

FINAL

**LEBANON ENERGY ADVISORY COMMITTEE (LEAC)
REGULAR MEETING MINUTES
Remote Via Microsoft Teams
LebanonNH.gov/Live
November 20, 2025
3:30 PM**

MEMBERS PRESENT: Henry Bromberg (Chair), Clifton Below,
Sherry Boschert (remote, joined at 3:45PM), Jonathan Chaffee,
James Mashal (remote, joined at 4:07/left at 4:33PM, came back at
4:44PM, left at 4:49PM, came back and left a final time at 5:24PM),
Woody Rothe, Bill Stearns

MEMBERS ABSENT: Thomas Benzel, Patrick Kenelly

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

1. CALL TO ORDER – Chair Bromberg called the meeting to order at 3:37 PM

2. PREAMBLE – Read by Mr. Chris Kilmer

3. APPROVAL OF MINUTES:

A. October 16, 2025

*Ms. Woody Rothe MOVED to approve the October 16, 2025, minutes as amended.
Seconded by Mr. Clifton Below*

** The vote on the MOTION was approved (5-0)*

- October 16, 2025

Amendments:

Pg. 1, line 28, add “recharged” after the word customer

Page 2, line 1, add Commission after utilities

Pg. 3, line 17/18 change Zane to “Resilient” and add Mr. Jonathan Chaffee in lieu of him

4. OLD BUSINESS

A. Legislation 1 PUC Regulations, 1 CPCNH / LCP updates: CPCNH Publicity Campaign

Mr. Below started by showing costs allocation benefits report and also shared that their website is now:
Community Power.gov

One can go to the Document Library, and a document within the public folder is labeled Community Reports, and this is where the costs allocation benefits reports are filed. There’s a bit of a lag time as one would expect from collecting and compiling data. LEAC looked at the report ending 09.2025. Key folders for this spreadsheet include Member Savings, Joint Reserves, Revenues, Energy Costs and various Costs (overhead).

CPCNH as a whole has net member savings to date, though in 2025 members have paid somewhat more. Looking at Lebanon alone, Lebanon is net positive overall in terms of the net margin to date and more so, they have net positive joint reserves. Meaning there has been a net savings for Lebanon members, a net positive from inception. The reserves for Lebanon are almost \$1.4M.

Mr. Below anticipates that CPCNH might be higher than Liberty for the near future, but Liberty still has unrecovered costs from prior periods, that will be put into their costs (they need to do this as soon as possible) and could well push Liberty rates higher than CPCNH.

The PUC gave credit to CPCNH for revealing and potentially saving rate payers \$6M. The PUC is awaiting the Governor to nominate a third commissioner. A number of bills are being reviewed including one by Representative Corman and Senator Prentiss, to allow the Lebanon landfill gas project to qualify for Class 1 recs. Mr. Below encouraged all to go to the CPCNH website to keep up to date.

CPCNH is in the process of extending Calpine's contract. River City Bank is recommending a line of credit for CPCNH to help them rely less on Calpine this Winter.

Next month he'll be able to report back on other initiatives such as balcony solar and a bill that proposed to make all solar equipment subject to property tax.

B. Landfill Gas to Energy Project: compost issue

Mr. Chris Kilmer shared that the gas plant is operational and that they have four microturbines generating power. The gas production within the landfill is up so they're producing enough to run four of the five microturbines, averaging 680 kilowatts per hour.

The City also received the City's first check for Q2 recs, which was for only a partial period (June) with much down time. Mr. Kilmer is working with Liberty Finance for future payments. Last Wednesday the direct pay tax return was filed in time for the deadline and is for approximately \$1.4M (refund).

Mr. Below provided some information about an "under construction" ceremony event that happened yesterday morning for a solar project just under 5 megawatt, and that is happening because of CPCNH. All municipal members of CPCNH will get a cut of the revenue that they are paid by Eversource, for their output, and CPCNH will pay them a fixed amount over 20 years. CPCNH will acquire all the recs for that project and others, but CPCNH has a "contract for differences", which will result in substantial savings for CPCNH, instead of buying recs at market price. This under construction project was featured on the front page of the Concord Monitor this morning, with positive press.

C. Lebanon Energy Savings Program

Mr. Chaffee said that they have been working with the Resilient Building Group and that they still haven't received many replies. LEAC is also working with RBG to do some marketing and putting this initiative on the City's website. To date, they have only two landlords (and several individuals) signed up for this program, which is a free energy audit. He said that people are busy with other things and this topic simply is low on priorities for most; nevertheless, they will continue this initiative.

D. EV Subcommittee Report

Ms. Boschert said that there is potential rezoning opportunity for EV charging. The City Council has created a Task Force for this and during their third meeting, they had a meeting of the minds. Builder Jon Livadas provided them numbers. Mr. Below was able to look at this information along with Sam Evans Brown, Clean Energy New Hampshire, and they now have a revised way to proceed. The sticking point has been costs but Mr. Below uncovered Liberty Utilities requirements are for an oversized power supply, but this is not the same as home charging. She shared highlights:

- For example, at public EV charging stations, all spaces might be in use at the same time
- This is not the case for at-home charging in multi-unit housing, yet Liberty still requires oversizing electrical capacity that assumes all EV charges will be at full power simultaneously
- After 1 year of use, Liberty is willing to consider usage data and adjust requirements accordingly
- **So, our compromise solution: Start small in the first year, with triggers for adding EVSE if needed.** For example, for the Lebanon Woolen Mill (LWM) plan, they are proposing only 15% LPL2 Ready/Capable \$511,000 (baseline with no EVSE is \$455,000), resulting in only **\$56,000 additional cost (0.14% of \$40 million total costs)** versus the Zoning proposed cost amount of \$1,927,391 (3.6% of total costs) and even substantially less than LEAC which was proposed at \$1,428,000 (2.4% of total costs). They would then go back to Liberty after 1 year and make the case to Liberty that the existing power is sufficient, using actual data.
- They will make a case as to why the City should support this revised proposal using this new category, EVSE Planned Space, with a revised proposal that includes LPL2-Ready for 5% and LPL-2-Capable for 10% and EVSE Planned for the remaining units. They will have triggers in place so that when 80% of EVSE-Ready spaces are in use, they can convert half or more of EVSE-Capable to EVSE-Ready. After that when 80% are in use, the remaining spaces can be incrementally upgraded according to an approved site plan.
- This new strategy provides a clear and manageable path to EV charging for all.

Ms. Boschert shared a document for a proposal to amend the Site Plan Review regulations and thereby allow for enabling “EVSE Planned” and guard against NH State overreach. See Agenda Packet for this document.

She also shared a map that Mr. Below prepared of the Lebanon Woolen Mill project and an overlay with the EVSE Site Plan. This location could be built to include the conduits and room in the circuit breaker panel(s) that would allow the future upgrades if/as needed.

Enforcement was posed as a possible issue, but the builder will present a plan that incorporates this and can market this *renter benefit*. Also, the builder can set a rate that can pay for this project over time.

The EV Task Force agreed to move forward with this.

Mr. Bill Stearns MOVED to approve LEAC endorsing this compromised proposal with the following verbiage:

LEAC's **MOTION** is that LEAC notify the Planning Department that LEAC formally rescinds the Zoning Ordinance amendments that it proposed on June 19, 2025 and instead voted on November 13, 2025 to support the "compromise" proposed amendments to the Zoning Ordinance and to the Site Plan Review regulations, a version of which the Planning Board voted to support on December 8, 2025.

Seconded by Mr. Chaffee.

***The vote on the MOTION was approved (6-0)**

The hope is that this project can move through all approvals and get started after the first of the year. Ms. Boschert said that members of the public showed up at the Task Force meetings (many with signs supporting EV charging) and that the community response has been great.

Next, Mr. Rothe inquired about any updates on the Energy Efficiency Standards of the City's staff housing initiative. The City just put out an RFP for the concrete work for this project, and the bids need to be submitted by December 8, 2025. That foundation work is scheduled to start in September 2026. These will be prefab homes using Preferred Building Systems in Claremont. More information to follow in future meetings.

E. City Master Plan: Chapter 13 – Energy. Discussion leading to LEAC's approval

Chair Bromberg opened the conversation to discuss the new City Master Plan, Chapter 13, and he included the entire document in the Agenda Packet for LEAC members' review.

Mr. Stearns proofread this and said he had no change to the content but rather simple grammatical updates/corrections.

In the outcome strategies and actions, this new document ties in persons and Commissions, rather than simply stating "the City". It was agreed that this is a substantial, thoughtful document of the City of Lebanon's history and will hopefully be included in the City's archives.

Mr. Below will provide all members (and the Recording Secretary) with updated numbers on the savings that CPCNH has provided over a period of time, and this completed document can be included in this Minutes document (FINAL). He will also be adding information on renewable energy, battery storage, etc.

Ms. Sherry Boschert MOVED that LEAC endorse the revised energy Chapter 13, with the caveats that the edits by Mr. Stearns and Mr. Below be added into the document, before sending it to

Ms. Catheryn Hembree, Planning.

Seconded by Mr. Bill Stearns.

Mr. Rothe asked if there will be discussion with the Planning Board, or if there is a way to position LEAC so that they can talk with them about this document. Mr. Below said that LEAC can ask to be included in any meetings where the Planning Board discusses this document. The history is that the Planning Board typically defers to the parties that wrote the document.

***The MOTION was approved (6-0).**

Mr. Mashall abstained since he missed much of the conversation.

F. UV's Energy Committees – meet to share information, goals, etc.

Mr. Rothe commented that Mr. Tad Montgomery played a big role in the content of this document.

Mr. Chaffee suggested that LEAC speak with contiguous towns to learn from them and see what they are doing about clean energy, resiliency, etc. Ms. Boschert has a list of contacts, and she will share this with Chair Bromberg. The plan is to invite other towns to Lebanon and also make remote attendance an option.

5. NEW BUSINESS

A. C-PACER – Commercial Property Assessed Clean Energy and Resiliency, designed to assist commercial property owners and developers, access to private-sector financing for improvements to save energy costs and/or improve a building's resiliency.

To enable the program, municipalities must adopt a C-PACER Ordinance or Resolution.

Ms. Boschert invited Mr. Cogan since he first brought this opportunity to LEAC's attention. The C-PACER program is to help commercial establishments get funds to do efficiency work and other things including building EV chargers, building affordable housing, etc. New Hampshire was the 28th state to adopt this program. This is private money, rather than federal monies. The loans go with the property, rather than with the owner of the property, and does not put any onus on the City.

C-PACER stands for commercial property, access clean energy and resiliency. The reason she is talking about this now is that the City Council needs to pass a C-PACER ordinance, with Mr. Cogan's help. Mr. Cogan will send Chair Bromberg a C-PACER 101 document.

Mr. Chaffee added that his study of this shows that in practice, it was very hard for municipalities to collect on defaulted loans. Connecticut has this program, and it became so much of a burden that they had to hire a commercial loan processor to manage these loans, The C-PACER promises did not pan out with the reality, and the loans did in fact have to be paid off when properties were sold. However, he and Mr. Rothe met recently with Ledgeworks Inc., a local property management company, and they are very interested in accessing this program for their development.

Mr. Below has investigated this recently and shared that this chapter has undergone a major rewrite by the New Hampshire Banking Assn. and so the Finance Authority or a commercial bank will be handling this.

Mr. Cogan will work with Ms. Boschert to learn more about all issues around this opportunity and develop a plan if appropriate. .

B. Balcony Solar legislation

Ms. Boschert shared that she has recently learned that there are now plug-in solar panels that can be used at individual residences (including apartments) and since they are portable, they can go with the owner of the solar panel unit. Mr. Stearns said that there needs to be a dedicated meter (that knows which direction the energy is flowing) and it could be a simple replacement at residences. Mr. Below and Mr. Cogan agreed to share any information and/or updates with LEAC. This topic is bipartisan out of the gate on the

Senate side in New Hampshire. Mr. Stearns added that this initiative passed bipartisan in Utah, with very strong support.

C. CPCNH: New refresh policy

Mr. Mashall asked to discuss item C first, since he needs to leave the meeting early.

He said that periodically, CPCNH conducts refreshes for Lebanon Community Power. For example, when people move, there is frequently a new name on the electric account, etc., so these people default to Liberty but then can be brought on to CPCNH (via a refresh). Since the coalition currently has higher rates, they have temporarily suspended this refresh process. This has resulted in a declining customer base and spreads their fixed costs over less customers. Going forward, starting in March (in all probability), CPCNH plans to resume this refresh process as well as the enrollment of new customers.

Lebanon needs to notify CPCNH by no later than the end of the year, of their intent to amend their refresh policy and procedures.

Mr. Below showed a DRAFT of the proposed New Customer Refresh Practice, planned to start in March, 2026. If they assume refreshes for all community members in March 2026, then their overall rates will be 3/10 of 1 cent lower than if they assume no refreshes.

CPCNH customer base is lower than before, and this is mainly due to natural attrition and not people opting out. For example, about 1 year ago, they had approximately 200,000 customers, and they are now down to approximately 170,000. More than 90% of this attrition is people moving from apartments and frequently the new service goes under a new person's name.

Mr. Below will speak with the City Manager and the Mayor about this refresh plan and ask them to have this on their January 2026 Lebanon City Council agenda. He asked for input from LEAC members. Hanover has decided to do refreshes, and Enfield is considering this as well. Mr. Below is of the opinion that Lebanon should wait and say that their policy is not to enroll new customers on an opt out basis until we are offering a rate that is a comparable basic rate that is offered from Liberty. Mr. Rothe concurred.

There is a strong possibility that CPCNH rates will be lower starting in March 2026, as noted earlier in this DRAFT. There is flexibility regarding when we start a refresh but takes about 2-3 months to roll one out. He shared which months are ideal to complete a refresh, including March, April, May, and September.

Mr. Mashal suggested that he, along with Mr. Below, prepare a proposal of their recommendation and bring this to the December LEAC meeting. Any approved proposal can then be presented to the City Council for approval.

Mr. Chaffee stated that talking about the future of LEAC, and how some of these initiatives can be pushed forward, he along with Chair Bromberg, and Mr. Rothe met with the new City Manager, Andrew Hosmer last month, and that Mr. Hosmer is amenable to being lobbied by LEAC about what energy efficiencies initiative should be promoted with department chairs. ***LEAC needs to organize themselves now, to consider what their top priorities are for the upcoming years, for the CIP process. He asked for each LEAC member to give thought to this prior to their next meeting and put this on their December agenda to discuss what possible priorities they might adopt.***

6. OPEN TO THE PUBLIC None

7. UPCOMING EVENTS None

8. FUTURE AGENDA ITEMS see above

9. ADJOURNMENT

*Mr. Bill Stearns MOVED for adjournment.
Seconded by Mr. Jonathan Chaffee*

**The vote on the MOTION was approved (6-0).*

The meeting was adjourned at 5:44 PM

Respectfully submitted,
Cinda Mersel
Recording Secretary