DRAFT

AVON CLEAN ENERGY COMMISSION
AVON ROOM BLDG. #1 TOWN HALL
MINUTES
JUNE 15, 2016

I. CALL MEETING TO ORDER

The meeting was called to order at 7:15 PM by Chairman Bernard Zahren in the Avon Room, Building 1 Town Hall. Members present: Chairman Bernard Zahren, Richard Kretz and Jeffrey Macel. Members absent: Marty Kaplan and Joseph Gentile. Advisory member absent: Jonathan Craig. Staff members Town Manager Brandon Robertson, Assistant to the Town Manager Grace Tiezzi and Town Clerk Ann Dearstyne were also in attendance.

II. APPROVAL OF THE PRECEDING MEETING MINUTES – February 17th

VOTE: Mr. Kretz motioned, Mr. Macel seconded and all agreed to accept the February 17th minutes as presented. None opposed.

III. COMMUNICATIONS FROM THE AUDIENCE

Ms. Grace Tiezzi introduced herself as the new Assistant to the Town Manager. The members welcomed her and wished her well.

IV. OLD BUSINESS: a. New town center updates

Mr. Kretz relayed that he and several members recently met with Mr. Peck and the new town center developers. He continued that he was very encouraged that the developers were open to new ideas and wanted to make the center their signature place. He added that they came away with the feeling that they had somebody who was trying to do something right for the town. Mr. Zahren asked how Mr. Kretz did with the State regarding the microgrid. Mr. Kretz noted a lukewarm response with an application and a good luck. He continued that there had been 37 applications so far with $5 million doled out to 2 towns. Mr. Zahren added that he did not expect Carpionato to take the lead and asked Mr. Robertson if we should approach the Town Council to ask if we should be aggressively looking at all these energy issues and or where we fit with the Planning and Zoning crowd. Mr. Robertson reported that there is a permit pending before P & Z requesting Carpionato to submit for an excavation permit to remove 250,000 cubic yards of fill from the site. He continued that Planning & Zoning would be closing the public meeting whereby they'd have 65 days to make a decision. Mr. Robertson continued that from a staff side they were in the process of selecting peer review architects and engineers to help the staff to review and formulate what Carpionato comes through with in terms of architectural planning and infrastructure. He added that the firm they are selecting is top of the line, cutting edge with a sub who is known as a new urbanist guru, Patrick Pinnell. Mr. Robertson continued that involvement in the review of the new Avon center will be included as they work to develop a new charge for the Commission. Mr. Robertson clarified that the excavation permit would only cover moving dirt and not for laying infrastructure. Mr. Zahren cautioned that wiring for a microgrid would best be done in the beginning stages of infrastructure. Mr. Macel noted that it was a large amount

of dirt. Mr. Robertson said that it was one of the things P & Z looks at and how that movement of so much fill will impact Avon with regards to its roads and noise.

Mr. Zahren referred to a previous meeting's wish list of energy efficiencies and conservations they'd like to see included in the project. Mr. Zahren requested Mr. Peck's revised April 14, 2016 list be included with these minutes. Mr. Zahren added the wish to exclude flashy, neon type retail architecture when discussing with the architect the selection of building materials and windows.

Mr. Kretz noted that he's trying to get a conversation with the Karl Rabago, the Director of Pace Energy and Climate Center in New York, who is a great source of information for this type of project.

V. NEW BUSINESS: a. Wrap-up energy plan and discuss future steps
Mr. Zahren noted that Titan Energy did a great job of updating the energy plan. He continued that Adam Teff had done a great job of putting together all the numbers and we had clearly met the 2015 energy plan's goals: to reduce the consumption of energy use per square foot as measured in a uniform BTU metric and that we came in 18% under with all facilities combined. He continued that the schools did very well because of the energy education to reduce consumption program incentive. Mr. Zahren noted too that the benefit of the solar panels didn't even yet come into the analysis of the final results. Carbon footprint had not gone down nor is it ballooning out of proportion and the solar panels will help with that. If we continue with the Clean Communities goal we have reached the 100 points to be awarded grants which, he lamented, had shrunk with the current State budget. Mr. Zahren continued that he attended the Town Council meeting in May and Chairman Zacchio suggested we publicize the good news with the parents of the kids in school. Mr. Zahren met with Mr. Mala and the new Director of Operations, Myles Altimus, to discuss this and is waiting for them to issue a draft press release type announcement for review. Mr. Robertson said he would remind Mr. Mala and noted a recent town news blast he had written with Mr. Teff that went out on the Town website. Mr. Robertson added that he had spoken to the Hartford Courant and Valley Press. Mr. Zahren would like to have had mention made of Mr. Peter Gaski's contributions as well even though he is no longer with the town.

Going forward Mr. Zahren suggested looking at the harder things that weren't easy to do. He noted that Mr. Kaplan had been pushing to get a performance contract that gives you a guaranteed reduction in output, with the Town not putting any money out. Mr. Robertson mentioned that Bruce Williams and Mr. Altimus had been looking at this for replacement of rooftop units at Roaring Brook School when they met with a representative from Eversource. Mr. Zahren added that the schools need to get up to date with their software for compiling energy use data to be in sync with the town. Mr. Robertson would like to have a draft of the new charge for the August meeting. Mr. Zahren reminded that he'd like to get the Commission back up to seven members as soon as possible.

VI. COMMUNICATIONS FROM THE COMMISSION a. Solar PV/renewable energy systems, b. Financing and other ways to receive support from State/National etc., c. Carbon footprint/software tracking/Clean Communities support

Mr. Zahren asked Mr. Macel what the town of Simsbury is doing with their pilot solar programs. Mr. Macel said they were slated for a 1 or 2 megawatt installation by the ISCC. Mr. Zahren reminded that you get more out of large community solar installations rather than tiny roof ones. Mr. Zahren noted that there is going to be a lot of anxiety over energy and what direction it's going to take until the election. Mr. Zahren asked Mr. Robertson if there were any plans for more solar applications in town. Mr. Robertson said this could be part of the new charge and not just buildings but potentially looking at properties such at Thompson Road or the landfill. Mr. Zahren asked Mr. Macel how other town solar projects could integrate with the microgrid. Mr. Macel said the microgrid would not qualify for the pilot program and one of the challenges of putting together a microgrid would be that it had to be interconnected. He continued that you'd have to put it on a closed circuit or a loop so the locations would have to be close. Mr. Zahren concluded that the town center project will take a long time but that if you are planning for a microgrid that you start now.

Mr. Robertson discussed the current updating of the Plan of Conservation and Development. He continued that the State requires a ten year update and mentioned it as a good resource to see where the town is in terms of open space, public facilities, utilities, and demographics, past, present and future. It will include a new chapter "Sustainability" with low impact regulations and recommendations to use land more efficiently. He suggested inviting Steve Kushner to the next meeting in August specifically to explain this chapter and see if the Commission has any comments or recommendations. Mr. Zahren concurred that it'd be a good idea to invite the former Town Planner to the next meeting.

Mr. Zahren told of a February meeting he attended at the Energy Exhibit Hall in North Haven. He continued that it was a meeting of all of the towns that had some sort of energy task team like this and that it was very well attended. He said one of the speakers, Bob Wahl, said in this environment not to expect much funding from the utilities or the Green Bank. Mr. Zahren said he saw a change in the enthusiasm because now things are starting to happen in communities. He continued that they are trying to attract a major speaker such as Amory Lovins but that it will likely be costly. Mr. Zahren continued that we'd be seeing more negatives regarding the weather change. Mr. Macel noted a book he'd recently read "Oil and Honey" by Bill McKibbin and his group called 350.org. He explained that scientists claim 350 million parts carbon in the air is safe and we are now at 400. He continued that the storms we've seen are going to be five times as bad. Mr. Zahren made note that the increased "sloppiness" of drilling for natural gas added large amounts of methane to the atmosphere, now accounting for 22 – 23% of all greenhouse gases.

VII. DO ANY BUSINESS TO COME THIS MEETING

VIII. ADJOURN

VOTE: Mr. Kretz motioned, Mr. Macel seconded and all agreed to adjourn the meeting at 8:02 PM. None opposed.

Respectfully submitted:
Chairman Bernard Zahren

Attest: Susan Gatcomb, Clerk

Avon Clean Energy Commission

April 14, 2016

Draft

Sustainability Features for the New Avon Town Center

I. Landscaping/exterior areas, roadways, Green Space, etc.

A. Lighting/signage

1. High efficiency lights (assume developer owns street lights and not Eversource?)
2. Use "down lighting". Dark skies principals.
3. Solar chargers & batteries options?
4. Limit lighted-retail signs to minimal/non-glare, etc. i.e. "very tasteful"
5. Holistic approach to what the entire complex looks like when entering on a dark night

B. Plantings, lawns, street planters, etc.

1. Use rainwater recovery for irrigation
2. Non-invasive native (to CT) plants, trees and shrubs
3. No run-off of fertilizers or pesticides
4. Natural grass areas or set mowers to high cut level
5. Design for shade from trees in summer and sun in winter (deciduous). Low shrubs to provide year 'round greenery.
6. Street planter boxes, etc. How to operate sustainability and enhance the walkable areas.

C. Flows of rainwater/snow removal

1. Recreate natural stream and connect to existing water shed

2. Rainwater catch basins(?)

3. No excessive chemicals for snow (salt, etc.)

4. Remove snow to designated melt areas(?)

5. Designs of curbs and rainwater drainage from streets

6. Limit paved areas to allow more natural ground absorption. Some paving materials now accommodate that.

II. Renewable energy/energy security

A. Explore micro grids. Many options.

1. Outside investment capital and independent developer

2. Get Grants for design and creative structure

3. Community sharing with Town of Avon Facilities. Very Creative concept needed. State is strongly encouraging micro-grids.

B. Solar P. V. and energy storage & efficiency

1. Rooftops should be sloped and south-facing where feasible, etc.

2. Get demo status for Community solar in JV with the Town (i.e. share output from remote location)

3. Integrate renewable power plus storage (batteries). Can reduce electric charges (demand penalties, etc.) plus provide time of day use and backup during power outages.

4. Use smart grid technologies, including smart thermostats, motion sensor lights, etc. Have master control center for the entire complex? Work with Eversource to do a state of the art demonstration on how to build new communities.

C. Can purchase green power (RECs or direct PPA) from others. Not as good as doing the generation on a local level.

III. Build according to highest levels of sustainable construction and energy use

A. Goal 100% elimination of Carbon Emissions (net) from all facilities combined. (Can be done.) By good design and sensible energy use.

B. LEED or other criteria used as initial guide

C. All attributes of architectural design plus building materials, construction process and integrated process.

1. Insulation (R factor)
2. Lighting
3. HVAC
4. Windows
5. Passive solar for winter season
6. Supervision of construction. Utilize all waste materials.
7. Use recycled/low energy manufactured products (LEED or similar standards)

IV. Quality of life issues

A. Limit motorized traffic flow

B. Parking in areas out of general public's view. Any indoor parking?

C. Pleasant, traffic-free walking zones; green areas

D. Support electric vehicles! Charging stations. Electric shuttle busses for residents, etc.

E. Require extensive recycling

The Three R's: Recycle Reduce Reuse!!!

F. Enforce no idling of any vehicles (State law). Use it as a "positive" reinforcement of the sustainable mission of the entire new Town Center Community. Get a good PR group to help with all of this.

G. Gather data and 3rd party inputs on how a sustainable community can work (e.g. Bedford, NY as a model)

V. Overall image, publicity and education

A. Award winning projects for sustainable design/energy efficiency have proven track records of higher value, etc. (e.g. LEED Gold apartments in NYC demand higher rents and have higher occupancy than others.)

B. National recognition for both the developer and the Town of Avon (entire Farmington Valley as well).

C. Helps recruit retailers and office space tenants who brand themselves as Green, etc.

D. Bring in 3rd party experts/speakers to reinforce the uniqueness/importance. Hold town meetings to discuss. Focus groups or charrettes.

E. Design a total "Marketing and PR" strategy between the Town of Avon and the developer of the project.