

**Nelson Town Buildings Committee
October 24, 2016**

Attendees

- **Dave U**
- **Dave B**
- **Sandy**
- **Lisa**
- **Earl**
- **Russ**

Action Items

Dave U

- Ask Edie to contact Jerry Tepe, ask him to call Dave B re safety building
- Get information from Jerry Tepe about whether the exterior lighting can treat the 3 buildings separately (Library, Town Hall, Town Office) so that all lights don't have to come on when one comes on.
- If no contractors come forward, then request that Jerry Tepe do a design for the exterior lighting requirements.
- Forward the Cushing budgetary quote to the TBC

Dave B

- If there is a design document for exterior lighting related to fire marshal requirements, forward that to RAB lighting for a quote

Sandy

- Research water delivery services and costs

MINUTES

Meeting called to order at 6:06 PM

Minutes of September 19th, motion to approve by Sandy, second by Russ, all in favor.

Wind Power in Nelson

Dave U asks our opinion of wind, and the presentation from September

Dave B says he's been a big advocate of wind power since power went up in Lempster. He looked into a tower on Osgood Hill. Ran into issues with distance to transmission lines, etc.

- Need a hilltop facing west, with either no trees or above the trees. And access to a power line. At a certain level, you need 3-phase power which we don't have in Nelson. The closest 3-phase power is on the North side of Granite Lake.

Sandy is in favor of the concept.

Lisa says "location location location" and concern for abutters, etc., but within those constraints, she is in favor.

Discussion of Osgood Hill – the new easements will prevent power generation.

- There may be another piece, Black Top, that is town-owned and exempt from those restrictions

Dave U - likes the idea but doesn't like that they need maintenance and kill birds. How would we finance, how to distribute the power, there are many difficult issues. But strong concern about Carbon.

Example of the Wachusett college campus which is almost completely powered by two very tall wind towers.

- 1.65 MegaWatt producing 5 million kilowatts per year. A home uses about 6,000.
- Russ asks if this is outside of our purview as the Buildings Committee?

- Goal is to reduce fuel use in Town Buildings
- But while we feel it's a great idea, there's not a place to grab on to in order to get started
- We agree not to pursue wind power for the Town at this time.

Well

The well servicing the Town Hall, Library and Town Offices continues to have problems.

- The stop-gap measure of installing Pur filters on the faucets is less than ideal, they take up so much room that it is hard to use the faucets.

The Town has received a preliminary quote from Cushing for a new well

- They have new technology to find the iron vein and seal it off
- \$10,500 as an estimate for 300' deep, brand new well, but note that this is not a fixed-price bid, but is a budgetary number to inform the warrant.
- Dave U will forward the quote to the TBC
- Is it better to buy water through a delivery system?
 - We'd need at least 2, one for the entryway and one for the Library Lower Level
 - How much would it cost to buy delivered water?
 - Sandy will research
 - Hellenbrand
 - Culligan
 - Monadnock
 - And compare to costs to keep the old well going?
 - And compare the cost of this well failing completely, or causing the plumbing to fail because there is so much sediment
- Dave B recommends getting the formal bids prior to writing the warrant
 - McKenna
 - other companies

Fire Protection

Windows will be installed in the Town Office

Dave U will ask Edie to contact Jerry Tepe to call Dave B about safety building modifications, etc.

Exterior lighting requirements, automated sensors.

- We aren't thrilled about this but this is a Fire Marshal requirement, including that these lights cannot be switchable, and they require a minimum illumination level, and a requirement that if any light comes on, that they all come on. We need to know from Tepe whether the 3 buildings can be treated separately, so that the lighting can only illuminate one building.

State Fire Marshal continues to check in to verify the town's progress

The Town has put this out to bid but so far no electrical contractors have been interested.

Dave B mentions a company called RAB that does lighting design for free, and asks that once the requirements are received from Jerry Tepe, that they have an opportunity to design.

Energy Conservation Plan

Based on Ted Stiles report

Dave B is looking for more information from Ted

Discussion of cold roof vs warm roof for the Library

- We're not sure whether there is a ridge vent for the Library
- Dave B will get more information

Next Meeting

Monday November 28 6 PM Town Offices

Motion to adjourn at 7:12 by Dave B, second by Sandy, all in favor