



TOWN OF STRATHAM

INCORPORATED 1716

10 BUNKER HILL AVENUE STRATHAM NH 03885

VOICE (603) 772-4741 FAX (603) 775-0517

MINUTES FOR STRATHAM ENERGY COMMISSION MEETING May 11, 2021

Meeting held at the Stratham Municipal Center

Commission Members:

- Michael Ream
- Matthew O'Keefe
- Charlie Case
- Michael Welty
- Joe Van Gombos

All Commission members were present except Michael Ream

Other Attendees via Zoom:

Jeff Gallagher	Former President Stratham Green Condo Association
David Peck	President of the Hills at Crockett Farm Condo Association
Kim Woods	Operations Manager Aberdeen West Cooperative
Josh Singer	Clean Energy NH Program Coordinator for Local Energy Solutions

7:00 PM Call to Order

- 1) Minutes from April 13 were approved
- 2) Community (Cluster Developments) Solar Projects
Mike Welty explained that the SEC wants to help the Solar Project process for future Cluster Developments as a resource to include a checklist. We welcomed Jeff Gallagher, David Peck and Kim Woods to the meeting via Zoom and asked for their experiences and comments. All three organizations they represent are working on Cluster Development Solar Projects in various stages.

Jeff Gallagher: The project for the Stratham Green Condo Association began in 2019. Their Solar Array is installed and visible from Route 108 north of the Stratham Traffic Circle. Jeff became involved to help the Association work more closely with the Town. Harmony Energy was selected as the contractor and did the 80 KW installation under a Power Purchase Agreement



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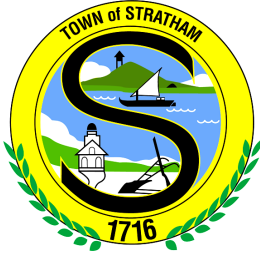
where the contractor owns the system and the association can buy it after a specified time. There were three issues Jeff worked on with the Town.

- a) The Town wanted to be protected in case the Condo Association ceased to exist and the Solar Installation needed to be removed. This was resolved by the Association establishing an escrow account to be held by the Town.
- b) The contractor's drawings provided to the Town were not adequate to define the system to the Town's satisfaction. This issue was resolved at a meeting between Jeff, Harmony Energy and the Town.
- c) The Town wanted to be sure abutters were satisfied with the appearance of the Solar Array. One abutter asked for landscape screening. An agreement with the abutter was written and provided to the Town.

David Peck: The Crockett Farm Condo Association first became interested in a Solar installation to offset the \$13K they spend each year for electricity to power well pumps, septic pumps and decorative fountains. Power is supplied via 18 electric meters. It was found that the majority of the \$13K covers fixed fees for the 18 meters. The Association believes they could save \$10K per year by combining the 18 meters into a single unit. They will contact Unitil to see if a combined meter is feasible. Two Solar installers were contacted. One contractor was not interested and the other is preparing a proposal. Crockett Farm's challenges for Solar are:

- a) Securing an agreement with Unitil to combine the 18 meters into one
- b) How to use an open field a quarter mile from any homes for the Solar Array which may have usage limitations under an easement agreement. Also the open field is 200 yards from the closest grid connection, adding to the cost of the system.

Kim Woods: The Aberdeen West Cooperative consists of 23 double wide units on 30 acres. They will shortly ask the Town for permits to install a 48 KW Solar Array on Lovell Rd. In preparation, the Cooperative reached out to the Vermont School of Law Energy Clinic which does pro bono work to help Associations such as Aberdeen West. The NH PUC has provided a full grant for the Solar installation aimed primarily toward helping the Association's



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low income residents - although all residents will get some benefit. A contractor has been selected through a competitive bid process. Abutters have not been part of the process yet. The Cooperative will address the issues raised by the Town for the Stratham Green Condo Association Solar Array. These are landscape screening, written agreement for abutter protection and a decommissioning plan if it becomes necessary. Mike Welty plans to attend the Planning Board hearing when scheduled.

3. Municipal Solar Projects - Police Department Update: The Solar Array on the Police Department roof came on line in September 2018. So far electricity production has exceeded the estimated annual electricity production of 42 MW. Measured production: 2018 produced just less than 10 MW, 2019 produced 47 MW, 2020 produced 45.9 MW and 2021 through April produced 11.18 MW. Money has been earmarked in the Capital Plan for the Town to buy the system in 2024.

4. Rockingham Planning Commission (RPC) Electric Supply Update: The Town agreed to participate in the RPC 3 year electric supply contract for municipal buildings starting in November 2019 at a contract price of 7.36 cents per KWH. Based on usage, we are slightly ahead of the cost if we had used Unitil pricing. Mike Welty will ask David Moore for municipal electricity usage by building.

5. Button Up NH Presentation: Mike Welty will follow up with Ted Stiles from Yankee Thermal Imaging to get a Zoom session scheduled for Stratham residents.

6. Community Power: Community Power seems to be moving ahead in NH. Community Power for Towns is intended to include municipal, businesses and residences. The success of Community Power hinges on Legislative Policy. It is believed that having large communities sign up to Community Power (such as Manchester, Nashua and Keene) will be key to its success.

We welcomed Josh Singer of Clean Energy New Hampshire to the meeting. Josh recently graduated from the Vermont Law School and can connect interested parties with the Vermont Law Energy Clinic. CENH recently conducted a webinar on Community Power with another scheduled for next week. Josh plans to set up webinars to get out information on projects like the three in Stratham and be a resource for them, organize more NH Saves programs, have monthly member meetings, and set up larger energy events. CENH is active in monitoring and influencing NH Legislative policy particularly policy that might affect projects in the planning stage.



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Adjourned 8:15 PM

Next Meeting: Tuesday June 8, 2021 at 7 pm.

Respectfully submitted – Charlie Case