



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 July 13, 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

Guests present:

Nate Mears – Stratham DPW Director
David Moore – Stratham Town Administrator

7:05 PM Call to Order

1. Minutes from June 8, 2021 were approved

2. Capital Projects Scheduled thru 2025 (Energy Related)

Nate Mears outlined Energy Related Capital Plans thru 2025

Year 2021- Municipal Center Roof Rejuvenation

The roof on the Municipal Center is 30 years old and consists of 20,000 square feet of Coal Tar and Modified Bitumen. It is leaking and shows major blistering. The existing roof material will not be removed, but will be rejuvenated instead. Three contractors are bidding and responses are due on July 15th. The winner will provide a structural analysis as part of the contract. There is already a significant amount of roof insulation which was sprayed in from the inside. More could be added if necessary without affecting the roof repair.

Year 2022- No Energy Related improvements are scheduled. Pavement preservation is proposed for the Municipal Center, Fire Department, Police Department and the Public Works facility. A possible conversion to energy saving outdoor LED lighting fixtures was discussed for the nine light poles at the



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Police and Fire Station parking areas. There are two types of LED fixtures being considered – a) grid powered LED fixtures or b) stand alone off grid fixtures which have integral solar panels and batteries. These units work well in northern climates, provide up to 14 hours of light with two hours of charging and are low cost at \$350 each. The Municipal Center parking area was already converted to LED fixtures in 2014.

Year 2023- Re-shingle the existing domed Salt Shed structure at the DPW facility. It was last shingled in 2001 using 20 year rated shingles when it was constructed. Five patches have been required over the past two years. New shingles were selected over a membrane because of cost. A metal roof was considered but was determined to be impractical due to the shape of the roof. The possibility of adding roof solar panels was discussed, but the load carrying capacity of the roof would need to be looked at first. The salt shed does have its own electric meter as does the fuel pump terminal. Conduit was laid under the DPW pavement when it was repaired several years ago which was intended to provide a way to hook up a ground mounted solar array in the adjacent Stevens Park if space could be allocated.

Year 2024- Replace heating and cooling units at the Police Department. Two propane fired cooling condensers and two propane fired forced air furnaces are now used and are operating at capacity. The possibility of replacing the existing system with heat pumps was discussed which are more efficient than the propane fired units we now have. Nate Mears is not convinced that heat pumps are the right choice. Mike Welty met with the Police Chief last week and the Chief reported that there are no heating or cooling distribution issues. It was noted that heat pumps would qualify for incentives from Unitil. Joe VanGombos will look at a comparison of heat pumps versus replacing the propane fired units we now have. It was noted that a natural gas line runs to the AutoFair Nissan dealership on Portsmouth Ave and could replace the propane we now use if the line was extended to the Municipal Center at a cost to be determined.

Year 2025- Replacement of five propane powered roof top HVAC units on top of the Wiggin Memorial Library. These units were manufactured in 2010 with a life expectancy of fifteen years and have needed substantial component replacement over the past three years. Propane tank size, feed distribution and tank location are being looked at adjacent to the Library.

Nate added that additional roof top HVAC units at the Municipal Center and the Fire Department are being proposed in years 2026 and 2027. He is also looking at the possibility of Federal Funding toward ventilation, water, sewer and storm water projects.



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Charging Stations and Electric Vehicles

Mike noted that Wolfboro has an electric Police Car and he asked the Police Chief for a person on his team to work with the Energy Commission to look at the possibility of the Town starting to use electric Police Cars as they are being replaced. The Select Board supports replacing one vehicle per year. It was noted that there is only one municipal vehicle in addition to the Police fleet now that we are contracting the Assessing function. The possibility of putting level 2 charging stations at the Police Station at a cost of 2 – 3 K each was discussed. Charging could be done at night. Unitil has proposed a rate change for vehicle charging at off peak times to incentivize use of electric vehicles.

Joe VanGombos left the meeting at 8:10 PM

2020 Energy Consumption at Town Buildings

David reported that the Town is not yet at a place where they can do a simple monthly energy report. The Town does have an EPA Portfolio Manager account which could be automatically fed directly by Energy Companies such as Unitil. It was noted that collecting monthly fuel usage is not burdensome. David will set up a team to work on this including Dawna Duhamel, Nate Mears and Matt O'Keefe.

Municipal Solar Projects and Community Power topics show on the Agenda will be discussed at future meetings.

Adjourned 8:30 PM

Next Meeting: Tuesday Aug 10, 2021 at 7 pm.

Respectfully submitted – Charlie Case