

**MINUTES**  
**SELECT BOARD**  
**TOWN OF PETERBOROUGH**  
Tuesday, December 20, 2022 – 5:00 PM  
1 Grove Street, Peterborough, New Hampshire

**Present:** Tyler Ward, Bill Taylor, Bill Kennedy

**Also Present:** Nicole MacStay, Lilli Gilligan, Seth MacLean, Danica Melone, Ali Kreutz

---

*This meeting was broadcast live on Ustream, YouTube, and Comcast Channel 22 and was recorded for posterity.*

Chair Ward opened the meeting at 5:00 PM.

*Motion:* Chair Ward made a motion to enter public hearing pursuant to RSA 31:9-b – Acceptance of Gifts.

*Vote:* Mr. Taylor seconded. All in favor. Motion carried.

*Public Hearing – Acceptance of Gifts*

Chris Anderson introduced himself and said he was there representing a group of community members seeking to improve the skate park at Adams Playground, in conjunction with the Recreation Department. Mr. Anderson said that there had been funds set aside to improve the skate park in memory of Eddie Adams, and an ongoing campaign has raised \$32,000 to date. Many skate park enthusiasts had attended a Recreation Committee meeting in early November and voiced their opinions about ways to improve the park.

A rendering of proposed improvements was displayed on the projector.

Mr. Anderson explained that some features would be condensed, as the current park is really for advanced riders only; reducing the size of the features would “encourage a learning environment” and open it up to riders of varying skill level.

Mr. Anderson said there are potential donors who are seeking confirmation that donations made to the Town for the project are tax-deductible and would be recognized as such. He asked for confirmation that money does not need to be spent in the year it is raised.

Ms. MacStay confirmed the donations would be tax deductible, and also that the money does not need to be spent the same year it is raised.

Ms. MacStay said that if there is a known total dollar amount to be contributed, it can be accepted by the Select Board tonight, and the mechanism for applying the funds to the project can be established later on.

Mr. Anderson said he hoped the project would be “community-led” and wanted to ensure that donated funds could be not lost in the town budget.

Ms. MacStay said there would be a dedicated escrow fund. Checks would need to come from the individual donors for proper recognition and tax compliance.

Chair Ward asked how the original skate park was funded and built.

Recreation Director Lisa Koziell-Betz said the moneys were raised and the park was built by American Ramp Company in 2008, and there were some Town funds that went towards the project as well.

Chair Ward asked, concerning volunteer construction labor, if there was any liability to the Town.

Recreation Committee Vice Chair Roxanne Loudin said Frankestown has a DIY park, so they could be asked for their opinion.

Ms. Koziell-Betz added that she had spoken to (Town Insurance Provider) Primex, and they “didn’t see anything wrong with it.”

Ms. Loudin said there are willing participants with carpentry/building background who were at the meeting in November and would mentor other volunteers who want to contribute.

Mr. Anderson said maintenance for the skate park would come out of the Recreation budget.

Mr. Kennedy asked if funds held in escrow for the skate park could be added to subsequently without Select Board approval.

Ms. MacStay said no, additional funds would have to be accepted by the Select Board as more money came in, per state law on Unanticipated Revenues.

Chair Ward asked if there were any further questions or comments. There were none.

*Motion:* Mr. Taylor made a motion to accept donated gift in the amount of \$27,500 to be used for improvements to the skate park.

*Vote:* Chair Ward seconded. All in favor. Motion carried.

Chair Ward said he thought the project “was very exciting.”

Mr. Anderson they will continue to raise money through March or April, and then work on final designs.

*Motion:* Mr. Kennedy made a motion to close the public hearing.

*Vote:* Mr. Taylor seconded. All in favor. Motion carried.

*Motion:* Chair Ward made a motion to enter public hearing pursuant to RSA 41:14 – Sale of Town-Owned Property.

*Vote:* Mr. Kennedy seconded. All in favor. Motion carried.

#### *Public Hearing – Sale of Town-Owned Property*

Chair Ward said the Conservation Commission put together a letter following a site visit of the parcel in question.

Ms. MacStay said 730 Greenfield Road is a single-family home that is adjacent to a single-acre of “mostly wet” town-owned land which was taken for taxes in the 1990’s. The home that previously stood on 730 Greenfield Road had burned down, and a new home was built with a different footprint, and driveway was expanded onto the town-owned property without the town’s awareness. The current owners, who purchased the property late last summer, would like to remedy the situation by purchasing the parcel from the Town. Ms. MacStay then explained that the sale of the property requires two public hearings, to be followed by Select Board vote not less than 10 days but not more than 14 days following the second public hearing.

Mr. Taylor noted that this was actually the fourth public hearing regarding the sale of this property (vote could not take place within the allowed timeframe following the original two public hearings as there was outstanding information needed).

Chair Ward said the Conservation Commission recommended that the wetlands should be delineated to avoid further encroachment, and that a shed on the town-owned piece be taken down prior to the sale, as it is built on what is considered wetlands.

Mr. Kennedy said he had spoken to ConCom Chair Francie Von Mertens, and it was suggested that the proceeds from the sale could go towards delineating the wetlands in that space.

From the audience, Nora Hanke asked if the owner of the home adjacent to the land would be obligated to observe wetland protections after the sale, regardless of delineation.

Ms. MacStay said that all New Hampshire property owners are required to observe wetlands on their property, and cannot build on/improve wetlands without going through a permitting process. Any time a permit comes into Planning & Building Department, it is reviewed to see if there is any impact on wetlands. She continued that the Town does not have the resources to monitor all the wetlands in town that are not owned by the town. The Town only has one code officer, and ConCom volunteers perform easement monitoring, and “they do a heavy lift doing that” as there are hundreds of acres of easement land.

*Motion:* Mr. Taylor made a motion to close the public hearing.

*Vote:* Chair Ward seconded. All in favor. Motion carried.

*Motion:* Chair Ward made a motion to enter public hearing pursuant to RSA 31:9-b – Unanticipated Revenue

*Vote:* Mr. Taylor seconded. All in favor. Motion carried.

*Public Hearing - Unanticipated Revenue: Additional Highway Block Grant Funds & Municipally-Owned Bridge Aid*

Ms. MacStay said this is additional “much-needed” money that came down from the Federal Government’s Infrastructure Plan. Funds are now being allocated from the State to towns via a blended formula of population and lane miles of public road. The additional block grant funds are in the amount of \$164,494 and additional bridge aid funds are in the amount of \$237,830.

Ms. MacStay continued that the Grove Street Bridge needs to be rehabilitated, which will be costly, “so we are thrilled to see this.” The Highway Block Grant funds can be used on any surface road, and Mr. MacLean has some ideas about where it can best be put to use. Funds could cover additional costs needed to improve culverts on Union Street, which are prone to washouts.

*Motion:* Mr. Kennedy made a motion to accept the additional Highway Block Grant funds in the amount of \$164,494 and the Municipally-Owned Bridge Aid in the amount of \$237,830.

*Vote:* Mr. Taylor seconded. All in favor. Motion carried.

*Motion:* Chair Ward made a motion to close the public hearing.

*Vote:* Mr. Kennedy seconded. All in favor. Motion carried.

*PREP Presentation*

Dori Drachman, co-coordinator of the Peterborough Renewable Energy Plan (‘PREP’) Team said she was there to present the Renewable Energy Plan for Select Board approval.

Ms. Drachman provided some history about the project: The Renewable Energy Plan stems from a Petition Warrant Article that voted on at 2021 Town Meeting and passed with 74% of the vote. Peterborough committed to goal of 100% renewable energy by 2030; 100% renewable heat and transportation by 2050; and development of a plan to meet these goals by the end of 2022. To that end, PREP was formed, and has worked closely with the Select Board, town staff, and professional consultant PaleBLUEdot to come up with a plan.

Ms. Drachman explained that the overarching strategy is called Beneficial Electrification, which reduces the amount of energy used through weatherization and switching energy supply to renewable sources. For every dollar spent on energy efficient, \$2-\$3 are saved on energy production. The upfront costs of renewables have decreased drastically over the last ten years and are expected to decrease more in the future.

Ms. Drachman said the desired goals can be achieved by removing barriers through education, incentives, and assistance, and provided examples of each, including the Town’s recent “gold” SolSmart designation. She stressed that the Plan won’t be used to impose requirements on the residential and business sectors. Within the ‘assistance’ category is also the creation of a new position of planning assistant/energy coordinator, who would be working out of the Planning Office. Ms. Drachman said the Plan will still have volunteers at its core, but it needs a point-person, “someone who can be attending to it every day.”

Ms. Drachman said that responses to a survey that was sent out indicates that residents feel the Plan addresses their needs.

Chair Ward asked how many surveys were mailed, and how many respondents there were.

Ms. Drachman said it was mailed to the whole town, and there were 91 respondents (who were anonymous).

Ms. Drachman then reviewed recommended policies including Community Power; Conversion of Town’s municipal fleet to EV’s by 2040 (as technologies allow); and establishment of incentives for multi-unit and mixed-use development to increase density. Increased density will promote more walkability and bikeability in

those areas, and energy can be conserved more easily when units are sharing walls. This will require a change to zoning ordinances, but the voters would decide on changes at Town Meeting.

Regarding the conversion of the municipal fleet to EVs, Mr. Taylor asked if this would be a recommendation or an obligation.

Ms. Drachman said, if the Plan is approved, it would become policy, but elaborated that it was only as technologies allow, and acknowledged it may not be possible to convert the entire fleet by 2040. She said the Plan will evolve over time as technologies change. "This is just the first iteration."

Ms. Drachman continued that 85% of survey respondents either support or strongly support the Plan, and, though there has been feedback that the project is "too ambitious," "it sets ambitious goals because that's what the situation requires."

Ms. Drachman encouraged residents to read the Plan at [prepnh.org](http://prepnh.org).

Ms. MacStay said it was up to the Select Board on whether to adopt the Plan tonight or wait until a future meeting.

Mr. Kennedy said he would like to adopt it, as there has been multiple efforts made to inform residents about the Plan and surrounding process.

An unidentified member of the audience asked what was 'Plan B' if the new position in the Planning Office didn't materialize.

Ms. Drachman said "we can do the best we can" with available volunteers, or look for alternative funding sources.

Ms. MacStay added that she was in support of the proposed position because there is also a Community Power Plan that will require staff support, and having someone who understands the market and grant opportunities available, who residents and business owners could have access to, would be very valuable.

*Motion:* Mr. Taylor made a motion to adopt the Peterborough Renewable Energy Plan.

*Vote:* Mr. Kennedy seconded. All in favor. Motion carried.

The vote was met by applause from the audience.

*Vote to Approve the Minutes of December 6th*

*Motion:* Chair Ward made a motion to approve the minutes of December 6<sup>th</sup>

*Vote:* Mr. Taylor seconded. All in favor. Motion carried.

*Vote to Authorize Town Administrator to Execute All Documents Related to the Sale of Town-Owned Property on Southfield Lane*

*Motion:* Mr. Taylor made a motion to authorize Town Administrator Nicole MacStay to execute all documents related to the sale of town-owned property on Southfield Lane.

*Vote:* Chair Ward seconded. All in favor. Motion carried.

*Community Power Task Force – Service Provider Recommendation*

Tony Cassady, co-chair of Peterborough Community Power Task Force, introduced himself and noted that co-chair Joel Huberman, and Task Force members Michael Nadeau, Dori Drachman, and Bruce Tucker were also present. Mr. Cassady said the Task Force has completed its evaluation of service providers, and reviewed a timeline of the Task Force's creation and efforts.

The three service providers who responded to the Request for Qualifications were:

- Colonial Power & Freedom Energy Logistics
- Standard Power & Good Energy
- Community Power Coalition of NH

Mr. Cassidy said all three respondents were impressive and qualified. The chief distinction was that two are brokers and one is a non-profit coalition. He said the selection really came down to the choice between broker model or coalition model. Broker model:

- Broker solicits bids from Competitive Electric Power Suppliers (CEPS)
- Contracts are between Town and CEPS
- CEPS becomes the electricity supplier for the Town's customer base, plus provides retail services (call-center, customer data management for utility billing, etc.)
- Contracts are for a fixed term, typically 2-3 years
- CEPS builds costs for risk, profit margin, and Broker fee into rates

Coalition model:

- Coalition will operate essentially as a CEPS that is owned & controlled by its members
- Utilizes Active Portfolio Management for purchasing electricity supply
- A Reserve Fund is established and maintained to provide rate stability and to develop local projects
- Incorporates a comprehensive Risk Management Policy, practices & procedures.

He continued that the Coalition model had many benefits over the broker model, including:

- Transparent & locally accountable governance
- Non-profit, Member-controlled reserve fund accrual and investment
- Active portfolio management for lower, stable rates & development of local projects
- Economic and political scale equals lower costs & leadership on policy reform
- Demystifies power sector for informed decision-making & innovation over time

Mr. Cassidy said the Community Power Task Force recommends the Community Power Coalition of New Hampshire as the service provider, and also recommends the approval of CPCNH's Cost Sharing Agreement, and Energy Portfolio Risk Management, Retail Rates, and Financial Reserves Policies documents, subject to town counsel review.

Most major steps have been completed. If CPCNH is selected, remaining action items are:

- Select Board Adoption of Cost Sharing Agreement, and Energy Portfolio Risk Management, Retail Rates, and Financial Reserves Policies documents
- Select Board authorization of CPCNH to procure power; notify utilities of commencement of service; support/conduct public engagement campaign to raise awareness for Community Power; mail customer notifications and process opt-ins/outs
- Community Power Task Force to hold public hearing 15 days after customer mailer sent
- Target launch of April/May 2023

Mr. Taylor asked for some more details about the cost-sharing agreement.

Mr. Cassidy displayed a slide with the details, and explained that cost-sharing ensures that costs are fairly tracked and allocated among the Community Power members. If the rates are not favorable compared to Eversource default rate, Peterborough has the option to delay going forward, or can back out of the agreement completely.

Ms. Hanke asked if the CPCNH model provides for four options (for rate products).

Mr. Cassidy confirmed, and displayed a slide with the four product options, their renewable content, and whether the choice would be default, opt-down, or opt-up.

From the audience, Al Lenos asked if there was the option for residents to transition to solar or renewable power on their own.

Mr. Cassidy said if net electric metering (selling excess energy produced by private solar panels back to the grid) was desired, that could still be done on Community Power.

From the audience, Task Force member Chris Tucker said he liked the coalition model because CPCNH proposed a net metering rate, unlike the two broker-model providers.

Chair Ward said he had switched from Eversource to Direct Energy, and asked if he would still be notified when Community Power goes into effect.  
Mr. Cassidy confirmed.

*Motion:* Chair Ward made a motion to accept the Community Power Task Force’s recommendation and select CPCNH as service provider, subject to noted stipulations.  
*Vote:* Mr. Kennedy seconded. All in favor. Motion carried.

The vote was met with applause.

Ms. MacStay said, as the official duties of the Community Power Task Force have been completed, the Select Board should consider converting the membership of the Task Force to the Community Power Committee. Ms. MacStay said it was a requirement of the State and Community Power Plan that there be a standing Community Power committee.

*Motion:* Chair Ward made a motion to convert the Community Power Task Force to the Community Power Committee.  
*Vote:* Mr. Kennedy seconded. All in favor. Motion carried.


*Vote to Appoint Bonnie Tucker to EDA Affordable Housing Subcommittee*  
*Motion:* Chair Ward made a motion to appoint Bonnie Tucker to EDA Affordable Housing Subcommittee  
*Vote:* Mr. Taylor seconded. All in favor. Motion carried.


*Vote to Appoint Charles Peter LaRoche and Gerald Galus to the South Peterborough TIF Advisory Committee*  
*Motion:* Chair Ward made a motion to appoint Charles Peter LaRoche and Gerald Galus to the South Peterborough TIF Advisory Committee.  
*Vote:* Mr. Taylor seconded. All in favor. Motion carried.

*Vote to Appoint Ivy Vann to Greater Downtown TIF Advisory Committee*  
*Motion:* Chair Ward made a motion to appoint Ivy Vann to the Greater Downtown TIF Advisory Committee.  
*Vote:* Mr. Taylor seconded. All in favor. Motion carried.

*Motion:* Chair Ward made a motion to adjourn at 6:47 PM.  
*Vote:* Mr. Kennedy seconded. All in favor. Motion carried.

Respectfully Submitted,  
Alison Kreutz, Assistant to the Town Administrator

PETERBOROUGH  
SELECT BOARD:  
  
Tyler Ward

\_\_\_\_\_  
Bill Taylor  
  
William Kennedy