

**COMMUNITY PRESERVATION COMMITTEE
TOWN OF WEST NEWBURY
MINUTES OF MEETING
March 22, 2018**

A meeting of the West Newbury Community Preservation Committee (CPC) was held on March 22, 2018, in the First Floor Hearing Room. Members Joseph Anderson, Chair, Bill Bachrach, Ann Bardeen, Mary Harada, Bob Janes, and Judy Mizner were present. Sherry Pruyn was absent. Administrator Jean Nelson was also present.

The meeting called to order at 7:30 PM.

Applications for Eligibility and Funding, Emergency Generator for Page School, 694 Main Street, Applications filed by Gary Bill and Michael McCarron

Anderson stated that Applicants Gary Bill is out of Town and Michael McCarron will not be present, and that he will be representing them. He said that going back to work performed at the Page School in 2012, the transfer switch did not get replaced. During the flood the Electrical Inspector and generator company, Pentucket Facilities Department, and Gary developed a short term solution. The question is either to replace the transfer switch which is defective, or the whole system. He said he believes the generator was new in 1965.

Mizner asked how often the emergency generator is used. The response was every time the power goes out. Anderson said that the generator has been overloaded. He referred to the letter from Pentucket's Gregory Hadden to the Superintendent which stated there is a mismatch between the breaker and the amperages. It was recommended that the generator be replaced. The generator powers various pieces of equipment. Anderson said the problem is in very cold weather because that is when the furnaces are running, and the system becomes overloaded. Anderson said that some of the systems have been taken off of this generator to address the load issue.

The other letter referred to is from Larry Fisher to the Board of Selectmen dated February 12, 2018.

Bachrach asked for the breakdown of the \$200,000 requested. Anderson said the engineering of the system is already in the works and is being paid for by the Town. Time is of the essence. He said we do not have the estimate back from them yet. Bachrach asked how accurate are the numbers and there was not a response for that, since they are someone else's numbers.

Anderson referred to Nelson's list of questions regarding an additional contingency amount, which she recommended. He said it is his understanding that any unused funds go back to the CPA fund. Bardeen and Mizner found it hard to estimate 20% without a firm dollar amount.

Nelson said that a contingency amount had been discussed for the Housing Authority Roof project, because the CPC and the Applicants did not want to see the project come back for another Town Meeting for more money. Nelson had asked if there is a Maintenance Plan for this generator, since that had been an issue with the generator requested for the Housing Authority. Anderson clarified that there was not a consensus for who was responsible for what when discussing that project. He said that under the agreement with the Regional School District, the District is responsible for maintenance.

Rick Parker, Energy Advisory Committee, asked why is the time critical? Anderson replied that it is an edict from the Electric Inspector. He allowed the current situation to exist until the end of the school year. Bardeen asked if this is a critical electrical problem, rather than a facilities problem, such as losing food in the freezer, etc. Anderson said the transfer switch issue is a more recent issue. It has become degraded or compromised. Anderson said the question is whether or not to replace pieces to a 50 year old generator, or to replace the entire generator. The generator has been on the Capital Improvements Plan, but has been passed over.

Parker asked if alternatives to a new generator had been reviewed. He suggested replacing the transfer switch now and looking at alternatives as well. He said that 20 years from now, generators will no longer exist. There are alternatives which would reduce the carbon footprint. There could be solar fuel cells and battery backup, and other renewable sources. Other communities have done that. The term “microgrid” was used. Parker explained it—based on solar, fuel cells, etc., buildings can be powered with or without a generator also.

Bardeen summarized that somewhere the decision has already been made to proceed with a generator, based on the contract with the engineering firm. The question here is how it will be funded. It seems the process had been started before Parker had talked with anyone.

Bardeen said she does not feel comfortable approving the Application without any backup paperwork. We have required a great deal of information from other Applicants. Bachrach asked when they expect the estimate for the work to be known. Anderson did not know. Bachrach said he agrees with Bardeen.

Mizner asked if there is potential for a new school replacing Page, and Anderson replied not in the near future.

Mizner said there is not enough information to make a decision, and Bachrach agreed. She would like to hear if alternatives have been studied, and to see a breakdown of the costs.

Anderson suggested that the approval be tabled until we have more information. He said that a special meeting could be held when the estimates have been received.

Final Funding Article for 2019 CPA Fund Estimates has been submitted for the Annual Town Meeting Warrant

Nelson related that the figures for the estimate have now been calculated by the Accountant. Nelson distributed a copy of the article with the breakdown for 2019 estimates.

Motion made by Mizner, seconded by Bardeen, to approve the figures as shown on the breakdown. The vote in favor was unanimous.

Withdrawal of Article for Brown Spring Farm

Anderson said that the article has been removed from the Warrant because the purchasers have not signed a P&S yet.

Review of sign ideas for Action Cove as acknowledgement of CPA funds

Potential language was reviewed, and decided.

Minutes, February 15, 2018

The Minutes were reviewed and edited.

Motion made by Mizner, seconded by Janes, to approve the Minutes as amended. The vote in favor was unanimous.

..Report of Vouchers Signed under Municipal Modernization Bill, 57-58

North of Boston Media, Legal ad for Public Hearing, \$265.38

Administrative Details

Nelson asked if the Committee wants to make a report at Town Meeting. It was decided that a brief report, referring those present to the website, would be appropriate.

Motion to adjourn, 8:20 PM.

Submitted by,

Jean Nelson

CPC Administrator

Documents Reviewed:

Memo to Jeffrey Mulqueen from Gregory Hadden, dated January 18, 2018

Letter from Larry S. Fisher, Inspector of Wires, dated February 12, 2018

Fitzgerald and Tocci Letters dated February 5 and February 21, 2018

Final Funding Article for 2019 CPA Fund Estimates

Draft Minutes, February 15, 2018

These Minutes were approved by the CPC on April 19, 2018

Town of West Newbury, Community Preservation Committee, Minutes of Meeting, March 22, 2018