

**CITY OF NEWARK
DELAWARE
CONSERVATION ADVISORY COMMISSION
MINUTES**

NOVEMBER 14, 2006

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

MEMBERS PRESENT: Steve Dentel presiding, Steven Beard, Robert Bennett, Thomas Fruehstorfer, Ajay Prasad, Kass Sheedy, Fred Stiegler

MEMBERS ABSENT: Jennifer Byrne, Kurt Philipp

STAFF PRESENT: Tom Zaleski, Parks Superintendent

1. APPROVAL OF MINUTES FROM MEETING HELD ON OCTOBER 11, 2006

Mr. Bennett asked to change his statement on the last page to read, "A number of people have expressed interest in joining the Backyard Habitat program."

MOTION BY MR. STIEGLER, SECONDED BY MR. FRUEHSTORFER:
THAT THE MINUTES FROM THE OCTOBER 11, 2006, MEETING BE
APPROVED AS AMENDED.

MOTION PASSED UNANIMOUSLY. VOTE: 8 to 0.

AYE: Beard, Bennett, Dentel, Fruehstorfer, Philipp, Prasad, Sheedy,
Stiegler

NAY: 0

ABSENT: Byrne, Philipp

2. PUBLIC COMMENT

A member of Boy Scout Troop #250 attended the meeting as a requirement for a merit badge.

Councilman Tuttle attended the meeting and noted that he was interested in the Cool Cities program.

There were no further comments.

3. LEED

Mr. Dentel did not have the opportunity to finalize the LEED resolution. Ms. Sheedy put together an internet literature survey on the incremental added value of green buildings. Mr. Dentel would e-mail the survey and a draft of the resolution for the Commission to review.

Mr. Dentel visited Arlington and was impressed with LEED-certified buildings in the business district. He felt Arlington did an incredible job making the city livable with little to no need for cars because of the metro and the Zipcar program. Cars were parked around the city for Zipcar program members to drive by the hour instead of owning their own vehicles. Zipcar cars were outfitted with wireless technology which created a hassle-free reservation system. The cars were strategically placed around key areas of the city. Ms. Sheedy said the Zipcar program was also available in Boston, Seattle, Eugene, London, and New York. Mr. Dentel did not think the program was feasible for Newark, but he thought it would be good for University of Delaware long-term temporary employees who do not want to rent a car for a long period or purchase a vehicle.

There were no further comments.

4. COOL CITIES

Mr. Beard did not have anything to report because the guest speaker, Mr. McCurdy, was unable to speak at the meeting on the Cool Cities program.

Mr. Prasad felt the City had existing programs that were in line with the Cool Cities program like the alternative fuel recommendations, purchasing hybrid vehicles, and using bio diesel. Mr. Dentel suggested the Commission discuss fuel alternatives and offer a recommendation. Ms. Sheedy suggested the Commission research and make a recommendation based on the types of vehicles the City planned to replace in 2008.

Mr. Fruehstorfer asked if the Commission was prepared to recommend the Cool Cities program. Mr. Dentel did not think they knew enough about the program to commit to it. He suggested forming a subcommittee to look into what the program would entail. Ms. Sheedy said at a previous meeting, concern was raised about energy saving programs because electricity was a source of revenue for the City. Mr. Fruehstorfer felt the City would favor this type of energy saving program.

Mr. Dentel sent Commission members the information Mr. Sarris provided on the green electricity program. The City would continue the program, however, they could not purchase a significant number of kilowatts of hydroelectric power as part of their portfolio. The City would offer residents the opportunity to purchase hydroelectric or non-fossil fuel for a minimal cost. Mr. Dentel felt the Commission should encourage the City to promote this opportunity. Ms. Sheedy received the

information in her electricity bill. Mr. Bennett suggested the City promote it in the *Newark Post*. Mr. Dentel felt the City should also publicize this to other people in the state. Mr. Steigler suggested the City publicize this on Comcast Channel 22. Mr. Dentel would ask Ms. Houck if the Commission could do anything to help promote the program.

Mr. Beard volunteered to research the Cool Cities program so they could discuss it at the December meeting.

There were no further comments.

5. FLOODPLAIN AND STORMWATER REGULATIONS

Mr. Fruehstorfer was not ready to present the recommendation for floodplain regulations but he hoped to have it ready for the next meeting. He was looking for residents who had flooding problems caused by the stream and residents outside the 100-year floodplain who had problems with flooding. Mr. Dentel suggested he talk to John Kowalko who lived on White Clay Creek just outside the city limits.

There were no further comments.

6. REVIEW OF PLANNING DEPT. REPORTS RE POSSIBLE FUTURE DEVELOPMENTS

Ms. Sheedy said the developer wanted to keep the house on the Crist property and turn it into an adult community with three separate units and a companion house on the back of the lot. The property was zoned residential so this would require a zoning change. Some residents supported the idea yet some thought the house should be torn down and be replaced with two smaller mansions. The house was built in the early 1900's so it was not eligible for historical preservation. Ms. Sheedy toured the house and thought it was beautiful but needed a lot of work. She felt an adult community would be good for the neighborhood and the plan would help keep the University of Delaware from buying the property. She noted that the University owned most of the houses from Park Place to her house on one side of South Chapel Street. With the exception of the apartment complex, they also owned most of properties on the opposite side of the street. The development of the property as an adult community and the conservation of the house were consistent with infill development. Residents could press the developer to work with the Delaware Nature Society to use native plants and LEED construction. If anything of significance came up at the meeting for the residents, Ms. Sheedy would alert the Commission.

There were no further comments.

6. OLD/NEW BUSINESS

A. Mr. Beard said Councilman Pomeroy asked the Commission to review a proposal on passive solar heating he received from Al Matlack. The proposal required residents to deposit a large sum of money when they started building a house. Mr. Dentel appreciated Mr. Matlack's intentions but felt LEED was better because the program provided a clear incentive and the upfront deposit was considerably less. The program Mr. Matlack proposed was put together before LEED was created. He would advise Mr. Matlack that the City was reviewing the Cool Cities and LEED program. He would also draft a response to Councilman Pomeroy. Mr. Bennett thought passive solar worked better in certain geographical areas.

Mr. Beard explained that he worked in a solar house at the Institute of Energy Conversion for ten years. To heat the home there were 620 square feet of solar panels on a 45 degree roof facing south with heat storage in the basement. After analyzing data, they found you gained more heat per 150' of south facing windows than you did from complex systems which used energy to move heat around. He worked in the house in the winter when there was no other heat other than the sun coming in from the windows and the temperature would rise to over 80 degrees when it was 20 degrees outside. At night the temperature went back down. Mr. Fruehstorfer said this worked better if you were sitting a home on a large lot, when you have a quarter acre lot and your house has to be so far away from the street and the side line and your neighbor has trees, you might be stuck. Mr. Prasad added that you also had to have an east-west orientation to make it work.

Ms. Sheedy mentioned the article in the *Newark Post* about a Newark resident who owns a solar home. Mr. Prasad said the owner was Marilyn Pulaski. He taught a class on self-sufficient solar powered homes and took the students on a field trip to the house. The house was located in the Iron Hill area. It had a double shell construction of wall inside and the air circulated around the outer shell. In the summer time it she opened the attic windows so the temperature inside the house never exceeded the outdoor temperature. Four years ago the owner installed a system on the roof to police the electricity around. According to the article, her electric bill was approximately \$20 per year. A wood stove was used in the winter to heat the house. The owner sells electricity in the daytime and buys it back at night. Mr. Prasad had a one-page drawing with schematics of the house and would bring it to the next meeting.

Mr. Stiegler said October was National Energy Month and the State planned to give away energy saving bulbs. He was disappointed that they decided to use a pre-sorted standard mailer to advertise the promotion. Most people discarded the notice because it looked like junk mail and only a small number of light bulbs were redeemed. He was curious to know how they planned to distribute the extra bulbs.

Commission members discussed their use and the longevity of the bulbs. Mr. Fruehstorfer said they could be recycled at IKEA stores.

7. Meeting adjourned. Time: 8:15 p.m.

Sonji Hubbard
Secretary