

**MINUTES OF THE SELECTMEN'S MEETING
NOVEMBER 17, 2014**

PRESENT: Daniel Trabucco (Chairman), Arthur P. Boyle, Jr. (Vice-Chairman), Lewis W. Stone (Clerk), Willard J. Boulter, Jr. (Selectman), Michelle Burt (Selectman), Edwin J. Thorne (Town Administrator), Catherin Salmon (Chief Assessor), Nick Zechello, Jr., Timothy Brennan, Jarryd Commerford, Sabrina Chilcott (Executive Assistant), and others.

At 7:00 pm, Mr. Trabucco called the meeting to order.

ANNOUNCEMENT

Mr. Stone announced that Sergeant William Hinchey will be receiving the Medal of Valor from the Governor at a ceremony on Wednesday at the State House for his actions January 9, 2013. Additionally, the Chief has sent a letter to the Board regarding a bank robbery that occurred November 5th; Pembroke Police Officers worked diligently with surrounding towns and the person responsible was apprehended and money recovered. Mr. Stone announced that the Clean Streets in Pembroke Committee reported one hundred participants who collected in excess of eighty bags of trash; they hope to make the event bi-annual. Mr. Stone announced the findings from Bay State Textile's recent recycling report; from the textile recycling inception date of May 2013, the town has recycled 80,000 lbs. of textiles and the PTOs have received in excess of \$4,000.

Mr. Boyle stated that the Town Administrator's office has been receiving calls from residents concerning the need for additional hours at the Recycling Center for leaf disposal. Mr. Boyle moved to open the Recycling Center on Sundays for the next three to four weeks, as determined by the Town Administrator, from 9:00 am to 3:00 pm for the purposes of leaf disposal. Mr. Stone seconded the motion. The vote was unanimously in favor. Mr. Trabucco informed residents that the BOS office has received notification from Comcast that rates for certain services such as installation and additional outlets are increasing; residents should check their bills for this important notification.

CONSIDER THE MINUTES OF NOVEMBER 10, 2014

Mr. Stone moved to accept the minutes of November 10, 2014 as written; Ms. Burt seconded the motion. The vote was unanimously in favor.

7:10 PRESENTATION BY POWER OPTIONS/SUN EDISON

Chairman of the Energy Committee, Nick Zechello, Jr., was present before the Board to explain that the Energy Committee has conducted an extensive due diligence process whereby they investigated the possibility of developing a solar project at the town landfill. In speaking with other communities, they identified an energy buying consortium called Power Options; Pembroke is already a member of this group. Power Options was created by a state agency and they offer their energy programs to nonprofits and other state agencies. Pembroke currently purchases natural gas through a Power Options program. Mr. Zechello further stated that Power Options initiated a competitive bid process when they issued an RFQ and selected Sun Edison to be the developer for their program. The Energy Committee has requested that Power Options be present this evening to present their vision for what a Pembroke project would look like; Mr. Zechello introduced Jarryd Comerford of Sun Edison, Director of Sales. Mr. Comerford stated that Power Options is an energy buying consortium that represents 500 municipal, state and non-profit entities in Massachusetts to leverage the buying power of all members. The solar market began as a small piece but has grown significantly. Mr. Comerford stated that Power Options has a procurement exemption where they are able to go out to bid on behalf of their members to negotiate best-in-class terms and offer the result to their members. The RFQ that Power Options issued was a twelve month process with fifteen respondents, and Sun Edison was awarded the contract. Power Options pre-negotiated a power purchase agreement, site licensing and net meter credit agreement which greatly reduces outside counsel costs. The Sun Edison program was rolled out in January of 2012 and they now have 50 megawatts of projects under contract. The process begins with Sun Edison signing a PPA and either a site license or lease; they then bear all of the cost of the system including developing, construction, financing, ownership and operation of the system for 20 years and the

town receives a utility assigned net-meter credit rate on each bill every month. Mr. Comerford explained that it is in the best interests of the town to maximize the size of the site; he displayed information regarding a 3.3 megawatt system which is 80% of what they believe could be built in the area. Year one savings on utility bills would be \$195,000; lease payments would generate approximately \$32,500 and PILOT payments would generate approximately \$39,000 for a total year one benefit of \$266,500. The virtual net meter rate that the town would pay is \$.1175/kwh generated; lease payments are \$22,000/megawatt built with PILOT averaging \$12,000/megawatt built. Projected over 20 years, the electricity savings would total \$5.7m. Ms. Burt inquired as to the size of the parcel; Mr. Zechello stated it is 10-12 acres. Mr. Comerford stated that the design is for a good sized system; he did caution that the process can be lengthy with interconnection and post-closure use permit taking up to a year. The next step would be a vote of the town to begin negotiations on a power purchase agreement and lease; then engineers would begin the drawings to be sent to the utility to begin the interconnection application. Mr. Trabucco asked if the federal tax credits would be in jeopardy; Mr. Comerford stated they are not. Mr. Trabucco asked how negotiable the rate in the PPA is; Mr. Comerford stated that the rate is static but deals can be structured differently based on the needs of the town. Mr. Boulter stated he thought that the solar field would be smaller; Mr. Zechello stated that the original size was going to be 8 acres; the Committee opted for inquiring about a larger field to maximize the savings to the town. Mr. Boyle asked if energy could be sold to private or commercial entities; Mr. Comerford stated that it cannot. The electricity generated feeds back into the main power grid and credits are disbursed to the town, the name on the meter. Chief Assessor Cathy Salmon stated that the Assessors will require a lot of data to arrive at a value, including but not limited to construction costs, income generated less expenses. Once they arrive at an accurate value, the BOS will have what they need to negotiate a reasonable PILOT. Mr. Trabucco requested that Ms. Salmon explain the benefit of a PILOT; Ms. Salmon summarized that the town enters a stable agreement on a variable entity. Mr. Trabucco thanked Mr. Comerford and Mr. Zechello for their time and the presentation.

OLD BUSINESS

Mr. Boyle stated that the BOS granted a Mobile Food Vendor permit July 14 to K & T Concessions to operate from Magoun field and the Community Center basketball courts; the permit was amended two weeks later to include the Herring Run. The Kiwanis are preparing to sell Christmas trees from the Herring Run location which will overburden the site and create the potential for traffic issues. Mr. Boyle moved to direct the Town Administrator to address a letter to the permit holder of K & T Concessions to return to Magoun field and the Community Center basketball courts for the remainder of the calendar year; the permit expires January 14, 2015 and further discussion can occur then. Mr. Stone seconded the motion. Mr. Trabucco stated that the previous permit holder moved from site to site; he did not stay at one location. Mr. Boulter concurred stating that this vendor appears to have set up business at the Herring Run. The vote was unanimously in favor.

ASK THE SELECTMEN

Mr. Stone stated that he has received a call from a resident asking when the docks will be removed from Oldham Pond; Mr. Stone spoke with the Town Administrator and the DPW Director and was advised that the docks were designed to remain in the water through the winter and they will not be removed.

UPCOMING ISSUES

November 24th at 7:00 pm the Assessors will be present in a public tax classification hearing for FY15.

Mr. Boulter stated he has spoken with the Police Chief regarding a traffic safety study committee to study the traffic lights in Pembroke Center. Mr. Boulter also spoke with him regarding the Animal Control Officer and his dispatch through the Police Department; the Chief will review placing the ACO under his command and report back. Mr. Boyle stated that he attended the dedication of the bench and flagpole at the Community Center to Jesse Crudup; he thanked the American Legion, PMSG and Recreation Department.

At 8:10 pm, Mr. Boyle moved to adjourn; Mr. Stone seconded the motion. The vote was unanimously in favor.