

# NELSON TOWN BUILDINGS COMMITTEE

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June 27, 2022

## Attendees

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- Lisa Sieverts
- Dave Upton
- Patsy Beffa-Negrini
- Kim Rich
- Earl Creasey
- Absent
  - Dave Birchenough

## Action Items

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- Lisa
  - Revise the draft RFP for ASHPs to remove Highway Barn
  - Write a draft RFP for Solar on the Town Hall roof
  - Send Dave U the ASHP Performance Comparison table we made
  - Send Dave U the Excel spreadsheet of power consumption and solar requirements
  - Call JB Mack at SWRPC about grants
  - Research grants at [mckinsey.com/industries/public-and-social-sector/our-insights/bil-navigator](https://mckinsey.com/industries/public-and-social-sector/our-insights/bil-navigator)
- Patsy
  - Research grants for solar and ASHPs
- Dave U
  - Dave Upton will ask Dana Nute if he has changed his mind about ducted heat pump vs ductless mini-splits for the Highway Department etc.

## MINUTES

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- Chair Lisa Sieverts calls the meeting to order at 6:00 PM
- Approve the Minutes of the June 13, 2022 as sent by email on June 17, 2022, motion by Dave U to accept as corrected, second by Patsy, all in favor
  - Correct the note about the roof of the safety building, it probably is strong enough for solar because of engineered trusses, though an engineer has not looked at it to confirm this.
  - What the engineer said was that the roof of the Highway Garage was not strong enough for solar (in the past, this roof partially collapsed under snow and was rebuilt).

- Solar
  - Electricity rates are going way up, so it's a good time for more solar
  - Report on solar on historic buildings research - Lisa
    - Bert Wingerson: "Considering the need for additional space for solar panels to reduce our use of fossil fuels, the minimum visibility in the proposed plan and the fact that there is no impact to the historic building itself, just the addition of the panels on the roof which are removable, I think this location should remain in consideration. However, if you can find a better solution I would prefer it."
    - [Solar Panels on a Low-Slope Gable Roof—Technical Preservation Services, National Park Service](#)
    - Yes, we may proceed with planning for solar on the Town Hall roof.
  - Next steps for Solar
    - Need 20 kW to support the Library/Town Hall/Town Office ASHPs.
    - Town Hall roof supports about 18kW, roughly \$60,000 to install it (using our rule of thumb of about \$3 per kW as an estimate for materials and labor)
    - Town Hall roof has the advantage of being at the same location as the new electrical consumption. This is an advantage financially because we don't get into the situation of having to sell power to Eversource at 50% of the cost to then buy it again when we need it.
    - We should write an RFP for this and get the project on the warrant
      - Lisa will make a draft based on either the Library or Fire Station solar projects
    - How much is in the Capital Reserve for Town Buildings?
      - $\$82,142 + \$25,000 = \$107,142$
    - Discussion of using Town Buildings Capital Reserve Funds for solar projects. The TBC recommends yes but we understand that this can become a discussion topic at Town Meeting.
    - Should the Town have a Green Renewable Energy Capital Reserve Fund, which would then be used to finance solar and related projects? This is a topic for consideration by the BOS.
- ASHP RFP
  - Dave Upton will ask Dana Nute if he has changed his mind about ducted heat pump vs ductless mini-splits for Old Stoddard Road buildings.
  - Lisa will send Dave U the Comparison table we made
  - Lisa will remove the Highway Barn from the draft RFP
- Rough Budgeting
  - \$60K for solar
  - ASHPs for Fire and Police, using the Gary Jackson bid for comparison, another \$60K
  - Then do the Highway Barn ASHPs the following year
  - What about grants?
    - Patsy will do some research
    - SWRPC
      - Lisa will call JB Mack

## Next Meeting

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- Monday July 18 6 PM Library Lower Level

**Motion to adjourn at 6:50 PM by Lisa, second by Patsy, all in favor**

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