

Nelson Town Buildings Committee

November 20, 2017

Attendees

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

Action Items

ALL

- Identify necessary buildings maintenance items for 2018
- Identify names that should receive the Renewable Energy RFP - send to Dave U before 11/29

Lisa

- Revise the RFP language and include with the minutes
 - Renewable Energy Project for the Town of Nelson, NH
 - The Town of Nelson, NH is seeking proposals for the design of systems and equipment that will provide electrical energy, from renewable sources, sufficient to meet all of the energy needs of all of our town buildings. Systems to be considered include solar PV for direct production and use of electricity, and solar PV generated electricity for the production of hydrogen gas for use in fuel cells or for direct combustion.
 - Initially, air-sourced heat exchange should be considered as the primary method for HVAC applications and hydrogen gas should be considered as the energy storage medium to be used when PV energy is not adequate and/or when exterior temperatures make air-sourced heat exchange inefficient. However, the Town is open to other renewable energy solutions should the vendor believe those solutions better meet the needs of the town.
 - In addition, system design should be scalable to capacities sufficient to provide renewable energy to power all town-owned vehicles that are feasible to power with town-produced renewable energy.

- Draft TBC report for the year
- Send request to Edie to either repair or replace lock on front door to the entryway, or at least have it checked.

Dave B

- Draft solar report for the year

MINUTES

Review of Minutes of October 17

- Change Dave B's action item to KSC (not Antioch), Dave U moves to approve, Russ seconds, all in favor

Well Problems

- Dave tested the water at the pressure tank, and there was bacteria at the tank. Asked Plumbob to come and handle the entire process. He took a sample directly from the well and found NO BACTERIA. The problem may be if there is any dead-end piping, so Plumbob will do that, and install faucets with high spouts for filling water bottles. Next step is to shock the well and pull the chlorine through the system.
- Plumbob also says that the well is too close to the septic tank, within 75 feet. Bart Cushing says it only needs to be 50 feet.
 - Earl asks which is higher — the well is a bit higher.
 - And the sewer pipe from this building runs within about 8 feet of the well
- We agree that this has to be resolved so that there isn't any issue in the future
 - Town has hired Jeremy Hamilton to map every pipe in the area.
 - And send to DES for review
 - Jeremy said it has to be 200' from the septic!
 - It's possible that the problem is the iron/calcium coating the pipes
 - We don't know the age of the Septic pipe
- Bart is aware of the issue and acknowledges that at the moment it's not good advertising for his business.
- This has been a hardship for the Library and for renters
 - The Town will reimburse for purchases of bottled water for the Library

Fire Code Work

- Started today in Safety Building, in Mike Tarr's maintenance bay only
- This, along with the full area alarm system, is acceptable to the State Fire Marshall

Energy Conservation

- Probably won't begin until December 20, but will substantially complete by the end of the year
- There was discussion with Jerry Tepe and the Fire Marshall's office about making sure the work met their requirements

- Spray Foam Insulation, including the intumescent paint
- Cellulose blown-in insulation
 - Fire Marshall has approved it
 - Sandy recommends a newspaper/wool blown-in insulation, for future consideration
- Working with Eversource, or an Eversource vendor, taking photos before and after, Blow door tests before and after. Rebates are not eligible until after December 18th. Rebate MAY be as high as 35%, though we shouldn't count on the money yet.
- Bert says OK from preservation point of view to spray foam the area under the Town Office.
 - Earl says be careful about trapping moisture and causing rot

Renewable Energy RFP

- Dave U has an RFP, which he would like the TBC to approve
- Dave B's concern is that the RFP dictates the solution, where instead that should be the outcome of the feasibility study, that they tell us which is the best renewable energy to use.
- Dave U's point was to simplify the proposal. Would be willing to add a paragraph that says "if you see a better solution than hydrogen and air source, then include that instead."
- Some concerns expressed about whether hydrogen is "ready for prime time."
- We note that solar is still tied in to the grid.
- Earl thinks there was a town in VT that has vehicles running on hydrogen fuel cells.
- Lisa offers an amendment to make the RFP less prescriptive, the amendment is accepted.
 - Lisa will send the revised document to the committee
- Where should we send it?
 - UNH Dept of Engineering?
 - Antioch?
 - KSC?
 - GEO
 - Revision Energy
 - We should each look for contacts and send them to Dave Upton before November 29th

Town Buildings Maintenance Ideas

- Maintenance - please include replacing the locking handle to the town hall
 - Lisa to inform Edie

Next Meeting

Monday December 11th at 6 PM

Motion to adjourn at 7:22 PM by Russ, second by Sandy, all in favor