

Brownington Planning Commission
Wednesday, June 18th, 2025
Town Clerk's Office
7:00 P.M.
Agenda

Attended by: Kate Wolfe, Amey Dettmer, Jane Greenwood, Bill Davis(chair), Mark Hastings, Pat Cooper, Larry Thompson, and Carter Finnegan (NVDA)

Absent: Larry Faust, Byron Burdick,

1. Call the meeting to order by Bill at 7:04 PM.
2. Additions to the agenda: Meeting minutes onto the website
3. Approve minutes of the last meeting. Larry motioned to approved minutes, Mark seconded. All in Favor.
4. MERP project update - Carter Finegan
 - a. Bill has received bids from Nadeaus and Corvis group.
 - i. From Carter: We can choose not to do all the things that are on the proposals. To amend our scope, we make a proposal on what we want amended. We want to keep in mind priority spending, which falls into three main buckets: weatherization, HVAC improvements and resilience features
 - ii. The town has asked for emergency funds to cover expenses until taxes start coming in. Bill will try to get a document from our town clerk about the current facts and figures.
 - iii. These grants are set up as a reimbursement grant, but if we have financial hardship then they can sometimes send money upfront. In 20% increments.
 - iv. It needs to be a cold climate heat pump. We should look at the list on Vermont Efficiency's website of rebateable options.
5. Estimates- Corvus & Nadeau's

- a. Corvis group bid is for the whole project. (except for solar) \$172,000- including \$17,000 for new windows in the town clerk's office. He also talked about running a line for the single on demand hot water heater. Covers electrical, HVAC, windows, door seals and heat pump installation. These came in as a general number- not even broken down between the town clerk and the garage, and we want to see an itemized breakdown of expenses. Bill will request a more itemized estimate.
- b. Nadeau's estimate is for changing the heat pump and insulation in the town building. This estimate was \$42,000. He did not get back to us on a quote for the lighting or any of the work in the garage.
- c. Bill will send these estimates out to the rest of the planning commission.

6. Solar update- Kate

- a. Green Mountain Solar gave us two proposals (good for 30 days, sent on 6/17) on solar panels: \$ 17,769.50 using Tesla technology and \$19,713.40 using Enphase batteries. We still need a site visit if we want to move forward on this. We would prefer to put it on the ground, however, the proposals have been given with the panels on the roof. Mark states that the people of Brownington would be very upset with this. If we get GMS out, we can have a conversation about how much money we have for this. The proposals do not include a battery backup system, although it would cost about an additional \$10,000 for this system. Both of the current generators we have run off of propane.
- b. We have decided to set a date to meet with GMS for a site visit to get an official estimate. Jane makes a motion, Pat seconds. All voted in favor. Kate will reach out.
- c. Mark will contact Barton electric to understand the electric credits we could generate from the solar.

7. Town land - Trail system - Kate & Jane

- a. Amey, Jane, Byron, and Pat went for a walk to map the property lines. The property is really nice.

- b. Pat spoke to Maria at Northwoods and would like to meet with us and walk the trail. She would like a VT trail conservation design website to help us map the trail. She would like to do this during the week day time, but could show as late as 5 pm.
 - c. Then the next step would be to have a visit with a forester, and we would need a written document for the work and we would have to pay for that. We could use the MERP mini grant to pay for this. Kate makes a motion to hire a forester for this project. Jane will reach out to Jared Nunnery (county forester)
 - d. Amey spoke with the school principal and she is interested in supporting the student survey for student-led initiatives on this land.
- 8. Communications - message board kiosk
 - a. No updates- tabled for the next agenda
- 9. Meeting minutes onto the website.
 - a. Bill will reach out to the town clerk to make sure our minutes are making it to the website.
- 10. Next meeting date: July 16th 7:00 PM.
- 11. Next Steps:
 - a. Bill will try to get a document from our town clerk about the current facts and figures.
 - b. Kate will reach out to GMS to set up a site visit.
 - c. Bill will send the estimates for the MERP grant out to the rest of the planning commission.
 - d. Bill will request a more itemized estimate from Corvis group.
 - e. Mark will contact Barton electric to understand the electric credits we could generate from the solar.
 - f. Jane will reach out to Jared Nunnery (county forester) for advisement on the trail project.
 - g. Bill will reach out to the town clerk to make sure our minutes are making it to the website.
- 12. Adjourn. Pat Motions, Larry seconds, all in favor.

