



KEENE CITY COUNCIL  
Council Chambers, Keene City Hall  
January 21, 2021  
7:00 PM

Roll Call  
Pledge of Allegiance

MINUTES FROM PRECEDING MEETING

- January 7, 2021

**A. HEARINGS / PRESENTATIONS / PROCLAMATIONS**

**B. ELECTIONS / NOMINATIONS / APPOINTMENTS / CONFIRMATIONS**

1. Confirmations  
Human Rights Committee  
Ashuelot River Park Advisory Board
2. Nominations  
Planning Board  
Energy & Climate Committee

**C. COMMUNICATIONS**

1. Weston Liu - New England Aerobic Club - Request to Use City Property

**D. REPORTS - COUNCIL COMMITTEES**

1. Civil Forfeitures for Unlicensed Dogs – City Clerk
2. Keene Sustainable Energy Program – Energy & Climate Committee
3. Lori Schreier – Relating to Small Wireless Facility Deployments in Public Rights-of-Way & Herman Kelting – Relating to Small Wireless Facility Deployments in Public Rights-of-Way
4. Adopt A Bench Donation - Ashuelot River Park - Parks, Recreation and Facilities Director
5. FEMA Grants for City Hall Generator - Parks, Recreation and Facilities Director
6. Acceptance of Donations - Human Services Manager
7. Professional Services Contract Change Order CMA Engineers - Engineering and Technical Services for Fire Suppression System and Increased Structural Support at City of Keene Transfer Station - Asst. Public Works Director/Solid Waste Manager
8. Colony Court Sewer Replacement - Consultant Selection - City Engineer

**E. CITY MANAGER COMMENTS**

**F. REPORTS - CITY OFFICERS AND DEPARTMENTS**

1. Revisions to Keene Sustainable Energy Plan

**G. REPORTS - BOARDS AND COMMISSIONS**

**H. REPORTS - MORE TIME**

1. Councilor Clark – Relating to Small Wireless Facility Deployments in Public Rights-of-Way

**I. ORDINANCES FOR FIRST READING**

**J. ORDINANCES FOR SECOND READING**

**K. RESOLUTIONS**

1. Colonial Theater Group, Inc – Petition for Discontinuance Resolution R-2020-38  
Resolution R-2020-38
2. Relating to Use of Fund Balance SCBA Masks - Fire Chief Resolution R-2021-01  
Resolution R-2021-01
3. In Appreciation of Kathy B. Beliveau Upon Her Retirement  
Resolution R-2021-04
4. In Appreciation of Thaddeus C. Chotain Upon His Retirement  
Resolution R-2021-02
5. In Appreciation of Thomas F. Moran Upon His Retirement  
Resolution R-2021-03

Non Public Session  
Adjournment

A regular meeting of the Keene City Council was held on Thursday, January 7, 2021. The Honorable Mayor George S. Hansel called the meeting to order at 7:00 PM. Mayor Hansel read into the record the Emergency Order #12, issued by the Governor of the State of New Hampshire pursuant to Executive Order #2020-04. He continued that the members of the City Council would be participating remotely. The Mayor asked that during the roll call for attendance, each Councilor identify their online presence and whether there are others with them in the room. Roll called: Stephen L. Hooper, Michael J. Remy, Janis O. Manwaring, Michael Giacomo, Randy L. Filiault, Robert C. Williams, Philip M. Jones, Gladys Johnsen, Terry M. Clark, Raleigh C. Ormerod, Bettina A. Chadbourne, Catherine I. Workman, Mitchell H. Greenwald, Kate M. Bosley, and Thomas F. Powers. A motion by Councilor Powers to accept the minutes from the December 17, 2020 regular meeting was duly seconded by Councilor Bosley and the motion passed on a roll call vote with 15 Councilors present and voting in favor. The Mayor led the Pledge of Allegiance.

#### CONFIRMATIONS

The Clerk reported that the following individuals were re-nominated by the Mayor to City boards and commissions, all with terms to expire on December 31, 2023. To the Airport Development & Marketing Committee: Brian Johnson, Richard Blood, and Curt Hansen to continue serving. To the Ashuelot River Park Advisory Board: Paul Bocko to continue serving. To the Bicycle/Pedestrian Path Advisory Committee: Todd Horner and Drew Bryenton to continue serving. To the Conservation Commission: Eloise Clark and Steven Bill (alternate) to continue serving, and Brian Reilly to move from regular to alternate member. To the Energy and Climate Committee: Paul Roth to move from alternate to regular member and Jake Pipp to continue serving. To the Historic District Commission: Russ Fleming to continue serving. To the Housing Standards Board of Appeal: Donald Flibotte to continue serving. To the Partner City Committee: Mari Brunner to continue serving. To the Planning Board: Emily Lavigne-Bernier to move from alternate to regular member and Tammy Adams (alternate) to continue serving. To the Trustees of Trust Funds and Cemetery Trustees: Michael Forrest to continue serving. To the Zoning Board of Adjustment: Michael Welsh to continue serving, and Arthur Gaudio to move serving from alternate to regular.

A motion by Councilor Powers to confirm the nominations was duly seconded by Councilor Bosley and the motion passed on a roll call vote with 15 Councilors present and voting in favor.

#### CONFIRMATIONS

The Clerk reported that the following individuals were newly nominated to City boards and commissions. To the Planning Board: Roberta Mastrogiovanni to serve as a regular member with a term to expire December 31, 2023. To the Keene Housing Authority: Robert J. Elliot to serve as a regular member with a term to expire December 31, 2025. To the Energy & Climate Committee: Claire Oursler to serve as an alternate member with a term to expire December 31, 2023.

A motion by Councilor Powers to confirm the nominations was duly seconded by Councilor Bosley and the motion passed on a roll call vote with 15 Councilors present and voting in favor.

## NOMINATIONS

The Mayor nominated the following new members to City boards and Commission, with terms to expire December 31, 2023. To the Human Rights Committee, Marti Fiske to serve as the Ex-Officio Staff member for the Library. To the Ashuelot River Park Advisory Board, Diane Matthews. The nominations were tabled until the next regular meeting.

## COMMUNICATION – HANSPETER WEBER – RESIGNATION – HISTORIC DISTRICT COMMISSION

A communication was received from Hanspeter Weber, resigning from the Historic District Commission after 16 years of service. A motion by Councilor Powers to accept the resignation with regret and appreciation of service was duly seconded by Councilor Bosley. The motion passed with a unanimous roll call vote in favor.

## COMMUNICATION – COUNCILOR TERRY CLARK – RELATING TO SMALL WIRELESS FACILITY DEPLOYMENTS IN PUBLIC RIGHTS-OF-WAY

A communication was received from Councilor Clark requesting the City Council revisit the proposed ordinance in light of the final report from the Commission to Study Environmental and Health Effects of Evolving 5 Technology. The Clerk noted a Scribner's error in the background noted provided to Council and stated that the correct Ordinance number was O-2019-18-A. The Mayor referred the communication to the Planning, Licenses & Development Committee.

## FOP REPORT – BULLETPROOF VEST PARTNERSHIP GRANT PROGRAM – 2020

A Finance, Organization & Personnel Committee report read recommending that the City Manager be authorized to do all things necessary to accept \$4,540.25 from the Bulletproof Vest Partnership Grant Program funds of the US Department of Justice, Bureau of Justice Programs. A motion by Councilor Powers to carry out the intent of the report was duly seconded by Councilor Hooper and the motion passed with a unanimous roll call vote in favor.

## CITY MANAGER COMMENTS

The City Manager began by addressing the Capital Improvement Program (CIP). She said that throughout the month of January, she would be meeting with department heads and the Finance Department via Zoom to review the CIP adopted in 2020 to determine the need for any revisions, which would be considered as a part of the 2021 Operating Budget process. At the beginning of February, she said that departments would receive their Operating Budget instructions to begin establishing their budgets for FY-22.

Next, the City Manager discussed housing and homelessness, stating that affordable, accessible, and quality housing of all types is vital to the health of any community, and Covid-19 has highlighted some housing challenges facing some of Keene's most vulnerable residents. She had been participating along with several other Staff members, in an existing homeless coalition group of all agencies serving homeless in the region that meets monthly, currently via Zoom, which the City Manager said had been a great forum to discuss challenges and seek solutions.

In addition, the City Manager said she is now co-leading (with the Executive Director of Cross Roads House, which is a shelter located in Portsmouth, NH) a workgroup of the State's Council on Housing Stability. This Council is tasked with addressing a broad set of challenges and providing short- and long-term recommendations to support planning, policy, and resource allocation for statewide, regional, and local community-based efforts that create housing stability for all citizens in NH. Her workgroup is diverse, representing organizations from across the State of NH, and is charged with making recommendations on regional leadership and coordination as reported in the initial report and action plan of the Housing Stability Council. Her workgroup would be reviewing housing needs across the State and making recommendations for coordinated and consolidated efforts; considering whether current continuums of care are balanced throughout the State (one currently in each Nashua and Manchester), funding streams, the current case management model in the State for those experiencing homelessness, better integrating local, regional, and State resources. This work is planned for the next several months and she was concerned with not having enough time to complete the work given but said it is important work and is glad to be participating.

The City Manager reported that the Hundred Nights Shelter put in a request to place a bus in the Cheshire County parking lot near the shelter to be used as over flow. The request was necessitated by the Covid-19 pandemic and resulting reduced capacity at the Lampson St. shelter; the request is temporary, terminating at the end of April 2021. The County approved this request and signed a memorandum of understanding with Hundred Nights, of which the City has a copy for review but additional questions should be directed to Hundred Nights and/or the County Administration.

The City Manager continued providing updates on Covid-19, noting that Keene State College announced an in-person student return date of February 15th with a later graduation of May 29. They have also started Covid-19 testing with a new provider using Appian Way for a drive-thru Covid-19 testing process for returning staff and students. This new testing provider is getting results much faster, with a maximum 36-hour turn-around time. She noted that the local Covid-19 positivity rate remained high (she had heard anywhere from 7-9%). However, the rate and testing numbers this week were a little lower than before Christmas. The positivity rate peak (for our region) was expected to arrive the week of January 25 and the hospital peak the first or second week in February. At the time of this meeting, Cheshire Medical Center was at capacity with seven people in ICU and 11 Covid-19 patients in the hospital, and they were prepared to expand if necessary. Dr. Caruso told her it was still manageable. The hospital had administered 800 vaccines to their Staff to date and PPE/testing capacity was still holding. The hospital was talking to the State about their community vaccination plans and would like play some role. She continued that the Superintendent reported that local schools still planned to return January 19. County Administrator, Chris Coates, had reported that this week they did their first round of vaccinations at Maplewood for their 110 residents, 125 staff members, and 18 other residents in independent living units; second doses would be administered on January 25. The City Manager concluded that the City was making good progress with first responder vaccinations and eagerly awaited the opportunity for more people to be vaccinated in the next phase.

The City Manager reported good news on the drought in the Monadnock region, with Keene and Cheshire County having returned to normal precipitation amounts. The U.S. Drought Monitor on January 7, 2021 had moved Keene and Cheshire County out of drought conditions. The Woodward Dam Project was at a point where the State was allowing the City to begin refilling the reservoir. The Stage 1 – Water Conservation Alert had been lifted per the Public Works Department's recommendation and The Public Works Director reminded everyone that smart water use is important all the time. Water is a valuable resource and smart water use would keep it available for today and into the future. If residents have a question, they can contact the Public Works Department at 603-352-6550.

Finally, the City Manager was proud to announce an incentive program developed jointly by the City of Keene Parking Services Division of Economic Development and ParkMobile. This program was created to incentivize parking on Main Street to assist businesses and help discourage the use of coins, which are a Covid-19 concern. The program would run through the months of January-February and would apply to the meters on Main Street, between Emerald Street and Central Square. With an incentive code, anyone utilizing the ParkMobile app to park at these meters would be able to park in increments of 30 minutes free up to two hours for four uses. The usual transaction fee charged by ParkMobile would also be waived when using the code. Parking Services would begin the notification process immediately through City media outlets and ParkMobile would modify the app for use in Keene, with messaging about the program. The City would be doing outreach to businesses and visitors of Downtown through Facebook, radio advertisement, and trifold pamphlets; Beth Wood would visit businesses to let them know how it works and provide window signs and the trifold pamphlets with information about this program for businesses to share with their clientele. The City Manager said this was an exciting venture and she thanked Beth Wood and Med Kopczynski for bringing this forward, as well as ParkMobile – Abby in particular – for their willingness to work with our businesses

Councilor Clark asked how much the parking incentive would cost the Parking Fund. The City Manager replied that the original intention was a longer incentive period but stated that in communication with Mr. Kopczynski, the duration was shortened due to slightly lower parking revenue at present. She could not provide an estimate at present but would do so as meter use was observed. Both to support downtown businesses and help the community transition to more touchless technologies, which would ideally result in less Staff time collecting/processing coins.

#### COMMUNICATION – RELATING TO USE OF FUND BALANCE SCBA MASKS – RESOLUTION R-2021-01

A memorandum was received from the Fire Chief relating to the use of Fund Balance for Self-Contained Breathing Apparatus Masks and for first reading Resolution R-2021-01, Relating to an appropriation for the purchase of items not included in the 2019 Federal Assistance to Fire Fighters Grant. The memorandum was filed as informational. The Resolution was referred to the Finance, Organization & Personnel Committee.

#### RESOLUTION – AUTHORIZING THE CONDEMNATION OF LAND FOR THE WINCHESTER STREET RECONSTRUCTION PROJECT – RESOLUTION R-2020-36-A

01/07/2021

A Finance, Organization & Personnel Committee report read recommending on a vote of 4-0 the adoption of Resolution R-2020-36-A. Councilor Ormerod abstained. Provided to the Council was Resolution R-2020-36-A, Authorizing the Condemnation of Land for the Winchester Street Reconstruction Project. The Mayor filed the report and recognized that Councilors Chadbourne, Ormerod, Williams, and Johnsen were unable to attend the statutory site visit and would therefore not participate in the discussion or vote.

A motion by Councilor Powers was duly seconded by Councilor Hooper to adopt Resolution R-2020-36-A. Councilor Powers summarized the Committee report and then Mayor Hansel opened the floor for discussion.

Councilor Clark stated that this project has several public benefits, including that it would save hundreds of thousands of pounds of carbon dioxide from entering the Keene valley over the next decade, which is important from his perspective.

Councilor Jones thanked Mayor Hansel, former Mayor Kendall Lane, the Council, and City Staff because of the many Keene construction projects over time, this project had more public input and transparency of any other he had witnessed.

City Council unanimously adopted Resolution R-2020-36-A on a roll call vote with 11 Councilors voting in favor. Councilors Chadbourne, Ormerod, Williams, and Johnsen abstained.

#### TABLED ITEMS – CITY COUNCIL GOALS

The Mayor removed this item from the table for vote. If the goals were adopted, the City Manager would work to schedule another workshop to discuss what – within those broad goals – the City is working on already; while prioritizing remaining goals, and determining how to handle the goals process moving forward.

A motion by Councilor Powers was duly seconded by Council Bosley to adopt the presented City Council goals for the 2021-2022 fiscal year. Brief discussion followed. The motion passed on roll call vote with 15 Councilors present and voting in favor.

#### ADJOURNMENT

Hearing no further business, Mayor Hansel adjourned the meeting at 7:43 PM.

A true record, attest:

  
Patricia Castle  
City Clerk



City of Keene, N.H.  
*Transmittal Form*

January 5, 2021

**TO:** Mayor and Keene City Council

**FROM:** Mayor George S. Hansel

**ITEM:** B.1.

**SUBJECT:** Confirmations

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**COUNCIL ACTION:**

In City Council January 21, 2021.

Voted unanimously to confirm the nominations.

In City Council January 7, 2021.

Tabled to the next regular meeting.

**RECOMMENDATION:**

I hereby nominate the following individuals to serve on the designated Board or Commission:

Human Rights Committee

Marti Fiske, ex-officio staff from Public Library, slot 6

Term to expire Dec. 31, 2023

Ashuelot River Park Advisory Board

Dian Mathews, slot 5

625 West Street

Term to expire Dec. 31, 2023

**ATTACHMENTS:**

**Description**

Background\_Mathews

**Patty Little**

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**From:** helpdesk@ci.keene.nh.us on behalf of City of Keene <helpdesk@ci.keene.nh.us>  
**Sent:** Monday, December 21, 2020 9:45 AM  
**To:** Helen Mattson  
**Cc:** Patty Little; Terri Hood  
**Subject:** Interested in serving on a City Board or Commission

<p>Submitted on Mon, 12/21/2020 - 09:44</p>  
<p>Submitted values are:</p>

**First Name:**  
Dian K

**Last Name:**  
Mathews

**Address**  
625 West Street

**Email:**  


**Cell Phone:**  
6033543595

**Home Phone:**  
6033543595

**Please select the Boards or Commissions you would be interested in serving on:**  
Ashuelot River Park Advisory Board

**Have you ever served on a public body before?**  
Yes

**If you answered yes above, please provide what public body you served on and where.**  
Town of Stoddard Building Committee and Planning Board

**Please provide some references:**

George Foscett

[gfoskett@masiello.com](mailto:gfoskett@masiello.com)

6032831944

**References #2:**

Andrew Bohannon

[abohannon@ci.keene.nh.us](mailto:abohannon@ci.keene.nh.us)

6033579829

**If you would like to share any attachments, please upload them here.**

[RESUME.docx](#)

**RESUME' for Dian K Mathews**

**625 West Street**

**Keene, New Hampshire 03431**

**603-354-3595**

**EARLY HISTORY**

**\*Born: March Air Force Base - Riverside, California 1949**

**\*College: Oneonta State University, NY 1971 BA in Education**

**Stony Brook University, NY 1980 MALS**

**\*Career: New Lane Elementary School 1971-2004**

**\* LI Audubon Chapter President 10 years**

**SINCE MOVING TO NEW HAMPSHIRE IN AUGUST 2010**

**\*Old Homestead Garden Club - Vice President 2012-2015**

**President 2015-2017**

**\*New Hampshire Federated Garden Club - District III Representative 2017-May 2021**

**\*Town of Stoddard Building Committee 2010-2012**

**\*Town of Stoddard Planning Board 2012-2019 Chair for three years**

**\*Hidden Lake Homeowners' Association, Stoddard Secretary 2011- 2019**

**\*Friends of Ashuelot Park Arboretum Board member 2016 to present**

**\*Master Gardener Volunteer - Class of Spring 2020**



City of Keene, N.H.  
*Transmittal Form*

January 19, 2021

**TO:** Mayor and Keene City Council

**FROM:** Mayor George S. Hansel

**ITEM:** B.2.

**SUBJECT:** Nominations

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**COUNCIL ACTION:**

In City Council January 21, 2021.  
Tabled to the next regular meeting.

**RECOMMENDATION:**

I hereby nominate the following individuals to serve on the designate Board or Commission:

Planning Board

Harold Farrington, alternate slot 10  
38 Red Oak Drive

Term to expire Dec. 31, 2023

Energy & Climate Committee

Jude Nuru, slot 4  
26 Citizen's Way, Apt. #1

Term to expire Dec. 31, 2023

**ATTACHMENTS:**

**Description**

Farrington\_background

Nuru\_background

**Patty Little**

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**From:** helpdesk@ci.keene.nh.us on behalf of City of Keene <helpdesk@ci.keene.nh.us>  
**Sent:** Monday, December 28, 2020 1:31 PM  
**To:** Helen Mattson  
**Cc:** Patty Little; Terri Hood  
**Subject:** Interested in serving on a City Board or Commission

<p>Submitted on Mon, 12/28/2020 - 13:30</p>  
<p>Submitted values are:</p>

**First Name:**  
Harold

**Last Name:**  
Farrington

**Address**  
38 Red Oak Drive  
Keene NH 03431

**Email:**  
[REDACTED]

**Cell Phone:**  
201 602-6952

**Home Phone:**  
603 352-2151

**Please select the Boards or Commissions you would be interested in serving on:**  
Planning Board

**Employer:**  
Retired

**Occupation:**

Sales and engineering

**Education:**

Bachelors Engineering, MBA Finance

**Other Information/Relevant Experience:**

please see attached resume

**Please provide some references:**

Steve and Donna Kumorek of JSK Property Management

603 352-3956

**References #2:**

Marilyn Huston

603 352-3302

**If you would like to share any attachments, please upload them here.**  
[Harold Farrington Resume.docx](#)

## **HAROLD FARRINGTON**

**38 RED OAK DRIVE KEENE NH 03431**  
**Mobile: 201-602-6952 Home: 603 352-2151**



### **EDUCATION**

1998 Executive MBA INSEAD (France) and Hong Kong Institute of Technology (China)

1983 MBA Kellogg School Northwestern University

1980 BS Industrial Engineering University of Wisconsin

1976 Graduated Keene High School

### **WORK EXPERIENCE**

2018-2020 NHIAA Basketball Official

2006-2020 SST Corporation

Directed the sales and marketing efforts for this small privately held company in the pharmaceutical space. Led a nationally dispersed team and grew annual sales from \$60 M to \$100 M. Also managed the executive-level relationships with the company's largest partners, all headquartered outside of the US including Italy, India, Japan and others.

1980-2005 AT&T and Bell Laboratories

Increasing levels of responsibility across 25 years with the country's largest telecommunications company. Functional areas included engineering, sales and product management and new product development. Experiences in strategy, business development and international joint ventures. Managed small to large teams. My teams delivered sales quotas over \$100 M as well as Profit and Loss results exceeding \$25 M.

### **VOLUNTEER EXPERIENCE**

Saint Bernard's Catholic Church: Knights of Columbus

Cheshire County Republican Committees

West Milford (New Jersey) Girls Softball Association: Vice President, Travel Program Director, Coach. *During this time, I wrote a successful grant application to the county government for \$200,000 for field improvements*

Saint Joseph Catholic Church; Marriage Preparation Team Leader, Knights of Columbus, CYO Basketball Coach



Boy Scouts of America: Scoutmaster, Assistant Scoutmaster

### **HONORS AND AWARDS**

AT&T Engineer of the Year Finalist

Beta Gamma Sigma National Business School Honor Society

Tau Beta Pi National Engineering Honor Society

National Merit Scholarship Finalist

### **HOBBIES AND INTERESTS**

My main interests are travel and hiking with my wife and dog; and reading, playing and watching sports.



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**Patty Little**

**From:** helpdesk@ci.keene.nh.us on behalf of City of Keene <helpdesk@ci.keene.nh.us>  
**Sent:** Monday, January 11, 2021 7:06 PM  
**To:** Helen Mattson  
**Cc:** Patty Little; Terri Hood  
**Subject:** Interested in serving on a City Board or Commission

<p>Submitted on Mon, 01/11/2021 - 19:05</p>  
<p>Submitted values are:</p>

**First Name:**  
Jude

**Last Name:**  
Nuru

**Address**  
26 Citizens Way, Apt #1, Keene, NH 03431

**Email:**  


**Cell Phone:**  
603-852-082

**Home Phone:**  
603-852-6082

**Please select the Boards or Commissions you would be interested in serving on:**  
Energy and Climate Committee

**Employer:**  
ReVision Energy

**Occupation:**  
Director of Community Solar Initiatives

**Education:**

PhD (Environmental Studies) - Antioch University New England, MS (Interdisciplinary Environmental Studies) - Antioch University New England,  
MSc (Energy Management) - Robert Gordon University, BA (Sociology) - University of Ghana.

**Have you ever served on a public body before?**

No

**Please provide some references:**

Dan Weeks

  
603-264-2877

**References #2:**

James Gruber

[jgruber@antioch.edu](mailto:jgruber@antioch.edu)

603-313-1277



External Communication  
*Transmittal Form*

January 11, 2021

**TO:** Mayor and Keene City Council

**FROM:** Weston Liu

**THROUGH:** Patricia A. Little, City Clerk

**ITEM:** C.1.

**SUBJECT:** Weston Liu - New England Aerobatic Club - Request to Use City Property

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**COUNCIL ACTION:**

In City Council January 21, 2021.

Referred to the Planning, Licenses and Development Committee.

**ATTACHMENTS:**

Description

Communication\_Liu

Aerobatic Box

**BACKGROUND:**

This is the annual request from New England Aerobatic Club for aerobatic activities at the Dillant-Hopkins Airport.

105 Mason Rd  
Brookline, NH, 03033

January 9, 2021

City Council  
City of Keene  
3 Washington St.  
Keene, NH 03431

Dear Keene City Council,

I will open by wishing you all a healthy and productive 2021 despite our current health challenges.

In spite of the events of 2020, International Aerobatic Club Chapter 35 was able to fly four healthy and productive days of aerobatic flying at the Dillant-Hopkins Keene airport. Aerobatics has been a healthy, socially distant outdoor activity for myself and IAC Chapter 35, the New England Aerobatic Club. We continue to appreciate and thank you for your hospitality, the help and hospitality of Dave Hickling, Mike Moriarty and the rest of the airport staff, as well as the support of Beth Bendel at Monadnock Aviation, and Tracy at The Flight Deck. All of the Keene airport tenants have continued to express support for our flying and we greatly appreciate that.

Mother nature cooperated in 2020 to help us fly at Keene for the four visits. All were valuable practice sessions towards the one competition we were able to fly in 2020. We hope that health conditions *approve and allow more aerobatic competition in 2021.*

IAC 35 and I request the renewal of our airport agreement with the City for 2021. We hope to be able to schedule aerobatic practice days starting with May 22, the Saturday of the week before Memorial Day. As in previous years we will attempt to fly about once a month, depending on weather and the International Aerobatic Club's schedule of contests.

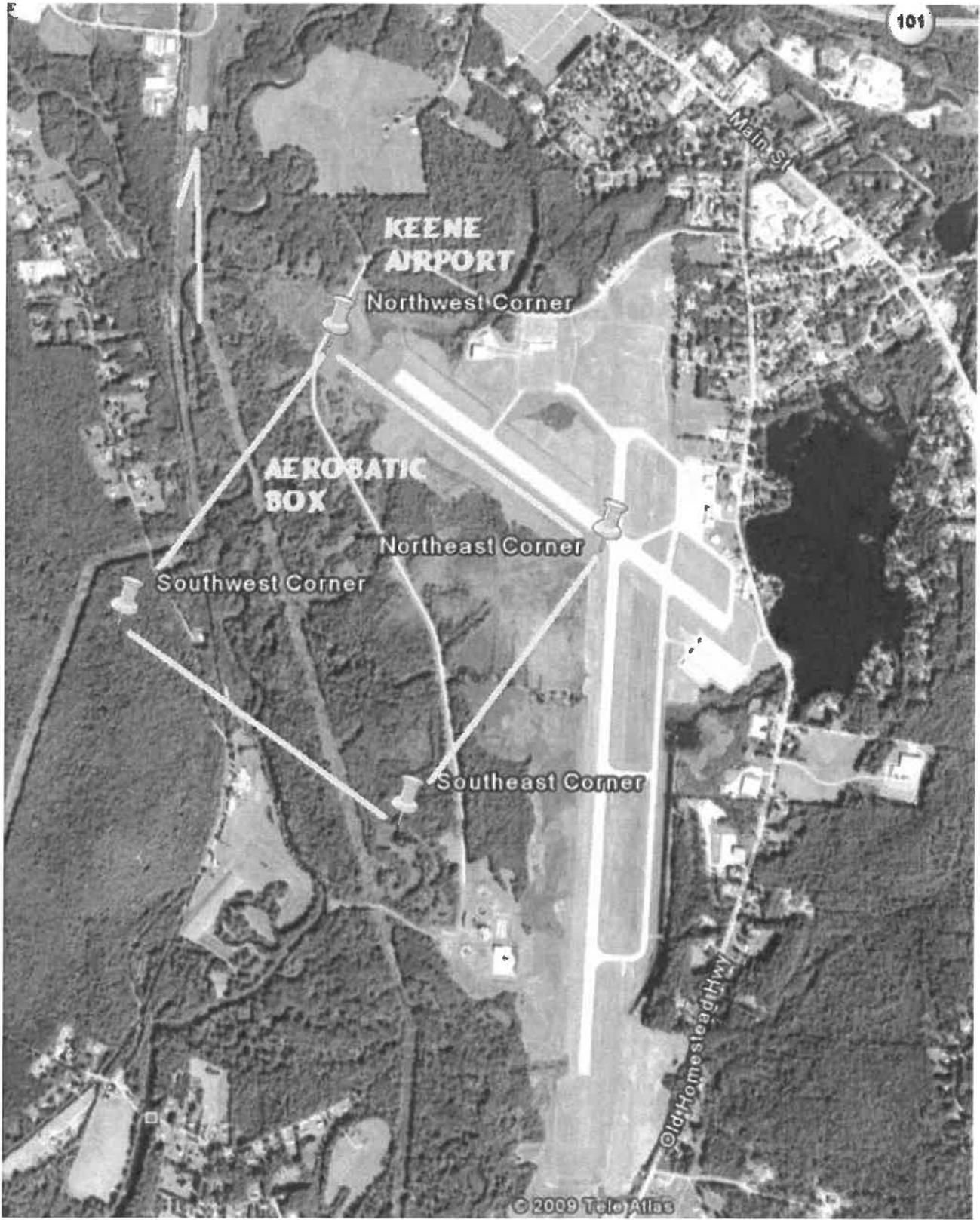
IAC 35, the New England Aerobatic Club, and I look forward to another successful year of flying at Keene.

Sincerely,



Weston Liu

For IAC Chapter 35, the New England Aerobatic Club





City of Keene, N.H.  
*Transmittal Form*

January 13, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Municipal Services, Facilities and Infrastructure Committee  
**ITEM:** D.1.  
**SUBJECT:** Civil Forfeitures for Unlicensed Dogs – City Clerk

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**COUNCIL ACTION:**

In City Council January 21, 2021.  
Report was filed as informational.

**RECOMMENDATION:**

By a vote of 5-0, the Municipal Services, Facilities, and Infrastructure Committee accepted the City Clerk's report on the forfeiture process for unlicensed dogs as informational.

**BACKGROUND:**

Chair Manwaring asked to hear from the City Clerk.

Patricia Little, City Clerk, stated that she is here to update the committee on the civil forfeiture process that the City Clerk's Office started in June, and to report that the City Clerk's Office did not get beyond the City Council's authorization to do the civil forfeiture. She continued that a lot of things played into that, and she was here to close out the process, for the record.

In June, the City Clerk's Office approached the City Council with the annual warrant for unlicensed dogs. The City Council did provide that authorization to have the Keene Police Department issue civil forfeitures. At about the same time, the City was going into the full COVID closures, in terms of public access into the building. They also heard that most veterinarians in the area had also closed their operations. It was impossible for dog owners who needed to get rabies inoculations for their animals to comply with the licensing requirement. That situation, coupled with the closure of the City Clerk's Office (which was only open by appointment) and the fact that their software did not provide for the ability to license dogs online, led to several hundred more names on the warrant list than was typical.

The Clerk continued that several weeks after obtaining the forfeiture authorization the Governor issued Emergency Order #23 in the midst of this dog warrant process. The emergency order allowed for the waiver of several municipal and statutory deadlines, one of which would be the dog licensing deadline. This emergency order was at the request of many towns and cities across the state that were facing the same situation with closure of hours, and inability of veterinarians to administer rabies inoculations.

Nevertheless, they intended to start the forfeiture process around the end of July or the beginning of August. However, in "a perfect storm" the City Clerk's Office was inundated by absentee ballot requests for the State

Primary election due to the expanded access to absentee ballots with COVID as a “physical disability.” This significant increase in absentee ballot requests took all of their available personnel resources to stay on top of the requests. The months of September, October, November, and December required the dedication of their available personnel resources.

The City Clerk continued that she spoke with the City Manager about a week ago about her intent to have the office rely on Emergency Order #23 and forgive this forfeiture process for this year. That will allow the office to refocus their efforts to encourage dog owners to license their dogs for the 2021-2022 season. They will start a very vigorous campaign of customer service, making individual phone calls to dog owners, encouraging them to come in and license their animals. The intent is not to penalize dog owners for last year, both in a civil forfeiture or any associated fines. Hopefully everything will go back for normal for this year.

Councilor Chadbourne asked how many dog owners registered their dogs, and how many did not. She asked what the normal fee is, and how much is lost. The City Clerk replied that they usually license about 2,300 to 2,400 dogs per year. She continued that last year the warrant contained 563 dogs/473 dog owners (some owners have more than one dog). The license fee is \$7.50 for a spayed dog or \$10 for a fully sexed animal.

Councilor Chadbourne stated that she is obviously not in favor of forfeiture, but does have a concern. Councilor Chadbourne stated that her concern is: most veterinarians did not close; they closed their doors to people coming in. She continued that she, for example, she would take her cat to the veterinarian’s office and call from the parking lot, and someone would come out to get her cat, and so on and so forth. She is not in favor of forfeiture, but her concern is that there are many dog owners who went out of their way to make sure that they did the right thing, and they paid and registered their dogs, to ensure public safety. One thing that comes out of them being required to register their dogs is they know their dogs cannot be registered without getting the rabies vaccination. That ensures public safety. She feels badly about the fact that a good portion of dog owners did do whatever they needed to do to make sure they followed what the City set forth. It is not that much money, but she just wanted to put on the record that there are a lot of dog owners who did the right thing in spite of those obstacles.

The City Clerk replied that Councilor Chadbourne makes a good point. She continued that the City does appreciate compliance with the annual licensing requirements, most assuredly. For those who do not comply, it is a lot of effort on behalf of City staff to encourage their compliance.

Chair Manwaring asked if committee members had further questions. Hearing none, she asked if there were questions from members of the public. Hearing none, she stated that she would entertain a motion.

Councilor Giacomo made the following motion, which was seconded by Councilor Filiault.

By a vote of 5-0, the Municipal Services, Facilities, and Infrastructure Committee accepted the City Clerk’s report on the forfeiture process for unlicensed dogs as informational.



City of Keene, N.H.  
*Transmittal Form*

January 13, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Planning, Licenses and Development Committee  
**ITEM:** D.2.

**SUBJECT:** Keene Sustainable Energy Program – Energy & Climate Committee

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**COUNCIL ACTION:**

In City Council January 21, 2021.  
Report was filed as informational.

**RECOMMENDATION:**

On a vote of 5-0, the Planning, Licenses and Development Committee recommended adoption of the Sustainable Energy Plan, with staff to prepare revisions to the plan that would clarify the programs are voluntary.

**BACKGROUND:**

Chair Bosley welcomed an introduction from the Community Development Director, Rhett Lamb, who recalled questions raised by Councilors at their meeting on December 17, 2020 about certain language within the Sustainable Energy Plan. The Director noted the plan was developed based on Council goals on renewable energy and an accompanying Resolution adopted in 2019. The plan is modeled on three types of energy: electricity, heating and thermal use, and transportation. Mr. Lamb continued that the Energy & Climate Committee (ECC) was challenged when determining how to accomplish goals for these energy types because the City does not control in most cases where energy comes from or the choices individuals in the community make for energy use. He said that for one and one half years, the ECC has been working despite these challenges to develop the long-term big ideas presented in the plan that are intended to slowly influence the choices citizens and business have for renewable energy.

Mr. Lamb introduced Community Development Department Planner, Mari Brunner, who provided details on the questions raised by Council on home energy labeling and benchmarking. Ms. Brunner said the ECC was interested in these two strategies because they address the thermal energy sector, which is a challenging one because there are few options for the City to influence those choices. Additional factors that influenced the choice of these two programs include the idea that energy efficiency and lowering energy use is always an important first step best practice before switching to renewables and an equity consideration of making the cost of operating a home more transparent to consumers and prospective renters. Further, she said the City has minimal data and so these approaches appealed to the ECC because they would provide that information. Ms. Brunner continued explaining that the home energy labeling program, which would typically apply to 1-4 unit rentals, does not require reporting actual energy use, but rather to produce a label that would be associated with the unit and provide the prospective buyer/renter with a way to compare the cost of operating that home to others, while acknowledging different behaviors between individuals. She said that the labeling program uses information that is generally already available to the public like home age, square feet, number of rooms, type of

heating system, etc. to help predict how much energy that unit might use. Ms. Brunner said the labeling program is much different than the benchmarking program. Benchmarking asks typically larger commercial property owners to report their actual energy use.

Ms. Brunner continued that the ECC spent considerable time debating the merits of a voluntary or mandatory program and she thought her word choices in the plan may have mischaracterized their intent. She said the ECC was recommending a voluntary program to start and, if successful, the City could explore the possibility of a mandatory program at a later date. Ms. Brunner concluded that she identified a total of six pages in the plan where language could be revised to clarify that the City only recommends a voluntary program to start, which could be modified to mandatory later if the program is successful and there is interest.

Vice Chair Greenwald recalled voicing many questions from constituents at the aforementioned City Council meeting and said that Ms. Brunner did well capturing those concerns, but he continued addressing some specific issues. Vice Chair Greenwald stated that he absolutely supports the Sustainable Energy Plan and he called the goals for energy independence in the plan aspirational ones that would require a lot of time and buy-in. While he feels the plan is worthwhile, he continued with his concerns. What the ECC called labeling, the Vice Chair called rating; and what the ECC called benchmarking, he called reporting. The Vice Chair cited City history of starting with good ideas that progress inspirational proposals, to aspirational goals, to suggested, to voluntary, and then to mandatory. He used examples of the Historic District and Heritage Commissions that began with what he called great aspirational advisory ideas that eventually evolved to mandatory. He continued he was not insinuating that such a progression was bad, but that there is precedent. Once something is included in a plan like this and aspects of the plan are cited continuously, the Vice Chair said they are eventually assumed as the intention of the Council, and a future Council comprised of different members may be unaware that loose ends remained. He continued with issues he identified with programs:

- Regarding single, multi, and small multifamily housing – Vice Chair Greenwald said that during a real estate disclosure, there are questions about energy use, insulation, and basic building structure. He said information is available but does not account sufficiently for resident behavior, as Ms. Brunner mentioned, which he said would therefore prohibit accurate scoring.
- To the Vice Chair's knowledge, this concept was not enabled by State law and therefore would not be mandatory any time soon.
- There was nothing Vice Chair Greenwald knew of in the NH Board of Realtors or the NH Real Estate Commission dealing with this – no forms or procedures.
- He said there was no criteria for scoring or rating, making it entirely undefined.
- The Vice Chair wondered what company consultant would be available to perform such a rating, stating that he was aware of none.
- Vice Chair Greenwald asserted that to implement this program would require an entirely new City Department, stating that the existing Code Enforcement Division can barely stay current with rental properties and single family houses, and that the Fire Department has been unsuccessful accessing all of the rental properties for life safety inspections for many years. Therefore the Vice Chair said that implementing and verifying this program would be impossible or prohibitively costly.
- He said that energy efficiency is something that every good property manager and homeowner would want.
- Comparisons have been made to energy ratings of cars or appliances but the Vice Chair pointed out, however, that those scores are developed in a laboratory environment for accuracy.
- He thought that asking commercial and larger businesses to report energy use was intrusive. He said that most businesses want to save energy because it saves them money.

Vice Chair Greenwald concluded stating that he supported the overall Sustainable Energy Plan but recommended removing at this time the labeling and benchmarking programs. He said that these background notes would be available for posterity and the program could be revisited down the line if support remained.

Ms. Brunner replied to Vice Chair Greenwald's concerns about home energy labeling inspections and cited Montpelier, VT as having similar concerns for not wanting to create an undue burden for Staff or homeowners and so they use the energy estimator tool to develop a rating virtually at little or no cost to the homeowner. While acknowledging that this would not occur in laboratory conditions for accuracy, Ms. Brunner said it would create a consistent way to compare homes without tracking actual energy use. She did not believe the intention of this program was to have Staff in the field conducting these ratings, which she agreed would be impossible. Ms. Brunner concluded that the greatest issue the ECC struggled addressing was that of split-incentives. While Ms. Brunner agreed that energy efficiency is in the best interest of most property owners, she said that might not be the case for large property owners or multiple property owners, for which tenants pay for energy use and not the landlord, while tenants cannot upgrade the building envelope to benefit their efficiency. She concluded that split-incentives were a consideration in recommending the program.

Chair Bosley stated that listening to Councilor Greenwald raised questions for her. At the time of the initial PowerPoint presentation of the Sustainable Energy Plan, Chair Bosley said she had not thought-through that precedent of things proceeding from voluntary to mandatory. She recalled statements on having Keene move away from fuel that is not renewable for energy home heating and questioned how the City could impact that. The Chair saw that the City Manager did a lot of work trying to create a buy-in electricity option for the City, which the Chair thought was wonderful because there is only one vendor for the City at present; she wondered how the City could impact other energy uses similarly. She said she struggled with the idea of the City enacting programs that could cost homeowners money, like this inspection program, which reminded her of other home inspections that are common before home purchase and she assumed that someone could hire an energy auditor similarly. She wondered how these programs would work, using her property as an example with a home built in the 1970s – modern for Keene – and she anticipated that there would be automatic assumptions about the property in this program based on age and square feet that might not accurately reflect the property; then that grade would remain associated with the structure. Chair Bosley stated that questions still remained for her regarding long-term impacts.

Councilor Johnsen stated that our planet is hurting and needs help, and that we as humans must be stewards of this planet. Still, she received many calls from constituents in support and opposition to the labeling and benchmarking issues. The Councilor believed that if the City did not begin implementing this plan that there would be no progress toward renewable energy goals. She believed that a plan like this is meant to be a living document, for which questions could be addressed as they arise. Councilor Johnsen said that the ECC is comprised of smart individuals, including lawyers and doctors, who put a lot of thoughtful work into this plan; she had faith in their credentials and preparation. She said that the night before this meeting she watched a video on carbon, what it does, and the return on investments – she reminded that all Councilors were provided this video. As a homeowner, Councilor Johnsen said that to lower energy costs she is interested in solar and noted that she pays an average \$400 monthly for oil. Stating due respect to any of her constituents opposing the plan, she would be voting in favor.

Councilor Workman asked Ms. Brunner to cite the six pages where language could be clarified because she noticed several areas of concern where the plan states that residential labeling would be required, which to Councilor Workman meant mandatory. She urged very clear language indicating that this is a voluntary program, which she said was her only concern with the plan. The Councilor continued that personally as a renter she liked the idea of home energy labeling and imagined that the elderly and those on fixed incomes would be interested too, particularly if utilities are not included in rent. She explained that most propane and energy service providers require from renters a deposit that is usually based on the previous tenant's energy use, which in her opinion is unfair. Councilor Workman concluded that she thinks the labeling would be beneficial to homeowners renting their homes long-term.

Councilor Jones thanked the ECC for their work developing this plan. The Councilor recalled being Chair of a different version of the ECC approximately 15 years ago, from which the Climate Action Plan developed but he said nothing occurred to implement it. When developing City Council goals recently, he submitted the goal

to implement City policies and plans. He fully supported the Sustainable Energy Plan and would vote in favor but he wanted to see it complemented by an accompanying implementation plan that does not need to be adopted at the same time necessarily. He did not think the implementation plan should be a product of the ECC but rather from the PLD. Mr. Lamb added that implementation of the Climate Action Plan occurred but mostly regarding City operations, buildings, systems, fleet, etc. He continued that from 1995-2015, the City reduced carbon emissions by 25%. Mr. Lamb thought perhaps Councilor Jones was referring more to the goals set for the community's carbon footprint, for which there were fewer possible leverage points where the City could influence peoples' choices. Councilor Jones agreed but added that there are a lot of ways to implement this plan and make it work. Chair Bosley liked the idea of an implementation plan, citing interest in how the City could achieve these aspirations; she supported the goals but questioned how feasible to attain 100% compliance, which makes her question viability given that she wants a plan that could be accomplished.

Councilor Johnsen recalled that she spent eight years as a NH Representative for Ward Four when Molly Kelly was Senator. During that time, Councilor Johnsen learned that while Keene has a healthy environment, most of the areas surrounding Keene are not as environmentally healthy due to things like industry and wood burning. When she heard scientists, doctors, lawyers, and climatologists presenting this plan, it seemed to her defeatists to stall adoption.

Chair Bosley opened the public hearing and took comments.

Michelle Chalice of 25 Beech Street stated that the environmental perspective of this plan was supported but she pointed out economic benefits and her belief that labeling and benchmarking programs – whether voluntary or mandatory – provide Keene the ability to communicate on the City's housing stock's efficiency accurately and easily. She thought this would help market the community, providing advantages to long-term older residents and to the young professional the City keeps saying they want to attract to the City. She said that young renters are savvy and as these programs become more widely known, it would be a shame for Keene to lose the advantage of youth wanting to compare places they could live. She concluded that benchmarking was the only way to demonstrate progress and that labeling would help market Keene to the taxpaying residents that are desired.

Councilor Michael Remy asked whether an apartment could be excluded from this labeling requirement if utilities were included in the rent. In the instance of home sale, Councilor Remy thought that the seller providing such a rating to the potential buyer would be an advantage, but he stated that if it were a concern it would be the buyer's responsibility. The Councilor questioned the frequency of re-evaluation, such as each time a tenant changes, or whether the rating is static. Councilor Remy thought this should remain voluntary because he does not like mandating that people spend money on something. Chair Bosley said that Councilor Remy's points were all well taken and added her thought that there would be some peer pressure if everyone does this voluntarily then it would be odd for a building to be unrated. Mr. Lamb said the intention was to address situations in which utilities are included in rent.

Councilor Terry Clark reminded the Committee that this document is very aspirational, meaning it could be adopted and no one would be required to do anything. Enacting the various parts of the plan would require getting into the weeds, creating ordinances, establishing partnerships, etc. He said that all aspects of the plan would require further Council action before implementation. Councilor Clark questioned whether it was worth getting into the weeds with this specific document and urged doing so later instead when establishing whether these programs would be voluntary.

Chair Bosley questioned whether benchmarking was mandatory in the plan. Ms. Brunner said that benchmarking was also considered voluntary in the plan.

Toby Tousley of 500 Washington Street said that he also saw holes in the project and stated that he aligned with Vice Chair Greenwald's assertion that City initiatives go from voluntary to mandatory overnight. He said his

issue was not with the labeling or benchmarking per se, but rather that housing costs increase annually because of plans like this, and he asserted that affordable housing would never happen in Keene because the City keeps making ordinances like this. He said that most homeowners are not qualified to do this on their own and so either the homeowner or the City would have to pay for someone qualified, which in either case costs the homeowner. He added that there was nothing in the plan about high efficiency fossil fuels, which he thought was a mistake. As a long-term landlord with a solar installation on one of his buildings, he did not oppose the Sustainable Energy Plan, stating that heat was included in his rental costs and so it benefited him to be efficient. He saw benchmarking as a tool that would drive up housing costs and cautioned a slippery slope.

Ann Shedd of Greenwood Avenue reminded the Committee that she was a former Chair of the ECC. Ms. Shedd said the Department of Energy website is a valuable resource that includes a one of the tools used for home energy labeling – called a home energy score – and offers training for individuals to be certified to give those scores. She said this labeling is different than a full energy audit, which cost \$300-\$500 and assesses building performance based on external wall surface area, wall penetrations, etc. She called this a fairly crude approximation of what the operating cost of an apartment could be, but said that it could provide an aspect of economic justice for lower-income renters. She said the transparency provided by energy labeling programs does give sellers credit for investments they made in home energy improvements. She cited a study that found when sellers listed their home energy costs – even if rated high – those homes sold for three to five percent more and spent 18 fewer days on the market than homes that did not disclose. She said that return on investment for energy efficiency upgrades ranges from four percent to over 100%. Ms. Shedd said that anything the City could do to set-up these voluntary programs would improve the quality of housing stock. She cited online resources that exist for commercial buyers as well to analyze return on investment. She cited benefits of the labeling program for the local economy such as job creation. Finally, Ms. Shedd said that better weatherized structures mean less burning of all fossil fuels – which in NH all come from out of state and contribute minimally to the local economy. She said there are numerous ways this plan and programs help achieve ideals for the City adopted in the 2010 Comprehensive Master Plan and urged adoption.

Nancy Gillard of 72 Reservoir Street stated that she respected the ECC's diligent work to develop this plan, which she supported in its entirety, including what she considered to be valuable tools should homeowners or businesses choose to use them. She thought the more information available to understand how our buildings use energy then the better other parts of the plan could be implemented. She appreciated support and urged adopting the whole plan knowing that it could attract people and improve the community.

Larry Butcher of Felt Road stated that from the perspective of managing rental properties he tries hard to keep rent affordable. He said he welcomed the effort laid out in this plan and thought it would encourage people to start the process – whether through the online assessment or other means – to determine where they stand when renting or selling. As an economist, Mr. Butcher said that this plan was a quality effort to present these issues, with a sequence of events for implementation. As a citizen, Mr. Butcher credited Staff and the ECC, saying they should be proud. He continued taking exception to earlier assertions that because something voluntary was rushed to mandatory in the past that it would always happen, stating that Keene is a place for civic discussion and procedures based on reason. After reading the report in its entirety, Mr. Butcher said that it was clear to him it would be a voluntary program with consideration before next steps. He said that with pressures on the environment these programs would become commonplace nationally and he thought Keene could take pride in being a leader in this domain.

Peter Hansel of 61 Bradford Road, Chair of the ECC, appreciated the Committee and others taking time to analyze carefully this plan over two years of effort. He manages two rental houses for his company and knows what value there is to a house being well-insulated and saving energy and therefore money for tenants in those units. He has taken advantage of the NH Save program for his own home and those he manages, stating the options available for transition for non-renewable to renewable energy, which is the charge of the ECC. He agreed with the challenges of implementation, particularly in the heating sector. Just like cars and appliances have energy ratings, he said that homes could be similar, though he acknowledged the potential complications of

accuracy and cost stated earlier. He said another important tool is education on energy choices, which he thinks is pivotal in implementation. Mr. Hansel said the ECC was also concerned to develop a plan with a component focused on economic justice, stating that energy upgrades make little sense if one cannot afford the home they live in. He said this is a living document that would be revisited over time and adaptable to new technologies and practices. Mr. Hansel concluded that his company has been benchmarking energy use for 15 years and he wanted to provide that information to the City so it can monitor progress over time, stating pride in the results.

There being no further public comments, Chair Bosley returned to the staff for additional comments.

Ms. Brunner reported the pages for revision: 2.4, 2.7, and 5.4 cite, "require energy efficiency disclosure for existing and new residential...and require building owners of certain sizes or in certain districts to report energy use," and she suggested that a revision could say "encourage" instead of "require." She cited tables on 5.6, 5.7, and 5.11 that address key benefits and challenges as well as implementation steps for home energy labeling programs, and said instances asserting the program is mandatory could be changed to voluntary. Ms. Brunner concluded that if the City were interested in a mandatory program in the future it could pursue the option but that this plan could be voluntary.

Vice Chair Greenwald requested that Staff draft two revisions, one with all of the clarifications Ms. Brunner cited, and one that excludes the home energy labeling and benchmarking programs from the plan entirely. Vice Chair Greenwald said that it would not be the worst thing if these became mandatory given that there are already disclosure mechanisms in real estate.

Vice Chair Greenwald moved to put the matter on more time to allow Staff to revise according to his two aforementioned options, which Councilor Jones seconded.

Councilor Johnsen questioned whether the motion would send the edits directly to full Council and the Chair said that placing the matter on more time would bring the revision back to PLD for review before proceeding to full Council.

Councilor Johnsen moved to amend Vice Chair Greenwald's motion as: to change the wording to make clear the programs are voluntary and send the adoption of the Sustainable Energy Plan to full Council. Councilor Workman seconded the amendment. On a vote of 3-2, the motion to amend passed; Vice Chair Greenwald and Councilor Jones opposed.

On a vote of 5-0, the Planning, Licenses and Development Committee recommended adoption the Sustainable Energy Plan, with staff to prepare revisions to the plan that would clarify the programs are voluntary.



City of Keene, N.H.  
*Transmittal Form*

January 13, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Planning, Licenses and Development Committee  
**ITEM:** D.3.

**SUBJECT:** Lori Schreier – Relating to Small Wireless Facility Deployments in Public Rights-of-Way & Herman Kelting – Relating to Small Wireless Facility Deployments in Public Rights-of-Way

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**COUNCIL ACTION:**

In City Council January 21, 2021.  
Report was filed as informational.

**RECOMMENDATION:**

Vice Chair Greenwald moved to accept the communications as informational, which Councilor Jones seconded, and the motion passed with a unanimous 5-0 roll call vote in favor.

**BACKGROUND:**

Ms. Schreier stated that she had already covered her letter during the previous agenda item and urged review of her proposed changes; she stated that she could also suggest commission members to speak before this Committee and mentioned that Senator Denise Ricciardi might be following up on the commission reports. Ms. Schreier asked for further clarification on Chair Bosley's comment about being able to change the ordinance again until the next calendar year. The Chair explained that the City Council reviews proposed amendments to ordinances on an annual basis and so if amendments are adopted by full Council, additional amendments could not be assessed until the following calendar year.

Mr. Kelting was not present for comment on his submitted communication.

Councilor Terry Clark thanked the Committee for hearing this matter.

Vice Chair Greenwald moved to accept the communications as informational, which Councilor Jones seconded, and the motion passed with a unanimous 5-0 roll call vote in favor.



City of Keene, N.H.  
*Transmittal Form*

January 14, 2021

**TO:** Mayor and Keene City Council

**FROM:** Finance, Organization and Personnel Committee

**ITEM:** D.4.

**SUBJECT:** Adopt A Bench Donation - Ashuelot River Park - Parks, Recreation and Facilities Director

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**COUNCIL ACTION:**

In City Council January 21, 2021.

Voted unanimously to carry out the intent of the report.

**RECOMMENDATION:**

On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to accept the donation of \$1,350.00 from Jane Nolan to purchase a bench to be placed in the Ashuelot River Park.

**BACKGROUND:**

Parks, Recreation and Facilities Director Andy Bohannon addressed the committee and stated this item is for a donation of a bench from Jane Nolan to be located at the Ashuelot River Park. Mr. Bohannon noted the price of this bench is \$1350 the past benches were at a price of \$1250 which he noted was because of increase in pricing as well as installation. Councilor Hooper asked for the size of the bench. Mr. Bohannon stated the benches won't be six feet long, but it will be similar to what exists at the park at this time.

Councilor Clark asked how many more spaces are left where public can donate benches. Mr. Bohannon stated within the pergola there are three spaces left and around the park itself there are a total of five spaces left.

Councilor Hooper made the following motion, which was seconded by Councilor Clark.

On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to accept the donation of \$1,350.00 from Jane Nolan to purchase a bench to be placed in the Ashuelot River Park.



City of Keene, N.H.  
*Transmittal Form*

January 14, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Finance, Organization and Personnel Committee  
**ITEM:** D.5.

**SUBJECT:** FEMA Grants for City Hall Generator - Parks, Recreation and Facilities Director

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**COUNCIL ACTION:**

In City Council January 21, 2021.  
Voted unanimously to carry out the intent of the report.

**RECOMMENDATION:**

On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to enter into and accept an Emergency Management Performance Grant (EMPG) from the Federal Emergency Management Agency (FEMA) and the State of New Hampshire for the replacement of the City Hall Emergency Generator in the amount of \$75,000 with a 50% match and to move forward with the application.

**BACKGROUND:**

Mr. Bohannon stated in 2018 the City applied for a grant through FEMA to replace a generator at City Hall. He noted the City has been working with FEMA on this grant for the past 2 ½ years providing them with the necessary information they requested. FEMA recently advised the City that it will be more than another year or so before funding can be approved for this grant.

As a result, staff decided to withdraw from this grant and were encouraged by the State to apply for another grant for which the City could receive funding immediately. However, this grant was different in that it was not a 95/5 match but rather 50/50 match up to \$75,000. When the first grant was submitted the generator was at a price of approximately \$80,000, but time and specifications have changed and the price is now close to \$100,000. Mr. Bohannon stated this still is a good savings and will enable the City to carry forward the money which was previously allocated.

Mr. Bohannon proposed a change to the language for the motion that was proposed by FEMA to add the following to the end of the motion: in the amount of \$75,000 with a 50% match and to move forward with the application.

Councilor Ormerod asked for the life of the current generator and asked how often it has been used. Mr. Bohannon stated it is not used often, but it is used when City Hall loses power. He added it has served its useful life and added it is a 20 year generator. Councilor Powers recalled a day in the fall of 1995 when a small generator that was serving the City Hall went up in smoke. The Councilor felt the current generator is passed its useful life and added it does exercise itself without a load on a weekly basis.

Councilor Clark asked what is used to operate this generator. Councilor Powers thought it was a diesel operated generator. Mr. Bohannon added what the City has now is a 100-watt generator and the new one would be 120-watts. The Councilor asked whether this generator can be traded in. Mr. Bohannon stated staff could certainly look into this. He indicated the City is working with a contract through Hamblet Electric to service the generator and he will look into the trade-in option.

Attorney Mullins noted in the background notes it is stated as “cost share of up to \$75,000” and asked whether the words “up to” would be necessary for the motion. Mr. Bohannon stated it is a 50% match that is up to \$75,000 and the City cannot exceed \$75,000 of the grant. The Attorney asked whether the cost could be less than \$75,000. Mr. Bohannon answered in the negative. The Attorney agreed the motion as being proposed would be acceptable.

Councilor Hooper made the following motion, which was seconded by Councilor Clark. On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to enter into and accept an Emergency Management Performance Grant (EMPG) from the Federal Emergency Management Agency (FEMA) and the State of New Hampshire for the replacement of the City Hall Emergency Generator in the amount of \$75,000 with a 50% match and to move forward with the application.



City of Keene, N.H.  
*Transmittal Form*

January 14, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Finance, Organization and Personnel Committee  
**ITEM:** D.6.  
**SUBJECT:** Acceptance of Donations - Human Services Manager

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**COUNCIL ACTION:**

In City Council January 21, 2021.  
Voted unanimously to carry out the intent of the report.

**RECOMMENDATION:**

On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to accept anonymous cash donations to offset cost necessary to assist Human Services clients who may be experiencing an extraordinary need.

**BACKGROUND:**

Human Service Manager Natalie Darcy addressed the committee next. Ms. Darcy stated the Department received a call from an individual asking if they could donate their stimulus check they received from the Federal government. The money will be used for things like purchasing an infant car seat, baby formula, or paying for someone's gas bill etc. There was a second call for donation of a stimulus check and both donations are in the amount of \$1,200 each specifically for Keene residents and both donors wish to remain anonymous.

Councilor Ormerod asked whether the motion would be for all stimulus checks received by the city or whether others need to be accepted separately. Chair Powers stated these two checks will be accepted today, but there could be other donations that come in throughout the year which might have a name attached to the donation and the Committee will accept them appropriately and extend their appreciation to those individuals.

Councilor Hooper made the following motion, which was seconded by Councilor Clark.  
On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to accept anonymous cash donations to offset cost necessary to assist Human Services clients who may be experiencing an extraordinary need.



City of Keene, N.H.  
*Transmittal Form*

January 14, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Finance, Organization and Personnel Committee  
**ITEM:** D.7.

**SUBJECT:** Professional Services Contract Change Order CMA Engineers - Engineering and Technical Services for Fire Suppression System and Increased Structural Support at City of Keene Transfer Station - Asst. Public Works Director/Solid Waste Manager

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**COUNCIL ACTION:**

In City Council January 21, 2021.  
Voted unanimously to carry out the intent of the report.

**RECOMMENDATION:**

On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to negotiate and execute a change order with CMA Engineers, on professional services contract 04-20-27, for engineering and technical services for a fire suppression system and increased structural support for the roof of the Transfer Station and Recycling Center for an amount not to exceed Thirty Two Thousand One Hundred Forty Five Dollars (\$32,145).

**BACKGROUND:**

Asst. Public Works Director/Solid Waste Manager Duncan Watson stated in April there was a fire at the Transfer Station which resulted in some damage. There were no structure issues but there were some building issues that needed repair. The initial bid for the work received no responses. Because this is the third fire at the transfer station the Fire Department would like a better system to address the fire issues.

Mr. Watson stated the transfer station has had issues with fires caused by combustion issues due to the items people bring up to the station and incompatible items being mixed with trash. He noted there is a 30,000 gallon cistern but this has to be put through a pumper for the Fire Department to access water. What is being proposed is a dry pipe system the Fire Department could hook into. In addition, it has also been recommended the structure be strengthened which is part of the change order. Mr. Watson stated because there were no responses from the prior bid to repair just the fire damage they would combine fire damage work with the dry pipe work. Once this bid packet is ready, staff will be able to come back to the Council with proper numbers.

Councilor Clark asked whether it would be practical to also have the cistern connected to the dry pipe system. Mr. Watson stated to have the cistern connected it would be an entirely different and more expensive proposal. Councilor Clark asked whether all the fire damage work will be covered by insurance. Mr. Watson agreed it would be, but minus the deductible.

Councilor Ormerod noted the \$16,500 paid to CMA Engineers to prepare the bid was not successful and asked for explanation as to what happened with that. Mr. Watson explained it was a combination of a couple of

things; the repair to the transfer station was not estimated to be a big job, mostly cosmetic and insulation, which did not attract any contractors. He added it was also a timing issue (late fall) and some of these contracts were impacted because of Covid. The Councilor confirmed the bid package is not going to be duplicated but that these other feature are going to be added to them. Mr. Watson answered in the affirmative.

Councilor Hooper made the following motion, which was seconded by Councilor Clark.

On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to negotiate and execute a change order with CMA Engineers, on professional services contract 04-20-27, for engineering and technical services for a fire suppression system and increased structural support for the roof of the Transfer Station and Recycling Center for an amount not to exceed Thirty Two Thousand One Hundred Forty Five Dollars (\$32,145).



City of Keene, N.H.  
*Transmittal Form*

January 14, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Finance, Organization and Personnel Committee  
**ITEM:** D.8.

**SUBJECT:** Colony Court Sewer Replacement - Consultant Selection - City Engineer

---

**COUNCIL ACTION:**

In City Council January 21, 2021.  
Voted unanimously to carry out the intent of the report.

**RECOMMENDATION:**

On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to negotiate and execute a professional service contract with DuBois & King, Inc., in an amount not to exceed \$70,000, for engineering and technical services for the Colony Court Sewer Main Replacement Project.

**BACKGROUND:**

City Engineer Don Lussier was the next to address the committee. Mr. Lussier explained the Colony Court sewer replacement project was approved through the CIP process for construction in 2021. This project will replace around 1,800 feet of existing sewer main which have been a problem for the last few years. Mr. Lussier stated the City went through the normal selection process and received two bids. Both firms were interviewed and staff is recommending Dubois & King be awarded the contract for the design of this project.

Councilor Hooper asked whether the other bid was close to the \$70,000 amount. Mr. Lussier stated both firms were well qualified and in the end it came down to one being less expensive, and the selection team not seeing where the added price came from for the other firm to support their proposal.

Councilor Clark asked whether these pipes connect to pipes under Wright Street. Mr. Lussier agreed and added there are pipes being replaced that go under private property to the rear of Colony Court towards Wright Street and connecting to a man hole which was built as part of the Washington Street project. The work under the private driveway is within an easement and the work will need to restore the driveway to existing condition or better. The work in backyards include moving sheds and replacing fences and this work has been budgeted into the project.

Councilor Hooper made the following motion, which was seconded by Councilor Clark.  
On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommend that the City Manager be authorized to do all things necessary to negotiate and execute a professional service contract with DuBois & King, Inc., in an amount not to exceed \$70,000, for engineering and technical services for the Colony Court Sewer Main Replacement Project.



City of Keene, N.H.  
*Transmittal Form*

January 19, 2021

**TO:** Mayor and Keene City Council

**FROM:** Rhett Lamb, Assistant City Manager/Community Development Director & Mari Brunner,  
Planner

**THROUGH:** Elizabeth A. Dragon, City Manager

**ITEM:** F.1.

**SUBJECT:** Revisions to Keene Sustainable Energy Plan

---

**COUNCIL ACTION:**

In City Council January 21, 2021.

Voted unanimously to adopt the Keene Sustainable Energy Plan as revised.

**RECOMMENDATION:**

For your information.

**ATTACHMENTS:**

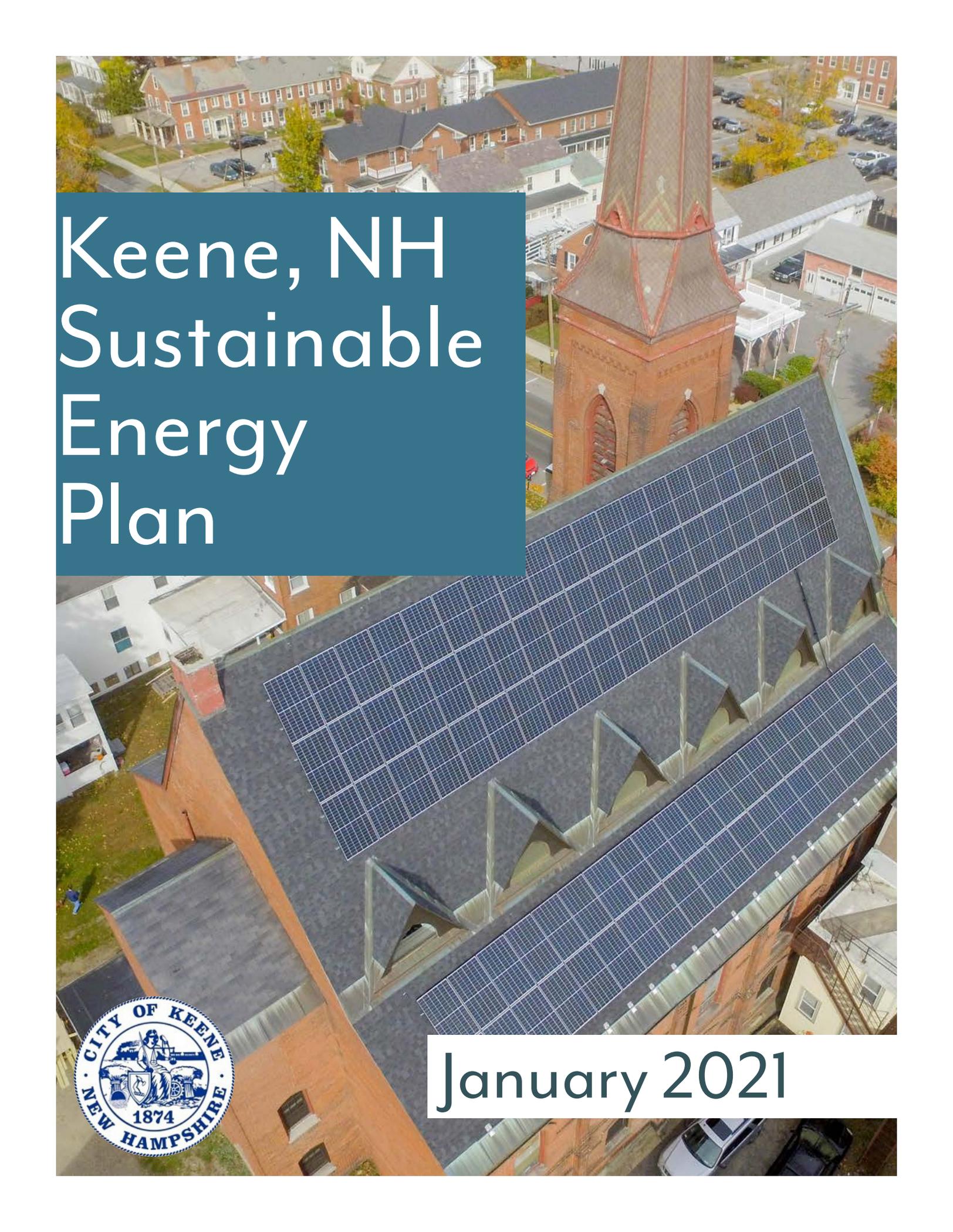
**Description**

Draft Sustainable Energy Plan, Revised January 2021

Summary of Revisions to draft Sustainable Energy Plan dated January 2021

**BACKGROUND:**

At the January 13, 2021 Planning, Licenses, and Development (PLD) Committee meeting, the PLD Committee asked staff to revise the language for two of the proposed strategies in the draft Sustainable Energy Plan dated December 2020, including the Home Energy Labeling program and the Benchmarking program. Specifically, staff were asked to remove any references to a mandatory program. A revised draft of the energy plan is attached, dated January 2021. In addition, a memo is attached which summarizes the changes that were made using track changes.



# Keene, NH Sustainable Energy Plan



January 2021

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# ACKNOWLEDGEMENTS



The City of Keene gratefully acknowledges the participation and efforts of the following people and groups in the creation of this plan. Keene is indebted to your continued commitment to creating a sustainable, resilient, and thriving community powered by renewable energy.

## Mayor & City Council

Mayor George S. Hansel  
Janis O. Manwaring  
Raleigh C. Ormerod  
Mitchell H. Greenwald  
Robert C. Williams  
Michael Giacomo  
Terry M. Clark  
Gladys Johnsen  
Catherine Workman  
Philip M. Jones  
Thomas F. Powers  
Randy L. Filiault  
Bettina A. Chadbourne  
Kate M. Bosley  
Michael J. Remy  
Stephen L. Hooper

## Energy & Climate Committee

Dr. Ann Shedd, Chair  
Peter Hansel, Vice Chair  
Rodney Bouchard  
Councilor Terry Clark  
Andrew Dey  
Kenneth Dooley  
Dr. Cary Gaunt  
Zach Luse  
Jake Pipp  
Paul Roth  
Anna Schierioth

## Special Thanks

Clean Energy Team  
Charlie Pratt, Transportation Manager, City Express Bus  
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Morgan Urquia — Planning Intern  
Northeast Energy Efficiency Partnerships (NEEP)  
Shaylin Salas — Communications & Outreach Intern  
Southwest Region Planning Commission  
The Cadmus Group

In addition to those mentioned above, the City of Keene thanks the focus group participants, interviewees, and community members who shared their feedback, ideas, and expertise with the City. Your participation was invaluable to the creation of this plan.

Cover photo credit: ReVision Energy

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# CHAPTER 1 | INTRODUCTION



## Keene's Sustainable Energy Goals

On January 17, 2019 the Keene City Council passed Resolution R-2018-36, which set a goal to transition Keene to a 100% renewable energy future by 2050, with an interim goal to reach 100% renewable energy for all electricity by 2030. This Sustainable Energy resolution highlights the City's long-standing commitment to climate action, and calls on the City to develop a strategic plan to achieve its renewable energy goals by December 2020. The full text of this resolution is included in Appendix A of this plan.

"It is the goal of the City of Keene that all electricity consumed in the City will come from renewable energy sources by the year 2030 and that 100% of all thermal energy and energy used for transportation come from renewable energy sources by the year 2050. This goal will apply to the entire Keene community, not just municipal government operations."  
- Resolution R-2018-36, "Sustainable Energy Goals"

## A History of Climate Action

Keene's commitment to pursuing these sustainable energy goals is consistent with the City's long history as a climate leader. The City made its first formal commitment to climate action in 2000, when it joined the Cities for Climate Protection campaign and formed the "Cities for Climate Protection Committee", later named the "Energy and Climate Committee." This Committee, which is comprised of residents and business leaders in Keene, has worked on a number of initiatives over the past two decades. In 2001, the City's first greenhouse gas (GHG) emissions inventory was completed for baseline year 1995, and in 2004, the City adopted a climate action plan which set 20-year GHG reduction targets for both the community (10% reduction below 1995 levels by 2015) and local government (20% reduction below 1995 levels by 2015). In 2007, the City of Keene was one of the first communities in the nation to develop a Climate Adaptation Plan, and in 2010, many of the City's climate mitigation, adaptation, and sustainability goals were incorporated into the Comprehensive Master Plan.

Leading up to and following the adoption of the 2004 Climate Action Plan and the City's GHG reduction targets, the City took a variety of steps to reduce carbon emissions. Major accomplishments include the following:

- In 1994, the City installed a partial methane recovery system at the municipal landfill, and expanded the system when the landfill was capped in 1999. This methane-to-energy system powered the landfill for over 25 years, until the supply of methane from the capped landfill began to run out. In 2018, the City received an EPA Climate Showcase Community Grant to replace the methane-to-energy system with a generator that runs on biofuel made from 100% post-consumer vegetable oil.
- Since 2002, the City has been using a biodiesel blend to fuel its vehicle fleet to reduce emissions and fumes. In 2005, the City added hybrid vehicles to the fleet to further reduce emissions.
- In 2003, the City installed a geothermal HVAC system at the Public Works facility on Marlboro Street in Keene, and in 2018, the City installed the largest solar PV array in Keene at the time (643.2-kilowatts) on the roof of this same facility.<sup>1</sup>
- Between 2000-2017, all traffic signals, airport beacons, parking facility lights, and street lights in Keene were converted to LEDs.
- The City entered into an energy services contract from 2011-2020 to make various building envelope and lighting upgrades to City facilities and replace outdated systems, such as the chiller at City Hall.
- In 2015, the City made a commitment to the concept of "Complete Streets," formalizing its long-held approach to designing City streets to enable access and mobility for everyone, including pedestrians, bicyclists, children, older adults, and people with disabilities.<sup>2</sup>
- Over the past three decades, the City has prioritized infrastructure improvements that support reducing emissions, reducing traffic congestion, and increasing safety for walkers and bicyclists. Some of these infrastructure improvements include replacing five signalized intersections with roundabouts, improving rail trails and pedestrian infrastructure in the downtown and near schools, and installing pedestrian bridges over busy state routes to connect the Cheshire Rail Trail and Ashuelot Rail Trail to downtown Keene.
- Since 2007, the City has offered a property tax exemption for renewable energy systems, including solar energy systems (total assessed value), woodheating energy systems (up to \$10,000), and wind powered energy systems (total assessed value).<sup>3</sup>
- In 2019, the City entered a two-year contract with Constellation Energy to procure Green-e® Certified Renewable Energy Certificates equivalent to 100% of municipal electricity use beginning in 2020.

## Spotlight: Clean Energy Team

The Clean Energy Team (CET) is a grassroots group of Keene residents, businesses, and leaders from education, faith, nonprofit and other sectors that works to make energy efficiency and renewable energy options accessible for residents and businesses in the Monadnock region. In 2018, the CET heard about the Sierra Club “Ready for 100” campaign, a national movement to transition communities in the United States to 100% clean and renewable energy. The CET knew they wanted to pursue this in Keene.

At the start of this effort, CET members made it a priority to listen. They interviewed City Council members, the Mayor, city and regional planners, and business owners to hear their concerns and ideas. Then, they led a public outreach campaign to share their vision with the public through tabling at events, participating in a local climate march, and getting signatures for a petition to City Council.

After extensive outreach and building public support for 100% renewable and clean energy goals, CET wrote a letter to the City Council asking them to adopt a 100% Renewable Energy Resolution, and delivered this letter along with a petition with signatures from Keene residents and businesses. The Mayor assigned it to the Municipal Services, Facilities, and Infrastructure Committee. On the night of the Committee’s hearing, the room was filled with supporters of the resolution, all wearing green; over 20 members of the public spoke at the hearing to ask the City to pass the resolution. The Committee ultimately voted for the Resolution to be considered by the full City Council. On January 17, 2019 the City Council voted to adopt the Sustainable Energy Resolution.



*Above: Clean Energy Team (CET) memers and supporters attended a City Council committee meeting on November 19, 2018 to express support for the then-proposed renewable energy goals. Photo credit: CET.*

## Planning & Public Engagement Process

Following the passage of the Sustainable Energy Resolution, City staff began working with the Keene Energy and Climate Committee (ECC) and other community partners to obtain input on the energy plan vision, strategies, and objectives. During the spring of 2019, staff interviewed 18 key stakeholders in the community and worked with the ECC to develop a community engagement plan. This plan called for a series of three focus groups with the following stakeholders: 1) residential landlords, 2) businesses, and 3) large energy users (e.g. Cheshire Medical Center, Keene State College, and Hillside Village). The first focus group was held in August 2019, and the second and third focus groups were both held in February 2020. During this same timeframe, the City hired an energy planning consultant, The Cadmus Group (“Cadmus”), to conduct a baseline analysis of electricity consumption in Keene and help the City identify strategies to achieve 100% renewable electricity by 2030.

Outreach to the public kicked off in October 2019 with an in-person workshop held at Keene State College. Throughout the Fall 2019 and Winter 2020, the City worked with community volunteers to hold a series of 14 volunteer-led group discussions at various locations in the community to gather input from residents of Keene and surrounding towns. In addition, City staff presented at various local schools and civic organizations, including but not limited to MC2 Charter School, Surry Village Charter School (in Keene), the Rotary Club of Keene, and the Elm City Rotary Club. The summary notes and feedback from these discussions were shared with City staff and Cadmus to help inform the strategy prioritization process for the energy plan. Based on the priorities expressed by Keene residents at these meetings, Cadmus developed a preliminary list of criteria to evaluate and rank sustainable energy strategies. These criteria were refined by the ECC, then used to rank and prioritize strategies and actions to achieve the City’s energy goals.

### Public Outreach & Engagement Timeline



Figure 1.1. Summary of the public outreach and engagement timeline for the Sustainable Energy Plan project.

In April 2020, The Cadmus Group gave a public presentation summarizing their final report, “City of Keene Renewable Energy Transition Analysis.” This 1.5-hour virtual community meeting gave an overview of the Keene’s electricity context, summarized the findings of the electricity baseline analysis for the City, and gave a brief overview of six renewable energy strategies for the City to consider. A shorter presentation covering these same topics was provided at the City Council meeting later that same day. The full report prepared by Cadmus is attached to this plan in Appendix B.

Throughout the winter of 2020, staff worked with a group of students from Keene State College to conduct a Resident Energy Use Survey to better understand how energy costs for electricity, heating, and transportation affect residents in Keene. The results of this online survey, which garnered 75 responses, were shared with the ECC and presented at a KSC student research symposium. The summary of responses to this survey are included in Appendix C. In addition, staff collected data for the thermal and transportation energy baseline analysis and compiled baselines for thermal and transportation energy use. These baseline chapters were shared with the ECC at their regular meetings, and are summarized in Chapter 3 of this plan.

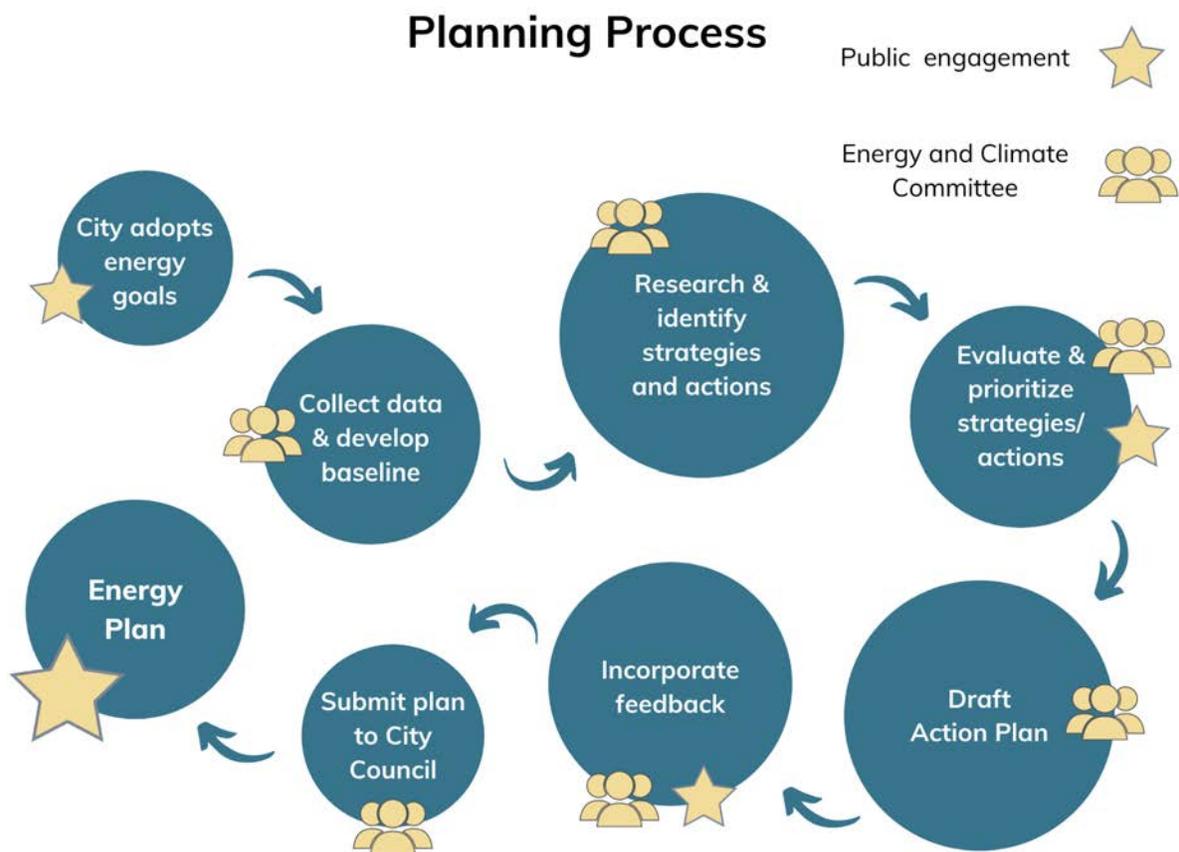


Figure 1.2. A graphic that provides an overview of the planning process that City staff and the Energy & Climate Committee (ECC) followed in developing the Sustainable Energy Plan.

In the summer of 2020, the City worked with a Sustainability Fellow from the University of New Hampshire Sustainability Institute to launch a project website (KeeneEnergyPlan.com) to gather public feedback through online polls and surveys, share educational information and resources, and highlight local success stories. This website also features podcast-style episodes to help explain key programs and actions proposed within this energy plan.

## Energy Plan Guiding Principles

The public input that the City received helped the ECC to identify several key guiding principles for this sustainable energy plan:

- I. **“Renewable Energy” should be defined as green power sources that have the most environmental benefits and the fewest adverse impacts.** The City should transition to sources of energy that are both renewable and clean, such as solar, biomass, geothermal, and low impact hydropower. This approach is aligned with the U.S. EPA’s definition of green power sources.<sup>4</sup>
- II. **Equity should be at the forefront of the City’s efforts for a just transition to a sustainable energy future.** Economically disadvantaged residents, older people and children, people who are experiencing homelessness, people with disabilities or health conditions, and members of minority groups experience the impacts of climate change disproportionately. The City should prioritize strategies and actions that reduce existing inequities and advance a future that benefits everyone in Keene.
- III. **Energy efficiency measures that drive down energy demand should be the first step in the path to a renewable energy future.** The most inexpensive source of energy with the least impact is the energy we do not use. By prioritizing and promoting energy efficiency, the City can help residents, businesses, and others save money and make the goal of sourcing all of our energy from renewable sources more attainable.
- IV. **Keene should harness the economic opportunity of clean energy in order to create jobs and attract new talent.** Clean energy jobs are growing; the renewable energy sector employed approximately 786,000 Americans in 2018,<sup>5</sup> and the energy efficiency sector employed over two million in 2019.<sup>6</sup> As the City increases renewable energy and energy efficiency projects, the demand for talent will increase, too. Keene residents can fill this job demand, which keeps money in our community.
- V. **Keene’s movement towards 100 percent renewable energy use should support climate resilience and preparedness.** The City should anticipate and prepare for disruptions from a changing climate by embracing new technologies and building partnerships with community members, businesses, and institutions. In this way, Keene can better support and respond to residents’ needs.

## Defining Renewable Energy

Renewable energy sources are those that restore themselves. The Energy and Climate Committee recommends refining this definition of “renewable energy” to include only those renewable energy sources that have the most environmental benefits and the fewest adverse impacts. This approach is aligned with the U.S. EPA’s definition of “green power,” which is described as a subset of renewable energy, as shown in Figure 1. Green power sources include, but are not limited to, solar, biomass, geothermal, wind, and low-impact hydropower.

While all green power is renewable energy, not all renewable energy is considered green power. Large scale hydropower, for example, has impacts on fisheries and land use. For this reason, large hydropower is considered to be renewable, but not "green."

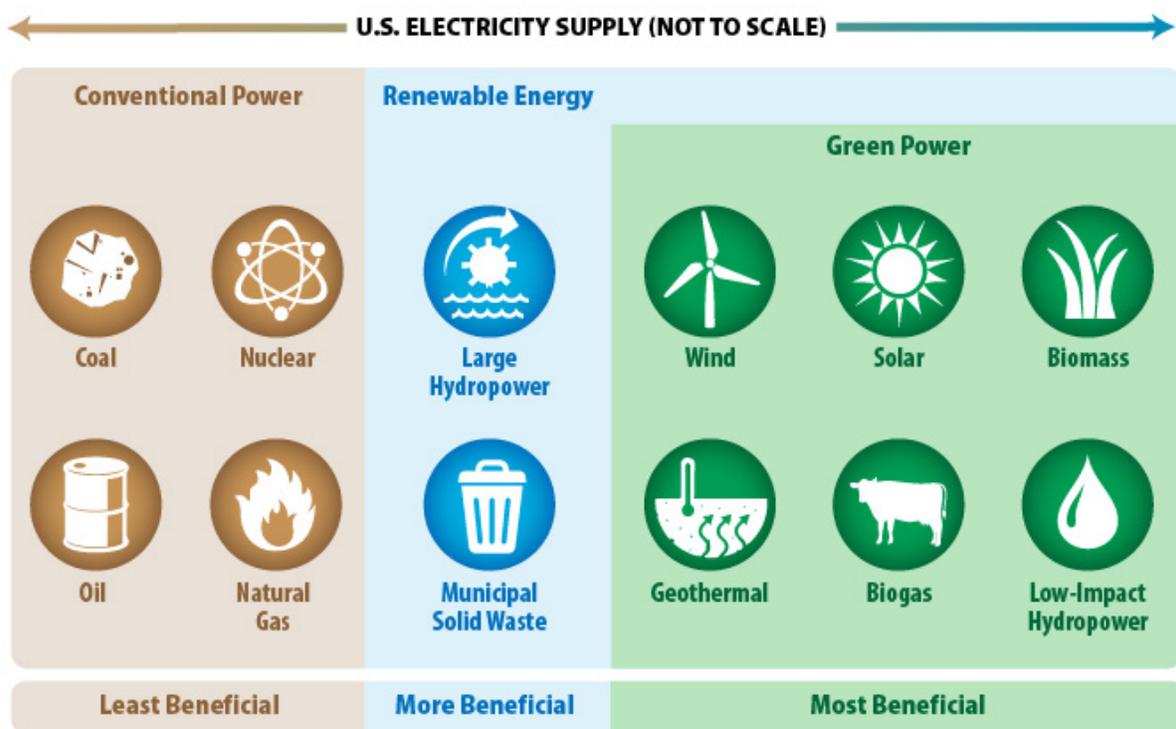


Figure 3. A graphic that depicts how the United States Voluntary Market defines green power based on its relative environmental benefits. Source: U.S. EPA “What is Green Power” webpage.

Keene residents were asked to weigh in on the ECC’s proposed definition of renewable energy through an online poll. This poll included a brief description of renewable energy and green power, and asked residents whether Keene should include all renewable energy sources or just green power sources, or use a different definition. Twenty one people responded to this poll, 15 of whom agreed with the ECC’s proposal to use the definition of green power, 4 said the City should consider all renewable energy sources, and 2 responded “other” (see Figure 4). The full summary of responses to this survey, including written comments, is included in Appendix C.

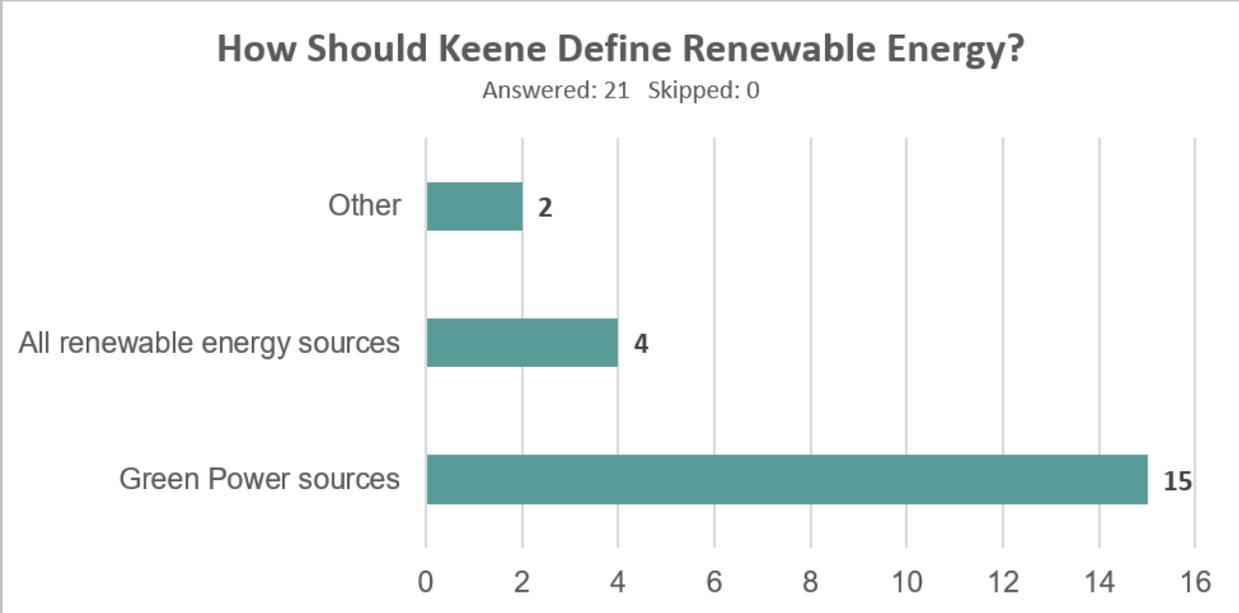


Figure 4. Bar graph summarizing responses to the “Defining Renewable Energy” online survey that was posted throughout July and August 2020 on the [www.KeeneEnergyPlan.com](http://www.KeeneEnergyPlan.com) website.

## Developing a Vision for Keene’s Energy Future

At the beginning of the planning process, the Energy and Climate Committee held a 2-hour retreat to begin discussing their vision and guiding values for the sustainable energy plan. The vision and guiding values were refined as the committee received feedback and input from the public. Then, in July 2020, the ECC put forward a proposed vision statement and asked for input from Keene residents, businesses, and others with a strong connection to Keene. The goal of this vision statement is to provide a concise statement that answers the question: “Where do we want to go?” It describes Keene’s values and aspirations as a community, and a shared image of what the community’s energy future will become in the next 30 years.

**A Sustainable Energy Vision for Keene**

**In 2050, Keene will be a thriving and resilient community powered by affordable, clean, and renewable energy. All electricity and energy used for heating, cooling, and transportation will come from renewable energy sources.**

The public was asked to weigh in on this proposed vision statement using an online poll, which asked residents to indicate the extent to which they agree with the vision statement using a sliding scale of 0 (strongly disagree) to 6 (strongly agree). The results of this poll indicate that, in general, respondents agree with this vision statement. Of the 28 people who responded, 19 said they strongly agreed, 5 said they agreed, 2 were neutral, 1 disagreed, and 1 strongly disagreed. The average value of all responses was 5.1. The full summary of responses to this survey, including written comments, is included in Appendix C.

## Endnotes

- 1 City of Keene. "Solar panels installed on the roof of the Police/Keene/ice/Public Works buildings." <https://ci.keene.nh.us/our-city/news/solar-panels-installed-roof-police-keene-ice-public-works-buildings>
  - 2 City of Keene Community Development Department. "Complete Streets." <https://ci.keene.nh.us/community-development/projects/complete-streets>
  - 3 City of Keene Assessing Department. "Solar/Wind/Wood Energy System Property Tax Exemptions." <https://ci.keene.nh.us/assessing/solar-wind-wood-energy-system-property-tax-exemptions>
- City of Keene 2015 Greenhouse Gas Emissions Inventory (2018). [https://ci.keene.nh.us/sites/default/files/Keene%20GHG%20Report%20FINAL\\_no%20draft%20mark.pdf](https://ci.keene.nh.us/sites/default/files/Keene%20GHG%20Report%20FINAL_no%20draft%20mark.pdf)
- 4 U.S. Environmental Protection Agency. "What is Green Power?" (Accessed 2020). <https://www.epa.gov/greenpower/what-green-power>
  - 5 International Renewable Energy Agency. "Renewable Energy and Jobs--Annual Review 2018." May 2018. <https://www.irena.org/publications/2018/May/Renewable-Energy-and-Jobs-Annual-Review-2018>
  - 6 USEnergyjobs.org. "The 2020 U.S. Energy & Employment Report." 2020. <https://www.usenergyjobs.org/>

# CHAPTER 2 | ROADMAP TO 2050



## Overview

Achieving the City’s vision of becoming a thriving and resilient community powered by affordable, clean, and renewable energy will require collaboration between the City and community partners as well as coordination and support across all levels of government. There is no “silver bullet” strategy to reach this vision; rather, the City will need to enact a diverse array of policies, programs, and incentives with buy-in and support from the community. To reach the City’s goals, it will be essential to reduce total energy use through energy efficiency and conservation, while simultaneously switching to renewable electricity and renewable fuels for heating, cooling, and transportation.

To guide these efforts, the Energy and Climate Committee identified four key pathways, or approaches, to achieving the City’s energy goals: reduce energy use, generate and store renewable energy locally, and meet remaining energy demand through renewable energy procurement or fuel switching. Throughout this process, the City will need to advocate to remove barriers to renewable energy at the state and federal level, and inform the public of renewable energy options and resources.

## Pathways to 100% Renewable Energy:



### **Pathway 1. Reduce energy use.**

By reducing community-wide energy use, Keene will reduce the amount of both nonrenewable and renewable resources consumed in the City.



### **Pathway 2. Generate and store renewable energy locally.**

Generating renewable resources (like solar) in Keene can create jobs locally and keep money circulating in the community.



**Pathway 3. Switch remaining energy purchases to renewable sources.**

The City can meet its remaining energy demand by switching to renewable energy sources from outside Keene and the region.



**Pathway 4. Conduct ongoing advocacy and information sharing.**

Throughout this process, ongoing advocacy and information sharing will be critical in order to reduce barriers at the state and federal levels and increase community buy-in.

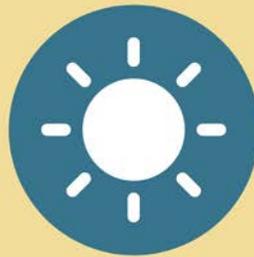
This chapter is organized into three sectors, which correspond to the City’s sustainable energy goals: Electricity, Thermal (Heating and Cooling), and Transportation. Within each sector, a set of strategies and actions were identified as priorities for near-term implementation. These 17 priority actions are listed here and further described in Chapter 5 – Action Plan.

## Sectors in this Plan



### Electricity

This sector includes all electricity consumed within the City, including electricity consumed by residential, commercial, manufacturing/industrial, and municipal electricity accounts.



### Thermal

The thermal sector includes all energy used to heat and cool buildings located in Keene. Electrical energy used to heat and cool is counted under the electricity sector.



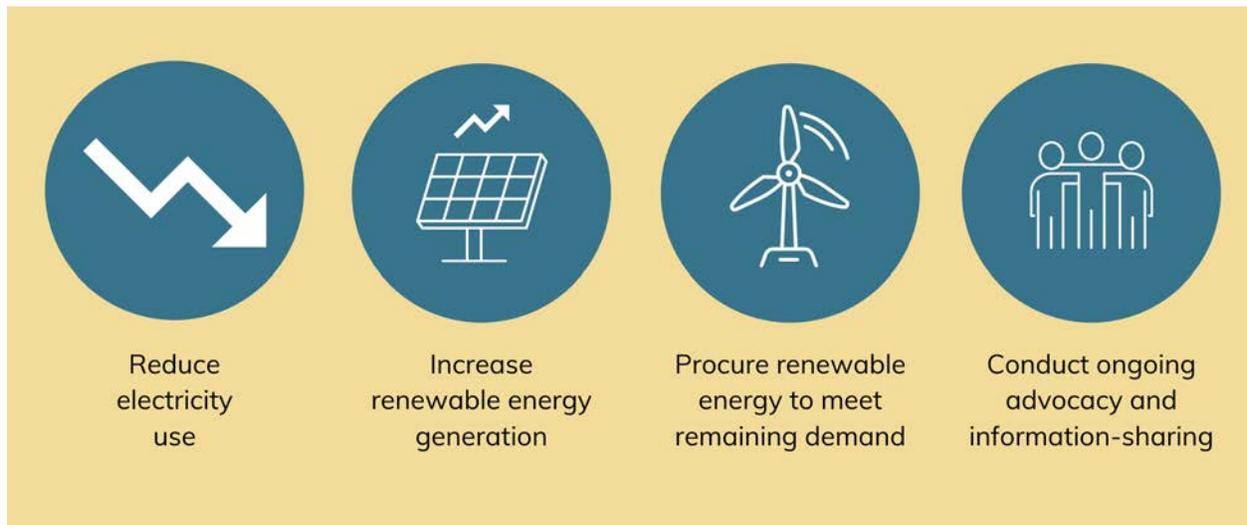
### Transportation

Transportation - In the context of this plan, the transportation sector is defined as the energy consumed by Keene residents to travel from place to place. This sector includes ground transportation only.

# ELECTRICITY SECTOR

Transitioning to a 100 percent renewable electricity supply by 2030 is a critical first step to achieving the City’s goal to have all energy consumed come from renewable sources by 2050, as the electrification of thermal and transportation energy consumption will only be beneficial if the electricity source itself is clean and renewable. The main electric utility in Keene is Eversource, an investor-owned utility that delivers electricity and natural gas service to customers in New Hampshire, Connecticut, and Massachusetts. Eversource customers receive electricity from the New England power grid. In 2019, the NEPOOL system mix was approximately 20.1% renewable and 79.9% non-renewable. The 20.1% of renewable energy was comprised of hydropower (8.9%), refuse/other (3.5%), wind (3.4%), wood (2.4%), and solar (1.8%).

Because New Hampshire has a deregulated electricity market, investor-owned utilities, including Eversource, are not permitted to own and operate power plants that generate electricity. Retail customers are free to purchase energy from a competitive supplier, while the utility continues to provide transmission and distribution services. In 2019, there were approximately 15 residential<sup>1</sup> and 25 commercial/industrial<sup>2</sup> energy suppliers active in Eversource’s territory. Eversource reported that approximately 22% of its residential customers and 58% of total customer load in New Hampshire had migrated to the competitive supply market by the end of the third quarter in 2019.<sup>3</sup>



## Pathway 1: Reduce electricity use for all buildings in Keene

Reducing electricity use in all buildings will help control costs by reducing total energy demand and limiting or deferring the need to upgrade the electricity grid. Examples of electric efficiency measures for buildings include weatherization, thermal envelope retrofits, plug load management, LED lighting, and using intelligent sensors and controls to optimize system performance in commercial buildings.

Priority implementation steps that fall within this pathway are listed below. These actions also fall within the Thermal Sector, as they impact both electrical and thermal energy consumption.

- I. Adopt a voluntary “Home Energy Labeling” program for residences: Encourage energy efficiency disclosure for existing and new residential properties at the time a property is listed for sale or rent.
- II. Adopt a voluntary Benchmarking program: Encourage building owners of certain sizes or in certain districts to report energy use data to the City.
- III. Partner with existing weatherization programs to enhance public outreach and education, amplify impact, and increase capacity.

## Pathway 2: Increase renewable energy generation & storage

Generating renewable energy locally will maximize benefits to the local community by creating and supporting local jobs and businesses, reducing reliance on imported fuels, diversifying the electricity supply, and increasing the reliability and resilience of the grid to severe weather events and other potential system disruptions. Energy storage offers further opportunities for enabling increased use of renewable electricity generation, creating a more efficient grid that is resistant to disruptions, and creating jobs in supporting sectors such as manufacturing, engineering, construction, transportation, and finance.<sup>4</sup>

Priority implementation steps that fall within this pathway include the following:

- I. Adopt solar photovoltaic (PV) and electric vehicle (EV) ready guidelines to encourage or require new developments to be built in a manner that accommodates future solar and EV charging station installations.
- II. Partner with a local financial institution to create a loan product to finance renewable energy installations targeted at businesses or residents.
- III. Work with the utility to develop a pilot battery storage program for residents and/or businesses in Keene.

## Electricity Pathway 3: Procure renewable energy to meet remaining electricity demand

The City recognizes that it will not be possible for all of the City’s electricity demand to be met by generating renewable energy locally by 2030. For a variety of reasons, not all residents, businesses, and organizations in Keene will be able to install renewable energy systems. In some instances, up-front costs and financing can be a barrier, and in other situations, the physical limitations of a site (e.g. lack of solar exposure) may limit opportunities for on-site renewable generation. However, there are a variety of options the City can pursue to provide the benefits of renewable energy to all residents, businesses, and other organizations in Keene, regardless of their ability to install renewable energy systems on their own property.

Priority implementation steps that fall within this pathway include the following:

- I. Establish a Community Power Program: Aggregate community load and purchase electricity from an alternate electricity supplier, while still receiving transmission and distribution service from Eversource.
- II. Virtual Power Purchase Agreements (VPPAs) by City: Enter into a long-term, fixed price contract for renewable energy from a specific project (i.e. agree to a contract for differences, or CfD). The renewable energy system developer sells the energy generated into the normal power market and uses the CfD as a hedge on the variable price of power.

## Electricity Pathway 4: Conduct ongoing advocacy and information sharing

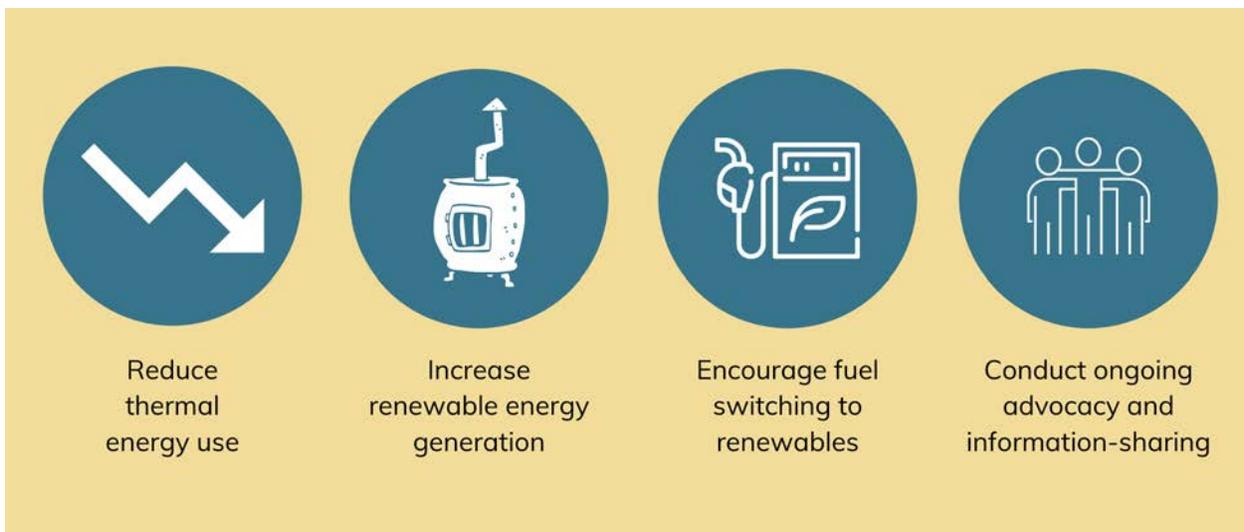
Renewable energy technologies, programs, and incentives are constantly changing and evolving over time. For residents and small businesses in particular, it can be challenging to parse out what opportunities exist at any given time, and which are most advantageous to pursue. The City should take an active role in providing resources and sharing information that is most relevant and useful for Keene residents and businesses. One way to do this would be to post information and resources in a central location, such as on a website that is periodically updated and maintained. Other opportunities include hosting workshops for residents, businesses, and other stakeholder groups (e.g. NHSaves “Button Up” weatherization workshops), partnering with local volunteers and organizations to run programs with a large educational component, such as “solarize” campaigns, and collaborating with local educational institutions and job training programs.

Achieving 100 percent clean and renewable energy will require action across all levels of government. In addition to education and resource sharing, the City should advocate for state and federal policies and programs that support energy efficiency and renewable energy in New Hampshire. The City has done this in past by expressing support for legislation that would benefit the City’s residents and businesses. For example, the City has expressed support for continuing New Hampshire’s participation in the Regional Greenhouse Gas Initiative (RGGI), and on a couple of occasions the City has submitted a letter of support for legislation that would have raised the individual project net metering cap in New Hampshire from one megawatt to 5 megawatts, which would have benefitted larger energy users in Keene. Additional opportunities in New Hampshire include strengthening the Renewable Portfolio Standard, allocating a greater share of RGGI funds to energy efficiency, and at the federal level, extending the investment tax credit (also known as the federal solar tax credit).

# THERMAL SECTOR

Achieving 100 percent renewable energy for all heating and cooling will require aggressive energy efficiency and weatherization paired with “beneficial electrification” – i.e. replacing fossil fuel-powered heating and cooling systems with more efficient electrical systems and other fossil fuel-free alternatives. Although 2050 is 30 years away, the average lifespan of a heating system (15-20 years) means that, in order to source 100 percent of all thermal energy from renewable sources by 2050, any new heating systems installed in 2040 or later should be electricity-based or run on renewable fuels. As fossil fuel heating systems come to the end of their useful life, it will be important to provide residents, businesses, and nonprofits with options and incentives to replace them with electric or renewable alternatives.

The two most consumed heating fuels in Keene are No. 2 heating oil and propane. Other heating fuels include electricity, wood (wood/pellet stoves & commercial-scale biomass), compressed natural gas (CNG), biofuel, and solar. There is also a geothermal heating system at the City’s public works complex located at 350 Marlboro Street.



## Pathway 1: Reduce thermal energy use for buildings in all sectors

Energy efficiency within the thermal sector can mainly be accomplished by weatherizing existing buildings, ensuring that new buildings are constructed with proper insulation, sealing, and ventilation, and by upgrading, replacing, or better controlling HVAC and hot water heating equipment so that they use less energy.

Priority implementation steps that fall within this pathway are listed below. These actions also fall within the Electricity Sector as they impact both thermal and electrical energy consumption.

- I. Adopt a voluntary “Home Energy Labeling” program for residences: Encourage energy efficiency disclosure for existing and new residential properties at the time a property is listed for sale or rent.
- II. Adopt a voluntary Benchmarking program: Encourage building owners of certain sizes or in certain districts to report energy use data to the City.
- III. Partner with existing weatherization programs to enhance public outreach and education, amplify impact, and increase capacity.

## Pathway 2: Increase local renewable energy generation and storage

There are already several examples of renewable thermal systems in Keene that use locally generated sources of renewable energy, such as solar thermal and geothermal systems. In addition, there are a number of wood stove and pellet stove systems as well as commercial-scale wood chip plants which may use wood-based biomass fuel sourced within New Hampshire or the New England region. For example, in 2017 Filtrine Manufacturing, a Keene-based manufacturer of water chilling and filtering systems, installed a 1 million BTU wood chip boiler. The company reports that this renewable thermal system reduced Filtrine’s reliance on heating oil by 90%.<sup>5</sup>

Priority implementation steps that fall within this pathway include the following:

- I. Commission a study to assess the potential for a renewable district heating system in Keene to understand what areas of the city would have the appropriate demand characteristics to justify a district energy system, as well as what local renewable sources are available and at what potential and likely cost.
  - A. Explore options for a renewable district heating and/or combined heat and power pilot project, including possible public-private partnerships, grants, and other funding opportunities.

## Pathway 3: Encourage fuel switching to renewable fuel sources

Fuel switching, such as replacing furnace and boiler heating systems with air source heat pumps (ductless and/or ducted), will be necessary in order to move away from Keene’s dependency on fossil fuels. Currently, heating oil and propane are the two most widely used heating fuels in Keene. However, some organizations in Keene have already switched to renewable fuel sources. For example, Keene State College switched its heating plant from heavy No. 6 oil to a biofuel made from recycled vegetable oil over a two-year period starting in 2016, and is now one of the New Hampshire’s largest generators of Thermal Renewable Energy Credits (T-RECs), using over 8,000,000 gallons of the biofuel each school year.

Priority implementation steps that fall within this pathway include the following:

- I. Host a renewable heating and cooling (RH&C) campaign (e.g. “Heatsmart” campaign). RH&C campaigns are a type of bulk purchasing program aimed at homeowners and small businesses. These campaigns encourage the installation of renewable thermal technologies for space heating and cooling or for hot water heating through targeted local out-reach efforts and, often, with bulk discount prices.

## Pathway 4: Conduct ongoing advocacy and education

As discussed under the Electricity Sector section, the renewable energy landscape is changeable and constantly evolving. The City should partner with local businesses, contractors, and installers to offer workshops and trainings on energy efficiency and renewable thermal technologies for residents and businesses. In the spirit of collaboration, the City should promote existing programs, such as New Hampshire Saves, and share information and resources related to energy efficiency and renewable thermal technologies in one central location. In addition, the City should track state and federal legislation and weigh in when opportunities arise to support renewable energy and energy efficiency programs, policies, regulations, and incentives.

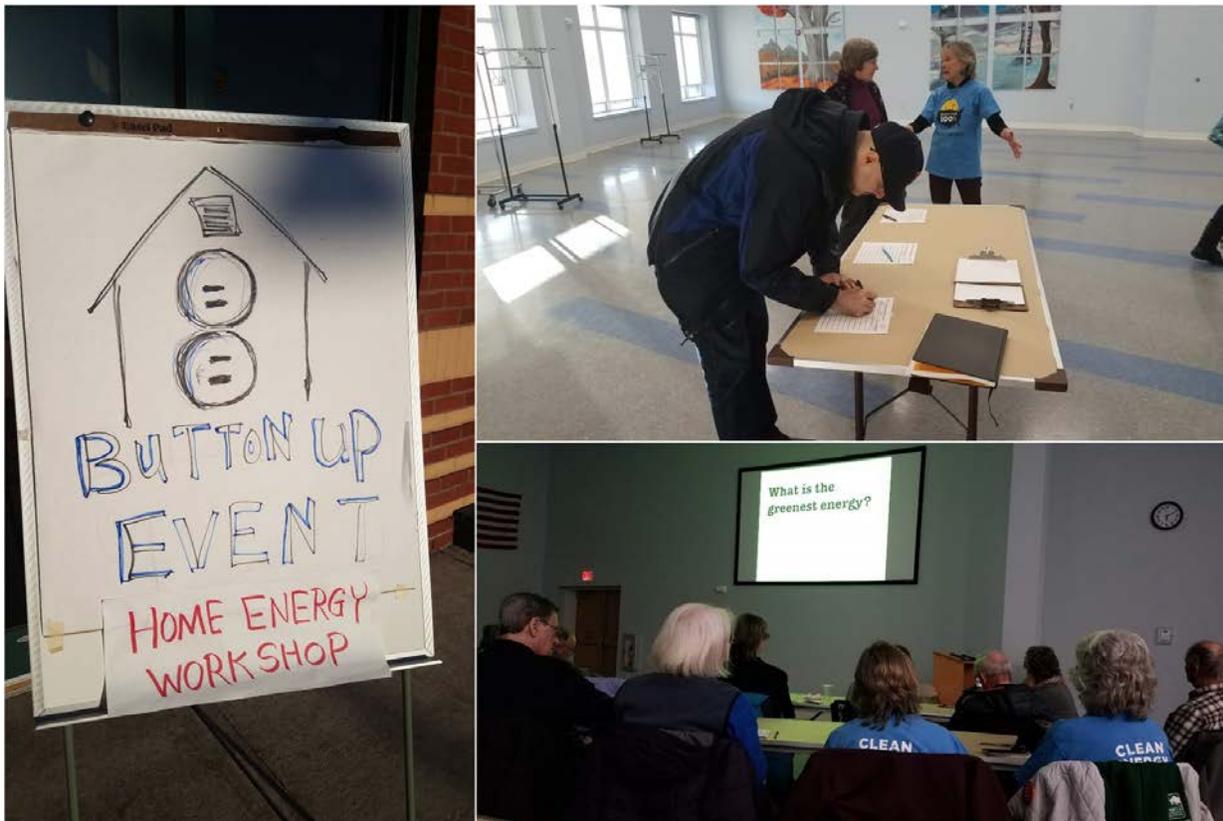


Figure 2.1. In 2019, the City's Energy & Climate Committee and the Clean Energy Team hosted a NHSaves "Button Up Workshop" to provide residents with home energy weatherization resources. Over 50 people attended this free workshop.

# TRANSPORTATION

The Transportation Sector currently relies heavily on fossil fuels. In 2015, ground transportation in Keene accounted for almost half (46%) of all greenhouse gas emissions. The majority of these emissions were generated by on-road gasoline use (84%) followed by on-road diesel use (16%). Only a small fraction, about 0.1%, were attributable to the City Express bus service and the Friendly Bus Service operated by Home, Healthcare, Hospice and Community Services (HCS).<sup>6</sup>

Vehicle emissions are generally a function of three variables: fuel carbon content, vehicle efficiency, and how much people drive (i.e. vehicle miles traveled, or VMT). At the national scale, gains in vehicle efficiency have been more than offset by increases in VMT. From 1990-2020, the US population grew by 32%, whereas VMT grew 51%.<sup>7</sup> According to the U.S. Environmental Protection Agency (EPA), over that same time period, transportation emissions increased about 23% despite overall increases in vehicle efficiency.<sup>8</sup> This trend suggests that the City should focus on reducing overall VMT and switching to carbon-free fuels in order to reach the City's goal to source 100% of all transportation energy consumption from renewable sources by 2050.



Reduce vehicle miles traveled

Accelerate shift to electric vehicles

Promote efficient growth patterns

Conduct ongoing advocacy and information-sharing

## Pathway 1: Reduce vehicle miles traveled

Enabling people to get around without a car can significantly reduce fossil fuel consumption while providing many co-benefits, such as reducing transportation costs, increasing physical activity, improving air quality, and providing access to jobs and other necessities for people who either cannot afford or choose not to own a car. Increasing transportation choices to encourage more walking, bicycling, and public transit use within City limits is a well-established goal in Keene. The 2010 Comprehensive Master Plan refers to this concept as a “park and walk community.”

Examples of strategies and actions that can help reduce VMT include improving public transportation access and service, improving walkability, and improving bikeability. These strategies encourage people to choose alternate modes of travel. In addition, land use strategies such as increasing density, promoting mixed uses, and increasing local and regional access to jobs can help reduce VMT by reducing trip distances and promoting carpooling and non-car travel modes. Land use strategies are discussed further under Pathway #3, “Promote Efficient Growth Patterns.”

Priority implementation strategies and actions that fall within this pathway include the following:

- I. Promote active transportation (walking, bicycling, and other “human-powered” transportation modes.
  - A. Incorporate the adopted City of Keene Complete Streets Design Guidelines (2015) into the City’s street standards for new streets, and develop Complete Streets standards for re-construction of existing streets.
- II. Promote intracity and intercity transit options.
  - A. Increase financial support for the City Express and Friendly Bus programs, and encourage HCS to expand services/routes.
  - B. Work with Southwest Region Planning Commission and other community partners to explore options for a multi-modal transportation center in Keene and promote intercity transit options.

**“Other alternatives should be explored to reduce fuel use by reducing vehicle miles traveled, such as rideshare programs, car-share programs, and the exploration of an official community Zip Car or Segway Safe program. All of these have potential to assist in moving people in a more economical, environmentally friendly way, which will assist in creating a sustainable community as well as highlighting Keene’s creative problem-solving mentality.”**

**–Keene Comprehensive Master Plan (2010)**

## Pathway 2: Accelerate the shift to EVs and other alternative fuel vehicles

Electric Vehicles (EVs) are becoming more widely available and affordable, and as a result, EV market adoption is expected to increase. The Bloomberg NEF “Electric Vehicle Outlook 2020” report predicts that 500 EV models will be available globally by 2022, and by 2040, over half of all passenger vehicles sold will be electric.<sup>9</sup> However, the long average lifetime of vehicles, which in 2019 was 11.8 years in the U.S., can lead to a significant lag between increases in EV sales and increases in the total number of EVs on the road.<sup>10</sup> For this reason, it is important to begin increasing the adoption of EVs now to ensure that a majority of passenger vehicles on the road in 2050 are EVs or other alternative vehicles that use renewable energy sources.

Priority implementation strategies and actions that fall within this pathway include the following:

- I. Install EV charging stations (level 2 and fast-charge) in on-street parking areas and in public parking lots or structures.
- II. Adopt solar PV and electric vehicle (EV) ready guidelines to encourage or require new developments to be built in a manner that accommodates future solar and EV charging station installations.
- III. Work with the Keene School District and local school bus company to encourage the switch to electric school buses. Explore “battery to grid” programs to increase financial viability of electric buses and improve the resilience of the electricity grid.



Figure 2.2. An EV was on display in Keene in August 2019 as part of the NH Department of Environmental Services Air Quality Day, an education event where residents got an opportunity to try out battery-powered lawn equipment and view an EV up close.

## Transportation Pathway 3: Promote efficient grown patterns

As discussed above under Pathway 1: Reduce Vehicle Miles Traveled, reducing driving could generate many public benefits in addition to reducing fossil fuel consumption, such as improving public health through improved air quality, better individual health due to increased exercise from walking and biking, increasing access and equity for low and moderate income people, and enhancing interactions within our communities. However, reducing VMT will require coordinated land use and transportation planning. Local land use policies have the potential to shape and rearrange the origins and destinations of travel and can either support or hinder accessibility and mobility. For example, allowing a mix of land uses, providing thoughtful parking requirements, and permitting an increase in land use densities can decrease distances between different destinations, leading to shorter trip distances, a blend of jobs and housing within a community, and an increase in alternative modes of transportation. On the flip side, local policies that separate out land uses, provide inflexible or high minimum parking requirements, and/or reduce density have the opposite effect and lead to car-dependent communities.

The City of Keene has already taken steps to promote a mixed-use, walkable environment in the downtown and surrounding neighborhoods. For example, there are no minimum parking requirements in the core of the downtown, and as part of the Land Development Code project, the City is considering expanding the area where there are no parking minimums, allowing for shared parking and offsite parking arrangements, and offering parking reductions on a case-by-case basis. The City is also in the process of exploring form-based zoning in Downtown Keene in order to ensure that future development is compatible with historic development patterns and continues to foster a pedestrian-friendly environment, and for many years, the City has promoted a context-sensitive approach to street design through the implementation of a complete streets program. The City should continue to coordinate land use and transportation planning, and prioritize local policies that promote efficient growth patterns.



## Pathway 4: Conduct ongoing advocacy and information-sharing

Although there are many actions the City can take to work towards increasing the share of renewable energy within the transportation sector, the City cannot get there on its own without state and federal action to support EVs, public transportation, and other alternative transportation modes. In addition, the City will need to prioritize education and sharing information and resources in order to help residents and fleet managers make informed choices about transportation mode choices and alternative vehicle adoption.

Priority implementation strategies and actions that fall within this pathway include the following:

- I.** Advocate for more funding at the state and federal levels for transportation, including funding for transit and “alternative” transportation options (in addition to funding to maintain / repair bridges, roads, and other infrastructure development and maintenance).
- II.** Advocate for state allocation of funding through the federal Transportation Alternatives Program for “non-infrastructure” Safe Routes to School projects (Education, Encouragement, and Evaluation programs).
- III.** Advocate for state-level policies, programs, and incentives for electric vehicles and other alternative vehicle technologies.
- IV.** Inform community members about the environmental, public health, and social benefits of public transportation and active transportation.
- V.** Promote EVs through education and marketing campaigns. For example, “drive electric” events can be leveraged as opportunities to educate Keene residents about the benefits of EVs as well as existing rebate programs and incentives to reduce costs of buying EVs.

## Endnotes

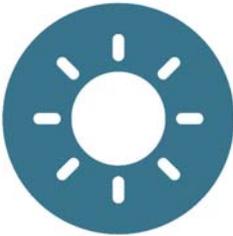
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- 3 Eversource. Interconnected PV in Keene, New Hampshire. (Accessed April 24, 2020).
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- 6 City of Keene 1995-2015 Greenhouse Gas Emissions Inventory. 2018.
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# CHAPTER 3 | ENERGY SNAPSHOT



## Overview

This chapter provides a snapshot of energy use and trends in Keene for calendar year 2019. The electricity baseline, which was prepared by the Cadmus Group, provides an estimate of total electricity consumption for all electricity accounts across the City using Keene-specific data provided by the local utility. In addition, the Cadmus Team developed a business as usual estimate of the projected 2030 electricity supply mix, assuming no further action from the City is taken between now and 2030.



The thermal sector baseline relies heavily on City Assessing data and average energy consumption data from the US Energy Information Administration scaled down to the local level. This baseline involves a number of assumptions in order to provide an estimate of energy consumption for the two most commonly used heating fuels in Keene, No. 2 heating oil and propane. It also provides information about the primary fuel types used for space heating and cooling in Keene by total building area (in square feet).



The transportation sector baseline does not attempt to estimate the amount of energy consumed or the percent energy that comes from renewable sources; however, it does provide information about indirect indicators that can be used to track progress towards the transportation energy goal, such as the number of EVs registered in Keene and transportation mode share.

It will be important for the City to continue to improve these estimates and seek and collect more accurate and reliable sources of data over time in order to accurately track its progress toward its energy goals, particularly for the thermal and transportation sectors.

# 2019 ELECTRICITY BASELINE

## Introduction

The electricity sector includes all electricity consumed in Keene, including electricity consumed by residential, commercial, municipal, and industrial/manufacturing accounts. The electricity baseline was prepared by the City's consultant, The Cadmus Group, in order to understand the starting point of electricity consumption within the City and the mix of generation resources producing the consumed electricity. The baseline draws from a combination of available state-level data, Keene-specific utility data provided by Eversource, and insights provided by the current regulatory landscape to estimate an electricity baseline for the City. As part of the baseline analysis, the Cadmus Team also developed a business as usual estimate of the projected 2030 electricity supply mix, assuming no further action from the City is taken between now and 2030. This analysis allows Keene to better understand the gap between the business as usual projection and the City's target of 100% renewable electricity by 2030.

## Electricity Consumption in Keene

In 2019, electricity accounts across the City of Keene consumed over 222 gigawatt-hours of electricity. On average, in 2019, a residential account used 4,089 kWh of electricity, a commercial account used 69,478 kWh, and a manufacturing/industrial facility used 28,930 kWh of electricity. It is important to note that industrial accounts are those that manufacturing/industrial accounts by the Eversource definition are those accounts whose demand exceeds 1,000 kW. All other manufacturing/industrial accounts are combined with commercial accounts.

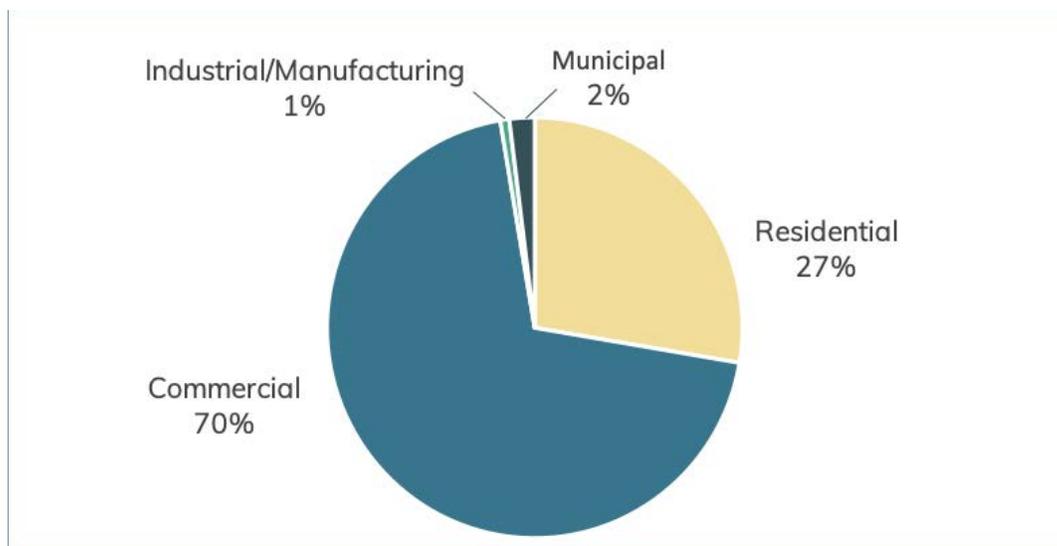


Figure 3.1. Electricity Consumption by Sector 2019

The commercial sector was the largest consumer of electricity, accounting for 70% of total community usage. Residential accounts made up 27% of usage in 2019, while municipal and industrial/manufacturing accounts made up the remaining 3% of electricity consumption in Keene (see Figure 3.1).<sup>1</sup>

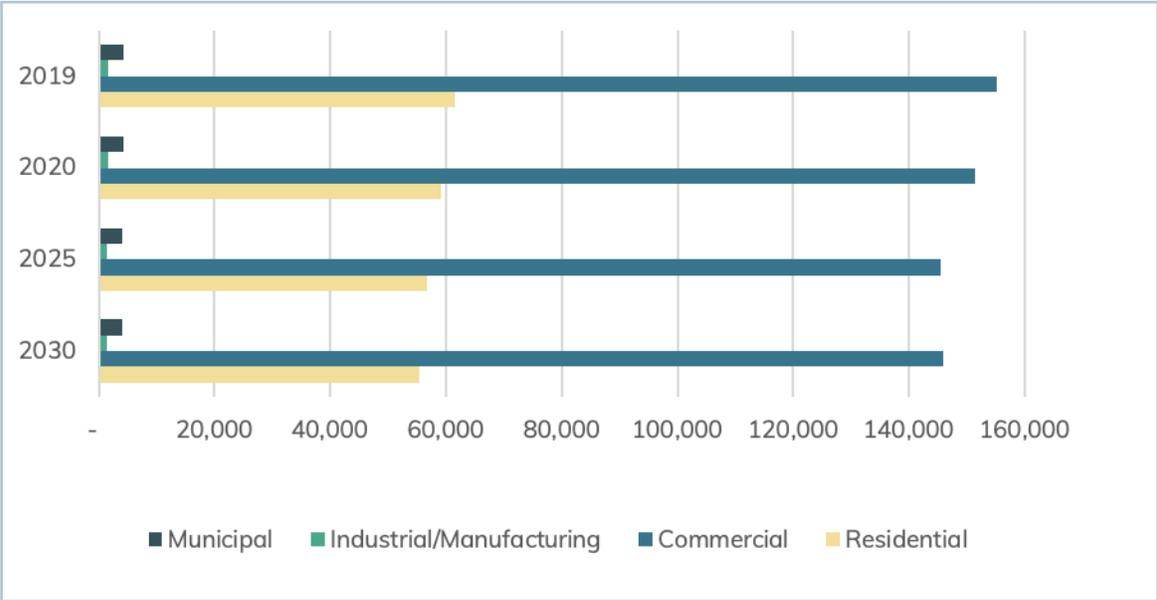


Figure 3.2. Estimated Changes to Electricity Consumption in Keene (MWh)

Over time, consumption is expected to shift due to the impacts of population growth and the increasing effectiveness of energy efficiency. In 2030, 78,315 people are expected to live in Cheshire County, representing an overall growth of 1.25% from 2015.<sup>2</sup> Factoring in both energy efficiency<sup>3</sup> and population growth, it is estimated that overall electricity consumption will decrease by approximately 7% by 2030. However, this analysis does not consider new potential sources of load growth through building electrification, electric vehicle infrastructure, or new capital assets that could drive demand.

## Renewable Energy in Keene

Currently, there are a number of systems in Keene that generate renewable electricity. Keene is home to a micro-hydropower system of 90 kW and over 3,300 kW of installed solar photovoltaic (PV) capacity across local homes and businesses.

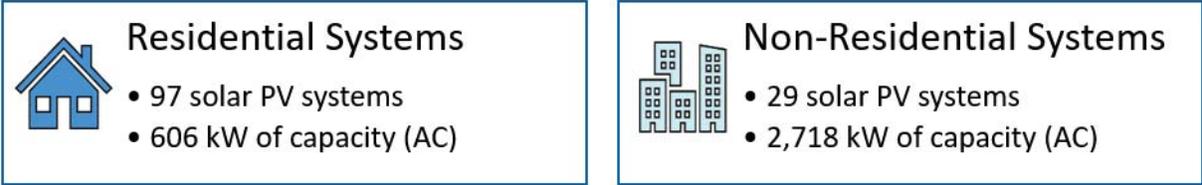


Figure 3.3. Interconnected Solar PV in Keene<sup>4</sup>

Figure 3.3 only includes interconnected systems and does not include off-grid systems within Keene. While distributed generation penetration is expected to grow over time, the 2030 forecast conservatively assumes the number of local renewable energy installations will stay constant over time.

## New Hampshire Energy Supply Mix

The local utility, Eversource, has divested its generation assets and relies on the New England Power Pool (NEPOOL<sup>5</sup>) and local energy generation to meet its customer demand for electricity and RPS requirements. The RPS ratchets up the renewable energy requirements every year. By 2025, in order to comply with the RPS, 25.2% of all electricity provided by Eversource will need to be generated using renewable sources. Currently, the RPS is projected to stay constant at 25.2% in 2025 and thereafter. The 2030 forecast conservatively assumes that the percentage of renewable generation mandated by the RPS will not increase after 2025.

Conservatively, the default electricity supply provided by Eversource will need to comply with the RPS. In actuality, the electricity supply that Eversource purchases may exceed this requirement. Eversource interacts heavily with the New England Power Pool (NEPOOL) to source electricity supply. In 2019, the New England-based generation that feeds into the NEPOOL to serve the electricity load was 20.12% renewable, up from 18.3% renewable in 2018.<sup>6</sup> While the regional 2019 level of 20.12% renewable supply exceeded the New Hampshire 2019 RPS requirement of 19.70%, the conservative RPS projections were the foundation of the Keene electricity baseline analysis. As Eversource’s default supply changes periodically, the RPS provides a conservative baseline for understanding renewable and non-renewable supply over time, assuming the electric utility is compliant.

Generation Type	Natural Gas	Nuclear	Coal	Oil	Hydro	Refuse/ Other	Wind	Wood	Solar	All Renewables
Capacity (MW)	16,563	4,025	917	7,139	3,393	462	415	503	440	5,213
Net Energy for Load (GWh)	39,725	25,182	369	117	7,305	2,895	2,794	2,004	1,474	16,472
% of Total Generation	48.5%	30.8%	0.45%	0.14%	8.9%	3.5%	3.4%	2.4%	1.8%	20.1%

Table 3.1. NEPOOL Generation Sector 2019<sup>7</sup>

As of 2019, the regional grid relies heavily on natural gas (48.5% of total generation) and nuclear (30.8%), despite the recent closures of nuclear plants across the region, including the 2014 closure of Vermont Yankee Nuclear Power Plant in Vermont and the 2019 closure of the Pilgrim Nuclear Power Plant in Massachusetts. Renewable energy resources, including hydropower, refuse, wind, wood, solar, and other renewables sources made up a combined 20.1% of total regional generation.

### A Note on Competitive Suppliers

In New Hampshire, customers have the option between default electricity supply from the utility and choosing supply from a competitive supplier. In both scenarios, electricity is still delivered to customers through the electric utility's transmission and distribution grid. In 2018, Eversource noted that 42% of customer load in New Hampshire was served through default service, while 58% of customer load had migrated to competitive energy suppliers. Competitive suppliers are still subject to the state's RPS, but may offer products to customers that exceed this requirement by offering contracts with higher renewable energy mixes than the default service from the utility. Competitive supplier contracts are typically short-term (12-36 months) and can offer fixed or variable pricing to customers for their electricity.<sup>8</sup> In 2020, the City of Keene entered into two competitive supply agreements for 100% renewable electricity for all but one of its municipal facilities. One contract is subject to a one-year term, and the other is two years. The New Hampshire Public Utilities Commission does not regulate the prices offered by competitive suppliers. However, it does provide questions that consumers should ask competitive suppliers while assessing options.<sup>9</sup>

## What this means for 2030

Overall, the business as usual case conservatively estimates that electricity consumption in the City of Keene will be 27% renewable by 2030. The baseline points to a steady increase in renewable electricity supply, largely driven by RPS compliance. Despite population growth, electricity consumption is anticipated to decrease slightly, driven primarily by expected energy efficiency improvements.

Sector	Energy Type	Consumption 2019* (MWh)	Consumption 2030 (MWh)
Residential	Renewable	12,137	13,945
	Non-Renewable	49,471	41,393
Commercial	Renewable	30,563	36,781
	Non-Renewable	124,580	109,176
Industrial / Manufacturing	Renewable	308	370
	Non-Renewable	1,254	1,099
Municipal	Renewable	860	4,109
	Non-Renewable	3,507	0

Table 3.2: Electricity Consumption by Sector. \*Note: The 2019 consumption figures for renewable energy are based on the 2019 NH RPS requirement of 19.70%, to be consistent with the 2030 forecast. The actual renewable energy content in 2019 was 20.1%.

This baseline assumes that the City continues sourcing 100% renewable electricity for its municipal accounts through 2030 from competitive supply agreements. If the municipality chooses not to extend these agreements and default back to the utility supply, then the overall community renewable electricity mix is expected to decrease slightly.

In 2030, it is estimated that the commercial and residential sectors will be the largest consumers of electricity (71% and 27% of electricity consumption, respectively), but that a larger proportion will be sourced from renewable energy due to the RPS. Without further action, it is estimated that the City will achieve 26.7% of its 100% renewable electricity target by 2030.

# 2019 THERMAL BASELINE

## Overview

The Thermal Sector includes all energy except electrical energy used to heat and cool buildings located in Keene. Electrical energy used to heat and cool is already accounted for within the electricity baseline. Information about heating and cooling systems, as well as the area of buildings, was derived from data provided by the City Assessing Department, and thermal energy consumption was estimated using energy intensity figures and average consumption data for residential and commercial properties from the Energy Information Administration.

The Thermal Sector is divided into three types of buildings: Residential, Commercial, and Public / Non-profit.



		
<b>Residential</b>	<b>Commercial</b>	<b>Public/Non-profit</b>
<ul style="list-style-type: none"><li>• Single family homes</li><li>• Two family homes</li><li>• Multi-family buildings</li><li>• Apartments</li><li>• Senior living facilities</li><li>• Group homes</li><li>• College dorms</li></ul>	<ul style="list-style-type: none"><li>• Buildings used for running a commercial or industrial business</li></ul>	<ul style="list-style-type: none"><li>• Charitable organizations</li><li>• Local, state and federal government uses</li><li>• Higher education</li><li>• Public schools</li></ul>

## Data Limitations and Assumptions

The data obtained from the City Assessing Department provides information about the area (in square feet) of livable space by building type, as well as the type of heating or cooling system for each building and heat fuel type. There are several limitations to this data, including gaps in the data (fields not filled in), changes over time in how data is recorded by the Assessing Department, and the frequency with which the data about heating systems and heat fuel is updated. In addition, the data from the City Assessing Department only includes the primary heat source for each building, and does not include secondary heat sources such as wood stoves or pellet stoves. In the case where a home is heated primarily

by a wood stove or pellet stove and there is a back-up heating system for emergencies, the back-up system is typically recorded in the Assessing data and not the wood or pellet stove. Therefore, this baseline is likely to underestimate the amount of biomass consumed in Keene, while over-estimating the amount of heating fuel (heating oil and propane). In addition, in many instances the fuel type field is indicated as “typical,” which means that the fuel type is unknown. This is especially true for commercial buildings and buildings in the “public/nonprofit” category.

## Fuels used for Space Heating and Cooling in Keene

There are a variety of fuels used for space heating in Keene. Figure 4 provides an overview of the total building area that is heated (in square feet), broken down by fuel type and by building category (residential, commercial, and public/nonprofit). Figure 5 shows the percent of total building area that is heated by fuel type. Number 2 heating oil is the most widely used heating fuel, followed by propane and piped propane (propane and air mix), electricity, wood, and solar. About 19% of all heated building space, corresponding to 102 buildings, is heated by an unknown fuel type.

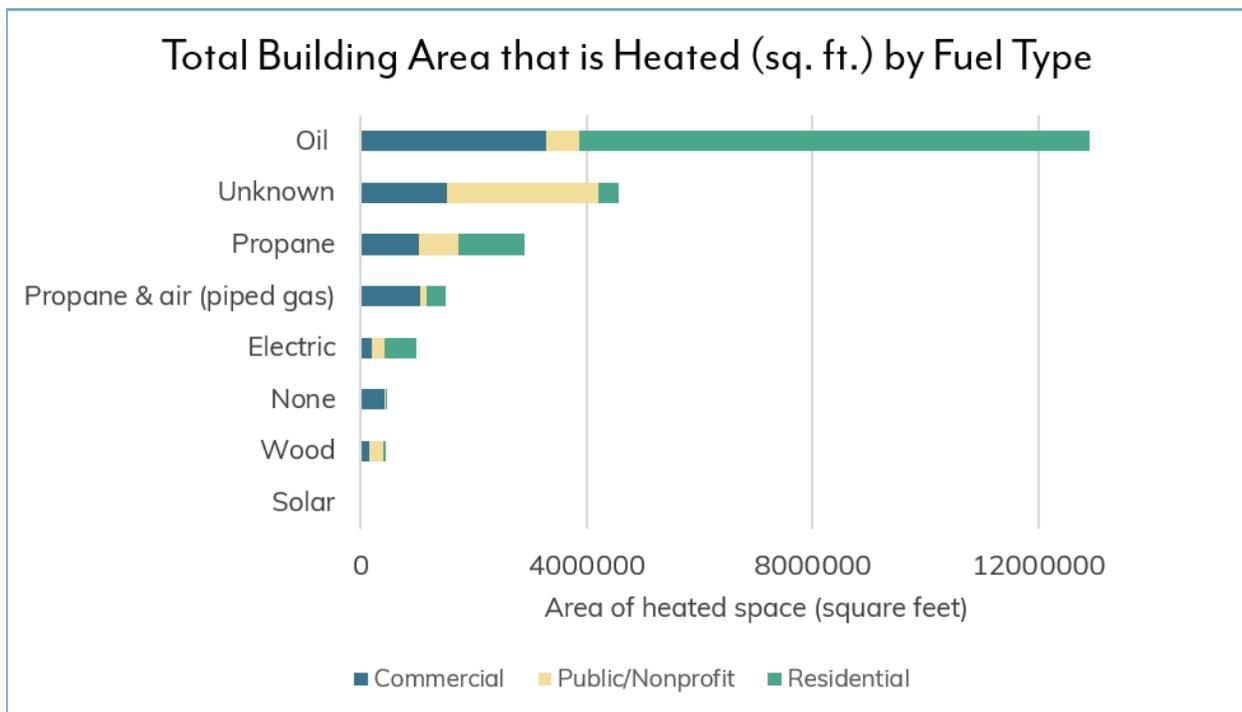


Figure 3.4. Total building area that is heating, in square feet, by fuel type and by building category (residential use, commercial use, or public/nonprofit use).

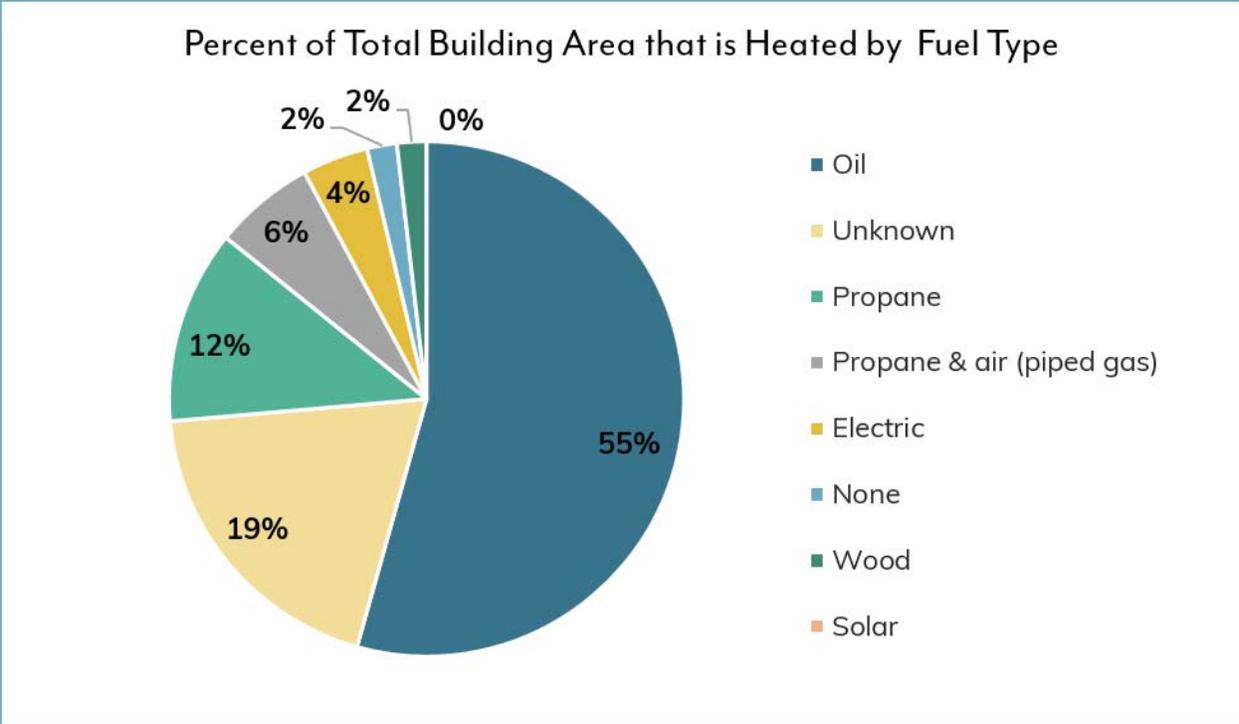


Figure 3.5. Percent of total building area in Keene that is heated, by fuel type.

There are examples of renewable thermal systems in Keene, including (but not limited to) a geothermal heating system at the City of Keene Public Works building, a biofuel plant that uses recycled vegetable oil to heat the Keene State College campus, a wood chip heating plant at the Keene Middle School, and wood chip boiler at Filtrine Manufacturing. Natural gas is not widely available in Keene; however, there are a limited number of buildings located in the Monadnock Marketplace development (about 5% of commercial space) that are heated by compressed natural gas (CNG).

## Fuel Costs and Vulnerability

In general, while the weekly residential heat oil and propane prices in New Hampshire have not increased significantly in the last 15 years, the price of propane and oil have been unpredictable and subject to spikes in the winter months when demand and need are highest (Figure 3.6). In addition, while costs have not increased significantly, average fuel costs in New Hampshire are consistently higher when compared to the rest of the country (Figure 3.7). High average fuel costs, in combination with price variability of the two most consumed fuels in the city, puts many Keene residents in a vulnerable place to meet their winter heating needs, cooking needs, and other critical building costs during high-demand months.

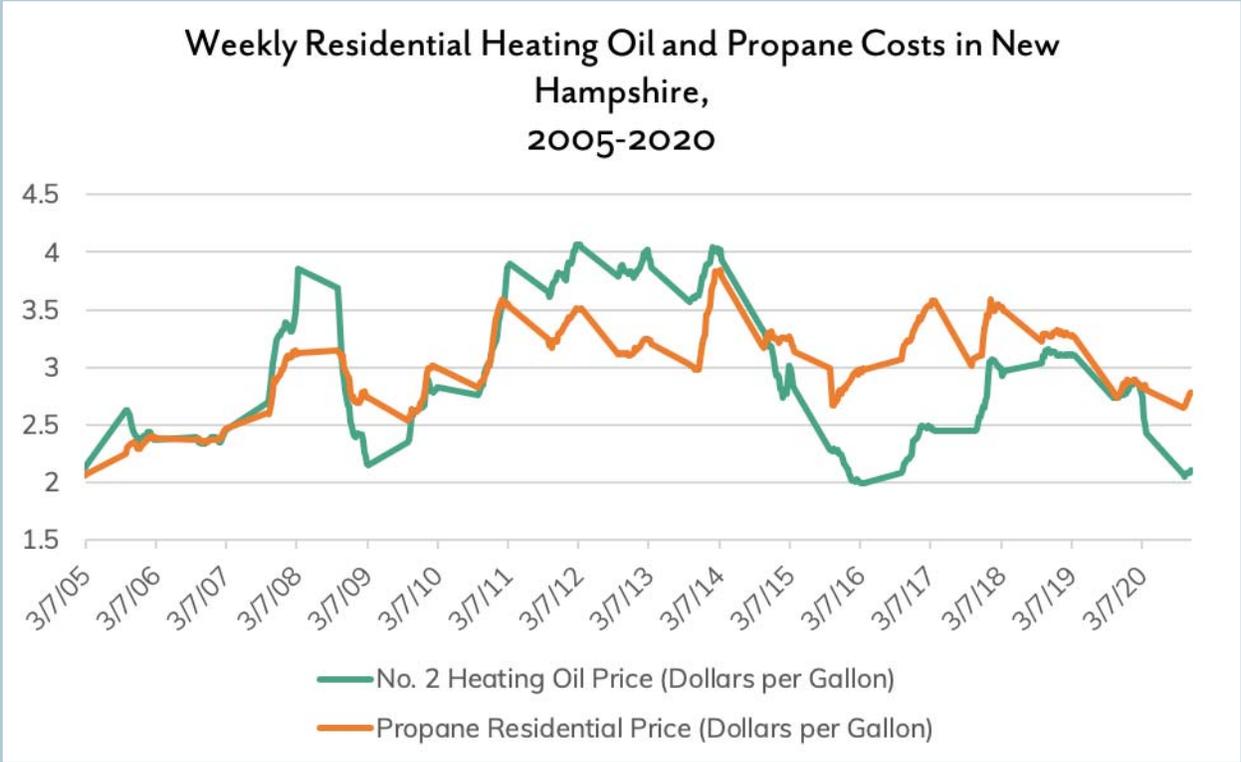


Figure 3.6. Weekly Residential Heating oil and Propane costs for October-March, 2005-2020<sup>10</sup>

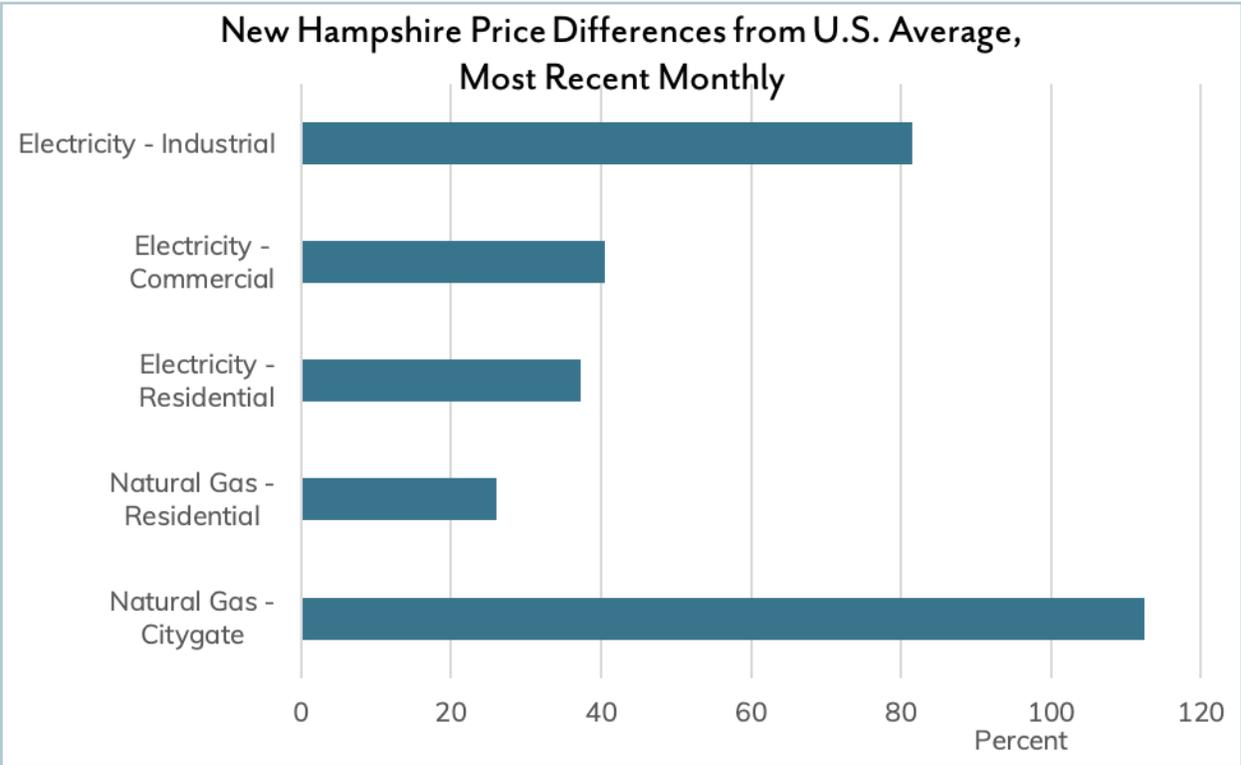


Figure 3.7. Percent above US-average that NH Hampshire residents pay for building costs in January 2020.<sup>11</sup>

## Estimated Fuel Consumption in Keene

While the City’s Assessing data provides some information about the type of heating system and primary fuel type by building, it does not provide information about the amount of fuel used to heat and cool buildings in Keene. In order to estimate the amount of fuel consumed for space heating, average New England and Cold Climate consumption figures were used from the US Energy Information Administration (US EIA) and scaled to best match Keene building data.<sup>12</sup> Because electricity consumed for space and water heating and electricity for plug load cannot be separated, this analysis considers only the two most used heat fuels in Keene: No. 2 heating oil and propane. Electricity energy consumption for space heating and cooling is captured within the 2019 electricity baseline data.

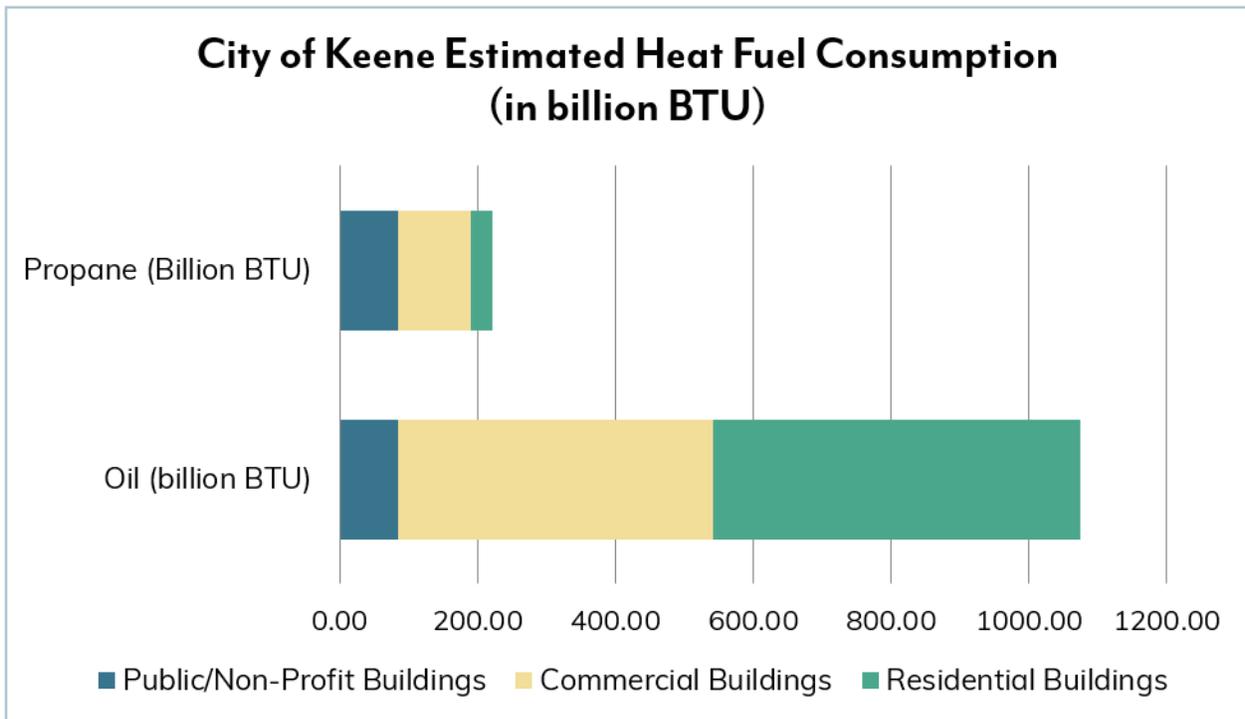


Figure 3.8. Estimated heat fuel consumption (billion BTU) for propane and number 2 heating oil in Keene.

Heating Fuel Consumption Estimates	Oil (billion BTU)	Propane (Billion BTU)
Public/Non-Profit Buildings	85.24	84.95
Commercial Buildings	455.62	105.31
Residential Buildings	534.85	30.44
Total	1075.71	220.69

Table 3.3. Annual heating fuel consumption estimates for buildings in Keene, in billion BTU.

Two methods were used to estimate Keene’s heat fuel consumption for propane and oil. For residential buildings, US EIA data for Average Site Energy Consumption in the Northeast US, recorded in million BTU per household by fuel type, was applied to local figures for Keene. For each fuel – propane and oil in this case – the US EIA provides an average consumption

figure for the following sub-units: single family home attached, single family home detached, multi-family home 2-4 units, multi-family home 5+ units, and manufactured (mobile) homes. Using the assessing data from the City of Keene, the number of households in a given sub-sector were multiplied by the average site consumption per household figure. This includes each residential unit, for example 2-units in a 2 family home, 9 units in a 9-occupancy apartment building, and so on. Each sub-sector total was then combined to approximate total residential energy consumption: 534.85 billion BTU for Oil and 30.44 billion BTU for Propane.

For Commercial and Public/Non-Profit buildings, heat fuel consumption was estimated based on US EIA energy intensity figures (thousand BTU/square foot) for New England (very cold/cold climate designation). The US EIA estimates that the energy intensity for the sum of major fossil fuels in a commercial building is 86.1 thousand BTU/square foot. The EIA also provides specific energy intensity figures for propane (88 thousand BTU/square foot) and fuel oil (115 thousand BTU/square foot). These figures were multiplied by the total area of heated space for each fuel type to estimate fuel consumption in buildings used for a commercial or public/nonprofit purpose.

These energy consumption estimates can be better understood when they are converted from billion BTUs to “native” energy units. Based on average consumption, Keene buildings consume an estimated 221 billion BTUs of propane and 1,076 billion BTUs of Oil per year. Using the US EIA conversion table<sup>13</sup> that equates to:

	BTU consumption	Conversion ratio (US EIA)	Total consumption/year
Propane	221 billion BTUs	1 gallon of propane = 91,333 Btu	2.4 million gallons of propane
Oil	1,076 billion BTUs	1 gallon of heating oil = 138,500 Btu	7.8 million gallons of heating oil

Table 3.4. Estimated annual heat fuel consumption in Keene for propane and number 2 heating oil.

# 2019 TRANSPORTATION BASELINE

## Introduction

The Transportation Sector includes the movement of people and goods within, into, and out of Keene. For the purposes of measuring and tracking progress towards the 2050 Transportation Sector goal, the scope of the baseline metrics is limited to ground transportation of Keene residents. However, the City recognizes that non-residents visiting or working in Keene likely account for a large proportion of the travel that occurs within the City limits. As such, the transportation strategies in this plan are intended to have a broader impact.

The transportation baseline considers how residents choose to get around (transportation mode choice), the types of vehicles residents choose to buy or lease, and the infrastructure and systems in place to support different transportation modes (cars, buses, bicycles, walking, etc.). How people choose to travel directly translates into fossil fuels consumed (or not consumed) and the host of local and global environmental impacts that result from our reliance on combustion fuels.

## Vehicles Registered in Keene

According to data from the New Hampshire Department of Environmental Services, there were 19,911 registered vehicles in Keene as of December 2019, or about 2.1 vehicles for every household and approximately 1 vehicle for every adult age 16 or older. Of these, 92% were light-duty conventional vehicles with internal combustion engines (ICE), 6% were heavy-duty conventional vehicles, 1% (222) vehicles were registered as hybrid electric vehicles (HEVs), 1% were registered as plug-in hybrid electric vehicles (PHEVs), and less than 1% (15 vehicles) were registered as all-electric vehicles (AEVs).

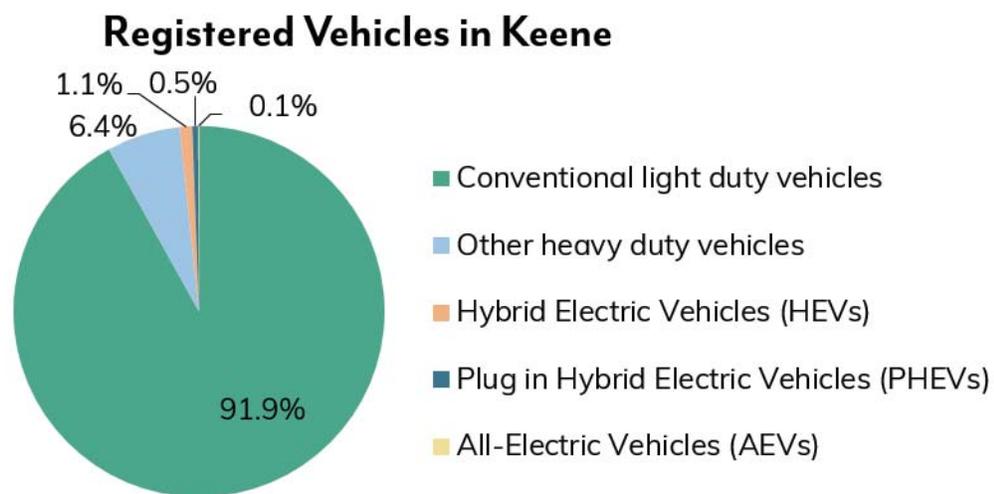


Figure 3.9. Percent total registered vehicles in Keene by vehicle type as of December 2019.

Conventional and Electric Vehicle Designation: An Overview			
Conventional Passenger Car	Hybrid Electric Vehicle (HEV)	Plug-in Hybrid Electric Vehicle (PHEV)	All Electric Vehicle (AEV)
Conventional passenger cars are motor vehicles with internal combustion engines. This includes gasoline, diesel, and flex (ethanol capable) vehicles.	Hybrid electric vehicles (HEVs) are powered by an internal combustion engine and an electric motor. Batteries can be charged by the internal combustion engine or through regenerative braking, but not by an outside electric power source.	Plug-in hybrid electric vehicles (PHEVs) use batteries to power an electric motor and use another fuel, such as gasoline or diesel, to power an internal combustion engine or other propulsion source. Batteries can be charged by an outside electric power source, by the internal combustion engine, or through regenerative braking.	All-electric vehicles (AEVs) operate on electricity alone using batteries charged by an outside electric power source. They include battery electric vehicles (BEVs) and fuel cell electric vehicles (FCEVs).

## How Residents Choose to Travel

Information about how people commute, or transportation mode share (TMS), indicates that the majority of Keene residents prefer using a personal motor vehicle to get to and from work or school. According to Transportation Mode Share data from the American Community Survey in 2017, 73 percent of survey respondents drove alone for their commute, 8 percent carpooled, 0.2% used public transit, 7% walked, 9% worked from home, and 4% selected “other” (see Figure 10).<sup>14</sup> This data does not include how people choose to travel for other types of trips, such as shopping or recreational trips. However, it is reasonable to assume that the majority of trips made by residents in Keene are made using a personal motor vehicle due to several factors, including long distances that people may need to travel to get to their destination, the lack of alternative transportation options outside of Keene, the convenience of personal vehicles as compared to other options, and climate/weather conditions.

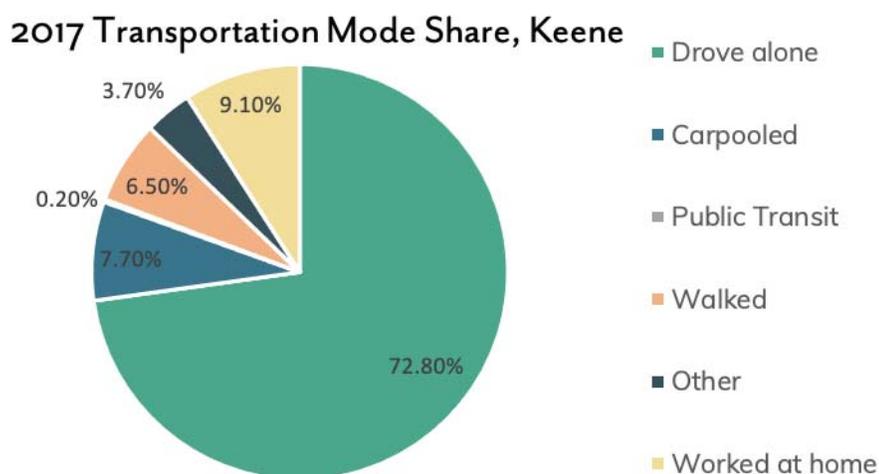


Figure 3.10. Transportation Mode Share among workers age 16+ (data source: American Community Survey, 2017)

## Public Transportation Options

Keene is currently home to one fixed-route bus system, the City Express Bus, as well as a demand-response bus designated to meet the needs of people aged 60 or older, the Friendly Bus. During the academic school year, the Keene State Campus Community Shuttle bus is also available for Keene resident use. The City Express Bus, campus shuttle, and the Friendly Bus are operated by Home, Healthcare, Hospice and Community Services of Southwestern New Hampshire (HCS). The City Express service has two operating bus lines which run outside of typical work hours. Both lines operate Monday through Friday, starting at 8:00 am and finishing at either 4:09 pm or 5:04 pm. Both routes originate and terminate at the Keene Transportation Center, and a bus runs once every hour for each line. While there are 39 set bus stops along the two lines, the bus can be hailed or stopped at the rider's request as long as it is on the bus path.<sup>15</sup> Given these factors, ridership is estimated by the 2018 American Community Survey as 27 (+/-32) people per day,<sup>16</sup> and HCS reports an average of 72 riders per day, with some fluctuation due to whether or not Keene State College is in session.

Two Greyhound Bus routes provide service in Keene, heading either north to beyond White River Junction or south to Springfield, MA. According to Southwest Region Planning Commission (SWRPC), the average ridership for both of those lines is about 5 riders getting on and 5 riders getting off the bus each day.

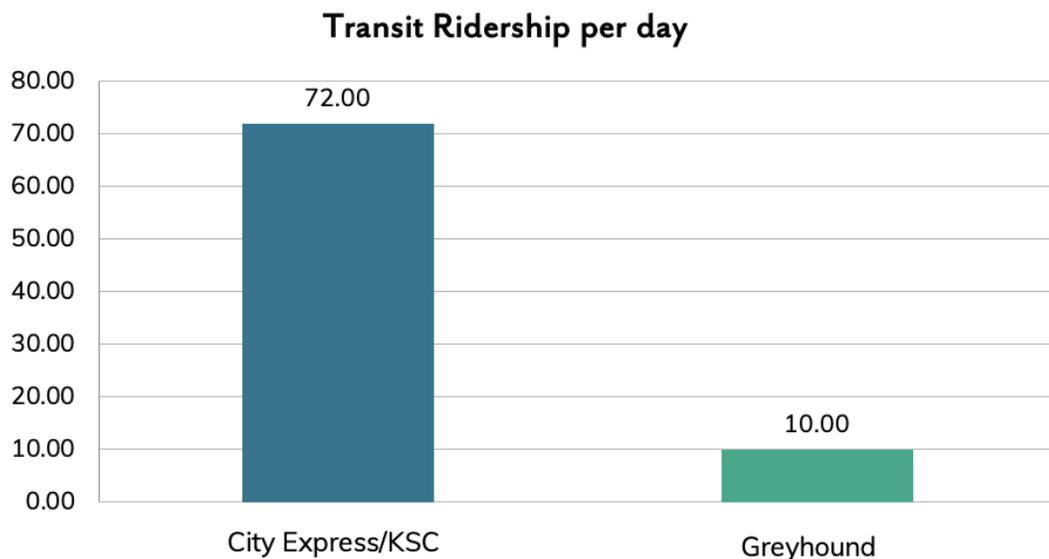


Figure 3.11. Average transit ridership per day in Keene, NH

## Transportation Infrastructure

### Roundabouts

As a way to reduce vehicle delay time and improve the flow and safety of traffic, the City of Keene and NH Department of Transportation have installed six roundabouts throughout the city at busy intersections where traffic delay, congestion, and/or safety issues were identified. Roundabouts are circular intersections where entering traffic yields to traffic

in the circle. Design features, such as a smaller diameter and splitter islands, slow traffic speeds. Because they reduce idle time and improve traffic flow, the replacement of a failing signalized intersection with a roundabout has been shown to reduce fuel consumption and emissions.<sup>17</sup> As of October 2020, Keene had 6 roundabouts and 20 signalized intersections, with an additional two roundabouts planned for construction on Winchester Street in 2021.

**Pedestrian, Bike and Transit Miles**

Infrastructure such as sidewalks, marked crosswalks, bicycle lanes, bicycle boxes, and other supportive infrastructure for pedestrians and bicyclists improves safety and helps promote “human-powered” transportation modes that do not rely on fossil fuels. As of October 2020, the City maintains over 54 miles of pedestrian sidewalks year-round, 3.75 miles of bicycle lanes, and 2.92 miles of shared bicycle lanes. In addition, there are over 13 miles of multi-use trails within the City limits, and over 41 miles of fixed bus routes.



Figure 3.12. Image of a painted "bicycle box" on Central Square in Keene.

The City has installed 15 enhanced pedestrian crossings in locations where traffic speed, traffic volume, or proximity to a grade school or other destination for pedestrians warrants increased safety measures. An example is the two crosswalks on Winchester Street near its eastern terminus, where high volumes of student foot traffic led to the installation of raised crosswalks with automated flashing lights to increase the visibility of pedestrians and slow motorized traffic. In 2017, the City installed “Bicycle Boxes,” or painted areas where bicyclists can queue at an intersection, in order to increase the visibility and safety of people riding bicycles as they enter the busy Central Square intersection (see Figure 3.12).

Figure 3.13 on the next page depicts a map of bicycle infrastructure in downtown Keene, which includes in-street shared lane markings (sharrows) and bicycle lanes, as well as off-street multiuse rail trails. Table 3.5, below, includes counts for the number of bicycle boxes, enhanced pedestrian crossings, road/trail crossings, and bus stops in Keene as of October 2020.

Type of Infrastructure	Count
Bicycle Boxes	2
Enhanced pedestrian crossings	15
Road crossings for multiuse trails/paths	32
Bus stops	39

Table 3.5. Selected bicycle, pedestrian, and transit infrastructure counts in Keene

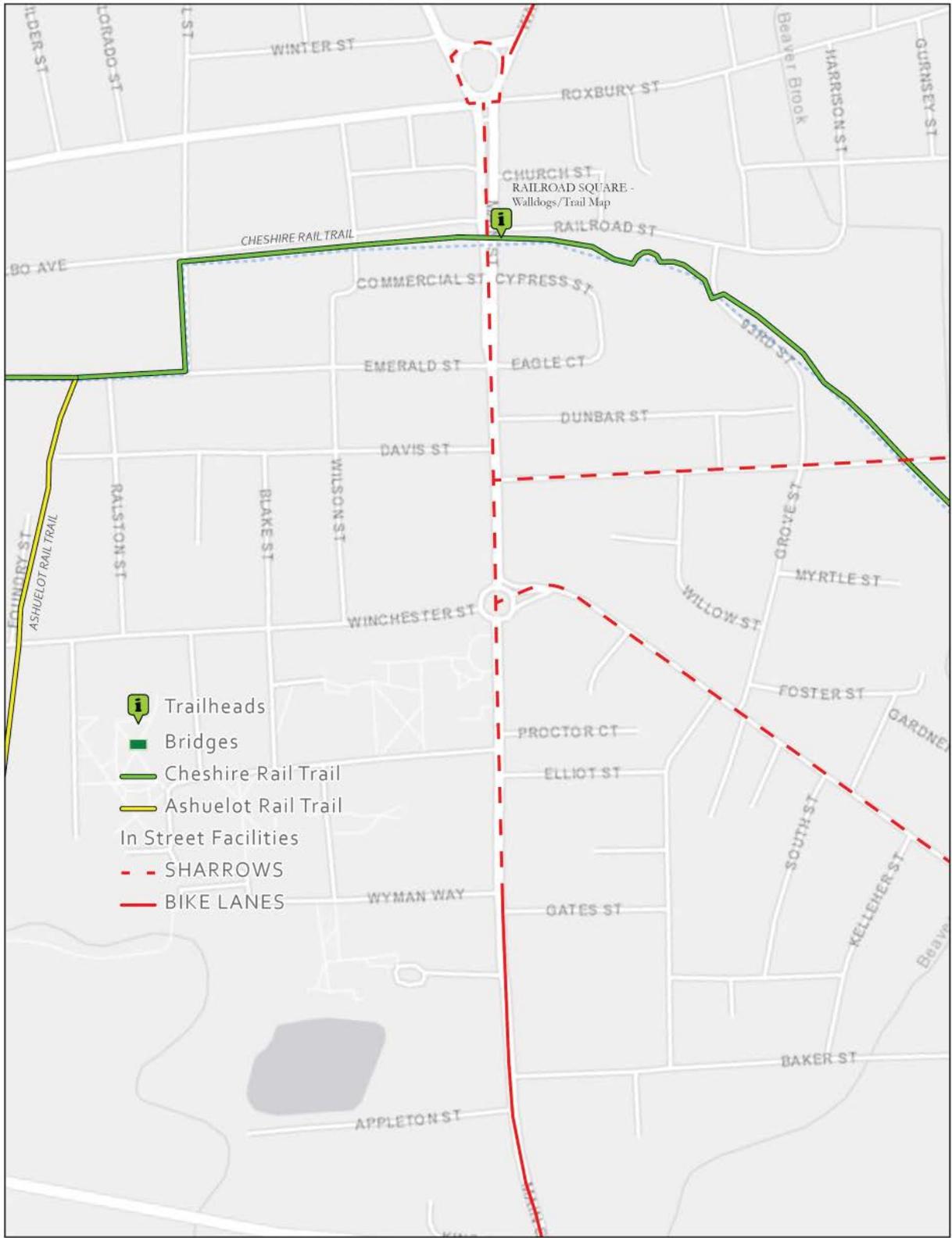


Figure 3.13. A map of bicycle infrastructure in Downtown Keene.

## EV Charging Infrastructure

There are 3 charging locations within the City of Keene, including two “Level 2” charging ports in the Commercial Street parking lot (available for a parking fee of \$1.49/hour), two “Level 2” charging ports at the Fairfield Kia Dealership, and one “Level 2” charging port at the Antioch University New England campus. There are no DC fast charge stations (“Level 3” charging stations) in Keene. However, within 20-30 miles of Keene, there are a number of charging stations and charging ports, most of which are along the Route 91 corridor between Brattleboro and Putney across the Connecticut River in Vermont, including 4 public DC fast charging locations. There are 13 “Level 2” charging locations within 20 miles, and 16 additional “Level 2” charging locations within 30 miles of the City (Figure 3.14).

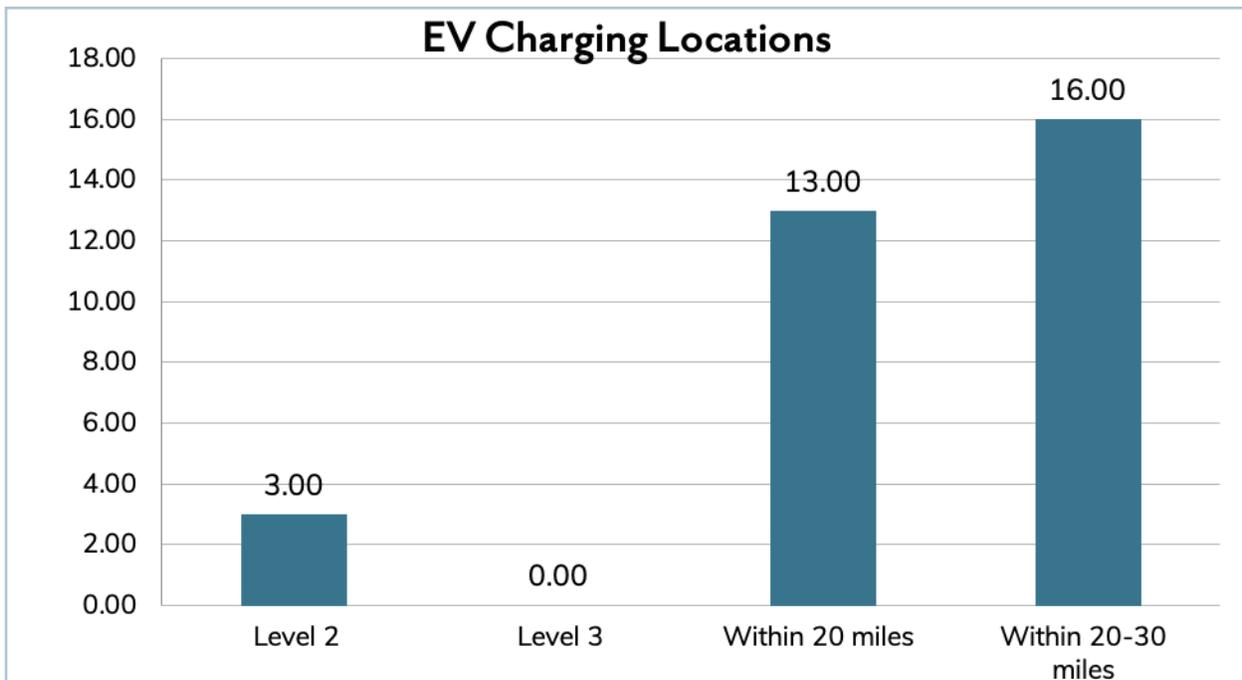


Figure 3.14: Number of EV charging location at varying distances from Keene, NH.

## Transportation and Land Use

Coordinated transportation and land use planning can help reduce energy use within the transportation sector over the long term by shortening trip distances, reducing the need for parking, and supporting sustainable travel modes such as public transit, walking, and bicycling. There are several land use factors that impact how much people drive (vehicle miles traveled) and the number of single occupancy vehicle trips, which is among the most inefficient and energy intensive ways to travel. These factors include the density and mix of land uses, access to transit, interconnected and well-designed streets, and walkable neighborhoods.

## Housing in Mixed Use Areas

According to a housing inventory analysis presented to the Keene City Council in February 2020, 26 percent (2,628 units) of all residential dwelling units in the City are located in the Central Business (7 percent or 725 units), Central Business Limited (1 percent or 111 units), or High Density (17.4 percent or 1,792 units) Zoning Districts. These districts are located in either the downtown or areas directly surrounding the downtown and provide easy access to a multitude of services and resources, including convenient access to public transportation. Most of the City's dense residential developments are located in these areas with 54 percent of all residential buildings with over 8 Units, and 54 percent of all residential buildings with 4-8 units being located in these districts. Figures 3.15 and 3.16 on the next page show a side-by-side comparison of where people work in Keene (Figure 3.15, on the left) and where people live in Keene (Figure 3.16, right) using the US Census "On the Map" tool. This data shows that job centers and population centers within Keene are well-aligned, which can help support more energy-efficient transportation modes such as walking, bicycling, and public transit.

## Complete Streets

In 2015, the City of Keene adopted a Complete Streets policy (in the form of a resolution) which made a commitment to designing, constructing, operating, and maintaining all City-owned transportation facilities to support the needs of all users of the roadway, including bicyclists, pedestrians, transit riders, and motorists. To support this policy, the City also adopted a set of Complete Streets Design Guidelines that establishes a Complete Street Typology system and map (see Figure 3.17). This typology system classifies the streets in Keene based on each roadway's function and surrounding land use context, including right of way width, building types, predominant travel modes, and surrounding land uses. For each street type, the guidelines includes a list of features that should be considered in the form of a checklist. Examples of complete streets features includes pedestrian crossings, medians, pedestrian islands, street furniture, pedestrian-scale lighting, bicycle lanes, sidewalks, and on-street parking in appropriate areas.

In 2018/2019, a group of Keene State College students in the Geography Department prepared a report that addresses the City's progress on its Complete Streets commitment. This analysis was limited to a review of "Slow," "Bicycle," and "Gateway" street types. The students evaluated a random sample of streets throughout Keene within each of these three street types, and assigned letter grades to each street segment based on how well the street matched the list of suggested Complete Streets treatments listed in the City's Design Guidelines (see Figure 3.18). The student report concludes that, of the 24 street segments that were assessed, many do not meet the City's Complete Streets design guidelines, with only one street segment receiving a letter grade of "A" – the segment of Main Street between Central Square and the Winchester Street/Marlboro Street/Main Street intersection.

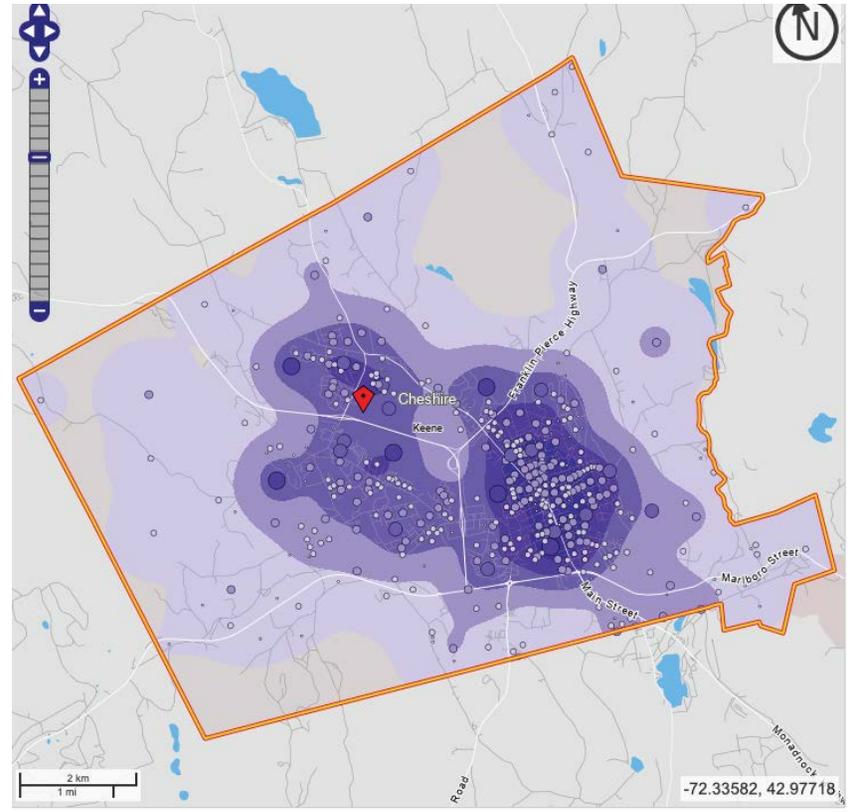
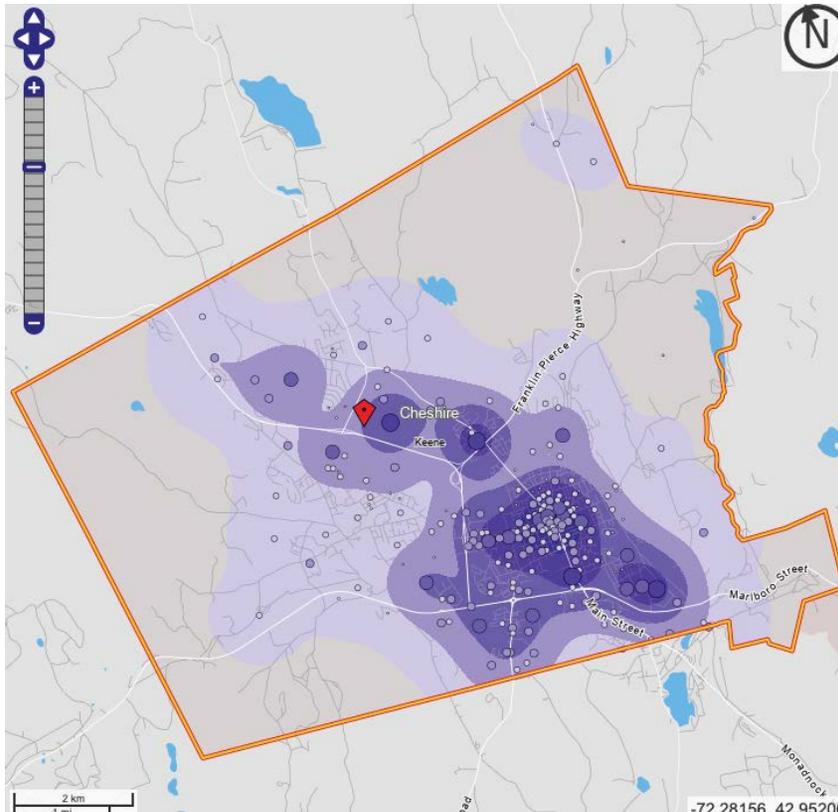
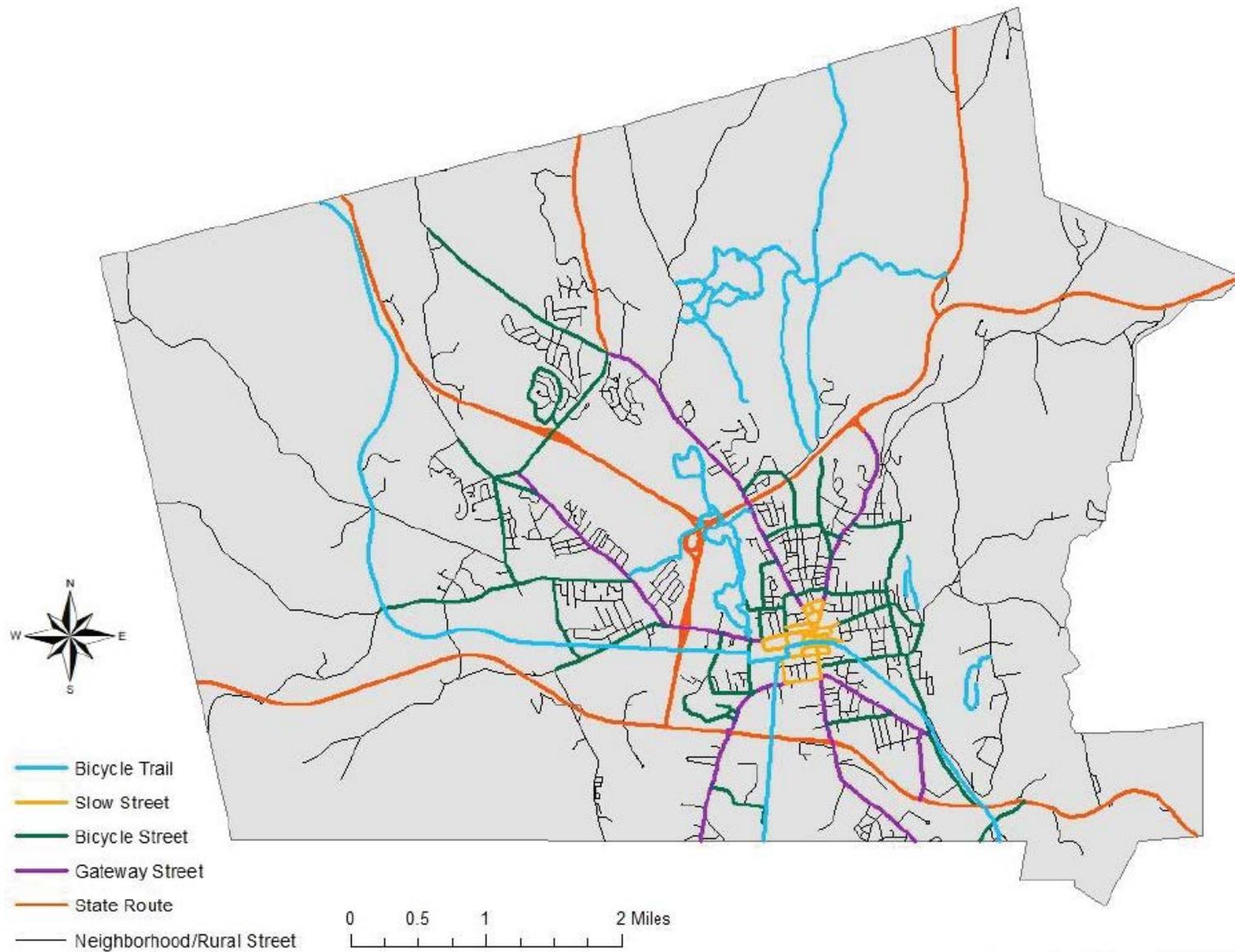


Figure 3.15 (left) and Figure 3.16 (right). Heat maps that show where people work (left) and where people live (right) in Keene, generated by the US Census “On the Map” tool. The darker colors represent higher density areas.<sup>18</sup>



Source: City of Keene, NHGRANIT

Figure 3.17. City of Keene Complete Streets typology.

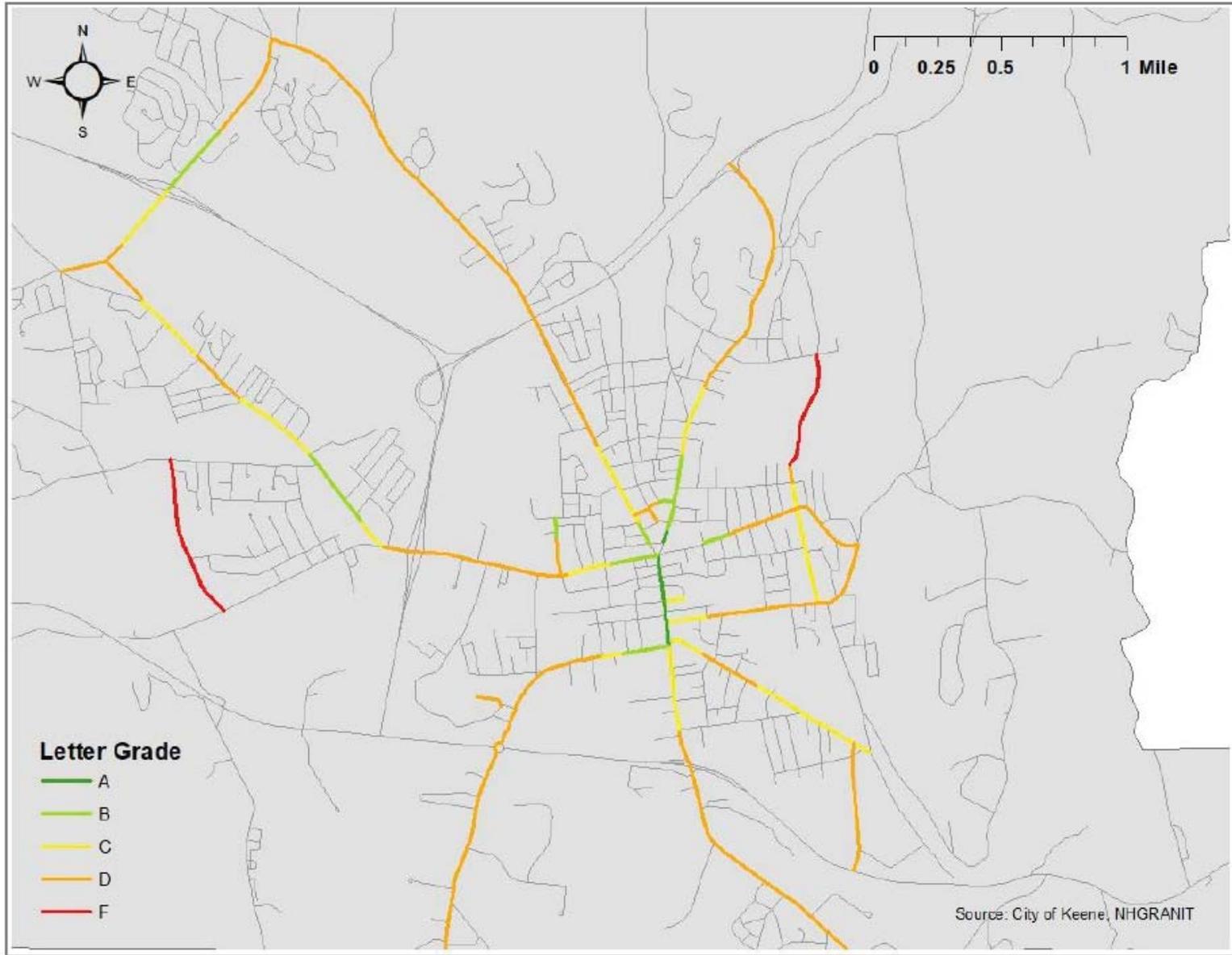


Figure 3.18. City of Keene street grade by segment.

## Endnotes

- 1 Data provided by Eversource. Industrial accounts are those that have peak electricity demand greater than 1,000 kW.
- 2 The New Hampshire Office of Energy and Planning. *State of New Hampshire Regional Planning Commissions: County Population Projections (2016)*. <https://www.nh.gov/osi/data-center/documents/2016-state-county-projections-final-report.pdf>
- 3 Energy efficiency is based on delivered energy from the EIA Annual Energy Outlook (Publication 2019). <https://www.eia.gov/outlooks/aeo/data/browser/#/?id=2-AEO2019&region=1-1&cases=ref2019>
- 4 Distributed generation information was provided by Eversource.
- 5 New England Power Pool (Accessed 2020). <http://nepool.com/>
- 6 New England Power Pool. *Working Together to Shape Tomorrow: Annual Report 2019 (2020)*. [http://nepool.com/uploads/Annual\\_Report\\_2019.pdf](http://nepool.com/uploads/Annual_Report_2019.pdf)
- 7 *ibid*
- 8 Information was not available about the current competitive supply agreements or environmental disclosures of those agreements within Keene. Therefore, this analysis assumes that all electricity mix throughout Keene met the RPS requirements and did not exceed the renewable energy carve outs.
- 9 New Hampshire PUC. *Choosing an Energy Supplier: Suppliers and Aggregators* (Accessed 2020). <https://www.puc.nh.gov/consumer/energysuppliers.htm>
- 10 US Energy Administration. *Weekly Heating Oil and Propane Prices (October-March)*. [https://www.eia.gov/dnav/pet/PET\\_PRI\\_WFR\\_DCUS\\_SNH\\_W.htm](https://www.eia.gov/dnav/pet/PET_PRI_WFR_DCUS_SNH_W.htm)
- 11 US Energy Information Administration. *NH Price Differences from U.S. Average, Most Recent Monthly*. <https://www.eia.gov/state/?sid=NH#tabs-5>
- 12 US Energy Information Administration. *Commercial Buildings Energy Consumption Survey (CBECS)*. <https://www.eia.gov/consumption/commercial/data/2012/c&e/cfm/c10.php> and US Energy Information Administration. *2009 RECS Survey Data*. <https://www.eia.gov/consumption/residential/data/2009/#structural>
- 13 US Energy Information Administration. *Units and calculators explained*. <https://www.eia.gov/energyexplained/units-and-calculators/>
- 14 [https://data.census.gov/cedsci/table?q=Keene,%20NH&q=1600000US3339300&tid=ACSST5Y2017.S0801&layer=VT\\_2018\\_160\\_00\\_PY\\_D1&vintage=2017](https://data.census.gov/cedsci/table?q=Keene,%20NH&q=1600000US3339300&tid=ACSST5Y2017.S0801&layer=VT_2018_160_00_PY_D1&vintage=2017)
- 15 <https://www.hcsservices.org/services/transportation/city-express/>
- 16 [https://data.census.gov/cedsci/table?q=Keene,%20NH&q=1600000US3339300&tid=ACSST5Y2017.S0801&layer=VT\\_2018\\_160\\_00\\_PY\\_D1&vintage=2017](https://data.census.gov/cedsci/table?q=Keene,%20NH&q=1600000US3339300&tid=ACSST5Y2017.S0801&layer=VT_2018_160_00_PY_D1&vintage=2017)
- 17 U.S. Federal Highway Administration Publication No. FHWA-SA-15-071. *Accelerating Roundabout Implementation in the United States - Volume III of VII: Assessment of the Environmental Characteristics of Roundabouts*. September 2015.
- 18 <https://onthemap.ces.census.gov/>

# CHAPTER 4 | MEASURING OUR PROGRESS



## Why Track Progress?

As the City and community partners work to achieve the sustainable energy goals for electricity by 2030 and for thermal and transportation by 2050, it will be important to track and report our progress towards these goals. Measuring progress will enable improved and informed management of projects and programs, helping to drive continuous improvement. Effectively communicating progress will help generate and maintain interest among residents and stakeholders, increase transparency and trust, and provide quantitative support for existing strategies or, if necessary, for changing course.

## Performance Metrics

A performance metric, sometimes referred to as an “indicator,” is a measurement for understanding the impacts of actions and progress toward goals. For example, a good performance metric for a program that aims to increase the number of EV charging stations would be the number of new EV charging stations installed over a given time period.



Metrics can be used to measure the overall impact of a combination of strategies (“system-level metric”), for example, total residential energy use in MMBtu per year. They can also be used to measure the impact of a specific activity or program (“program-level metric” – see EV example above) or to illustrate whether or not a specific action has been taken (“milestone metric”). An effective metric should be aligned with a specific goal or outcome, be relatively easy to understand, rely on trustworthy data (be accurate), and be timely (can be updated frequently enough to be useful).

## 2030 ELECTRICITY GOAL

Due to the shorter timeframe to achieve the electricity goal and the availability of locally specific data through the utility, this plan recommends tracking progress towards the 2030 electricity goal on an annual basis using the metrics listed below. As the City pursues specific programs and actions, additional metrics should be identified and tracked to evaluate the effectiveness of these initiatives.

### Electricity Sector Performance Metrics

Performace Metric	Data Source	Responsibility	Requency
Annual electricity consumption by sector (residential, commercial, industrial/manufacturing, municipal).	Eversource or Community Power program	City staff	Annual
Electricity supply mix (renewable v. non-renewable) by sector (e.g. ISO New England Resource Mix).	Eversource or Community Power program	City staff	Annual
Percent of households/customer load on competitive energy supply (or participating in Community Power program)	Eversource or Community Power program	City staff	Annual
Number of solar installations by sector (residential, commercial, etc.)	Eversource; City Assessing Department	City staff	Annual
Installed solar capacity by sector (residential, commercial, etc.)	Eversource; City Assessing Department	City staff	Annual
Number/percent of eligible homeowners and businesses that take advantage of the renewable energy property tax exemption.	City Assessing Department	City staff	Annual

## 2050 THERMAL GOAL

In contrast to the electricity sector, the thermal sector does not have a readily available, locally-specific source of data to measure the amount of energy consumed for heating and cooling within the City. The metrics listed below are indirect indicators to help the City and public understand trends in weatherization, building energy efficiency, and uptake of renewable thermal technologies. These metrics rely on several data sources with varying degrees of accuracy and timeliness. For example, City Assessing data on the type of heating system and type of heating fuel is not regularly updated, and is unlikely to show any measurable change year to year. Therefore, the recommended frequency for updating these metrics varies depending on the data source(s), the accuracy of the data, and the level of effort it will take to collect the necessary data.

As programs such as benchmarking, home energy labeling, and Community Power are adopted and implemented, accurate and reliable data at the local level will become more available to track progress towards the thermal goal on a more frequent basis.

### Thermal Sector Performance Metrics

Performance Metric	Data Source	Responsibility	Frequency
Number of households and businesses that participate in weatherization programs per year (e.g. NHSaves, local weatherization campaign)	NH Saves program; local weatherization programs	City staff, NHSaves, SCS	Annual
Number of high performance buildings in Keene (e.g. NE-CHPS, LEED, etc.)	Local survey; Organization contacts	City staff & Energy and Climate Committee	2-3 years
total building area/ percent of building area using renewable thermal (e.g. biomass, solar thermal, geothermal, etc.) for space and hot water heating, by sector	City Assessing Data; Local surveys or organization contacts	City staff & Energy and Climate Committee	2-3 years
Estimated energy consumption for space heating (per household / per square foot commercial floor space)	Assessing Data (sq. ft of building space); Energy Information Administration (energy intensity figures; average consumption per sq. ft. commercial space, average consumption per household)	City staff	3-5 years

## 2050 TRANSPORTATION GOAL

As with the Thermal Sector, the Transportation Sector lacks a locally-specific source of data to measure the amount of energy consumed for ground transportation directly. However, locally-specific data is available for the number and types of vehicles registered in Keene, allowing the City to track adoption of electric vehicles and other alternative fuel vehicles. In addition, the City has access to data on transportation infrastructure, public transportation ridership, and Census data such as transportation mode share. As with the Thermal Sector, these metrics rely on various different data sources and are associated with varying degrees of accuracy and level of effort for data collection.

### Transportation Sector Performance Metrics

Performance Metric	Data Source	Responsibility	Frequency
Total number of vehicles registered in Keene / Number vehicles per household and per capita	NH Department of Environmental Services (NHDES); US Census	City staff	Annual
Percent of new light-duty vehicle registrations and total light-duty vehicle registrations that are electric vehicles or hybrid vehicles	NHDES	City staff	Annual
Transportation Mode Share (Percent who drive, walk, bike, take transit) for work / school	U.S. Census / American Community Survey (ACS)	City staff	Every 5 years
Transit ridership (City Express Bus)	Home, Healthcare, Hospice and Community Services (HCS)	City staff	Annual
Number of bus stops / Miles of bus routes	City GIS data / City Engineering Office	City staff	Every 2-3 years
Miles of bike/ pedestrian pathways and sidewalks maintained year-round	City GIS data / City Engineering Office	City staff	Annual
Number/distribution of EV charging stations by type (level 2/level 3)	PlugShare.com	City staff	Annual
Proportion of residents living in locations with mixed land uses	City Assessing Department	City staff	Every 5 years
Number of roundabouts compared to signalized intersections	City GIS data / City Engineering Office	City staff	Annual

# CHAPTER 5 | ACTION PLAN



## Implementation

The City recognizes that in order to meet its ambitious energy goals, the City and its community partners need to act now using the tools that are available today. Future technologies, policies, and incentives will – and should – influence the specific actions and strategies that the City and others deploy to reach the energy goals by the 2030 and 2050 target dates. However, given the urgency of climate change and the short time frame for achieving the community’s energy goals, implementation must start now. To that end, the City should allocate appropriate staffing and other resources to achieve the priority action strategies outlined in this plan.

The Energy & Climate Committee (ECC) recommends that the City consider the following to ensure implementation happens in a coordinated and effective fashion:

- I. In the near-term (6 months - 1 year), the City should identify a team of existing staff to lead implementation efforts within the City. The membership of this "implementation team" may vary over time depending on the current focus of the group (e.g. Community Power, Benchmarking policy, EV charging infrastructure, etc.). The team would work together in coordination with the ECC and City Council to implement policies and actions to achieve the City's Sustainable Energy Goals. This internal City staff team could be an informal group appointed by the City Manager, or it could be more formally created through a City Council resolution.
- II. Explore options for hiring a shared Sustainability Coordinator position with other local governments or institutions. While hiring a full-time sustainability coordinator may not be feasible at this time, there are existing models for shared sustainability positions that the City could look into. For example, Clean Energy NH has created a "North Country Circuit Rider" position. This person acts as an additional staff person for communities in Coös County, helping them implement energy projects. Just over the border in Maine, the Southern Maine Planning & Development Commission has created a Sustainability Coordinator position that is shared among six towns. This person works with each of the six communities to research effective actions and assist with implementation of programs to help each community reach its local energy and resilience goals.

## Priority Action Strategies

In order to identify priority strategies for implementation, the ECC worked with staff to identify, evaluate and rank a set of policies, programs, incentives, and other actions that the City can pursue in the near-term to make progress towards achieving its energy goals. These action strategies were ranked using the following evaluation criteria:

- I. Scale of Impact:** Extent to which the action has the potential to increase the level of renewable energy in the electricity mix, thermal energy mix, or transportation energy mix.
- II. Local Impacts:** Extent to which a strategy will increase renewable energy development or generation within the region and increase resiliency to shocks to the energy system.
- III. Environmental & Social Goals:** Extent to which a strategy is expected to contribute to local job growth and impact greenhouse gas emissions.
- IV. Inclusion & Equity:** Extent to which a strategy is expected to be affordable and cost-effective for residents and businesses of all income levels within Keene, and extent to which the benefits associated with the strategy are expected to be distributed equitably.
- V. Feasibility:** Extent to which the City will incur costs to implement the strategy, and extent to which the strategy is technically possible. This rating criteria also includes the availability of existing funding sources and incentives.

The evaluation criteria above were developed based on feedback gathered from a series of outreach events conducted in the fall of 2019 and early winter of 2020. Using these evaluation criteria, the ECC identified 17 priority action strategies, which generally fall into three broad categories:



**Energy Efficiency:** Many of the priority strategies focus on reducing energy use as a first and critical step in reducing the total supply of renewables needed to meet energy demand and control costs. This is especially true with the electricity sector, as the electrification of thermal and transportation energy consumption will lead to a substantial increase in total electricity consumption.



**Renewable Energy – Generation & Procurement:** In order to reach the 100% renewable energy goals, the City, businesses, and residents will need to both procure electricity from renewable sources and substantially increase local renewable energy generation.



**Fuel Switching:** The long lifespan of heating and cooling systems, vehicles, and new construction means that the City should start encouraging and supporting the replacement of fossil fuel systems with electric or renewable systems as soon as possible. Each fossil fuel-based vehicle and/or heating & cooling system purchased today will be around for years to come, and represents a lost opportunity for transitioning away from fossil fuels.

Table 5.1 on the next two pages summarizes the 17 priority implementation tools & strategies by category (energy efficiency, renewable energy, and fuel switching) and sector (electricity, thermal, or transportation). It also includes information about the potential lead organization for each strategy, potential partners, and implementation timeframe (1-2 years, 3-5 years, or 5-10 years).

	Tool / Strategy	Description	Sector(s)	Lead	Partners	Timeframe
Energy Efficiency	Benchmarking Program	Encourage building owners of certain sizes or in certain districts to report energy use data to the City.	Electricity, Thermal	City of Keene	Business community, large energy users	1-2 years
	Home Energy Labeling Program	Encourage energy efficiency disclosure for existing and new residential properties at the time a property is listed for rent or sale.	Electricity, Thermal	City of Keene	Association of Realtors, NEEP	1-2 years
	Weatherization Program	Partner with existing weatherization programs to enhance public outreach and education, amplify impact, and increase capacity.	Electricity, Thermal	ECC/ City of Keene	SCS, Eversource, Keene Housing	1-2 years
	Complete Streets Program	Incorporate the adopted City of Keene Complete Streets Design Guidelines (2015) into the City's street standards for new streets, and develop Complete Streets standards for re-construction of existing streets.	Transportation	City of Keene	SWRPC, MAST, BPPAC	3-5 years
	City Express Bus	Increase financial support for the City Express and Friendly Bus programs, and encourage HCS to expand services/routes.	Transportation	HCS	City of Keene, SWRPC	3-5 years
	Multi-Modal Transportation Center	Work with community partners to construct a multi-modal transportation center in Keene and promote inter-city transit options.	Transportation	City of Keene	SWRPC, Greyhound, HCS	5-10 years
	Advocacy for Public Transportation & Active Transportation	Advocate at the federal and state level for more funding to support public transportation and active transportation.	Transportation	ECC/City of Keene	MAST, MRCC	1-2 years
Renewable Energy	Community Power Program	Establish a Community Power Program to aggregate community load and purchase electricity from an alternate electricity supplier.	Electricity	City of Keene	Cheshire County, Other towns	1-2 years
	Virtual Power Purchase Agreement	Enter into a long-term, fixed price contract for renewable energy from a specific project (i.e. agree to a contract for differences, or CfD).	Electricity	City of Keene		3-5 years
	Pilot Battery Storage Program	Collaborate with Eversource to provide a pilot batter storage program for residents and businesses to reduce demand on the grid during peak times.	Electricity	Eversource	City of Keene	3-5 years
	Renewable Energy Loans	Partner with a local financial institution to create a loan product to finance renewable energy installations targeted at businesses or residents.	Electricity, Thermal	Financial Institution(s)	City of Keene	3-5 years
	Solar & EV Ready Guidelines	Adopt Solar & EV Ready Guidelines to encourage new buildings to be built in a way that accommodates future solar installations.	Electricity, Thermal, & Transportation	City of Keene		1-2 years

	Tool / Strategy	Description	Sector(s)	Lead	Partners	Timeframe
Fuel Switching	Heatsmart Campaign	Host a "Heatsmart" campaign to encourage the installation of renewable thermal technologies for space heating and cooling or for hot water heating through targeted local out-reach efforts and bulk discount prices.	Thermal	ECC / Community Volunteers	City of Keene, Local contractors	1-2 years
	Public EV Charging Stations	Install public EV charging stations (level 2 and fast-charge) in on-street parking areas and in public parking lots or structures.	Transportation	City of Keene	Eversource	1-2 years
	Electric Buses	Work with the Keene School District/local school bus company and HCS (City Express and Friendly Bus) to encourage switch to electric buses.	Transportation	First Student / HCS	SAU 29	5-10 years
	Advocacy for EVs and Alternative Fuel Vehicles	Advocate at the federal and state level for more funding to support EVs and other alternative fuel technologies.	Transportation	ECC/City of Keene	MAST	1-2 years
	Renewable District Heating system	Commission a study to assess the potential for a renewable district heating system in Keene to understand what areas of the city would have the appropriate demand characteristics to justify a district energy system, as well as what local renewable sources are available and at what potential and likely cost.	Electricity (co-generation), Thermal	City of Keene		3-5 years

Table 5.1 Priority implementation strategies and actions for the Keene Sustainable Energy Plan.

# BENCHMARKING PROGRAM

## Overview

A municipal and commercial building benchmarking program is an effective strategy that enables building owners to measure the energy efficiency of their building against comparable buildings from across the country and identify buildings that could benefit most from energy efficiency improvements. The vast majority of building benchmarking programs rely on the use of the Environmental Protection Agency’s (EPA’s) ENERGY STAR Portfolio Manager, a free online benchmarking tool that helps building managers track data and measure progress. Portfolio Manager allows building managers to compare their building to similar buildings using the 1-100 ENERGY STAR score. Achieving a score of 50 would be considered the median, while a score of 75 would indicate that the building is performing better than 75% of its peers and may be eligible for ENERGY STAR certification.

Through the identification of inefficient buildings, a benchmarking program can be effective in driving increased participation in already existing energy audit and energy efficiency programs, such as those offered through Eversource. These programs can accelerate the path towards decreased energy consumption, energy cost, and GHG emissions. Many benchmarking programs feature a public disclosure component, which can have beneficial impacts such as empowering prospective tenants to make informed decisions before entering into a lease agreement. Benchmarking programs can be voluntary or mandatory, include energy and/or water consumption, and can be customized by square footage and building type. For example, many benchmarking programs have stricter reporting requirements for larger commercial buildings that exceed a certain square footage threshold. Some benchmarking programs also link the program to mandatory energy audits or energy efficiency improvements for inefficient buildings. Since over 70% of total electricity consumption in Keene is associated with commercial and municipal buildings, a benchmarking program has significant potential to reduce electricity consumption in Keene’s existing building stock.

## Key Benefits and Challenges

Key benefits and challenges associated with implementing a building benchmarking program are summarized in the table below:

Key Benefits	Key Challenges
Identifies commercial and municipal buildings in Keene that could benefit most from energy efficiency improvements	Participation rates associated with a voluntary program are often very low, especially among small business owners
Drives participation in existing energy audit and energy efficiency programs offered through Eversource	Benchmarking alone does not guarantee energy-efficiency upgrades and improvements
Availability of a free online benchmarking tool, EPA’s ENERGY STAR Portfolio Manager (other tools are available, but usually have an associated cost).	Potential issues with data access, quality, and accuracy
Opportunity for Keene to lead by example by benchmarking municipal buildings	A large investment of time and resources in outreach is required in order to increase participation rates

Key Benefits	Key Challenges
Potential to link financial incentives to energy-efficient upgrades (see South Portland example below)	Administrative burden associated with ongoing support and management of the program

## Implementation Steps

Initial implementation steps for developing a building benchmarking ordinance are listed below:

Implementation Steps	
✓	Review EPA's list of Benchmarking Programs and Policies Leveraging ENERGY STAR <sup>1</sup> to evaluate options for program design, requirements, and incentives being utilized by other localities.
✓	Consider thresholds for program participation (e.g. by building size, by building type, etc.)
✓	Develop program with input from key stakeholder groups.
✓	Lead by example by publicly sharing energy use data for City buildings and facilities.
✓	Develop or enhance a webpage to host relevant resources and materials.
✓	Determine which metrics will be disclosed publicly.

## Examples from Other Communities

This section includes communities that have implemented best practices related to implementation of municipal and commercial building benchmarking ordinances in the US. Each example includes a few key points and differentiating factors as well as a hyperlink to each ordinance. For additional examples, the EPA's ENERGY STAR program developed an interactive map<sup>2</sup> to track benchmarking programs in the US that are utilizing Portfolio Manager in their ordinance. All of the ordinances listed below involve mandatory reporting requirements and utilize Portfolio Manager as the primary benchmarking platform.

### Energy & Water Benchmarking Ordinance: South Portland, Maine

Adopted in 2017, the Energy & Water Benchmarking Ordinance in South Portland, Maine requires all municipal, school, and commercial buildings larger than 5,000 square feet to benchmark and disclose their annual energy and water consumption to the city each year.<sup>3</sup> The ordinance also applies to residential multifamily buildings with more than 10 units. In order to encourage increases in energy efficiency, the ordinance mandates that each covered property subject to reporting requirements must complete a building energy audit once every five years. However, while disclosure of the building energy use and periodic audits are required, the policy does not mandate buildings to meet certain levels of energy efficiency, reach energy reduction targets, or make energy-related improvements. Typically, it's uncommon for mandatory benchmarking ordinances to offer incentives, but in the case of South Portland, they offer a \$5,000 compliance incentive that can be used as a credit for future expenses stemming from city application, review, or inspection fees associated with construction or redevelopment projects at the property.

### Building Energy Saving Ordinance: Berkeley, California

Adopted in 2015, the Building Energy Saving Ordinance (BESO) in Berkeley, California requires that all covered buildings report their annual energy consumption.<sup>4</sup> The BESO phases in reporting requirements by building size so that larger buildings over 50,000 square feet must report first in 2018 while smaller buildings, such as those below 5,000 square feet, are not required to report until 2022. Similarly, covered buildings over 25,000 square feet must conduct an energy assessment every five years while covered buildings below that threshold must only conduct an energy assessment every ten years. Berkeley also operates an Energy Efficiency Incentive Program that complements the BESO and encourages building upgrades and improvements.

### Building Energy Use Disclosure Ordinance: Cambridge, Massachusetts

Adopted in 2014, the Building Energy Use Disclosure Ordinance (BEUDO) in Cambridge, Massachusetts is a time-tested ordinance that provides a wealth of resources and data that can be leveraged by those looking to create ordinances in other jurisdictions. Covered buildings include all buildings over 25,000 square feet, residential buildings with over 50 units, and municipal buildings over 10,000 square feet. Each of these building subsets is required to report energy and water usage to the city on an annual basis. The results of the reporting are publicly disclosed on a building-level basis on the Cambridge Open Data Portal. Cambridge also publishes annual reports, summary statistics, and compliance maps.<sup>5</sup>

# HOME ENERGY LABELING PROGRAM

## Overview

A Home Energy Labeling program provides an assessment of a home's energy performance, typically in MMBtu/year, and compares it to that of other similar homes. It uses the same approach as other labeling programs, such as miles-per-gallon ratings on cars, nutrition labels on food, and Energy Guide labels on appliances, to compare two "products."

Homebuyers, homeowners, and renters can use this information not only to estimate energy use, but also to estimate energy costs and potential energy efficiency upgrades to make a home more comfortable and less expensive to run. When properly designed, home energy labels allow the consumer to make an informed decision about home purchases, rentals, or upgrades they can make.

A key benefit of Home Energy Labeling is its ability to help overcome the "split incentive," an often-cited barrier to energy efficiency for homes and rental properties. For new homes, the split incentive arises when builders have little or no incentive to build to higher efficiency standards, which is largely invisible to homebuyers and increases the build cost. A home energy label addresses this by adding visibility to the energy costs of operating a home, which in turn increases the marketability of homes that are more efficient and helps builders sell more quickly and for a better price.<sup>6</sup> With rental properties, the split incentive arises when the building owner, who is responsible for maintenance and major appliances, does not pay for the energy that the building uses. In this case, a home energy label allows renters to understand how much they can expect to pay for utilities and more accurately compare the options available to them.

### Common Components of a Home Energy Label:

- Home profile (year built, area, # of bedrooms).
- Details about home's current structure and systems.
- Home Energy Score, Energy Star score, or similar rating.
- Annual energy use and cost based on energy modeling.
- Home's carbon footprint.
- Custom energy improvement recommendations.

Local governments can adopt a Home Energy Labeling program to encourage or require a home energy label in real estate listings, at time of sale, point of lease/rental, at time of building renovation, and/or when major systems are replaced. Mandatory programs have higher rates of participation; however, the recommendation in this plan is for the City to adopt a voluntary program.

A variety of rating systems can be used for the scorecard, including DOE Home Energy Score (HES), RESNET Home Energy Rating System (HERS) rating, ENERGY STAR Certified Homes (HPwES), and state-created stand-alone scorecards (which are often tied to the modeling engines of other labels like HERS or HES). The scorecard should be designed to include metrics that are clear and easy to understand, are aligned with local and state policy goals, and allow for tracking progress on those goals. An example scorecard from Efficiency Vermont is shown on the next page.

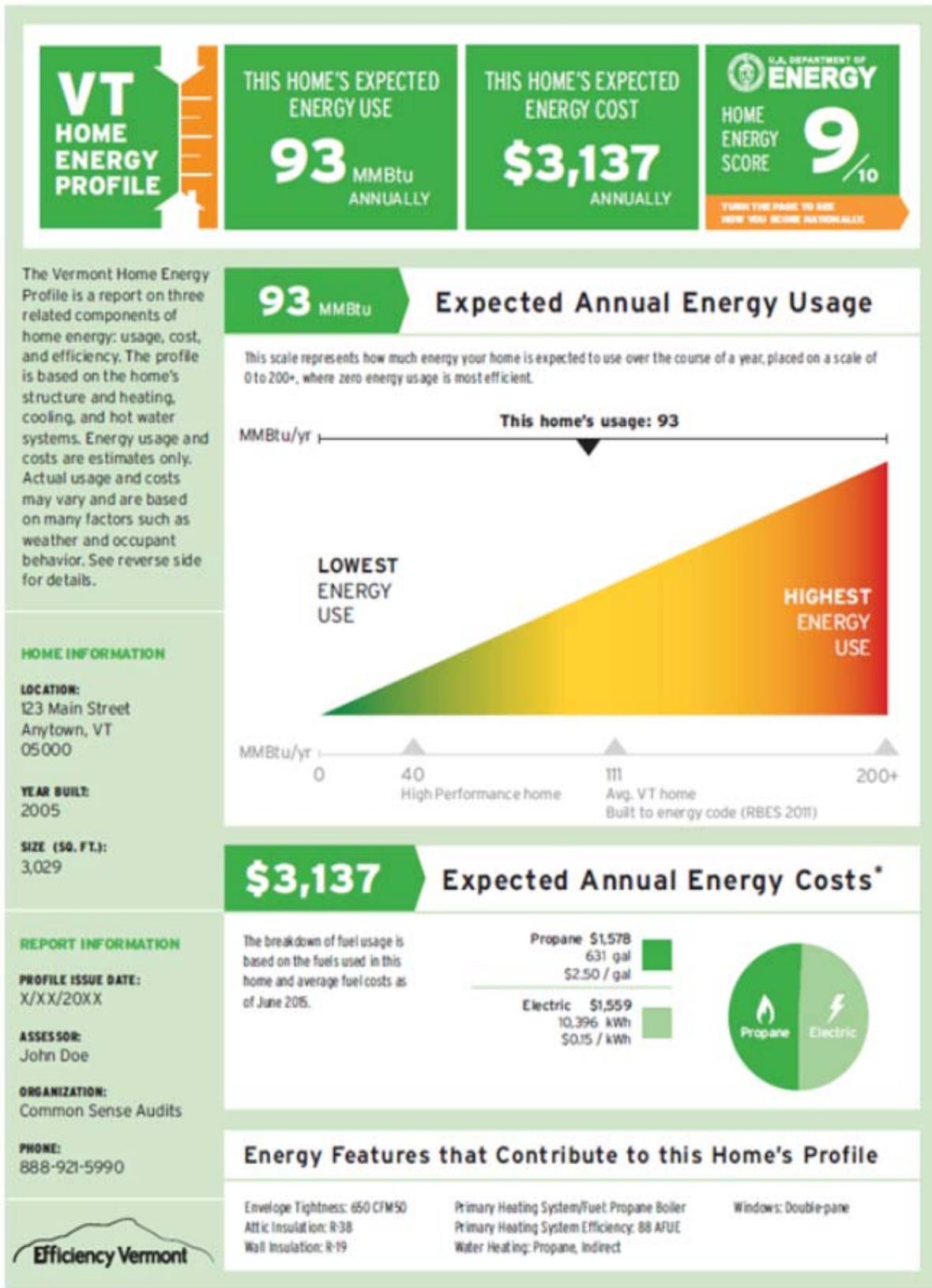


Figure 5.1. An example of the front page of the Efficiency Vermont Home Energy Profile.

## Key Benefits and Challenges

Key Benefits	Key Challenges
Identifies rental properties and homes in Keene that could benefit most from energy efficiency improvements.	Participation rates associated with a voluntary program are often very low.
Applies to both existing housing stock and new homes.	Energy labeling alone does not guarantee energy-efficiency upgrades and improvements.
Provides consumers with greater transparency and a measure of protection when making large financial investment in a home or rental.	A large investment of time and resources in outreach is required in order to increase participation rates.
Helps to overcome the “split incentive” for rental properties and construction of new homes.	Administrative burden associated with ongoing support and management of the program
Potential to link financial incentives to energy-efficient upgrades	Requires buy-in and support from stakeholders group including builders, real estate professionals, and contractors / appraisers.

## Implementation Steps

Implementation Steps	
✓	Review policies and ordinances from other communities to evaluate options for program design, requirements, and incentives being utilized by other localities.
✓	Develop program with input from key stakeholder groups.
✓	Develop or enhance a webpage to host relevant resources and materials.
✓	Determine which metrics will be disclosed publicly.

## Examples from Other Communities

This section includes communities that have implemented Home Energy Labeling programs in the US. Each example includes a few key points and differentiating factors as well as a hyperlink to each program page. All of the ordinances listed below involve mandatory reporting requirements and utilize a variety of tools for reporting. For a state-by-state list of home energy labeling programs in the Northeast and Mid-Atlantic, see the Northeast Energy Efficiency Partnerships Residential Labeling Dashboard.<sup>7</sup>

### Home Energy Score Ordinance: Portland, Oregon

The City of Portland adopted the Home Energy Score Ordinance in December 2016, which went into effect just over a year later in January 2018. The ordinance requires sellers to obtain a home energy performance report prior to listing their properties.<sup>8</sup> The report must contain the DOE Home Energy Score and must be provided to prospective buyers and included in the real estate listing. Home Energy Score data is entered into a local Green Building Registry, which then auto-populates Portland's local multiple listing service, which in turn, populates several consumer-facing real estate portals, such as Zillow and Trulia. Sellers who fail to comply with the ordinance receive a warning notice, and if the seller does

not take corrective action within 90 days, they must pay a fine of \$500. The City of Portland maintains a dedicated webpage with information, tools, and resources to help support homeowners with compliance - [www.pdxhes.com](http://www.pdxhes.com).

### Rental Housing Time of Sale Energy Efficiency Ordinance: Burlington, Vermont

In order to strengthen the City's response to the "split incentive paradigm" and increase energy efficiency in rental housing, the City of Burlington, VT adopted a "Time of Sale Energy Efficiency Ordinance" which mandates that cost-effective energy efficiency standards be met when buildings are sold and inspected every 1 to 5 years.<sup>9</sup> This ordinance only applies to rental properties where tenants pay directly for heating costs. In addition, the program has a built-in cap on costs in order to mitigate pass-through of costs to tenants.

### Building Energy Saving Ordinance: Berkeley, California

Berkeley's Building Energy Saving Ordinance (BESO)<sup>10</sup> applies to 1-4 unit homes in addition to buildings of a certain size or greater. Homeowners are required to get a Home Energy Score prior to sale. However, this requirement may be deferred to the buyer for up to 12 months at time of sale. Data from the first year of the ordinance shows that the majority of homes scored lacked proper insulation and had single paned windows. The three most common recommendations included in Berkeley Home Energy Score reports to date have been floor insulation, attic insulation and air sealing, and installing a central gas furnace. In a recent report that evaluates the BESO program, recommendations for improving the program for 1-4 unit homes include requiring the Home Energy Score at time of listing rather than at time of sale, among other recommendations.<sup>11</sup>

# SUPPORT & ENHANCE EXISTING WEATHERIZATION PROGRAMS

## Overview

This strategy leverages existing programs and seeks to extend the reach and/or enhance the impact through local volunteer support for outreach, education, and marketing. In addition, it is possible that additional financial support could extend the eligibility of these programs to currently ineligible households.

There are a couple well-established, existing weatherization programs available to homeowners, renters, and businesses in Keene, as well as new program that is in the works:

- NHSaves is a collaboration of New Hampshire's electric utilities working with the New Hampshire Public Utilities Commission and other interested parties. The program provides links and information on how customers can qualify for rebates and other incentives, including commercial and industrial energy efficiency options.<sup>12</sup> According to Frank Melanson, Supervisor in Energy Efficiency with Eversource, the High Performance with Energy Star (HPwES) program, which assists homes with high heat fuel usages to transition to energy efficient appliances, has reached 17 households in Keene in the past 5 years, nearly doubling their 2018 totals in 2019 due to the success of the program. The Home Energy Assistance Program (HEA) has worked closely with Keene Housing and saw a dramatic increase in income eligible homes who are served by this program in recent years. In total, HEA has reached 124 homes in Keene in the past three years, 116 of which were in 2019. NH Saves Energy Efficiency Department predicts HEA will reach over 200 homes in 2020.
- Southwestern Community Services (SCS) Weatherization Assistance Program is designed to help reduce heating and other energy costs for income eligible households by improving living conditions and providing warmer, safer, and more comfortable homes. It also aims to lower energy costs by 19 to 22 percent. Priority is given to the elderly, the disabled, and households with small children. Eligibility for the program is determined by gross household income and vulnerability to heating and electricity costs.<sup>13</sup> In addition, the SCS Heating Repair and Replacement Program (HRRP) can help clients repair or replace their heating systems. Recipients must be income-eligible and receiving fuel assistance in order to qualify for HRRP. Assistance for heating replacement is based on availability of funds.
- The City of Keene, SCS, and other potential partners are in the process of creating a program to update and weatherize homes in Keene's "middle" neighborhoods. Middle neighborhoods are places where home prices and rentals are generally affordable, but are often on the edge between growth and decline. These neighborhoods are not thriving enough to attract sustained private investment, yet are not troubled enough to warrant government intervention. They are in desirable locations near the downtown and employment. This concept, called "21 in 21," is intended to help coordinate repairs to buildings in order to abate housing/safety/zoning issues, enhance safety, increase

energy efficiency (defined as a Home Energy Score of 7 or better), improve curb appeal, and increase home ownership opportunities, which is positively associated with social capital.

By hosting local Button-Up Workshops, organizing weatherization campaigns run by a group of volunteers, or even cost sharing to hire a local or regional NHSaves representative, the reach and efficacy of these programs could be increased by building off of their existing successes.

## Keys Benefits and Challenges

Key Benefits	Key Challenges
Leverages existing program structure and design + builds on pre-existing success.	Would require an engaged group of volunteers with a high time commitment.
Takes advantage of utility/state funding, technical expertise, and preexisting infrastructure and programs.	City not in direct control of program development and implementation + success is largely dependent on Eversource / SCS being active + willing participants.
Helps lower energy costs for residents and businesses.	Need to identify the right points of contact at all participating organizations. Partnership may require connection at the upper management/admin level.
Potential to expand the reach of existing programs to residents and businesses who do not currently qualify.	Due to the high percentage of rentals in Keene, overcoming the split incentive for rental properties could be a major challenge.
Opportunity to support local economy by engaging with local contractors.	

## Implementation Steps

Implementation Steps	
✓	Reach out to Eversource and/or SCS to discuss potential opportunities to collaborate on an existing weatherization program.
✓	Reach out to local energy groups / advocates to assess level of interest in volunteering or otherwise supporting a local weatherization program.
✓	Assign resources (volunteers, City staff time, and financial commitments).
✓	Develop or enhance a webpage to host relevant resources and materials.
✓	Measure and track metrics to evaluate program impact.

## Examples from Other Communities

This section includes examples of how communities have partnered with existing programs and utilities to enhance weatherization efforts.

### Weatherize Upper Valley: Weatherize Campaigns

Coordinated by the nonprofit organization Vital Communities, Weatherize Upper Valley enlisted community volunteers to join local outreach teams responsible for increasing participation in existing energy efficiency programs in New Hampshire (NHSaves) and Vermont (Efficiency Vermont).<sup>14</sup> Energy consultants offered free or discounted home energy consultations, and the volunteer teams helped generate leads for the contractors, helping justify the discounted services. This approach created economies of scale in small communities and made the vendor selection process easier for participants. According to the Island Institute 2018 report, “Bridging the Rural Efficiency Gap,” Pilot Weatherize campaigns in 14 Vermont towns resulted in 100 weatherization projects in just six months, an increase of 40% above their typical annual average. During the program’s second round, six New Hampshire towns with virtually no history of weatherization projects helped weatherize over 90 homes with help from seven New Hampshire contractors.

### Rural Alaska Community Action Program: Energy Wise Outreach Program

The Rural Alaska Community Action Program (RurAL CAP), formed in 1965, piloted their “Energy Wise” program in 2009 to help Alaskans reduce energy consumption, create local jobs and training opportunities, and save on electric bills and home heating costs.<sup>15</sup> However, in an assessment conducted in 2011, insufficient public awareness was identified as a major barrier to program success. In order to address this barrier and improve public education and outreach, RurAL CAP developed a Community Energy Education Kit that utilized the existing infrastructure of the Energy Wise Program to pilot a public education delivery system. This system included the creation of nine different “Booth in a Bucket” hand-on science kits, which were featured at energy fairs in 13 Alaskan communities. RurAL CAP also created a “how-to” guide to replicate the bucket booth and energy fair model in other communities.

# EXPAND COMPLETE STREETS PROGRAM

## Overview

The City of Keene formally adopted a Complete Streets policy and a set of Complete Streets guidelines in 2015. The policy directs the City to consider and incorporate all modes of transportation and the safety needs of all users, including motorists, transit, pedestrians, bicyclists, seniors, youth, and persons with disabilities, when making improvements to existing infrastructure or building new projects.<sup>16</sup> The Complete Streets Guidelines establish a street typology system, shown in Figures 5.2 and 5.3. The guidelines provide a checklist of recommended Complete Streets treatments, such as sidewalks, pedestrian crossings, green buffers, lighting, etc. that are appropriate for each street type.<sup>17</sup>

Since its adoption, the City has used the Complete Streets policy and guidelines to help guide decisions related to infrastructure improvement projects. The City has actively pursued grants to help offset the increased cost associated with these projects, including the NH DOT Transportation Alternatives Program (TAP) grant, the Monadnock Alliance for Sustainable Transportation (MAST) Complete Streets grant, and the US Department of Transportation Better Utilizing Investments to Leverage Development (BUILD) grant.

Providing funding for up-front capital costs as well as for ongoing maintenance of Complete Streets infrastructure is critical the success of the Complete Streets program. Often, the rationale for including or not including Complete Streets elements in a given infrastructure project is driven by the project budget. In addition, as the City has added new bicycle and pedestrian infrastructure over the past few years, the operational budget for maintaining this infrastructure has not increased. This puts a greater burden on existing resources and can cause delays in maintenance and upkeep of infrastructure, such as re-striping bicycle lanes, crosswalks, and repair of pedestrian crosswalk beacons.

As a next step, the City should incorporate the adopted City of Keene Complete Streets Design Guidelines into the City's street standards for new streets, and develop Complete Streets standards for re-construction of existing streets. As part of this effort, the

**What is a Street Typology?**  
Typology classifies streets by roadway function and surrounding context, including right of way width, building types, predominant travel modes, and land uses. The designation of Keene's roadways as different street types serves as a methodology to ensure that the design and use of a street complements the surrounding area and vice versa.



Figure 5.2. City of Keene Complete Street Types.

maintenance budget should be re-evaluated and adjusted to account for increased costs associated with Complete Streets infrastructure. In addition, the City should continue to pursue grant funding to install new infrastructure to support Complete Streets.

## Key Benefits and Challenges

Key Benefits	Key Challenges
Increased safety for all users of the roadway.	Constrained right-of-way widths of existing streets.
Increase in foot traffic and economic vitality of downtown centers and neighborhoods.	Balancing competing interests of different users within the roadway.
Improved public health due to features that promote regular walking, cycling and transit use.	Increased cost of already expensive infrastructure projects.
Reduced barriers for seniors, young children, people with disabilities, and individuals & families who do not own a motor vehicle.	Ensuring adequate funding for maintenance, repair, and operation of infrastructure.
Potential to increase property values, support existing businesses, and attract new businesses.	Building and maintaining public support for projects with a lengthy delay between planning/public outreach and construction.
Encourages people to take more trips by foot, bicycle and transit, with associated reduction in GHG emissions.	Administrative burden associated with developing and writing standards for existing streets, and revising standards for new streets.

## Implementation Steps

Implementation Steps	
✓	Reach out to community groups and advocates to build public support. The City of Keene has a long history of citizen support for Complete Streets dating back to the 1980s. Past initiatives include the 1987 Downtown Revitalization Project, which transformed Main Street from a wide, car-centric thoroughfare to a pedestrian-friendly downtown street, a 1999 Council policy to evaluate the installation of bike lanes during road construction projects, the incorporation of Complete Streets into the City's 2010 Comprehensive Master Plan, a 2011 City Council resolution to adopt a Complete Streets policy, and the 2015 Complete Streets policy and design guidelines. This existing momentum should be leveraged to demonstrate strong community support.
✓	Submit proposal to City Council for review and approval.
✓	Assign resources (City staff time and financial commitments).
✓	Develop Complete Street standards for existing streets, and incorporate Complete Street standards for new streets into City Code.
✓	Submit the draft Complete Street standards to City Council for adoption.
✓	Advocate for funding in the Capital Improvement Program and the annual City budget.
✓	Measure and track metrics to evaluate program impact.



# EXPAND AND ENHANCE CITY EXPRESS BUS SERVICES

## Overview

The City Express Bus, operated by Home, Healthcare, Hospice and Community Services of Southwestern New Hampshire (HCS), is currently the only fixed-route transit system in Keene serving an average of 72 riders per day and over 30,000 rides annually.<sup>31</sup> There are two year-round bus lines that operate from 8:00 a.m. to 5:00 p.m. on weekdays, and a campus shuttle that operates during the Keene State College school year from 7:30 am to 7:00 pm, as shown on the bus route map in Figure 5.5. The program operates on an annual budget of about \$410,000.<sup>32</sup>



Figure 5.4. Image of a City Express Bus. Source: [www.hcsservices.org/transportation](http://www.hcsservices.org/transportation)

It is possible that increasing hours of service and the frequency of bus stops would better serve a greater number of residents and increase ridership. However, doing so would require a significant investment of resources, and would not be possible without additional funding for the program and the full support of HCS and the New Hampshire Department of Transportation (NH DOT). Charlie Pratt, the Transportation Manager for the City Express Bus, estimates that adding an additional bus route would add approximately \$125,000 to the annual operating budget.<sup>33</sup> HCS already has a spare bus; however, there are significant costs associated with maintaining and operating the bus, as well as hiring a bus driver. Mr. Pratt notes that the City Express program is always thinking about ways to increase ridership and better serve its riders, and would like to expand services if the resources are available.

Operating costs for the City Express are based on a number of variables, including the number of bus routes offered, the level of service on each route, the span of service (start and end time for each route), and the number of days that the service is operated. Before making a decision to expand service, careful study is required in order to determine when and how to make investments to expand or improve services. Conducting a study and comparing various route alternatives can also help to build the case for additional funding from major funders, including the Federal Transit Administration (through the NH DOT) and local match providers (City of Keene and HCS).

The most recent planning study for the City Express Bus was done in 1999 by Southwest Region Planning Commission (SWRPC) in order to support the design of a proposed service expansion for the City Express Bus in 2000.<sup>34</sup> At the time, the City Express operated a single

fixed-route bus with limited hours, serving primarily area elders for daytime trips between housing, services, and shopping. The NH DOT, HCS, and City of Keene identified a need and opportunity for expansion of public transportation services in Keene in order to better serve residents without reliable access to personal transportation. Ultimately, many of the findings and recommendations from the study were implemented, including the addition of a second bus route; however, some of the recommendations have not been implemented. A new study could help provide insights into current conditions and opportunities for expanding and/or increasing transit service in Keene.

## Keys Benefits and Challenges

Key Benefits	Key Challenges
Enhanced mobility and transportation choice for people without reliable access to a personal vehicle.	Requires up-front capital investment in buses and supporting infrastructure.
Equitable and affordable transportation option.	Securing funding for high ongoing maintenance and operational costs.
Moves people more efficiently and produces less air pollution per passenger mile than a single occupancy vehicle.	Lack of public awareness and understanding of benefits of public transit as well as needs and funding sources.
Potential to reduce traffic & parking congestion.	Effectively advertising and marketing to potential riders to increase ridership.
Potential to support economic development by shifting consumer expenditures, creating local jobs, improving access to education, job training, and employment, and increased property values.	Less convenient than a door-to-door <sup>35r</sup> service or personal vehicles.

## Implementation Steps

Implementation Steps	
✓	Conduct a study to assess opportunities for expanding and/or increasing City Express Bus Services. The most recent study for the City Express Bus was completed in 1999; however, local markets and conditions have shifted since that time. A new study could help identify potential new routes or expansion to existing routes, and/or improvements in service, that would be most effective at increasing ridership.
✓	Provide ongoing education to local employers and public regarding the benefits of the City Express Bus to both riders and non-riders, as well as the needs and funding requirements for the bus service.
✓	Advocate for more federal and state funding for public transportation. Work with local community partners, such as the Monadnock Region Coordinating Council for Community Transportation (MRCC) and SWRPC to educate decision-makers about the need for additional public transportation funding.
✓	Pursue new funding sources to supplement existing sources, such as grants, matches from local institutions that benefit from the bus service, and support from not-for-profit organizations and charitable foundations.

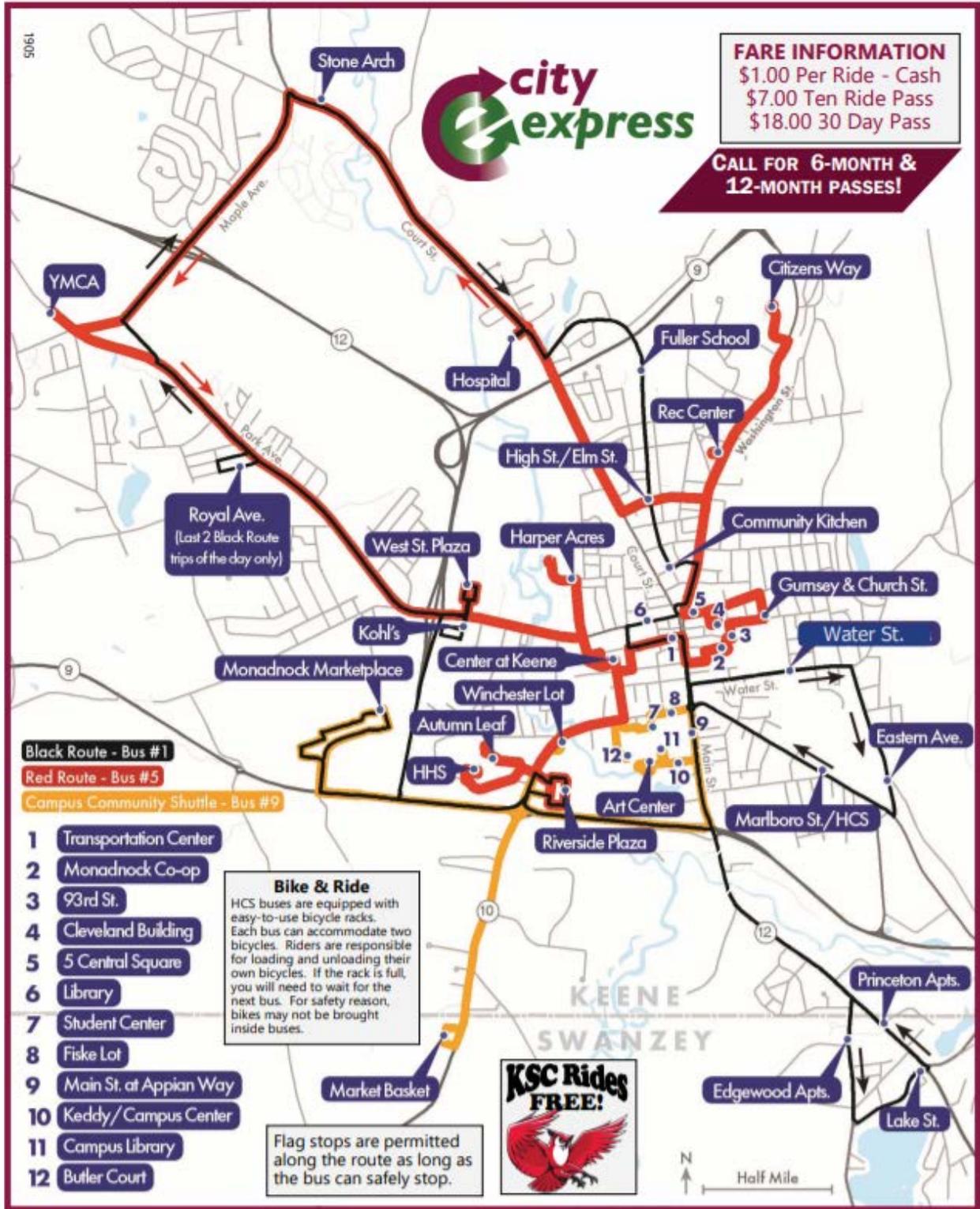


Figure 5.5. City Express Bus Route Map. Accessed on May 27, 2020.

# MULTI-MODAL TRANSPORTATION CENTER

## Overview

A multi-modal transportation center is a facility that ties together several modes of transportation, such as driving, fixed-route bus transit, intercity bus transit, bicycling, walking, car-sharing, and more. It provides a convenient location for travelers to transfer among multiple types of transportation in a comfortable and attractive environment. Potential features include short-term and long-term parking, bicycle parking & storage, passenger waiting areas, carsharing services, EV charging stations, and dining facilities and/or vending machines. Southwest Region Planning Commission (SWRPC) is currently in the midst of a study to better understand what services would be most appropriate and beneficial to include in a multi-modal transportation center for Keene and the surrounding region.<sup>36</sup> This study will also evaluate potential sites where a transportation center could be located. Following the conclusion of this study, the City should review the recommendations included within the report and determine whether to pursue construction of a multi-modal transportation center.

## Keys Benefits and Challenges

Key Benefits	Key Challenges
Enhances the image and effectiveness of public transportation and other transportation options.	Providing sustainable funding of operation and management through revenue from meters, permits, and fines.
Increases mobility and transportation choice for people without reliable access to a personal vehicle.	Managing impacts to parking, traffic, and existing transportation system during construction.
Improves connections within Keene and the region, and between the Monadnock Region and other regional centers.	Securing grants, private investments, and other funding sources to cover the up-front cost without increasing the tax burden.
Potential to support existing and future intercity transit, including possible connections to Brattleboro, Concord, and Boston.	Political challenges with funding and supporting a high-cost, long-term capital project.

## Implementation Steps

Implementation Steps	
✓	Review the results and recommendations of the Greater Keene Intermodal Transportation Center Feasibility Study.
✓	Build a coalition of advocates and community supporters to demonstrate public support for a multi-modal transportation center.
✓	Provide education and outreach to increase understanding among the public, large employers, and decision-makers of the potential benefits of a multi-modal transportation center in the Keene area.
✓	Work with decision-makers to select a location for the transportation center.
✓	Pursue funding sources to cover project costs, including land acquisition (if necessary), project design, and construction.

# ADVOCACY FOR PUBLIC TRANSPORTATION & ACTIVE TRANSPORTATION

## Overview

In New Hampshire, the vast majority of funding for public transportation and active transportation such as walking and bicycling comes from the federal or local level, with very little financial support from the state. New Hampshire ranks 44th in the nation in state spending per capita on public transit,<sup>37</sup> and the League of American Bicyclists ranks New Hampshire 47th in the nation for state funding for bicycle infrastructure.<sup>38</sup> A lack of funding from the state places a higher burden on local communities to provide matches for federal grants and programs. For example, Home Healthcare, Hospice and Community Services (HCS), which runs the City Express Bus (fixed route) and Friendly Bus (demand response), relies on municipal and charitable contributions to provide matches to federal grants and keep its transportation services in operation.<sup>39</sup>

The City should be an active participant in regional and statewide transportation planning processes, and should consider advocating for more state and federal funding for infrastructure and programs to support public transportation and active forms of transportation. These efforts should focus not only on the environmental benefits of public transportation and active transportation, but also co-benefits such as reduced congestion, improved air quality, increased mobility, reduced household expenditure on transportation, energy efficiency, and improved health outcomes through increased social inclusion and physical activity. Key partners for this strategy include local transportation providers such as HCS and the Community Volunteer Transportation Company (CVTC), the Monadnock Region Coordinating Council for Community Transportation (MRCC), Southwest Region Planning Commission (SWRPC), Monadnock Alliance for Sustainable Transportation (MAST), the National Complete Streets Coalition, the League of American Bicyclists, and other local, state, and national organizations with a focus on transportation planning and/or advocacy.

# COMMUNITY POWER PROGRAM

## Overview

A community power program (CPP), also known as community choice aggregation (CCA), enables a local government (or multiple local governments) to pool the electricity load of residents and small businesses and procure electricity on their behalf, while the utility continues to be responsible for electricity delivery, transmission, and distribution and maintenance of poles and wires. Community power programs (CPP) are “opt-out”, meaning that residents and businesses would participate in the program by default, but would have the option to “opt-out” if they preferred to receive basic service from Eversource or purchase electricity from a competitive supplier. This is an impactful strategy because it provides New Hampshire communities with greater control over their energy mix and the opportunity to increase the percentage of renewables within the mix at potentially lower energy prices.

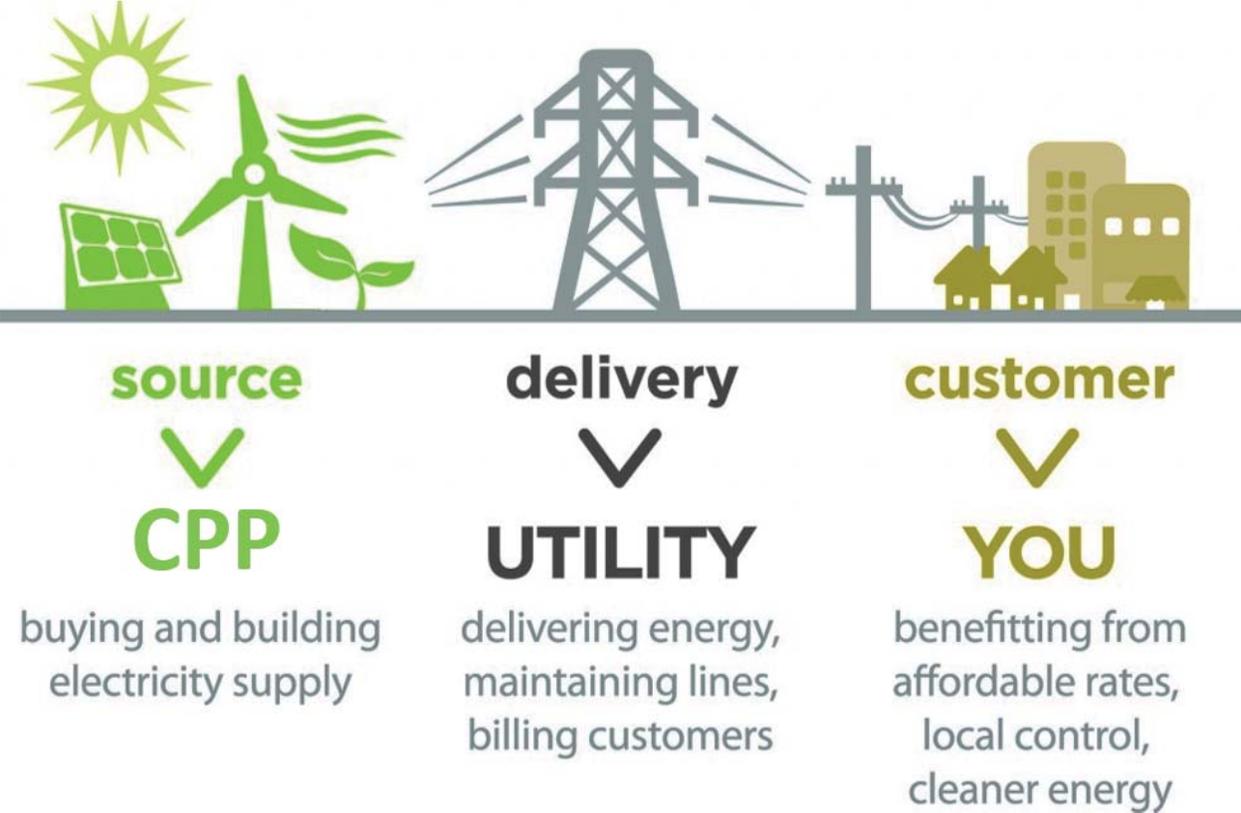


Figure 5.6. How Community Power Programs (CPP) Work<sup>40</sup>

## Key benefits and challenges

Key benefits and challenges associated with establishing a community power program are summarized below:

Key Benefits	Key Challenges
Increases local control over the energy supply mix	Political and regulatory uncertainty in New Hampshire
Provides the ability to increase the percentage of electricity from renewables through RECs	Limited ability to achieved “additionality” due to reliance on RECs (see description below)
Potential cost savings to the community	Some administrative burden on city staff to set up program and identify a broker
Potential expansion in the future to drive local renewables, energy efficiency, and other innovative offerings	Political coordination required with neighboring communities if Keene wants to enhance economies of scale

When implementing this strategy, it will be important to have a strong understanding of renewable energy credits, or RECs. RECs are tradeable, market-based instruments that represent the legal rights to one megawatt-hour (MWh) of renewable electricity generation. There are two main types of RECs:

**Unbundled RECs:** Unbundled RECs are those that are sold, delivered, or purchased separately from physical electricity. Many CPPs rely on unbundled RECs as the primary means of increasing the renewable percentage of the electricity product delivered to customers. The key advantage of unbundled RECs is they can be sourced from renewable energy projects across the country, are relatively low cost and simple to procure. However, Unbundled RECs are often criticized for capitalizing on the presence of existing renewable energy projects and not driving the development of new renewable energy projects that would not have otherwise been built. Thus, unbundled RECs are generated by renewable energy projects that are referred to as “non-additional”.

**Bundled RECs:** In contrast to unbundled RECs, bundled RECs are sold together with the physical electricity generated by a specific renewable energy project. Bundled RECs, and their associated clean electricity, are typically procured by CPPs through PPAs or VPPAs. Advantages of bundled RECs are that they drive the development of new (or “additional”) renewable energy projects that would not have otherwise been built (i.e. achieving additionality). However, identifying and contracting electricity that is bundled with RECs can often be more administratively burdensome, and sometimes more expensive, for CPPs.

CPPs, especially in early stages, often rely on unbundled RECs to increase the renewable percentage of the electricity product delivered to customers; however, it is possible to shift towards bundled RECs over time as the CPP generates revenue and potentially partners with neighboring communities to increase scale.

## Implementation Steps

Initial implementation steps for establishing a Community Power program are listed below:

Implementation Steps	
✓	Conduct research on community power and its potential role in achieving local RE goals.
✓	Form an electric aggregation committee or designate an existing committee to develop a Community Power Plan.
✓	Gain local approval for the finalized Community Power Plan from the local legislative body (e.g. City Council).
✓	Select a supplier and enter into a short-term (1-3 year) contract to supply residents and businesses with a greater amount of renewable electricity.
✓	Notify residents & businesses about newly formed program and ability to opt-out prior to service beginning.

## Key Examples from Other Communities

A number of communities are establishing community power programs across the country and within the region. As of 2017, there were approximately 750 operational CPPs procuring electricity on behalf of about 500 million customers.<sup>41</sup> While these programs operate differently across states due to state-level regulation, CPPs in Massachusetts operate similarly to how they would operate in New Hampshire. Although there are no New Hampshire towns or cities that have actually launched a CPP, state legislation does allow this method of energy procurement and there is growing interest across several communities, with some in the advanced stages of the planning process. New Hampshire communities have the ability to pursue a CPP through the standard single procurer model, and there is some interest in a regional approach that would involve multiple communities combining their energy purchasing power to achieve economies of scale. This latter type of CPP is referred to as the alternate or “joint-office” model.

### Cambridge Community Electricity: Cambridge, Massachusetts

One example is the Cambridge Community Electricity (CCE) program, a city-run aggregation program established in 2017.<sup>42</sup> CCE selected Direct Energy as the program’s electricity provider from January 2019-2021 and will offer fixed electricity prices throughout this contract duration. This type of CPP, where city staff interact with a single electricity broker, is the most simplified and the least administratively burdensome. The program currently offers Cambridge residents and businesses two electricity products, including Standard Green and 100% Green Plus. The Standard Green option provides an electricity product that is similar in renewable energy content to the regional grid, about 20%, while the 100% Green Plus option offers a 100% renewable electricity product. As with most CPPs, customers “opting up” to the 100% renewable electricity product pay a slight price premium per kWh compared to the standard electricity product offering. Additionally, as of April 2020, both electricity products offered through Cambridge’s CCE have lower rates for residential and small business customers than the standard Eversource offering.<sup>43</sup>

However, these savings are subject to change as Eversource rates change every six months

for residents and small businesses. One unique aspect of the Cambridge's CCE is that both rate options include a small fee, known as an "operational adder", that will go towards the development of new solar projects within the City of Cambridge.

### Community Power New Hampshire

Community Power New Hampshire (CPNH)<sup>44</sup> is a municipal and county-led initiative working with Clean Energy New Hampshire and local governments throughout the state to offer an alternative to the standard CPP model, which typically involves a single community contracting with an energy broker to procure renewable energy through the purchase of RECs. Under this alternative model, also known as the joint-office CPP model, cities can form their own community power program and then join the centralized CPNH network.<sup>45</sup> The intention of a combined-joint office is to expand the communities' technical capacity, reduce and centralize administrative costs, leverage pooled revenue to develop and administer innovative energy efficiency, demand response, and renewable energy programs, and bolster the group's purchasing power. CPNH is still in the planning phase of development, but many New Hampshire communities are hopeful it will enable accelerated grid modernization and renewable energy adoption in the near future.

# VIRTUAL POWER PURCHASE AGREEMENT

## Overview

Cities and community power programs can support the creation of additional renewable energy by entering into long-term contracts with renewable energy generators in the form of a power purchase agreement (PPA) or virtual power purchase agreement (VPPA).

A PPA is a contract between a buyer and renewable energy generator where the buyer takes ownership of the electrons and RECs produced by the renewable energy project.

A VPPA is a financial transaction where the buyer does not own the electrons produced by the renewable energy project, but receives titles to the RECs.

Both contracting instruments, but especially VPPAs, allow both the buyer and the generator to hedge against electricity market price volatility and allow the buyer to benefit from long-term price stability.

A key advantage of VPPAs over traditional PPAs is their geographic flexibility. With PPAs, the renewable energy generator and the consumer must be physically connected to the same regional grid. Because a VPPA is a solely financial (i.e. “virtual”) contract, the energy buyer does not receive physical possession of electricity. Instead, the buyer continues to receive energy from its current supplier while simultaneously receiving Renewable Energy Credits, or RECs. Every megawatt hour of electricity generated from a renewable source

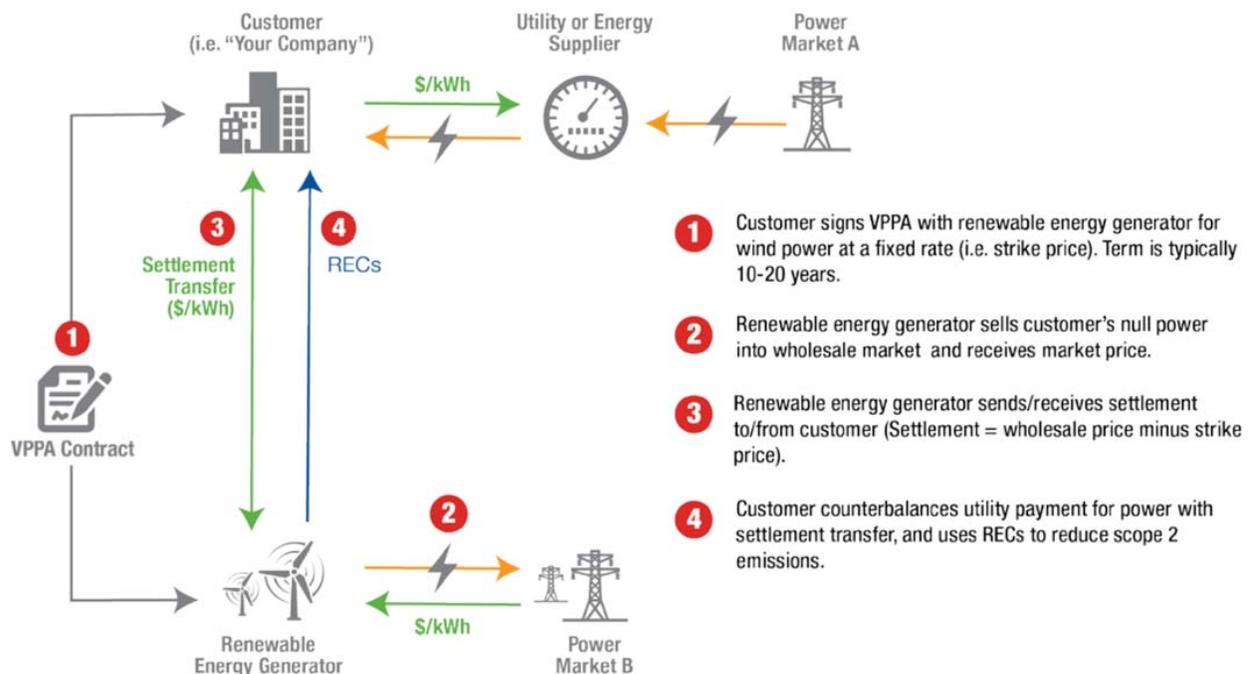


Figure 5.7 How a Virtual Power Purchase Agreement (VPPA) Works

counts as one REC. The owner of a REC has exclusive claim to the energy associated with it, meaning a REC can't be doubled counted. A REC is what substantiates that electricity can be considered renewable.

If Keene were to launch a CPP, there are strong potential synergies between a CPP and VPPAs. Leveraging VPPAs, the City could transition their CPP away from unbundled RECs and towards bundled RECs over time, driving the development of renewable energy projects that would not have otherwise been constructed.

Figure 5.7 demonstrates the step-by-step process for how a VPPA works.<sup>46</sup> There are a few notable takeaways from the above graphic. First, the power market that the renewable energy generator is selling electricity into ("Power Market B") does not have to be the same as the power market that the customer (e.g., Keene CPP) is physically connected to ("Power Market A"). In practical terms, this means that the Keene CPP could sign a VPPA with, for example, a wind farm project in Iowa that may have more favorable financial terms than a similar renewable energy project in New England.

Secondly, step 3 in the above figure demonstrates the price hedge value of a VPPA. By entering into a VPPA, the customer (e.g., Keene CPP) locks in a fixed price, or strike price, for Bundled RECs from the renewable energy generator. If the wholesale price of electricity rises, the customer will be insulated from these price increases because of the long-term nature of the VPPA. Conversely, if the VPPA strike price is greater than the wholesale market price, the customer would pay the net difference to the renewable energy generator. In this way, the VPPA acts as a price hedge against potentially volatile future energy costs.

Keene could consider entering into a VPPA with a renewable energy generator within the New England Power Pool (NEPOOL) to support the development of local/regional renewables and resilience. However, it is possible that the financial terms will not be as favorable as they could be in another power market.

## Keys Benefits and Challenges

Key benefits and challenges associated with engaging in virtual power purchase agreements are summarized below:

Key Benefits	Key Challenges
Supports the development of new, additional renewable energy projects with no upfront cost	The commitment of a small CPP program to purchase the energy may not be sufficient to cover the financing of a project
Provides the opportunity to increase the community's % of electricity from renewables without unbundled RECs	Contracts can be complex and may be challenging to navigate without additional legal support
Enables the community power program to purchase large volumes of electricity in a single transaction from generators located across the country	By committing revenue to a long-term project, the CPP is limiting its ability to implement other initiatives in that timeframe
Hedge against electricity market price volatility, long-term price stability, and potential cost savings to the community	By locking into a long-term contract, risk that basic supply rate will dip below CPP rate

## Implementation Steps

Initial implementation steps for engaging in virtual power purchase agreements are listed below:

Implementation Steps	
✓	Customer signs a VPPA with a renewable energy generator for wind power at a fixed rate (i.e. strike price). Term is typically 10-20 years.
✓	Renewable energy generator sells customer's null power into wholesale market and receives strike price.
✓	Renewable energy generator sends/receives settlement to/from customer (settlement = wholesale price – strike price).
✓	Customer counterbalances utility payment for power with settlement transfer and uses RECs to reduce scope 2 emissions. <sup>47</sup>

## Examples from Other Communities

This section includes an example of how one Virginia community is utilizing a VPPA to reach its renewable energy goals.

### Amazon Arlington Solar Farm: Arlington County, VA

Arlington County, in partnership with Dominion Energy and Amazon, recently agreed to purchase 31.7% of the energy generated by a Dominion owned solar farm in Pittsylvania County, VA. The solar farm is projected to cover 1,500 acres of agricultural land and produce 250 million kWh annually upon completion in 2022.<sup>48</sup> Procuring 31.7% of the electricity produced by the solar farm equates to more than 79 million kWh and will offset 83% of the electricity currently used by the county government to operate its buildings, streetlights, water pumping station, and wastewater treatment facility. For reference, annual electricity consumption across all of Keene is equivalent to approximately 222 million kWh. This VPPA agreement is key to Arlington County reaching the targets outlined in their Community Energy Plan, including a goal to use 100% renewable energy for government functions by 2025.

# PILOT BATTERY STORAGE PROGRAM

## Overview

This strategy involves the City of Keene establishing a close working partnership with their local utility, Eversource, to develop a pilot battery storage program. This could include efforts to collaboratively develop ideas with the utility that support battery storage initiatives and build on preexisting Eversource programs. Existing battery storage programs in other regions or operated by other utilities have utilized rebates, demand response incentives, or a combination of the two to increase proliferation of battery storage systems.

Battery storage is a rapidly developing technology that can be coupled with solar and other renewable energy resources. This strategy has the potential to significantly benefit residents, businesses, the City, and the utility by reducing demand on the grid during peak times. Through the strategic deployment of electricity stored in batteries during peak times, local businesses can significantly reduce their demand charges. Demand charges for commercial customers are based on the highest level of electricity supplied by the grid at one time during the billing period and can make up a large portion of total electricity expenses for some businesses. From an environmental perspective, the ability of batteries to reduce peak demand on the grid also reduces the reliance on natural gas “peaker” power plants, which generate a large amount of greenhouse gasses, to meet this peak demand. As battery costs continue to decrease over time, implementing a pilot battery storage program will position Keene well to take advantage of the environmental, cost, and resiliency benefits of modernizing the grid, which will be key in the City’s efforts to achieve 100% renewable electricity by 2030.

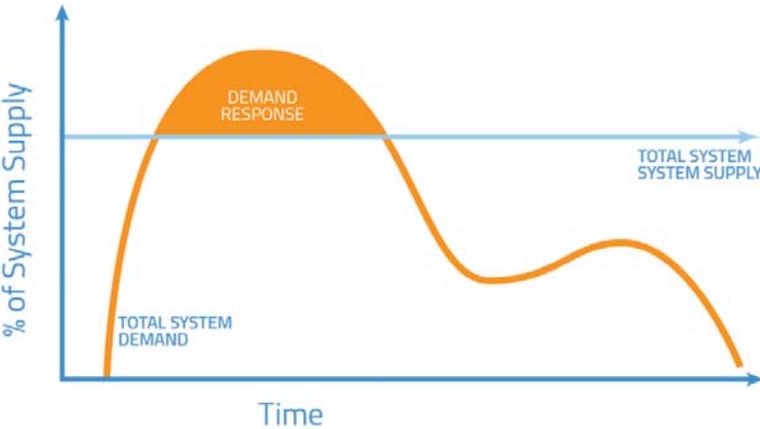


Figure 5.8. How Battery Storage Helps Reduce Demand Charge Peaks<sup>49</sup>

The above figure highlights the costs saving and environmental potential of battery storage systems paired with solar PV. When total electricity demand on the grid (orange line) exceeds the total electricity being supplied by power plants currently on line (the horizontal blue line), electricity stored in batteries can be deployed (orange shaded region) to reduce electricity demand charges for local businesses and reduce the need for polluting natural gas power plants to come online to meet peak demand.

## Keys Benefits and Challenges

Key benefits and challenges associated with this strategy are summarized below:

Key Benefits	Key Challenges
Takes advantage of utility funding, technical expertise, and preexisting infrastructure and programs	City not in direct control of program development and implementation + success is largely dependent on Eversource being an active + willing participant.
Reduces electricity costs for consumers and the utility by minimizing peak demand	Need to identify the right points of contact at both organizations. Partnership may require connection at the upper management/admin level.
Modernizes the grid, boosts resilience, and reduces the need for gas “peaker” plants	Utility priorities can shift during a project
Pilot program is a low-cost strategy for the City to pursue	Third-party complexity is introduced, as battery vendors (i.e. Tesla, LG, Generac) often play a role in demand response
Potential to expand the pilot program by partnering with other local governments, nonprofits, and businesses in the future	Keene is at the forefront of exploring battery storage pilot program models in New Hampshire, with minimal in-state precedent to leverage
Provides a cleaner and cheaper alternative for back-up power, which can be deployed to support essential infrastructure	

## Implementation Steps

Initial implementation steps for collaborating with the utility to develop a pilot battery storage program are listed below:

Implementation Steps	
✓	Discuss potential opportunities to partner with Eversource on a pilot battery storage program. Given the preexisting demand response thermostat program Eversource has already made available in New Hampshire and the demand response battery storage program deployed by the utility in Massachusetts, there is already proven interest and precedent that the City of Keene can build from.
✓	Invest in battery storage at municipal facilities through Eversource’s pilot program, potentially providing City co-funding. The City can serve as an example, showing the benefits of utilizing battery storage while reducing electricity costs and minimizing the environmental footprint of municipal operations. Installing battery storage as an alternative to diesel generators for essential infrastructure could be explored.
✓	Seek opportunities to expand and publicize the pilot battery storage program to local businesses and residents, leveraging strong interest in the strategy expressed during both the community presentation and Environment and Climate Committee meetings.

## Examples from Other Communities

This section includes examples of how communities and their local utility have implemented best practices related to the implementation of battery storage technology. Utility administered battery storage incentives typically compensate utility customers in one of two ways. Demand response programs pay customers for the energy their battery contributes to the grid during periods of high demand, while other programs simply provide a rebate to customers for installing battery storage at their home or business. Examples of demand response, rebate, and a hybrid program options are explained in more detail below.

### ConnectedSolutions Demand Response Program: Eversource, Massachusetts

The ConnectedSolutions Demand Response Program is a program run by Eversource in Massachusetts that enables participating residents to be compensated for allowing the utility to use the energy stored in their batteries during periods of high demand on the grid.<sup>50</sup> Residents with battery storage can also choose not to be enrolled in the program, saving the electricity stored in their battery as a personal back-up generator instead.

### Bring Your Own Device Program: Green Mountain Power, Vermont

Developed in partnership with Renewable Energy Vermont, the Bring Your Own Device Program enables participating utility customers with onsite battery storage to choose between an upfront payment from the utility or a compensation rate for demand response use. The level of compensation is determined by the size of the customer's battery storage system.<sup>51</sup>

### Home Battery Storage Pilot: Liberty Utilities, New Hampshire

The Home Battery Storage Pilot was recently approved by the New Hampshire PUC. This program will allow residents to sign up for a home battery installation in partnership with the utility and qualify them for varying time-of-use rates.<sup>52</sup>

# RENEWABLE ENERGY LOANS

## Overview

Renewable energy loans, particularly for distributed solar PV systems, can help make the installation of renewable energy projects more affordable for Keene residents and businesses by minimizing the up-front capital costs required to complete an installation and offering low-interest, fixed rates with flexible terms. With limited renewable energy financing options currently available for residents and businesses, the City of Keene could potentially partner with a local financial institution to offer competitive financing for renewable energy projects. By financing projects with more capital from local banks or credit unions, Keene can maximize the number of renewable energy installations within the City, as well as the economic and environmental benefits associated with deployment of these technologies.

## Keys Benefits and Challenges

Key benefits and challenges associated with this strategy are summarized below:

Key Benefits	Key Challenges
Increased financing access for local residents and businesses to overcome financial barriers to renewable energy adoption	City not in direct control of program development and implementation. Success is largely dependent on local banks and co-ops being an active and willing participant
Opportunity to support local economy by engaging with local banks credit unions	Keene is at the forefront of exploring partnering with local financial institutions to finance solar in the state of New Hampshire, with minimal in-state precedent to leverage
Equitable solution that increases ability of low-income residents to install solar	Potentially high administrative burden on City staff engage with local banks and co-ops to establish program
Established best practices to draw on for engaging with local banks and co-ops to develop similar programs	

## Implementation Steps

Initial implementation steps for partnering with a local financial institution to offer a renewable energy loan are listed below:

Implementation Steps	
✓	Conduct a review of local financial institutions that may serve as a potential partner based on current or past offerings.
✓	Conduct outreach to local institutions and provide educational materials on the benefits of offering loans for renewable energy. Keene could further support private sector lending by offering to provide a loan loss reserve or credit enhancement program.
✓	In parallel, considering advocating for the expansion of existing state or regional loan offerings, such as NH Saves, to include renewable energy or energy storage offerings.

## Examples from Other Communities

This section includes examples of other communities and organizations that have implemented innovative financing solutions to accelerate clean energy adoption.

### Milwaukee Shines: Milwaukee, Wisconsin

The City of Milwaukee, Wisconsin partnered with Summit Credit Union to create “Milwaukee Shines,” a special loan program for city residents. With a \$2 million budget, the program offers eligible customers up to \$20,000 at a low-interest, fixed-rate with flexible terms.<sup>53</sup> Financing can be applied to solar electric systems up to 6 kW and solar hot water systems of 1-8 panels in size. Eligible expenses include all equipment, labor, permits, and interconnection fees, as well as structural re-enforcement and re-roofing expenses, if needed.

### Admirals Bank & Solarize: Multiple Locations

Admirals Bank, a Boston-based bank active in lending for residential solar projects, has partnered with local governments and non-profits administering Solarize programs in Connecticut, Massachusetts, and North Carolina to provide financing options for participants.<sup>54</sup> For example, during the Solarize Connecticut Durham Pilot Project, the selected installer referred customers to Admirals Bank, which worked with homeowners to put together a loan package that allowed customers to participate in the program and purchase the system. Admirals Bank Relationship Managers and Solar Financing Experts have also attended town information sessions to educate homeowners on available lending products for other campaigns they have participated in.

### New Hampshire Examples

Several New Hampshire banks and credit unions offer energy efficiency loans and could potentially expand to provide renewable energy loans as well.

- BCCU<sup>55</sup> is a credit union with locations in Manchester, Nashua, and Bedford offering energy efficiency loans.
- NHSaves<sup>56</sup> is a utility-run program that has partnered with local savings banks/credit unions to offer energy efficiency loans.

# SOLAR & EV READY GUIDELINES

## Overview

The City of Keene can adopt solar PV and electric vehicle (EV) ready guidelines that encourage or require new developments to be built in a manner that accommodates future solar and EV charging station installations. Designing new buildings with future installations of these technologies in mind, as opposed to installing them at existing buildings not designed to accommodate the required infrastructure, can significantly reduce total costs associated with the installation. For example, one study found that installing an EV charging space at an existing commercial building is 2.8 to 4.0 times more costly than installing the same EV charging space at a new commercial building.<sup>57</sup> Preemptively reducing cost barriers to entry for these key technologies can accelerate community-wide adoption of solar and EV charging in commercial developments. Access to EV charging, especially at the workplace, is key to the widespread adoption of EVs. This policy could also serve as a foundation for more far-reaching guidelines in the future that could, for example, require new residential buildings to also be built solar and EV ready.



EV charging stations, like the ones pictured above at the Commercial Street parking lot in Keene,<sup>58</sup> will be more cost effective to install if new construction is designed to accommodate future installation by taking steps such as installing all necessary electrical infrastructure, pulling conduit and wire to the appropriate locations, and ensuring concrete work accommodates mounting of charging stations.

## Keys Benefits and Challenges

Key benefits and challenges associated with adopting solar and EV ready guidelines are summarized in the following table:

Key Benefits	Key Challenges
Reduces technical and financial barriers to solar and EV infrastructure implementation over the medium/long-term	Limited direct energy impacts expected as the strategy does not directly generate clean energy and is limited to the new construction market
Facilitates community adoption of EVs by increasing access to publicly available charging infrastructure	Limited precedent, with few examples of extensive solar and EV ready guidelines currently implemented in New England
Low-cost step for building owners, positioning them to take advantage of lower infrastructure costs in the future	Additional upfront construction costs to ensure solar and EV readiness may need to be reconciled
Establishes a foundation for future action in the residential market and surrounding communities	Administrative burden associated with development of guidelines or ordinance.

## Implementation Steps

Initial implementation steps for establishing a Community Power program are listed below:

Implementation Steps	
✓	Leverage the City's ability to adopt more stringent building regulations or (stretch codes). Local governments in New Hampshire have the ability to adopt stretch codes, which can be used to implement stricter guidelines than those explicitly outlined by the New Hampshire State Building Code. Stretch codes are a tool Keene can use to require higher building standards that coincide with solar and EV readiness guidelines.
✓	Evaluate if solar and EV ready guidelines will be a recommendation or requirement for new construction. For example, some communities opt to make solar and EV readiness a recommendation at first, then transition to a requirement later.
✓	Consider if Keene's solar and EV ready guideline requirements will vary based on size, function, and financial ability of the building owner. For example, communities may require larger commercial buildings to follow building guidelines and relax the guidelines for smaller entities.

## Examples from Other Communities

This section includes examples from communities that have implemented best practices related to the implementation of solar and electric vehicle readiness guidelines in the United States. Each example includes a few key points and differentiating factors.

### Commercial Buildings Solar Requirement: Watertown, Massachusetts

In 2018, Watertown's Planning Board amended their zoning language, requiring all developments greater than or equal to ten thousand (10,000) gross square feet or containing ten (10) or more residential units to include a solar energy system that is equivalent to a minimum of 50% of the roof area of all buildings.<sup>59</sup> In cases where a site includes an uncovered parking structure, the structure will also be required to have a solar energy system installed.

### Solar Friendly Best Planning Practices: Southern New Hampshire

The Southern New Hampshire Planning Commission (SNHPC) created this resource to assist New Hampshire communities interested in facilitating solar PV adoption.<sup>60</sup> This includes guidance on how to develop solar friendly land use and zoning regulations and the policies and planning practices that remove barriers to development and reduce burdensome soft costs.

### Solar and EV Readiness Reach Codes: San Mateo, CA

The City of San Mateo has effectively leveraged their ability to implement reach codes to facilitate solar and EV infrastructure adoption in their community.<sup>61</sup> The City requires all new construction to install a minimum size solar PV or solar thermal system in addition to requiring a minimum number of EV capable spaces or charging stations at qualifying sites. San Mateo has found that establishing minimum requirements often results in owners and developers far exceeding what is required in order to maximize cost-effectiveness.

# HEATSMART CAMPAIGN

## Overview

Heatsmart campaigns (also called “thermalize”) are a community-based outreach and education tool that aims to increase adoption of renewable thermal technologies such as air source heat pumps, solar thermal, wood pellets, and ground source heat pumps. In addition, some campaigns have encouraged homeowners to consider energy efficiency improvements and home weatherization upgrades. Heatsmart leverages partnerships with installers, group purchasing power, and volunteer energy to provide focused community outreach and education around renewable thermal technologies, reduce logistical and financial barriers to participation, and reduce heating and cooling costs for residents and small businesses.

Renewable thermal technologies are relatively unknown by most customers, and as a result, the “soft costs” of educating consumers can be a barrier for contractors making sales. Heatsmart campaigns use the same model as “solarize” to promote public awareness of renewable thermal technologies, increase consumer confidence, and help reduce customer acquisition costs for installers. A successful campaign should include the following<sup>62</sup>:

- **Outreach to local contractors** in advance of program launch to ensure they understand the goals of the program, how to position themselves to participate, and how to successfully leverage the program to generate leads. Due to the nature of the HVAC contractor industry, which is typically composed of smaller, more localized firms, it may be worth exploring a contractor arrangement that utilizes multiple installers in a campaign in order to address concerns such as perceived favoritism, challenges in meeting a sudden surge in demand, and sensitivity of smaller firms to competition from larger external firms.
- **A dedicated campaign leader and a team of community volunteers** are critical to the success of a program. The leader and volunteers manage the program, plan and coordinate events, serve as a point of contact, and provide the “boots on the ground” for one-on-one outreach.
- **Support or sponsorship from a trusted organization** helps to build trust and increase consumer confidence in the program. Often, local governments will play a role in organizing or supporting a program, especially if it is aligned with local policy goals.
- **An easy sign-up process** is essential to make it as easy as possible for people to participate in the program.
- **Consistent messaging and coordinated outreach** are necessary to drive participation in the program and overcome barriers such as lack of awareness / familiarity with renewable thermal technologies and available financial incentives and programs.

- **A limited sign-up period with deadlines for customer enrollment.** This helps to create a sense of urgency and drive higher participation rates; however, the program length should be longer than a typical solarize campaign to build in extra time for education, outreach, and messaging to overcome lack of consumer awareness / familiarity with renewable technologies.

## Keys Benefits and Challenges

Key Benefits	Key Challenges
Reduces technical and financial barriers to renewable thermal adoption over the short-term.	If offering a diversity of renewable thermal technologies, the potential to achieve economy of scale is diluted and may affect ability to offer discounts.
Helps to build a local installer base and support existing contractors.	Potential for unforeseen installation costs and heating system upgrades (i.e., upgrading electrical system to accommodate an air source heat pump), which can add to overall costs
Existing federal and state rebates and loans are already available to reduce up-front costs of installation and improve rate of return on investment.	Explaining the complexity of the various renewable thermal technologies and how they integrate with existing heating systems presents a challenge for outreach and education.
Effective strategy for raising consumer awareness and increasing confidence in renewable thermal technologies.	Barriers to participation from low and moderate income households without additional funding to provide affordable access.
Opportunity to pair program with energy efficiency and weatherization programs and/or financial incentives, such as local or utility rebates.	Overcoming the split incentive for rental properties where the building owner does not pay for energy use.

## Implementation Steps

Implementation Steps	
✓	Identify a local champion to serve as a team lead. A successful program hinges on having a local champion or group of champions to run and manage the program and coordinate volunteers.
✓	Reach out to local installers during program design phase. Local HVAC contractors should be engaged early on so that their perspectives and concerns can be addressed through the local program design.
✓	Review examples from other communities and identify structure/design of a Keene-specific program. Heatsmart campaigns are less established than solarize campaigns, and there are various different models that Keene can learn from. The design of a local program should be informed by best practices and lessons learned from other communities, as well as the unique characteristics of Keene.
✓	Identify community partners to help amplify messaging and outreach. For example, Northampton, MA's initial Heatsmart campaign was a collaboration between the City of Northampton Energy and Sustainability Department, Mothers Out Front, and Climate Action Now – Western Massachusetts.

## Examples from Other Communities

This section includes examples from communities that have implemented a Heatsmart campaign. Information in this section was taken from the Clean Energy States Alliance June 2019 report, “Community Campaigns for Renewable Heating and Cooling Technologies: Four Case Studies.”<sup>63</sup>

### Northampton, MA: 2017 / 2018 HeatSmart Campaign

The first iteration of this program, which ran from August 2017 through February 2018, focused on cold climate air source heat pumps and owners of one- to four-unit residential buildings. The project lead was the City's Energy and Sustainability Officer; however, the program relied heavily on volunteers to provide outreach. Goals of the program included increased awareness of air source heat pumps and their benefits, increased adoption of air source heat pumps, reduced costs associated with air source heat pump installations, and reduced greenhouse gas emissions. Program outreach included "Meet the Installer" workshops, open houses at the homes of residents with air source heat pumps, social media and other online outreach, media placements in newspapers, TV, and radio, signage, direct mailings, and tabling at farmer's markets and other local community events. The program resulted in 162 people who expressed interest, 130 installer site visits, and 106 price quotes, and 54 installed air source heat pump systems. Of the systems installed, there were 19 single-zone, 34 multi-zone, and one heat pump water heater.

### Boulder, CO: Comfort365 Program

Launched in April 2018, the Boulder Comfort365 program provides information and resources related to air source heat pumps and helps to connect interested consumers with EnergySmart-registered contractors, evaluate contractor bids, and access rebates and incentives at no charge. The first iteration of this campaign, which ran throughout the spring and summer, focused on the cooling aspect of heat pumps, and the second on the heating aspect. The City of Boulder and Boulder County spearheaded the program, providing free one-on-one time with personal energy advisors, access to a broad array of incentives and rebates, and assistance evaluating bids from prequalified, vetted contractors. Through a collaboration with Mitsubishi, the outreach efforts of the City and County were complemented by a regional marketing campaign that included paid advertisements, Google ads, and television marketing. Comfort365 estimates that the program resulted in the installation of 66 air source heat pumps in 2018, and set a goal of 120 installations for 2019.

# EV CHARGING STATIONS

## Overview

Electric vehicle charging stations, also referred to as “Electric Vehicle Supply Equipment” (EVSE), are necessary to support the shift from internal combustion engine (ICE) vehicles to electric vehicles (EVs). EVs are more efficient than ICE vehicles; according to a 2012 study by the Union of Concerned Scientists, emissions from an EV are less than those of an average conventional vehicle regardless of the mix of fuels used to generate the electricity.<sup>64</sup> A review of research related to life-cycle emissions of electric cars as compared to conventional vehicles, conducted by the International Council on Clean Transportation, found that EVs are much cleaner than ICE vehicles over their lifetime. In markets with low-carbon electricity, EVs produce less than a third of the life-cycle emissions of an average ICE vehicle.<sup>65</sup> However, in order for widespread EV adoption to occur, it will be important to provide convenient and publicly accessible EV charging stations for visitors, employees, and residents to use.

**What is an electric vehicle (EV)?**

Electric vehicles (EVs) derive all or part of their power from electricity. There are several categories of EVs:

- All-electric vehicles (AEVs) operate on electricity alone using batteries charged by an outside electric power source.
- Plug-in hybrid electric vehicles (PHEVs) use batteries to power an electric motor and use another fuel, such as gasoline or diesel, to power an internal combustion engine or other propulsion source.
- Hybrid electric vehicles (HEVs) are powered by an internal combustion engine and an electric motor.

There are three levels or categories of EV charging stations, summarized in Figure 5.9.

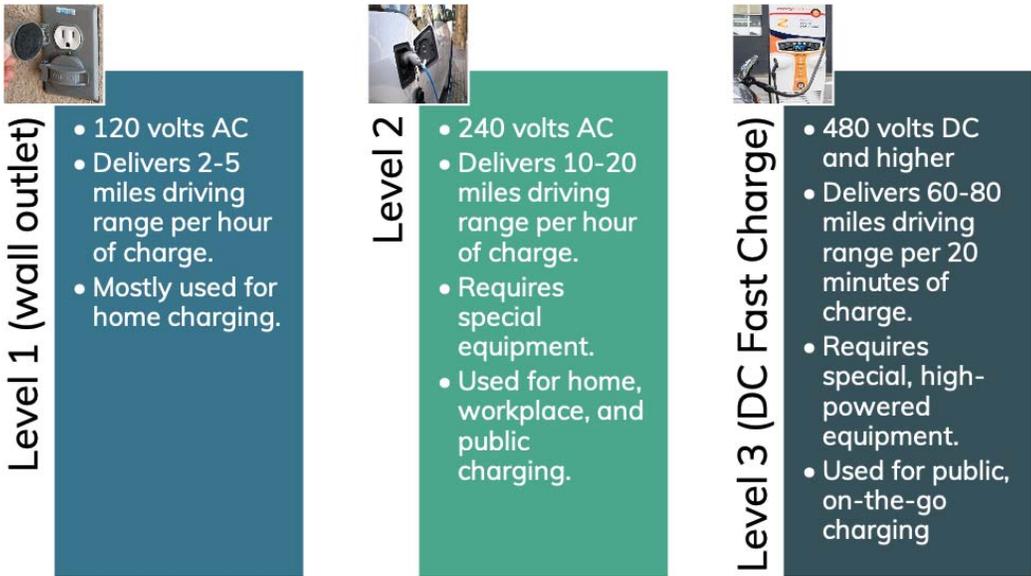


Figure 5.9. Summary of EV charging infrastructure categories, including Level 1, Level 2, and Level 3 (i.e. “DC Fast Charge”).

In order to accelerate EV adoption, charging stations should be installed in key areas, such as multi-family apartment buildings and condominiums (Level 1 or 2), workplaces (Level 2), hotels, bed & breakfasts, inns, and motels (Level 2), highway corridors (Level 3), and downtown centers (Level 3). Level 3 charging stations are the most costly to install, ranging anywhere from \$20,000 for a lower-end, 50 kW charging station to \$150,000 for a 350 kW charging station.<sup>66</sup>

New Hampshire currently has funding for EV charging stations through the Volkswagen Environmental Mitigation Trust, which allows beneficiaries to use up to fifteen percent of their allocation for projects involving acquisition, installation, operation, and maintenance of new light-duty EVSE such as EV charging stations. New Hampshire has committed to using the full fifteen percent (approximately \$4.6 million) available for this purpose, and has identified “Electric Vehicle Fast Charging Corridors” within the state where Level 3 charging stations will be prioritized. The Monadnock Region has one EV Fast Charging Corridor, NH Route 101 from Keene to I-93.<sup>67</sup>

The City of Keene should develop a plan to deploy Level 3 public EV charging infrastructure using grant funding and/or public-private partnerships. By providing DC Fast Charge stations in or near Downtown Keene, the City will help accelerate the shift to EVs and ensure the City does not discourage business from tourists and other visitors who drive EVs.

## Keys Benefits and Challenges

Key Benefits	Key Challenges
Facilitates community adoption of EVs by increasing access to publicly available charging infrastructure and leading by example.	Strategy does not directly generate clean energy; greenhouse gas benefits depend on the electricity mix used to power the charging station.
Funding is available through the Volkswagen Environmental Mitigation Trust.	Due to the high load that EVs draw from the grid, they can lead to large and variable demand charges, especially if charge management is not implemented.
Reduced tailpipe emissions resulting in reduced air pollution and improved public health outcomes.	Upfront capital costs may be required, depending on how the EVSE is funded and whether the funding source requires a local match.
Opportunity to support local economy by removing barriers to visitors who own EVs and market Keene as a leader in sustainability and alternative transportation.	Some EV charging equipment, such as DC fast chargers, may require ongoing maintenance and software upkeep.
Can be paired with solar to further increase greenhouse gas benefits.	Need to define how restrictions and time limits will be enforced, and who is responsible for enforcement.
Charge management can be used to reduce peak demand and/or peak period electricity consumption.	

## Implementation Steps

Implementation Steps	
✓	Identify priority locations for public EV charging stations. Assess EV ownership trends and regional/local travel data to identify areas where there will likely be demand for EV charging infrastructure.
✓	Choose a specific location and type of charging equipment. The specific location and type of charging equipment will impact utilization and installation costs. The selected location should be convenient to drivers, in close proximity to an existing electrical panel that has the capacity to handle the additional load required for EV charging, have network access (if “smart” chargers are planned), and should meet lighting and accessibility requirements. The selected EV charging equipment (e.g. Level 2, DC fast charge, etc.) should be chosen to best meet the needs of the intended users.
✓	Determine the project budget. There are two components to EV charging station costs: the capital costs of installing the equipment, and ongoing operations and maintenance costs. Capital costs are comprised of hardware, permitting, and installation and will vary depending on the charging level, site characteristics, and equipment features. Operation and maintenance costs include electricity costs, maintenance and repair of the EV charging equipment, and network and charging session fees (i.e. cost of cellular/Wi-Fi network and back office support).
✓	Secure funding. Identify potential partners and grant or other funding (e.g. Volkswagen Environmental Mitigation Trust funds) to reduce the cost burden on the City and local taxpayers.

## Examples from Other Communities

### Salt Lake City, Utah: Public Level 2 EV charging stations

Through a grant from the Utah Division of Air Quality, Salt Lake City has installed 36 new Level 2 charging stations throughout the city since 2017. These charging stations are free for the public to use, and they have supported over 25,000 separate charges since their installation. Salt Lake City’s installation of EV charging stations is part of its “Climate Positive” vision to reduce greenhouse gas emissions by 80 percent by 2040 and to transition to 100 percent renewable energy use for the city’s electricity supply.

### Fargo, North Dakota: Public Level 3 EV charging stations

In September 2020, the Cass County Electric Cooperative installed three new public Level 3 EV fast charging stations in Fargo and West Fargo, adding to the Cooperative’s existing charging network of 35 Level 2 charging stations. The new Level 3 chargers are located at a shopping mall, a shopping center, and a visitors’ bureau in the Fargo area. The Cass County Electric Cooperative funded this project through North Dakota’s share of the Volkswagen settlement.<sup>68</sup>

# ELECTRIC BUSES

## Overview

Battery electric buses offer a number of benefits over conventional diesel buses, including reduced particulate pollution leading to improved air quality and avoided healthcare costs, lower greenhouse gas (GHG) emissions, and long-term cost savings due to lower lifecycle costs.

**Improved Air Quality:** Electric buses can reduce emissions of diesel exhaust, particulate pollution and pollutants that contribute to the formation of ground-level ozone. Diesel exhaust, which contains more than 40 toxic chemicals, is linked to a number of health impacts such as lung cancer, bladder cancer, asthma, and autism. It is especially harmful to children, who have developing respiratory systems and inhale more air per pound of body weight than adults. In fact, there is no established safe level of exposure to diesel exhaust for children. Despite this, 95% of all school buses are powered by diesel, and every day about half of all school children ride a bus to get to school.

**Healthcare Cost Savings:** By switching to electric buses, communities can realize significant healthcare cost savings. For example, a study conducted by Columbia University for New York City's Metropolitan Transportation Authority (MTA) calculated that electric buses reduced particulate matter emissions by 97.5 percent compared with diesel buses, producing a healthcare cost savings of approximately \$150,000 per bus per year. The Chicago Transit Authority estimates that a single electric bus saves the city nearly \$55,000 every year in avoided healthcare expenses resulting from cleaner air.

**Reduced Greenhouse Gas Emissions:** A 2018 study by the Union of Concerned Scientists found that electric buses produce significantly lower greenhouse gas emissions than diesel, diesel hybrid and natural gas-powered buses over their entire life cycle, including the process of generating the electricity that powers them. The study found that over its entire life cycle, an electric bus charged with the national electricity mix produces less than half of the carbon dioxide-equivalent (CO<sub>2</sub>e) emissions per mile as are produced by natural gas or diesel-hybrid buses. The GHG emissions benefits increase if the electricity mix includes a high percentage of renewables.

**Long-Term Cost Savings:** Although electric buses generally cost more up-front, they cost less to maintain and operate than diesel buses because they have significantly fewer parts, no exhaust systems, their braking systems last longer, and they do not require oil changes or fossil fuels. In addition, recent advances in electric bus technology and a rapid decline in battery costs over recent years have made electric buses an increasingly viable option. Some reports indicate that electric buses could achieve unsubsidized price parity with the upfront cost of diesel buses by 2030.

**Revenue Generation:** Electric buses also have the opportunity to generate revenue when not in use if they are equipped with vehicle-to-grid (V2G) capabilities. Vehicle-to-grid (V2G) is an innovative concept that enables energy stored in electric vehicle batteries to be sold back into the electricity grid, providing a range of services such as demand response, standby capacity, mobile emergency power, and grid stabilization.

## Keys Benefits and Challenges

Key Benefits	Key Challenges
Improved air quality due to a reduction in diesel emissions and emissions from other fossil fuels.	Higher upfront costs. Currently, a diesel-powered school bus costs about \$110,000-\$180,000, whereas an electric school bus costs between \$230,000-\$440,000.
Avoided healthcare costs due to a reduction in particulate matter emissions.	Lack of charging station infrastructure to support electric buses.
Lower lifecycle costs than diesel buses due to lower operational and maintenance costs.	Overcoming range anxiety related to shorter ranges of electric buses compared to diesel-powered buses.
Opportunity to generate revenue and provide a mobile power source to the grid through vehicle-to-grid programs.	Need to retrain drivers to drive electric buses, including learning how to maximize power usage.

## Implementation Steps

Implementation Steps	
✓	Identify a local bus operator (for the Keene School district or for Keene's CityExpress) to participate in a pilot program for electric buses.
✓	Determine the project budget. The budget must include the capital costs of the buses, charging equipment, and facility work for the bus operators. Operation and maintenance costs include electricity costs, maintenance and repair of the EV buses and charging equipment, and network and charging session fees (i.e. cost of cellular/Wi-Fi network and back office support).
✓	Secure funding. Identify potential partners and grant or other funding (e.g. Volkswagen Environmental Mitigation Trust funds) to reduce the cost burden on the City and local taxpayers.

## Examples from Other Communities

### White Plains, New York: ConEdison Electric Bus Vehicle-to-Grid Pilot Project

Con Edison and the White Plains school district launched a pilot project in 2018 to add five electric school buses to its bus fleet. These electric buses have technology that allows them to store energy and feed it back to the electrical grid in summer months when the buses aren't transporting students. These electric school buses can send about 75 kilowatts of power to the grid when demand is high.<sup>69</sup>

### Burlington, Vermont: Electric Buses for Commuter Public Transit

Vermont's first ever electric buses unveiled in Burlington in January 2020. The two new buses operate on the busiest route in the Green Mountain Transit system, which serves both the University of Vermont and Burlington High School areas. Funding for the project came from the Burlington Electric Department, Green Mountain Transit, VLITE (a trust that funds projects and initiatives that serve low income Vermonters), and a federal grant.<sup>70</sup>

# ADVOCACY FOR EVS AND ALTERNATIVE FUEL VEHICLES

## Overview

Of the 30.9 million dollars that New Hampshire received through the Volkswagen Environmental Mitigation Trust, New Hampshire can use 15 percent towards acquiring, installing, and operating electric vehicle charging equipment. There are currently no Level 3 fast charging stations in Keene or in Cheshire County, making Keene part of an “EV Desert.”

Keene should advocate at the federal and state levels for more funding to support EVs, EV charging equipment, and other alternative fuel technologies. If Keene both increases its renewable portfolio and supports a shift to electric vehicles, then the City can move towards a transportation sector powered by renewable energy.

At the state level, the City should be an active proponent of using Volkswagen funds for the installation of a Level 3 fast charger in Keene. If the New Hampshire Department of Environmental Services releases a new RFP for fast charging infrastructure, the City should submit a proposal or assist community partners in their applications. In addition, the City should encourage the State to formally join the Transportation and Climate Initiative, a regional collaboration of 12 Northeast and Mid-Atlantic States and the District of Columbia that seeks to improve transportation, develop the clean energy economy and reduce carbon emissions from the transportation sector. In addition, the City should advocate for the state to join the Zero Emissions Vehicle (ZEV) program, which requires increasing sales of ZEVs over a 10-year period. ZEVs include AEVs, hydrogen fuel cell vehicles, and PHEVs.

At the federal level, the City should advocate for an expansion of the federal tax credit for plug-in electric vehicles. Under the current federal tax credit, automakers have a cap of 200,000 sales that are eligible for up to a \$7,500 tax credit. If the automaker hits that cap, then the amount of the tax credit goes down.<sup>71</sup> Increasing the cap beyond 200,000 will allow more prospective buyers to receive the full \$7,500 credit, which could incentivize EV adoption.<sup>72</sup>

# RENEWABLE DISTRICT HEATING & COOLING SYSTEM

## Overview

District Heating and/or Cooling Systems transfer thermal energy from a central source using a system of insulated pipes to residential, commercial, and industrial consumers for use in space heating (or cooling), water heating, and process heating.<sup>73</sup> District energy systems are best suited to areas with a higher density of buildings/population and relatively cold climate zones. Historically, many district heating and cooling systems have relied on fossil fuels as either a primary or backup energy source. However, the central thermal energy source could come from a number of different options, such as boiler units (which could use a variety of different fuels), geothermal, biomass, solar energy, waste-to-energy, and combined heat and power (CHP), which can result in GHG emission reductions unachievable on a building-by-building basis.<sup>74</sup>

By connecting multiple buildings to a district system and providing thermal energy in a usable form, district heating and cooling systems help to improve efficiency, enable fuel flexibility, simplify building operations and maintenance, eliminate the need for installing boilers in individual buildings, and reduce or avoid costs for operation, maintenance, repair, and replacement of individual building energy systems. However, building a district energy system is a major engineering project that would require buy-in from a wide array of stakeholders. It requires a local champion to build support for the concept, availability of local renewable sources of energy, a potential customer base, and turnover in existing equipment in a districts building stock. Understanding these conditions and building a business case can be a hurdle for project developers to overcome. As a first step, the City could consider commissioning a study that analyzes the local market and conditions for a renewable district heating system to set the stage for future developers.

## Keys Benefits and Challenges

Key Benefits	Key Challenges
Stable thermal energy services and costs could help retain and attract industry by providing reliable thermal energy, both in terms of supply and cost.	Requires collaboration and cooperation from utility and other partners, which can add time and complexity to the process.
Creation of short-term and long-term employment opportunities, resulting from both construction and ongoing maintenance and operation of the system.	Feasibility studies are generally expensive and time-consuming. A long-term champion is required to keep momentum and interest in the project going.
Adaptable to a wide variety of fuel types.	High capital costs to design and construct a system.
Improves local air quality by replacing small, uncontrolled sources of air pollution with a more efficient, centralized source. This benefit is enhanced if a non-polluting source of energy is used.	High perceived risk to investors due to long lead time before district energy system is operational and generating revenues.

Key Benefits	Key Challenges
Requires and encourages collaboration among public and private sector, building relationships that could be applied to other projects / endeavors.	Requires strong and ongoing political support at local, state, and federal level to eliminate regulatory, policy, and institutional barriers.

## Implementation Steps

Implementation Steps	
✓	Assess level of interest among key stakeholders and identify a local champion. District energy requires careful study, and the process from planning to construction can take years. Before committing resources, key stakeholders such as the City of Keene, Keene State College, and large commercial and industrial energy users who may benefit from a district energy system should be engaged to determine whether there is enough interest to warrant further exploration. Due to the long timeframe for implementation, a local champion or champions will be needed to maintain interest and momentum for the project.
✓	Commission a preliminary feasibility study to determine whether a renewable district heating system is technically and economically feasible in Keene, including cost estimates.
✓	If the study shows that a system is feasible, seek funds to commission an engineering study to examine system feasibility for a specific location in detail. The study should include a preliminary / conceptual design and improved cost estimates.
✓	If renewable district energy appears feasible and beneficial for Keene, an advisory committee should be formed (or an existing committee should be tasked) to conduct education / outreach and verify whether the concept is acceptable to the public. In addition, it is critical to engage potential users to determine whether they support further study and the commitment of resources for a local system.
✓	Secure funding and identify regulatory requirements. This may require exploring ways to reduce financial barriers, such as offering tax-exempt financing, identifying sources of grant funding, and working with regulators at the state and federal level to understand permitting requirements.
✓	Hire a firm to prepare engineering drawings and detailed cost estimates.
✓	Finalize institutional and financing arrangements for the district energy system. This step is critical, and should be done prior to finalizing construction drawings (an expensive and time-consuming task) or beginning construction.
✓	Finalize construction drawings and begin construction.

## Examples from Other Communities

This section includes examples from communities and organizations that have installed a renewable district heating or combined heat and power (CHP) system.

### Shands Cancer Center in Gainesville, FL: Providing Energy Security with CHP

When Shands HealthCare decided to build a new cancer hospital in Gainesville, FL, the company conducted a competitive solicitation process to find an efficient and reliable energy source to keep the hospital operational in the event of a prolonged power disruption. This process resulted in a unique public/private partnership between Shands HealthCare and Gainesville Regional Utilities (GRU) to build a state-of-the-art combined heat and power (CHP) plant that can generate all of the power needed for the hospital and use the waste heat from the generator to produce all required chilled water for cooling and steam for heating.<sup>75</sup> The GRU South Energy Center includes a 4.3 MW natural gas-fired recuperated combustion turbine housed in a structure designed to withstand Category 4 hurricane-force

winds. The facility went into operation in 2009 and has achieved annual energy savings equal to the power needed to run more than 3,000 homes. The Shands Cancer Hospital was awarded LEED Gold certification in 2010, due in part to its onsite district energy and CHP facility.

### District Energy St. Paul: Renewable District Heating and CHP

District Energy St. Paul is one of the most advanced and integrated district energy systems in North America, incorporating CHP, biomass, solar thermal, community solar partnerships, and thermal storage to provide space heating/cooling and hot water to its customers. As of April 2019, the nonprofit served about 500 commercial and residential customers in and around downtown Saint Paul, MN and employed 45 people.<sup>76</sup> It began in 1979 as a public-private partnership to develop the first hot water district energy system in North America. In 2003, a biomass-powered CHP plant was constructed, and in 2011, the system was advanced further with the addition of a 1.2 MW solar thermal system. As a result of energy efficiency upgrades and fuel switching to biomass, solar, and natural gas, in March 2019 the company retired coal from its heating portfolio, two years earlier than planned. The company is currently exploring low temperature loops and geo-exchange projects to reduce emissions even further.

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**City of Keene**  
**New Hampshire**

**MEMORANDUM**

DATE: January 19, 2021  
TO: Mayor and City Council  
THROUGH: Elizabeth Dragon, City Manager  
FROM: Rhett Lamb, ACM/Community Development Director & Mari Brunner, Planner  
SUBJECT: Revisions to Keene Sustainable Energy Plan dated January 2021

**Background:** At the January 13, 2021 Planning, Licenses, and Development (PLD) Committee meeting, the PLD Committee asked staff to revise the language for two of the proposed strategies in the draft Sustainable Energy Plan dated December 2020, including the Home Energy Labeling program and the Benchmarking program. Specifically, staff were asked to remove any references to a mandatory program. A revised draft of the energy plan is attached, dated January 2021. The changes that were made to the plan are described below.

**On pages 2-4 and 2-7, the language was modified as follows:**

- I. Adopt a voluntary "Home Energy Labeling" program for residences: ~~Require-Encourage~~ energy efficiency disclosure for existing and new residential properties at the time a property is listed for sale or rent.
  
- II. Adopt a voluntary Benchmarking- ~~program~~ Ordinance: ~~Require-Encourage~~ building owners of certain sizes or in certain districts to report energy use data to the City. ~~This program should start out as a voluntary policy, in order to encourage participation from building owners in a benchmarking effort to collect building energy use data.~~

**On page 5-4, the language in the first and second rows of Table 5.1 was modified as follows:**

Tool / Strategy	Description	Sector(s)	Lead	Partners	Timeframe
Benchmarking <del>Ordinance</del> <u>Program</u>	<del>Require-Encourage</del> building owners of certain sizes or in certain districts to report energy use data to the City.	Electricity, Thermal	City of Keene	Business community, large energy users	1-2 years
Home Energy Labeling Program	<del>Require-Encourage</del> energy efficiency disclosure for existing and new residential properties at the time a property is listed for rent or sale.	Electricity, Thermal	City of Keene	Association of Realtors, NEEP	1-2 years

**On pages 5-6 and 5-7, the following changes were made:**

The word “ordinance” was replaced with the word “program” throughout this section of the plan.

The language in the “Key Benefits and Challenges” section was modified as follows:

Key Benefits	Key Challenges
Identifies commercial and municipal buildings in Keene that could benefit most from energy efficiency improvements	<del>Potential pushback from affected property owners associated with passing a mandatory ordinance through City Council</del> <u>Participation rates associated with a voluntary program are often very low, especially among small business owners</u>
Drives participation in existing energy audit and energy efficiency programs offered through Eversource	<del>Mandatory</del> <u>Benchmarking alone</u> does not guarantee energy-efficiency upgrades and improvements
Availability of a free online benchmarking tool, EPA’s ENERGY STAR Portfolio Manager (other tools are available, but usually have an associated cost).	Potential issues with data access, quality, and accuracy
Opportunity for Keene to lead by example by benchmarking municipal buildings	<del>Compliance with, and enforcement of, mandatory ordinance</del> <u>A large investment of time and resources in outreach is required in order to increase participation rates</u>
Potential to link financial incentives to energy-efficient upgrades (see South Portland example below)	Administrative burden associated with ongoing support and management of the program

The language in the “Implementation Steps” section was modified as follows:

	Implementation Steps
✓	Review EPA’s list of <i>Benchmarking Programs and Policies Leveraging ENERGY STAR</i> to evaluate options for program design, requirements, and incentives being utilized by other localities.
✓	<del>Consider a voluntary program to precede a mandatory ordinance.</del>
✓	Consider thresholds for program participation (e.g. by building size, by building type, etc.)
✓	<del>Draft ordinance language for review by City Council.</del> <u>Develop program with input from key stakeholder groups.</u>
✓	Lead by example by publicly sharing energy use data for City buildings and facilities.
✓	Develop or enhance a webpage to host relevant resources and materials.
✓	Determine which metrics will be disclosed publicly.

**On page 5-9, the following changes were made:**

The wording of the third paragraph was modified as follows:

“Local governments can adopt a Home Energy Labeling ~~Policy-program~~ to encourage or require a home energy label in real estate listings, at time of sale, point of lease/rental, at time of building renovation, and/or when major systems are replaced. Mandatory programs have higher rates of participation; however, ~~they are often preceded by a voluntary program to help demonstrate benefits and provide proof of concept~~the recommendation in this plan is for the City to adopt a voluntary program.”

**On page 5-11, the following changes were made:**

The language in the “Key Benefits and Challenges” section was modified as follows:

Key Benefits	Key Challenges
Identifies rental properties and homes in Keene that could benefit most from energy efficiency improvements.	<del>Potential pushback from affected property owners associated with passing a mandatory ordinance. Participation rates associated with a voluntary program are often very low.</del>
Applies to both existing housing stock and new homes.	<del>Mandatory eEnergy labeling alone</del> does not guarantee energy-efficiency upgrades and improvements.
Provides consumers with greater transparency and a measure of protection when making large financial investment in a home or rental.	<del>Compliance with, and enforcement of, mandatory ordinance. A large investment of time and resources in outreach is required in order to increase participation rates.</del>
Helps to <b>overcome the “split incentive”</b> for rental properties and construction of new homes.	Administrative burden associated with ongoing support and management of the program
Potential to link financial incentives to energy-efficient upgrades	Requires buy-in and support from stakeholders groups including builders, real estate professionals, and contractors / appraisers.

The language in the “Implementation Steps” section was modified as follows:

	Implementation Steps
✓	Review policies and ordinances from other communities to evaluate options for program design, requirements, and incentives being utilized by other localities.
✓	<del>Consider a voluntary and/or pilot program to precede a mandatory ordinance.</del>
✓	<del>Draft ordinance language and pass through City Council.</del> <u>Develop program with input from key stakeholder groups.</u>
✓	Develop or enhance a webpage to host relevant resources and materials.
✓	Determine which metrics will be disclosed publicly.



City of Keene, N.H.  
*Transmittal Form*

January 13, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Planning, Licenses and Development Committee  
**ITEM:** H.1.

**SUBJECT:** Councilor Clark – Relating to Small Wireless Facility Deployments in Public Rights-of-Way

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**COUNCIL ACTION:**

In City Council January 21, 2021.  
More time granted.

**RECOMMENDATION:**

The motion to place the matter on more time passed with a unanimous 5-0 roll call vote in favor.

**BACKGROUND:**

Chair Bosley welcomed Councilor Terry Clark, who recalled that when this ordinance passed it was with the caveat that it would be revisited following a report from Governor's Commission to Study the Environmental and Health Effects on 4G and 5G technologies. The 400-page report, which includes the majority and minority committee reports, was published on November 2, 2020. He cited unsuccessful attempts by the Commission to obtain select information from the Federal Communications Commission (FCC) and could therefore not determine why standards for acceptable radiofrequency (RF) radiation are so much higher in the US than in other industrialized nations. Lawsuits exist against the FCC for not accounting for biological effects when setting their standards and concerns arose that RF waves around us today would increase with time. Significant research on health risks came to light throughout the study and more research is required. The Commission also learned that the World Health Organization and insurance industry are hedging their bets against RF radiation because of potential harm.

Councilor Clark turned to Lori Schreier of 916 River Road in Westmoreland, NH, to explain the commission's recommendations and how the current ordinance could be amended to reflect those recommendations. She is also a member of NH for Safe Technology and has studied these issues for a long time, testifying before this Committee in the past.

Ms. Schreier explained that the Commission did an extensive study of the thousands of peer reviewed research and arrived at 15 recommendations and answers eight questions showing damaging effects to human health, especially children, animals, insects, and plants from RFs emitted from wireless radiation. The harm is likely to be much worse from exposure to the higher frequencies of 5G small cells, which can emit signals close to peoples' homes and businesses when deployed in the public rights-of-way (ROW). The report also identifies earlier generation 4G wireless, as posing concerns, especially when 4G will be deployed with 5G in small cells, when they will later be upgraded to 5G through a software update. This is why Ms. Schreier added 4G and above small cells to the proposed ordinance amendments. A memo from Ms. Schreier was included with the

agenda packet that detailed the proposed areas of change. Ms. Schreier stated that she reviewed the commission's intent, its recommendations, and what amendments to Keene's ordinance were feasible and low risk legally. Although the FCC asserts against legal ability to legislate based on health impacts, she said that amendments are allowed based on local zoning and police powers relating to aesthetics, economic interests, and public welfare.

Ms. Schreier's first recommendation was to increase the City's insurance protection without a pollution exclusion because insurers generally categorize electromagnetic fields as a pollutant. She questioned how the City would protect its citizens and financial assets. She included in her recommendations the proposal to increase the setbacks of small cell placement from other small cells and from residences, churches, schools, parks, senior centers, hospitals, and fire/police stations; the commission report urged that "setback for all new cell towers should be 500 meters, which translates to 1,640 feet." She said many cities have enacted much further setbacks than the Keene ordinance currently suggests, which could be argued for aesthetic reasons. She referred to the 9th Circuit Court of Appeals decision in August 2020 that granted more leeway for municipal decisions based on aesthetics, which does include spacing and placement decisions for telecommunications facilities.

Ms. Schreier continued with recommendations on the requirement to show gaps in service, which contrary to her report, she said that the 9th Circuit Court recently denied this as a viable reason to deny an application. Regarding measurement of signal strength to show compliance with the FCC's RF exposure limits, Ms. Schreier learned that as a general rule, the FCC rarely requires the owners to test limits. Therefore, she said that local governments are the first and only line of defense against their constituents being exposed to illegally excessive levels of radiation emanating from wireless facilities in their jurisdiction; she said to imagine the fences and warning signs around cell towers that would not exist around small cells. Ms. Schreier concluded with another matter from the 9th Circuit Court recently about non-discrimination requirements, stating that this is a common concern that needs clarification, and that the court decided that stronger restrictions could be imposed on wireless facilities than other infrastructures

Chair Bosley recognized Community Development Director, Rhett Lamb, who said that the record Councilor Clark presented was accurate and that a copy of the NH commission's report was available in the City Clerk's office for review. Mr. Lamb said it was important for the Council to have an opportunity to read the document, which includes the majority and minority reports because there was no consensus.

Mr. Lamb continued that the City is currently in the application process with a company seeking to locate four structures in the ROW according to the ordinance adopted in summer 2020, through the Public Works Director, who is the licensing authority per that ordinance. Council questions on that permit application in progress could be directed to Mr. Lamb, Ms. Brunner, or the City Manager. Mr. Lamb continued that modifications to this ordinance should be done so as to not interfere with that permitting already in progress. Therefore, Mr. Lamb stated his suggestion that the PLD Committee focus on the NH Governor's report itself and deciding whether its recommendations are viable and within the City's authority (under the FCC order and NH RSA-12K) to consider amending the ordinance. He did not recommend pointed deliberation at this meeting about potential amendments to the ordinance given the current permitting.

Vice Chair Greenwald questioned whether it was mandatory for rental property owners/residents to notify tenants/buyers of their proximity to a tower; from his perspective as a realtor, he said there is a focus on disclosure and transparency. Ms. Schreier stated that there were recommendations in the report that homeowners should have the opportunity to have the RF impact around their home assessed, and further that the State consider establishing a formal inspector's certification for the process that homeowners could hire. She said the recommendations were to not impose on homeowners.

Chair Bosley stated that she read the report and while she was not an expert on the content, she did not recall the aforementioned section and recommendations on property inspections. She wondered if it was in the

Committee's best interest to be educated further about the report and its content in the near future.

Councilor Jones asked Ms. Schreier for clarification about service providers not being functionally equivalent. Ms. Schreier referred to the fifth page of her memo, and she cited counsel from telecommunications attorney, Mark Del Bianco, and his interpretation of the 9th Circuit Court's recent decision that per the FCC Small Cell Order of 2018, municipalities do not need to treat wireless carriers the same way that they treat electric companies, cable companies, and other utilities; regarding setbacks, spacing, or aesthetics. Each wireless company must be treated the same, but not the same as other infrastructures.

Chair Bosley opened the meeting to further comments from public speakers and identified a three minutes time limit per speaker.

Contrary to Mr. Lamb's suggestion, Councilor Bobby Williams addressed the four small cell towers in the permitting process currently. The Councilor agreed that nothing in the discussion at hand should effect those permit applications underway, stating that it would be inappropriate. Still, in the long-term, Councilor Williams hoped for a review of how this permitting process works, issues that have arisen since the ordinance was adopted in 2020, current neighborhood impacts from small cells already installed, aesthetic impacts, and current RF impacts. With that information eventually available, the Councilor thought it would provide the City Council a better understanding of the true impacts of 5G rollout, which would allow better decision making for revising the ordinance.

Beth Cooley, Assistant VP of State Legislative Affairs for CTIA of 1400 16th Street NW, Washington, DC. CTIA is the trade association for the wireless communications industry and Ms. Cooley was a member of the Governor's commission on behalf of the wireless industry. She recalled testifying before this PLD Committee in 2020. Ms. Cooley, David Juvet (who would speak subsequently), and Senator [James] Gray signed on to the minority report, opposing the majority recommendations. She encouraged Councilors to read the minority report. In summary, Ms. Cooley stated that the minority felt that there were too many members of the commission with preconceived notions about RF safety and that the commission was run in a flawed manner; that the majority recommendations have no basis in scientific fact, are irresponsible, and would subject the State and any localities implementing those recommendations to needless and expensive challenges that would drain time and resources from more important and credible priorities.

Contrary to the majority report, she said that RF science is well studied and known. Ms. Cooley continued that when setting RF limits from wireless devices, the FCC intentionally provided a significant safety margin 50 times below the threshold at which adverse health effects have been observed in lab animals. In December 2019, the FCC reassessed the available science, including studies on 5G network safety, and concluded that wireless devices and small cells are safe when adhering to the current FCC exposure limits, as required by law. Given scientific consensus, Ms. Cooley stated that the majority report recommendations exceeded what a reasonable response should be to the evidence. Further, courts have rejected consistently states' and localities' efforts to regulate wireless devices based on alleged RF health effects. She continued that Federal preemption bars state and local efforts to require modifications to devices, additional warnings/disclosures, or zoning/placement decisions of towers and equipment based on perceived safety concerns. She added that the NH commission report is an outlier among other states; the States of VT, OR, HI, and LA also studied this issue and found no known adverse health risks. Ms. Cooley concluded that any actions restricting/inhibiting the deployment of wireless infrastructure are counter to what NH residents want, citing a 2020 poll of NH voters, 89% of which stated it was very important to have reliable high speed internet connectivity during the Covid-19 pandemic and 80% of which supported mobile wireless upgrades in their communities.

David Juvet, Senior VP of the NH Business and Industry Association of 122 N Main Street in Concord, NH, which serves as the NH Chamber of Commerce. He was a member of the 5G commission minority report and shared many of the concerns that Ms. Cooley articulated. Mr. Juvet stated that the Commission was impacted by Covid-19, losing six months' work. Due to the deadline to complete the commission report, he stated that

there were few opportunities for minority members to invite experts to present findings contrary to what the majority Commission wanted to see. Therefore, Mr. Juvet urged the City Council to proceed cautiously, noting long-term challenges with broadband in the Monadnock Region, and that he did not think Keene would want to create an island for itself by interfering with new technologies. Finally, through his statewide work, he was unaware of any other municipality in NH proceeding in what Mr. Juvet called, "the direction that was on the table tonight."

Carson O'Neil of 14 W Diane Drive stated that he was a resident of the projected neighborhood for the four aforementioned small cells in the permitting process currently, for which he received notification by mail, and that he thought it "absurd" to place a tower in a neighborhood populated so densely with youth and elderly due to the potential health hazards, regardless of signs/disclosures. Mr. O'Neil concluded that high speed internet is not worth even minor health risks. He asked that residents of the neighborhoods under consideration for these small cells be kept informed better. Councilor Jones noted that this matter was outside the realm of Committee discussion at this meeting and Mr. Lamb assured the Chair that he would follow-up with Mr. O'Neil to explain the notification requirements for his neighborhood and to explain how to contest the application if he chooses.

The City Attorney addressed Ms. Cooley and Mr. Juvet, and questioning whether they knew of any follow-up planned by the State on the majority and minority reports. Ms. Cooley replied that the reports were submitted and posted on the commission's website but she was unaware of plans for follow-up. Mr. Juvet added that his job is to primarily track legislation for the business community and he had not seen printed or titled legislation resulting explicitly from the Commission's study.

John Stevens, the statewide Interruptibility Coordinator for the NH Department of Safety and Coordinator of the NH Interruptibility Executive Committee, explained that in 2012, Congress authorized the First Responder Network Authority specific to providing cellular coverage to public safety. That Authority contracted with AT&T to build the infrastructure to support that network. He cited significant progress in NH over the last four years to provide LTE coverage to first responders. Mr. Stevens said that missing from this effort are connections to many sites in the Cheshire, Sullivan, and Grafton Counties. As a former NH State Police Commander, he recalled fears during his service that there were first responders in the field without adequate communications. Mr. Stevens expressed willingness to work with the City to provide expanded coverage to the Keene area.

The City Manager stated that the Commission's report was lengthy and suggested that it might be best for Council and Staff to learn more about the majority and minority reports, and to invite members of that Commission to educate the Council. Chair Bosley agreed, citing confusions that remained after her first review of the report and that she would find it beneficial to ask more questions. Vice Chair Greenwald agreed that the Council needed more explanation from balanced perspectives to make decisions in the public's best interest.

Per the Chair's request to know the best path forward to continue this discussion, the City Attorney stated that there were two proposed motions the Committee could consider: one to file Councilor Clark's communication as informational with the understanding that review of the matter would be ongoing, or another to place the matter on the Committee's more time list with specific direction to the City Manager to provide follow-up information to the Committee. Councilor Jones expressed concern that placing the matter on the more time list could result in another application preempting it. The City Attorney replied that it was possible, but that the City was operating currently under an ordinance process and in all fairness to pending applications while this remains on more time, operations would proceed under the current ordinance unless and until the City Council amends it.

Vice Chair Greenwald moved to place the matter on more time awaiting additional information, which Councilor Jones seconded.

Mr. Lamb referred back to Councilor Williams' comments about the practice of implementing this ordinance

since it was enacted and stated that Staff are cataloging the issues the Councilor mentioned and would be reporting back to Council in that regard.

Chair Bosley noted that if and when the City Council were to amend this ordinance, that then the Council would be unable to amend it again until the subsequent calendar year. As such, she said that all input available should be reviewed before making such decisions. The City Attorney suggested against establishing a specific future date for the Committee to revisit this matter, but rather that the City Manager would bring the matter back to Committee when Staff are ready to present more information. Chair Bosley agreed and stated that she did not want to move forward with Committee recommendations to amend the ordinance before Staff input on the FCC report and the current permitting process underway.

The motion to place the matter on more time passed with a unanimous 5-0 roll call vote in favor.



City of Keene, N.H.  
*Transmittal Form*

January 13, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Municipal Services, Facilities and Infrastructure Committee  
**ITEM:** K.1.

**SUBJECT:** Colonial Theater Group, Inc – Petition for Discontinuance Resolution R-2020-38

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**COUNCIL ACTION:**

In City Council January 21, 2021.

Report filed as informational. Voted unanimously for the adoption of Resolution R-2020-38. Councilors Chadbourne, Ormerod, Williams and Johnsen were abstained.

**RECOMMENDATION:**

By a vote of 3-0, the Municipal Services, Facilities, and Infrastructure Committee recommends adoption of Resolution R-2020-38. Councilor Giacomo, Chair Manwaring, and Councilor Filiault voted. Councilor Chadbourne and Councilor Williams did not vote.

**ATTACHMENTS:**

Description

Resolution R-2020-38

**BACKGROUND:**

Chair Manwaring stated that the MSFI Committee did a site visit and unfortunately, Councilors William and Chadbourne were unable to attend, so that leaves the three other MSFI Committee members to decide what they want to do with the petition for discontinuance. She continued that they also had a public hearing on this. The MSFI will hear from Attorney Kinyon, but other than that, the public has already had a chance to talk about this. She asked Mr. Blomquist if that is correct.

Kürt Blomquist, Public Works Director/Emergency Management Director, stated that is correct, the MSFI Committee did review the items that they needed to put on the record. He continued that Mr. Kinyon is present if he wishes to speak tonight.

Mr. Blomquist stated that the City received a petition from the Colonial Theater Group, Inc., for a discontinuance of a portion of a public way in the Commercial Street parking lot. He continued that a reminder of what happened is: in 1969 when the City was creating the Commercial Street parking lot, several property owners on adjacent sides were interested in having the public way encumber over their property at that particular time. When the City Council did the layout in 1969 they included several areas. One is the area that the Colonial Theater has requested be discontinued. Discussions must have occurred, because in early 1970 the City Council redid the layout. Unfortunately in 1970 the City Council did not follow the proper process, so in effect, the 1969 layout was not changed. This issue was not discovered for many years. Most recently it was discovered when the Hamblet property was being sold to the Colonial Theater. At that time the City also discovered the same discrepancy in other areas at the perimeter of the layout. This encumbrance restricts the

Colonial Theater from doing anything on their property. The Colonial Theater is moving forward with a renovation and addition to their property over the next year and a half and they need access to this property encumbered by the layout.

Mr. Blomquist continued that the Colonial Theater submitted their request to discontinue the shaded area and remove the public way designation. The MSFI Committee had a site visit and a public hearing. Mr. Kinyon is representing the Colonial Theater and is here tonight to answer any questions the MSFI Committee may have about this discontinuance request. Staff recommends that the committee adopt Resolution R-2020-38.

There are a number of conditions contained in the Resolution including that the Colonial Theater is responsible for any damages if a property owner claims there are damages for this discontinuance, and that they are producing and providing to the City all documentation in a form acceptable to work with the City Attorney and the City Engineer and the Planning Director, and lastly, if there are any costs associated with this discontinuance the Colonial Theater is responsible for bearing those.

Chair Manwaring asked if there were any questions for Mr. Blomquist. Hearing none, she asked if Mr. Kinyon wanted to speak. Mr. Kinyon stated Mr. Blomquist has covered everything perfectly, in terms of what the situation is. He does not have anything to add, unless the MSFI Committee has questions for him. He thanks the committee for their consideration of this petition. Chair Manwaring asked if anyone had questions for Mr. Kinyon. Hearing none, she stated that she would entertain a motion.

Councilor Giacomo made the following motion, which was seconded by Councilor Filiault.

By a vote of 3-0, the Municipal Services, Facilities, and Infrastructure Committee recommends adoption of Resolution R-2020-38. Councilor Giacomo, Chair Manwaring, and Councilor Filiault voted. Councilor Chadbourne and Councilor Williams did not vote.



# CITY OF KEENE

R-2020-38

Twenty

In the Year of Our Lord Two Thousand and .....

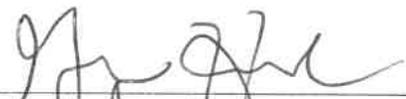
A RESOLUTION ..... Relating to the Complete Discontinuance of a Portion  
of the Commercial Street Parking Area

*Resolved by the City Council of the City of Keene, as follows:*

That the Keene City Council is of the opinion that there is no further need to use a portion of the Commercial Street Parking Area for the accommodation of the public and that there is occasion for the complete discontinuance of said portion of the Commercial Street Parking Area, as described in the attached Description of Complete Discontinuance, subject to the following conditions:

1. All affected property owners associated and in connection with the discontinuance agree to the discontinuance and waive their rights to any damages and sign an agreement to such; and
2. That petitioners indemnify and defend the City of Keene from any claims or damages arising from said discontinuances; and
3. All documentation is in a content and form acceptable to the City Attorney, City Engineer, and Planning Director; and
4. All expenses, including any damages associated and in connection with the discontinuance, shall be borne by the petitioner.

In City Council October 1, 2020.  
 Referred to the Municipal Services,  
 Facilities and Infrastructure Committee.  
 Site Visit set for November 5, 2020 at 5:15 PM.  
 Public Hearing set for November 5, 2020 at 7:10 PM.

  
 \_\_\_\_\_  
 Mayor George S. Hansel

  
 Deputy City Clerk



City of Keene, N.H.  
*Transmittal Form*

January 14, 2021

**TO:** Mayor and Keene City Council  
**FROM:** Finance, Organization and Personnel Committee  
**ITEM:** K.2.

**SUBJECT:** Relating to Use of Fund Balance SCBA Masks - Fire Chief Resolution R-2021-01

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**COUNCIL ACTION:**

In City Council January 21, 2021.

Report filed as informational. Voted unanimously for the adoption of Resolution R-2021-01.

**RECOMMENDATION:**

On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommends the adoption of Resolution R-2021-01.

**ATTACHMENTS:**

Description

Resolution R-2021-01

**BACKGROUND:**

Fire Chief Mark Howard stated the 2024 Capital Improvements Program included a Fire Department project for the full replacement of self-contained breathing apparatus equipment with an estimated cost of \$750,000 to be debt funded. Chief Howard noted as he had indicated during the CIP process last year, the SCBA's were two NFPA Standards out of compliance and hence the Department was going to be eligible for grant funding.

In December 2019, Deputy Chief Chickering submitted the grant application for the full replacement of the SCBA equipment in the CIP project. The grant was awarded to the City of Keene in July 2020 for \$369,090.91 and was accepted by City Council in August. By accepting the grant, the project will be completed in FY 2021, therefore, no longer included in the CIP.

The City funded a 10% match, \$39,909.09, by utilizing a FY 2020 City Manager carryover request from the Fire Department budget. The total amount of the grant including the match is \$406,000 for the replacement of 58 complete SCBA packs (base back-pack, mask with voice amp, regulator and two 4,500 PSI 30 minute bottles). However, the grant award does not cover the replacement of the 5-RIT Packs, fifteen 4500 PSI one hour bottles, and 60 SCBA masks.

By working with and guidance from FEMA, it has been determined that if the purchase and receipt of the SCBA equipment is under budget, the City can re-submit for the remaining funds to be re-allocated through a waiver to purchase some of the equipment not approved in the initial grant. Upon approval, the waiver will cover the fifteen 4,500 PSI one hour bottles and the RIT Packs, but it will not cover the additional 60 masks. The estimated cost of the 60 additional masks is \$15,960, and with the approval by the City Council, is to be funded with the use of fund balance.

Councilor Clark asked whether the additional expense for the masks the reason the 10% is \$39,909.09 instead of \$36,909. Chief Howard stated the \$39,909.09 is the 10% of the overall grant. The Councilor clarified whether the grant is then more than \$369,000. Chief Howard felt this could be due to a typographic error and asked for clarification from finance staff. Attorney Mullins agreed the Memo and Resolution don't seem to line up. Finance Director Merri Howe stated she had made a typographic error in the Memo, but not in the Resolution. She noted the 10% as indicated by Councilor Clark should be \$36,909.

Councilor Hooper made the following motion, which was seconded by Councilor Clark.  
On 4-0 roll call vote, the Finance, Organization and Personnel Committee recommends the adoption of Resolution R-2021-01.

Chair Powers addressed items on the More Time Agenda. He stated Councilor Manwaring's request for evaluation of Charter Employees will be moving forward. Councilors Bosley, Remy and Giacomo's request for continued remote participation will need to wait until the Covid pandemic is over.



# CITY OF KEENE

R-2021- 01

Twenty-one

In the Year of Our Lord Two Thousand and .....  
Relating to an appropriation for the purchase of items not included in the  
A RESOLUTION ..... 2019 Federal Assistance to Firefighters Grant .....

*Resolved by the City Council of the City of Keene, as follows:*

WHEREAS: Deputy Chief Chickering authored and submitted a grant application in December 2019 for the 2019 Federal Assistance to Firefighters Grant; and

WHEREAS: In July 2020, the 2019 Federal Assistance and Firefighters Grant was awarded in the amount of three hundred sixty-nine thousand ninety dollars and ninety-one cents (\$369,090.91) and accepted by the City Council in August 2020; and

WHEREAS: The City has funded a ten percent (10%) match of the grant totaling \$36,909.09 creating a total budget of four hundred six thousand dollars (\$406,000); and

WHEREAS: The grant award is for the replacement of 58 complete Self Contained Breathing Apparatus packs which include base back-pack, mask with voice amp, regulator and two 4500 PSI 30 minute bottles; and

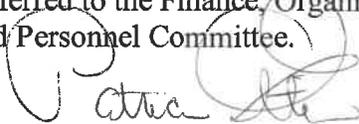
WHEREAS: The grant award does not include the replacement of sixty (60) Self Contained Breathing Apparatus Masks and other replacement items;

NOW, THEREFORE, BE IT RESOLVED by the Keene City Council:

That the sum of fifteen thousand nine hundred sixty dollars (\$15,960.00) is hereby appropriated in the 2020-2021 fiscal year for the purpose of providing funding for items not included in the 2019 Federal Assistance to Firefighters Grant. Said appropriation is to be funded by the General Fund unassigned fund balance.

  
George S. Hansel, Mayor

In City Council January 7, 2021.  
Referred to the Finance, Organization  
and Personnel Committee.

  
City Clerk

PASSED

January 21, 2021



City of Keene, N.H.  
*Transmittal Form*

January 21, 2021

**TO:** Mayor and Keene City Council

**FROM:** Beth Fox, ACM/Human Resources Director

**THROUGH:** Elizabeth A. Dragon, City Manager

**ITEM:** K.3.

**SUBJECT:** In Appreciation of Kathy B. Beliveau Upon Her Retirement

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**COUNCIL ACTION:**

In City Council January 21, 2021.

Voted unanimously to adopt Resolution R-2021-04.

**RECOMMENDATION:**

That Resolution R-2021-04 be adopted by the City Council.

**ATTACHMENTS:**

Description

Resolution R-2021-04

**BACKGROUND:**

Ms. Beliveau retired from the Assessment Department effective December 31, 2020, with approximately 13½ years of service.



# CITY OF KEENE

Twenty-One

In the Year of Our Lord Two Thousand and .....

In Appreciation of Kathy B. Beliveau Upon Her Retirement

A RESOLUTION .....

## *Resolved by the City Council of the City of Keene, as follows:*

- WHEREAS: Kathy B. Beliveau began her career with the City of Keene May 21, 2007, as the Automation Specialist in the Assessment Department, bringing her background from the fields of real estate, finance, and law to maintain accurate department databases and records and to respond to requests for information; and
- WHEREAS: Eager to learn new things and a quick study, some of Kathy's personal qualities that have been appreciated during her service are her eye for detail, quest for accuracy, and quality of work; her ability to stay on top of deadlines, yet change gears with a smile as circumstances necessitate; her cooperation in helping others and helping to bring projects to completion; her problem-solving persistence; and her organization skills; and
- WHEREAS: A compassionate and empathetic person who always wants to help anyone with questions, Kathy excels at interacting with customers, both internally and from the public, making them her first priority and calming even the gruffest with her friendly and positive attitude, relaying sometimes complex and difficult information clearly and concisely—with the department having received many compliments on her exceptional service; and
- WHEREAS: Taking pride in working for the City, she has contributed to a variety of department projects over the years, such as residential data collection programs, revaluations, annual state equalization surveys, tax parcel map project, NH DRA Assessment Reviews, customer satisfaction surveys and assisted with maintaining the department website; and
- WHEREAS: Kathy also has served as a Buddy for new employees, been a member of the City Hall Employees Fund Committee, and been a regular volunteer for the City Clerk's Office to assist with elections, serving as an Audit Team Leader over several years; and
- WHEREAS: With Kathy playing an important role in software conversion and the transition to new ways to serve the public, she has undergone several changes to her job; and, as part of the City's COVID-19 emergency response, she was able to be reassigned temporarily to Public Works, to Revenue Collection, and to the Clerk's Office, while still able to assist her department with critical functions as needed; and
- WHEREAS: Kathy retired from the City of Keene December 31, 2020, with approximately 13½ years of dedicated and honorable service to the City of Keene; then returned January 4, 2021, as a temporary Clerk supporting the Supervisors of the Checklist in the City Clerk's Office;
- NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Keene hereby extends its sincere thanks to Kathy B. Beliveau for her dedicated service and wishes her the very best all through her retirement years; and
- BE IT FURTHER RESOLVED that a copy of this Resolution, properly engrossed, be presented to Kathy in appreciation for her many years of service to the residents of Keene.

PASSED

January 21, 2021

George S. Hansel, Mayor



City of Keene, N.H.  
*Transmittal Form*

January 21, 2021

**TO:** Mayor and Keene City Council

**FROM:** Beth Fox, ACM/Human Resources Director

**THROUGH:** Elizabeth A. Dragon, City Manager

**ITEM:** K.4.

**SUBJECT:** In Appreciation of Thaddeus C. Chotain Upon His Retirement

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**COUNCIL ACTION:**

In City Council January 21, 2021.

Voted unanimously to adopt Resolution R-2021-02.

**RECOMMENDATION:**

That Resolution R-2021-02 be adopted by the City Council.

**ATTACHMENTS:**

**Description**

Resolution R-2021-02

Resolution R-2021-02

**BACKGROUND:**

Mr. Chotain retired from the Public Work Department effective October 31, 2020, with over 13 years of service.



# CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty-One

A RESOLUTION In Appreciation of Thaddeus C. Chotain Upon His Retirement

***Resolved by the City Council of the City of Keene, as follows:***

WHEREAS: Thaddeus C. Chotain was hired 24 September 2007 as Maintenance Aide II, performing grounds maintenance in our Downtown Business District and assisting with downtown winter operations; then was promoted to a Motor Equipment Operator I effective 16 December 2014; and

WHEREAS: Self-motivated and taking pride in beautifying our greater Main Street, Ted regularly devised ways to improve it, planting perennial flowers and saving other Highway crew members many man-hours and the cost of sod by greening up the grass belts each spring, and was of great assistance with its sidewalks during winter operations; and

WHEREAS: Ted excelled at dealing with the public and merchants in a courteous and positive manner and at referring their questions in the appropriate direction; and

WHEREAS: Not afraid to work and learn, Ted adapted to his second position, gaining a lot of new skills and doing them well—road construction and patching, building basins, operating equipment, controlling traffic, loading salt and gravel into dump trucks, collecting leaves, determining the materials needed for job completion—consistently meeting standards for quality and quantity of work and, often, exceeding them; and

WHEREAS: He was not afraid to do more than his share of the job, consistently volunteering to participate in teamwork that extended both beyond his crew and to other divisions of the Public Works Department; and

WHEREAS: A dependable and safe worker, he often pointed out potential hazards to protect his co-workers; and he always was willing to ask questions and give pertinent suggestions, most of which are applied; and

WHEREAS: Ted shared good camaraderie with his peers, making them laugh to shorten the long winters or not-so-popular tasks, and was patient with newer members of his team, being paired up with them as a buddy to help them learn; and he was complimented via the City Manager's Office for his outstanding mentoring abilities demonstrated during the Summer Youth Employment Program; and

WHEREAS: Ted had a knack for always staying busy, finding or remembering small jobs or parts of jobs so his Foreman could direct his attention to larger projects or increase the number of projects that could be accomplished; and

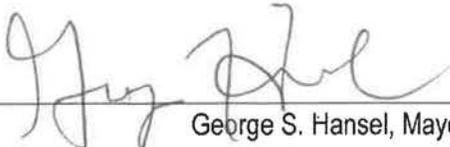
WHEREAS: Ted retired from the City of Keene 31 October 2020 with over 13 years of service—only to return 1 December 2020 to continue his dedicated service on a part-time temporary basis as a Recycler I in the Solid Waste Division of Public Works;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Keene hereby extends its sincere thanks to Thaddeus C. Chotain for his dedicated service and wishes him the very best all through his retirement years; and

BE IT FURTHER RESOLVED that a copy of this Resolution, properly engrossed, be presented to Ted in appreciation for his years of service to the residents of Keene and the Monadnock Region.

PASSED

January 21, 2021

  
George S. Hansel, Mayor



# CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty-One

A RESOLUTION In Appreciation of Thaddeus C. Chotain Upon His Retirement

***Resolved by the City Council of the City of Keene, as follows:***

WHEREAS: Thaddeus C. Chotain was hired 24 September 2007 as Maintenance Aide II, performing grounds maintenance in our Downtown Business District and assisting with downtown winter operations; then was promoted to a Motor Equipment Operator I effective 16 December 2014; and

WHEREAS: Self-motivated and taking pride in beautifying our greater Main Street, Ted regularly devised ways to improve it, planting perennial flowers and saving other Highway crew members many man-hours and the cost of sod by greening up the grass belts each spring, and was of great assistance with its sidewalks during winter operations; and

WHEREAS: Ted excelled at dealing with the public and merchants in a courteous and positive manner and at referring their questions in the appropriate direction; and

WHEREAS: Not afraid to work and learn, Ted adapted to his second position, gaining a lot of new skills and doing them well—road construction and patching, building basins, operating equipment, controlling traffic, loading salt and gravel into dump trucks, collecting leaves, determining the materials needed for job completion—consistently meeting standards for quality and quantity of work and, often, exceeding them; and

WHEREAS: He was not afraid to do more than his share of the job, consistently volunteering to participate in teamwork that extended both beyond his crew and to other divisions of the Public Works Department; and

WHEREAS: A dependable and safe worker, he often pointed out potential hazards to protect his co-workers; and he always was willing to ask questions and give pertinent suggestions, most of which are applied; and

WHEREAS: Ted shared good camaraderie with his peers, making them laugh to shorten the long winters or not-so-popular tasks, and was patient with newer members of his team, being paired up with them as a buddy to help them learn; and he was complimented via the City Manager's Office for his outstanding mentoring abilities demonstrated during the Summer Youth Employment Program; and

WHEREAS: Ted had a knack for always staying busy, finding or remembering small jobs or parts of jobs so his Foreman could direct his attention to larger projects or increase the number of projects that could be accomplished; and

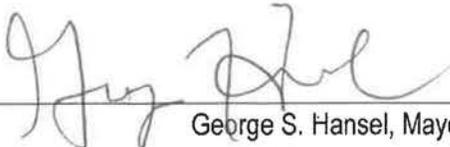
WHEREAS: Ted retired from the City of Keene 31 October 2020 with over 13 years of service—only to return 1 December 2020 to continue his dedicated service on a part-time temporary basis as a Recycler I in the Solid Waste Division of Public Works;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Keene hereby extends its sincere thanks to Thaddeus C. Chotain for his dedicated service and wishes him the very best all through his retirement years; and

BE IT FURTHER RESOLVED that a copy of this Resolution, properly engrossed, be presented to Ted in appreciation for his years of service to the residents of Keene and the Monadnock Region.

PASSED

January 21, 2021

  
George S. Hansel, Mayor



City of Keene, N.H.  
*Transmittal Form*

January 21, 2021

**TO:** Mayor and Keene City Council

**FROM:** Beth Fox, ACM/Human Resources Director

**THROUGH:** Elizabeth A. Dragon, City Manager

**ITEM:** K.5.

**SUBJECT:** In Appreciation of Thomas F. Moran Upon His Retirement

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**COUNCIL ACTION:**

In City Council January 21, 2021.

Voted unanimously to adopt Resolution R-2021-03.

**RECOMMENDATION:**

That Resolution R-2021-03 be adopted by the City Council.

**ATTACHMENTS:**

Description

Resolution R-2021-03

**BACKGROUND:**

Mr. Moran retired from the Public Works Department effective December 18, 2020, with 31 years of service.



# CITY OF KEENE

In the Year of Our Lord Two Thousand and Twenty-One

In Appreciation of Thomas F. Moran Upon His Retirement

A RESOLUTION

## ***Resolved by the City Council of the City of Keene, as follows:***

WHEREAS: Thomas F. Moran began his City of Keene career 11 December 1989 as a Wastewater Treatment Plant Operator I; was retitled WWTP Maintenance Technician 11 June 1991; was reclassified to Maintenance Technician 1 July 1993; served as Acting Maintenance Manager 23 May to 5 December in 1994; was reclassified to Maintenance Technician II effective 1 February 1995; again served as Acting Maintenance Manager beginning 26 July 1995; was promoted to Maintenance Manager of the Utilities Division 27 November 1995; and assumed the dual responsibilities of Assistant Public Works Director/Division Head effective 20 January 2019; and

WHEREAS: With his exceptional understanding of the implications of maintenance-related work on water and wastewater systems, his high standards of care, and his being a member of the nation's first training class to receive the *Level 3 Maintenance Technician Certification*, Tom established priorities for workload, projects, time, and resources in an ever-changing environment that resulted in a fleet of equipment and facilities that meet all state and federal regulatory guidelines, that are ready for rapid response should emergencies arise, and that have exceeded their expected lives; and

WHEREAS: With the many critical capital, operational, and conservation projects in which he has been involved too numerous to list, he has created cost-saving measures through contracting, consolidation, and green energy-saving techniques; has developed contingency plans whenever it appears that things won't go the way intended; has served as the go-to guy for questions about mechanical, facility, or energy issues; has helped establish the best end product for the City's ratepayer; and has played a key role in planning for our community's future needs; and

WHEREAS: Making excellent hiring choices and serving as an outstanding role model for teamwork and cooperation, Tom developed a more efficient, productive workforce that is accountable, shifts gears quickly to tackle higher-priority items, backs up each other with complementing skills, and matches fiscal-year objectives with needed resources to meet priorities; and

WHEREAS: Serving his industry by developing relevant trainings and as a member of various associations, he received awards from the NHWPCA and was the NEWEA's 2004 *Alfred E. Peloquin Award* winner and its 2013 *New Hampshire Operator of the Year*—both for having made significant contributions to the wastewater field through a variety of innovative and cutting-edge projects, with much of his work leading the way for other wastewater facilities in the state; and

WHEREAS: Very willing to take on new challenges with his upbeat attitude, he truly embodied the idea that his division and the department are pieces of the City of Keene as a whole, not quibbling about assignments outside his area, Tom served on the City's Facilities Evaluation Committee, Green Team, Health Insurance Review Committee, Safety Committee, Personnel Advisory Board, departmental committees, and as a long-time guide of employee tours of the facility; and also assisted with Citizens' Appreciation Nights and Community Nights, department events, as well as led a successful United Way campaign; and

WHEREAS: Tom retired from the City of Keene 18 December 2020, a week after his 31st anniversary of dedicated and honorable service to the City of Keene;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Keene hereby extends its sincere thanks to Thomas F. Moran for his dedicated service and wishes him the very best all through his retirement years; and

BE IT FURTHER RESOLVED that a copy of this Resolution, properly engrossed, be presented to Tom in appreciation for his many years of service to the residents of Keene and the Monadnock Region.

PASSED

January 21, 2021

George S. Hansel, Mayor