

## Camden Energy and Sustainability Committee

June 20, 2016

Chair: Anita Brosius-Scott

### Present:

Anita Brosius-Scott

Brian Robinson

Marina Schauffler

Jim Heard – Select Board Liaison

Marc Ratner

Pete Kalajian

Peter Galloway

Ken Gross

Dana Strout

### Absent

Sarah Holland

### Guests

Robert Davis

Beedy Parker

Secretaries: Anita Brosius-Scott and Dana Strout

1. Minutes of May 23 Approved, added to GoogleDoc here:

[https://docs.google.com/document/d/1OyMBXQ5QkOISMqCZC-wSbJci4F0Mh22IbV\\_G2PRaZdo/edit](https://docs.google.com/document/d/1OyMBXQ5QkOISMqCZC-wSbJci4F0Mh22IbV_G2PRaZdo/edit)

2. Non-agenda items

Marina asked if we could meet a different night of the week - Wednesday 5:30 was set for next meeting July 20

3. Report, **Energy presentation at Library** on May 31 – **Ken**

Informative; sparsely attended – just under 20 attendees. Small steps! Each speaker presented new information; speakers' content complemented each other. Would have been good to be done at WSCR and be filmed, then available for playing multiple times on local TV. Next time must see if we can arrange that.

4. Update on **Camden municipal solar PV installation project** – **Pete K.** This discussion relates to two sites being considered for a ground-mounted array, with a mention of the plans for a new salt shed.

No updates from Pat Finnigan.

Following this sentence is the link for a publically-available **GoogleDoc** in which in which can be read ongoing notes documenting the Camden Energy & Sustainability **Committee's progress** on the pursuit of a Camden municipal **solar array** (editor: Pete Kalajian): <https://docs.google.com/document/d/1y3Kbp76qJOWGiwkAFmGPwchUtgKglBSVK7stvTb5Qts/edit?usp=sharing>

**Public Works garage site**

Site has potential but in order to build a large enough ground-mounted array, outdoor equipment storage area is lost and has to be recouped. This is the area south and west of the salt shed. Rick Siebel (Public Works Director), Hans Albee (Revision Energy) and Pete Kalajian were discussing whether the equipment could be moved across the power lines to the place that is presently wooded; that area would need to be logged, graded, get permits etc. etc. plus of course G&D engineering. Endless possibility for delay, as well as costs to the Town.

**Salt Shed replacement** at Public Works site is not going to happen any time soon. It's been shored up and probably will be used through another season.

How can the energy committee have input into the **redesign of the shed**? Pete K. thinks that, based on his conversations with Rick Siebel and Pat Finnigan (Town Manager), the Town is years away from doing anything with the salt shed. But, we need to keep the lines of communication open.

**Sagamore Farm site** (Re the Town-owned open field behind the Wayfarer Marine buildings behind the Laite property, High St./Route 1 north)

The size of the site makes it amenable to a large installation that could produce 3-phase power (rather than the usual 1-phase). This would require larger poles and different infrastructure (?). Committee initially thought to delay pursuing that because of the indecision regarding the PUC regulations concerning solar power and the net metering decision in the State. The present law limits the size of solar installations (9 accounts); this site could support an installation larger than that limitation. Concerns were expressed about the possibility that, by starting with a smaller installation for 1 phase, a 3-phase project on the site, in the future, might be jeopardized.

Because of the complications at the Public Works site (stated above), the Sagamore Farm site should now be re-considered.

**Access to site:** the easiest access to the site is on the drive and the Wayfarer-leased site, both across land owned by the late Parker Laite Sr., and now owned by his son Chip Laite.

**"Angel Investor"** : Some investors find it attractive to invest in solar through a PPA (Power Purchase Agreement) structure. We could pursue discussions with possible candidates for such an investment.

**Net Billing:** Hans Albee of Revision Energy told Pete Kalajian June 20 that Revision is guaranteeing net billing regardless of the PUC decision regarding net billing (amazing!). This means that a Revision-installed solar installation would receive credit for power not used/put out onto the grid, whether or not such an arrangement jives with a future decision by the Public Utilities Commission.

**Revision Quote:** Pete Kalajian has asked Hans Albee of Revision Energy **to prepare proposals for the Revision cost for both sites**, with the provision that for the Sagamore Farm site, the quote would include **3-phase-ready poles** even if they bring in single phase for the initial project. By the end of next week (appx. July 1) we should have Revision Energy costs that would compare both sites. The Town will probably find out that it would be way more expensive to develop the Public Works site than the Sagamore Farm site, because of the substantial work in preparing the land.

**CMP Interest:** CMP may want to develop a large array in Camden – e.g. Boothbay put in renewable power, which was cheaper than installing new transmission lines. A CMP docket exists for dealing with the issue of not having enough peak power at different times in Camden. They may be facing rebuilding existing transmission lines? May be a part of the package. Idea is to not have a transmission line from Coopers Mills to Camden. Need local power sources – would represent huge

cost savings. In Boothbay they did a lot of rooftop systems along with “IceBear” energy storage technology (see explanation of the IceBear technology at <https://www.ice-energy.com/technology/>).

#### **ACTION ITEMS:**

**Pat Finnigan** will:

1. Discuss the possibility of access to the Sagamore Farm site with Chip Laite; she feels confident she could get his permission.
2. Pursue finding answers to the feasibility, cost and regulatory implications of preparing the Public Works site as described for land-based solar installation + extended storage areas.

**Pete Kalajian** will:

1. Follow up on his request to Hans Albee of **Revision Energy** to prepare **proposals** for both Camden sites: Public Works land site and Sagamore Farms land site;
2. Talk to **Cabot Lyman** of Lyman Morse at Wayfarer Marine, who is committed to and interested in solar, regarding possible investment;
3. Follow up with Pat Finnigan re **Right of Way** questions and **other Town steps**;

**Marina Schaufler** will keep lines of communication open with **Grid Solar**.

#### **5. Snow Bowl new lodge building energy review.**

Sarah Holland has prepared a **letter containing an energy-oriented evaluation and list of recommendations for the new Snow Bowl lodge** as presently designed.

- a. The Energy Committee voted in unanimous support for the content of the letter, its recommendations, and for it to be presented to the Select Board.
- b. A preamble or introduction to the more lengthy letter will be written in which the points are summarized. The point of the recommendations is to reduce energy consumption, increase comfort for four-season operation, lower operating cost, and reduce the Town’s carbon footprint.
- c. The Energy Committee will **request that the letter be forwarded to the lodge architect and the Ragged Mountain Redevelopment Committee**.
- d. The letter is publically available at this GoogleDoc link:  
[https://docs.google.com/document/d/1RW5D7ajW8Ry1BTD3FkyuRahEhjP86lgB\\_pyN8TmQeRo/edit?usp=sharing](https://docs.google.com/document/d/1RW5D7ajW8Ry1BTD3FkyuRahEhjP86lgB_pyN8TmQeRo/edit?usp=sharing)

#### **ACTION ITEMS:**

**Anita** will:

1. Present **Sarah’s letter** to the Camden Select Board at their meeting of June 21, as a non-agenda item, along with an introductory memo and summary she will write.
  2. Present to the Select Board an **update** on the work of the Energy Committee. Will not include specifics on Municipal Solar project, only that the research work is still underway.
- 6. Snow Bowl A-Frame energy audit report – Brian** (no written report).
- a. There are three significant elements: sloped ceiling, glass windows, concrete foundation perimeter walls. John Scholtz (local architect) says the foundation is a real problem.
  - b. Only one place where there is insulation otherwise it’s just concrete and wood; roof = wood with shingles on top (no insulation).
  - c. No airlock downstairs.

- d. When exhaust fan is on, there is no replacement air through controlled intake – only exterior air provides replacement air.
- e. To fully insulate the lodge, which would cut heat loss by 66%, will cost around \$50,000. (Quote is not including makeup air system.)
- f. Building uses 4,000 gal. oil/year. Improvements would save around 1,000 gallons a year, or appx. ~ \$2500/year. Savings depends on oil costs (Energy futures - appx 3-4 years out - are now going for \$100/barrel. If oil prices rise to that level, payoff would be quicker).
- g. If the heating needs are reduced, then the heating system could right-sized. New heating system would cost maybe \$10,000.
- h. Ski patrol and ski club has no space in new lodge building; A-frame might continue to be their home.

There is a **new town committee** just formed: that will be looking at year-round use of the Ragged Mountain Recreation Area (the **Ragged Mountain Recreation Area Committee?**). The Chair of the Parks and Recreation Committee is on this new committee.

The Energy Committee voted to **endorse and support any effort to mitigate the energy use of the A frame lodge.**

- Report (to the Select Board?) that we have identified an opportunity to improve insulation to save money in the long term; please consider our suggestions.
- Suggestions should be passed along to the new committee; we recommend that they take action on them.

**ACTION ITEMS:**

1. **Brian** will present A-Frame energy use reduction strategy suggestions to new 4-season Ragged Mt. committee. (Brian is on the Ragged Mt. Recreation budget Committee)
  
7. **Opera House – Marc Ratner** – asbestos removal question for blower door test Brian has ID'd asbestos problem, will talk to Pat about getting it fixed after budget freeze. Once the asbestos has been removed, then a blower door test can be done to identify infiltration and heat loss locations.
8. **Updated Building Codes** (Brian): 2012 building code re energy is 40% more efficient than the 2009 requirements. The 2015 code is even more efficient. These changes should be taken into consideration in new municipal buildings.

**ACTION ITEMS:**

**Brian** talk to Pat about resolving asbestos removal in Opera House.

9. Adjourn at 6:15.