

# Approved

## Town of Grantham Board of Selectmen Meeting Minutes April 10, 2019

The meeting of the Board of Selectmen was called to order at 5:00 pm on Wednesday, April 10, 2019, by Chairman Kimball. The meeting was held in the Grantham Town Building, Jerry Whitney Memorial Conference Room at 300 Route 10 South, Grantham, NH.

Present: Chairman Warren Kimball; Selectman Peter Garland; Town Administrator Melissa White; Administrative Assistant Ann Jasper; Fire Chief Justin Hastings; Assistant Fire Chief Jay Fountain; Sheridan Brown; Don Goodwin; C. Peter James; Energy Committee Members: Jenna Chenevert; Susan Goodwin; and Paula Bresnick;

### **PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Town Administrator Melissa White.

### **APPROVAL OF MINUTES**

A motion was made by Selectman Garland to approve the regular and non-public meeting minutes of March 25, 2019; seconded by Chairman Kimball. **Approved by majority vote.**

A motion was made by Selectman Garland to approve the regular and non-public meeting minutes of March 27, 2019; seconded by Chairman Kimball. **Approved by majority vote.**

### **CONSENT CALENDAR**

1. Payroll Manifest #558
2. Accounts Payable Manifest #624/665
3. Letter of Intent to The Conservation Fund informing of Town Meeting outcome
4. Tax Collector's 2018 Final Tax Bill Certificate
5. Eversource Energy: Vegetative Management Tree Removal Request Form
6. Sign Permit Applications from Grantham Conservation Commission:
  - a. "near" M/L 212-025-000; Miller Pond Road at Route 10
  - b. M/L 211-012-000; Miller Pond Road
  - c. M/L 210-003-000; Miller Pond Road at Mountain Road
7. Notice of Intent to Excavate:
  - a. M/L 226-018-001; Yankee Barn Road
8. Yield Tax Levy:
  - a. M/L 243-012-000; 2221 Stoney Brook Road - \$46.12

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9. 2018 Tax Abatements:
  - a. M/L 214-031-000; 14 Catamount Road - \$192.40
  - b. M/L 214-032-000; 12 Catamount Road - \$38.34
  - c. M/L 215-175-000; 26 Bright Slope Way - \$57.59
10. Application for Veteran's Tax Credit:
  - a. M/L 215-134-000; 55 Bright Slope Way
  - b. M/L 225-231-000; 95 Greensward Drive
  - c. M/L 237-054-001; 391 Splitrock Road
  - d. M/L 222-225-000; 31 Deer Run
11. Application for Elderly Exemption:
  - a. M/L 225-220-000; 47 Walton Heath Drive
  - b. M/L 216-184-000; 13 Mill Pond Lane
12. Building Permits:
  - a. M/L 215-061-025; 25 Bay Tree Lane – Deck Expansion
  - b. M/L 225-067-000; 17 Wedgewood Drive – Install Interior Staircase
  - c. M/L 225-185-000; 102 Greensward Drive – Shed
13. Correspondence:
  - a. Skyler Cruz Wolsey: A letter was received from Skyler Cruz Wolsey of Ballston Spa, New York with suggestions for improving some of the intersections in Town with a combination of signs and solar traffic lights.
  - b. NH Department of Revenue Community Action Report: The Community Action Report was received from Kris Fowler, of the NH Department of Revenue, Municipal and Property Division. Fowler met with Town Administrator White for the Department's semi-annual visit on February 26, 2019.
  - c. UVLSRPC E-Bulletin – April 2019: The UVLSRPC April 2019 E-Bulletin was reviewed.

A motion to approve the Consent Calendar was made by Selectman Garland; seconded by Chairman Kimball. **Approved by majority vote.**

## **NEW BUSINESS**

Energy Committee: Jenna Chenevert, Co-Chair of the Grantham Energy Committee, stated that the Energy Committee has just completed its fourth year and they are coming to an impasse where they can't seem to move forward. She said the Committee came up with a few proposals and they were really hoping that the Town would embrace solar. The most recent proposal was from Norwich Technologies where they wanted to lease private property for a one megawatt solar array which would be enough to power the school, the town buildings and 350 homes. Chairman Kimball informed Chenevert that the Selectmen are supposed to attend a meeting with the School in May to discuss solar. Chenevert noted that the Energy Committee will also attend that meeting, however, that was not her understanding of what the topic of discussion is supposed to be. She said she spoke with White and was told that rather than going solar you were looking for the whole package of making something net zero. White clarified what she said to Chenevert which was that

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the Town wanted to move forward in a joint effort with the School and the School is moving toward the net zero carbon footprint and the Town wanted to work with them to get to that point. Chenevert pointed out that, as a Committee, they have attended a lot of workshops, conferences, classes, etc. on this topic and it's an expensive proposition to retrofit existing buildings for net zero, however, she emphasized that they would save money with solar and they would also have a choice of the contract length. She stated that Norwich Technologies would love to have the opportunity to come talk to the Selectmen again and stressed that this is the last year of the 30% federal incentive and after 2020, it goes down to 26%, then 22% and then by the year 2022, it's gone. Susan Goodwin, member of the Energy Committee, added that Eastman has been moving forward with this all along and explained the systems they have in place. White informed that the Agreement would need to be analyzed by Town Counsel and then the Town would have to negotiate the price point, the years and figure out the wording for Town Meeting. Chenevert said she was talking to someone about this and was informed that not all towns go through a town meeting for it because it's a power purchase, you are just purchasing power and don't need to do it through a town meeting. White informed Chenevert that is absolutely not correct, it would have to through a town meeting because it involves a multi-year agreement and gave examples of some multi-year lease agreements, etc. that have been on the Town Warrant in the past.

Assistant Fire Chief Jay Fountain, who works at Yankee Barn Homes commented that they have had customers who thought they would be able to build a net zero house, not a large building like the school, and they couldn't afford to do it. He said even with their houses being as tight as they are, they would need to have a lot of expensive stuff added to the house to get it to work and it just wasn't financially feasible.

Chenevert informed that on May 14, 2019, they are hosting an informational night on energy efficient building materials from 7:00-9:00 PM in Town Hall. They have asked experts from Yankee Barn Homes, Unity Homes, Preferred Building Systems, and LaValley Building Supply to be there as a panel of experts to answer questions.

White asked Chenevert to send her informational materials regarding net zero and solar. Chenevert said she would do that.

Susan Goodwin mentioned that there is a new book out called "The New Net Zero" written by Architect, Bill Maclay.

Paula Bresnick commented that when the Energy Committee was formed, they did energy audits of all the town buildings and the school. They looked at insulation and LED lighting. She said that everything was fine and the buildings were as energy efficient as they could be at that time. Don Goodwin added that you don't have to do net zero, but you can do things that are incorporated in a net zero structure to save energy.

Chairman Kimball said the Selectmen will see them at the meeting with the school in May and thanked them for their time.

Lebanon Ambulance – March Report: 16 calls for service; 8 were transported.

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Trustees of the Trust Funds – March Report: The Trustees of the Trust funds March Report was reviewed.

Town Administrator: The list of properties that are up for tax deeding on the 2016 tax levy was received. The Selectmen will have to decide whether to accept the Tax Collector's Deed or provide a Deed Waiver for each property.

White received a request from a disabled resident to look into installing the push-button door openers on the front doors of the Town Building. White has asked Facilities Maintenance Manager Stender to research the costs for that.

An update was received from Connor Jennings, Community Relations Specialist at Eversource, regarding the power outage on April 1, 2019. All customers were restored on that day as of 11:57 AM.

The Public Works Fire Safety Audit Checklist was received from Primex. There were no changes from what she reported at the last Selectmen's meeting.

White reported that she has received a couple of concerns about mold and the air quality at the Town Archives building. For the health and safety of employees, the public and our volunteers, she has closed the building and moved Greg Stender's office. She is in the process of getting quotes to have tests done. Stender contacted four companies and three responded. The prices range from \$650.00 to \$1,500.00.

An updated Expense and Revenue Report was provided to the Selectmen.

Regarding item number 3 on the Consent Calendar, the Letter of Intent to The Conservation Fund informing of Town Meeting outcome of Article 2 (Land Purchase - Sawyer Brook Headwaters), Sheridan Brown recapped the discussion regarding the initial closing to be held in July where TCF will take the property and hold it and the Town's money will be protected by a secure interest. He said, ultimately, the mechanism they are going with rather than having a lien in place is to take the property in proportional shares. Between now and July, the closing attorney may want to assign the Purchase and Sale Agreement to TCF and the Town jointly prior to the closing because TCF has agreed to buy 100% of the property. Now, the way we are structuring it, they would actually be buying 30% and the Town the remaining portion in July. TCF will hold the 30% until the Town gets to the point where we buy it entirely. Brown wanted to make the Board aware that that document may come their way in the near future.

Brown informed that he attended the LCHP Workshop the prior day and spoke to their representative because there was some question about which things were and were not going to be eligible in the LCHP Grant Application for the above-mentioned land purchase. He was told that pretty much everything they have done so far short of the administrative costs, which we knew would not be eligible, will count for that total cost so we will at least be eligible to apply for close to half and if they fund it at that level, who knows. He said he has been working with Ausbon Sargent on some solicitations to big donors so things are moving right along.

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## **ADJOURNMENT**

There being no further business, Selectman Garland moved to adjourn, seconded by Chairman Kimball; by unanimous vote, the Board adjourned at 5:40 pm.

The regular meeting of the Board of Selectmen will be held on **Wednesday, April 24, 2019** at 5:00 pm in the Grantham Town Building; Jerry Whitney Memorial Conference Room at 300 Route 10 South, Grantham, NH.

Respectfully submitted,



Ann Jasper  
Administrative Assistant