

RECOMMENDED POLICIES, GOALS AND ISSUES FOR THE POCD FROM THE LEBANON  
ENERGY TASK FORCE ADVISORY COMMITTEE

The following suggestions are made, listed under the appropriate portions of CGS, Sec. 8.24, Municipal improvements, [pertinent sections in **BOLD**]

**8-24. Municipal improvements. No municipal agency or legislative body shall (1) locate, accept, abandon, widen, narrow or extend any street, bridge, parkway or other public way, (2) locate, relocate, substantially improve, acquire land for, abandon, sell or lease any airport, park, playground, school or other municipally owned property or public building, (3) locate or extend any public housing, development, redevelopment or urban renewal project, or**

A. The intent of PA 07-242, Sec. 10 is for the State of CT to adopt LEED Silver (see <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=222>) or equivalent standards. Current legislation proposes the state adopt the 2006 International Energy Conservation Code. The Town of Lebanon should adopt the minimum building standard of the 2006 International Energy Conservation Code if the state does not. The town should go further than the construction projects to be covered under the state building code, revised or otherwise, and require LEED-silver minimum certification for all new construction in town (residential, industrial, commercial) and all reuse, renovation or expansion permits where the reuse, substantial renovation or expansion affects or increases the square footage of a minimum of 25% of the existing building or where substantial renovations results in a minimum increase of 25% in the appraised value of improvements and outbuildings for assessment purposes.

B. The town should consider adopting the LEED Neighborhood Development (see <http://www.usgbc.org/DisplayPage.aspx?CMSPageID=148>) rating for new subdivisions when the rating system is finalized.

**(4) locate or extend public utilities and terminals for water, sewerage, light, power, transit and other purposes, until the proposal to take such action has been referred to the commission for a report.**

C. Consider requirement that all land-use reviews and approvals from the P & Z for energy projects exceeding certain thresholds of land coverage, extent of viewshed impacts, kWh produced, or other, must be reviewed by the Environmental Review Team (ERT).

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Other suggestions, if within purview of the POCD, include:

- 1) For new and substantial renovations of existing town buildings, look at the feasibility of smart metering and implement it when legally and fiscally feasible.
- 2) Integrate renewable energy modules in the vo-ag curriculum, and in the summer camp, senior center and library programming.
- 3) Integrate or strengthen energy efficiency requirements in supply purchase requests to include the reuse of on-site materials, Energy Star equipment purchases, and renewable or efficient energy

alternatives.

4) When replacing town vehicles (municipal and school buses) favor dual-fuel use and/or alternative fuels in bid contracts. Evaluate whether biodiesel or ethanol blends can be used in vehicles and power equipment (mowers, snow blowing, landscape equipment).

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Under appropriate land use sections, the following suggestions are made:

- 1) Make as a permitted accessory use alternate fuel fueling stations and storage .
- 2) Make as a special permit use on agricultural, commercial and industrial land the production (fabrication and/or processing) of alternate fuels. Require the alternate fuel to be a Class I resource.

Under CT state law (CGS Sec. 16-1(a)(26), (27), (44)), Class I resources include energy derived from solar power, wind power, fuel cells (using renewable or non-renewable fuels), methane gas from landfills, ocean thermal power, wave or tidal power, low-emission advanced renewable energy conversion technologies, certain newer run-of-the-river hydropower facilities not exceeding five megawatts (MW) in capacity, and sustainable biomass facilities. Electricity produced by end-user distributed generation (DG) systems using Class I resources also qualifies.

Prohibit Class II resources. Class II resources include trash-to-energy facilities, certain biomass facilities not included in Class I, and certain older run-of-the-river hydropower facilities.

The LETFAC strongly supports adding geothermal heat as either a permitted accessory use or principal use by special permit, with appropriate oversight for possible cumulative impacts of large residential and commercial installations.

3) Encourage building renovations in the public and private sector that develop Class III resources. Class III resources include: customer-sited CHP systems, with a minimum operating efficiency of 50%, installed at commercial or industrial facilities in Connecticut on or after January 1, 2006; (2) electricity savings from conservation and load management programs that started on or after January 1, 2006; and (3) systems that recover waste heat or pressure from commercial and industrial processes installed on or after April 1, 2007.

4) In agricultural land use chapter, provide for economic development opportunities for farmers including production of biomass, reuse of agricultural waste products for co-generation or as renewable fuel. Specifically, on page 34, items 4 and 5 of POCD, adopt policy for renewable energy projects, by scale of project (e.g., kWh produced, for profit vs. on-site use or on-site distributed demand reduction.)

5) To achieve and sustain the town's EPA Community Challenge Pledge, and reduce municipal energy use intensity by at least 10% by 2013, make it a town policy to purchase Renewable Energy Certificates (RECs) produced from agricultural-renewable energy projects.