

Town of Nelson
Selectmen's Meeting
3:00 PM

June 28, 2023

Executive Board Attending: Brenna Kucinski, Michael Blaudschun, Don Carlisle, Edie Drinkwater, Admin. Assist.

Others attending: D. Drachman, L. Sieverts, D. Birchenough, J. Buschbaum

Brenna called the June 28, 2023 meeting of the Nelson Select Board to order at 3:00 PM.

- Mike made a motion to approve the minutes for June 14, 2023 as recorded.

Brenna seconded.

The motion carried 3-0.

- Mike made a motion to approve the manifests for June 21, 2023 as presented.

Brenna seconded.

The motion carried 3-0.

- Mike made a motion to approve the manifests for June 28, 2023 as presented.

Brenna seconded.

The motion carried 3-0.

- Mike made a motion to approve a letter to the Trustees of Trust Funds requesting a transfer of fund (\$4500) for the annual Lake Host Funding. These funds were requested by the Conservation Commission Chair, Janet Yardley. A formal vote will be taken at the next Conservation Commission meeting to confirm the distribution amounts for Granite Lake, Nubanusit Lake, and Silver Lake.

Brenna seconded.

The motion carried 3-0.

- Mike made a motion to approve a Demo Permit for S. Vara on Murdough Hill Road for the removal of an existing garage. It was noted that this is a non-conforming lot and may be subject to restrictions should they decide to build a new structure in the future.

Brenna seconded.

The motion carried 3-0.

- Mike made a motion to approve a letter to K. French requesting an updated Current Use Map to determine if the addition of a new ground mount solar array exceed the area now listed as out of current use.

Brenna seconded.

The motion carried 3-0.

- Mike made a motion to approve a Purchase Request from the Fire Department for pressure testing of the pumps on the Tanker and Engine #1 at an estimated cost of \$890. This service fee does not include any needed repairs or parts.

Brenna seconded.

The motion carried 3-0.

- Mike made a motion to approve the Certification of a Report of Cut for W. Klemperer. This small cut was determined exempt as it was only 3,000 bd ft and used by the property owner.

Brenna seconded.

The motion carried 3-0.

● Mike made a motion to approve the 2023 Dog Warrant to be presented to the Nelson Police Chief for collection of all license and penalty fees.

Brenna seconded.

The motion carried 3-0.

● The Board considered a concern presented by R. Rowse regarding GPS directions leading drivers to travel on Blueberry Lane beyond the area regularly maintained and causing people to get stuck. He requests that the town consider placing a warning sign at that location. The Board agreed to take the matter under advisement and to discuss the issue with the Road Agent.

● Dori Drachman of Monadnock Sustainability Hub came before the Board to present an offer to join Peterborough in a Grant Application geared toward weatherizing and electrifying aging buildings for property owners in these communities. This may include updates such as energy audits, solar options, new electric hot water heaters, Air sourced heat pumps, etc. She made a power point presentation as follows:



Our Goal is to Help Residents Living in Aging Buildings:

- **Be more comfortable in their homes in all seasons**
- **Make it easier to do all the work needed**
- **Save money**
- **Get off fossil fuels**



What is BlocPower?

- A leading national climate tech company focused on weatherizing and electrifying aging buildings
- Started in Brooklyn in 2014
- Prioritizes low income neighborhoods, but works in all neighborhoods
- Has financial backing from major investors, e.g. Goldman Sachs, Microsoft
- Works in 12 states, several major cities



BlocPower in Peterborough

- Pilot project
- BlocPower's first project in NH; first in rural area on East Coast; smallest municipality they've worked with; first in a state without robust incentives
- 10-15 buildings by June 30, 2024
- PREP is managing the project
- \$5000 administrative cost



What Does BlocPower Offer?

A whole-system approach to electrification of old building stock. Includes energy audits and weatherization.

Project management for all aspects of retrofitting and replacing heating systems.

Software that helps prioritize buildings in which retrofits and heat pumps will make the biggest impact.

An option of long-term lease financing.



Lease Option

- Their lease package combines all the work done including weatherizing, installing heat pumps and heat pump hot water heaters, adding solar and some electric appliances.
- Finance package requires no money down, no building lien, reasonable monthly rates, money savings over term of contract .
- Lease terms up to 15 years. After term is up, buy out for \$1.
- Nobody is required to use this option.



BlocPower also:

Uses local contractors

Collaborates closely with community leaders

Prioritizes low and moderate income homes

Works in all types of buildings

Helps with workforce development

Funds marketing



Peterborough Wants to Expand the BlocPower Project





SCEP
STATE & COMMUNITY ENERGY PROGRAMS

We submitted a Concept Paper for an Energy Efficiency and Conservation Block Grant (EECBG) and plan to submit a full application due on August 7.

We are looking for other communities to join us in the EECBG proposal.

Concept Paper Proposal

- **Written just for Peterborough**
- **Asked for \$500,000**
 - **\$275,000 for BlocPower's Services**
 - **\$175,000 for Direct Incentives**
 - **\$50,000 for Workforce Development through the MAXT Makerspace**

EECBG



Full Application Due on August 7th

If other municipalities join:

- we can apply for \$700,000 up to \$2 million.
- SWRPC is willing to be the administrator of the grant.
- We will add a budget for their services.



EECBG Grant Timeline





PREP is committed to making it as easy as possible for our residents to get the benefits of well insulated homes and highly efficient heat pumps.

We will continue to seek funding opportunities for this program and would welcome other municipalities to join in those proposals.



Don voiced concern about the financial structure of the project and while all agreed with the goals there are many questions that will need to be answered before a decision is made.

- What would be the Town's commitment?
- What is the real cost to property owners?
- What portion of any awarded grant would Nelson realize?

The Board will develop a full list of questions to forward to Dori and Lisa.

- Surveyor, Jon Buschbaum came before the Board to present the Completed survey of Spaeth Road. Jon reviewed the survey noting the addition of color for an easy understanding of the elements and details within the survey. The Board expressed their appreciation for his work and his prompt attention to completion.
- Don reported that the Town Hall cabinets are complete and the Builder is waiting for a decision on the finish for the top surface. The Board all agreed on natural wood with a light stain that Don will choose.
- With nothing further, Brenna made a motion to adjourn.
Mike seconded.
The motion carried 3-0.

Meeting Adjourned 4:58 PM

Next meeting: July 12, 2023 at 3:00 PM

Minutes for June 28, 2023

Brenna Kucinski, Chair

Michael Blaudschun, Selectman

Don Carlisle, Selectman