

NO ENERGY COMMITTEE MEETING IN AUGUST.

Camden Energy and Sustainability Committee

MINUTES

July 20, 2016

1. Present: Anita Brosius-Scott (Chair), Brian Robinson, Marc Ratner, Pete Kalajian, Peter Galloway.
2. Committee needs 6 to constitute a quorum, so no voting can be valid. Decided to move forward with an “unofficial” meeting in order to discuss progress of projects.
3. Marc Ratner, now a member of the Camden Select Board, reported that James Heard wishes to continue to be the Select Board Liaison. Marc is also interested in the work of the Energy Committee and will continue to attend as he is able.
4. Happy Birthday to Brian Robinson! We passed around cake and ice cream :-q
5. Selection of Secretary - Anita
6. Approval of Minutes from June 20 – since there is **no quorum**, approval will have to be done by email or at August meeting.
7. Non-Agenda items - none
8. Report, **update on Municipal Solar** – Pete K

Two PPA proposals have been submitted by Revision, one for each site: Sagamore Farm site and Public Works Garage location site. The Sagamore Farm report is [here](#); the Public Works site PPA proposal is [here](#).

Sagamore Farm Site: Revision is willing to put in the poles required to support 3 phase power to the Sagamore Farm site at no cost. This would be in anticipation of a larger future installation, *should the State regulations be changed in the future to permit larger solar arrays*. Town won't have to pay anything for the larger pole infrastructure.

They install and own the solar array as long as the town wants them to. The PPA (Power Purchase Agreement contract) has a schedule of cost *for the electricity generated. The Town buys the electricity for a minimum of the 7 year period that Revision receives the federal tax rebate*. Will be less money than what we pay for energy to CMP: Revision has calculated *the rates proposed in the PPA* based on the federal projection of the long-term energy cost in New England (and thus the factored-in increase by CMP), with the PPA increase to be 2% below that projection. At end of year 7 the Town can buy. Or, an angel investor or other investor can buy. Town will not have to buy; could continue to pay at less than market rate.

If at year 8 the Town issues a bond and pays off the PPA, that is the most economical deal *because pay-back, after which the electricity generated is effectively free to the Town, would occur sooner*.

Marc R reported that Chip Laite came to the Planning Board. Wants to be able to do boat building and maintenance in the buildings *on the Laite property neighboring the Sagamore Farm site*. He also suggested that Sagamore Farm would be a perfect place to do a business park. Pete says there's plenty of space for both a business park and solar. This PPA proposal is now. *In any case, the proposed solar installation will not affect any future proposed business park, because the proposed array is pushed up*

against one side. Also, should buildings be installed, the SB can propose that such buildings be amenable to solar array installations on their roof-tops.

Pat feels that there would not be an issue with the right of way *through the Laite property to the site for access and electric poles*, as Chip Laite wants something to happen there.

Sagamore Farm site: The Committee needs to be big boosters for this. We have everything we need except for a written agreement from Chip Laite for a right of way. If the Town *moves forward with a commitment for this project* before PUC meets, Revision will guarantee they will buy the power, whatever PUC decides. *(The Public Utility Commission is meeting later this year to review the status of Net Metering; the Governor is urging a change in net metering agreements such that solar energy generators are paid less for the unused power they put into the grid).*

Next step: Revision makes a formal presentation to the Board with our endorsement, meet with SB, or workshop discussion, field questions, get Board to decide, and get going.

Marc will report the results of this Energy Committee meeting to the Select Board.

Advantages of the Sagamore Farm site solar array project:

1. This project will create more interest in property;
2. We are getting that *[higher-capacity, 3-phase]* power infrastructure for free;
3. The Town will pay less *for the electricity during the PPA period*, saving money;
4. The Town is not putting *the money in to the initial construction*.
5. *After the installation is paid off, the array continues to generate electricity, during which time there are effectively no energy costs* (see report).

3 potential roadblocks:

- Chip may not wish to grant ROW;
- Concerns about viewshed issue from mts. Response – evidence that the Town is taking a modern, progressive *approach to power*. Board needs to go out on a limb and not let the opposition hold everybody up.
- Concerns about conflict with future industrial park use. *Response – the initial proposed array is the maximum permissible size based on present State statutes; that array is proposed to be sited at the eastern-most edge of the present cleared section of the Sagamore Farm site, leaving the greater part of the cleared area available. Also, all rooftops of future industrial buildings could be made to support solar, enabling both installations to co-exist. Should the statutes be changed, the site, and possible future buildings on the site, could support considerably more solar than presently proposed, enough for 3-phase power.*

Public Works site. Rick Siebel, Public Works Director, is happy to do what Town wants, but the amount of money that the Town would need to spend *renders this site less economical*. The land lost to panels would have to be made up on the other side of the power lines, since space would still be needed by PW for equipment storage and other uses. That land would need to be logged, graded, engineered etc. So PW site is a higher cost option.

9. Pete decided not to talk to Cabot Lyman *regarding potential for investment in the solar panels* until the project is further along – could suggest it to them later and they could possibly invest at 8 yr. mark.

10. Report, **update on Snowbowl Lodges**

a. Recommendations to Select Board and architect regarding **new lodge**: energy performance, building code level of performance – no progress reported. Pat has not forwarded info to architect.

b. Recommendations regarding **A-frame Lodge**:

Brian – The lodge is using 4,000 gal. oil/year. We can reduce the energy demand by about 40% via shell improvements. If the existing boiler is replaced with an upgrade, also sized to reduced energy requirements, that would add another 20% reduction.

Building shell: Built in 1969. Could improve to effect a 1500 gals saving, saving 16 tons carbon emitted / year. Improvements would be good for 50 years - not subject to degradation because they are interior improvements. Cost of investment would be around \$50K for shell improvements, which @ today's oil prices would amount to around \$3K/year cost. Straight payback is 16 years.

Improvements would include: foundation insulation (rigid foam), insulation on roof slopes on inside; thermal inserts on windows – double glazed film framed inserts with protective plexiglass in lower level. Could last a couple decades.

Would take a couple weeks to make those improvements. If decided, could be done before winter.

Next step: Marc will bring it up with Select Board. **Brian** has done modelling; Brian will create a full report & proposal.

Discussion about delaying this report to SB until after the solar farm is sewn up. Concern about sensitivity to cost outlay at Snow Bowl after this year's operational cost overrun.

11. Report, **Opera House** blower door test, asbestos removal.

Brian – met with Pat, and so did Mark Ratner. She is fine about removing asbestos; waiting on contractor. Once that is done, the more robust testing will be done. Brian is doing follow up to see that this gets done.

Marc will propose a workshop and ask the SB to schedule it. Will be presented August 2 to SB.

12. Adjourn

Information from Pat Finnigan via email, July 20, after meeting:

1. **Right of Way through Laite property:** Pat is sure that the Town can work with Chip Laite to secure a temporary (during construction) access to the site, and ultimately a long-term agreement.

2. “The bigger/long-term issue is the **development of the Sagamore Farms site** and how to site the solar project so it is most effective, while also allowing the best use of the remainder of the property for development (given the topography).”

3. Pat is aware of the time-sensitive nature of the solar project, yet needs to review site topography.