

## Newton Citizen's Commission on Energy

Minutes of Meeting of Monday, October 18, 2010, 7:30 p.m.

Meeting Room, Public Buildings Department, 52 Elliot Street, Newton Highlands, MA 02461-1605

**Present: Eric Olson (Chair), David Tannozzini (Newton Energy Officer), Jonathan Kantar, Arvin Grabel, Katherine Gekas, Lawrence Kaufman, Ira Krepchin, Fred Brustman; also present: renewable resources committee member Edward Craddock.**

Chair Eric Olson called the meeting to order at 7:40 p.m. He introduced Ed Craddock; one of the homeowners that installed solar panels after taking the annual Green Decade solar home tour.

- 1) Review of draft September 20, 2010 meeting minutes:** The minutes were accepted with the following changes; Page one, Strike Ben Rifkin introduction as he was not present although his work was discussed; Page two, Worcester funding is \$800K not \$100K and item 8 change issues to issued.

### **Unfinished Business Discussed**

**Chestnut Hill Square** – Discussion of driveway onto Heath Street/Florence Street advantages/disadvantages. The Energy Commission letter sent to the Aldermen was also discussed. There was discussion that the commission's letter was not positively received. The High Performance Building Coalition (HPBC) is looking into this. Also, that Alderman Deb Crossley has provided letters as examples for HPBC to use.

There is concern that the Owner will "walk-away from the project". It was noted that the development will meet the requirements of the "stretch code" which is 20% better than the standard Massachusetts code.

Concern was expressed that the process is too far along. The City and Owner may have already come to an agreement. It was noted there was no Energy Commission representation at the public hearing, which didn't help. There will be several additional land use committee meetings but those are working meetings not public hearings.

**Energy Services Company Project** – The 10/6 meeting with Noresco was discussed. Jonathan attended and noted he is in contact with Noresco engineer Mark Mullins. There is agreement with Stephanie Gilman, Public Buildings Commissioner and HPBC to review phase 3 and to work out concerns before the project moves forward. Jonathan referenced the Ed Center Annex and that the City added insulation this summer which was a surprise. Also, there are several deep-retrofit opportunities being discussed. The City Hall attic insulation measure was also discussed. The attic was being used for storage of discarded equipment. This has prevented properly insulating the area until the equipment was removed. There was also a question as to whether or not junction boxes were identified before insulation was applied. There appeared to be no evidence of red flagging to identify items such as junction boxes.

Protocols are needed to avoid "air washing" as you can't have moving air infiltrating insulation and the ceiling deck. This can require baffles but there are none. Someone has to go through all phase 3 buildings to develop protocols.

The discussion continued with David asking whether or not measures with long payback are worthwhile in older buildings that are in need of major renovation or new construction. Jonathan noted 25% of project savings are from weatherization measures but struggling with determining the parts of the puzzle that do not cost too much. Ira asked what we should do. Jonathan recommends phase 3 should not proceed until protocols are developed by Noresco and HPBC.

Eric asked for an update on phase one (Day Middle School). David said the additional building management system work will be completed in two months at which time the guaranteed energy savings measurement and verification begins. He will provide Eric with recent energy data history.

**ENERGY ACTION PLAN** – Eric has had follow-up calls with NSTAR on the information Ben received. He has had several conversations with NSTAR’s Linda Lee. She has been helpful in providing citywide historical electricity use. Eric noted Ms. Lee is compiling this information for every Town on a monthly basis. She is providing useful information to Eric and he is now seeking to update the peak power (kW) and energy (kWh) for this year. Ira’s 10/6 email was discussed in which he forwarded an article “When Selling Energy Efficiency, Don’t Say 'Retrofit,' Say 'Upgrade.’”

**RENEWABLE RESOURCES COMMITTEE** – Eric had a meeting with Mayor Warren and has been asked to incorporate the Mayor’s Advisory Committee on Renewable Resources (RRC) into the Newton Citizens Commission on Energy. Ira chairs the RRC as David Del Porto resigned about six months ago. He noted all RRC members are in agreement. Lawrence Kaufman volunteered to draft by-law changes (and present to the EC for a vote) as a method to make this so.

**BIG BELLY SOLAR TRASH COMPACTORS** – A question was asked as to why these compactors’ solar panels are not facing south for maximum solar exposure. It was noted the City now has over 30 solar compactors as 15 have been received this year from the clean energy choice grant and green communities grant.

**Property Assessed Clean Energy (PACE)** – Katherine asked to have an update on PACE legislation placed on the November agenda.

No further items were taken up for discussion, and the meeting was adjourned at 9:15 p.m.

Respectfully submitted, David Tannozzini, November 15, 2010. Revised JSB December 19, 2010