



Town of Antrim
Select Board Meeting Minutes
May 8, 2023
6:00 PM

Board Members Present: Michael Ott, Chairman, Selectman, Donna Hanson, Selectman Bob Edwards.
Staff Present: Town Administrator, Russell McAllister.

Others Present: See Attached

Approval of Minutes

Ms. Hanson made the motion to approve the April 10th meeting minutes. Mr. Edwards seconded the motion. Mr. Ott abstained. Mr. Edwards proposed language changes. There was no agreement on the proposed changes and approval of the minutes was tabled until a future meeting.

Thelma Nichols – Zoning Questions

Ms. Nichols addressed enforcement of zoning ordinances by reading from a prepared statement (see attached). Ms. Hanson thanked Ms. Nichols at the conclusion of her prepared remarks.

Petition to Layout Mulhall Farm Road and Commercial Drive

The Board discussed scheduling a site walk to Mulhall Farm Road to ascertain the condition of the road in response to a petition to layout, aka, accept Mulhall as a town-maintained road. The Board agreed to schedule the site walk for May 16th at 600pm. Many residents of Mulhall Farm Road were in attendance who were interested in the Board establishing a date for a public hearing to address their petition to accept the road. Discussion ensued, some of it heated, with the Board agreeing to schedule a public hearing on the matter for June 19th at 600pm.

Community Power Proposal

Representatives from Standard Power, Bob Hayden and Ryan Polson, provided a presentation and overview of community power (see attached). Under RSA 53-E counties and municipalities may aggregate residential customers to provide those customers with lower electric costs, reliable service, and secure energy supplies. The program is voluntary, and residents can leave or join at any time. An electric aggregation committee must be formed to develop a plan for an aggregation program for its citizens. The committee meets at least 8 times, holds hearings, and the issue is decided at town meeting. Mr. Hayden explained that Standard Power is a broker and buys power on the market on behalf of clients. Standard Power assists communities with developing aggregation plans and public hearings. Standard Power charges 1/10th of 1 cent per kilowatt hour. Brief discussion ensued. The Board thanked Mr. Hayden.

Rec Department Summer Hires

Recreation Director Celeste Lunetta briefed the Board on the summer hiring schedule noting that many students from the previous summer are returning and that there are four new hires. The labor costs will be covered by the Recreation Revolving Fund. Mr. Ott made the motion to accept the list of summer hires. Mr. Edwards seconded the motion. The vote was unanimous and so moved.

Highway Garage – Attic Insulation Proposal

The Board reviewed the insulation proposal noting that the insulation will prevent the condensation issue inherent in uninsulated attic spaces with metal roofs. The cost is \$11,840. The highway addition warrant article is for \$215,000 and \$152,500 has been spent. There is a punch list of smaller low-cost items. The cost of a fire alarm and panel is the last large ticket item. Mr. Edwards made the motion to approve the \$11,840 cost of attic insulation for the highway garage. Mr. Ott seconded the motion. The vote was unanimous and so moved.

Quantum Engineering Proposal – Slaughter Barn Brook

The Board reviewed the Quantum Engineering Proposal for slip lining the Slaughter Barn Brook culvert. The engineering proposal is for \$25,750 and includes hydrologic and hydraulic studies. Mr. Edwards made the motion to approve the proposal in the amount of \$25,750 and funded with unanticipated DoT revenue from 2022. Mr. Ott seconded the motion. The vote was unanimous and so moved.

Meetings Attended

Ms. Hanson attended a Community Board meeting where they arranged visits to town buildings for new arrivals on May 13th. Mr. Ott, none. Mr. Edwards attended a water and sewer meeting where bids for the well project were \$83,000 over budget.

Town Administrator Update

The Board reviewed applications for elderly exemption and veterans' exemption (see below).

Elderly Exemption – 203-017

Veterans Tax Credit – 101-060

Mr. Edwards made the motion to approve the elderly exemption and veteran's credit. Mr. Ott seconded the motion. The vote was unanimous and so moved.

Request for Disbursement

The Board approved the request for disbursement from Underwood Engineers for their work on the well project.

CDBG Contract Documents

The Board reviewed the contract documents associated with the Antrim Mills Development.

Town Hall Reservations

The Board reviewed the two reservations.

Other Business

Mr. Edwards had several procedural questions concerning the agenda and his ex-officio status on the planning board.

Fire Chief Marshall Gale briefed the Board on the status of the new apparatus. He recounted the visit to Casco Maine to operate the truck. The truck is a 2008 Pierce with very low miles and very few hours. Overall, the truck is in pristine condition. The asking price is \$329,00, by Chief Gale believes that there is room to negotiate. Chief Gale also noted that the new ambulance delivery is expected in September. Insurance reimbursements have decreased by 50% that will put a strain on the ambulance revolving fund.

Non-Public – RSA 91:A :3 II(c)

Mr. Edwards made the motion to convene in non-public session under RSA 91-A:3 II (c) to discuss employee health issues. Mr. Ott seconded the motion. The vote was unanimous and so moved. Roll call vote; Mike Ott, yes; Donna Hanson, yes; Bob Edwards, yes. The Board convened in non-public session at approximately 1935.

The Board convened into non-public session at approximately 1935.

The Board reconvened in public session at approximately 1944.

Adjourn

There being no further business Mr. Edwards made the motion to adjourn. Ms. Hanson seconded the motion. The vote was unanimous and so moved. The meeting adjourned approximately 1946.

Respectfully submitted,

/s/ Russell McAllister

Addressed to the Board of Selectmen, Town of Antrim at their regular meeting of May 8, 2023

We, Wayne and Thelma Nichols, live at 135 Clinton Road in the **Residential District** of the town of Antrim.

Our lot, as many of our neighboring lots, is a grandfathered non-conforming lot according to **Antrim's Zoning Regulations**.

While I acknowledge there is presently no activity in our neighborhood of which you can act on, there is strong indications that activity is about to begin. Because of the possibilities, we feel the BOS should be ready to react to this situation before the actual work has progressed and it becomes much more difficult to deal with it successfully.

Two large vacation trailers parked in a door yard is in itself a violation.

Based on our experience with the BOS in the past, I felt the need to offer some excerpts from the **Antrim Zoning Regulations** which I interpret relate to the situation we believe is about to happen in our front yard.

Article XIV – A. 1. Individual lots or parcels shall have no building or buildings in addition to the principal building on the same lot used for living purposes except in the case of multi-family or cluster developments where more than one dwelling may be permitted on a lot.

Article XIV – D Accessory Buildings - No accessory building shall be used for residential purposes.

Accessory Living Unit: (from Glossary) A separate dwelling unit where at least one member residing in the dwelling unit is related to the property owners by blood, marriage or adoption or be a family caregiver. The dwelling unit may not be rented to the general public, the owner of record must reside on the property and the utilities are not separately metered.

Travel homes, mobile homes, etc. may not be buildings but they are used for living purposes. Also, when these dwellings are placed on a site for the purpose of renting, Airbnb, B&B, or other similar use, they become a business.

Article III – Definitions - Home Based Business

Any commercial activity engaged in by the resident or residents of a property that is clearly secondary to the use of the property as a residence and that meets at least one of the criteria for a Home Based Business listed in Article XIV Supplemental Regulations (Requires Site Plan Review – Adopted March 13, 2007)

A residence when it becomes a business, is a **CHANGE OF USE**, which according to Antrim's Zoning Regulations, requires a site plan review by the Planning Board.

Under Article XIV – L. 2. Through L.6. Recreational Vehicles and Recreation Equipment:

This Article defines travel trailers, etc.

Occupancy : No such units shall be used for living, sleeping or housekeeping purposes except for following conditions:

....temporarily parked not to exceed 21 days.....

....can be occupied for 6 months where new dwelling is being constructed.....

....Sanitary (domestic) sewage.....

I leave you to more fully read this section. It covers not only occupancy, but parking, sewage requirements, etc.

Article XIV – R. 2. a - Back Lots - The back lot shall have a minimum lot size of not less than three (3) times the required lot size for the district in which it is located.

Article XIV – R.3. Creation of back lots will require normal subdivision approval.

Building Permits - 105.1 of IBC and the IRC

I did not find identifying numbers to these articles, but under Type of Building Permit there are two paragraphs that I believe fit what we are seeing about to happen. It covers **detached structures and additions or remodeling**.

I'm sure that I have not covered all the related regulations in the Antrim Zoning Regulations, but am hopeful that you will consider these along with any others you or your appointed personnel may find. If I am incorrect in my interpretation, I would appreciate your informing me of such in writing.

The indication here is that I, Thelma, have typed this document and the wording is mine. Wayne has also help research these facts and is in agreement with them.

Thank you for your time,

Thelma Nichols
Wayne W. Nichols

Thelma Nichols

Wayne Nichols



Town of Antrim Community Power



Town of **Antrim**
NEW HAMPSHIRE

With Standard Power

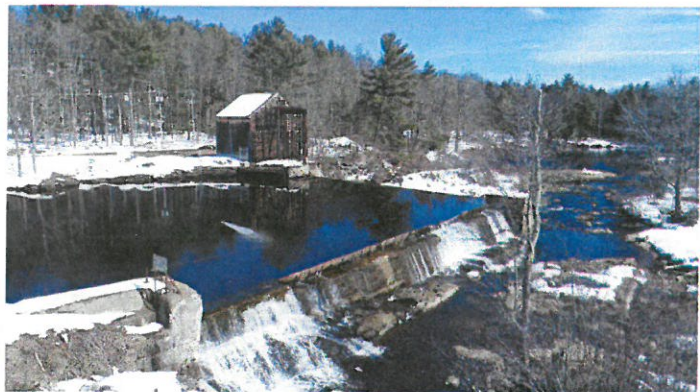
May 8th, 2023

1



Standard Power Inc.

- Administrator of the largest group net-metering program in NH
 - Hydro, Solar
- Solar/Hydro/REC integration for multiple communities
 - In 2013, Standard Power purchased RECs to offset 100% of the electricity sold to our customers
- Active participant at the Public Utilities Commission, DOE and NH State House

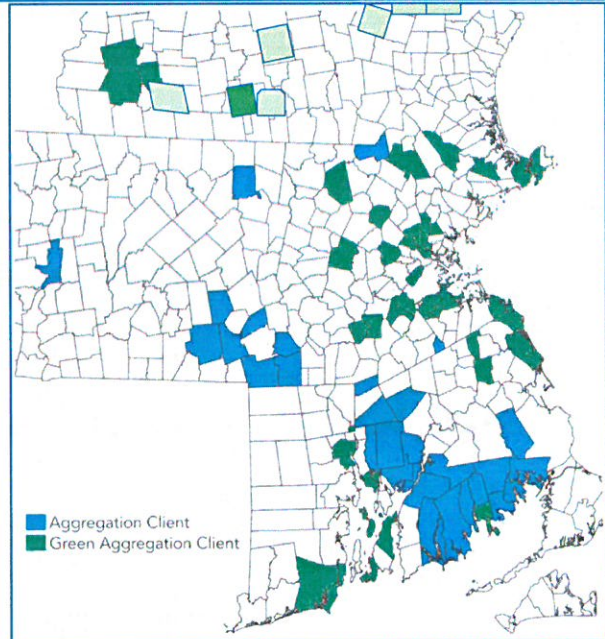


Standard Power was founded in 2010

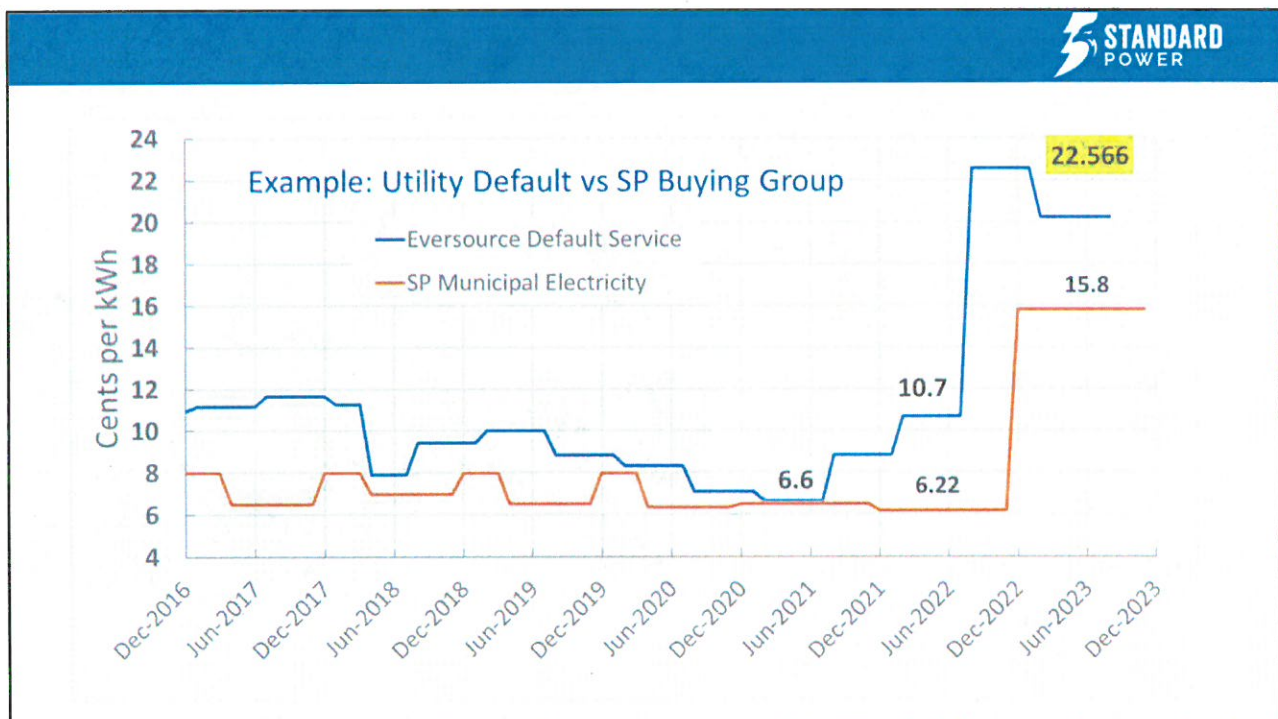
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Standard Power Inc.


- Teamed up with **Good Energy LLP** in 2020
 - Providence and six communities in RI launching in May, representing 20% of state load
 - 45 programs in Massachusetts, representing 400 million kWh/year
- City of Keene and 11 NH Towns
- First four programs in NH launched in March
- Seven more programs on track for 2023




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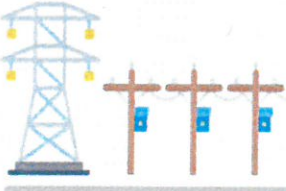


What is Community Power?




Supply
Sources of electricity
You can choose

+



Delivery
Wires and poles
Always the utility


=



Customer
Single Bill


Municipality purchases electricity supply for residents and small businesses.
Goals are cost savings and more renewable energy.
Delivery, emergency services, and billing all stay with the utility.

5



Secure Competitive Pricing


Market Timing



Utilities have little flexibility on when to purchase power or how long to lock in. Community Power has complete flexibility.

+

Buying Power



By pooling demand across the entire municipality, we generate significant buying power. We can even team up with other municipalities.

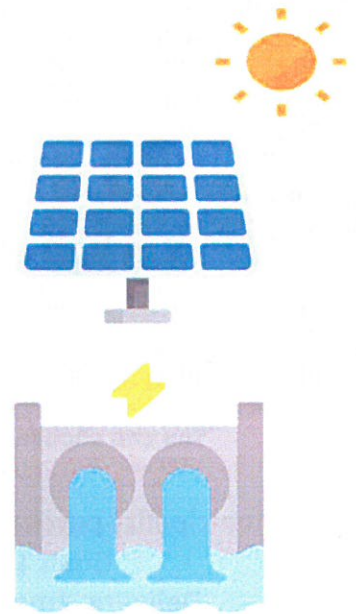
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Local Renewable Energy

Program choices and markets:

- Green Default
- Optional products
- Optional program fund
- Renewable Energy Certificates (RECs)
- Local resources



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More Benefits

Local control



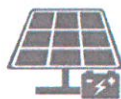
Consumer protections



Energy planning



Innovative local programs



Education and awareness



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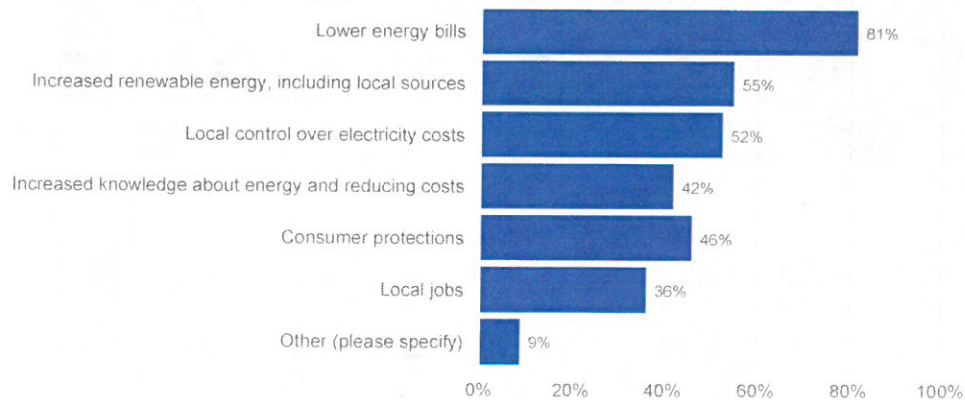
11 Towns Survey Summary Results and Demographics

- 11 Communities
- 1,145 surveys
 - 67% Eversource
 - 15% NHEC
 - 17% Third Party

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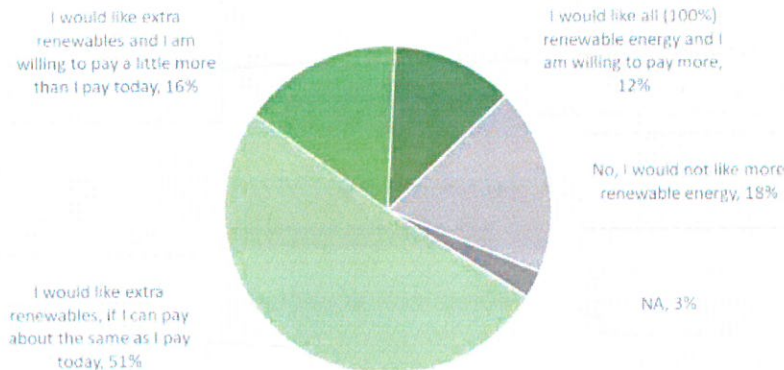
11 Towns Survey: What would you want a program to bring to our community? Check all that apply:



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11 Towns Survey Are you interested in adding additional renewables?



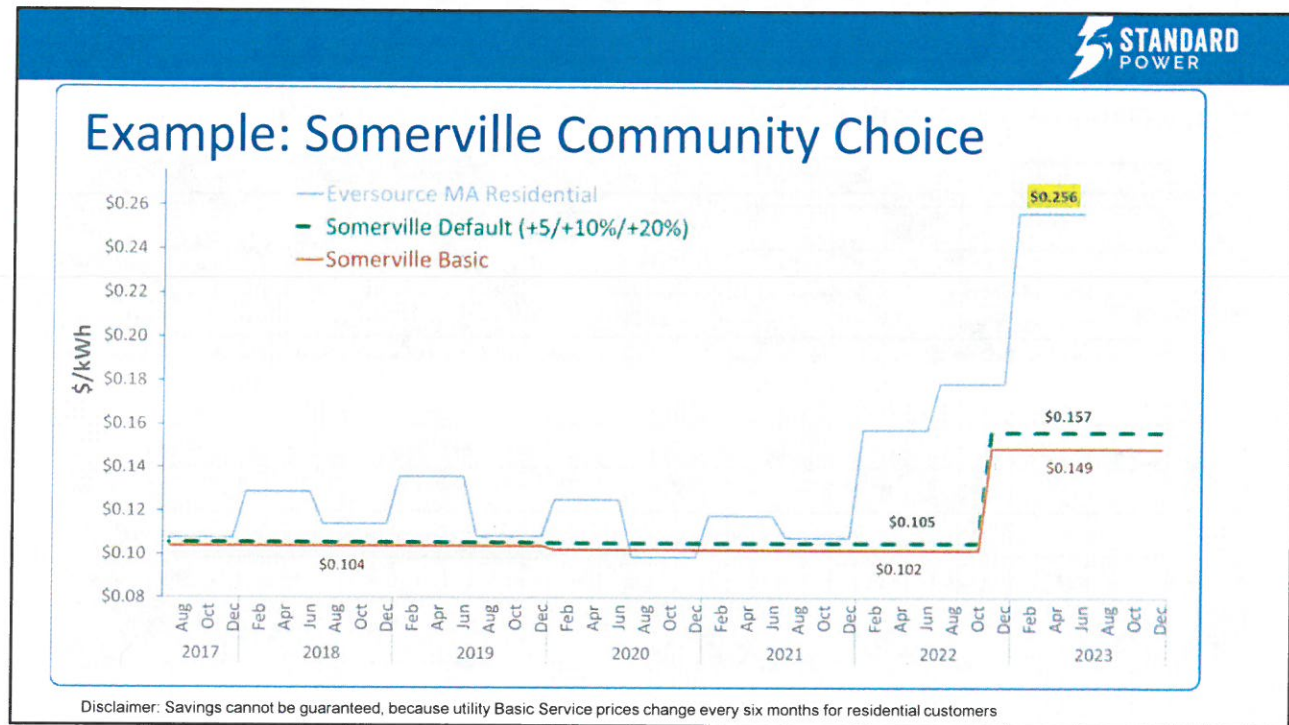
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First Four Programs Set to Launch in NH

  GoodEnergy	First Launch	Rate (cents/kWh)	Renewable
	Default	11.47	33.4%
	Green 50%	12.05	50%
	Green 100%	13.9	100%
CPCNH	Basic	11.10	23.4%
	Basic	15.8	23.4%
Utility Rates	Eversource	20.221	23.4%
	NHEC	13.78	23.4%
	Liberty	22.007	23.4%
	Unitil	25.375	23.4%

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STANDARD POWER

Community Power Highlights:

- ☐ Opt-out program bundles together eligible customers for savings
- ☐ Those currently on competitive supply are not eligible but can opt-in
- ☐ Choices for lowest cost and 100% renewable
- ☐ Electric assistance customers keep full benefits
- ☐ Work on local energy initiatives
- ☐ No cost to the municipal budget

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Community keeps decisions and savings local

Write a plan → Get approval → Buy electricity

When you work with our team

Form CPC committee
Define goals
Plan: renewable energy integration
Plan: customer treatment
Plan: regulatory requirements
Community Feedback
Public Outreach
Public review process

Local approval
Community outreach
Public meetings
Public hearings
Regulatory submission
Regulatory Q&A
Regulatory approval

Engage suppliers to a new market
Supplier data
Supplier vetting
Market timing
Bidding
Contract negotiation
Choosing a supplier

Public outreach
Direct mail materials
Public meetings
Opt-out process
Customer Service
Ongoing program management

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Timeline

Form Your Team

1. Appoint a Community Power Committee
2. Choose experienced SP/GE to help plan and launch your program

Plan & Approve

3. Draft Community Power Plan with public input
4. Secure local approval of plan (Select Board and Town Meeting)

Regulatory

5. Submit Plan to Public Utilities Commission for approval. This approval step can be initiated prior to approval at Town meeting

Outreach + launch

6. Procure electricity supply
7. Implement public education and opt-out campaign
8. **Launch!** Eligible accounts that have not opted out are automatically enrolled

Manage + Monitor

9. Provide ongoing customer support, outreach, opt up campaigns, data management and analysis, planning, and more

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Questions?



Emily Manns
Community Power Consultant
Standard Power
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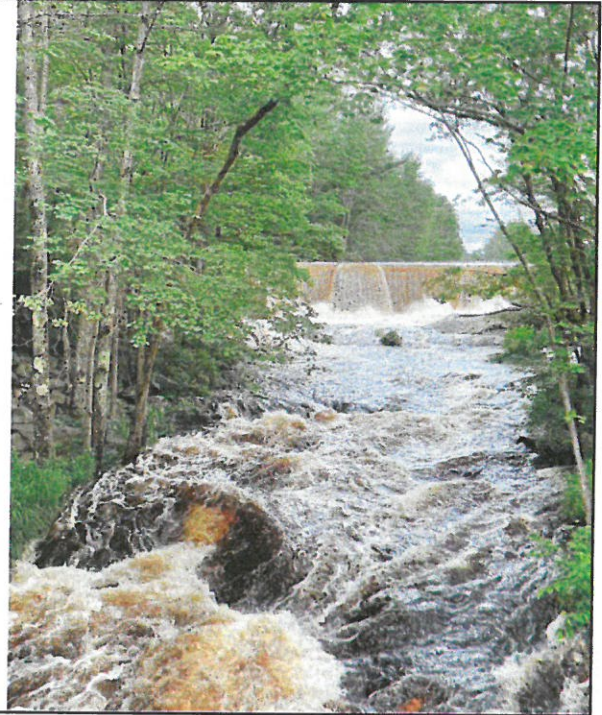


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<https://www.standardpower.com/>



**PUBLIC ATTENDEES FOR
BOARD OF SELECTMEN'S Meeting
Monday, May 8, 2023**

PRINT NAME	REPRESENTING
PLEASE PRINT	
Marshall Gale	Fire/Ambulance
JOHN ROBERTSON	SELF
B.K. McKeage	SELF
Brian Lund	Police
Briana + Andrew Wells	Resident
Pamela + Stephen Smith	Resident
MATTHEW MCNAULTY	RESIDENT
Melissa Chapman	Resident
John Kulas	Res.
George Davis Jr	Res.
Celista Wneth	Rec. Depl.
LISCY Joly	Self
Paul Joly	Self
MAC D. MURRAY	RESIDENT
PLEASE PRINT	