



# TOWN OF WINCHESTER

## SUSTAINABILITY DEPARTMENT

71 Mount Vernon Street  
Winchester, MA 01890

**KEN PRUITT**

**Sustainability Director**

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DATE: August 10, 2023

TO: Select Board

CC: Beth Rudolph and Mark Twogood

FROM: Ken Pruitt

RE: Request for approval, Eversource Site Host Agreement for EV charging stations in the Jenks / Town Hall Lot

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**Summary:** The Town of Winchester has been awarded a total of \$118,863 in grant funding and utility incentives toward the purchase and installation of two high speed electric vehicle charging stations in the Jenks / Town Hall parking lot. \$67,007 of this funding was awarded by Eversource under its Make Ready EV charging station grant program, and another \$51,856 was awarded by the Mass Department of Environmental Protection under its Electric Vehicle Incentive Program. The Select Board has already taken previous actions to support this project in votes to support submission of the grant and utility incentive applications, to accept those gifts, and to authorize installation of charging stations at the Jenks / Town Hall lot. I am now writing to request that the Select Board take the next step in supporting this project, by approving Eversource's Site Host Agreement. Approval will authorize Eversource to begin the initial phase of this project, which is to establish high voltage electrical service at the site (site location images shown at end of memo).

**Background:** Public electric vehicle charging stations provide community benefits, and they are an important part of the Town's efforts to encourage residents to adopt electric vehicles. Winchester's 2020 Climate Action Plan calls for the Town to install EV charging stations at public buildings and facilities. This is particularly important for residents of apartment buildings, condominiums, and other properties without private garages or driveways where the installation of charging stations can be extremely difficult.

While the Town does have three public EV charging stations with a total of six charging ports (Town Hall/Library lot, the High School, and Laraway Rd.), only the two ports at Laraway Rd. are available to the public most of the time (and currently unavailable due to the Commuter Rail station reconstruction). Furthermore, those charging stations are relatively slow-charging Level 2 machines, which only add about 24 miles of driving range per hour of charging. In contrast, the two DC Fast charging stations planned for the Jenks / Town Hall lot will provide seven times as much power (about 50 kW compared to about 7 kW), adding about 168 miles of range in a one-hour charging session (or about 84 miles in a 30 min. session). The availability of fast chargers will make EV ownership more feasible for Winchester residents who cannot charge at home.

Eversource's Make Ready grant will fund 100% of the \$38,863 cost of establishing high-voltage electrical service to the charging station site. Power will be trenched in from an existing supply manhole located at the Skillings Rd. / Mt. Vernon St. intersection (see image at end of this memo). The work will be conducted by an Eversource contractor (likely Maverick Construction). Work will include installing a distribution cabinet and concrete pads for

both charging stations. Note: if the Select Board authorizes the Site Host Agreement, Eversource will still need to apply for a Grant of Location from the Select Board before beginning work.

The Town will also be reimbursed 100% of the cost of the two DC Fast electric vehicle charging stations by a combination of \$28,144 from Eversource's Make Ready grant and \$51,856 from MassDEP's Electric Vehicle Incentive Program grant, which was awarded on May 17, 2022.

Eversource will schedule its Make Ready construction work as soon as Winchester has purchased the EV charging stations. I am currently working with the Town Manager, Assistant Town Manager, Comptroller and Town Counsel to craft a request for proposals (RFP) for the purchase of two DC Fast EV charging stations that will meet all Eversource and MassDEP grant requirements. The RFP will also request proposals for a public-private partnership whereby Winchester will own, but a third-party will operate and maintain, the EV charging stations at no cost to the Town. If no suitable proposal for third-party operation and maintenance is received, the Town will operate and maintain the charging stations itself, just as it does with the three other public charging stations currently owned by the Town.

I hope this memo provides sufficient information to allow the Select Board to approve Eversource's Site Host Agreement. I would be happy to answer questions or provide supplemental information upon request.

*Overhead and equipment images begin on next page*

Location of Direct Current Fast Electric Vehicle  
Charging Station Site – Public Parking Lot at  
corner of Skillings Rd. and Mt. Vernon St.

LOCATION MAP



