

Conservation Commission Energy Committee Meeting

Thursday, September 27, 2018

Land Use Conference Room, 2nd Floor, Town Hall

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

Also in attendance: Patricia Sesto, director; Sarah (Nahabedian) Coccaro, conservation resource manager;

1. **Call to order-** 9:05 by Ms. Patricia Sesto
2. **Fall Program**

Ms. Sesto began by stating the focus for today's meeting: an evening lecture/program featuring Peter Malkin. Ms. Urling Searle asked the committee for input on the what they wanted to do. She asked what the focus is of this program and where it should be held? Ms. Searle had talked with Patrice Gillespie (CT Energy Network) who has connections to other towns and audiences, and offered to help promote the event. Originally, this program was intended for local business owners and builders, then there was thought we may not have a big enough audience, so should we expand our audience? The group discussed what the goals were (having one event vs. multiple events). Mr. Rusty Parker stated that "we want people who make energy decisions" to be there. Mr. Parker indicated that there is a difference in building tenants vs. building landlords, since the tenants pay for the energy use and the landlords control the infrastructure on the building. The committee should carefully consider who they invite to the event.

Mr. Steve Hall asked "how do you deliver an economic advantage message to the smaller businesses here in Greenwich?" Can Peter Malkin talk about the large Empire State Building and then follow up with a smaller example? Ms. Searle recommended the smaller example be a local example such as the Boys and Girls Club.

Mr. Hall stated that Eversource claimed to be reaching out to bigger businesses, but that we should include Eversource, C-Pace, CT Green Bank, and Stamford Architecture 2030 on the invitee list. Ms. Searle recapped: people would be interested in hearing Peter Malkin's story and work at the Empire State Building. Have Mr. Malkin be the keynote and give introduction, then have him turn it over to show case a study on his project, and then how it translates to a local case study. Include a panel of Q&A. Another thought was to possibly provide an incentive for businesses to come- maybe offer free audits or meetings with CT Green Bank. Also, make sure a representative from each of the above

can attend. Further, include a short paragraph for each group in a program (pamphlet) and let people follow up with them separately (or possibly a second seminar).

Committee discussed event details:

- RSVPing
- Location- Town Hall, Cole Auditorium, Bruce Museum, Historical Society, local corporation that would donate its space? Boys and Girls Club (to also see machinery as local case study),
- Mr. Hall will reach out to commercial realtors.
- Ms. Searle- time of day? 4:30pm-6pm
- Mr. Brady- make sure Peter Malkin can talk about “why would a building owner do this sort of thing, even if a tenant is paying for it?”
- What defines a small building? What defines our target audience: medium to large building (Boys and Girls Club is a medium-sized building).

Action Items:

Ms. Searle:

- At Boys and Girls club- ask about being local case study.
- Talk to Peter Malkin: Dates- First week in December (possibly Wednesday the 5th or Thursday the 6th, or the next Tuesday/Wednesday in December, or look at mid-January).

Mr. Parker:

- Ask friend at NewMark about getting list of contacts.

Mr. Hall

- As Rich Granoff about event. Can he reach out to other architects?

Everyone:

- Invitation list
- Food/refreshment sponsorship
- Programs (pamphlets)-

Staff:

- Ask Eversource- can they provide us with information on buildings that pay \$25,000 or up on energy bills?

3. Glenville School Evaluation

Mr. Parker discussed emails between his contact, Mr. Ed Stein, and Ms. Sesto. Mr. Stein went on Monday to Glenville School to look over the solar panels. He said it's not working well, it's not maintained, and the town doesn't have a maintenance contract. Mr. Stein recommended getting a maintenance contract and hiring someone to fix the panels

and building system. Mr. Dan Watson was notified about the visit and initial thoughts. Mr. Brady stated that it sounds like the infrastructure is there, just needs repairing. Mr. Parker stated that since Mr. Stein looked over the equipment for free, would he fix it too? Ms. Sesto will follow up with Mr. Watson on what he plans to do moving forward as next steps. Mr. Stein committed to finding out who is responsible for taking on the warranty since the original company closed.

4. Strategic Energy Planning

i. Identification of desired presentations, needed information

1. Co-gen – Mr. Hall

Doing a presentation for the Energy committee to include in the Town report. Mr. Parker expressed that co-gen was expensive, cumbersome, and 5-10 years down the line. Ms. Sesto explained the goals for report, and asked if co-gen would be an appropriate item to include? Mr. Brady expressed reasons for including co-gen as part of our holistic view into energy savings and all options available. Mr. Parker doesn't think co-gen belong as an energy efficiency measure in the town hall audit report.

This brought the Committee back to the report (the town-wide report). Mr. Brady hoped that the town will react positively to the report and ask "why hasn't this been done before? Why not 10 years ago?" Within the report, there should be a focus on the dollar savings and how to save relatively economically. Mr. Brady recommended creating an energy department who has oversight for the Town.

Mr. Hall to ask his contact, Bruce Becker, to speak to this Committee on co-gen.

The Committee agreed that a long-term goal might include if we could be treated as one customer and not 200+ meters. If we put in a self generation system somewhere and we supply all of our properties (through Eversources's wires), we're not a competitor with Eversource. Also, buying energy from TransCanada is sort of the same deal.

Ms. Sesto asked if there were any other presentations desired? Ms. Cocco reminded the committee about looking at other towns as case studies, such as Newtown and New Haven. Ms. Cocco will check the Sustainable CT application for any listed town energy plan success stories.

- Scotland, CT and other towns have reduced municipal energy use by 20%
<https://ctenergydashboard.com/CEC/CECTownData.aspx>

Mr. Parker expressed needing representatives of the RTM here at these meetings.

5. Next meeting – October 11th, 2018 @ 9:00am

- a. Agenda topics
 - i. Updates for presentation

6. Adjourn- 10:16am