



Town of Greenwich

Conservation Commission

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Conservation Commission Energy Committee Meeting

Thursday, May 30, 2019

Land Use Conference Room, 2nd Floor, Town Hall

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

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

1. Call to Order

The meeting was called to order at 9:00 a.m. by Patricia Sesto

2. Approval of Minutes

May 9, 2019 meeting minutes approved by consensus.

3. Town Hall Energy Audit and report

Sesto asked the Committee if they had further questions or comments aside from the comments already sent in via email. R. Parker asked for more clarification concerning the language used to describe the new substation project: “Cos Cob Power Station” vs. “Cos Cob Substation Project”. Sesto stated she already made some changes but will make sure it’s addressed within the entire report.

Concerning level II audits, Brady recommended next time the Town chooses to pursue outside energy consulting companies, that language is include within the RFP to indicate what we expect to see in the audit report. For example, Brady would like to see a narrative on equipment readings, efficiencies, and trade-offs. Hall recommended including a definition on what a level I and II audit are within the Town report, which specifies demand reduction. Hall will send us definitions of what the typical level I and II audit ask for.

Sesto asked if the report should include supporting documents in an appendix or specific web links to the town website. The Committee conceded to include supporting documents as a web link. Coccaro will add the Town Hall audit report as a pdf web link on the Town website.

Discussion ensued around comments made by Committee members in the report: Hall and Sesto clarified questions within CT Green Bank and Al Monelli's sections. R. Parker had questions regarding the town building's energy use pie chart and asked to clarify if the fire station is included within the Police Department. Hall questioned Charles Zsebik, Director of Purchasing, section: RFB vs RFP and asked if the life cycle of equipment was included during the purchasing process. Brady stated that the Town, under the Environmental Action Committee through the Board of Selectmen, had previously adopted a policy to incorporate life cycle cost. Brady indicated the policy could have been adopted as early as June 2009, but could not find the meeting minutes documenting this policy. Additionally, Brady indicated that parallel to life cycle costs, a policy should exist on purchasing the same type of equipment for buildings across town. This would cut down on the need for staff to learn multiple equipment types and expertise.

Sesto asked for clarification in Al Monelli's section. Sesto's notes indicate Monelli stated that the town has multiple energy accounts; therefore, can't benefit from shared energy savings between buildings. Sesto used the example of putting solar on one building. Any additional solar energy savings would not assist energy reduction across town in other buildings. Brady agreed, stating that we don't get the demand credit with having multiple accounts. Hall mentioned the community solar program available for buildings. He suggested possibly adding it within the recommendation section of the report.

Sesto directed the Committee to the 'Introduction' of the report. Brady has previously made recommendations to include three goals. Sesto asked if the Committee to reflect on these goals. Changes were suggested, which Sesto captured within her notes: Goal #1 is to create an Energy Commission. Goal #2 will be kept as is, but include more on the identification process for energy conservation across town. Goal #3 (originally listed in the draft report as Goal #1) will be more written to "survey" buildings, instead of "audit". Sesto recommended adding a fourth goal to address community education and programs.

S. Parker inquired who will be reading the report? Sesto indicated it would be elected officials and BET members. Hall and others in the Committee agreed that since many people will be reading this report, it's important to have a thorough summary, easily understandable by multiple audiences.

Sesto pointed the Committee to the “Recommendation” section, specifically item “h” and asked for input:

“Establish CO2 reduction as a factor of consideration for proposal selection and bid specifications.”

The Committee agreed that item h should be left in the recommendations section.

Brady recommended inviting the press and Tony Malkin to a meeting with the First Selectmen and BET when the report is published. He believes we should create positive PR surrounding the submission of the report.

R. Parker asked to include other Connecticut town energy groups as success stories or at least give the status of other town’s energy commissions and/or successful conservation initiatives. Sesto agreed to include this in the report.

Sesto responded to S. Parker’s comment on the relevancy of Robert Chew’s ZEV section. Discussion ensued within the Committee concerning EV charging stations in Town and the need to address future charging stations in planning and zoning, the POCD and development proposals. R. Parker thinks the section should stay as it’s a good example of how residents can reduce energy usage. The Committee discussed including a recommendation to incorporate EVs in the Town fleet. Hall stated that encouraging EVs relates to recommendation “h”, to reduce CO2 emissions. Cocco will look into number of charging stations in Greenwich.

Searle left the meeting at 9:45 a.m.

Sesto asked for any other recommendations. S. Parker suggested recasting *why* we talked with Robert Chew. Move paragraphs three and four up to the top of his section.

S. Parker inquired what the timeline was for this report. Sesto reported we are seeking Conservation Commission approval at the June 6th meeting. Committee agreed to meet before then to finish report.

Hall asked to clarify language around becoming net zero for current buildings vs. new construction within the report. Additionally, Sesto stated she will add “energy consultant” into the list of recommendations. The Committee agreed it would be within the Town’s best interest to include an outside energy consultant to work with Town officials.

4. Eastern Greenwich Civic Center

The Committee discussed the renovations to the EGCC. The Committee would like to make recommendations for adding solar panels to the roof, efforts to make the building

net zero, and adding EV chargers in the parking lot. EGCC public meeting is June 12th, 7:30 p.m. in the Town Hall Meeting Room.

5. Next meeting

The next meeting will be Tuesday, June 4, 2019 at 9:30 a.m. Location TBD.

6. Adjourn

With no further business, the meeting adjourned at 10:15 a.m.