

Brownington Planning Commission
Wednesday, November 19th, 2025
Town Clerk's Office
6:30 P.M.

Minutes

Attended by: Amey Dettmer, Bill Davis(chair), Byron Burdick, Pat Cooper, Mark Hastings, Kate Wolff, Jane Greenwood

Absent: Larry Faust, Larry Thompson

1. Call the meeting to order, 6:36 PM by Bill Davis
2. Additions to the agenda- None
3. Approve minutes of last meeting, motion to approve by Pat, seconded by Mark, all in favor.
4. MERP project update
 - a. The air inside the town office is cleaner than ever as there is now an ERV, Energy Recovery Ventilation that is using the fresh air from outside to clean the air. This was completed on Nov. 14th. December 15th the Foam insulation will be going into the attic of the town building. The attic access was found above the exit sign on the back door.
 - b. The garage has a new heat pump in the office. The compressor was put at the wrong location on the ground. Nadeau's is going to come back and put it up on the outside of the garage, off the ground. There is also a new ventilation fan with an automatic CO2 monitor that automatically turns on. The lighting is completely updated, and much better for seeing the vehicles. They also increased the plug size for the welder to make it more mobile and usable
 - c. We will be accessing the next 20% of the funds to keep making payments.

- d. We are doing really good with the grant money. We will have some left over after all the current projects are completed. The estimate for leftover grant funds is
- e. Town Garage expense: 131,160.95, Town Building Costs \$37,575. Total costs so far once all current projects are completed: \$168,735.95 The grant totals \$270,747. This should leave about \$100,000. Some possibilities for the extra funds are upgrading the transformers to increase the capacity from Barton electric, this could be \$2,000-\$3,000. We could also have an EV station installed at the town building. Possibly a car port for the electric cars to park under.

5. MERP Mini grant

- a. Energy workshop/Community Forum- during our December meeting we can start discussing and planning for this.

6. Solar update

- a. The solar system plan has been increased for capacity of solar array- to close to 34 kilowatts, to meet the new needs for the garage use. Whatever is not used in the garage, the extra electricity will offset the energy needs of the Town Office.
- b. We can change the energy offset 4 times per year, depending how the energy is used.
- c. We are bringing our deposit up to 5% of the project, which is about another \$3,685 to give us a safe harbor for our project so we can avoid some rules from another group. This will allow them to go get all the equipment that they need in 2025, so that they can get the better prices, and still install in 2026.
- d. The town has to get an energy certificate federal #(number) for this project. This has to be done for the sun setting tax credits that have a 120 day window. The project has to be under contract in 2025 to be able to go into 2026.
- e. \$89,918 is the total for the solar costs. This is included in the garage expense amount in 4.e. Above.
- f. Bill asked if the offset could work for the school, but the answer is no because the town doesn't own the school. However, the electricity could potentially be offset with the community center.

7. Town land - Trail survey

- a. Some of the trees and land has been cleared up to the property line across the street from the town building, so it might no longer accommodate a trail. There are some already made horse trails on the other side of the gravel pit. If we still want to put a trail around the gravel bit, we would need the gravel berm pulled back 15- 20 feet to leave a nice flat area to walk. This was going to be brought up at the last select board meeting, but Jane nor Byron made it to that meeting to discuss it. Byron will bring this up next Wednesday. Also the gravel pit can flow right into the river, and needs to be bermed up so the slope makes the water travel back into the gravel pit vs into the river.
- b. Overall the walk with Northwoods Stewardship Center was hopeful. The plateau on the other side of the could be a better spot for the trail and the community Center. Although we are still open to making the trail go around the entire property line, it could be a way to make sure the gravel isn't flowing into the river.
- c. Northwoods is going to send us a proposal for a trail system that would go along the berm, into the horse trails, and to make a "lollipop" trail. They would use an animal trail that is already being used. If we wanted something by the river, we could have a couple spots to access/see the river, but not have the trail go completely along the river.

8. Next meeting date: December 17th at 6:30

9 . Motion to Adjourn by Mark, seconded by Jane. All in favor.