

MINUTES
Seymour Energy Committee
Thursday, September 16, 2010 @ 7:00PM
Seymour Community Center

Members present: Phil Wilhelmy, Tom Wallace, Jim Garofolo, Tom Eighmie and Jon Szuch

Not present: John Conroy, Deirdre Caruso, Joe Deegan and Rick Belden

Meeting was opened at 7:12 PM by Vice Chairman Szuch

Item # 1 - Pledge of Allegiance. Everyone salutes the Flag and states the Pledge of Allegiance

Item # 2 - Motion to approve the minutes of the meeting of August 19, 2010

Motion by Jim Garofolo 2nd by Tom Eighmie
Vote: 5-Yes 0-No 0-Abstain 0-Disqualify

Item # 3 - Walk Through Seymour Community Center Building to review energy efficiency improvement options: The committee was led on a tour by Tom Wallace throughout the building on all 3 floors including the boiler room to assess the need for sealing off various areas temporarily of the building for the Winter 2010 season in order to reduce heating oil and electricity energy costs and consumption now totaling \$61,000 annually. Tom Wallace prepared a detailed report of suggestions both short term and long range (attached to these minutes) of recommendations that should be considered.

Item # 4 - Discussion and prioritization of potential energy projects identified in Committee work efforts to date - principally the Seymour Community Center:

Short Term Objectives Winter 2010

- 1) Close off all 3 staircases leading to the top floor at a point in the stairwell on or near the top floor
- 2) Weatherize and consider cutting pipes for heat being sent to the top floor
- 3) Seal all of the cut-off pipe holes
- 4) Consider low cost weatherization of the inhabitable areas (window & door seals)
- 5) Contact CL&P to request an energy audit of the 1st & 2nd floor and gym area with regards to upgrading any lighting fixtures with monies available?
- 6) Is it possible to rezone the gym heating system separately and affordably?

Item # 5 - Discussion of Project Priorities and Possible Recommendations:

The Seymour Community Center appears to remain the top priority for reducing energy costs on an old building in town in need of repair and renovation. Possible current monies appear to be \$14,652 allocated to the replacement of additional windows at the center for increased efficiency; possible usage of partial \$57,372 for energy efficiency upgrades of lighting and control systems in town buildings; usage of eligible \$4,000 grant from the Connecticut Clean Energy Fund and possible usage of partial \$120,000 in unexpected one time revenues the town received from the sale of land and a large insurance settlement. Additionally the town is pursuing a \$750,000 federal grant for upgrades and renovations at the Community Center and if awarded that grant can be used for some of the Community Center energy efficiency projects proposed in prior committee meetings.

Item # 6 – Plan for Next Meeting: The next Committee meeting, in accordance with the normal schedule will be October 21st. The primary subject matter of this meeting should be to form an Energy Committee sub-team comprised of 2 members that will meet with appropriate parties involved from Seymour town hall and Seymour Public Works or others to begin finalizing plans for sealing off access to the top floor of the Seymour Community Center by December 1 or sooner in order to reduce energy costs on this building for the Winter 2010 heating season.

Item # 7 – Adjournment

Motion to adjourn at 8:43 PM

Motion: Phil Wilhelmy

2nd Jim Garofolo

Vote 5-Yes

0-No

0-Abstain

0-Disqualify

Submitted & Reviewed by,

Jon Szuch, Vice Chairman

Community Center Recommendations and Questions

1. Seal off the top floor (assuming occupancy and work on this floor is delayed)
 - Close center stairwell with partition and weatherize both sets of double doors. Seal all pipe holes with fiberglass.
 - If there will be a long delay until the boiler is replaced then perhaps the radiators should be drained and pipes capped
 - This includes the radiators on the north & south landings. Radiators can then be removed for insulating
 - Does the record room need heat? Can the existing heat loop be left in this room only?
 - Evaluate and repair (if necessary) support beam in boiler room
 - Start weekly penetrating oil treatments on outdoor boiler room cover bolts
2. First floor
 - When pipes are drained for boiler replacement pull HVAC units and radiators away from walls to allow framing and insulating exterior walls. (still searching for inserts for top half of windows)
3. Top floor
 - Eliminate top half (or more) of all windows by bricking up or using window inserts. This must be done prior to ceiling insulation.
 - install new window units
 - Frame and insulate all exterior walls.
 - Insulate ceiling. How do we ventilate? Can existing ceiling sections be left in place? Do we upgrade lighting?
 - Decide on radiator replacement or new HVAC units for mounting considerations
 - Decision must be made on potential wiring needs. Conduit for services? Prewire? Raised floor? Sprinklers? Etc.
4. Hallways
 - How do we insulate exterior walls?
 - Should we add interior weather doors? (Especially main door)
 - Should we replace skylight with a more efficient one or eliminate it and insulate that section of ceiling?

5. Gym

- The stage area can be framed and insulated. How do we insulate rest of exterior walls? Roof?
- Should the gym have a separate heating system or be left on boiler?
- Replace gym lights
- Weatherize or replace side doors, exhaust fan louvers
- Weatherize or rebuild outside entrance

6. Kitchen/Cafeteria

- Is room dampness from walls or lack of ventilation?
- Can surplus basement heat be piped in?
- Weatherize side door
- Frame and insulate exterior also perimeter above ceiling
- How do we insulate behind kitchen equipment?
- Should we seal up windows? Use for AC units?
- Could we insulate above grade only and eliminate need for waterproof treatment?

7. Basement

- Brick up some or most windows
- Weatherize or replace side door
- Evaluate need for wall insulation after rest of building is done---gets heat from pipes in ceiling

General questions

- Does the town rely on the contract HVAC company or do we have access to a 2nd opinion and advice?
- How much insulation do we use? What type of framing? Can we use manufactured wall panels?
- Can we find a window reduction solution {insulated inserts} for the 1st floor?
- Should we look to tank less water heaters to replace the oil burner for DHW?
- Can framing and insulating be done by public works or do we contract out?

(Most framing has no time constraints but the work on the 1st floor during boiler shutdown does)