

# Stratham Energy Commission Meeting Minutes

Date: May 8, 2013

Commission members present:

John C. Dold

Michael Gorman

Matthew O'Keefe

James Schlough

Michael Welty

Also Present: Chief John Scippa of the Stratham Police Department

Call to Order: Meeting was called to order at 7:10PM.

This meeting was held at the Stratham Police Station for the purposes of conducting an energy audit of the facility. This facility was newly constructed in 2008.

Minutes of the April 10 meeting were reviewed and approved.

Matt O'Keefe updated the Commission about a new software tool being offered by the US Department of Energy for modeling energy use of buildings. This program is similar to the Portfolio Manager software the Commission has been using but has expanded capabilities and can provide more useful comparisons. The current version of the software is in the second phase of beta testing. Matt offered to enter our existing data into the online application to explore what benefits it would offer for our ongoing monitoring of building energy use.

Mike Welty mentioned that Unitil has now gone fuel-neutral in the application of energy saving rebate programs it offers. Previously, the program was only applicable to improvements on systems that consumed Unitil electric and natural gas energy supplies. Now, even systems that operate on fuel oil and propane are eligible. Commenting about the increasing attraction of LED lighting, Mike said that a 32-watt fluorescent bulb can be replaced with with an LED bulb that consumes about 4 watts, though pricing of bulbs is still very high.

As we began our tour of the police station, Mike Welty suggested that a detailed review of the lighting was probably not necessary given that the building is so new. Chief Scippa noted that the building was designed for expanded use in the future and is currently not fully utilized. John Dold said that this is reflected in the low energy cost per square foot for the building as calculated in Portfolio Manager.

Primary HVAC for the building is four zones of propane fired furnaces and AC units. These zones are divided between the two floors of the building and the two sides of the building as divided by the center hallways that run the length of the building. Thermostats for these zones are not programmable. Chief Scippa noted that there are some comfort balancing issues within some of the zones. There are additional resistive heating units in stairwells and a gas furnace in the

garage. Additional cooling units are located in the IT room and the Exercise Room. The second floor ceiling was insulated with blown-in cellulose.

The Patrol Room was the only room with a motion-activated light switch. It was questioned if more motion-activated switches could add much benefit, as there is little random movement around the building.

The hot water supply is fueled with propane and an emergency diesel generator supports the entire building.

In post-tour discussion it was agreed that the biggest opportunity for energy use improvement is in replacing the thermostats with programmable units or upgrading to an energy management system that connects remote sensors and factors in outside climate conditions. This upgrade might be eligible for Unitil rebates. The total annual energy use of the building is \$12,668.

In new business, Mike Welty reported that Paul Deschaine said there is about \$5000 in a maintenance budget that might be available for the lighting upgrades proposed for the town garage. Mike obtained a quote from David Kramer Electric for \$9,725 to replace and upgrade light fixtures that had been identified in the energy audit of the town garage at the March meeting of the Commission. If approval can be obtained from Unitil, we might get rebated 50% of the cost. Mike estimates that the savings would result in a three-year payback to the town for its share of the project. It was agreed Mike should check with Unitil and report back to Paul.

The meeting was adjourned at 9:06 pm.

The next meeting of the Commission will be June 12th at the municipal building. An energy audit of the building will be conducted.