

DRAFT

**Town of Londonderry, Vermont
Energy Committee
Meeting Minutes
Wednesday, September 11, 2109
Twitchell Building - 100 Old School Street, South Londonderry VT**

Committee Members Present: Will Reed, Bruce Frauman, Lawrence Gubb, Donna Korpi,
Bob Borella

Committee Members Absent: none

Others in Attendance: Sharon Crossman, Ian Jensen

1. Call meeting to order

Chair Will Reed called the meeting to order at 6:23 PM

2. Additions or deletions to the agenda

Bob moved, Will seconded, to add discussion of Button-Up to the agenda. Motion passed unanimously.

3. Minutes Approval

Will moved to table the approval of the minutes of the July 18, 2019 meeting until October. Bob seconded. Motion passed unanimously. All agreed that the minutes of Oct. 3, 2018 and Jan. 15 and June 11 2019 have already been approved.

4. Sharon Crossman municipal solar

Will said money may be available from a grant to build a methane digester on a dairy farm in Westminster. The plant fell through, so money earmarked for renewable energy is now available. Will said the state is less enthusiastic about solar because of so many projects already under development. He said WRC's Marion Major said some money may be available. Sharon suggested that we can use for energy audit of town municipal energy consumption.

Bob said the EC has considered promoting the addition of a solar array to the Prouty land (PL). He said the big, open, unused field to the west of sand shed would be a good site for a pole or ground mount system. Will said for example the Norse Brothers are installing solar on Yrsha land. This still adds to our portfolio. Sharon last she knows they are still looking for takers of the energy. Sharon said she does not know how to begin to assess Prouty land. They key is to avoid getting in the way of some future project that may or may not happen. How much land would solar development need ? How much energy could be produced? How do we decommission?

Larry said we are now committed to renovate Twitchell Building so nothing will be needed at PL for town buildings. He said water and waste water may or may not use PL. The salt/sand shed is already built. Donna said set backs won't affect panels as it would buildings. Sharon said we will have to look at what the definition of Large Scale

means, since that is discouraged in the town plan. She said any project on the PL should educate and demonstrate to the public sources of renewable energy production. Donna said everyone is sensitive to dollars and cents. If we can show that the town budget would be less because of solar, that would get people's attention. Donna also said that on the PL transmission lines are already there.

Larry suggested putting solar on the Twitchell Building roof or on this land. Sharon said there is probably not much opportunity for solar for town buildings and properties. She said because of TOPP the Twitchell Building building will be under construction in 2022. Bob asked if could the cost for solar could be included in the bond. **Sharon did not think so.** Will asked if we can piggy back on TOPP? Larry said the PC talked about roof top solar, but Chris Cole (engineer) said freestanding would be better. Sharon said we should package any projects and look for a match. Look for grant writing opportunities. If Marion has money what can it be used for?

Sharon asked if the EC could go after incentives and programs, eg inventories and audits from GMP?

She said there is no insulation for Town Hall, but the town still put in a new furnace. Chris Cole is also involved with Town Hall and is working on a conditions assessment for the old Masonic Hall. Could we use it year round?

The Planning Commission wants an EC assessment on draft by-laws. Will they encourage private systems, incentives available from GMP and other programs? Will said federal solar incentives are sunseting which is most important. He said state incentives come and go.

Larry says PC by-laws consultant Brandon Saxton helps clarify some energy issues. Placesense is her company.

Sharon said looking at goals and action steps in the energy portion of the town plan: "energy information during public events" so could the EC host an energy fair?

"Assistance with rebate forms". Can we provide that? "Promote different forms of heating" - how can we promote?

Something new for street lighting? Plug in spaces around town for electric cars? Pots of money for community development?

Bob said the state is pushing utilities to promote electric cars. Will said new parking lots have to have so many charging stations. Sharon said there are solar panels on the roofs for parking lots.

Will said he wants to offset town energy use 100%, but why stop there? Sharon said EC projects should be more visible - demo project with different models of solar, for instance.

Sharon handed out listing from 2018 town report that shows the dollar amount spent on each building for electricity. Donna said GMP needs an authorized person to call if we

are to get more specific information. Sharon said eg SB authorizes Bob from EC to conduct research with GMP. Bob said no matter what we do we want to get pre-approval from SB and/or the PC.

Based on the \$18,900 total the town spent on electricity in 2018, there was a discussion on how much electricity in KW that represented and how many panels it would require to produce. Bob said one solar system could in no way compensate for the town's energy usage, noting that \$12,000 of the \$18,900 is for street lights. Sharon said we should start with an audit and a plan and that Marion might be able to help find funding for an audit. Bruce noted that the street lights have recently been replaced by LED's. Will asked about adding solar panels to each light. Donna said a very rough estimate is that it would take 300 to 400 panels of 400 watts each to cover the town's municipal energy usage. Ian said there were currently 150 panels on the project at the end of Thompsonburg Road. Bob suggested trackers on the Prouty Land. Others thought land mounted panels might be a better use of the land.

Will asked Sharon if the PC has our back? Sharon said yes, with a caution about the Prouty Land. The EC should refer to the Energy portion of the town plan in terms of goals, actions and the size of a project. She said the Twitchell building is a place to start, **at least in terms on conservation**. Sharon said we should look into parking lots, grazing, and other ways to feature panels in combination with other uses that can be demonstrative. The EC should look at existing structures for solar, such as the Mill Tavern building (or the land it occupies should it be removed). Larry suggested using the clothing barn green space.

In terms of what is next, Bob said the EC months ago picked one main project, which was a solar installation and an educational project. Sharon said she will get the committee copies of the energy element with maps. Will said at the next meeting we will take out the maps and look for possible siting options. Donna said these should be near a main road. Bruce said 3-phase transmission lines is also a consideration.

Bob said almost any solar company that does big solar can show a return on investment for the town.

5. Ian Jensen Cluster Development

Ian came to ask how can the EC help with residential solar. He said he is planning a cluster home development across the Magic Mountain access road off of Route 11. Can the EC help?

Does substantial deference help Ian?

Ian showed the committee a map of the area with overlays of possible development plans. The most likely plan includes one long cluster of houses up the hill with a road leading to a more circular development further away from Route 11. Given that he owns 29 acres, and the land is zoned for 1 acre lots, he could build as many as 29 houses. Currently he is planning about 15 using a total of 4 acres. He is planning a community solar array (Bob's description) on a shelf of land between Route 11 and the first line of houses. There will be common mound system for sewage, hiking trails, a

community garden and super efficient houses. He said the town's by-laws from 2009 encourage cluster development. He has an architect helping as an investment. Bruce mentioned that Keith Dewey might also be interested.

Will said Ian should talk with the WRC and bring information about the insulation values of the houses. Donna suggested talking with Efficiency Vermont, but do not rely on one person for information, based on her experience. Ian said he is already had a discussion with a representative from GMP. Bob will talk with the WRC about renewable energy money from the digester project, a feasibility study, and cluster development.

Ian asked if there were ways the town can make it feasible to do this, especially with regard to taxes. Larry said it depends on the legal arrangement and the footprint law.

After a long discussion about the operation and efficiency of Power Walls, which Bob has at his house, Bruce suggested we get someone from GMP to come talk with the EC.

6. Button-Up

Bob said a new person in town wants to take advantage, so we would need to sign up by Sept 17.

Will said options are a 20 minute workshop or a tour of an existing home for weatherization and insulation. Bob, Will, then the rest of the committee agreed that a workshop is the best option. Will will ask Efficiency Vermont for a workshop at the Depot in late October or early November. We can also apply for \$50 for food.

7. Next meeting

Wednesday, Oct 16 6:15 pm

8. Adjourn

Bob moved to adjourn the meeting, seconded by Will, passed unanimously. The meeting adjourned at 8:25 pm

Respectfully Submitted,
Bruce Frauman
Clerk

Approved (approval expected on Oct 16)

Londonderry Energy Committee

Will Reed, Chair