Minutes of Town Meeting
11-28-2016

The Town Meeting was called to order by Selectman Melissa Mack, at 7:00 PM.

Upon nomination by Lisa Trace, 617 Halladay Avenue., with a second by Kim Lambert, 22 Old Farms Lane,. Brian Fitzgerald, 1210 Newgate Road, was unanimously elected moderator by voice vote.

There were no additional nominations for moderator from the floor.

The Pledge of Allegiance was orchestrated by Moderator Fitzgerald.

Town Clerk Kathleen Dunai read the Legal Notice into record.

Amanda Thibedeau, 1510 North Stone Street., with a second from Eleanor Butler Binns, 1174 Blossom Street., presented the following resolution and moved its adoption:

Resolved: That the Town Meeting of the Town of Suffield authorizes the acquisition of the development rights to the 2.1 acres (MBL 24-26- 103-1) of land located off of Taintor Street for no consideration for the purpose of serving as preserved replacement acres for the expanded gas pipeline easement on the adjacent Fish Farm per the NRCS requirements.

Further Resolved: that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Town Planner Bill Hawkins presented the PowerPoint to further explain the motion with assistance from First Selectman Melissa Mack

A question and answer session followed.

The motion passed unanimously by voice vote.

Lisa Trace, 617 Halladay Avenue., with a second from Eleanor Butler Binns, 1174 Blossom Street., presented the following resolution and moved its adoption:

Resolved: That the Town Meeting of the Town of Suffield authorizes that the Town convey a water line utility easement to Connecticut Water Company over town owned open space parcel Map 55H, Block 47, Lot 14-C41, which is adjacent to Bridge Street and Dylan Drive. Reference is made to Sheet 1 of the plan completed by Dutton Associates, LLC entitled "Property Boundary Survey –Easement Plan – Easement to be conveyed to the Connecticut Water Company over Lot 41 – Open Space –Suffield, Chase, Dated 3/21/2016."

Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Town Planner Bill Hawkins presented the PowerPoint to further explain the motion with assistance from First Selectman Melissa Mack

A question and answer session followed.

The motion passed unanimously by voice vote.

Kim Lambert, 22 Old Farms Lane, with a second from Amanda Thibedeau, 1510 North Stone Street., presented the following resolution and moved its adoption:

Resolved: That the Town Meeting of the Town of Suffield authorizes that the Town convey an electric utility easement over town owned open space parcels Map 55H, Block 47, Lot 14-C41, and Map 55H, block 47, Lot 14-C46 to Eversource for the Suffield Chase Subdivision as shown on the easement compilation plan completed by Dutton Associates, LLC dated 9/29/2016

Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Jaime Smith from Lodestar Energy LLC presented a PowerPoint to further explain the motion with assistance from First Selectman Melissa Mack

A question and answer session followed.

The motion passed unanimously by voice vote.

Bobbie C Kling, 1120 Newgate Road., with a second from Melissa M Mack, 321 North Main Street., presented the following resolution and moved its adoption:

Resolved: That the Town Meeting of the Town of Suffield authorizes the Town to enter into a net metering credit agreement for a period of 20 years with Lodestar Energy LLC.

Further Resolved: That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Jaime Smith additionally presented the PowerPoint to further explain the motion with assistance from First Selectman Melissa Mack

A question and answer session followed.

The motion passed unanimously by voice vote.

Tom Frenaye, 489 Warnertown Road Street., motioned to adjourn the meeting with a second by Eleanor Butler Binns, 1174 Blossom Street., The motion to adjourn passed unanimously by voice vote.

The meeting adjourned at 7:40 PM.

Respectfully Submitted

Kathleen C Dunai

Town Clerk

RECEIVED AND FILED
TOWN OF SUFFIELD

DEC 05 2016

SUFFIELD TOWN CLERK

Town Meeting

November 28, 2016

Presented by Board of Selectmen

Agenda

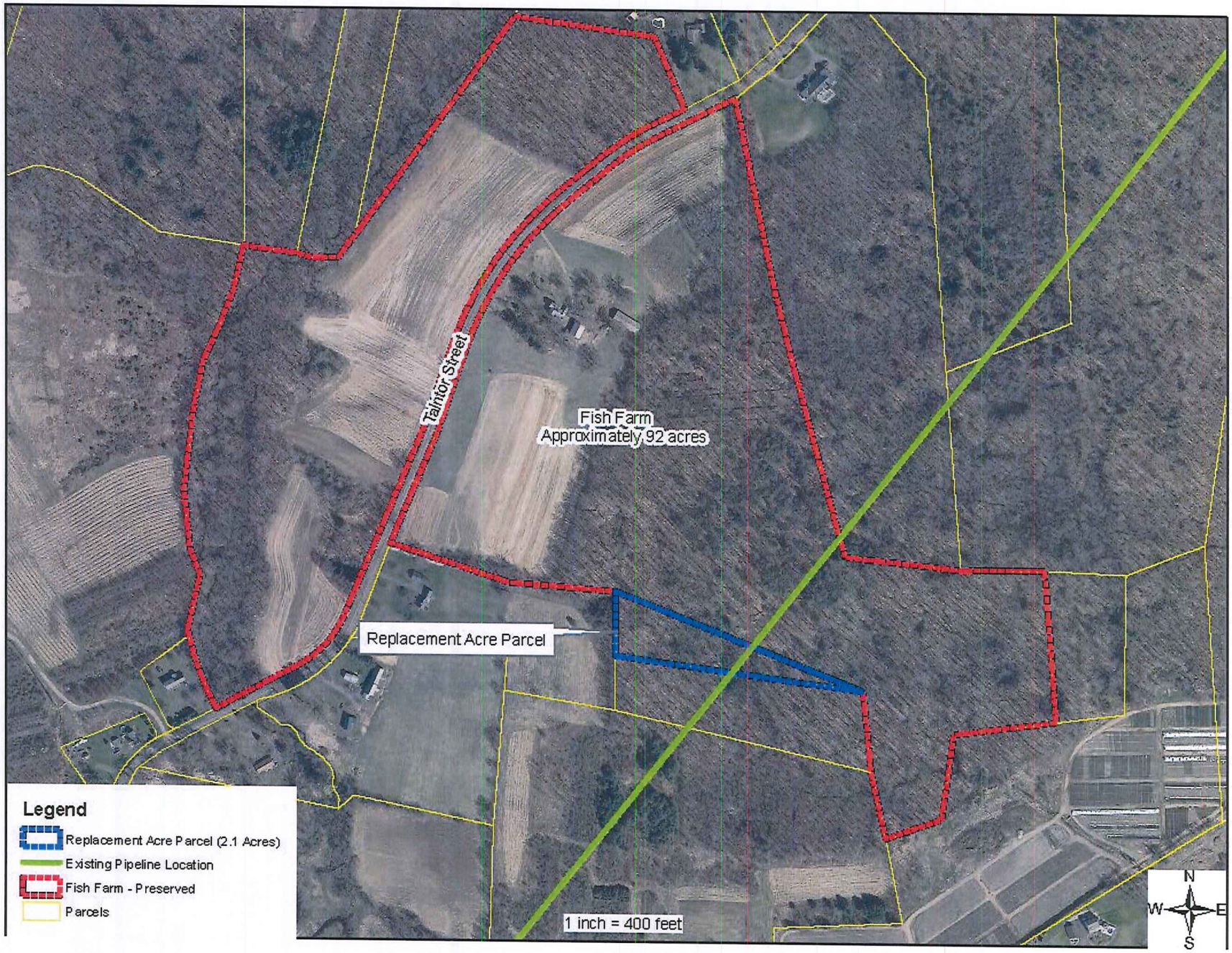
1. Discussion and vote on the Acquisition of Development Rights to 2.1 acres of land off of Taintor Street.
2. Discussion and vote on Water Line Utility Easement to Connecticut Water Company over Town-owned Open Space.
3. Discussion and vote on Electric Utility Easement over Town-owned Open Space.
4. Discussion and vote on Net Metering Credit Agreement with Lodestar Energy, LLC.

Acquisition of Development Rights

- Tennessee Gas is planning to construct a new 24" diameter pipe adjacent to its existing 16" pipe within an existing Right of Way.
- Part of a 8.1 mile utility expansion project.
- The line is slated to cross the Andrew Fish Farm at 410 Taintor Street.
- The Town previously acquired 28.6% of the development rights on the property through our Farmland Preservation Program.
- In December 2015, Suffield Town Meeting approved expanded easement with Town receiving $8,000 in value.

Acquisition of Development Rights

- Natural Resources Conservation Services (NRCS) is seeking replacement acreage to offset the newly encumbered land.
- Tennessee Gas identified a 2.1 acre landlocked parcel adjacent to the Fish farm and proposed it to the NRCS as replacement acreage.
- NRCS has requested that the Town be included on the deed for the replacement land as it would become part of the preserved farmland.
- There is no cost to the Town.


Talnor Street
Fish Farm
Approximately 92 acres
Replacement Acre Parcel
Legend
Replacement Acre Parcel (2.1 Acres)
Existing Pipeline Location
Fish Farm - Preserved
Parcels
1 inch = 400 feet
N
W
E
S

Acquisition of Development Rights

Public Input and Vote on Resolutions

- **Resolved**: That the Town Meeting of the Town of Suffield authorizes the acquisition of the development rights to the 2.1 acres (MBL 24-26-103-1) of land located off of Taintor Street for no consideration for the purpose of serving as preserved replacement acres for the expanded gas pipeline easement on the adjacent Fish Farm per the NRCS requirements.
- **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Water Utility Easement

- The 40 lot Suffield Chase subdivision was approved by the PZC on July 15, 2013.
- The development will connect Wisteria Lane to Bridge Street when fully built-out.
- A bridge structure was required as part of the road design to avoid wetland impacts.
- There is no room for the water line to fit between the precast bridge structure and the road above.
- Solution is to run the line through an easement over Town-owned open space.
- Need for the easement should have been noted on the approved subdivision plan.

Water Utility Easement

- Two parcels of open space totaling 60 acres were accepted at Town Meeting in December 2014 as part of this project.
- The total area needed for the easement is approximately 5,500 square feet.
- The use of the 12 acre open space parcel will not be impacted by granting the water company an easement.
- Much of the open space contains wetlands soils and was intended to remain in its natural state.
- There is no financial impact to the Town.

Water Utility Easement

Water Utility Easement

Public Input and Vote on Resolutions

- **Resolved:** That the Town Meeting of the Town of Suffield authorizes that the Town convey a water line utility easement to Connecticut Water Company over town owned open space parcel Map 55H, Block 47, Lot 14-C41, which is adjacent to Bridge Street and Dylan Drive. Reference is made to Sheet 1 of the plan completed by Dutton Associates, LLC entitled "Property Boundary Survey – Easement Plan – Easement to be conveyed to the Connecticut Water Company over Lot 41 – Open Space – Suffield, Chase, Dated 3/21/2016."
- **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

Electric Utility Easement

- In order to service the 40 lot Suffield Chase subdivision, Eversource is requiring the developer to secure an easement area the width of the road right-of-way with an additional ten feet on either side of the road.
- There are two areas where a 10-foot easement in favor of Eversource would cross Town-owned open space.
- Area 1 is along the new Dylan Drive near Bridge Street and Area 2 is at the end of the extended Wisteria Lane cul-de-sac.
- There is no financial impact to the Town.

Electric Utility Easement

Electric Utility Easement

Public Input and Vote on Resolutions

- **Resolved:** That the Town Meeting of the Town of Suffield authorizes that the Town convey an electric utility easement over town owned open space parcels Map 55H, Block 47, Lot 14-C41, and Map 55H, block 47, Lot 14-C46 to Eversource for the Suffield Chase Subdivision as shown on the easement compilation plan completed by Dutton Associates, LLC dated 9/29/2016.
- **Further Resolved:** that the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.

LODESTAR

CT Solar Net Metering Program

Town of Suffield – November 28, 2016

Jaime A. Smith, Founder & Managing Director
Jeffrey J. Macel, Esq., Founder & Managing Director

About Lodestar

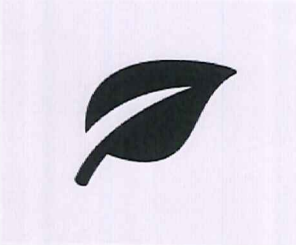
lode·star *noun* \ˈlōd-ˌstär\

1. a star that leads or guides. 2. something that serves as an inspiration, model or guide.

Lodestar Energy (CT-based company) develops commercial and public sector, DG and small utility scale solar PV Projects. We rely on our deep experience, wide network, and strong problem solving abilities to create value for our customers.

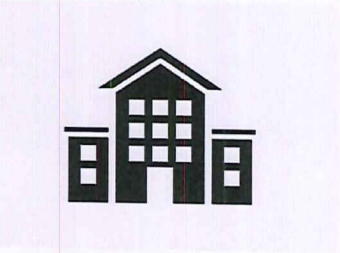
Over the last five years, our team has worked with utilities, school districts, cities, counties, states, commercial businesses, industrial clients and many others to develop more than 500 megawatts (MW) of solar projects with a value of more than $1 billion all over North America.

VNM Program Advantages



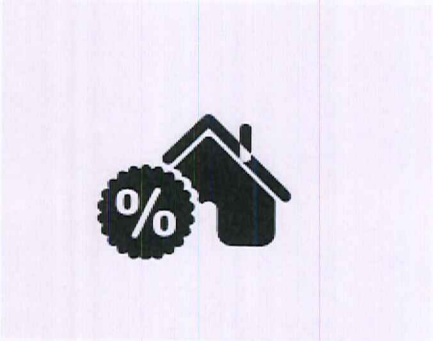
Discounted, clean, solar energy

Day one savings with no upfront costs



No use of your property or buildings

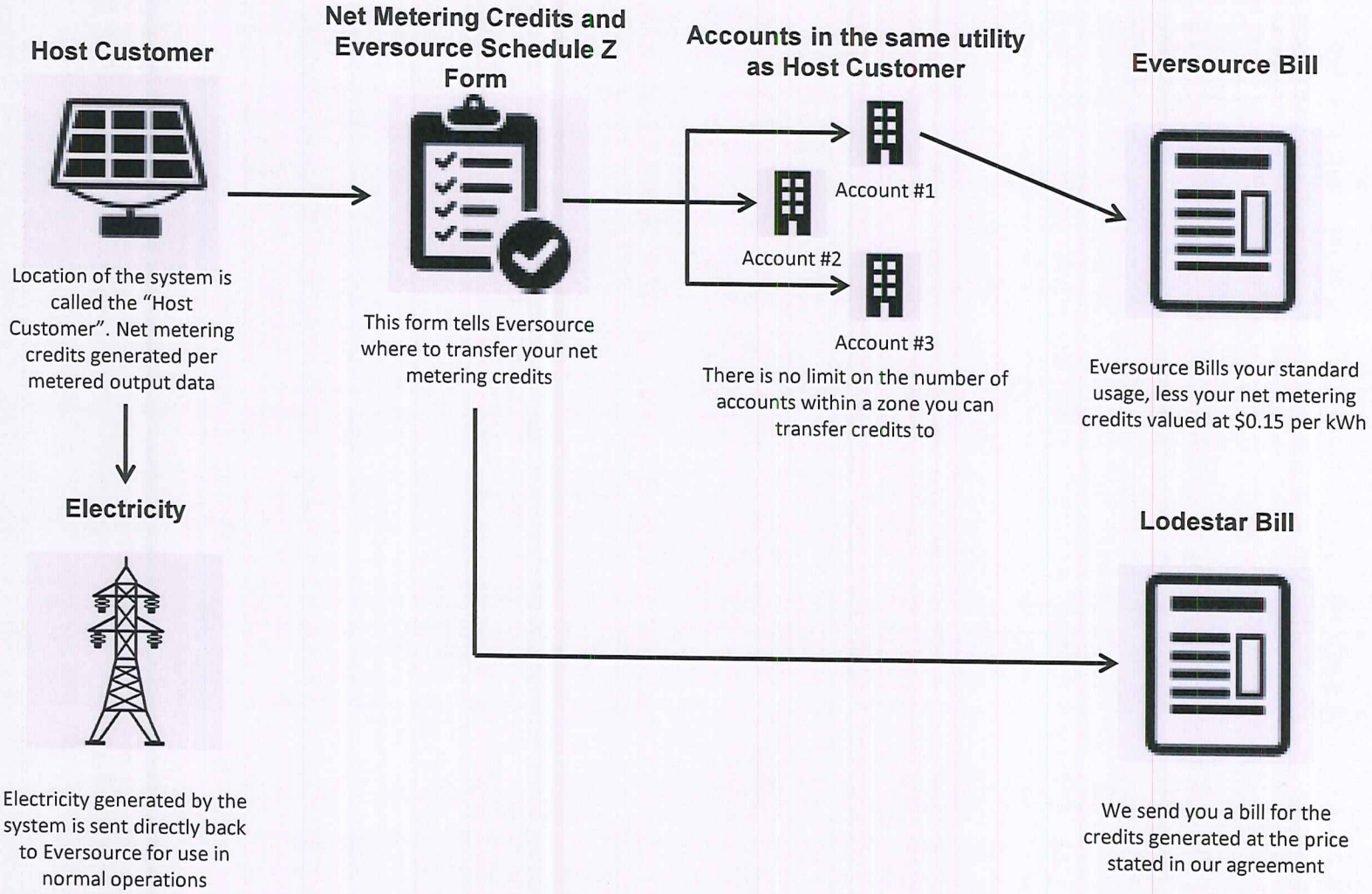
Zero changes to your current electricity purchasing



Guaranteed savings over the contract life

How Do I Get My Credits

All solar output "pushed back" to the grid results in net metering credits calculated at the R30 rate. These credits can be allocated to other Eversource accounts located in the same ISO-NE zone per instructions captured in the Schedule Z form.



CT History and Timeline

Regulatory Timeline

- June 2013 – Virtual Net Metering (VNM) legislation approved
- Feb 2014– VNM working group report to PURA
- July 2014 – PURA order implementing program
- Sept 2014 – PURA begins taking applications for VNM
- March 2015 – PURA changes rules on VNM applications
- June 2015 – LSE submits application
- July 2015 – Approved VNM application from Eversource
- July 2015 – Sign term sheet with Town of Suffield
- Winter 2016 – PURA VNM ownership clarification

Project Timeline

- Spring 2015 – Land identified and optioned
- Summer 2015 – Interconnection applications
- Nov 2015 – LREC submission for Eversource incentives
- Spring 2016- Deposit to Eversource
- Fall 2016 – Engineering, permitting and interconnection applications
- Winter 2016 – Permitting and interconnection
- Spring 2017 – Start construction

Lodestar CT Projects

Barkhamsted, New Hartford, and
Winsted – Regional Refuse Center
1.4 MWs (under construction)

Sullivan Property
2.88 MWs (under construction)

NorCap North
2.88 MWs (17 acres)

NorCap South
2.88 MWs (17 acres)

How the Savings Work

Suffield Usage & Proposed Production

4,100,000 kWh × 90% = 3,700,800 kWh

Rate Savings (15% discount)

$0.152/kWh − $0.129/kWh = $0.023/kWh

Year 1 Savings

3,700,800 kWh × $0.023/kWh = $84,090

Total Savings

$1.5 million

Savings Analysis

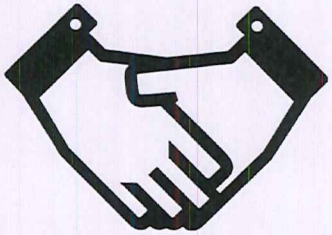
Contract Year	kWh Produced	Generation Ra	T&D	Net Meter Credit Rate (Total)	Discounted NM Credit Rate Pric	NM Credit Savin	Annual Benefit
1	3,700,800	$ 0.0997	$ 0.0518	$ 0.1515	$0.1288	$ 0.0227	$ 84,090
2	3,682,296	$ 0.1017	$ 0.0396	$ 0.1413	$0.1201	$ 0.0212	$ 78,052
3	3,663,885	$ 0.1037	$ 0.0269	$ 0.1307	$0.1200	$ 0.0107	$ 39,109
4	3,645,565	$ 0.1058	$ 0.0275	$ 0.1333	$0.1200	$ 0.0133	$ 48,441
5	3,627,337	$ 0.1079	$ 0.0280	$ 0.1360	$0.1200	$ 0.0160	$ 57,869
6	3,609,201	$ 0.1101	$ 0.0286	$ 0.1387	$0.1200	$ 0.0187	$ 67,393
7	3,591,155	$ 0.1123	$ 0.0291	$ 0.1414	$0.1202	$ 0.0212	$ 76,193
8	3,573,199	$ 0.1145	$ 0.0297	$ 0.1443	$0.1226	$ 0.0216	$ 77,328
9	3,555,333	$ 0.1168	$ 0.0303	$ 0.1472	$0.1251	$ 0.0221	$ 78,481
10	3,537,556	$ 0.1192	$ 0.0309	$ 0.1501	$0.1276	$ 0.0225	$ 79,650
11	3,519,868	$ 0.1216	$ 0.0315	$ 0.1531	$0.1301	$ 0.0230	$ 80,837
12	3,502,269	$ 0.1240	$ 0.0322	$ 0.1562	$0.1327	$ 0.0234	$ 82,041
13	3,484,758	$ 0.1265	$ 0.0328	$ 0.1589	$0.1350	$ 0.0238	$ 83,033
14	3,467,334	$ 0.1290	$ 0.0335	$ 0.1589	$0.1350	$ 0.0238	$ 82,618
15	3,449,997	$ 0.1316	$ 0.0341	$ 0.1589	$0.1350	$ 0.0238	$ 82,205
16	3,432,747	$ 0.1342	$ 0.0348	$ 0.1589	$0.1350	$ 0.0238	$ 81,794
17	3,415,584	$ 0.1369	$ 0.0355	$ 0.1589	$0.1350	$ 0.0238	$ 81,385
18	3,398,506	$ 0.1396	$ 0.0362	$ 0.1589	$0.1350	$ 0.0238	$ 80,978
19	3,381,513	$ 0.1424	$ 0.0370	$ 0.1589	$0.1350	$ 0.0238	$ 80,573
20	3,364,605	$ 0.1453	$ 0.0377	$ 0.1589	$0.1350	$ 0.0238	$ 80,170
Total							$ 1,502,240

Lodestar Projects Past 12 Months

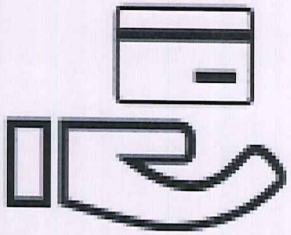
Town	Project Size	Acres	Offtake
Bridgewater	4.1 MWs	23	Town, University
Charlton	2.9 MWs	15	LHA x 4
Charlton	2.9 MWs	15	LHA x 5
Carver	1.1 MWs	6	Town, LHA, Private Affordable
Cheshire	0.7 MWs	4	Town, Private Affordable of Vernon
Great Barrington	0.7 MWs	4	LHA x 2, Private Affordable
Ashland	2.9 MWs	15	LHA x 2
Haverhill	6 MWs	30	LHA x 4
Ashby	2.5 MWs	8	LHA x 2
Barkhamsted	1.4 MWs	7	Town
Suffield	2.8 MWs	15	Town

Summary

1. Solar facility generates electricity and produces net metering credits



2. Town agrees to buy discounted net metering credits from Lodestar Energy at a discount



3. Credits are applied to Muni Eversource bills at full value

$$$

4. Net proceeds accrue to Town, saving on every monthly bill for 20 years

Process/Next Steps

1. Convert LOI to NMC Agreement
2. Town approval
3. Execute NMC Agreement
4. Engineering and permits (Fall)
5. CT Siting Council (Winter)
6. Start construction (Spring)
7. Complete construction & Suffield VNM credits (Summer)

Net Metering Credit Agreement

Public Input and Vote on Resolutions

- **Resolved:** That the Town Meeting of the Town of Suffield authorizes the Town to enter into a net metering credit agreement for a period of 20 years with Lodestar Energy LLC.
- **Further Resolved:** That the First Selectman is authorized to sign and execute all documents necessary to complete the above transaction.