

**CITY OF NEWARK
DELAWARE**

**CONSERVATION ADVISORY COMMISSION
MINUTES**

JUNE 12, 2007

MEETING CONVENED 7:00 p.m., City Manager's Conference Room

MEMBERS PRESENT: Steve Dentel presiding, Steven Beard, Robert Bennett, Jennifer Byrne, Kass Sheedy, Fred Stiegler

MEMBERS ABSENT: Thomas Fruehstorfer, Kurt Philipp, Ajay Prasad

STAFF PRESENT: Tom Zaleski, Parks Superintendent

GUESTS PRESENT: Scott Lynch, Delaware Energy Office

1. APPROVAL OF MINUTES FROM MEETING HELD ON MAY 1, 2007

Mr. Stiegler amended the fourth paragraph on page 2 to read, "The residential scorecard would be reviewed at a meeting between Mr. Dentel and Messrs. Sciulli and Wilson of the Building Department."

MOTION BY MR. STIEGLER, SECONDED BY MS. SHEEDY: THAT THE MINUTES FROM THE MAY 1, 2007 MEETING BE APPROVED AS AMENDED.

MOTION PASSED UNANIMOUSLY. VOTE: 6 to 0.

AYE: Beard, Bennett, Byrne, Dentel, Sheedy, Stiegler

NAY: 0

ABSENT: Fruehstorfer, Philipp, Prasad

2. PUBLIC COMMENT

There were no comments forthcoming.

3. GUEST SPEAKER SCOTT LYNCH, DELAWARE ENERGY OFFICE

Mr. Scott Lynch, Energy Program Planner of the Delaware Energy Office, presented an overview of work done by the DEO and distributed copies of the "Delaware Energy Task Force Report to the Governor". The Mission Statement of the DEO was to

maximize energy efficiency, increase energy diversity, promote renewable and advanced energy technologies, protect and improve the environment, insure energy security, and educate the public on energy issues. Under the Energy Answers Program, approximately 142,680 Sylvania 60 watt compact fluorescent light bulbs were given to residents, and Delaware led the nation in that campaign. The Home Appliances Program kicked off at the end of October. It allowed Delaware residents to purchase approved energy-efficient appliances from retail stores and receive a rebate of \$100 for a refrigerator, \$50 for a top-loading clothes washer, and \$25 for an electric water heater. This program was very successful, and approximately 95% of the \$400,000 in appropriated funding was used within six months. Leftover funds of \$200,000 from the light bulb campaign were put into the Home Appliance Program, leaving funding available for residents changing out older appliances. The Energy Answers for Business Program was an ongoing program where DEO would pay half the cost of an evaluation by an engineer to determine energy loss for businesses planning to install energy-efficient performance measures. The Delaware Energy Answers to Home Performance program is on hold pending legislation on the sustainable energy utility which would essentially take over the Home Performance program.

Renewable Energy is the program managed by Scott Lynch. This included the green energy fund, technology demonstration fund, and research and development fund. The City of Newark green energy fund was handled by Mr. Lynch. This fund was in a combined account with the municipalities and the Delaware Co-op, and currently there was \$90,000 to \$100,000 in the account. Mr. Lynch reviewed applications from Newark residents for green energy funding for completeness and then obtained approval to reserve funds from the City. The Hegedus home was the first in Newark to take advantage of this funding with the installation of a solar electric system.

The Technology Demonstration and Research and Development funds were grants for cutting-edge ideas, such as how to produce solar panels more cheaply and offshore wind.

Part of the DEO mandate was setting an example in state-owned and occupied buildings. DEO conducted an audit of 60 state buildings to determine energy usage in order to procure lower cost energy. Ms. Sheedy asked if the results of the audit have been implemented, and Mr. Lynch answered that the State had not gotten to that stage. The next step to be taken was to use the audit findings to determine what upgrades should be done to make the buildings more energy efficient.

An additional purpose of the DEO was to have a member on the Governor's Energy Advisory Council, and they had a seat on the Council since 2006. The purpose of the Council was to monitor Delaware's energy system, to identify and propose actions to enhance Delaware's energy system, and provide counsel to the Governor on promoting an economical, reliable, and competitive energy market.

Public outreach was an ongoing project for the DEO. They conducted the first-ever business energy summit in Delaware last year and brought approximately 300 participants

from all types of business together to learn about energy efficiency and renewable energy. DEO also participated in several home shows and at the Delaware State Fair, Coast Day, and Junior Solar Sprint where schools received solar panel kits to build and race a car. Mr. Lynch said this was a great opportunity for children to learn about and get involved with solar technology. The DEO also held workshops and seminars throughout the year.

Mr. Beard questioned what kind of fuel cell funding was provided under the Green Energy Program. Mr. Lynch said according to regulations, they only fund green fuel cells where the hydrogen was produced by a green process.

Mr. Lynch stated there were three solar water heating installations in the state, and interest in solar electric was growing very fast. He said there was pending federal legislation that would eliminate the tax credit cap of \$2000 for residential solar installations. If that cap was removed, Mr. Lynch felt there would be much greater residential participation. Ms. Sheedy asked whether geothermal was most widely used in residential or commercial applications. Mr. Lynch replied that residential was the primary usage, and the Delaware Geologic Survey website mentioned Delaware was an excellent source for low temperature geothermal energy. At last calculation, there were a total of 119 installations in the state, with 20 installed in 2007, and 47 installed in 2006. For solar electric, 61 had been installed, with 14 installed in 2007 and 34 installed in 2006.

Mr. Dentel cited that Delaware used twice as much energy per capita as residents of California or New York. He questioned whether the DEO had any metrics to determine whether energy usage per capita changed over time and whether any one program was more effective than another. Mr. Lynch pointed out that per capita, Delaware ranked sixth in the nation in solar installations, behind California, New Jersey, Arizona, New Mexico and Hawaii, and that was a clear indicator residents were beginning to reduce their dependence on the grid.

Mr. Dentel said the CAC asked the City to purchase some energy-efficient vehicles when replacing City-owned vehicles, and he questioned whether the state had planned to set an example by purchasing more fuel-efficient vehicles. Mr. Lynch said the state has had Flex-Fuel cars for a while, and through a grant and a lot of cooperation between the State and the station owner, an E85 station was recently opened on Route 40 in Bear. Mr. Lynch explained this was a model for other stations throughout the country with everything being specked out to be able to handle the chemistry of ethanol.

(Note: Mr. Beard left the meeting at 8:00pm)

Mr. Dentel and Ms. Sheedy questioned whether DEO or any state office was involved in developing incentives for green building of government, commercial, or residential facilities. Mr. Lynch explained the Home Performance Program provided funding toward making certain upgrades to houses. For commercial and industrial properties, there was limited funding of approximately \$100,000 per facility toward green measures. Mr. Lynch noted tax credits for green building were not available at this time. Mr. Dentel and Mr. Lynch discussed some of the differences between green building and

LEED certification, and Mr. Dentel emphasized that an important level of credibility was achieved through the attainment of LEED certification.

Mr. Zaleski questioned whether Delaware, had explored tidal energy as an alternative energy source. Mr. Lynch said an individual had presented a technology demonstration for the use of tidal energy at Indian River inlet but was unable to obtain a state permit. He did not approach the state to request any other location.

Mr. Lynch provided the DEO's new address: 1203 College Park Dr., Ste. 101, Dover, DE 19904, Phone: 735-3480, Fax: 739-1840, Web address: www.delaware-energy.com

4. LEED

Mr. Dentel referenced the article in the University of Delaware Review about his LEED presentation to City Council. Mayor Funk and Council Member Paul Pomeroy were quoted with favorable comments in support of LEED. Mr. Dentel said the next step would be for CAC members to meet with City staff to discuss where LEED could be incorporated in the Code. Ms. Sheedy offered to assist Mr. Dentel with this project.

5. FLOODPLAIN PROTECTION AND STORMWATER REGULATIONS

No comments were forthcoming.

6. A BETTER NEWARK AWARD

Ms. Byrne visited and photographed the property at 934 Devon Drive.

MOTION BY MS. BYRNE, SECONDED BY MS. SHEEDY: THAT THE DECISION REGARDING A BETTER NEWARK AWARD FOR THE PROPERTY AT 934 DEVON DRIVE BE TABLED.

MOTION PASSED UNANIMOUSLY. VOTE: 5 to 0.

AYE: Bennett, Byrne, Dentel, Sheedy, Stiegler

NAY: 0

ABSENT: Beard, Fruehstorfer, Philipp, Prasad

7. REVIEW OF PLANNING DEPT. REPORTS re POSSIBLE FUTURE DEVELOPMENTS

Mr. Bennett referred to the Planning Department report of June 6, 2007, regarding the subdivision plans for the Newark Country Club. He hoped CAC would be given the opportunity for an early review of the plans. Messrs. Stiegler and Zaleski stated the project was still in a very preliminary stage. Mr. Bennett's particular interest was to investigate the possibility of putting the Mason Dixon trail through the site and noted that

public access to the trail would be essential. The current trail went down Country Club Drive, and he felt a link could easily be put in behind Eckerd Drugs. Mr. Zaleski questioned the issue of trail maintenance. Mr. Bennett suggested perhaps the City, the homeowners, and possibly the Mason Dixon trail members would become involved in that responsibility. Ms. Byrne raised the question of liability issues if homeowners cared for the property. Mr. Bennett planned to meet with Mr. Emerson to explore the possibilities for the trail and address the concerns of maintenance and liability. Mr. Bennett will report his findings at the next CAC meeting.

Mr. Dentel said when approaching the developer about the Mason Dixon trail, a precedent that might be mentioned was the Pomeroy Trail. When University Courtyard was being built, they agreed to put aside the area for the Pomeroy Trail. In addition to doing this, they also proceeded to pave the trail area that went through their property, and this was looked at very favorably by the Planning Commission and City Council. Mr. Dentel suggested this was the time to communicate with the developers of the Newark Country Club about the Mason Dixon Trail. Incorporating the trail in their plans would indicate to Council and the public that they were thinking in a forward-looking manner about community interests.

Ms. Sheedy questioned if there was any way the CAC could recommend to the Planning Department that they look at overall density with buildings placed in concentrated areas in order to maximize open space. Mr. Dentel said the CAC was charged to address environmental and conservation issues, which included energy conservation. Therefore, if they felt a project was not environmentally sound, they could express any concerns to the Planning Commission or Council.

Ms. Sheedy asked what CAC could do to encourage the Planning Department to look at the holistic impact and overall development strategies to prevent the spread of "McMansions". Mr. Stiegler referred to a "cluster" zoning classification where residential units of different sizes were clustered in a smaller area, thereby leaving more open space for recreational and other purposes. Mr. Dentel suggested that CAC might want to research areas where this zoning classification was used and recommend that the Planning Commission and Council consider implementing a similar class of zoning. Ms. Sheedy thought this might be something CAC should look at as a group, and Mr. Dentel suggested they should also look into what was being done in New Castle County.

8. OLD/NEW BUSINESS

(a) Mr. Dentel announced that CAC had a booth reserved at Community Day on Sunday, September 16th, (rain date Sunday, September 23rd) and requested this topic be on the agenda for the July 10th meeting in preparation for the event. Ms. Sheedy suggested the movement to build small houses might be an interesting item to present, and she will provide additional information at the next meeting.

(b) Ms. Sheedy questioned whether the August CAC meeting would be skipped.

MOTION BY MR. STIEGLER, SECONDED BY MS. SHEEDY: THAT THE AUGUST 14, 2007 CONSERVATION ADVISORY COMMITTEE MEETING BE CANCELLED.

MOTION PASSED UNANIMOUSLY. VOTE: 5 TO 0

AYE: Bennett, Byrne, Dentel, Sheedy, Stiegler

NAY: 0

ABSENT: Beard, Fruehstorfer, Philipp, Prasad

9. MEETING ADJOURNED AT 9:10 PM.

Alice Van Veen
Secretary

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