

AGENDA
CHESHIRE ENERGY COMMISSION
MONDAY, MAY 24, 2021, 7:00 PM
Via Zoom

(PER EXECUTIVE ORDER OF THE GOVERNOR OF CONNECTICUT)

Public access made available through live streaming on YouTube at

https://www.youtube.com/channel/UC4_xey3QjJmwe57R_6K94Dw

Public comments accepted at Comments@cheshirect.org and by voice mail message at 203 271-6638.

Video will be available on Channel 14 and on demand at www.cheshirect.org as soon as possible.

I. CALL TO ORDER

II. DETERMINATION OF QUORUM

III. PLEDGE OF ALLEGIANCE

IV. APPROVAL OF MINUTES

A. April 26, 2021 – Regular Meeting

V. COMMUNICATIONS

VI. OLD BUSINESS

A. Energy Efficiency Projects

1. MaClary Athletic Complex – status of LED lighting project
2. HES program for residential buildings
3. I ♥ My Home – update
4. Year 5 Annual M&V Inspection, and Year 6 Q-1 Quarterly EMS Report

B. Benchmarking

1. Energy Star Portfolio Manager – database input and maintenance
2. Chris Smith – new municipal energy efficiency/cost savings opportunities

C. Publicity/Education/Outreach

1. News articles and letters to the editor

D. Clean Energy

1. Opportunities for additional solar car ports or PV arrays
2. Solar Marketplace Assistance Program (MAP) – update; LOI; ZREC RFP
3. Response from Tim White on BOE's decision to go down its own path for solar projects

E. PBC Projects

F. Grants, Rebates, & Utility Programs

1. Early involvement of Eversource in all town building projects

G. Energy Reliability Program

1. Update on tree trimming

H. Coalition for Sustainable Cheshire

1. Feedback to coalition

VII. NEW BUSINESS

A. Turnover

B. Solar Parking Lot Canopies: INFO SESSION Friday, June 4, 9:30am

CHESHIRE ENERGY COMMISSION
MEETING MINUTES
April 26, 2021 – VIRTUAL ZOOM MEETING

I. CALL TO ORDER

Vice Chairman, Christopher Smith, called the meeting to order at 7:04 PM.

II. DETERMINATION OF QUORUM

A quorum was determined to be present.

Commission Members Present: Richard Ogurick (Chairman), Chris Smith, Dan Knudsen,
Ryan O’Grady, David Gavin

Staff Present: Daniel Bombero

Others Present: Allen Sabins, CSW Energy
Mackey Dykes, Connecticut Green Bank
Emily Basham, Connecticut Green Bank

III. PLEDGE OF ALLEGIANCE

All present pledged allegiance to the flag of the United States of America.

IV. APPROVAL OF MINUTES

A. March 29, 2021 – Meeting Minutes

MOTION by Mr. Smith to approve the meeting minutes.

SECONDED by Mr. Knudsen.

VOTE The motion passed unanimously.

V. COMMUNICATIONS

None to report

VI. OLD BUSINESS

A. Energy Efficiency Projects

1. MaClary Athletic Complex – status of LED lighting project; cost/benefit summary

Mr. Bombero reported that there are still some punch-list items pending to complete the project. The contractor is waiting for a control module and a replacement fixture. He will report on the status of the project next month.

2. Updated HES program for residential buildings – articles in local media; end date

Mr. Knudsen reported that he will advertise the program on Facebook.

3. My Home – update

Mr. Ogurick inquired about the end date of the program. Mr. Knudsen shared that the program may extend through the middle of the year.

4. Year 5 Annual M & V Inspection, and Year 6 Q-1 Quarterly EMS Report

Mr. Bombero agreed to reach out to the Board of Education to facilitate communication about the Q-1 EMS Report. Mr. Gavin noted that the portfolio manager database showed an increase in the energy consumption in some of the buildings. Mr. Bombero shared that the increases were most likely attributed to Covid-19 and the need for fresh air intake which resulted in longer run times and increased energy consumption.

B. Benchmarking

1. Energy Star Portfolio Manager – database maintenance

Mr. Bombero will coordinate with Mr. Romania to input the #2 heating oil information into the database. Mr. Gavin reported that Eversource does not appear to be updating the database and Mr. Bombero agreed to follow up with Eversource directly.

2. Chris Smith – subcommittee to research new municipal energy efficiency/cost savings opportunities.

Mr. Smith shared that he does not intend to formalize a subcommittee at this time and that collaboration with other members of the commission will not involve any official actions, only an informal exchange of ideas regarding possible cost savings opportunities for the Town. Mr. Smith noted that any ideas

generated from these exchanges will be shared with the full Energy Commission. Mr. Ogurick shared that the AMERESCO report contains several cost saving recommendations for the Town. He also noted that there are several other tools and resources available which detail energy saving opportunities including the Annual M & V Reports, the AMERESCO Report and the Portfolio Manager Database.

3. Slides and recording of Energy Star webinar on 3/30/21 - "To Efficiency & Beyond! How to Benefit from Benchmarking Compliance with Strategies for Improving Energy Performance."
https://www.energystar.gov/buildings/training/basics_benchmarking_compying_ordinances.

Mr. Ogurick shared the link to the webinar slides with the commission members.

C. Publicity/Education/Outreach

1. News articles and letters to the editor

No news articles or letters to the editor were shared.

D. Clean Energy

1. Opportunities for additional solar car ports or PV arrays
2. Solar Marketplace Assistance Program (MAP) – update

Ms. Basham introduced Mackey Dykes from Connecticut Green Bank and Allen Sabins from CSW Energy and they presented to the group. Ms. Basham provided a summary of the Solar Mapping Program and provided a recap of the presentation her firm delivered to the Energy Commission at their March 29, 2021 meeting. She shared that Connecticut Green Bank has completed their initial desktop review of 16 Town locations (no Board of Education sites were included). Ms. Basham shared that the next step in the process is for the project developer (CSW Energy) to complete site visits for the twelve (12) of the sixteen (16) locations that received a "pass" on the desktop review. The site visits would determine economic feasibility, and CSW Energy would determine a preliminary system design for sites determined to be viable for solar projects. Ms. Basham hypothetically explained that if the Town were interested in moving forward with one or more solar projects, her rebate team would secure the Zrecs from Eversource, and an RFP would be developed.

Mr. Dykes explained how the Power Purchase Agreement (PPA) works and highlighted the benefits to the Town including cheaper, greener solar energy. Mr. Sabins explained the desktop review process in more detail.

Mr. Ogurick asked about the next steps for moving forward with the Solar Mapping Program. Ms. Basham stated that a signed "Letter of Intent" would be a prerequisite to the site visits. Ms. Basham further explained that once the Town enters into an agreement with CT Green Bank, her firm would be able to secure the incentives. Mr. Bombero agreed to be the Town's point of contact to coordinate the site visits to each of the twelve (12) facilities with Allen Sabins from CSW. Ms. Basham clarified that the Letter of Intent with the Town is non-binding, however, the PPA is a binding agreement. Ms. Basham agreed to forward the Letter of Intent to Mr. Bombero and copy Chairman Ogurick. The Commission members discussed small and large Zrec projects before ending the presentation.

E. PBC Projects

1. Improvements to the existing locker rooms and the HVAC system at the Cheshire Police Department

The Energy Commission completed a design review of the plans and specs for the Locker Room and HVAC Improvement project at the Police Station. They submitted their formal recommendations to the Public Building Commission for review at their meeting on April 28, 2021.

F. Grants, Rebates & Utility Programs

1. Early Involvement of Eversource in all Town building project

No new information to report.

G. Energy Reliability Program

1. Update on tree trimming

No new information to report.

2. Letter to PURA

Mr. Smith reported that the letter was sent to PURA on behalf of the Energy Commission. He will follow up to see if it was publicly posted.

H. Coalition for Sustainable Cheshire

1. Feedback to coalition

Mr. Bombero reported that he and Mr. Noewatne provided the coalition with information they requested and Sustainable Cheshire was on target to meet their April submission deadline.

VII. NEW BUSINESS

No new business to report.

VIII. ADJOURNMENT

A motion to adjourn was made by Mr. Knudsen, seconded by Mr. Gavin and the meeting was adjourned at 8:18 PM.

ATTEST



Anne McBain, Acting secretary

(attachments)

MEMO

FROM: The Energy Commission
TO: The Public Building Commission



DESIGN REVIEW RECOMMENDATIONS

DESIGN REVIEW DATE	PROJECT NAME	PROJECT #/BID #
Date 4/19/21	Renovations To Cheshire Police Department	

LIST OF RECOMMENDATIONS:

- The architect recommends review by the utility be sought, it is recommended that this document be shared with Eversource for their comment
- it is recommended that a 3rd party independent A&E firm with extensive project oversight experience and sole allegiance to Cheshire be hired to act as project manager.
- The control system design is restricted to one company in Glastonbury, it seems to be a "Cadillac" system and probably very good but will require extensive training on the towns part, or relegation of control to the design company.
- Page 815-816 of tech spec. references "Tolland School district graphic and programming standards already in place" It is suggested that this language be removed.



Cheshire Energy Commission 4/26/2021

Emily Basham, Senior Manager, CT Green Bank
Mackey Dykes, VP of Financing Programs, CT Green Bank
Allen Sabins, Managing Partner at CSW Energy





A quasi-public state agency and trusted partner to municipalities, is using solar to put towns and cities in charge of their energy costs. With the Green Bank's 'Green Bank Solar PPA,' municipalities can go solar, enjoying peace of mind and other benefits.



CSW Energy is experienced in working with municipalities to develop solar PV projects. Green Bank is working with CSW Energy to help municipalities to analyze their portfolio of buildings and identify opportunities for solar, get connected with a contractor.



Less work. More benefits.
Now even easier for towns and cities.

- Makes it even easier for municipalities to access renewable energy and achieve energy savings using the Green Bank Solar PPA
- Provides technical assistance support that simplifies every step of the process





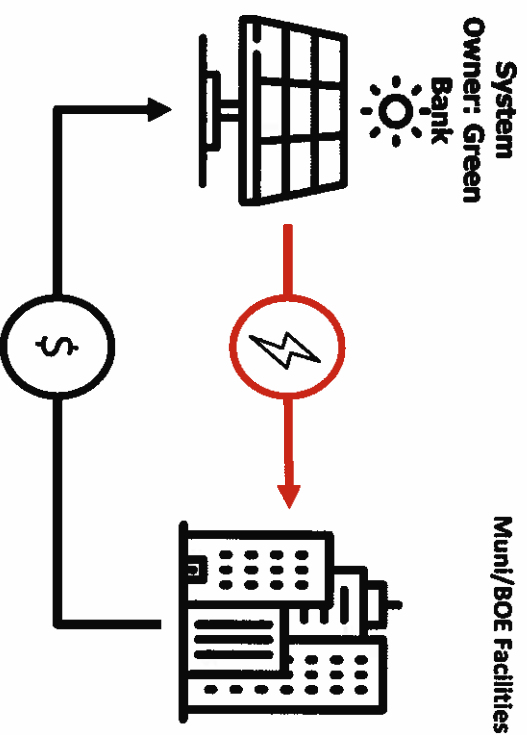
1 Engage. The SolarMAP team will meet with you to understand your municipality's goals, **gather information and identify key participants**, and explain the SolarMAP process in more detail.

2 Design. Using the information you provide, the SolarMAP team will **perform analysis of municipal sites**, review energy demand, and develop system designs.

3 Review. After you review the system designs, the SolarMAP team will **secure the utility incentives (ZRECs)** needed for each project and **solicit proposals from qualified solar contractors** and select the best proposal.

4 Execute. Once a proposal has been selected and incentives secured, the SolarMAP team will work with you to **execute the PPA** and **begin construction** of the solar project(s).

What is a Power Purchase Agreement (“PPA”)?



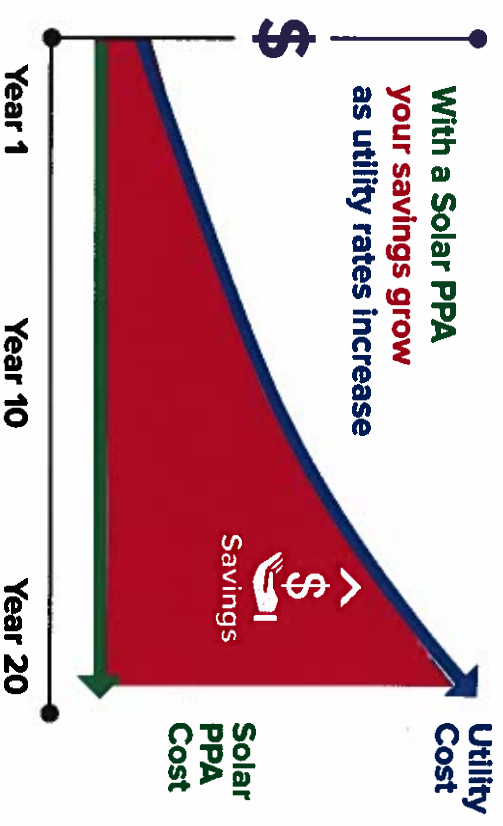
Contract between Seller
(generates electricity)
and Buyer (purchases
electricity)

Green Bank is Seller:
Oversees development,
construction, & asset
management

Municipality is Buyer:
Purchases electricity
from solar installed on
property

What are the Benefits of a PPA?

No upfront costs	Lock in low electricity rate
Positive cash flow	No operations & maintenance costs
Preserve capital & credit lines	Managed by a third-party solar system owner



Town of Coventry: Green Bank Solar PPA Case Study

- 8 solar PV systems (over 580 kW) financed with the Green Bank Solar PPA
 - Includes Town Hall, Police Headquarters, Radio Tower Annex, and five Board of Education buildings including schools and warehouse space
 - Six roof mounted solar PV systems and two carport solar PV systems



Round 1 Results



5

Municipalities

16

Projects in Total

3.5

Megawatts (dc) of Solar

22% -
59%

**Year 1 Discount from
Current Utility Rate**

\$4

Million in Term Savings

Cheshire





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GREEN BANK

Desktop Review Town of Cheshire

12 / 16

Passed / Total Sites

Site Name	Site Address	Roof Size	Roof Obstructions	Shading	Ground or Carport	CSW Desk Review	CSW Usage Review
Artyplace Performing & Fine Arts	1220 Waterbury Road, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass*
The Yellow House	954 South Main Street, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass*
Cheshire Parks and Recreation Department	509 South Main Street, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass*
Cheshire Parks and Recreation Garage	1304 Waterbury Road, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass*
Cheshire Community Pool	520 South Main Street, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass
Scale House & Public Works Garage	1288 Waterbury Road, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass
Cheshire Fire Department	230 Maple Avenue, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass
Cheshire Fire HQ Annex	204 Maple Avenue, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass
Cheshire Senior Center	240 Maple Avenue, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass
Cheshire Public Library	104 Main Street, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass
Cheshire Town Hall	84 South Main Street, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass
Cheshire HRP	1325 Cheshire Street, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Pass	Pass
Cheshire Municipal Animal Control	406 Highland Avenue, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fail	N/A
Cheshire Fire Station #2	1511 Byram Road, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fail	N/A
Cheshire Fire Station Three	1125 South Main Street, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fail	N/A
Cheshire Police Department	900 Highland Avenue, Cheshire, CT 06410	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Fail	N/A

Next Steps and Timeline



- ☐ Site Visits
- ☐ Sign Letter of Intent by end of May

Initial meetings	January 2021
Project Development & Project list finalized	Q1 2021
Sign Letter of Intent and incentive paperwork	May 2021
Submit projects for Utility incentives (ZRECs)	June 14th 2021
RFP for Contractors	Fall 2021
Execute PPA	Q4 2021
Construction Start	Q1 2022



Questions?



Thank you!

Contact:

Emily Basham, Senior Manager, CT Green Bank

Emily.Basham@ctgreenbank.com

860-258-7839

<https://www.ctgreenbank.com/solarmap-townsandcities>



Appendix



CONNECTICUT
GREEN BANK

Desktop Review (no utility review) Town of Cheshire

22 / 25

Passed / Total Sites

Site Name	Site Address	Roof Size	Roof Obstructions	Shading	Ground or Carport	CSW Desk Review	CSW Usage Review
Applications Performing & Fire Dept	1220 Waterbury Road, Cheshire, CT 06030	>	>	>	>	Pass	Pass*
The Village Home	524 South Main Street, Cheshire, CT 06030	>	>	>	>	Pass	Pass*
Cheshire Parks and Recreation Department	539 South Main Street, Cheshire, CT 06030	>	>	>	>	Pass	Pass*
Cheshire Parks and Recreation Garage	1304 Waterbury Road, Cheshire, CT 06030	>	>	>	>	Pass	Pass*
Berkson F Dental Inside School	100 Park Plaza, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire High School	525 South Main Street, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Elementary School	20 Cheshire Club Road, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire School	715 Cornwall Avenue, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Warren School	414 North Waterbury Road, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Highland Elementary School	400 Highland Avenue, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire School	1408 Waterbury Road, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire School	30 Spring Street, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Community Pool	520 South Main Street, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Scoti Humana & Public Works Garage	1258 Waterbury Road, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Fire Department	210 Maple Avenue, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Fire HQ Annex	224 Maple Avenue, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Senior Center	240 Maple Avenue, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Public Library	104 Main Street, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Town Hall	40 South Main Street, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire HCO	1333 Cheshire Street, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Student Transportation Offices	120 Sandbach Road, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Municipal Animal Control	406 Highland Avenue, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Fire Station #2	1371 Sycam Road, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Fire Station Three	1135 South Main Street, Cheshire, CT 06030	>	>	>	>	Pass	Pass
Cheshire Police Department	500 Highland Avenue, Cheshire, CT 06030	>	>	>	>	Pass	Pass