

Pelham Energy Committee Meeting
July 31, 2018

Minutes:

Stan Swiercz, Alisa Pearson, Tony Rogers, Peter Hepler

Notetaker: Peter Hepler

1. Meeting Opened at 7:41 PM.
Motion made and seconded to accept minutes for the previous meeting. This motion passed unanimously.
2. Green Communities Grant for LED Relamping:
Discussion centered on Rick Adamcek's continued importance in this effort, since as Pelham Superintendent of Public Works he would be the natural liaison between the contractor and the town building management for the installation of the new light emitting diode bulbs. **Tony will be in touch with Rick and his Selectboard liaison, Karen Ribeiro.**
3. MVP Issues:
 - a. Analysis and Review of the Community Building: Chris Vreeland will conduct a review of the Community Building Thursday August, 2 at 8 AM, for those that can attend. Rick can be there.
 - b. School Building Drawings: Stan reports that Jim McPhearson has provided drawings for the School Building, with the added proviso that Mr. McPhearson is adamantly opposed to any installation of photo-voltaic panels.
 - c. HVAC; Tony has met with Mike Bianchini (from R.W. Hall), who in phase 1 of the analysis is focusing on ventilation and heat pump issues. There is the hope that design costs for phase 2 would stay under \$10K.
 - d. Sensors: Tony has installed seven sensors that provide information on the temperature and humidity in seven key locations. He also spoke about the installation of electrical sensors, which will provide crucial information about the amount of electricity being consumed by various appliances. Because these electrical sensors cost more than \$4000, there was discussion about funds, which have specifically been awarded through the MVP grant, but for which the funding has not actually arrived in the town office. The word from Town Accountant Gail Weiss to Stan is that we can spend the money and that the MVP grant when it arrives, will reimburse the town treasury. A motion on this matter was moved, seconded and passed unanimously, to recommend that the Board of Selectmen to authorize the purchase of the electrical sensors. **Tony will provide the dollar amount to the select board for their August 15 meeting.**
 - e. Moisture: The Community Building has been plagued by moisture problems. These issues are slowly being resolved. Thus one source, which was due to run off from the roof, has been alleviated by adding a sufficient length of pipe from the down-spout so that the water is carried away from the building and no longer runs into the cellar. A second source appears to be condensation caused by

excessive cooling of the training room in the basement of the Community Center. A solution may be to raise the temperature in this room from its current low of 68 degrees F to a number in the mid 70's F. A third source is suspected to be seepage through the floor from water underneath the building. Initial tests by Tony have failed to support this contention but further data from the sensors may help us analyze this problem.

- f. Mold: Rick, working with Building Sciences Corporation (BSC), is analyzing this problem. While it seems certain that the Community Center has mold issues, we are not sure exactly where and how much. Thus we need a thorough analysis as well as a plan on how to correct the problem. The Committee is hopeful that Building Sciences Corporation will be able to give much needed insight here.
4. Resilient Campus: On-going discussions continue to address the issue of the town center, e.g., the Community Building and the School, serving as a "stand alone" place with its own energy production and storage capabilities. This is a long term goal aimed at providing a safe haven for town's people in times of climate-induced disasters and ensuing power outages.
- a. Candidates for Consultancy: We need help in making the necessary plans and thus are looking into engaging an appropriate firm such as the Meister Energy group or the Clean Energy Group. We also should consult with Massachusetts communities, which have already addressed and solved some of these problems such as Sterling, MA and the multiple town consortium on Cape Cod
 - b. The need for a grant administrator. Now that we have succeeded in winning some grants, the Board of Selectment is looking for someone to administer the funds. This is perceived to be a part time job.
 - c. On the assumption that HVAC system will be replaced by a "heat pump" that is run entirely by electricity, Stan has collected pertinent information. Thus for the ground-based heat pump our Campus Center would require approximately 10 deep wells, which would cost approximately \$60 K. More estimates of course are needed before we can make a decision.