand Reduction FAWG: Workplan and Process Principles

What broader principles should guide our approach to Phase 1, and the broader work plan?

- 1 Three phases.** Phase 1 builds a shared fact base; solutions are defined and prioritized in Phases 2–3.
- 2 Program-, sector-, and technology-neutral.** All options assessed on equal footing against agreed, data-grounded criteria.
- 3 Ongoing coordination.** Planning team tracks related forums and legislative developments and keeps the group informed.
- 4 Cross-sector integration.** Gas and electric are addressed together rather than siloed.
- 5 Flexible work streams.** Developed to support deeper analysis, based on what the group surfaces in Phase 1.
- 6 Straw products, vetted by members.** OET team drafts from group discussions; members comment, refine and iterate.
- 7 Driven toward effective, equitable outcomes.** FAWG identifies concrete goals and explicit pathways to implementation.

Phase 1 output — Foundation Document: *working definitions of electric and gas system and local peak; inventory of existing MA strategies/programs; needs, opportunities and work streams the group has surfaced.*



Peak Energy Demand Reduction FAWG: Proposed Phase 1 Meeting Sequence

1	Aug	FAWG Kickoff	Presentation: Background on electric and gas peaks. Discussion: Member hopes, information needs.
2	Sept	Foundation: <i>Definitions, program inventory, work plan</i>	Presentation: Meaning/importance of peak, system vs. local peak, methods for addressing peak, and existing programs/mechanisms for doing so. Discussion: Phase 1 work plan.
3	Oct	Electric sector: <i>Level set peak demand forecast assumptions and programs</i>	Presentation: Background on Peak Potential Report: technical potential for demand response programs; assumptions and methodology behind forecasts; interplay of different programs and technologies. Discussion: Additional electric sector information needs, barriers, perspectives on report's vision.
4	Nov	Gas sector: <i>Level set peak demand timing, locations, customer usage</i>	Presentation: Review of EMT reliant areas and customer usage, gas sector information needs, opportunities for gas demand response, and barriers to implementation. Discussion: Additional gas sector information needs, barriers, and pathways.
5	Dec	Current Usage Patterns: <i>Where are we now?</i>	Presentation: Level-set on existing demand and programs: data from utilities on current and projected customer usage patterns based on actuals; participation in existing programs like Connected Solutions; how technology could unlock additional potential. Discussion: Implications of "ground-truthed" forecasts vis-a-vis assumptions and considerations for next steps.
6	Jan	Growing Opportunities: <i>How do we get there?</i>	Presentation: Possibilities presented by emerging technology and policies, such as ISO-NE Market Reforms, AMI-enabled utility programs, new technology and partnerships, etc. Discussion: Opportunities for solutions surfacing in MA and elsewhere to address barriers, potential work streams.
7	Feb	Phase 1 Foundation Document	Presentation: Feedback on document draft: How can we take what we've learned, and explore policy and regulatory reforms, program redesign, and new technologies to unlock peak demand's potential? Discussion: Aligning on definitions, inventory, opportunities, work streams.
8	Mar	Phase 2 Kickoff	



Peak Energy Demand Reduction FAWG: Initial Plan for Deep-Dive Sessions

Expected to be held twice monthly at a standard day and time (TBD), with opportunity for FAWG members, or external experts they nominate, to provide additional perspectives parallel to the FAWG's work and answer listener questions.

For those interested: share topic ideas, volunteer to speak, or nominate a speaker at this link <https://forms.cloud.microsoft/g/KvLTLYUaWL>

Tentative schedule of topics in Phase 1

Early October

Level-set on maturity of existing utility capabilities, including foundational technologies, platforms, and programs for load management, demand response and distributed energy resources (DER).

Late October

Additional explanatory session on DOER and E3 reports and existing government programs for demand response, DERs.

Early November

Demand Response Tech Session, from companies in both Massachusetts and from around the country.

Late November

Thermal Energy Network (TEN) information session – background on TENS and update on progress in Massachusetts.

Early December

Perspectives on ISO-NE on load management capabilities, forecasts, and ongoing projects and initiatives.

Late December

Inventory of needs/barriers to load management implementation: perspectives from companies, municipalities, institutions, etc.

Additional topics could include: Gas peak demand and the Everett Marine Terminal; rate design and incentives that reward off-peak use; equity & access to load management programs...



Peak Energy Demand Reduction FAWG: Feedback on Phase 1 Workplan

Please consider the following questions, or offer open-ended feedback on the PEDR FAWG:

- 1) Do you feel this workplan will effectively build toward addressing the stated mission and objective of the FAWG?
- 2) What do you like about the FAWG workplan overall? What can be improved? How well does it set the foundation for Phase 2?
- 3) What do you think about the list of presentation topics and deep dives? What others would you recommend?
- 4) Are there particular experts, stakeholders, or technologies that you would like to make sure the FAWG hears from?

The Phase 1 Workplan was sent on September 21st with pre-read materials. Feedback on the language of the workplan or the meeting schedule can be provided in writing, via email.



Peak Energy Demand Reduction FAWG: Vote: Affirm Phase 1 Workplan

Vote

The Advisory Board affirms the Peak Energy Demand Reduction FAWG's Phase 1 Workplan.





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Remarks from the Secretary

Secretary Rebecca Tepper, Executive Office
of Energy and Environmental Affairs





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Next Steps for Advisory Board and FAWGs





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Thank You!