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Town of Grantham

Board of Selectmen Meeting Minutes

September 18, 2018

The meeting of the Board of Selectmen was called to order at 9:30 AM on Tuesday, September 18, 2018, by Chairman Warren Kimball. The meeting was held in the Grantham Town Building, Selectmen's Office at 300 Route 10 South, Grantham, NH.

Present: Chairman Warren Kimball; Selectman Constance Jones; Selectman Peter Garland; Town Administrator Melissa White; SAU #75 Superintendent Sydney Leggett and Sheridan Brown

APPROVAL OF MINUTES

A motion was made by Selectman Garland to approve the regular and non-public meeting minutes of September 6, 2018; seconded by Selectman Garland. *Unanimously approved.*

A motion was made by Selectman Jones to approve the regular and non-public meeting minutes of September 12, 2018; seconded by Selectman Garland. *Unanimously approved.*

APPOINTMENTS TO MEET WITH THE BOARD

SAU #75 Superintendent Sydney Leggett: Superintendent Leggett stated she had two items to discuss, both of which involve energy. Leggett shared an overview that she had previously shared with the School Board this month and explained that one of the strategic goals of the school is to move to a NetZero status with a focus of reducing the carbon footprint as well as keeping costs down. Leggett explained that this originally started as looking into a solar project, and when they looked down the road to NetZero, it became much more than a solar project. Leggett stated that she and Town Administrator White have been talking a lot over the last year about making sure the Town and School collaborate with each other, wherever possible.

Leggett explained that she, with the help of Scott Taylor, had consultants from Energy Efficient Investments, Inc. (EEI) come to talk about NetZero. EEI specializes in NetZero energy solutions and when they (School) started to look at it, they quickly realized that if they wanted NetZero to happen, they had to look beyond just a solar project. Leggett provided a list of items that need to be considered to obtain NetZero which are: solar, thermal storage, building envelope, fuel (gas, wood pellet, geothermal, etc.), controls, lighting, building analytics, power systems (air handlers, pumps, transformers, etc.). In order to make it a comprehensive project, all of the items need to be on the table.

Leggett stated that she has met with the Energy Committee too, and what she has gained from this is that if they only look at a solar project, they will not receive their return on the investment and some district resources would be put in jeopardy. The School Board decided to have EEI help them work toward achieving NetZero. Leggett clarified that EEI does not have an agenda, that this is all open competition, that anything the school does, will go out to bid no matter what. EEI will help the school write an RFP,

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they might provide advice, they might bid on the project, they might not. The plan is to have EEI attend the April 2, 2019, School Board meeting to go over how this will be looked at long-term and invited the Selectmen to attend as well. Leggett said that after the presentation, EEI can provide a menu that will show how much it will cost to be 100% NetZero or how much it would cost to be at 90% or 80% NetZero, then they will be in a better place to judge where people want to go with the project. Leggett said that this means there will not be anything on their warrant for energy at their March 2019 annual meeting.

Leggett said the school is going on the idea that, yes, energy conservation is important, NetZero is important, but they really want to do it deliberatively, and right now that means going slowly to review all of their options, while ensuring that, when they do something, they receive a return on their investment.

The Selectmen agreed with Leggett and the School Board, and felt looking at things comprehensively was the best route to go.

Selectman Garland asked if the school had contacted the utilities to see if they will offer grants. Leggett said that since they will not be putting an energy project on the warrant for next year, they are working with Standard Power of America, who conducts the competitive bidding on their behalf and explained that the agreement they signed is for two years for the purchase of electricity. Currently, the rate is .00787 cents/kwh, and the first year of the agreement the rate would be .080 cents/kwh, the second year would be about .076 cents/kwh, with an average of .078 cents/kwh, which is slightly lower than what is currently being paid. Leggett said that in order to do some renewable energy, there will be three months the first year and four months the second year where hydro power is being purchased. Because this is renewable energy, rebates from the state can be obtained, and if the town signed the agreement too, they would receive a rebate check as well. Leggett said this is an opportunity to take some steps toward using renewable energy as opposed to not taking any steps toward renewable energy at all. Leggett said this is a good rate, with most companies over .08 cents/kwh or even over .09 cents/kwh. Leggett said she knew there has been discussion with the Energy Committee and Norwich Solar Technologies (NST) about leasing the land owned by the Buckey's on Dunbar Hill Road so if an opportunity arises where we could connect to that or something similar, we can be out of the contract in 30 days at any time. A motion was made by Selectman Jones to authorize Town Administrator White to sign the electricity agreement with the School; seconded by Selectman Garland. Unanimously approved.

Garland stated that the Energy Committee announced months ago that NST had acquired permission to lease the land owned by the Buckey's. Leggett explained that earlier this year, the Energy Committee discussed a potential lease for a solar array with NST, and there was talk about the school and town being able to sign on at some point. Leggett said that NST was waiting for the NH Legislature to make some decisions on net-metering, but other than that, that was the last she's heard about it. Leggett said that she has reached out to the Buckey's and let them know that the school's stance is that everything will go to open bid.

Garland asked if the school has done any re-lamping with the electric company. Leggett said they started to look at that, and after their meeting with EEI, they realized that if they do one thing without the other, they probably will not receive their return on their investment. Leggett said that when EEI comes in April, they want to look and see which part of the puzzle piece they want to put together for

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the maximum benefit and how far they want to go with the percentage toward NetZero. Leggett said that re-lamping is definitely on the table, but they do not want to do anything in isolation without looking at what else could they do to make sure they are receiving a good benefit.

Chairman Kimball said the Town is happy to continue to work with the School for the benefit of all. Leggett felt that due to the close proximity of the School and town buildings, there has to be some benefit of working together on this.

Resident Sheridan Brown asked, in regards to solar, if EEI would look at a joint option with the town. Leggett said there were a couple of options (for the school) that she was aware of; the original proposal from NST was to install the solar arrays in wetlands, which was not an option. Leggett said the school has a lot more land and that needs to be explored. Brown asked if a rooftop array is an option. Leggett said that the traditional rooftop array is not an option, but larger companies are coming out with roof tiles that are solar panels. Leggett felt that was another reason that waiting is better, because roof tiles are becoming more popular in the residential market and are starting to branch out into the commercial market. That could mean, if they could replace a roof in roof tiles, that do well in snow, you do not have to worry about the weight of the snow on the roof or ground space.

Brown suggested looking at storage, because that is evolving with the Telsa Powerwall and others similar to it. Leggett said the bus contract expires in two years, so when they go out to bid for the bus contract, they will try to work in fuel efficiency for them as well.

Leggett said that although she is still learning about thermal storage, it seems that is the biggest money and energy savers available. Brown suggested touring Grappone Auto in Concord, as they are the first LEED Certified Toyota dealership in New England.

The Selectmen felt it was in the best interest of the town to hold off on a solar project now and continue their cooperative efforts with the School.

OLD BUSINESS

Comcast Cable Agreement: Administrator White asked if the Board was prepared to make a decision on Comcast Cable Franchise Renewal Agreement now that the Public Hearing has been held. Selectman Jones made a motion to accept the draft version of the Comcast Cable Franchise Renewal Agreement as written; second by Selectman Garland. Unanimously approved.

Stocker Brook Realty, LLC, et al v. Town of Grantham: White informed that she had received two emails from Linda Bohrer, expressing her displeasure with the mill operating outside the hours approved by the Planning Board. Chairman Kimball reminded that the Judge has determined the delivery of the logs to not be part of the operation of the mill, only the operation of the saw is what the town has jurisdiction over. Selectman Jones stated she didn't understand because the mill cannot operate with the delivery of the logs. Brown explained that when a key term is left out of a contract, the court has to substitute its interpretation of what is a reasonable interpretation. There was discussion that when conditions are placed on land use applications, it needs to define the condition specifically. For example, in this case, what was meant by operations, just the saw mill or the deliveries too, or in the case of excessive noise, there needs to be a decimal limit.

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White stated the email also invited the members of the Board to sit in her driveway and listen to what she listens to for 12 hours per day, and more than 65 hours per week.

Selectman Jones informed that the mill had recently sold it to Kennebec Lumber out of Maine.

NEW BUSINESS

Town Administrator: White informed that a notice was received from the Health Trust informing of their public hear for rate setting, on September 27, 2018, at 9:30 AM at Gilford Town Hall and at 5:30 PM at the office of Health Trust in Concord.

NON-PUBLIC

In accordance with RSA 91-A:3 section II-d, a motion was made by Selectman Jones and seconded by Selectman Garland to enter into a Non-Public session at 10:24 AM. Present were: Chairman Warren Kimball; Selectman Constance Jones; Selectman Peter Garland; Town Administrator Melissa White; and Sheridan Brown.

Roll Call vote to enter non-public session: Chairman Warren Kimball – Yes; Selectman Constance Jones – Yes; Selectman Peter Garland – Yes

A motion to leave Non-Public session and return to Public Session at 10:40 AM was made by Selectman Jones; seconded by Selectman Garland. *Unanimously approved.*

A motion to seal the minutes of this non-public session was made by Selectman Garland; seconded by Selectman Jones. *Unanimously approved.*

In accordance with RSA 91-A:3 section II-c, a motion was made by Selectman Jones and seconded by Selectman Garland to enter into a Non-Public session at 10:41 AM. Present were: Chairman Warren Kimball; Selectman Constance Jones; Selectman Peter Garland; Town Administrator Melissa White; and Sheridan Brown.

Roll Call vote to enter non-public session: Chairman Warren Kimball – Yes; Selectman Constance Jones – Yes; Selectman Peter Garland – Yes

A motion to leave Non-Public session and return to Public Session at 11:21 AM was made by Selectman Jones; seconded by Selectman Garland. *Unanimously approved.*

A motion to seal the minutes of this non-public session was made by Selectman Jones; seconded by Selectman Garland. *Unanimously approved.*

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ADJOURNMENT

There being no further business, Selectman Jones moved to adjourn, seconded by Selectman Garland; by unanimous vote, the Board adjourned at 11:30 AM.

The next Selectmen's Meeting will be held on **Wednesday, September 26, 2018**, at 5:00 PM in the Grantham Town Building; Jerry Whitney Memorial Conference Room at 300 Route 10 South, Grantham, NH.

Respectfully submitted,

Melissa M. White

Melissa M. White
Town Administrator