



# Town of Greenwich

## Conservation Commission

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### Conservation Commission Energy Committee Meeting

Thursday, April 11, 2019

Land Use Conference Room, 2<sup>nd</sup> Floor, Town Hall

In attendance: Rusty Parker, Steve Hall, Bob Brady

Also in attendance: Patricia Sesto, director, Sarah Coccaro, conservation resource manager

#### 1. Call to Order

The meeting was called to order at 9:02 a.m. by Patricia Sesto

#### 2. Approval of Minutes

March 28, 2019 meeting minutes approved by consensus.

#### 3. Winter Program

There are a few remaining action items from the February 22<sup>nd</sup> winter energy program. Sesto asked Coccaro the status of receipts paid to date and money the Town is to be reimbursed. Coccaro produced an excel document to track income and money spent. To date, all \$2000 in sponsorship money has been received by the Clean Water Fund (CWF). Urling Searle has been reimbursed by CWF for the cost of catering (\$750). The Town is waiting to be reimbursed for \$480.50 from the CWF. Coccaro to work with Kazi Alauddin and Patrice Gillespie to complete.

The remaining program balance is \$770. Sesto asked Coccaro to check with Gillespie to see if the CWF can hold the money until another time the Energy Committee can use it. Coccaro to follow up and report.

Sesto reported that the remaining thank you notes will be sent to folks at New Mark, Green Bank and Eversource.

Coccaro followed up from the last meeting to explain where the energy program video is located on the Town website. The Committee had follow-up questions and concerns regarding the video's ease to access: it is difficult to find on the website. Coccaro will work with the IT department to make it more accessible. The Committee would also like to have the Energy Committee listed under "Committees" and not a sub-group of the Conservation Commission programs or only showing the committee's minutes and agendas.

#### 4. Town Hall Energy Audit and report

Discussion moved to the Town Hall energy audit and final report. Steve Hall had prepared a list of questions and comments from the Town Hall energy audit and discussed with the Committee. Hall's basic comment is that the SWA report with its revisions and in its final version is not a comprehensive useful report for long-term planning. While it does present a limited number of energy control measures (ECMs) with relatively short paybacks that should probably be implemented, it does not address or evaluate a number of other potential measures that are either in progress or to be scheduled in the future as aging inefficient equipment at end of useful life is replaced.

Hall went on to give examples. Examples of these are lighting and lighting controls, boiler replacement options, VFD motors, the Reznor RTU, a variety of heating and AC systems manually controlled, lack of a unified building control system. Hall went on future, "it is understandable and very evident that management is thoroughly aware of the "as is" condition of all components and is able to make them function quite well with plans for various upgrades over time. No doubt maintenance budget constraints may have been and are the limiting factor in year to year planning and were a factor in the participation in this report."

The Town Hall renovation done 40 years ago no doubt did the best it could within budget for a 1925 building; however, the Town has a building with slightly better than mid-20th century technology with a variety of systems of various ages as we are 20 years into the 21st century and vastly improved equipment and technology.

Hall explained that one would expect a Phase II level audit and report would offer a comprehensive picture of improvements and the potential of efficiencies with ballpark cost estimates irrespective of budgets, financing or operational difficulties of achievement. From this report it would then be up to the Town to look into the acceptable feasible approaches of implementation and time frames to do so, if at all or only partially.

That being said the final SWA report has a load of useful information as a jumping off point for a consultant with the requisite design/build experience to bring it to a conclusion for informed decisions by the Town.

Bob Brady stated that the report divides equipment into sections, but doesn't look at the building as a whole.

Rusty Parker asked if we were going to go back to SWA to redo any portion of the report or look towards the future? The Committee's consensus was to move forward. Parker asked about repayment for the grant if the town needs to pay back the cost of the audit? Sesto and Coccaro explained the lack of details pertaining to repayment. It is unclear what portion of the energy efficiency measures need to be implemented to receive full payment of the cost of the energy audit. Currently, the Town is responsible for half the cost of the audit if no EEMs are implemented. The Committee agreed to determine the threshold of the "to do" list with Eversource to get half the audit bill paid for.

Parker asked what the best piece of equipment is to replace or upgrade? Hall said he thinks the biggest payback would be to replace (or "optimize") the Reznor unit. Sesto asked to clarify what the Reznor unit is? Hall explained it's the roof top AC unit.

Sesto stated that the energy commission that follows will hopefully work on a master plan. An energy consultant would hopefully be selected by the committee and not by Eversource.

Parker asked about other buildings in town, such as schools and civic centers, about how their energy use is and what their future energy conservation planning is. Committee agreed there should be some energy language in future planning through P&Z and DPW.

Following up from last meeting, Parker will check with Ed Stein on his observations for the failed Glenville solar panel and report back to Committee.

Brady stated that in closing, the biggest missing piece from report is imagination: it lacks forward thinking. The Committee discussed incorporating another Town as a case study as part of the report. Hall knows a few examples and will share at the next meeting.

5. Next meeting

The next meeting will be Thursday, April 25, 2019. The Committee asked to invite Mitch Mailman to speak. Coccaro to follow up with Skip Parker and send invitation to Mailman.

6. Adjourn

With no further business, the meeting adjourned at 9:50 a.m.