



# Town of Greenwich

## Conservation Commission

Town Hall – 101 Field Point Road - Greenwich, CT 06830

Phone 203-622-6461 Fax 203-622-3795

[conservation@greenwichct.org](mailto:conservation@greenwichct.org)

### CC Energy Committee MINUTES

**March 14, 2019, 9:00 a.m.**

In attendance: Steve Hall, Bob Brady, Skip Parker, Rusty Parker and  
Urling Searle

1. Call to Order

The meeting was called to order at 9:03 a.m.

2. Approval of Minutes

Skip Parker made a motion to approve the minutes of February 14, 2019,  
second by Rusty Parker and carried.

Skip then presented freshly baked donuts from Lakeside Diner.....delish.

3. Winter program

- Program viewed as great success. Informative speakers with compelling narratives. Much positive feedback from attendees.
- Anthony Clark has offered his services for future programs. A lunch program at Town Hall was previously discussed.
- Program caught the attention of building owners and managers. Now how best to keep them engaged in efficiency dialogue.
- Steve has been contacted by a locally based developer with many properties as result of program. Another area developer is interested in learning more and was sent video of presentations by Steve.
- Reimbursements: Skip to follow up on unreceived sponsorship donations and Patrice. When all donations are received Searle will request reimbursement from Patrice.

4. Implement Lighting changes in Town Hall & Town Buildings.
  - Steve Winters study showed *or said?* Eversource would pay half of costs if they see town implementing change. Does that apply to lighting?
  - Should committee reach out to Al Moneli to see if it can assist him with challenge of only being able to take lowest bid. Help facilitate change now while awaiting formation of new committee.
  
5. Existing Building Reports
  - Steve thought that existing prior reports can be used with a future consultant to advise on next steps. With an experienced energy consultant we can identify a priority of buildings to be further surveyed. It was noted that several CT towns such as Danbury are doing just that. The next step with that consultant is to proceed with a level I ASHRAE audit that will identify specifics on what needs to be done for several buildings. Steve believes 80% accuracy can be achieved from such an audit, enough to make sound decisions whether further work is warranted with a deeper Level 2 audit and to design a RFP to execute the project(s). We will need a budget for that consultant work and someone from the town to head up this effort. It was the consensus that the resulting energy savings would pay for all work many times over compounding yearly.
  
6. Committee statement to town: Lowest cost should be defined by lifecycle cost.
  - How best to assist town decision makers in gaining a full understanding of economics involved in implementing efficiency systems. Help them make informed decisions.
  - Lowest bid rule an injustice to town and taxpayers as not economically sound.
  
7. Road Map
  - Create a committee established by ordinance which has authority to implement change. School buildings committee could be used as a model. Discuss with Amy Siebert as Public Works might want to control.
  - New committee to be a permanent body focused on the creation of standard energy efficiency building regulations for commercial and residential development, with a suggested minimum project cost of \$2,000,000. Any project over this size would be subject to energy efficiency review.
  - Focus on real results. Consider Passive House certification criteria not Leed certification when making decisions.  
[https://www.passivehouse-international.org/index.php?page\\_id=150](https://www.passivehouse-international.org/index.php?page_id=150)

- Town needs a full time Energy Management employee to oversee energy use. Develop and implement efficiencies wherever possible.

8. Comments

- Upcoming Eastern Greenwich Civic Center Project is a \$15-30,000,000 project where energy systems must be reviewed in early planning stages to save the town money.
- Should the BOE be in charge of maintaining buildings? Lifecycle cost analysis needs to be primary decision driver.
- Consider organizing a file of successful area town energy projects to share with BET & Selectmen.
- Shall we invite Mitch Mailman to next meeting to see if he has any ideas?

9. Adjourn 9:39 a.m.