

**Wellfleet Energy Committee
Minutes of the Meeting of March 17, 2014
Council on Aging
6:00 p.m.**

A request to tape record the meeting by Lilli-Ann Green was made and the request was granted by the Wellfleet Energy Committee (WEC) Chair, Marcus Springer.

Present: Chair Marcus Springer, Lilli-Ann Green, Vasilios Katsourias, Charles Cole and Lawrence Franke (Franke is new alternate member who has not been sworn in yet)

Absence: Teresa Parker and Richard Elkin

Guests: Harry Terkanian – Wellfleet Town Administrator, Timothy King – Wellfleet Assistant Town Administrator, Dennis O’Connell and Steven Curley

Chair Marcus Springer called the official meeting to order at 6:01 p.m.

BUSINESS

Welcome new members: Chair Marcus Springer introduced new Alternate Member of WEC, Larry Franke. Franke presented an overview of his qualifications and reasons for joining WEC. He will visit the Town Clerk to be sworn in as an Alternate Member of WEC.

Inform members that have been absent for more than four consecutive meetings that they have officially vacated their positions on the committee: Springer will write letters to Edmund Doyle and Isaac Sargent thanking them for their service to the WEC and informing them that they can no longer maintain their membership to WEC under the town charter as they have missed more than four meetings in a row that are unexcused absences. He will then write to the Board of Selectmen.

Vote on Committee officers – Chair, Vice-Chair, Secretary:

Motion: Green moved to appoint Green as Chair of the WEC. No second.

Motion: Cole moved to reappoint Marcus Springer as Chair of the WEC. Seconded by Katsourias. The motion carried. 3-1 abstention (Green)

Motion: Green moved to appoint Cole as Vice-Chair. Seconded by Springer. The motion carried 4-0.

Motion: Green moved to reappoint Green as Secretary. Seconded by Cole. The motion carried 4-0.

Minutes of 01/27/14 meeting: Springer had not updated revisions to minutes.

Minutes of 02/24/14 meeting¹: Springer opposed a specific sentence in the draft minutes. Green agreed to delete the sentence.

Motion: Green moved to accept minutes with sentence removed. Seconded by Springer. The motion carried 4-0.

Solarize Wellfleet. Update and Schedule: The next meeting for Solarize Wellfleet will be held on April 19th. There is a high interest in the program and there are over 200 property owners who have expressed an interest in a quote for solar panels. The next generation of solar panels was discussed. Also the issue of capital gains in relation to federal tax incentives was talked about. It was agreed that it is important to emphasize that people interested in the Solarize program talk with their tax advisors regarding the potential benefits of the program. Franke will meet with the solar vendors and the building inspector regarding streamlining and expediting the process for solar installations.

Solar Challenge – July through October 2014. Next steps and schedule: Green has been gathering information.

RFP process for capped landfill solar array: Springer will meet with the Finance Committee in April regarding a \$2,800 engineering fee and application fee to NStar. According to communication with NStar, this action should serve as an order to block out and reserve the amount of power to be generated by the potential solar array so NStar does not allocate this power to other customers.^{2,3,4} Blue Selenium will draw up the engineering plan for the array as well as fill out the application. WEC will work with the Planning Board during the summer and fall to draft an RFP. The plan is to include a warrant article for 2015 regarding approval by the town to move forward with the array. Green stated it is important to involve the neighbors and those who will see any part of the solar array from their property in discussion and planning. The consensus of the WEC members is to involve property owners who may be visually impacted by the array.

Vote on the Stretch Energy Code Town Warrant Article: Springer introduced the topic with an overview. The stretch energy code applies to new construction and renovations that require a building permit. The stretch energy code is three years ahead of the building code. The 2009 stretch energy code will become the building code in July of 2014. The Department of Energy Resources (DOER) is working on a new stretch code which will be unveiled in 2015. At this time there is no consensus of what the 2015 code will be. If the town of Wellfleet votes to adopt the stretch energy code at the 2014 Town Meeting and wants to rescind the stretch energy code at a later point in time, the stretch energy code can be brought back to another Town Meeting and can be rescinded. If Wellfleet becomes a Green Community, most likely the grant amount that Wellfleet will receive from DOER is approximately \$140,000. He has talked with builders in Provincetown and Truro where the stretch code has been adopted and they report to him they have no problems.

Franke complimented Springer on the handout he created.⁵

Green stated that she has a number of unanswered questions regarding the Stretch Code. She asked questions regarding the exemptions for historic structures as defined in the Department of Energy and Environmental Affairs (EEA) handout with Q & A regarding the Stretch Energy Code.⁶ She questioned if all historic structures in Wellfleet are exempt and how would one go about receiving an exemption if the home is not listed in the state or national registers, or designated as a historic property under local or state designation law or survey. Springer said that all historic buildings in Wellfleet have been catalogued and are exempt. Property owners can go to the Historical Society and obtain a letter for the exemption. Green stated that those least able to pay for additional building costs such as the elderly, young people and those earning a moderate income may be adversely impacted regarding renovations and additions. If the Stretch Energy Code is adopted, work that requires a building permit may require additional costs over and above the costs to meet the Building Code. These additional costs would be to meet the Stretch Energy Code for the section of the building where the work is taking place. Cole and Springer stated the section of the building that is being built or renovated will need to meet the Stretch Energy Code, but not the entire building.

Guest Steven Curley stated that the approval of using the stretch code instead of the current building code is a step for Wellfleet to adopt the Green Communities Act (GCA). Grant monies

would be received not by adopting the Stretch Energy Code but if Wellfleet becomes a state approved Green Community under DOER. There are 5 criteria for becoming a Green Community. There are two other criteria needed to be approved in order for our town to become a Green Community under DOER. These two criteria require a Board of Selectmen (BoS) vote. The BoS have not yet approved these two criteria. His position is that the BoS should vote on these two criteria first before the stretch code is voted on at Town Meeting. Another point he made is that a new stretch code will be developed in the near future. We do not know the specifics of this new stretch code. He illustrated the point with the following analogy: If one were thinking about entering a long term agreement with a bank for a mortgage where the first three years have known terms and the terms for the following years were an unknown, few people would make the decision to move forward with such a mortgage. He also stated that there is a finite return on investment regarding the energy efficiency of a potential building. He asked for an analysis of this factor. He further stated that the potential grant given to Wellfleet for becoming a Green Community may be spent by requirements of the GCA in ways that we may not be seeing now. He asked for a cost benefit analysis.

Springer stated that Massachusetts has been determined the most energy efficient state in the United States.

Green stated that she objects to the Warrant Article because the WEC has not conducted enough due diligence regarding the article and the implications to the town if passed. She thought this WEC membership would work on this topic for a matter of 6-8 months and include the Warrant Article for the 2015 Town Meeting Warrant. Green stated that the WEC voted to place the Stretch Energy Code on the Town Meeting Warrant without even seeing the language of the warrant article. She objects that the Planning Board saw information from Springer in their meeting packets before members of WEC saw the materials. She submitted the information in the Planning Board member packets as a handout.⁷

Springer stated that WEC had been working on the Stretch Energy Code for a number of years. Green stated that Springer and Elkin were the only members of WEC during the time when the Stretch Energy Code Warrant Article was discussed. The rest of the membership of WEC have not discussed the Stretch Energy Code because when the topic was raised in a WEC meeting prior to January of 2014, it was said that this would be an article for the 2015 Town Meeting Warrant.

Motion: Green moved to ask the BoS to remove the Stretch Energy Code article from the warrant. No second.

Motion: Springer moved to recommend the Stretch Energy Code Warrant Article as printed in the draft warrant. Seconded by Cole. The motion carried 3-1 (Green).

Public Hearing on the Stretch Energy Code – Saturday April 12th from 5pm – 8pm at the

COA: Springer stated that a hearing was recommended by the BoS. The hearing will need to take place at 5 pm due to the Wellfleet Town Charter. He will work with town employees to advertise appropriately and has reserved the COA for this purpose.

Motion: Springer moved to hold the public hearing on Saturday April 12, 2014 at the COA from 5 pm – 8 pm. Seconded by Katsaurias. The motion carried 3-1 (Green).

Motion: Green moved to adjourn the meeting. Springer seconded. The motion carried 4-0. The meeting was adjourned at 7:45 p.m.

Respectfully submitted,


Lilli-Ann Green, Committee Secretary

Handouts, minutes:

- ¹ Draft Minutes of the 2-24-14 WEC
- ² 3-9-14 email to Chair Marcus Springer
- ³ Emails Marcus Springer NStar electrical connection Coles Neck Rd
- ⁴ Preappl rpt for off 272_3 coles neck Rd, Wellfleet
- ⁵ Springer handout regarding Stretch Energy Code
- ⁶ stretch-code-qa-feb10-2011 (EEA)
- ⁷ Stretch code Planning Board packet - WEC had not seen the language of warrant article

Correspondence:

- 3-3-14 email - EB - Continued Failure of the County Administrator to Review the County Responses to Requests for Public Records
- 3-7-14 email E B - Failure to Review Barnstable County's Written Responses Dated 1-2-14 to Records Requests of 12-16-13 and 12-2-13
- 3-10-14 email EB - Inadequate Reply of CLC to PRR and Ltr of Inquiry - Lack of Financial Transparency and Explanation Substantial Losses in Trading RECs
- BC_Brillhart Response to Public Records Request by Bibler of 2013.12.16
- BC_Brillhart Response to Public Records Request by Bibler of 2013.12.21
- BCC Rejection Letter on Resolution 13-06
- Clarification of Records Request to CLC on REC Activity_2014.03.11
- County Commissioners NOTES-01-27-2010
- Eric Bibler Response 031014
- Gmail - Fwd_ Request For Additional Financial Disclosures to Make the Cape Light Compact _As Transparent As a Clean Window