



TOWN OF PEMBROKE

Town Hall ~ 311 Pembroke Street, Pembroke, New Hampshire 03275 Tel: 603-485-4747

Pembroke Energy Committee

Pembroke Town Hall

July 19, 2021

6:00 PM

1. Call to order & attendance
2. Review and acceptance of June 21st, 2021 minutes
3. Presentation from Andrew Provencher of Olivewood Energy regarding solar project in Pembroke - Tentative, waiting to hear back from Andrew to confirm
4. CENH membership funding request - Board meeting attendance
5. CPCNH statement for Board of Selectmen approval - discuss and review
6. Any other business
 - a. Discussion on how to best store Energy Committee files and documents so that they are secure yet able to be shared
 - b. Meeting with Ryan Polson from Standard Power of America - tentative for August meeting
 - c. Future committee initiatives
7. Adjournment

Meeting started at 18:00 eastern time—in person.

In attendance: Pentti Aalto, Jackie Wengenroth, Richard Wengenroth, JJ Smith, Matt Miller,
Planned absence: Karen Yeaton

Visitors: Dominic LaBel, Andrew Proventure both from Olivewood Energy.

The live stream camera was turned on.

Richard opened the meeting.

Role call: Richard, Jackie, Pentti, JJ, and Matt – all present in person

Guest: Henry Herndon—present in person

Next Meeting TBD, 18:00, Pembroke NH Town Hall.

Motion made to accept the June 21 meeting minutes. Notes from the June 21 action items are captured and will be included in the July 19, 2021 meeting minutes.

1. Pembroke Solar farm project presentation by Dominic LaBel and Andrew Proventure from Olivewood Energy
 - a. Olivewood Energy is developing plans for a 17.5 MW solar farm to be located within Pembroke across the street from Pembroke high school on a 133 acre plot of land.
 - b. Target in service date is end of 2023. The plant is expected to have a 25 to 40 year useful lifetime.
 - c. When operational, its designed output will create enough electricity to cover the use of around 8700 people (not residences).
 - d. The facility will cover around 70 acres of the land. It is designed to have minimal to no visibility to the community, except from above ground floor of nearby condominiums.
 - e. Pembroke town entered into a 20 year agreement for Payment in Lieu of Taxes with Olivewood to provide stable revenue for the town and stable and predictable costs for Olivewood Energy.
 - f. There are no contracts for any of the future electric power generation, and Olivewood strongly prefers to sell their power to a single entity, such as CPCNH, or a State.
 - i. Olivewood would listen to creative proposals for power contracts.
 - g. Eolian is the parent company to Olivewood. Eolian develops numerous energy projects mostly in New England.
 - h. 40 to 50 acres of forest will be cleared to create space for the solar array installation. A rigorous CO2 recovery analysis has not yet been performed, but Olivewood expects that CO2 recovery will occur within about 1 year of full solar operation.
 - i. Questions about how the CO2 recovery calculations will be performed. Andrew and Dominic will ask their colleague, Ben, for feedback.
 - i. Olivewood is following 50-ft setback from wetlands and property lines for all physical plant installation. Construction will involve tree clearing during a winterish season, then a spring to fall construction project. Maintenance was not

described, but likely involves periodic array cleaning, mowing vegetation around the site, and repair / replacement of solar array components. It was described that site inspections will occur 3 days per week.

- j. The plant will not require any lighting.
 - k. Olivewood looks for the following features in sites to develop solar power: flat, dry land, close to existing electric grid infrastructure. The site for Pembroke solar farm is outstanding from their point of view.
 - l. Olivewood has started grid interconnection discussions already and expect to enter into an agreement for grid interconnection soon (within 1 month?).
 - m. Olivewood has not finalized their array design, although they are planning on using bi-facial fixed tilt photovoltaic solar arrays.
 - n. Dual use of the land (solar + agriculture) was not considered for this project. It will only be a solar farm.
 - o. A lot of project involves abutter outreach, town official communication, wetland and vernal pool delineations, wildlife assessment, safety, siting of the equipment to optimize noise, visual, and environmental impacts.
 - p. Pembroke will need to issue a special exemption through the zoning board, which is required for private utilities exemption. Olivewood Energy is leasing the land from Pembroke Meadows LLC.
 - q. Olivewood Energy develops solar electric power generating plants in New England. They will own and operate some plants and sell some plants to others after the development project has ended.
 - i. Andrew and Dominic will bring back to their company a suggestion to look at the feasibility of installing a solar PV array at the Pembroke Safety Center--no commitments. There are some tax benefits Olivewood Energy could claim if they were to install and own such an electric generating plant.
 - r. Olivewood will host school educational programs at the Pembroke Solar Farm.
2. Richard is scheduled to visit Select Board on Wednesday July 21 to ask for \$250 annual membership fee to join CENH. Benefits of CENH include access to statewide energy expert network, permission to join weekly CENH calls for updates on many topics including legislation, policy and regulations developments, two passes to annual LES conference.
 3. Discussion and review the draft letter of recommendation for Pembroke to join CPCNH as a Phase 1 member. Agreement that the letter is appropriate. Make sure to emphasize the no-cost, no obligation nature of phase 1 membership, and that transition to phase 2 membership can only happen if the Town develops and accepts (by vote) a Community Power Plan.
 4. Secure and reliable storage of Pembroke Energy Commission files. Richard and David Jodoin discussed the topic. Pembroke does not seem to have an existing system that we can utilize. David suggested that we find our own system (for example, Google Docs) and use that. Nominal document storage fees can be paid by Pembroke town expenses.

5. Pembroke is deep into the heart of its Capital Planning and Improvement program. Each year the town develops a 6-year plan (rolling plan). Energy committee does have a time slot with the Capital Planning and Improvement COmmittee on August 5, but we do not have anything prepared to propose or discuss.
 - a. We discussed using that time slot to introduce ourselves, get a brief primer on how the system works, and to volunteer that we would like to investigate and propose “clean energy” options for town projects.
 - b. We would like the town to alert us for major purchases and improvements early in a project so that we can provide timely input for clean energy options.
6. Discussion about how to improve the energy committee visibility and town engagement
 - a. 75% of meeting time should be on advancing agenda items.
 - b. 25% of meeting should be informal energy talks and discussions that should be of interest to others, and will be made accessible to others.
7. Discussion about meeting streaming, using more modern technology such as Zoom meetings to connect with more people, and formulating and proposing an exemption process to allow committee members to remain engaged and participate if on business trips, domestic responsibilities, or some other unplanned conflict.

Meeting was adjourned around 19:30.

Summary of June 21, 2021 Action Items:

1. Matt Miller to draft a recommendation for Pembroke to join CPCNH. This draft will be circulated amongst the Energy Committee members for revision. A final draft will be provided to the Select Board and explained via presentation. The recommendation will include frequently asked questions. Draft to be circulated by Monday June 28. **DONE and accepted by Pembroke Energy Committee**
2. Introduce David Jodoin to the Lebanon town manager, Shaun Mulholland (603-448-4220), who is very involved and familiar with CPCNH and the procedure to join, including approving the JPA.
3. Pembroke Energy Committee wants to join CENH. We need to ask David Jodoin how to get approval to spend \$250 for membership. **PLANNED July 21 during Select Board Meeting**
4. Richard to ask David Jodoin about a webpage to upload our meeting minutes and related documents. Also, is there a town server that we can use for our working notes and safe reliable storage of documents and projects? **DONE--Pembroke Energy Committee may use a system that we identify. I believe nominal costs will be covered by town as an expense.**

NEW ACTION ITEMS

1. Richard will ask for \$250 for CENH annual membership at the July 21, 2021 Select Board meeting.
2. Richard will ask for an invitation to a near future Select Board meeting so we may present our recommendation to join CPCNH as a Phase 1 member (no cost, no obligation).
3. Matt and Pentti to attend the July 20 webinar from Standard Power (an electricity brokerage service).