

FINAL

**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.

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

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

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

B. Landfill Gas to Energy Project

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

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

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

C. Lebanon Energy Savings Program

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

The funding will come from NH Saves.

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

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

D. EV Subcommittee Report

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Seconded by Mr. Benzel.

**The MOTION was approved 7-0.*

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

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

F. City Master Plan-Energy Chapter Update

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

G. LEAC goals-review, prioritize

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

5. NEW BUSINESS

A. Proposed zoning changes for EV charging

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

Mr. Chaffee said that he along with Mr. Rothe have been working with the Energy Justice Clinic at the Irving Institute along with Ms. Sarah Kelly and some of her students to raise awareness of the burden of utility payments on low-income homeowners and renters. A looming crisis is the possible loss of LIHEAP for next year because of cuts at the federal level. If there is no LIHEAP, heat emergencies will fall to the City of Lebanon Welfare Department. Concerns have been registered with Senators Goodlander and Hassen.

He said they have been asked to sign off on an Op-ed. Mr. Below said that the City Manager's office would need to sign off on this.

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

6. OPEN TO THE PUBLIC None

7. UPCOMING EVENTS

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

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

Mr. Chafee said that Mr. Henri Fennell 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