



Warner Board of Selectmen

Meeting Minutes
Thursday, March 6, 2014
APPROVED

Chairman Hartman opened the meeting at 7:05 p.m.

In Attendance: Selectman David E. Hartman – Chairman, David Karrick, Jr. – Selectman, Clyde Carson – Selectman and Jim Bingham – Town Administrator

Others present: Andrew Mack, Kieth McBrien, Rich Stanley, Sean Toomey, Ed Raymond, Brian Monaghan, Stephen Hall, Martha Mical, Darren Blood, Sue Hemingway, Mike Cutting

1. Energy Analysis – Fire Station Building Plans

- A. Kieth McBrien from GDS Associates in Manchester, NH met with the Selectmen to explain GDS is sponsoring two seniors at UNH. Andrew Mack is one of the students who will be completing the energy analysis on the fire station for his senior project, his major is mechanical engineering. Andrew will be reviewing the building plans in relationship with bio-mass for a heating option.
- B. Andrew explained he would review the building schematics, the information would be placed into an energy modeling software to calculate the heat load of the building. Based on the energy usage of the building Andrew will choose/design a wood pellet heating system.
- C. Mike Cutting said the fire station will have another heat source as well and he asked if that too is taken into consideration. Rich Stanley said in another meeting prior to this it was stated that another heat source would be needed with the pellet system; the pellet furnace would supply 90% of the heat. This question will remain open until after the analysis. Andrew said he needs to know what is most desirable from the Fire Department's standpoint and/or the engineer who designed the mechanics and if the engineers feel a back-up system is needed, then the modeling would run with that in mind. Ed Raymond asked how quickly would a pellet furnace recover after the bay doors are open in below zero weather. Andrew said a wood pellet system would work the same as the designed 2 hydraulic boilers (radiant heat is also built into the building plans as well).
- D. Sean Toomey talked about the recent wood pellet shortage. The Town Administrator explained the pellet shortage is only for the retail line, the major commercial suppliers have plenty of supplies. Kieth said GDS completed a detailed study on the availability of wood pellets for a hospital in Bennington, Vermont; the study ended in 2009 and showed there is a huge abundance of wood; the analysis will be able to calculate how much wood would be needed for a heating season; the btus, tons and the dollar amount. Rich Stanley said the Claremont Fire Department uses pellets and they have a 20 ton silo.
- E. The longevity of a wood pellet system is similar to a good boiler system; the report will include the warranty and expected life. Pellet furnaces have been in this region for about 10 years and in Europe for much longer. Maintenance includes emptying the ash, typically on a weekly bases during a hard winter. Ed Raymond said his son has a pellet stove and he was amazed at the amount of build up in the chimney, it was not creosote, it was really fine ash. Keith said the ash issue will be in the final report presented by Andrew. Chairman Hartman asked how is the domestic water heated and Keith said he was unsure at this time but will address this as well in the final report.
- F. One concern of the Fire Chief is the required maintenance that comes along with a wood pellet furnace and he does not have confidence in the furnace's reliability. Another concern is turn-around time, calls in the winter; the pumps need to be thawed out as fast as possible for the next call. It was asked how fast will the trucks (valves etc.) thaw out with radiant heat. Rich Stanley visited the Claremont station that has a wood pellet furnace, he said the Chief was happy with the system but they have supplemental heat as well, which may have been their original heating system. Rich said the wood pellet system in Claremont is cleaned once a week.

- G. Sean Toomey asked if other energy efficient options have been looked at as well, such as solar or geothermal. Keith said geothermal is an excellent choice if cooling is needed, in this case it is most likely not cost effective.
- H. Available rebates and grants will be included in the report.
- I. Final report will be presented to the Selectmen by the end of April. If Andrew has any questions he was provided with Rich Stanley and Selectman Carson contact numbers as well as the engineers (Warren Street Architects).

2. Town Meeting

The Board reviewed the Town Meeting script and the order of reports to the Town particularly the status on the proposed new fire station. It was agreed that the presentation/update for the proposed fire station will be short.

3. Fire Station

- A. Selectman Carson said in order to keep the momentum going for the fire station bond for the 2015 Town Meeting, regular meetings between the Selectmen and the Fire Department should take place on a monthly basis. The Fire Chief feels the concern is the site of the new station, he also feels this could be the only concern. The Chief is open to another site, but, the Town spent around \$200K for the current site (land & permits). Chairman Hartman said the land price is recoverable, the building design is recoverable, the permits cost amount is about \$10K which is not recoverable.
- B. Selectman Carson said that there is a lot of land for sale next to the proposed site that may open other options; the lot is selling for about \$80K.

4. Nonpublic Session

Chairman Hartman moved to go into nonpublic session at 8:40 pm. under RSA91-A:3 II (a), dismissal, promotion or compensation of any public employee. Motion was seconded by Selectman Carson. A roll call vote was taken. Selectman Karrick – yes; Selectman Carson – yes; Selectman Hartman – yes.

In attendance: Chairman Hartman, Selectman Carson, Selectman Karrick, Town Administrator – Jim Bingham

Chairman Hartman moved to come out of nonpublic session at 8:57 p.m. Motion was seconded by Selectman Carson. A roll call vote was taken. Selectman Karrick – yes; Selectman Hartman – yes; Selectman Carson – yes

5. Seal and Restrict

Chairman Hartman moved to seal and restrict the March 6, 2014 nonpublic meeting minutes for one year per RSA91-A:3 Selectman Karrick seconded the motion; all were in favor, the motion passed.

6. Town Administrator's Employment Contract

At this time the Board is waiting to hear back from legal counsel. Selectman Carson recommends approving the contract pending a clean approval from legal counsel.

Board Action

Chairman Hartman moved to approval the Town Administrator's employment 3-year contract contingent upon a favorable report from Town Counsel. Selectman Carson seconded the motion; all were in favor, the motion passed.

7. Adjournment

A motion was made to adjourn at 9:05 p.m.

Board of Selectmen
David E. Hartman – Chairman
David Karrick, Jr.
Clyde Carson

Respectfully submitted,
Mary Whalen
Recording secretary