

1 Historic District Commission Meeting – Draft Minutes

2 Meeting House, 7 pm, July 17, 2024

3 Members Present

4 Kevin Bragg, (Chair), Kent Ruesswick (BOS rep), Harry Kinter, (alternate), Lois Scribner (alternate)

5 Members Absent

6 Anne Emerson, Jeff Leidinger

7 Others Present

8 Howard Moffett, Chair, Lenore Howe, Tom and Cheryl Franco (Canterbury Community Power
9 Committee, CCPC): Rachel Baker, Director Elkins Public Library

10 Agenda

11 1. Call to Order

12 Kevin Bragg called the meeting to order at 7.02 pm. The first order of business was to elevate both
13 alternates to voting members for that evening.

14 2. Previous Minutes from February 28, March 20, April 3 and May 15

15 Kent Ruesswick made a motion to approve the series of previous draft Minutes from February,
16 March, and April. Harry Kinter seconded. There being no discussion, all members present voted
17 to approve those minutes as Final. Later the draft Minutes of May 15 were also moved by Kent
18 Ruesswick and seconded by Kevin Bragg. Harry Kinter had been absent that evening. All other
19 members voted to approve the draft Minutes of May 15.

20 3. Other Business – Cemetery Maple

21 While waiting for the CCPC slides to be set up, Kevin mentioned the cutting down of the maple
22 tree in the Center Cemetery. It had been decapitated but not removed. There will likely be
23 someone who will want the log. Kent was not sure if the stump was going to be ground down.

24 4. Canterbury Community Power Sub-Committee - Preconceptual Discussion re Solar
25 project proposals

26 Howard Moffett introduced the other CCPC members and explained they had a 5-person
27 subcommittee working on renewal projects in town – himself, Lenore, Tom and Cheryl Franco and
28 Kent. They expected Rachel Baker to join them (which she did). Howard said they were going to
29 present what they had shared with the Board of Selectmen (BOS) on Monday, where they had
30 gained the BOS blessing for continuing their endeavors and leave also time for questions.

31 Lenore Howe spoke about their goal of applying for federal funding to communities to cover the
32 cost of a large solar array. The grants are competitive, are scored against other towns, the
33 maximum they could apply for was \$120,000, and the deadline is August 1. If successful, the
34 grants are awarded in October. The project would then have to go to Town Meeting next March and
35 the town would then put out bids for the work. Tax credits are available for these projects.

36 Harry Kinter asked to clarify who does the scoring – it is the NH State Dept of Energy.

37 Tom Franco showed slides relating to 3 sites in town. One was on the Police building at 26 Baptist
38 Road. One was a roof mount at the rear of the Elkins Library. And the third was on the parking lot
39 at the back of the Elkins library. All these sites are within the Center Historic District. The third
40 option, on the parking lot at the Elkins Library, was the one they were most focused on. They were
41 looking at some kind of curved canopy. Or a version that had poles and a different orientation.

42 Rachel Baker spoke in favor of the ideas being presented. She had one outdoor programming, one
43 third of their programs are outside. She had many children coming to the library who have
44 sustainable power sources at home, and currently the Elkins Library does not. The heating system
45 is 21 years old. She had gone to the Energy Committee to ask for support in finding a sustainable
46 heat source and it fell on deaf ears. So, she was delighted to hear from the Community Power
47 Committee and was enthusiastic about their ideas. The library encourages outdoor programming.
48 They use the Town Hall, which has no a/c, so they put out fans. She had worked with Kent to plant
49 trees, so the Farmer's Market had shade trees. The ideas that the CCPC had would retain parking
50 spaces. And would benefit the community for a number of outdoor events.

51 Tom said they were considering several ideas. One was for individual shade canopy, in white to
52 match town buildings. Another was the idea of a Shaker style white barn, using timber, which
53 Steve Fifield was interested in working with them on. They were looking at a large part of the roof
54 facing south, about 60-65 ft wide and 80 ft long. It would give a lot of parking spaces. The 3 slash
55 12 pitch roof is ideal.

56 Harry asked if the panels were moveable. No – they are fixed for minimum maintenance.

57 Howard said this sketch is an idea and not a blueprint. They hope to have architectural drawings,
58 from Mark Hopkins, who will give some help with that.

59 Lenore said that in terms of cost, they are still working on costs for the Shaker style one. It would
60 be more expensive. But the Town might be able to get a bond to pay for the balance beyond the
61 grant. The state wide NHCPD is saving accumulating moneys from payments from residents.
62 Lenore talked about the specific rate that Canterbury customers are paying for the default power,
63 which is yielding funds that will eventually be available to the town. These monies are used by the
64 NH Community Power board to purchase electricity wholesale. In 2 years, Canterbury will be able
65 to access these reserves. That could provide money to operate for 6 months. They are

66 accumulating discretionary reserves and are thinking that the Ken Folsom and the BOS will agree
67 it is worth doing to cover the short fall from the federal grant with a municipal bond that they think
68 they can cover from monies coming back to the town from electric rate payers.

69 Kevin Bragg responded for the HDC. This was a preconceptual meeting only. He thought the third
70 option would involve a lot more from the HDC point of view. The town owns the land. Kevin said
71 the Town is always the gorilla in the room because it does not have to play by the
72 recommendations of this board or any other. He did believe the town administration wanted the
73 whole town on board with this, so it was good to involve all relevant committees. Kent Rueswick,
74 selectman, said he hoped everyone would agree and jump together for this project.

75 Kevin noted that the HDC would be thrilled to see such a project. A new construction would have
76 a greater impact on the Center Historic District, much more so than the proposals that were roof
77 mounted.

78 Howard responded that although Tom showed 5 ideas, they are really focused on the Shaker Barn
79 without walls idea and the south facing roof. Rachel called it a Pavilion. It evoked a more
80 traditional architecture for the Center of Canterbury.

81 Harry asked if there have been any ground mounted projects. Yes, they had looked into those and
82 they cost more. Lenore talked about possibly moving the old array that the town had put up, since
83 it is 15 years old, and the mounts were not straight anymore. But – the grant does not allow for any
84 repairs.

85 Harry asked about a report. Tom said they did have solar site surveys. Harry had experience with
86 the Army Corps of Engineers and would want what was least environmentally damaging to the
87 town. Tom responded that the roof mounts are cheaper. The building costs for a barn project
88 would be higher initially but the energy costs would be less in the long run.

89 Kevin asked if it mattered where this generation happens. No – it gets dumped into the grid. There
90 was some discussion about group net metering, the generation of electricity at one site and sent
91 to other sites, which towns are allowed to do under statute. Kevin reiterated that for the HDC the
92 notion of the least 'environmental damage' would be important. Would the larger, more costly
93 structure be worth it, if the solar could be done on a roof?

94 Rachel spoke again about the value of collaboration in town between different entities. There was
95 already collaboration between the Store, the Church and Library. She was thinking of the kinds of
96 events that could happen under such a pavilion structure that now happen in the Town Hall. The
97 building could be utilized by everyone. Howard agreed that the Shaker Barn idea could do a lot
98 more for the town than just provide energy and lower electricity rates. The earlier proposal that
99 the HDC had heard about for the Parish House to be a community resource was not going
100 forward.

101 Tom asked what the HDC would do if they went ahead. Kevin said the BOS could vote for
102 anything, give other boards and commissions and the public notice. He wanted to see the HDC
103 give input rather than their approval (which was only a recommendation to the Select Board).
104 Lenore asked if there was something they could add to the plans. Harry mentioned that
105 architectural compatibility was important. Tom said he would welcome hearing from them about
106 what they would want to see.

107 Howard stated that Mark Hopkins had designed and provided specifications for the Sam Lake
108 House, and he had just texted Howie to say he would do architectural drawings for this and be
109 working with Steve Fifield if it involves timber framing. It should have elements of traditional
110 Canterbury architecture.

111 Rachel reiterated that the whole project idea had come together very quickly, the BOS said yes to
112 pursuing the ideas. The library was very keen to be involved. She wanted the HDC to be part of the
113 collaboration, since that had not always been the case in the past.

114 Kevin suggested looking at Beans and Greens in Gilford or the Fells in Newberry. These were post
115 and beam structures to look at as examples.

116 Kevin noted this evening's meeting was preconceptual, and nothing formal would come from it.
117 But just looking at the drawings he could see 5 things wrong with the sketch. Howard asked if he
118 would let them know. They were working to a deadline.

119 Harry mentioned the state department doing the competitive scoring – Rachel said there was a
120 story in this project, in terms of the library, youth, environmental sustainability and the Shaker
121 foundation in Canterbury.

122 There was further discussion about the drawings that CCPC were showing. Issues included
123 parking spaces, the span, where poles should go, which exposure the roof should have, and
124 overall shape. Howard stated that to apply for the grants, 3 things had to come together. The pitch
125 of the slope on the roof was critical, the expanse of the roof for the panels to produce enough
126 solar and being south facing to capture the most sunlight throughout the year. The central concept
127 was to think of it as one big solar panel facing south.

128 Kevin responded that the CCPC would have to show reason as to why it might be done differently
129 from what one might expect. The roof line here would not look like a traditional barn. They would
130 have to explain how and why it needed to be different. There will be pushback to say it does not fit
131 with the Center. Tom said they had considered a hybrid where some panels are on the roof and
132 some elsewhere. Harry wondered about using the library roof and having a slightly smaller
133 construction. Rachel noted they were still far from interior details. Lenore wished they had
134 another 2 months, but they had to work to August 1. Kevin stated that all these details could not
135 be dealt with prior to the grant application. Kent reminded people it had to be on town property.

136 **Harry Kinter made a motion that the Canterbury Community Power Committee move**
137 **forward with Historic District Commission endorsement for the 3 concepts they had**
138 **presented tonight. Kevin Bragg seconded. All members present voted in favor.**

139 Lenore said they had been working very hard, so it was heartening to have support from other
140 town groups. She asked Kent if there had been any evaluation of the roofs done when the
141 municipal buildings were constructed. Kent said no. The front part of the municipal complex had
142 been engineered for snow load. And those roofs had leaked.

143 Tom said he would send the slide presentation so that could be attached to the Minutes.

144 Kevin thanked the CCPC for attending.

145 Members discussed the ideas among themselves and other possible ideas. The discussion about
146 the Parking signs at the library car park, which they had not been consulted about, was tabled
147 until all members were present.

148 5. Adjournment

149 Kevin invited a motion to adjourn. It was 8.40. Kent seconded. All in favor.

150 Respectfully submitted,

151 Lois Scribner, secretary, HDC.

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