

# WEST BOYLSTON MUNICIPAL LIGHTING PLANT

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**Board of Light Commission, Regular Session Meeting Agenda/Draft Minutes**  
5:00pm, April 7, 2026, 29 Prospect Street, 1<sup>st</sup> Floor Conference Room.

**Agenda:** The Board approved the agenda without any changes or corrections.

**Meeting Minutes:** The Board reviewed and approved the meeting minutes from January 6, 2026.

**FY2025 Audit:** Goulet, Salvidio & Associates, P.C. presented the FY2025 financial audit. See attached 2025/2024 financial audit and DPU report. WBMLP let the Board it will discuss our “A” credit rating with S&P Global Ratings later this month.

## **Customer Issues:**

- Boston Globe, article April 5, 2026, *“Massachusetts ratepayers pay the highest electricity bills in the continental US. But not all customers are feeling that pain.”*
- A customer requested information related to construction projects over the last 10 years. I believe this request is related to the status of ADA improvements to our office. WBMLP will provide the records we have up to approximately 6 years. WBMLP typically follows the MA Statewide Records retention Schedule.

**ADA Improvements:** Staff provided the Board an update since its last discussion. WBMLP will complete most of the recommendations identified in both the Town’s SETP survey and WBMLP’s accessibility review within the next 1-2 months. The recommendation and requirement to modify the front door, front steps, and install an accessible ramp to a handicap parking space will require a longer timeframe to procure and construct in phases. Staff let the board know that a simple all-metal/aluminum ramp design could be an alternative to the concrete and bricked face ramp design we already have. The capital project will require Board approval. The Board will discuss again at its next meeting.

**Infrared Survey:** WBMLP, Marblehead’s MLP, MMWEC, and Kestrix are collaborating on a drone enabled heat loss survey. The purpose of the survey is to gather detailed information about building structure heat loss through drone-enabled thermal imaging. Heating and cooling are one of the largest household expenses. This survey will help customers make energy efficiency upgrade decisions that could lower energy costs.

WBMLP selected the Horseshoe Drive for this survey because the homes are closely spaced, single story, smaller ranch style properties, built in the 1950's when building envelopes were not as well insulated. WBMLP will provide the approx. (94) customers in the Horseshoe Drive area access to the results of the survey for their home if they do not opt out.

**Energy Saver Home Loan:** WBMLP is reviewing a low interest loan program for low- and moderate-income homeowners. This program is sponsored by the Massachusetts Community Climate Bank (MCCB). Eligibility is based on Area Medium Income (AMI) for Worcester County. If a homeowner earns up to 80% AMI the interest rate is 0.5%. If a homeowner earns greater than 80% and less than 135% AMI the interest rate is 2.0%. Home improvements include HVAC, windows, hot water heaters, clean energy, appliances, weatherization, etc.

**New Development:**

- Century Drive: Site work underway for 7-9 commercial/industrial buildings.
- 235-249 West Boylston Street: Site work started for one building off Pierce St. with 60 apartments, and two buildings off West Boylston St. with 10 apartments and (3) commercial spaces each.
- 244-264 West Boylston Street: New Dunkin Donuts between CVS and existing Dunkin Donuts. No work has started yet.
- 101R Hartwell St: Adding second 2,500kVA electric service.