

GREENFIELD TOWN COUNCIL

Regular Meeting Minutes

April 15, 2015

GCTV-15

7:00 pm

CALL TO ORDER: Meeting was called to order at 7:04 p.m. by Vice-President Renaud.

Vice-President Renaud stated this meeting was being recorded. If any other person present was doing the same, they must notify the chairperson at this time. It was noted the Town Council was audio recording and GCTV-15 was video recording the meeting for future broadcast.

ROLL CALL OF MEMBERS: Roll Call was taken. President Hoffman, Councilors Allis, Hirschfeld and Athey were absent.

ALSO PRESENT: Mayor William Martin; Director of Municipal Finance and Administration Marjorie L. Kelly; Town Clerk Deborah J. Tuttle; DPW Director Donald Ouellette; School Superintendent Jordana Harper; GCTV-15 staff; Anita Fritz, *the Recorder*; and members of the public.

ACCEPTANCE OF MINUTES: On a motion by Councilor Devlin, second by Councilor Ricketts, it was unanimously,

VOTED: TO ACCEPT THE TOWN COUNCIL MINUTES OF MARCH 18, 2015.

PUBLIC COMMENT: None.

PUBLIC HEARINGS: Councilor Maloni read the following: In accordance with Home Rule Charter, the Greenfield Town Council will hold a public hearing on Wed., April 15, 2015, at 7:00 p.m. at GCTV-15, 393 Main St. to receive public input on the following:

- Appropriate up to \$40,000 from General Stabilization for moving School Admin. Offices from 141 Davis St.
- Appropriate \$200,000 from Free Cash as follows:
 - \$141,500 to the Department of Public Works General Fund Budget
 - \$58,500 to Sewer Fund Retained Earnings
- Appropriate \$100,000 from Sewer Retained Earnings for emergency sewer repairs.
- FY 2016 Capital Budget - Appropriate \$300,000 for the purpose of replacing the Newton St. School roof.

The Town Council will consider the same on Wed., April 15, 2015, at 7:00 p.m. at GCTV-15 Studio, 393 Main St. Materials can be obtained from the Town Clerk's Office, 14 Court Sq. from 8:30 a.m.-5:00 p.m., Mon. - Fri. or phone 413-772-1555, x. 6163.

Vice-President Renaud opened the Public Hearing at 7:15 pm and asked if anyone from the public wanted to speak; seeing none she stated the hearing would remain open.

Councilor Maloni held the following second reading:

1. APPROPRIATE UP TO \$40,000 FROM GENERAL STABILIZATION FOR MOVING OF THE SCHOOL ADMINISTRATIVE OFFICES FROM 141 DAVIS STREET.
2. \$200,000 BE APPROPRIATED FROM FREE CASH AS FOLLOWS:
 - \$141,500 TO THE DEPARTMENT OF PUBLIC WORKS GENERAL FUND BUDGET
 - \$58,500 TO SEWER FUND RETAINED EARNINGS
3. \$100,000 BE APPROPRIATED FROM SEWER RETAINED EARNINGS FOR EMERGENCY SEWER REPAIRS
4. THE SUM OF \$300,000 BE APPROPRIATED FOR THE PURPOSE OF REPLACING THE NEWTON SCHOOL ROOF AND TO MEET SAID APPROPRIATION THE TREASURER WITH THE APPROVAL OF THE MAYOR IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$300,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (3A) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL

AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THESE PROJECTS.

COMMUNICATIONS:

MAYOR: Mayor Martin spoke regarding the following:

- The Fiscal Year 2016 Operating and Capital budget had been presented to the Town Clerk. The informational budget books would be available in the Clerks office on Friday, April 17, 2015.
- Update on the status of the Nash’s Mill Road Bridge. Programs for which the town could be placed on a waiting list for assistance with replacement. Possible alternative funding was discussed including the possibility of the town replacing the bridge at an estimated cost of 3-5 million dollars.

SCHOOL SUPERINTENDENT AND SCHOOL COMMITTEE: Superintendant Harper discussed the following:

- Thanked all who participated in the school survey relating to strategic goals and entry action process for the Greenfield School system. Results are posted on the school website.
- Reviewed the evaluation process of the school use policy. The policy subcommittee meets on the 1st Tuesday of the month and the public is always welcome.
- Athletic fields and 8 lane track.
- Fiscal Year 2016 budget request as well as the reasoning for an Assistant Superintendent, and a full time Human Resource Director.

TOWN OFFICERS: None.

MOTIONS, ORDERS, AND RESOLUTIONS

Vice-President Renaud asked if anyone from the public wished to speak at the public hearing; seeing none she closed the hearing at 7:45 pm

Order no. FY 15-126

MOTION: On a motion by Councilor Siano, second by Councilor Mass, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL PURSUANT TO CHARTER SECTION 2-10, ACCEPTS THE FOLLOWING APPOINTMENT BY THE MAYOR TO THE COMMISSION ON DISABILITY ACCESS – RICHARD PUCKO – REMAINDER OF A THREE YEAR TERM EXPIRING JUNE 30, 2016 (TO FILL AN EXISTING VACANCY)

DISCUSSION: Councilor Siano stated the Appointment and Ordinance Committee forwarded a unanimous positive recommendation for appointment. Mr. Pucko attended the meeting.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 15 -126.

Order no. FY 15-125

MOTION: On a motion by Councilor Siano, second by Councilor Mass, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL PURSUANT TO CHARTER SECTION 2-10, ACCEPTS THE FOLLOWING APPOINTMENT BY THE MAYOR TO THE GREENFIELD LIBRARY BOARD OF TRUSTEES – WILLIAM BENSON – REMAINDER OF A THREE YEAR TERM EXPIRING JUNE 30, 2017 (TO FILL THE VACANCY LEFT BY THE RESIGNATION OF ADRIENNE BOUDREAU.)

DISCUSSION: Councilor Siano stated the Appointment and Ordinance Committee forwarded a unanimous positive recommendation for appointment. Mr. Benson attended the meeting.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 15 -125.

Order no. FY 15 -121

Financial Order 15-30

MOTION: On a motion by Councilor Maloni, second by Councilor Mass, it was,

MOVED: THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR AND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, TO APPROPRIATE UP TO \$40,000 FROM GENERAL STABILIZATION FOR MOVING OF THE SCHOOL ADMINISTRATIVE OFFICES FROM 141 DAVIS STREET.

DISCUSSION: Councilor Maloni stated the Ways and Means Committee forwarded a majority positive recommendation 4 yes and 1 no. Councilor Ronhave noted he was the descending vote. He did not want to approve any funds without having a location for the administration office to move to. Councilors Mass, Maloni, Siano, Ricketts, and Devlin supported the allocation of funds for the impending move.

It was by roll call, majority, 8 yes and 1 no,

DEFEATED: ORDER NO. FY 15 -121, FY15-30.

Order no. FY 15-122

Financial Order 15-26

MOTION: On a motion by Councilor Maloni, second by Councilor Devlin, it was,

MOVED: THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR AND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, THAT \$200,000 BE APPROPRIATED FROM FREE CASH AS FOLLOWS:

- \$141,500 TO THE DEPARTMENT OF PUBLIC WORKS GENERAL FUND BUDGET
- \$58,500 TO SEWER FUND RETAINED EARNINGS

DISCUSSION: Councilor Maloni stated the Ways and Means Committee forwarded a unanimous positive recommendation for approval.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 15 -122, Financial Order 15-26.

Order no. FY 15-123

Financial Order 15-27

MOTION: On a motion by Councilor Maloni, second by Councilor Ronhave, it was,

MOVED: THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR AND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, THAT \$100,000 BE APPROPRIATED FROM SEWER RETAINED EARNINGS FOR EMERGENCY SEWER REPAIRS.

DISCUSSION: Councilor Maloni stated the Ways and Means Committee forwarded a unanimous positive recommendation for approval. It was noted the Town Council could take this as a foreshadowing of things to come because of the aging sewer and water systems in town.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 15 -123, Financial Order 15-27.

Order no. FY 15-124

Financial Order 15-29

MOTION: On a motion by Councilor Maloni, second by Councilor Devlin, it was,**MOVED:** THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR AND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, THAT THE SUM OF \$300,000 BE APPROPRIATED FOR THE PURPOSE OF REPLACING THE NEWTON SCHOOL ROOF AND TO MEET SAID APPROPRIATION THE TREASURER WITH THE APPROVAL OF THE MAYOR IS HEREBY AUTHORIZED TO BORROW SAID SUM OF \$300,000, PURSUANT TO MASSACHUSETTS GENERAL LAWS, CHAPTER 44, SECTION 7 (3A) OR ANY OTHER ENABLING STATUTE, AND THE MAYOR IS HEREBY AUTHORIZED TO APPLY FOR, CONTRACT FOR, ACCEPT AND EXPEND ANY FEDERAL AND/OR STATE GRANTS AVAILABLE FOR THIS PROJECT TO BE USED TO REDUCE THE WITHIN APPROPRIATION, AND FURTHER, THE MAYOR IS AUTHORIZED TO TAKE ANY ACTION NECESSARY TO CARRY OUT THE INTENT AND PURPOSE OF THESE PROJECTS.**DISCUSSION:** Ms. Kelly stated if the appropriation was approved the roof work should be completed by the end of the summer.

It was unanimously, 9 yes, 0 no, 0 abstain,

VOTED: TO APPROVE ORDER NO. FY 15 -124, Financial Order 15-29.**Order no. FY 15-127****MOTION:** On a motion by Councilor Siano, second by Councilor Mass, it was unanimously,**VOTED:** THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL TAKE FROM THE TABLE ORDER NO. FY 15-088 "THAT THE GREENFIELD TOWN CHARTER ARTICLE 2, SECTION 2-10: COUNCIL REVIEW OF CERTAIN APPOINTMENTS SECTION (B) BE AMENDED BY INSERTING AFTER THE WORD "EFFECTIVE" AND BEFORE THE WORDS "ON THE 35TH DAY" THE WORDS "UPON ACCEPTANCE BY A MAJORITY OF THE TOWN COUNCIL OR" AND ADDING IMMEDIATELY FOLLOWING THE WORDS "CLERK OF THE COUNCIL" THE WORDS ", WHICH EVER MAY OCCUR FIRST" AND THAT THE TOWN COUNCIL FURTHER INSTRUCTS THE TOWN CLERK TO SUBMIT THE APPROVED VOTE TO THE LEGISLATURE OF THE COMMONWEALTH OF MASSACHUSETTS AND REQUEST SAID LEGISLATURE TO AMEND THE TOWN CHARTER" WHICH WAS TABLED AT THE NOVEMBER 14, 2014 TOWN COUNCIL MEETING.**DISCUSSION:** Councilor Siano stated the Appointment and Ordinance Committee forwarded a majority 4 no and 1 yes, negative recommendation. Comments included the following:

- The amendment was not necessary.
- Several drafts of language had been submitted and were discussed.
- The proposed amendment would allow the Town Council to vote in the affirmative and the appointees to take office two days after the Council vote.
- The 35 day waiting period outlined in the charter served a purpose.
- The proposed motion complicated the current appointment procedure.
- Appreciated the work put forth by Councilor Mass.

It was by majority, 1yes, 8 no,

DEFEATED: TO APPROVE ORDER NO. FY 15 -127.**Order no. FY 15-128****MOTION:** On a motion by Councilor Devlin, second by Councilor Maloni, it was,

MOVED: THAT IT BE ORDERED THAT THE GREENFIELD TOWN COUNCIL HEREBY INITIATES THE ATTACHED ZONING AMENDMENT TITLED CHAPTER 200 ZONING ORDINANCE, SECTION 200-7.19. BIOMASS AND WOOD BURNING FACILITIES, AS ATTACHED HERETO, EXHIBIT A, IN ACCORDANCE WITH M.G.L.C 40A SECTION 5.

EXHIBIT A

New Section of the Greenfield Zoning Ordinance

EDC 12-09-14, Planning Department 03-13-15

Amend the Greenfield Zoning Ordinance by adding a new section on biomass and wood burning facilities to read as follows:

~ 200-7.19. Biomass and Wood Burning Facilities

A. Purpose. Commercial Scale wood burning is a common practice in Greenfield. The health effects of wood smoke exposure have been well documented and the American Lung Association and other health organizations advise against wood combustion because of the adverse health outcomes. In order to minimize wood smoke exposure to the residents of Greenfield, it is important to establish clear and enforceable standards that take into consideration already existing uses of wood for fuel and the need to reduce air pollution exposures.

B. Applicability. Any new or existing commercial biomass facilities, located in the Town of Greenfield, for thermal, electricity or Combined Heat and Power (CHP) use located on any property shall be subject to all requirements of this ordinance. *Commercial biomass facilities shall be allowed by right within the Planning Industry (PI) and General Industry (GI) Zoning Districts with site plan review by the Planning Board. Commercial biomass facilities shall be allowed by special permit from the Zoning Board of Appeals within the Central Commercial (CC), Limited Commercial (LC), General Commercial (GC), Health Service (H), and Office (O) Zoning Districts. Commercial biomass facilities shall be prohibited within the Rural Residential (RC), Suburban Residential (RB), Urban Residential (RA), and Semi-residential (SR) Zoning Districts.*

C. Definitions:

ANAEROBIC DIGESTER -- Anaerobic Digester means the naturally occurring process that converts organic compounds such as wastewater sludge and regional or local organic waste to produce biogas (methane), which can be used as a fuel for thermal use, electricity production, CHP, or as compressed natural gas.

BIOMASS FACILITY -- Biomass facility means a thermal and/or energy producing facility that uses wood pellets, wood chips or stick wood for fuel.

CLEAN DRY WOOD -- Clean dry wood means wood that has no paint, stains, or other types of coatings, and wood that has not been treated with preservatives, including but not limited to, copper chromium arsenate, creosote, or pentachlorophenol, and with a moisture content of 20% or less.

CLEAN WOOD CHIPS -- Clean wood chips means wood chips that are derived from wood that has no paint, stains, or other types of coatings, and wood that has not been treated with preservatives, including but not limited to, copper chromium arsenate, creosote, or pentachlorophenol.

CLEAN WOOD PELLETS -- Clean wood pellets means pellets that are of 100% wood composition with no construction or demolition debris such as pressure treated or painted wood (which may contain heavy metals such as copper, chromium, arsenic, lead and cadmium) or plastic binders or fillers. Pellets must have a calorific value of no less than 8000 Btu/lb, low ash content (<1%), low moisture content (<8%), chlorides less than 300 ppm and no other additives (0%).

COMMERCIAL BIOMASS FACILITY -- Commercial biomass facility means any biomass burning facility for thermal, electricity or Combined Heat and Power located on a single property with a total and

combined capacity over 250,000 and up to 1 million btu's per hour rated heat input as rated by the test method identified in 310 CMR 7.26(54)(c)2.

EXISTING BIOMASS BURNING FACILITIES -- Existing biomass burning facilities means any biomass facility contracted and paid for, or installed before the effective date of this ordinance.

INDUSTRIAL WOOD BURNING FACILITY -- Industrial wood burning facility means any biomass facility for thermal, electricity or Combined Heat and Power located on a single property with a total and combined capacity of more than 1 million btu per hour rated heat input as rated by the test method identified in 310 CMR 7.26(54)(c)2.

NEW BIOMASS FACILITY -- New biomass facility means any biomass facility contracted and paid for, or installed, after the date of the public hearing notification for this ordinance.

NON-COMPLIANT FACILITIES, APPLIANCES OR DEVICES -- Non-compliant facilities, appliances or devices means any biomass burning use that does not meet the criteria of this ordinance.

OWNER -- Owner means the owner of any wood burning facility or appliance and/or the authorized agent of the owner and /or the person who has overall responsibility for the operation of a biomass facility.

TOTAL COMBINED CAPACITY -- Total or combined capacity means the number of btu's for all uses on a single property based on the thermal only btu capacity.

WASTE-TO-ENERGY FACILITY -- Waste-to-Energy facility means any facility that produces thermal energy, electrical energy or combined heat and power from solid waste relying on combustion, pyrolyzation or other advance combustion technologies.

D. Restricted Uses.

(1) Waste-to- energy facilities shall be prohibited in the Town.

(2) Industrial biomass facilities shall be prohibited in the Town.

E. Exemptions. This ordinance shall not apply to:

(1) Anaerobic digesters.

(2) Residential biomass facilities.

F. Allowable fuels for all new and existing commercial wood burning facilities:

(1) Only clean dry wood, clean wood pellets or clean wood chips are allowed.

G. Prohibited fuels. No person shall cause, suffer, allow or permit the burning of any of the following items in a biomass facility:

(1) any wood that does not meet the definition of clean dry wood;

(2) garbage;

(3) tires;

(4) lawn clippings, leaves, brush trimmings, or general yard waste;

(5) materials containing asbestos;

(6) materials containing lead, mercury, or other heavy or toxic metals;

(7) materials containing plastic;

(8) materials containing rubber;

(9) waste petroleum products;

(10) paints and paint thinners;

- (11) chemicals;
- (12) coal;
- (13) glossy or colored papers;
- (14) construction and demolition debris;
- (15) plywood;
- (16) particleboard;
- (17) salt water driftwood and other previously salt water saturated materials;
- (18) manure;
- (19) animal carcasses; and
- (20) asphalt products.

H. Nuisances for all new or existing commercial wood burning facilities.

- (1) No person shall cause, suffer, allow or permit the operation of any wood burning facility in such a manner as to create a condition of air pollution as defined in 310 CMR 7.00.
- (2) No person shall cause, suffer, allow or permit the operation of any biomass facility except in conformance with the manufacturer's operating and maintenance instructions.
- (3) No wood burning facility shall create a nuisance to the surrounding properties or the public as defined and enforced under MGL Chapter 111 Section 122.

I. Biomass Facility change out requirements.

- (1) Any commercial biomass facility for thermal, electricity or CHP use located on any property shall be uninstalled, and no longer used on that property in the case that the property changes ownership, unless it meets the requirements for biomass facilities defined in this ordinance

J. Performance Standards for Commercial Biomass Facilities.

- (1) All new commercial scale wood burning devices or facilities shall be subjected to a Board of Health site assignment and a Planning Board Site Plan Review.
- (2) New commercial biomass facilities must achieve the following standards. All systems shall be limited to high-efficiency and low-emissions systems with thermal storage, bulk storage and emission control technology and use a sustainable premium wood pellet fuel or clean dry wood or clean wood chips. The system operation must be optimized using an energy management system to provide maximum efficiency on a seasonal and diurnal basis and minimize boiler cycling. Commercial Biomass Facilities must follow each of these criteria

(a) Efficiency Standards. Commercial wood pellet facilities and wood chip facilities must be fully automatic in the case of pellet boilers, and wood chip boilers must have a fully automated combustion process – though fuel can be delivered manually from the bulk storage container to the combustion day bin. They must be low mass (low volume) and have sensors and controls to optimize combustion performance. This is most easily achieved using a staged combustion design with lambda control. All commercial biomass facilities must have a minimum efficiency of 85% at rated output using the higher heating value (HHV) of the pellet fuel or wood chip fuel if tested using an input/output method. Alternatively a simple full load, steady-state combustion efficiency measurement by the stack loss method (Canadian Standards Association B415) may be used, but in this case, the minimum efficiency requirement is 88% HHV. Where combustion efficiency is used, the return water temperature must be greater than 130 degrees Fahrenheit. Efficiency performance verification by an independent third-party is required.

- (1) Multi-Boiler Cascade System (recommended for all commercial biomass facilities) - Cascading two or more biomass boilers allows for the installed equipment to

meet seasonal heat demand most efficiently. Boilers are brought online at maximum efficiency as needed to meet the heating load.

(2) Energy Efficient Motors. All commercial biomass facilities must have motors that are National Electrical Manufacturers Association (NEMA) designated “premium efficiency” motors. Motors must meet or exceed NEMA’s MG1-1993 standard.

(b) Emissions Standards.

(1) Fine Particles (PM): The biomass system for commercial installations shall have a PM emissions rate of no more than 0.080 lb/MMBtu. All institutional applications at schools, health care facilities, nursing homes, or other locations with similar sensitive populations, must have a PM emissions rate of no more than 0.030 lb/MMBtu. Stick wood boilers at sensitive receptor sites are prohibited.

Installers and owners shall include advanced emissions control including bag houses and static precipitator technology to achieve emissions rates lower than these basic requirements, including emissions control technologies such as condensing units that can also improve energy efficiency of the heating system. The owner will be required to submit particulate emissions performance verification results. Testing for PM must have been performed by an independent third-party using the U.S. Environmental Protection Agency (EPA) Conditional Test Method 39, EPA Federally Referenced Methods 5 and 202, or EPA Other Test Method 15. Alternatively, European Norm 303-5 test results may also be considered, but must include dust and organic gases.

(2) Carbon Monoxide (CO): Commercial biomass facilities must have a flue gas CO concentration at rated output of no more than 270 ppm at 7% oxygen at high load. Emissions performance must be verified by an independent third-party. For health and safety, a CO detection system must be included in the boiler room design. The CO monitoring system must have the ability to sound an audible alarm, provide phone notification to facilities staff and trigger an automatic boiler shutdown if necessary.

(3) Nitrogen Oxide Emissions: Wood pellet and wood chip boilers shall use a staged combustion cycle in order to reduce nitrogen oxide emissions.

(4) Stack Height: The design of the exhaust stack and location should be done carefully to prevent exposure to building occupants and visitors or to people in frequently occupied outdoor areas such as playgrounds. The facilities boiler stack height must be sufficient to adequately disperse emissions from the immediate vicinity and prevent entrainment of exhaust gases and particles into the building air intakes and to minimize exposure at ground level adjacent to the building on which the stack is being located.

At a minimum, the stack shall be 5 feet above the highest point of the building that it is serving and above the roof height of any other taller building within 100 feet of the unit. In no case should the stack height be at or below the building height. In addition, the stack should not be placed in close proximity to an air intake or operable window. Stack design should also minimize horizontal piping and bends.

(c) Health and Environmental Impact Assessment. To reduce exposure to outdoor air pollutants with a particular focus on burdened neighborhoods commercial biomass facilities at schools, hospitals or locations with similar populations, the owner will be required to perform a health assessment (e.g. air impact assessment) to evaluate the potential public health risks

associated with burning biomass. This assessment consists of modeling the anticipated emissions due to the new commercial biomass system and evaluating the resulting concentrations with a focus on ambient concentrations in the schoolyard, near doors and windows, and at building air intakes. An estimate of the number of deliveries by the pellet trucks or wood chip trucks and a comparison to the current fuel delivery schedule must be included as well. The resulting ambient particulate and gaseous concentrations are then compared to the conditions existing prior to the pellet or wood chip heating system installation. If there is a net increase in ambient concentrations, then an assessment of exposure is performed. Owners shall include an assessment of any higher emitting biomass sources (e.g. outdoor wood boilers or pre-certification wood stoves) to be switched-out with a cleaner burning unit to result in no net increase in emissions for the immediate vicinity.

(d) Proper Boiler Sizing. Commercial Biomass facilities shall be sized to meet the current heat load of the building, not the anticipated heat load or the peak load. Cascading boilers using biomass or existing fossil fuel boilers shall cover peak heat loads. Additionally, the biomass facility must be designed for installation in a weatherproof, insulated space inside a building, either in a basement or a room designed specifically to accommodate the system. If space does not permit, it may be installed in a separate structure. Boilers and systems must be sized and systems planned to optimize performance throughout the heating season using thermal storage. Use of a cleaner heat source during heating season shoulders (late October or March) and for supplemental needs is strongly encouraged. These cleaner heat sources may include, for example, natural gas-, propane-, or oil-fired boilers and solar thermal sources. A bin-hour analysis of heating needs based on an energy audit, previous heating needs, and historical local temperatures during the heating season should be performed. The annual heat load profile, diurnal heat load profile on demand day, and diurnal heat load profile on a shoulder day should also be determined. Biomass facilities shall be sized to $\leq 60\%$ of the design load as it will capture the majority of the heating season and promote higher performance. Higher loads may be met by utilizing an existing natural gas, propane, or oil-fired boiler, a new boiler, staging of wood fired boilers, or some other strategy involving careful energy management and thermal storage. Low loads, common during shoulder months, can be met by an auxiliary boiler or other energy management strategy. The facility must be sized based on the heat load of the building where the heat load is determined using a well defined protocol such as Manual J of the Air Conditioning Contractors of America (ACCA) or an equivalent energy simulation program.

(e) Thermal Storage. Commercial scale systems must include thermal storage to minimize boiler cycling and to assist in energy management strategies. The minimum size thermal storage should be based on the boiler manufacturer's recommendation for the application and size of the boiler but must not be less than 20 gallons per 10,000 Btu/h. For example, a commercial 1.0 MMBtu/h boiler would require a minimum storage of 2,000 gallons.

(f) Pellet and woodchip storage. The risks of exposures of high levels of dust and off-gas CO shall be minimized. Due to concerns regarding explosive dust and CO exposure and the absence of a documented effective ventilation strategy for pellet and wood chip storage, all pellets and woodchips storage must be outside of the building. That may include confined spaces that are: 1) large enough for a person to enter to perform work, 2) have limited means of ingress and egress, and 3) are not intended for human occupancy. Pellet storage silos meet these criteria and because of the CO off-gassing, require an Occupational Safety and Health and Administration (OSHA) permit. Owners shall identify fire and building code and health and safety features including all applicable training requirements for personnel. Signs communicating potential CO hazards associated with bulk pellet and wood chip storage must also be posted. In addition:

(1) Pellet Boiler systems must utilize an appropriately sized covered bulk fuel storage unit suitable for the capacity of the proposed boiler; and must receive bulk pellet delivery.

(2) Wood chip boiler systems must utilize an appropriately sized covered bulk fuel storage unit suitable for the capacity of the proposed boiler. Recommended: Bulk chip storage units utilizing air flow to partially remove water vapor from wood chip surfaces and to improve the caloric value of the feedstock is HIGHLY recommended. Owners should evaluate incorporating any technology utilizing passive evaporation from airflow such as solar hot air, waste or by-product heating or active heating such as fan blown air to partially pre-dry chips. An accumulator tank is recommended to prolong pump life.

(3) Wood stick boilers must have fuel storage equal to annual fuel demand.

(g) Energy Management System.

(1) The commercial biomass facility must use an energy management system and optimize boiler operation to meet seasonal and diurnal heating needs of the particular building's heat load. The system design should use a strategy that optimizes the use of both the pellet or woodchip boiler and thermal storage and the temperature requirements of the heat distribution system. By using a large enough thermal storage tank to help meet the peak demand and a properly sized boiler, the call for heat may be met with a smaller boiler without the need for additional heat input from the existing oil-fired boilers. The hot water storage can be recharged during periods when there is little call for heat in the building, which is several hours each day.

(2) All systems shall modulate to lower output and/or shut down when the heating load decreases or has been satisfied.

(3) Pellet boilers and wood chip boilers must use a multipass heat exchanger.

(4) Containerized high-efficiency biomass systems that offer substantial savings compared to boiler room renovations are encouraged, but not required. When containers are used, the stack height must be sufficient to adequately disperse emissions from the immediate vicinity and prevent entrainment of exhaust gases and particles into the building air intakes. Steps should be taken to minimize thermal losses to non-heated spaces including, but not limited to insulating the container that houses the boiler and insulating pipes between the container and building(s) being served.

(h) Integration of Solar Thermal. The integration of solar thermal water heating technology is encouraged. Solar thermal integration reduces fuel consumption and can prolong the life of the biomass boiler. A solar thermal system would be integrated into the biomass heating system using best engineering practices.

K. Air Plan Application. All solid fuel hand fed Biomass Boilers over 1 MMBTU heat input rating, and solid fuel automatic fed Biomass Boilers over 3 MMBTU heat input rating, as subject to 310 CMR 7.00, must submit a Comprehensive Plan Application to MassDEP.

L. Continuous Compliance. All Institutional, Commercial and Industrial boilers, as defined in 40 CFR Part 63 subpart JJJJJ section 63.11237 are subject to a biennial tune-up as defined in 40 CFR Part 63 subpart JJJJJ section 63.11223, and annual tune ups according to MGL Chapter 146.

- M. Severability. Each part of this regulation shall be construed as separate to the end that if any paragraph, sentence, clause, or phrase thereof shall be held invalid for any reason, the remainder of that regulation and all other regulations shall continue in full force. If regulations are promulgated by the Greenfield Board of Health, or state, federal or other local agencies that are more restrictive than the present regulations, the state, federal or local regulations will supersede only those portions of this regulation that are less restrictive than those state, federal or local regulations.
- N. Remedies. The owner of any biomass facility operated in violation of this ordinance shall be warned on two separate occasions. Thereafter, the owner will be punished for the first offense, by a fine of not less than fifty dollars nor more than one hundred dollars and for a subsequent offense, by a fine of not less than two hundred dollars nor more than five hundred dollars. For the purpose of this paragraph each day or part thereof of violation of these regulations whether such a violation be continuous or intermittent shall be construed as a separate and succeeding offense. The enforcement agents shall order the facility cease its operation if the facility is deemed a continued nuisance or a health hazard.
- O. Enforcement. This ordinance shall be enforced by the Board of Health, Fire Department, Building Inspector, their designees, or a designee assigned by the City Council.

And by adding the following to Section 200-4.1(E):

- E. Uses prohibited in all districts.
- (1) Privately owned residential wastewater treatment plants.
 - (2) ***Waste-to- energy facilities.***
 - (3) ***Industrial biomass facilities.***

And by adding the following to Section 200-4.6(C) – Health Service District (H):

- C. Uses permitted by special permit.
- (13) ***Commercial biomass facility in accordance with ~ 200-7.19.***

And by adding the following to Section 200-4.7(C) – Central Commercial District (CC):

- C. Uses permitted by special permit.
- (20) ***Commercial biomass facility in accordance with ~ 200-7.19.***

And by adding the following to Section 200-4.8(C) – Limited Commercial District (LC):

- C. Uses permitted by special permit.
- (17) ***Commercial biomass facility in accordance with ~ 200-7.19.***

And by adding the following to Section 200-4.9(C) – General Commercial District (GC):

- C. Uses permitted by special permit.
- (30) ***Commercial biomass facility in accordance with ~ 200-7.19.***

And by adding the following to Section 200-4.10(C) – Office District (O):

- C. Uses permitted by special permit.
- (8) ***Commercial biomass facility in accordance with ~ 200-7.19.***

And by adding the following to Section 200-4.11(B) – General Industry District (GI):

- B. Uses permitted.
- (25) ***Commercial biomass facility in accordance with ~ 200-7.19.***

And by adding the following to Section 200-4.12(B) – Planned Industry District (PI):

- B. Uses permitted.
- (21) ***Commercial biomass facility in accordance with ~ 200-7.19.***

And by amending the Table of Uses by adding the following under Commercial Uses:

Table of Uses
Ch. 200, Zoning (cont'd)

	RC	RB	RA	SR	H	CC	LC	GC	O	GI	PI
Trucking firm (on public sewer only)	N	N	N	N	N	N	N	N	N	Y	Y
Warehouse or freight transport terminal	N	N	N	N	N	N	N	SP	N	Y	Y
Wholesale laundry or dry-cleaning plant	N	N	N	N	N	SP	SP	SP	N	SP	SP
Wholesale trade and distribution	N	N	N	N	N	SP	SP	SP	Y	Y	Y
Self storage	N	N	N	N	N	N	Y	Y	Y	Y	N
Trade shop including carpenter, Builder, electrician, plumber, Landscaper or similar trade with indoor storage of tools, supplies, and equipment	N	N	N	N	N	SP	Y	Y	N	Y	N
Garden center	N	N	N	N	N	Y	Y	Y	N	N	N
<i>Commercial biomass facility pursuant to ~ 200-7.19</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>N</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>SP</i>	<i>Y</i>	<i>Y</i>

DISCUSSION: Councilor Devlin summarized and reviewed documents received regarding the process to date in orders to create the proposed language. He stated the EDC would hold a joint Public Hearing with the Planning Board on Tuesday, May 12, 2015.

It was unanimously,

VOTED: TO APPROVE ORDER NO. FY 15 -044, Financial Order 15-006.

PRESENTATION OF PETITIONS AND SIMILAR PAPERS None.

REPORTS OF COMMITTEES

COMMUNITY RELATIONS AND EDUCATION COMMITTEE – Chairman Kelner announced the committee would hold discussion on Monday, April 27, 2015 with the DPW Director and the Greenfield Tree Committee.

APPOINTMENTS AND ORDINANCE COMMITTEE- Chairman Siano stated the following Public Hearings would be held on May 11, 2015 regarding amending ordinances: Ordinance Chapter 159 Streets and Sidewalks and Ordinance Chapter 34 –Article XIII, Sustainability Advisory Committee. The committee will also hold a Public Hearing on June 8, 2015 relating to proposed amendment to the Tobacco Ordinance as proposed by Councilor Mass.

ECONOMIC DEVELOPMENT COMMITTEE – Chairman Devlin noted the committee would hold a special meeting on Thursday, April 30, 2015 to discuss the proposed zoning amendment titled Accessory Dwelling unit.

WAYS AND MEANS COMMITTEE – Councilor Maloni stated the Ways and Means Committee would be meeting on Wednesday, April 22, 2015 to discuss the Fiscal Year 2016 Budget meeting schedule. He requested any questions Councilors had for specific departments be forwarded to Councilor Allis as soon as possible.

UNFINISHED BUSINESS: None.

OLD BUSINESS: None.

NEW BUSINESS:

MOTION: On a motion by Councilor Siano, second by Councilor Mass, it was unanimously, **VOTED:** TO RESERVE A PAGE IN THE MINUTES FOR FORMER GREENFIELD TEACHER JOHN J. MERRIGAN WHO PASSED AWAY ON MARCH 9, 2015.

MOTION: On a motion by Councilor Siano, second by Councilor Mass, it was, **MOVED:** TO ESTABLISH AN ELECTED OFFICIAL COMPENSATION ADVISORY BOARD, THE BOARD IS TASKED WITH REVIEWING “THE ADEQUACY AND EQUITY OF COMPENSATION, BENEFITS, AND EXPENSE ALLOWANCES OF MUNICIPAL ELECTED OFFICIALS AND REPORT ITS FINDINGS AND RECOMMENDATIONS TO THE MAYOR AND TOWN COUNCIL”.

SUGGESTED BOARD COMPOSITION OF:

- 1 – REPRESENTATIVE OR DIRECTOR OF HUMAN RESOURCES
- 1 – REPRESENTATIVE OR DIRECTOR OF ACCOUNTING
- 1 – REPRESENTATIVE FROM TOWN COUNCIL
- 1 – REPRESENTATIVE FROM TOWN COUNCIL ECONOMIC DEVELOPMENT COMMITTEE

Vice-President Renaud forwarded Councilor Siano’s request to the Committee Chairs.

Vice-President Renaud forwarded the following request to Committee Chairs for consideration:

- To create an ordinance titled “Shovel our Sidewalks” or SOS to form a committee to organize the shoveling of sidewalks for those in our community who could not do this for themselves.

Councilors Kelner and Ricketts spoke of a program in Northampton Massachusetts for which people “adopted” fire hydrants to shovel out.

Councilor Maloni held the following first reading:

- The sum of \$350,000 be appropriated for the purpose of replacing the modular space at the Newton School and to meet said appropriation the Treasurer with the approval of the Mayor is hereby authorized to borrow said sum of \$350,000, pursuant to Massachusetts General Laws, Chapter 44, Section 7 (3A) or any other enabling statute, and the Mayor is hereby authorized to apply for, contract for, accept and expend any Federal and/or State grants available for this project to be used to reduce the within appropriation, and further, the Mayor is authorized to take any action necessary to carry out the intent and purpose of these projects.
- The \$25,000 be transferred from 4560.499.5890 Beacon Street Drainage bond proceeds to the following account:
 - o \$25,000 to the Department of Public Works FY15 Operating Budget for the purpose of buying radios compatible with the Town of Greenfield interoperable radio system.

MOTION: On a motion by Councilor Siano, second by Councilor Mass, it was, **MOVED:** TO ESTABLISH AN ELECTED OFFICIAL COMPENSATION ADVISORY BOARD, THE BOARD IS TASKED WITH REVIEWING “THE ADEQUACY AND EQUITY OF COMPENSATION, BENEFITS, AND EXPENSE ALLOWANCES OF MUNICIPAL ELECTED OFFICIALS AND REPORT ITS FINDINGS AND RECOMMENDATIONS TO THE MAYOR AND TOWN COUNCIL”.

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- 1 – REPRESENTATIVE OR DIRECTOR OF HUMAN RESOURCES
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Vice-President Renaud stated this would be forwarded to Committee Chairs for discussion in May.

MOTIONS FOR RECONSIDERATION:

Order no. FY 15 -121

Financial Order 15-30

MOTION: On a motion by Councilor Ronhave, second by Councilor Maloni, it was unanimously, 9 yes and 0 no,

VOTED: THAT IT BE ORDERED, UPON RECOMMENDATION OF THE MAYOR AND IN ACCORDANCE WITH MASSACHUSETTS GENERAL LAWS, TO APPROPRIATE UP TO \$40,000 FROM GENERAL STABILIZATION FOR MOVING OF THE SCHOOL ADMINISTRATIVE OFFICES FROM 141 DAVIS STREET.

PUBLIC FORUM: None.

ADJOURNMENT: On a motion by Councilor Allis, second by Councilor Devlin, it was unanimously

VOTED: TO ADJOURN THE MEETING AT 9:08 P.M.

A true copy,

Attest: _____

Deborah J. Tuttle, Town Clerk

GREENFIELD TOWN COUNCIL MEMBERS

GCTV-15
Regular Meeting
April 15, 2015

Roll Call Reconsider
FY -15-121 FY -15-121

1. Kelner, Marian	P	Y	Y					
2. Siano, Alfred	P	Y	Y					
3. Allis, Brickett	A	--	--					
4. Ronhave, Steven	P	N	Y					
5. Ricketts, Penny	P	Y	Y					

6. Hoffman, Hillary	A	--	--					
7. Renaud, Karen	P	Y	Y					
8. Shapiro Miller, Karen	P	Y	Y					
9. Hirschfeld, Norman	A	--	--					
10. Athey, Dalton	A	--	--					
11. Mass, Isaac	P	Y	Y					
12. Devlin, Patrick	P	Y	Y					
13. Maloni, Mark	P	Y	Y					