

Minutes of Selectmen's Work Session

20 March 2008

Members present: R. Stephen Leighton, Chairman, and Lynn Sweet.

Work session began at 8:00 A.M.

Greg Messenger, Bill Vance, Dan Phelan, Mike Whitcher, Tony Fallon and Stephanie Gray were among those attending.

After discussion with the Road Agent, it was agreed to reduce the Article 4 for Capital Improvements to the roads by \$60,000., and to increase the Article 15, which includes General Highway and Maintenance by \$60,000. as discussed at the March 18th meeting of the Board. This eliminates any further tax impact on this year's tax rate.

Members of the Energy Committee attended to discuss levels of insulation and energy efficiency for the proposed Municipal Office Building. They provided information on options available to improve the energy efficiency and estimates on the timeframe for payback of the additional costs that would be incurred. One option involved leasing of improvements/materials, however Town cannot enter into a lease without an escape clause. The other option is for the Energy Committee to propose an amendment to the article at Town Meeting. There was a lengthy discussion involving increasing/changing the insulation to achieve a higher "R" factor (cost \$6,000.) and using a Geothermal Exchange System (\$38,000.). Although this will increase the construction costs by \$42,000., the building will be more energy efficient and have less impact on the environment. Copy of the information sheet on a Geoexchange System is attached as an addendum to these minutes. After a lengthy discussion, it was agreed that the Energy Committee would propose an amendment asking to increase Article 2 (Municipal Office Building) by an additional \$42,000. to include the above improvements. The final decision will be up to the voters.

The Board remarked on how involved the Facility Needs Committee was in helping to determine what would be included in the final design, as well as the frequency with which they met to facilitate this project. Three firms submitted proposals (two were local). All were given the same specifications and a price range. Whitcher Builders was chosen, and Whitcher Builders invited Mr. Fallon to work with them. Reference to design/build was made, however, this project is not as complex as the renovations to the School. In addition, there was no funding allocated to hire any firm. The question of a modular was discussed, however, that was researched years ago. It was abandoned due to cost, difficulties with the type of safe required and some access problems (associated w/Americans with Disabilities Act).

Board was advised that the article proposing to close the Barnstead portion of Snackerty Road failed. Board will make a motion to table that article.

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Town Clerk and Tax Collector came in to discuss safety concerns (i.e. alarm system, push button security at hall door, panic buttons, some kind of notification (bell/buzzer) to alert employees when someone enters the front door due to position of the break room. Board believes this would all be included. They would also like their window grills to open/close by pushbutton. Board will check on this. Keypad access for the back door was mentioned. Board will also check into smoke glass for Town Clerk/Tax Collector's back wall facing the Selectmen/Administration Office.

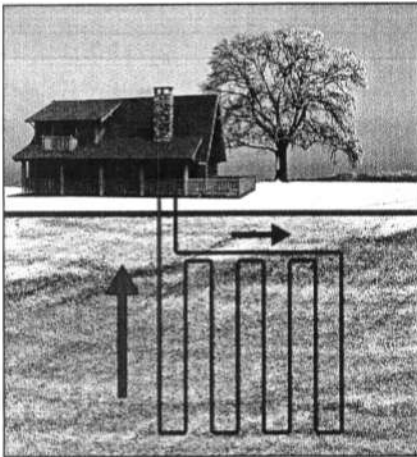
Work session ended at 10:50 A.M.

The Best Environmental Choice

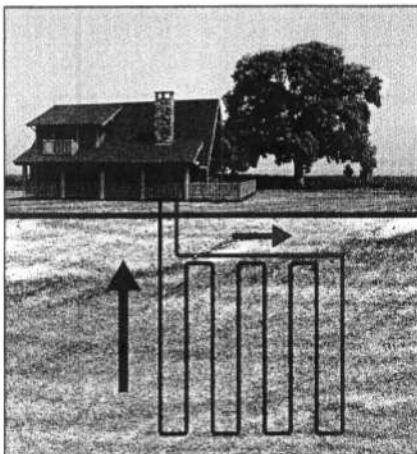
A Geexchange System delivers maximum year-round comfort with minimal environmental impact. It reduces greenhouse gas emissions and significantly reduces our dependence on fossil fuels. A Geexchange System will help keep the skies blue and our planet green.

Transfer of the Earth's Energy

Geexchange relies primarily on the Earth's natural, relatively constant thermal temperature to heat, cool and provide hot water for a single family home, multi-family home, school or business. Geexchange systems consist of three elements: the heat pump unit, the ground heat exchanger and the air delivery system (ductwork).



In the winter, a water solution circulating through pipes (Ground Heat Exchanger) buried in the ground absorbs heat from the earth and carries it into the home. The Geexchange system inside the home uses a heat pump to concentrate the earth's thermal energy and then to transfer it to air circulated through standard ductwork to fill the interior space with warmth.



In the summer, the process is reversed: heat is extracted from the air in the house and transferred through the heat pump to the ground loop piping. The water solution in the ground loop then carries the excess heat back to the earth. The only external energy needed for Geexchange is the small amount of electricity needed to operate the ground loop pump and fan.



Unlike conventional systems where heat is created, Geexchange systems move the heat that already exists.