



LEBANON ENERGY ADVISORY COMMITTEE (LEAC)
JULY 17, 2025 - 3:30 PM
COUNCIL CHAMBERS, CITY HALL OR
REMOTE VIA VIRTUAL PLATFORM
LEBANONNH.GOV/LIVE

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- 1. Call to Order**
 - 2. Approval of Minutes**
 - A. June 19, 2025
 - 3. Old Business**
 - A. Legislation 1 PUC Regulations, 1 CPCNH / LCP updates; CPCNH Publicity Campaign
 - B. Landfill Gas to Energy Project
 - C. Lebanon Energy Savings Program
 - D. EV Subcommittee Report
 - E. Energy Efficiency Standards of the City's Staff Housing Initiative
 - F. City's Master Plan-Energy Chapter Update
 - G. LEAC goals-review, prioritize
 - 4. New Business**
 - 5. Open to the Public**
 - 6. Upcoming Events**
 - A. Upper Valley EV Expo 09/06/2025, 11-4 Hartford, VT Town Hall
 - 7. Future Agenda Items**
 - 8. Adjournment**

Meetings are open for in-person and remote attendance. Members of the public who wish to attend remotely may do so by going to LebanonNH.gov/Live where you will find instructions on how to enter the meeting. Members of the public will be able to participate and ask questions through the City's virtual platform or by phone. Please note: Should technical difficulties occur during the meeting that disrupt virtual or phone connection(s), the meeting will continue without remote access capabilities.

Any person with a disability who wishes to attend this public meeting and needs additional accommodation, please contact the ADA coordinator at City Hall by calling 603-448-4220 at least 72 hours in advance so that the City can make any necessary arrangements.

AGENDA

LEBANON ENERGY ADVISORY COMMITTEE (LEAC)

July 17, 2025

AGENDA ITEM 2

APPROVAL OF MINUTES:

June 19, 2025

DRAFT

**LEBANON ENERGY ADVISORY COMMITTEE (LEAC)
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
June 19, 2025
3:30 PM**

MEMBERS PRESENT: Henry Bromberg (Chair), Clifton Below, Thomas Benzel, Sherry Boschert, Jonathan Chaffee, Patrick Kenelly, Bill Sterns

MEMBERS ABSENT: James Mashal, Woody Rothe

STAFF PRESENT: Chris Kilmer, Asst. Director, Public Works

1. CALL TO ORDER – Chair Bromberg called the meeting to order at 3:34 PM

2. PREAMBLE – Read by Mr. Chris Kilmer

3. APPROVAL OF MINUTES:

**Mr. Clifton Below MOVED to approve the May 15, 2025 minutes as amended.
Seconded by Mr. Thomas Benzel.*

** The vote on the MOTION was approved 7-0.*

4. OLD BUSINESS

A. Legislation 1 PUC Regulations 1 CPCNH / LCP updates; CPCNH

Mr. Below said that they had the hearing on UNITIL's cost shifting proposal and as he had mentioned in last month's LEAC meeting, they had identified some abnormalities in their data. UNITIL attended the meeting and conceded that it was their mistake and that there wasn't a need for such a large under recovery. The Commission issued an order rejecting their proposal to change the method of reconciliation from what it is today.

Regarding the default service case, the new Commissioner, as well as the Department of Energy attorney, and the consumer advocate all acknowledged the contributions of CPCNH in discovering this matter as well as expressed their appreciation. They will be using the ratio that Mr. Below developed, as a way of accounting for their billed kilowatt hours versus their purchased kilowatt hours on a monthly basis to check that the numbers make sense.

It appears CPCNH rates will continue to be in line or less than Liberty's as Liberty accounts for their previous under collections.

1 On the regulatory front, most of what they consider to be bad bills are not moving forward, but for now,
2 neither are good bills.

3
4 CPCNH has a good cash flow model now and they are working closely with their vendors, resulting in
5 continued progress.

6
7 They have a goal to have two years of reserves for now, and ultimately 3 years. They are in a perpetual
8 situation of having more receivables than payables, due to the nature of this business. They are
9 negotiating the interest costs, currently at 1% per month.

10
11 B. Landfill Gas to Energy Project

12
13 Mr. Kilmer delivered good news that the plant is running and generating power. LEAC members
14 applauded this success.

15
16 They have been generating on average approximately 400 kilowatt hours. Simultaneously with this comes
17 large electric bills that the City will need to pay, however the kilowatt generation should completely
18 offset this expense. There will be final testing prior to July 4th

19
20 The City bought a service plan which includes all five of the microturbines being replaced at ten years.

21
22 C. Lebanon Energy Savings Program

23
24 Mr. Chaffee shared a flyer that will go out from Resilient Building Group to 300 Lebanon landlords,
25 offering a free energy audit through New Hampshire Saves Program. The requirements are stringent and
26 require landlords to provide 18-24 months of their building(s) fuel usage. If they qualify by having a
27 majority of their tenants below 60% of the State Median Income (SMI) low-income tenants), they can
28 have weatherization and efficiency measures installed at no cost. Other landlords without low-income
29 residents can qualify for a free audit.

30
31 The funding will come from NH Saves.

32
33 ***Ms. Boschert MOVED to approve the use of LEAC's name on this mailing.***
34 ***Seconded by Mr. Benzel.***

35
36 ****The vote on the MOTION was approved 7-0.***

37
38 D. EV Subcommittee Report

39
40 Mr. Bromberg referenced a document about the climate resilient energy code for multi-family affordable
41 housing that was created in Connecticut, which Ms. Boschert sent to all LEAC members earlier this week.
42 They agreed that the article is of interest and a worthwhile read for LEAC.

43
44 Ms. Boschert said that many initiatives they have been working on for the past 2-3 years are coming to
45 fruition.

46
47 Since LEAC/City of Lebanon did not get the AARP grant, they are looking for other ways to design and
48 fund an e-bike charging station. Mr. Stearns said they have had some initial discussions about possible

1 hosting sites. Next, they will run these solar station plans past the City electrician, and if approved, the
2 cost for this will be well under \$5,000. It will be solar charged with an option to run off of 120 watts.

3
4 Ms. Boschert attended a recent meeting of the Downtown TIF District. In the past, they were enthusiastic
5 about using some of TIF funds to support EV charging. If LEAC wants any of this funding, they need to
6 get it this year and not assume that it will still be there in the future.

7
8 Next, Ms. Boschert spoke about the RFP for charging stations. They got four responses but ruled out one
9 because it did not meet the requirements. They have 3 RFPs to consider and will hold interviews next
10 Thursday. All LEAC members are invited along with anyone else who wants to attend this meeting. They
11 will then take their chosen company and meet with the City to share their chosen vendor.

12
13 Ms. Boschert next the big item on tonight's agenda, which proposes amendments to the Zoning
14 ordinance. One item that LEAC is proposing is a lower power amp service, specifically 20 AMP instead
15 of 40 AMP. Additionally, all new One- and Two-family dwellings would be required to provide low-
16 power Level 2 or full Level 2 charging space per dwelling unit. Multi-family units (four or more units –
17 new only) will require at least one EVSE-Ready Low-power Level 2 charging space per unit.

18
19 They will also be asking for businesses to have some requirements for EV charging.

20
21 She shared a mockup of the proposed changes. LEAC is proposing to impact the charging spaces, not the
22 requirements for the number of parking spots, which is done by Zoning. The document outlines
23 definitions as well.

24
25 Mr. Benzel commented that this is positive for developers by reducing some of their costs.

26
27 Ms. Boschert is designing a slide deck that can be presented to developers for their education. She plans
28 to offer education sessions.

29
30 During this discussion, Ms. Boschert clarified that there are options, for example, one option is to wire
31 back to each unit, another is to roll some costs into the rent payments, another is to use an app that tells
32 the owners exactly who to charge the usage to (e.g. which tenant).

33
34 Mr. Below inquired about the power levels and suggested modifying some of the wording to give options,
35 rather than being too specific with Zoning verbiage. Rather than **capable** or **ready**, have a blanket
36 statement that capable can substitute for ready, and installed can substitute for capable or ready. He
37 suggested this be item #10, at the end of their document. He proposed the following wording:

38
39 In each instance, where EV capable is required, EV ready or EV installed may substitute. Each instance
40 where EV ready is required, EV installed may substitute.

41
42 Ms. Boschert read the exact amendments that will be included.

43
44 ***Ms. Boschert MOVED that LEAC ask the City Council adopt LEAC's proposed amendments to***
45 ***Lebanon Zoning Ordinance related to electric vehicles (see the attached document by Ms. Boschert),***
46 ***Section 607.8 Electric Vehicles and Appendix A Definitions.***
47 ***Seconded by Mr. Benzel.***
48

1 **The MOTION was approved 6-0. 1 recused*

2
3 *Ms. Boschert MOVED to approve that LEAC advise City Council to see the that the EV charging*
4 *regulations remain in Lebanon Zoning Ordinance and not be moved to the Site Plan Review*
5 *Regulations.*

6 *Seconded by Mr. Benzel.*

7
8 **The MOTION was approved 7-0.*

9
10 E. Energy Efficiency Standards of the City's Staff Housing Initiative

11
12 Mr. Kenelly said that there are no updates at this time, other than their input has been acknowledged by
13 the building inspector, Mr. Leigh Hayes.

14
15 F. City Master Plan-Energy Chapter Update

16
17 Ms. Catheryn Hembree, Associate Planner is working on the rewrite of the City Master Plan submitted by
18 LEAC.

19
20 G. LEAC goals-review, prioritize

21
22 Mr. Bromberg said there has been a lot of talk and discussion, and that this will be ongoing.

23 24 **5. NEW BUSINESS**

25 A. Proposed zoning changes for EV charging

26
27 This was covered earlier by Ms. Boschert (see under EV Subcommittee Report heading).

28
29 Mr. Chaffee said that he along with Mr. Rothe have been working with the Energy Justice Clinic at the
30 Irving Institute along with Ms. Sarah Kelly and some of her students on installing heat pumps and
31 reducing the burden of costs renters who pay their own utilities. This was presented to Maggie
32 Goodlander, and Senator Maggie Hassen. Many staff have been cut at the State level so this could
33 become a real burden to the City of Lebanon. He said they have been asked to sign off on an Op-ed.
34 Mr. Below said that the City Manager's office would need to sign off on this.

35
36 He also said that the Op-ed piece needs to be reduced to about 500-600 words max, in order to get
37 published. Mr. Chaffee said that is also needs to put the main issues up front and center. He said that
38 once it is revised, they will get it to the City Manager. The Draft document is titled LIHEAP.

39 40 **6. OPEN TO THE PUBLIC None**

41 42 **7. UPCOMING EVENTS**

43 A. Upper Valley EV Expo – September 6, 2025, from 11:00AM to 4:00PM at the Hartford
44 Town Hall, 171 Bridge Street, White River Junction, VT 05001

45
46 Ms. Boschert has already lined up 6-7 co-sponsors. She asked for LEAC members to help at this event.
47 They have approximately 17 people registered, including 7 people showing cars (no Teslas for the first
48 time in recent history).

Mr. Chafee said that Mr. Henri Finale is a spray foam insulation application expert and is going to speak at Salt Hill, Lebanon, NH. This meeting coincides with the LEAC meeting every month.

8. FUTURE AGENDA ITEMS None

9. ADJOURNMENT

**Mr. Clifton Below MOVED for adjournment.
Seconded by Mr. Thomas Benzel.*

**The vote on the MOTION was approved 7-0.*

***The meeting was adjourned at 4:57 PM**

Respectfully submitted,
Cinda Mersel
Recording Secretary