

Planning Commision meeting
Minutes of September 1, 2022
Unapproved

Board members present: Denny Casey, Jeff Keeney, Brad Boss, David Schmidt, Denny Barnard (Zoom)

Unable to attend: Dan Harris, Dan Nugent

Others present: Rebecca Elder (ZA), Jeremy Revell, Rick Davis, Lexy Thompson, Digger Faesy, Jeff Dunham, Megan Nedzinski, Pete Antos-Ketcham

Dennis Casey called the meeting to order at 6:30 p.m.

No visitor's business.

Village Water Co-op and Options

Guest Jeremy Revell from Lincoln Applied Geology attended to talk with the board about the current status of the village water co-op system and capacity to help inform planning efforts for the village center. Denny Casey described the PC's thinking of potential development areas for the future in the high-density village district.

- Jeremy stated that no expansion is currently allowed by the State. The Water co-op usage is roughly 1M Gal/month. There is only one production meter so they have little data to understand how much makes it into the village. Amount through the tanks is known, and while there is an overflow, there is no data capture on it. Meter needed on the overflow line.
- Rick Davis said there are 57 water connections plus school, PO, library, town office.
- Operations didn't reduce when Rublee stopped dairy production. There also is not much reduction after the summer/garden use. Lewis Creek farm use amount is unknown.
- Tank: when it fills up, ball seep up, flows out and goes into rivulets.
- Planning for better assessment:
 - Capture that water and understand what they have – never had an outage since 1901.
 - Scrappy back and forth with the town and State. Tough to understand the flow of a spring.
 - State requires storage capacity that we don't have. About 3000 Gal of storage exists with one of the tanks nearly 75% filled with limestone.
 - Spring fed so no vertical storage available without pumping (costly)
 - Lateral storage needed – 20-40 K Gal storage
- Have done several iterations of leak detection; Got a grant for leak testing for next month.
- Need to understand usage (2 farms, 1 school, municipal spaces) – 4BR – 490 G flow value
- Must be losing a ton of water – need to find out where that is. Went looking for leaks along the line but they are found by sound and it runs through a swamp so its hard to assess.
- Could put a meter at the bottom of Big Hollow – expenses are putting it in and then meter reading – proving flow; needing weekly or other frequent reads. Some can be done remotely – a high tech route would give better information – expense to that: solar panel operated for auto date readings that could go to someone's phone.

- State requires an engineering evaluation – it is a perennial issue about the storage.
- Reserve storage of 1 day supply – need to be able to chlorinate if needed for a health hazard.
- Existing challenges include: iron pipes, PVC, poor fittings, nylon male adapters, reducers
- Recent leaks by Parsonage Rd and at Masons repaired: moved the curb stops out of the road.

Jeremy described work done in other areas and towns to offer the group ideas for exploration. MPA testing will be needed to prove there isn't surface water run-off. Anything done to change the engineering of the current system will open up the whole permitting process.

Jeremy also noted there is low pressure at the top of the hill on the south and maybe on the north end. There is a small service line down by Hidden Acres.

Alternate option is to drill a gravel well (much preferred by the State over a spring box system) – source protection area is much smaller. Town of Proctor used this approach.

Limits of current system:

Any accessory dwelling unit (ADU) in the village must get a dug well.

Any ADUs in existence must demonstrate from the state that the system can handle the capacity.

- Watch for Ag buffer required for source protection
- Look for hydraulic boundaries
- Main line meters needed: could put in a meter before houses – sampling port should be put in place (instead of Rick's being the site)
- Before seeking funding sources (beyond ARPA) – showing the needs, how many houses, how much infrastructure is needed. There are Clean Water sources among others.
- Could put in a small community-based systems – PUDs – small space re: water can't achieve the isolation zones. State prefers to see tight knit communities, a couple of joined systems, more attractive to the State than onsite water/WW.
- Think about creating a GIS locator map of where all the current hook ups are and mapping the surround watershed.

Energy Committee

Digger Faesy, Jeff Dunham, Megan Nedzinski, and Pete Antos-Ketcham attended from the Energy Committee to talk about a range of topics and opportunities for collaboration in planning efforts for the town related to energy. Denny invited the committee to update the PC on the work the EC has been doing and what projects are there for working together.

- Focus on benchmarking energy usage at town buildings – compare energy use of the bldgs. Re: other typical bldgs. Energy Star portfolio manager – tool from EPA, etc. for tracking information. Look for opportunities for savings – reporting to the SB on 9/20
- EC wants to make it easy for Treasurer to move credits around for use of solar credits
- Leased trackers aren't included at this time
- Energy Usage Intensity (EUI) – finding the balance with energy efficiency

- Additional solar capacity for town buildings & production – Jeff has been researching options: new trackers, roof mount systems, or repaneling (can get higher output panels, keep inverter, could get better maximum in the early morning/late evening hours). At the end of 10 yrs the agreement with GMP expires and what energy credits you can apply changes (meter fees no longer allowed) .
 - Jeff K. asked about the grid being maxed out.
 - Jeff D. said max production would be the same; daily production can do more at the edges, not at the peak.
 - Brad asked what happens to the old panels. Jeff D. said they want to see them recycled; want to possibly offer for resale to town residents so they can stay in use longer.
 - Denny B asked about the typical life span of panels– 20-25 years (can last beyond but lower output). Discussion about overall impacts of decommissioning panels.
- Reduction of use of fossil fuels – EC is proposing more heat pumps in buildings and encouraging a regular pace and schedule for those types of upgrades/improvements.
 - Megan spoke about the taxpayer point of view and looking at trends of fossil fuel costs and fluctuations; looking at operational costs; trying to drive down demand for long term investment in fossil fuel driven systems.
- Local control over energy: how do we move toward more local control over energy options (solar, wood resources, producing energy closer to home) and where are there areas of overlap between the committees to work on shared goals?
- ARPA funding investments: EC has helped the Library develop a proposal to address lack of ventilation system; an opportunity to package with a central heat pump system that would work with the existing ducting system. It would add cooling capability (allowed for emergency shelter in the summer months with more heat events). Current use: 400 G/yr to heat that space.
 - Denny C. asked if the library air quality has been tested. No.
 - Heat pumps would need to work well below 20 degrees. Rated to work 15-20 below. Aren't as efficient but technology for cold climate usage has improved. The system must be sized to meet the need for the building and future uses.

ARPA funding update

Jeff gave a brief update on the committee work and the schedule for proposals and review. The organizations or groups that had already contacted the town will be coming to a meeting in September or October to review their proposals and answer questions. The committee expects a few more local proposals and applications will be accepted until Dec. 31, 2022.

Review of minutes of Sept. 19, 2022: Jeff Keeney moved to approve. Brad Boss second. Motion approved unanimously.

Motion to adjourn at 9:20 pm: Brad Boss moved, David Schmidt second. Motion approved unanimously.

Respectfully submitted,

Rebecca Elder