

Starksboro Energy Committee

5:30 p.m. Monday December 6, 2021

Virtual Teams Meeting

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[+1 802-377-3679](tel:+18023773679) United States, Middlebury (Toll)

Conference ID: 222 356 293#

1. Attendees

- a. Pete
- b. Megan
- c. Jeff
- d. Richard
- e. Guests
 - i. Robert Turner
 - ii. Peter Schneider, Efficiency Vermont (EVT)
 - iii. Elise Shanbacker, ACCT

2. Mobile Home Parks

- a. Peter Schneider shared some recent experiences EVT has had supporting mobile home parks throughout Vermont
- b. EVT Projects with ACCT
 - i. Have replaced mobile homes one at a time
 - ii. McNight Lane in Waltham
 - 1. 13 abandoned mobile homes and redeveloped with 14 Zero Energy Modular (ZEM) homes
- c. Lamoille House Partnership
 - i. 14 lots with ZEM to fill up vacant lots
 - ii. Comprehensive approach with water, roads and other infrastructure upgrades at the same time

iii.



iv. Updating infrastructure

1. New water meters to each home to save costs
2. Rail trail
3. Small park with empty space

v.

#27
Existing slab 14x72 will
need to be removed
Setback on existing corner
adjacent to railroad tracks
100 amp service present

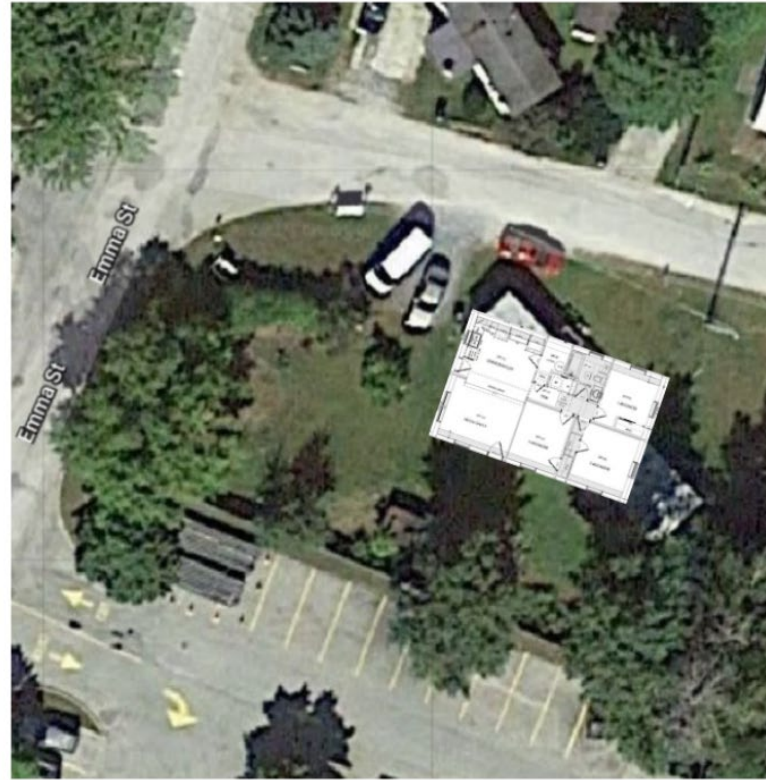


vi.



vii.

#26
 Existing 14x70 home and slab to be removed
 Empty oil tank, looks new
 3-5 large trees to be removed on S side and replaced with crab apples
 100 amp service present



viii.

USES	ZEM 14x60	Notes
Base cost	\$117,481	
Sales tax		
Engineering & 3rd party seal	\$475	
Kitchen Appliances & W/D		Included in KBS Price (\$5252)
HVAC Install	\$14,000	
Deck / Porch / Water Table Board	\$5,000	Front 6'x8' porch with roof and back stair
Skirting & poly under home	\$3,000	
Foundation & site work	\$9,000	Piles for house, deck, and stairs & upgraded infrastructure (water, sewer, electrical)
Delivery	\$7,537	to Montpelier area
Crane and Set	\$3,500	One crane one day
Solar array	\$17,500	7kW @ \$2.50/W
Utility hook up	\$3,000	electric & plumbing hook up
Removal of old slab	\$1,000	

ix.

0	GC services	\$10,000
1	Contingency	\$2,000
2	Permit Fees & Legal	\$2,000
3	Developer Fee	\$10,000
4	Total soft costs	\$24,000
5	Total uses	\$205,493
6		
7	SOURCES	
8	Vermont Low Income Trust of Energy Grant	\$10,000
9	Efficiency VT incentive	\$7,000
0	GMP Incentive	\$1,000
1	VHCB Grant	\$75,000
2	Developer's Fee	\$10,000
3		
4		
5	Total sources	\$103,000

x.

7	SOURCES	
8	Vermont Low Income Trust of Energy Grant	\$10,000
9	Efficiency VT incentive	\$7,000
0	GMP Incentive	\$1,000
1	VHCB Grant	\$75,000
2	Developer's Fee	\$10,000
3		
4		
5	Total sources	\$103,000
6	Total Cost	\$102,493
7		
8	Monthly Loan Payment	\$ 330
9	Interest Rate	1.0%
0	Term (years)	30

xi.

d. Bradford Park



i.



ii.



iii.



iv.



v.



vi.





- vii.
- viii. Paid for with Stimulus funding for families experiencing homelessness
 - 1. Doing with VHCB with Shires Housing
 - 2. Rental units
- e. Ownership
 - i. ACCT owns the three Starksboro parks (except for one lot in Lazy Brook)
 - ii. ACCT rents the lots, road, water, sewage
 - iii. Need to identify who are likely potential owners
 - 1. Survey taped to door with stamped envelope
 - 2. Meet folks where they're at
 - 3. EVT has surveys
 - 4. Provide options and start a dialogue
- f. Grants
 - i. \$75k VHCB allocated to VEM
 - ii. Typical VHCB funding
 - iii. Compare to \$350k/unit in multifamily units and \$200k ZEMs are more affordable
- g. Financing
 - i. No ACCT projects are carrying \$100k in financing
 - ii. VHFA has a new tax credit grant coming out from ARPA
 - iii. \$40-80k mortgage financing typical amounts for park residents
- h. ACCD
 - i. Parks are ACCD's priority and they have been working on updating major infrastructure
 - ii. Midd. park had a need to update septic systems
 - 1. \$2+ million in grants
 - iii. Brookside next
 - 1. Preliminary septic engineering to serve half the residents
 - iv. Gift to ACCD from donor
 - 1. Tagging for mobile home replacements in parks
 - 2. Will replace 1-5 mobile homes in parks

3. Staff capacity is an issue
 - a. Staff would determine who could qualify for financing and which units need upgrades
4. EVT has identified homes that need to be replaced
5. ACCD has hired new in-house developer
6. Looking to allow ZEM to go in if zoning allows
- v. Would need to determine whether grandfathered zoning would be carried on to new ZEMs
 1. Since ZEMs would be on a permanent foundation, are they still allowed as “mobile homes” under current zoning?
- vi. Homeownership is really challenging
- vii. ACCD tried to apply for \$60k planning grant with Starksboro
 1. Then town decided we didn’t have the capacity to support so dropped participation
- viii. Trying to deal with roads and septic at Brookside
 1. Now have paved entryway
- ix. ACCT needs the income from the land rent
 1. It is going to be hard to get bigger vision of ownership in place without addressing ownership vs. rental issues
- i. What can we do?
 - i. Promote CVOEO Weatherization Assistance Program
 1. But this is short term carbon remedy, not best approach for long term
 - ii. Coordinate through New Communities
 1. Door knocking
 - iii. ACCD is starting to do more outreach
 - iv. The best approach to save carbon is to replace these older and decrepit homes with new ZEM homes
 - v. Ideas for weatherization
 1. Ductwork
 2. Skirting replacement
 3. Vestibules
 - vi. Zoning
 1. Are there opportunities with vacant lots or adding duplexes instead
 - a. What is the Planning Commission open to?
 2. Identify the needs from the residents
 - a. New skirting, other improvements
 - vii. AmeriCorps volunteer ideas
 1. To outreach and support park residents
 2. There is not a lot of trust or faith in letting others into their homes
 - a. Fear of losing their homes due to parks being condemned
 3. EVT has had successful volunteers
 - viii. EVT is partnering with WAP agencies
 1. Tim Yandow is now at EVT and could help
 2. He used to be at CVOEO WAP

- ix. Replacement with ZEM
 - 1. Coordinate with Elise
 - 2. Need to come in with a comprehensive package
- x. ARPA funds
 - 1. ACCT focus is on water and sewer now
 - 2. Some capacity funds could be used
- xi. Re-envision park redevelopment
 - 1. Give homeowners control
- xii. Bruce Hatcher, Lazy Brook
 - 1. Positive tenant
 - 2. Could be used as internal messenger
- xiii. Put ZEM home in as a catalyst
 - 1. Model home
 - 2. Gets the ball rolling
- xiv. Talk to Planning Commission
 - 1. Will zoning allow for a ZEM type home?
 - 2. Concerns with existing infrastructure
- xv. EVT model in VT
 - 1. Park for the Future in NY
 - 2. Replacing homes for residents
 - 3. Partnership with NYSERDA and housing organizations
 - 4. Demonstration project
 - 5. Slowly redeveloping
- j. Follow up discussion
 - i. Concerned about the \$200k+ cost of ZEMs
 - ii. Becoming renters after being homeowners is not desirable
 - 1. We need to be really careful about turning owned properties into rentals
 - 2. We need an ownership model
 - iii. Listening session to hear what the residents want
 - 1. What are you looking for and what do you need?
 - 2. No promises, but listen
 - iv. Look at zoning regs
 - v. Learn about park resident issues and problems through discussions with the School principal and counselor
 - vi. Don't lose future planning grants if at all possible; work to support
 - vii. Outreach to park residents
 - 1. Lazy Brook has most cohesiveness
 - a. Biggest park
 - 2. Hillside middle
 - a. Oldest trailers
 - 3. Brookside hardest to find cohesive entry point
 - a. Art and Soul had most buy in
 - b. Replaced signs by kids

3. Approve Minutes from November 1, 2021
 - a. Jeff moved, Pete seconded
 - b. Approved
4. Public Comments - none
5. Planning Commission and "Substantial Deference"
 - a. Richard follow back up with the ACRPC after they offered to update our maps
 - b. Pete will talk with Denny about what the PC is willing to do
6. Starksboro Public Library Energy and Ventilation Project
 - a. Richard wants to promote the project in order to get Library and Select Board
 - b. Drop any mention of removing the existing oil system
 - i. It could sit there and not be used
 - c. SEC approved moving forward with the VT Energy proposal and updating other town committees
7. ARPA and other grants and resources that may be able to help the town
 - a. No other ideas at this time
8. Benchmarking Town Buildings Project Update
 - a. Robert is looking to allocate solar across all buildings for the budgeting to allocated for individual buildings
 - b. Megan is willing to update the data to bring us up to speed
 - c. We need to find someone on Town to take on new data entry starting in 2022
 - d. Mark Kinsley is the Treasurer
 - i. Has a lot on his plate but coming up to speed and town books are now in good shape
 - ii. Next step would be to have Robyn train the new treasurer
 - iii. Robert is supporting him with town treasurer duties
 - e. Megan will enter the past data, then move to hand it off
 - f. GMP bills are currently allocated to each account
 - i. Based on what Celine did in the past
 - ii. Allocations need to be tracked and adjusted so that they are close to 100%
 - iii. Old Town Office did not get any allocation
 - iv. Tom Perry may also be interested in solar allocation adjustments
 - v. Jeff will give access to GMP bills to Robert and will leave passwords for access in Dropbox
 - vi. Allocations are done by \$ and not kWh production/use
 - vii. Current bills will give Robert a sense of allocation
 - g. Solar Trackers
 - i. Jeff will review after the data is in to determine where we are with allocations and adders
 - ii. Jeff will send access information in the Dropbox folder for names and access to all providers
 - iii. Wait until Megan updates the benchmarking data and puts the bill access in the Dropbox shared folder
 - h. Next steps
 - i. Jeff will send GMP passwords to Robert

- ii. Megan will update ESMP accounts
 - iii. Robert would like to be trained
 - iv. Then we can train new Treasurer
- 9. Window Dressers
 - a. Robert can give update in January
- 10. Starksboro Residents' House Weatherization Projects
 - a. Pete will put out FPF information and offer to assist if needed
- 11. Future Agenda Items
 - a. Food Shelf/New Communities Project outreach and coordination
 - b. Button Up Campaign/Workshop Update and Promotion of Weatherization
 - c. Review the zoning by-law to make sure it's in compliance with the energy section of the Town Plan
 - d. Coordinate with the Climate Economy Action Center (CEAC) of Addison County
 - e. Community Solar
- 12. Other business
- 13. Next meeting
 - a. January 3, 5:30