

**TOWN OF EXETER  
SUSTAINABILITY ADVISORY COMMITTEE  
DRAFT MEETING MINUTES  
March 3, 2020**

Meeting was called to order at 7:05 pm by Robin Tyner.

**Members Present:** Christopher Zigmont, Nina Braun, Kristen Osterwood, Robin Tyner, and Niko Papakonstantis (Select Board Representative, unable to attend) and Dave Sharples, Town Representative

**Philips Exeter Academy Student Representative:** Liuxi Sun

**February meeting minutes approval:** Kristen motion and Nina seconded

**Article 4 Parks and Recreation Facility:** from Stephanie Papakonstantis

- Presentation attached. Increase parking, increase camper capacity by 150 campers, place for campers to shelter, redo Planet Playground make it ADA accessible, same playground footprint, multigenerational facility - will have a senior center, the current space for Parks & Recs and Senior Center are inadequate, increased recreational programming
- Open House from 9-12 at 32-30 Court House Property to tour current facilities

**Sustainability Fair Discussion**

- Will plan on having a subcommittee meeting in the next week and update next meeting

**Discussion if we are doing a letter of endorsement of Article 4**

- Ensure the old buildings energy efficiency is improved as part of this
- Ensure that sustainability is considered with every decision
- Consider pursuing a third party certification such as Energy Star or LEED
- In support because it does have extensive sustainability considerations and is intergenerational and honest attempts to address abutter concerns
- Pursue a motion to support Article 4 by Robin and seconded by Chris. Will include land swap and responsible removal of trees. All ayes.

**Overview of grant to RPC**

- What the town has been doing, is doing and what it should be doing, purchasing policy - will present at the next meeting (in mean time review what has been forwarded)

**Exeter Climate Workshop group - not a public workshop - it is for all the boards**

- happen on May 7th from 5-7 presenting synopsis of all the climate change/ sustainability studies that have been done in order to educate all members of the boards - geared to land use boards

**PEA students update**

- focus getting out information to the public on the different articles being voted on for the town

**Town composting updating**

- voted down by the ZBA due to flooding concerns

**Other business**

- Get information out to the community about top 10 things you can do reduce your impact on the environment, possibly as part of video with Dave.

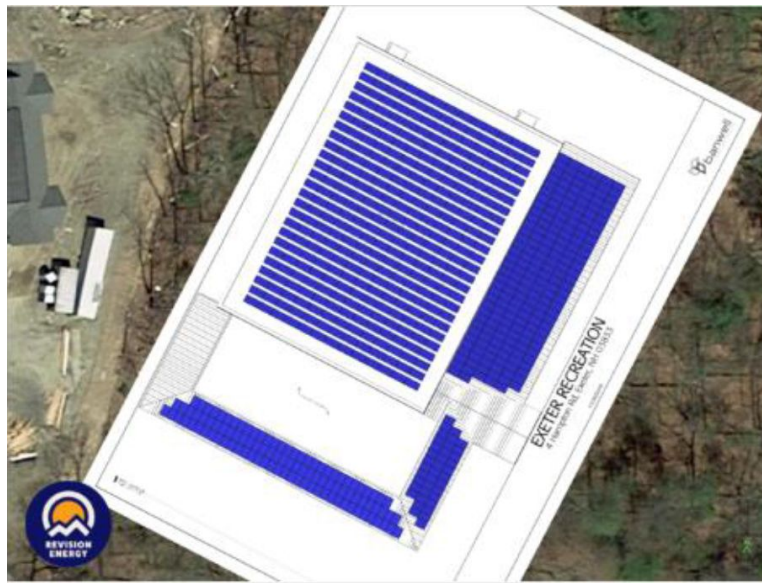
Motion adjourn, approved by all. Adjourned at 9:02

Respectfully submitted,

Kristen Osterwood

# BUILDING TO FOCUS ON SUSTAINABILITY

- ROOF COULD ACCEPT SOLAR PANELS ( IN DISCUSSIONS WITH REVISION ENERGY)
- LOW FLOW TOILETS
- LED LIGHTS (IN DISCUSSIONS WITH UNITIL)
- HIGH EFFICIENCY BOILERS (IN DISCUSSIONS WITH UNITIL)
- TIGHT BUILDING ENVELOPE(IN DISCUSSIONS WITH UNITIL)
- DEHUMIDIFICATION OF GYM/MULTIPURPOSE SPACE



## Solar Arrays Atop The Proposed Community Center

- 331 panels on the SE & SW facing pitched/metal roof surfaces & 325 panels on the large flat roof section
  - Would produce over 250,000 kWh per year; that would go a long way toward providing all the energy the building will use.
- Current KWH used at the following facilities are
  - Town Hall: 50,820
  - Recreation Pool: 52,615
  - Town office: 101,591
  - 32 Court St. (Parks and Recreation): 22,280
  - 30 Court St. (Senior Center): 15,739 Total: 243,045
- The Town would get solar energy on the Community Center by taking advantage of the vehicle called a Power Purchase Agreement, which is where a 3<sup>rd</sup> party puts up the capital and becomes the electricity supplier to the building.
- The Town benefits immediately from this arrangement by getting the solar added to the building with no further capital outlay, and getting electricity for the building at a rate lower than the going utility rate
- The Power Purchase Agreement (PPA) vehicle exists because there are substantial tax advantages available for solar projects from which the Town, as a tax-exempt entity, cannot benefit directly.
- The PPA allows the town to capture those advantages indirectly, but to benefit immediately and directly by having the solar array built on its property with no capital outlay and agreeing to buy all the electricity it produces at a rate lower than we pay to Util.
- This is the vehicle used by Philips Exeter Academy for the array atop their fieldhouse, by Brentwood for the array in next to their Fire Station, by the Towns of Durham, Stratham, Newfield, Portsmouth, and Dover, just to name a few more in our area.
- After the Investor has held the project for the IRS-required 5 year period (and after the solar array has thoroughly proven its yield and the financial value of its electricity supply), the Town MAY (but is not obligated to) purchase the array from the investor (at a steep discount from its original cost), and then reap 100% of the value of the electricity it produces to pay off the investment and accumulate huge savings over its lifetime – expected to be 40 years.

## Was there an environmental impact study performed?

“there was a thorough site assessment done, and there are numerous environmental measures being undertaken as a part of this project. Most notably, water quality and erosion control regulations at the state level have changed dramatically since the existing park development was done thirty years ago. Because this project is in the Dearborn Brook watershed, and this drainage eventually ends up in the Exeter Reservoir, there are additional measures for water quality protection imposed by the state. These measures ensure that pollutants such as nitrogen and phosphorus are reduced in the stormwater runoff, protecting downstream drinking water supplies. The measures proposed include rain gardens and filtration areas to clean the water prior to discharge. Existing runoff rates have been calculated, and we will not be allowed to increase the peak rate of runoff to the adjacent stream. The existing soils on the site are largely Class C soils, and there is poor infiltration. Clearing the trees will not likely have as much effect on runoff and groundwater recharge as when a more permeable site is cleared.

The small wetland area proposed to be filled was likely created as a result of changed drainage patterns when the park was constructed. This wetland is not connected to any larger system of wetlands, and has a very low functional value. The total area of wetland proposed to be impacted is less than 2,000 SF, and will be classified as a minor or minimum impact project by the state. We will apply for a wetland permit should the project move forward after the vote.

The important factor here is that currently there are no water quality measures in place on the site. As a result of this development, all the new impervious areas on the site and most of the existing impervious areas will be treated and pollutants will be reduced consistent with state regulations. If no development takes place runoff will continue to flow untreated into Dearborn Brook.

I hope this helps explain some of the environmental protections we put in place as a part of this project.

-Gordon”