



Approved By
Board of Selectmen

Roxanne Tufts-Keegan
Scott Ferguson
Tim Cremmen

Board of Selectmen Regular Meeting

Minutes

Monday, August 28, 2023, at 6:30

At the Old Town Hall

1. Call to Order

Minutes:

R. Tufts-Keegan called the meeting to order at 6:34PM.

2. Pledge of Allegiance

3. Roll Call

BOS Members: Roxanne Tufts-Keegan-Present Scott Ferguson-Present; Tracy Donovan-Laviolette-Present; Mike Green-Absent/excused; Tim Cremmen-Present

4. Approval of Minutes

Minutes:

S. Ferguson made a motion to accept both the August 14th and August 21st, 2023, minutes as read, T. Cremmen seconded, motion carried.

Signature Action

5. Exemption Application: 36 Fox Road

Minutes:

Exemption application was approved and signed for 36 Fox Road

6. Audit Representation Letter for 3/17/23 Tax Committal

Minutes:

Audit Representation letter for 3/17/2023 Tax Committal was signed.

7. Letter of Support – Sunrise Lake Watershed Mgmt Plan Grants for 2024

Minutes:

The Sunrise Lake Watershed Mgmt Plan Grants for 2024 letter was signed.

8. Offer letter for Carol Long

Minutes:

S. Ferguson made a motion to offer Carol Long \$25 an hour for bookkeeper services, T. Donovan-Lavolette seconded, motion carried. The Offer letter for Carol Long was signed.

Old Business

9. Kearsarge Energy – Payment in Lieu of Taxes for Potential Solar Farm

Minutes:

Kearsarge Energy representative presented the Board of Selectmen with a new proposal for the Solar Farm due to the passing of

House Bill 281. The new proposal includes 18 acres for the solar farm. (See attached proposal). R. Tufts-Keegan commented that the board would need to review the new proposal. There was discussion regarding the taxes and what Avitar calculated. R. Tufts-Keegan stated she would reach out to Cassie at Kearsarge regarding the figure Avitar calculated.

10. Sale of Used Verizon Phones

Minutes:

T. Cremmen stated there are 4 Iphones that are available to be sold. T. Cremmen made the motion to sell the Iphones for \$150 each on a first come first served basis. S. Ferguson seconded; the motion carried. It was commented that any interested parties need to send an email to the Board of Selectmen requesting to purchase a phone.

New Business

11. DES Notification Re: Farmington Wastewater Treatment Plant Discharge Permit Renewal

Minutes:

R. Tufts-Keegan read the letter. No action is required.

12. Strafford Regional Planning Check-In Meeting

Minutes:

R. Tufts-Keegan stated the town received a letter from Stafford Regional Planning stating they were starting to set up meetings with the area municipalities. R. Tufts-Keegan stated she would reach out to Stafford Regional Planning.

13. Town Beach Passes

Minutes:

T. Donovan-Laviolette stated she was asked why a Middleton property owner who pays taxes, but not a resident, why they are required to purchase a beach pass for the town beach. R. Tufts-Keegan stated she wasn't aware this and commented that the property owner shouldn't have to purchase a beach permit. S. Ferguson, T. Donovan-Laviolette, and T. Cremmen agreed that the property owner shouldn't have to purchase a beach permit.

14. Farmington EMS Coverage

Minutes:

R. Tufts-Keegan stated she and Chief Laviolette met with Farmington Town Manager, Ken Dickie, and Farmington Fire Chief Reinhardt this past Monday, August 21st. She stated the purpose of the meeting was to discuss EMS calls Farmington has provided for Middleton.

Public Comment

B. Gagnon spoke about the Touch A Truck event. She stated they had a good turnout. She wanted to thank everyone involved, the volunteers, the various town departments (Fire, Police, Highway), The Red Hat Band, the NH Liquor commission, and the What's Forkin' Food Truck.

R. Tufts-Keegan commented the turnout for Old Home Day was over 125 people.

T. Donovan-Laviolette thanked all the departments that helped with the Touch A Truck event.

K. Buzzard – Thanked Bonnie and the Recreation department for putting together the Touch A Truck event. She also asked when the bulk pickup dates are. T. Donovan-Laviolette stated the bulk pickup dates are October 10th and 13th.

D. Saliga asked the Board if they considered using ARPA funds for the fire personnel who didn't originally receive any funds. R. Tufts-Keegan stated that the Board has not had any discussion regarding using ARPA funds for this purpose.

D. Saliga asked if there was any additional information regarding the cameras. S. Ferguson stated that the Board is still waiting for information from Strafford County.

Adjournment

15. Motion to Adjourn

Minutes:

T. Donovan-Laviolette made a motion to adjourn at 7:12 PM, S. Ferguson seconded, motion carried.

Upcoming Meetings & Events

Mon, Sept 4th Municipal Office CLOSED for Labor Day Holiday

Mon, Sept 11th BOS Meeting

Tues, Sept 12th Conservation

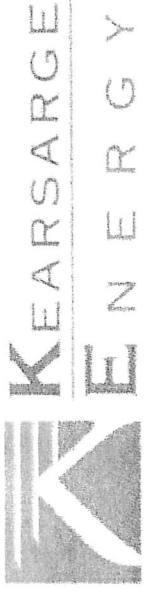
Thurs, Sept 14th Planning Board

Mon, Sept 18th Budgett Committee

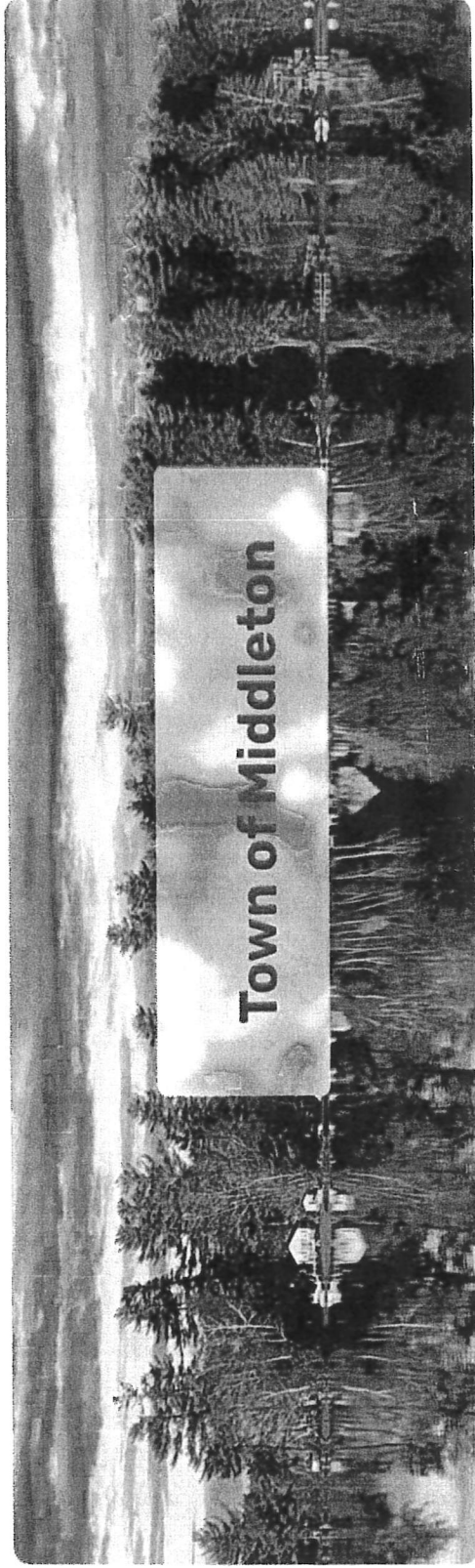
Wed, Sept 20th Tanglewood Subcommittee

Mon, Sept 25th BOS Meeting

Thurs, Sept 28th Planning Board Workshop



Discussion on Solar Tax Agreement Middleton, New Hampshire



August 28, 2023

Updates Since Last Meeting

HB281 was signed into law – expanding net metering options for projects up to 5 MW

- Allows municipal net metering participants anywhere in utility territory in which project of up to 5 MW AC is located

Wetlands Delineated on site

- As expected, multiple wetland areas
- Complexity of project increased

5 MW project is now possible which increases town taxes under Proposed PILOT by a factor of 5

- \$350k total for 20 years under Proposal A higher upfront (smaller was 70k)
- \$369,979 for 20 years under Proposal B escalator (smaller was 74k)

We will adhere to town permitting processes separately

Middleton Feedback from Town Assessor

3.3 MW Kearsarge Manchester (Manchester, NH)



Other town benefits from proposed solar project

Potential for savings: we provide an example of how the savings may look for the Town of Middleton assuming annual usage of about 300,000 kWh on next slide

- 87k over 20 years (est.)
- Under Group Net Metering, Middleton signs a Net Meter Credit Agreement with Eversource, who pays us the energy supply rate - \$0.1258/kWh as of today
- We write you a check for the savings
- With 10% guaranteed discount – Middleton’s estimated savings are around \$3700 per year in this scenario

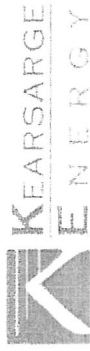
Current Use Penalty Tax: a one time 10% of Land Value for portion of land taken out of current use

Additional Tax Revenue on Land taken out of Current Use: we will pay the change in property tax amount for taking land out of current use for the life of the project

Example Savings with Group Net Metering

- Estimated Y1 Savings of \$3,775 and 20-year savings of \$87,197
- Based on annual electricity usage of 300,000 kWh. Actual savings may be calculated with monthly electricity bills on town owned meters.

ESTIMATED SOLAR SAVINGS TOWN OF MIDDLETON - EVERSOURCE												
				kWh	Net Meter Credit (NMC) Rate per kWh	Net Meter Credit (NMC) Value	Net Meter Credit (NMC) Price	Savings per kWh	Annual Savings from Metering	Cumulative Meter Credit	Est. Savings	
Est. Net Meter Credit Rate per kWh	\$	0.1258	Yr1	300,000	\$ 0.1258	\$ 37,746	\$ 33,971	\$ 0.0126	\$ 3,775	\$	\$ 3,775	
Est. Energy Supply Cost Escalator		2.0%	Yr2	298,500	\$ 0.1283	\$ 38,308	\$ 34,478	\$ 0.0128	\$ 3,831	\$	\$ 7,605	
Annual Loss on Panels		0.50%	Yr3	297,008	\$ 0.1309	\$ 38,879	\$ 34,991	\$ 0.0131	\$ 3,888	\$	\$ 11,493	
Yr 1 Est. Purchase (kWh)		300,000	Yr4	295,522	\$ 0.1335	\$ 39,459	\$ 35,513	\$ 0.0134	\$ 3,946	\$	\$ 15,439	
			Yr5	294,045	\$ 0.1362	\$ 40,046	\$ 36,042	\$ 0.0136	\$ 4,005	\$	\$ 19,444	
Net Meter Discount (GUARANTEED SAVINGS)		10.0%	Yr6	292,575	\$ 0.1389	\$ 40,643	\$ 36,579	\$ 0.0139	\$ 4,064	\$	\$ 23,508	
			Yr7	291,112	\$ 0.1417	\$ 41,249	\$ 37,124	\$ 0.0142	\$ 4,125	\$	\$ 27,633	
			Yr8	289,656	\$ 0.1445	\$ 41,863	\$ 37,677	\$ 0.0145	\$ 4,186	\$	\$ 31,819	
			Yr9	288,208	\$ 0.1474	\$ 42,487	\$ 38,238	\$ 0.0147	\$ 4,249	\$	\$ 36,068	
			Yr10	286,767	\$ 0.1504	\$ 43,120	\$ 38,808	\$ 0.0150	\$ 4,312	\$	\$ 40,380	
			Yr11	285,333	\$ 0.1534	\$ 43,763	\$ 39,386	\$ 0.0153	\$ 4,376	\$	\$ 44,756	
			Yr12	283,906	\$ 0.1564	\$ 44,415	\$ 39,973	\$ 0.0156	\$ 4,441	\$	\$ 49,198	
			Yr13	282,487	\$ 0.1596	\$ 45,076	\$ 40,569	\$ 0.0160	\$ 4,508	\$	\$ 53,705	
			Yr14	281,074	\$ 0.1628	\$ 45,748	\$ 41,173	\$ 0.0163	\$ 4,575	\$	\$ 58,280	
			Yr15	279,669	\$ 0.1660	\$ 46,430	\$ 41,787	\$ 0.0166	\$ 4,643	\$	\$ 62,923	
			Yr16	278,271	\$ 0.1693	\$ 47,122	\$ 42,409	\$ 0.0169	\$ 4,712	\$	\$ 67,635	
			Yr17	276,879	\$ 0.1727	\$ 47,824	\$ 43,041	\$ 0.0173	\$ 4,782	\$	\$ 72,418	
			Yr18	275,495	\$ 0.1762	\$ 48,536	\$ 43,683	\$ 0.0176	\$ 4,854	\$	\$ 77,271	
			Yr19	274,117	\$ 0.1797	\$ 49,259	\$ 44,333	\$ 0.0180	\$ 4,926	\$	\$ 82,197	
			Yr20	272,747	\$ 0.1833	\$ 49,993	\$ 44,994	\$ 0.0183	\$ 4,999	\$	\$ 87,197	



The Numbers: Proposal A

- Proposed Project is 7.5 MWdc/.999 MWac
- Front Loaded with larger payments up front - 50% of total paid within 5 years, 75% in first 10 years
- \$350,500 paid over 20 years
- Average of \$3,506/MWac over 20 years
- 50% of total paid within 5 years, 75% in first 10 years

PROPOSED BY KEARSARGE - MIDDLETON

Year	1	2	3	4	5	6	7	8	9	10
Proposal A Higher Up Front Payments	\$ 45,000	\$ 40,000	\$ 32,500	\$ 32,500	\$ 30,000	\$ 22,500	\$ 15,000	\$ 15,000	\$ 15,000	\$ 15,000
Per MWac	\$ 9,002	\$ 8,002	\$ 6,501	\$ 6,501	\$ 6,001	\$ 4,501	\$ 3,001	\$ 3,001	\$ 3,001	\$ 3,001

PROPOSED BY KEARSARGE - MIDDLETON

Year	11	12	13	14	15	16	17	18	19	20	SUM	
Proposal A Higher Up Front Payments	\$ 10,000	\$ 10,000	\$ 10,000	\$ 10,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 350,500
Per MWac	\$ 2,000	\$ 2,000	\$ 2,000	\$ 2,000	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 1,600	\$ 3,001



The Numbers: Proposal B

- Proposed Project is 7.5 MWdc/4.999 MWac
- Levelized payment with 1.5% escalator
- \$369,979 paid over 20 years
- Average of \$3,701/MWac over 20 years

PROPOSED BY KEARSARGE - MIDDLETON

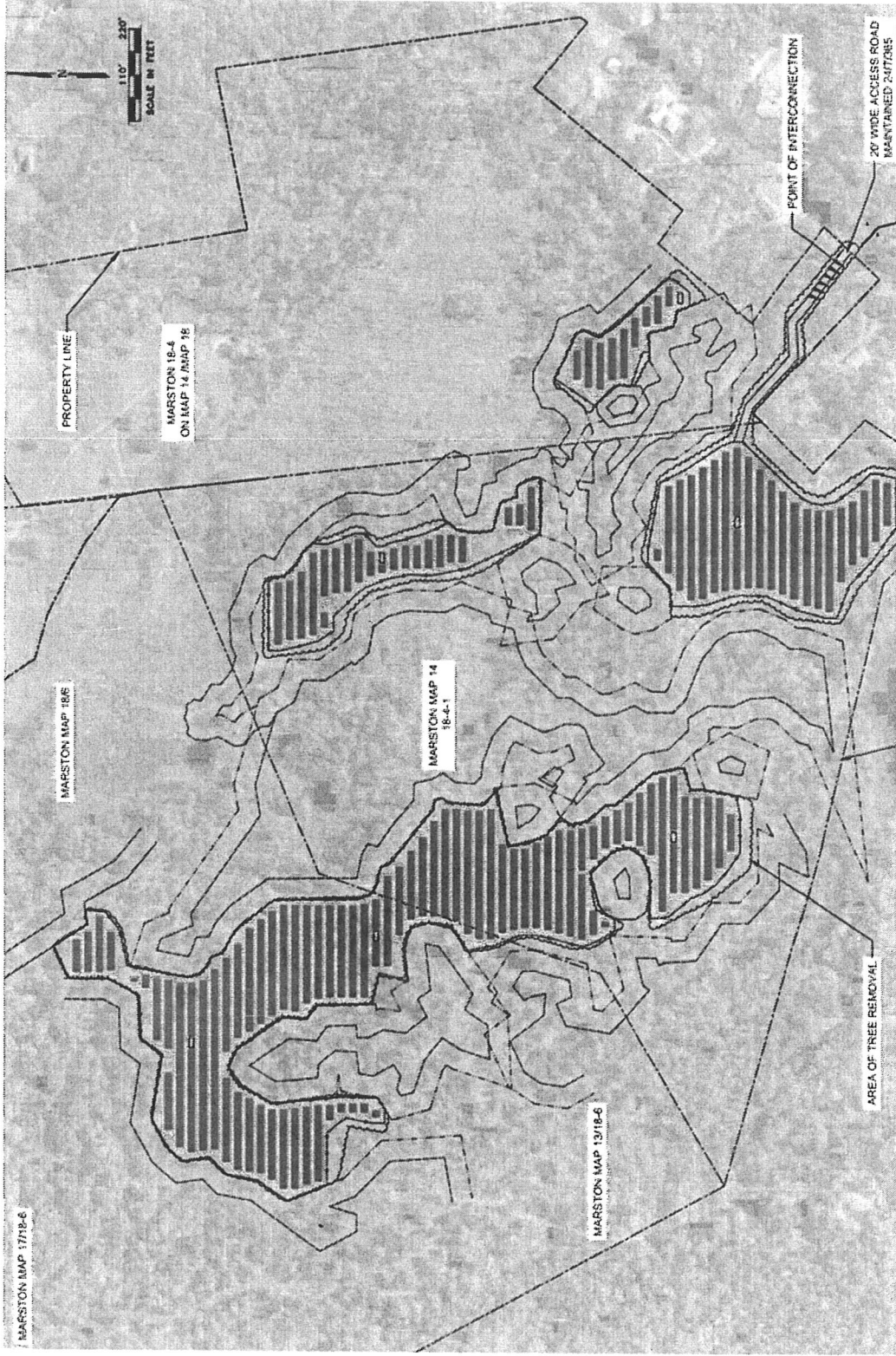
Year	1	2	3	4	5	6	7	8	9	10
Proposal B with 1.5% escalator	\$ 16,000	\$ 16,240	\$ 16,484	\$ 16,731	\$ 16,982	\$ 17,237	\$ 17,495	\$ 17,758	\$ 18,024	\$ 18,294
Per MWac	\$ 3,201	\$ 3,249	\$ 3,297	\$ 3,347	\$ 3,397	\$ 3,448	\$ 3,500	\$ 3,552	\$ 3,605	\$ 3,660

PROPOSED BY KEARSARGE - MIDDLETON

Year	11	12	13	14	15	16	17	18	19	20
Proposal B with 1.5% escalator	\$ 18,569	\$ 18,847	\$ 19,130	\$ 19,417	\$ 19,708	\$ 20,004	\$ 20,304	\$ 20,608	\$ 20,917	\$ 21,231
Per MWac	\$ 3,714	\$ 3,770	\$ 3,827	\$ 3,884	\$ 3,942	\$ 4,002	\$ 4,062	\$ 4,122	\$ 4,184	\$ 4,247



Project Location – 5 MWac with Wetlands



Rough proposal for 5 MWac Group Net Metered Solar Project

RT 153 Access

