Date: 05/15/2018

Community Compact Project Final report

**Solar Energy:**

The Town entered into an agreement with Beacon Integrated Solutions (BIS), who is certified by the Commonwealth of Massachusetts, Supplier Diversity Office (SDO), as a woman-owned business enterprise and is a qualified vendor under the Massachusetts statewide contract PRF-62 to provide Energy Advisory Services, to assist the Town with investigating renewable energy sources in the form of qualified solar projects and developers. Beth Greenblatt, Managing Director of Beacon Integrated Solutions will assist with the evaluation of land sites for solar farm(s) that could support power generation. In early 2016, the Massachusetts Department of Energy Resources (DOER), announced that the current energy incentive program, SREC II program goals had been achieved and suspended new applications. In the fall of 2016, the DOER announced that a successor program was being developed. In January 2017, the DOER presented the new program designated for new solar incentives entitled “SMART”, (Solar Massachusetts Renewable Target. At the time the Town entered into the agreement with BIS, the SMART program was not fully implemented. Because of the influx of regulatory proceedings, the SMART program is due to be implemented in the summer of 2018. We determined it is better to be prudent and a better use of resources to delay putting out and RFP until the DOER has fully implemented the SMART program. Should any legislative developments or updates arise that provide more stability to the regulations, we are prepared to go out to the market for solar farm development.

**Lane use Assessment**:

The Town of Whitman signed the Commonwealth Community Compact agreement on April 21, 2016. Through the Community Compact program, the Town received a grant to engage consulting services to explore development opportunities for an approximate 17+ acre parcel of land that was a former manufacturing site, and to develop strategies for marketing the Site by identifying a highest and best use approach. The Site has a long history of being home to manufacturing companies whose waste disposal practices caused ground pollution to the property. A number of shoe factories operated at the Site from the mid 1880’s to the 1960’s, and a number of businesses leased the Site in the early 1970s. The Site buildings were razed in 1973 and the Site has been vacant since that time. The site comprises 17+ acres on a heavily traveled street adjacent to the Commuter Rail train station.

Aware that the site had been contaminated, the Town requested assistance from Mass Development to conduct a Phase 2 assessment and received a grant. Knowing that a part of the land would be restricted from development we sought assistance through the Community Compact to determine best-use options and develop a plan to market the property once a determination was made of the conditions. The Phase 2 assessment was conducted by Tracy Costa, Senior Project Manager with Ransom Consulting, who identified areas of contamination at the Site. The assessment found the Site contained a cistern with three interconnected underground vaults that contained contaminants. The underground storage tanks were removed in 1989 and the cistern was demolished in 2006. With the Community Compact grant, Ransom Consulting was contracted to conduct follow up Phase II assessment activities to further investigate and identify the extent of the contamination and report conditions and concerns. The Phase 2 assessment identified the parts of the property that would require an AUL leaving to question what remainder of the property would be developable.

As part of the analysis being conducted with funding from the Community Compact grant, C.W. Garvey, Co., Inc., was contracted to conduct a site survey to provide an outline of the developable land, identify wetland delineation and report preparation addressing wetland delineation with respect to the Massachusetts Wetlands Protection Act. The wetland delineation and use limitation area survey report generated by C.W. Garvey, Co., Inc., reveals just under four acres that have potential for redevelopment. It is anticipated that the limitation in the size of developable land will impact Whitman’s ability to market the property.

**Wage and Classification Study**

The Town received the final study from the Collins Center, they later submitted a memorandum that addressed the concerns we had with the final report. The Town will begin the process of implementing any applicable salary adjustments over the summer.

Respectfully submitted by:

Lisa M. Green

Assistant Town Administrator