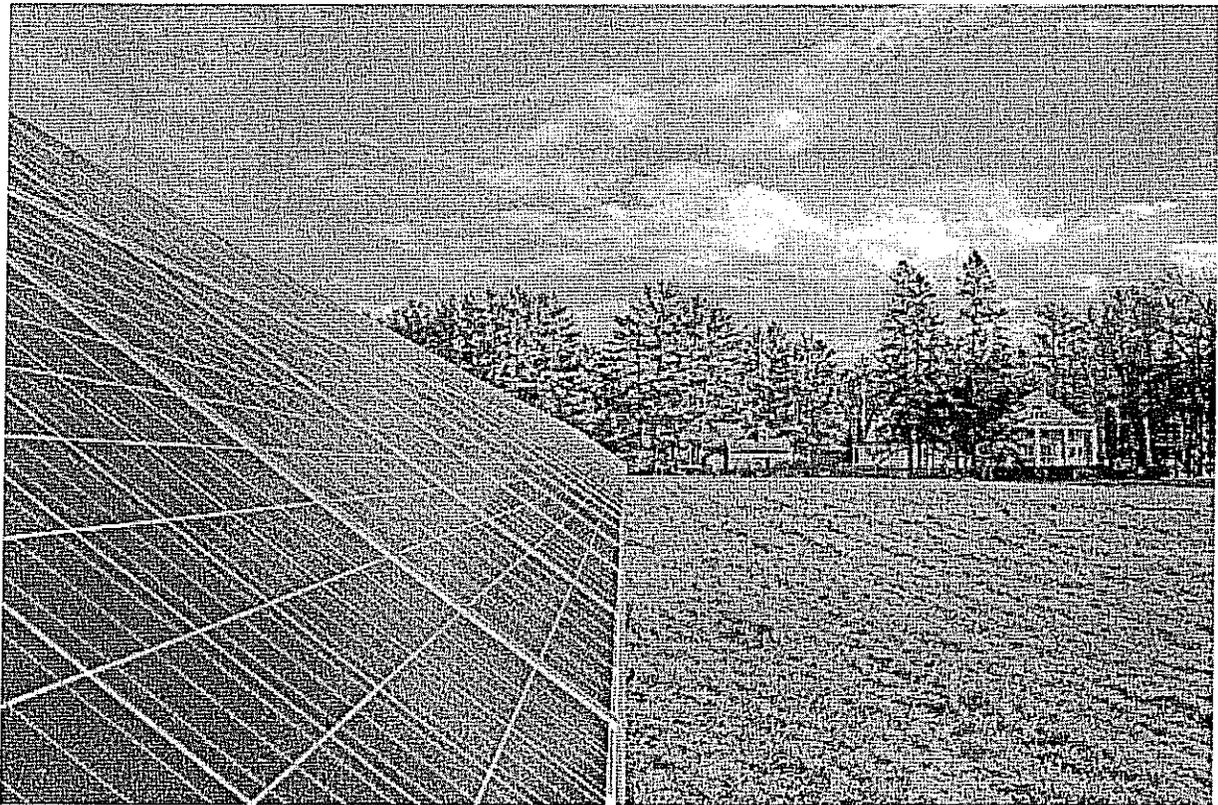


Solar Committee Report to Brookline Selectboard

October 14, 2020



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1. Composition of Committee

The Selectboard has chartered the 2020 Solar Committee to research options and viability for the use of solar on town buildings and/or land. The committee is expected to report back findings and recommendations by the end of October, so any funding requirements for 2021 can be included in the budget process.

The committee's charter will end at the conclusion of the March 2021 town meeting. All committee meetings will be noticed and minutes taken consistent with RSA 91-A.

The Committee will be comprised of seven voting members:

- One Selectboard member
- One Finance Committee member
- SAU Business Administrator
- Four at-large residents

Chair: Brendan Denehy

Secretary: Jacob Solon

At-Large Community Members: Maria Bechis, Dennis Comeau, Joel Shacklee, Kelly Seeley, Patty Smith.

2. Resources Identified

2A. Solar Companies & Organizations

The committee identified several solar companies and associations that could be resources for this project. Among these are Dick Henry doing business as DDH Consulting, and Clean Energy NH which is an association and industry-lobby that advocates for renewable and sustainable public policy.

We also discovered that Eversource has a website and a department that promotes energy savings and provides some limited guidance to municipalities.

2B. State Resources

The Southern NH Planning Commission is one of nine regional planning commissions in the State of New Hampshire. The Commission was formed under the New Hampshire Statutes in 1966. SNHPC serves as the coordinating agency for the planning initiatives of fourteen communities in the southern New Hampshire region. (Southern New Hampshire Planning Commission, 2020)

2C. NH towns with demonstrated success on solar projects

The committee is aware that a similar Solar Energy Project has been completed in Hollis and that DDH Consulting was the primary consultant retained and used by the town for that. The committee is aware of a solar farm installation at an artist's colony in Peterborough NH. (*MacDowell Artist's Colony, 2020*)

2D. Potential grant programs

Working with TRC Energy Services (TRC), OSI adhered to an application scoring process that focused not only on directing grants toward a broad array of energy efficiency and renewable energy projects, but also on delivering significant savings per dollar of funding to every corner of the State. In order to ensure geographic and technological diversity, applications were divided into regions and categories and scored only against other applications within their subdivision. TRC conducted a robust and thorough technical review of all applications and provided recommendations on projects to fund. OSI convened an oversight panel, with representatives from both the energy sector and the local government sector. The panel reviewed and analyzed the technical review and provided final approval of the funding matrix. (*Municipalities Receiving Grants and Technical Assistance, 2020*)

See 9 For a list of awardees by region. 3. Resources Contacted

The committee sought proposals from outside resources via an RFP that was presented to the Selectboard at the 9/23/20 meeting, and subsequently sent to several consulting firms to solicit bids for an Energy Audit.

3A. NH Clean Energy Alliance

The Selectboard elected that the town of Brookline become a member of NH Clean Energy Alliance:

Clean Energy NH was originally the "NH Sustainable Energy Association", or "NHSEA". The organization was founded in 2003 by a small group of homeowners and renewable energy enthusiasts interested in networking and learning about sustainable building and residential renewable energy applications. The organization evolved to become a registered membership-based non-profit in 2008. (*NH Clean Energy Alliance, 2020*)

Clean Energy NH provided to Tad Putney the names of several consulting companies that would be appropriate recipients of our request for proposal, among them:

1. Resilient Buildings Group, Dana Nute, President, dnute@resilientbuildingsgroup.com
2. Erik Schiflett, erik.shiflett@gmail.com.
3. Energy Efficiency Investments (EEI)
4. Energy LB Resources, Laurence Bleicher, laurencebleicher@energylb.com

3B. Energy Services NH

Mike McQueeney is the Principal of Energy Services of New Hampshire and has been delivering energy

efficiency for more than 38 years. For 26 years Mike was an employee of Public Service for New Hampshire where he was a meter reader, energy auditor then a program administrator of energy efficiency programs. Because he ran residential and commercial energy efficiency programs, Mike would bring a unique perspective to this project. While these municipal projects are commercial, the size of the buildings and mechanical systems are closer to residential than commercial. Mike understands what is needed to qualify for utility incentives and has a practical approach gets things done. (*Energy Services of NH, 2020*)

3C. Resilient Buildings Group

RBG is based in Concord, NH. RBG provides building consulting services including building commissioning, energy audits, construction management (with a unique focus on energy-use reduction), deep energy retrofits, Net Zero Consulting, Passive House Consulting, LEED and high-performance building consulting, and monitoring and verification services throughout New Hampshire, Maine, Vermont, Massachusetts, Rhode Island, and beyond. RBG has also worked to secure LEED Certificates for more than seventy-nine buildings. Since 2013, RBG has completed numerous building commissioning projects and energy audits including comprehensive ASHRAE Level II audits for municipalities, schools and public serving institutions. RBG has written and managed dozens of RFP's for contracting services and has written more than ten successful applications on behalf of clients for federal funds such as Community Development Block Grants. In the five years ending in May 2019, RBG will have completed nine Energy Centric Construction Management projects totaling more than \$5.5M, and currently contracted to complete four additional projects totaling two million dollars with each project coming in at or below budget. (*Resilient Buildings Group, 2020*)

3D. Energy Efficient Investments

Energy Efficient Investments and our parent company ENE Systems, Inc (ENE) are best in class energy management systems and service companies. Our greatest asset is our employees and the relationships that have developed with our customers since 1987. ENE is the largest independently owned building controls contractor in New England, and including ENE's subsidiary companies, we have over 200 employees and more than 60 service vehicles on the road. EEI is a growing Northern New England based energy services company that has been developing and implementing successful energy savings projects for our Northern New England customers since 2007. (*EEI Services, 2020*)

3E. DDH Consulting

Currently at DDH Energy Consulting LLC (DDH Energy) Mr. Henry, for the past four years, has advised the Hollis School District (SAU41) on a comprehensive \$2.8 million project both retrofitting two elementary schools and installing 200 KW of solar arrays. He also helped the district pass its recent \$3.2 million dollar funding warrant to continue that work. He has advised the Bedford School District (SAU 25) on its district wide energy pre-feasibility study. He is currently advising the Litchfield School District (SAU 27) to implement a similar comprehensive energy plan for their school district.

Prior to founding DDH Energy Mr. Henry was Executive Director of The Jordan Institute where he had an active public role in formulating and implementing energy policy in New Hampshire. Representing one of only three non-profit members, Mr. Henry served on the Energy Efficiency and Sustainable Energy Board

at the Public Utilities Commission, the advisory board to the PUC for the Regional Green House Gas Funds, the Renewable Portfolio Standard funds, and the Systems Benefit Charge funds. Mr. Henry also participated in the work groups of the Governor's Task Force on Climate Change serving on both the Residential, Commercial, and Industrial sub-committees and the Government Policy committee. He also served on the CORE Energy Efficiency Advisory Board now known as NH Saves. Lastly, Mr. Henry served on the Governor's Task Force on the Winter Home Heating Crisis and participated in establishing the Stay Warm New Hampshire initiative.

3F. RFP Responses

The town received RFP Responses from the following groups, and those documents are included as appendices to this report.

1. DDH Consulting
2. Energy Services NH
3. Resilient Buildings Group
4. Energy Efficient Investments

4. Available Technologies

4A. Solar

There are three primary technologies by which solar energy is harnessed: photovoltaics (PV), which directly convert light to electricity; concentrating solar power (CSP), which uses heat from the sun (thermal energy) to drive utility-scale, electric turbines; and solar heating and cooling (SHC) systems, which collect thermal energy to provide hot water and air heating or conditioning. (*Solar Technologies SEIA, 2020*)

Electrical power generation for buildings in the town of Brookline would use PV.

4B. Net Metering

Net metering (also known as net energy metering or NEM) is a solar incentive that allows you to store energy in the electric grid. When your solar panels produce more electricity than you need, that energy is sent to the grid in exchange for credits. Then, at night or other times when your solar panels are underproducing, you pull energy from the grid and use these credits to offset the costs of that energy. (*Energy Sage, 2020*)

~~Include information about Eversource current rates versus net metering rates~~

4C. Storage

4C1. Batteries

The cost of lithium ion batteries (the most common type of storage paired with solar) has fallen rapidly as manufacturing has scaled up to support both electric grid applications and electric vehicles. For

distributed projects, storage can help customers manage the move toward time-of-use (TOU) pricing and later TOU periods, and give system owners access to the power from their solar panels for more hours of the day. (SEIA, 2020)

4C2. Supercapacitor

The supercapacitor uses a different storage mechanism. In the supercapacitor, energy is stored electrostatically on the surface of the material, and does not involve chemical reactions. Given their fundamental mechanism, supercapacitors can be charged quickly, leading to a very high power density, and do not lose their storage capabilities over time. Supercapacitors can last for millions of charge / discharge cycles without losing energy storage capability. The main shortcoming of supercapacitors is their low energy density, meaning that the amount of energy supercapacitors can store per unit weight is very small, particularly when compared to batteries. Additionally, the cost of supercapacitor materials often exceeds the cost of battery materials due to the increased difficulty in creating high-performing supercapacitor materials, such as graphene. However, recent advances in creating new supercapacitor materials and improving material production methods may soon bridge the energy density gap for some commercial applications.

5. Town Infrastructure

5A. Energy Use

**Brookline Electricity Usage Summary - Primary
Town Facilities July 2019 - June 2020**

		% of Total \$	kWh	Supply \$	Delivery \$	Total \$	Avg \$/kWh
1-Year Total:	Fire Station	18%	30,387	\$2,318.54	\$2,913.35	\$5,231.89	\$0.17
	Town Hall	18%	30,560	\$2,331.73	\$2,746.22	\$5,077.95	\$0.17
	*Library	13%	18,420	\$1,405.43	\$2,193.44	\$3,598.87	\$0.20
	Safety Complex	43%	85,141	\$6,496.25	\$5,803.34	\$12,299.59	\$0.14
	**Transfer Station	9%	12,515	\$954.89	\$1,624.23	\$2,579.12	\$0.21
	Total		177,023	\$13,506.84	\$15,280.58	\$28,787.42	\$0.18

* Library closed to the public from mid-March through end of reporting period.

** New exterior LED lights put in place during first quarter of 2020.

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Fire Station				
Month	kWh	Costs		Total
		Supply	Delivery	
Jun-20	2,449	\$187	\$275	\$462
May-20	2,174	\$166	\$180	\$346
Apr-20	2,113	\$161	\$153	\$314
Mar-20	2,502	\$191	\$278	\$469
Feb-20	2,742	\$209	\$197	\$406
Jan-20	2,568	\$196	\$227	\$423
Dec-19	2,875	\$219	\$234	\$454
Nov-19	2,270	\$173	\$205	\$378
Oct-19	2,315	\$177	\$209	\$386
Sep-19	2,155	\$164	\$252	\$417
Aug-19	3,393	\$259	\$409	\$668
Jul-19	2,831	\$216	\$293	\$509
1-Year Total:	\$ 30,387	\$ 2,319	\$ 2,913	\$ 5,232
% of Total:	17%			

Town Hall				
kWh	Supply	Costs		Total
		Delivery		
2,240	\$171	\$236	\$407	
2,080	\$159	\$155	\$314	
2,240	\$171	\$182	\$353	
2,240	\$171	\$193	\$364	
2,160	\$165	\$180	\$345	
2,160	\$165	\$185	\$350	
2,400	\$183	\$200	\$383	
1,920	\$147	\$193	\$339	
2,320	\$177	\$223	\$400	
2,320	\$177	\$287	\$464	
4,160	\$317	\$366	\$683	
4,320	\$330	\$346	\$676	
\$ 30,560	\$ 2,332	\$ 2,746	\$ 5,078	
17%				

Library				
Month	kWh	Costs		Total
		Supply	Delivery	
Jun-20	838	\$64	\$168	\$232
May-20	820	\$63	\$102	\$165
Apr-20	762	\$58	\$100	\$158
Mar-20	1,270	\$97	\$129	\$226
Feb-20	1,494	\$114	\$147	\$261
Jan-20	1,418	\$108	\$150	\$258
Dec-19	1,400	\$107	\$159	\$266
Nov-19	1,223	\$93	\$144	\$238
Oct-19	1,356	\$103	\$247	\$351
Sep-19	2,011	\$153	\$276	\$429
Aug-19	3,085	\$235	\$301	\$536
Jul-19	2,743	\$209	\$271	\$481
1-Year Total:	\$ 18,420	\$ 1,405	\$ 2,193	\$ 3,599
% of Total:	10%			

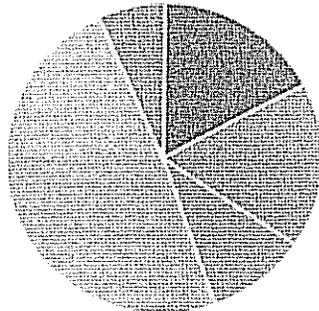
Safety Complex				
kWh	Supply	Costs		Total
		Delivery		
5,675	\$433	\$466	\$899	
7,321	\$559	\$448	\$1,007	
7,687	\$587	\$491	\$1,078	
7,180	\$548	\$454	\$1,002	
8,780	\$670	\$553	\$1,223	
7,951	\$607	\$555	\$1,162	
7,779	\$594	\$501	\$1,094	
6,298	\$481	\$454	\$934	
6,071	\$463	\$465	\$928	
6,446	\$492	\$502	\$994	
7,424	\$566	\$503	\$1,069	
6,529	\$498	\$412	\$910	
\$ 85,141	\$ 6,496	\$ 5,803	\$ 12,300	
48%				

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Month	Transfer Station			
	kWh	Supply	Delivery	Total
Jun-20	251	\$19	\$44	\$64
May-20	813	\$62	\$86	\$148
Apr-20	1,186	\$90	\$140	\$230
Mar-20	1,407	\$107	\$191	\$298
Feb-20	1,897	\$145	\$207	\$351
Jan-20	2,318	\$177	\$267	\$444
Dec-19	1,816	\$139	\$213	\$351
Nov-19	820	\$63	\$156	\$218
Oct-19	566	\$43	\$120	\$163
Sep-19	398	\$30	\$62	\$93
Aug-19	560	\$43	\$74	\$117
Jul-19	483	\$37	\$66	\$103
1-Year Total:	\$ 12,515	\$ 955	\$ 1,624	\$ 2,579
% of Total:	7%			

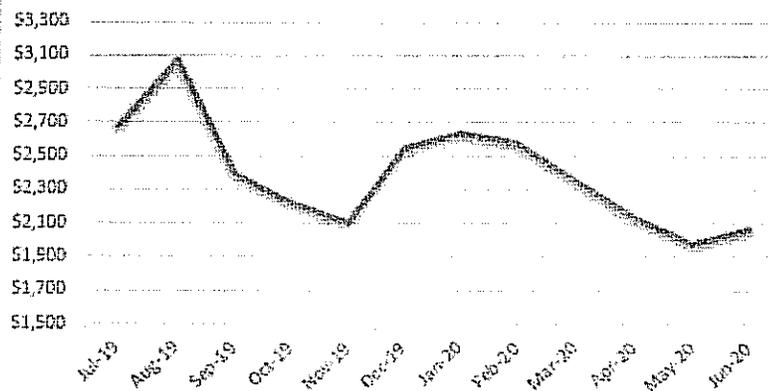
Month	Total Usage (All Buildings)			
	kWh	Supply	Delivery	Total
Jun-20	11,453	\$874	\$1,190	\$2,064
May-20	13,208	\$1,008	\$971	\$1,979
Apr-20	13,988	\$1,067	\$1,065	\$2,132
Mar-20	14,599	\$1,114	\$1,245	\$2,359
Feb-20	17,073	\$1,303	\$1,283	\$2,585
Jan-20	16,415	\$1,252	\$1,385	\$2,637
Dec-19	16,270	\$1,241	\$1,307	\$2,548
Nov-19	12,531	\$956	\$1,151	\$2,107
Oct-19	12,628	\$964	\$1,264	\$2,227
Sep-19	13,330	\$1,017	\$1,379	\$2,396
Aug-19	18,622	\$1,421	\$1,653	\$3,073
Jul-19	16,906	\$1,290	\$1,389	\$2,679
1-Year Total:	\$ 177,023	\$ 13,507	\$ 15,281	\$ 28,787

Energy Usage by Building



■ Fire Station ■ Town Hall ■ Library ■ Safety Complex ■ Transfer Station

Usage Fluctuation



5B. Best Practices for Install

In a municipal solar energy project, a contractor typically provides all of the services needed to design and implement an energy efficiency project. These can include energy audits, design engineering, construction management, commissioning (verifying that the project works the way it was designed), operations and maintenance, and savings monitoring and verification. The efficiency measures can address: lighting; heating, ventilation, and air conditioning; energy management systems; and building envelope improvements such as insulation, new roofs, and windows.

5C. Energy Audit

The process of sizing a solar energy system for a municipality is largely guided by the electricity use that it will support. Learning about and validating our electricity use, including the rate we pay for electricity and the amount of kilowatt-hours needed will determine the appropriate size of a solar energy system.

The determination of the energy requirement is a crucial step in realizing a solar photovoltaic (PV) installation. This is because it allows finding out the necessary peak power as well as the required size of the battery, the charge controller and the inverter.

5D. Buildings Available

The buildings under consideration for Solar PV installation and power include:

1. Fire Station
2. Town Hall
3. Safety Complex
4. Library
5. Transfer Station
6. Elementary School(s)*

* Schools are within the purview of the SAU41 office. They may elect to join the Town of Brookline in a comprehensive project

5E. Fire Department Consultation

The committee consulted with the Brookline Fire Department. We learned that no more than 50% of a roof should be covered with panels and that a building engineer might be consulted because panels are typically only placed on one side of a roof and this can create structural issues.

6. Financial Considerations

6A. Financing Options

1. Municipal Bonds – rates are currently extremely low – latest round 1.67% (Level Principle) for a 15-year bond. 1.97% (LP) for a 25-year bond. Bond needs a super majority (67%) at district/town meeting

2. Municipal Lease Purchase (MLP) – recent rate 1.82% for 10 years. MLP only needs a simple majority vote at district/town meeting.
3. Power Purchase Agreement – with solar vendor. No up-front cost usually a 20-year to 25-year contract with buyout clause after 6 years. Assigns all attributes to the Vendor. Limits future flexibility, and generally costs considerably more than owning. No commercial entity can compete with these low municipal rates.

6B. Return on Investment

Owning our own power-generation equipment protects the town against the steady increase in electricity costs. We will be able to calculate the time period for a return on investment if we receive proposals from installers and can compare the cost and financing options against the projected rate of cost increase.

It may also be possible to show the taxpayers immediate relief if our financing structure results in an annual debt-servicing cost that is less than the present \$27,787 / year we presently spend on electricity.

7. Recommendations

This whole section needs content. Some notes:

- Energy Audit
 - Purpose
 - Expectations
- RFP responses
 - Evaluate and recommend
- Financing options
- Community education/engagement

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9. Appendix

9.1: RFP Responses

Hereafter append the 4 RFP responses received by the town

9.2 List of grant awardees by region

All awards are contingent upon the recipient's ability to enter a contract with TRC within a reasonable timeframe.

Applicant Name	Measure Category	Measure Description
Ashland	Building Energy Audits	Town Buildings
Bethlehem	Building Energy Efficiency	School Dorms, Town Building
Carroll County	Renewable Energy	Wood Pellet Heating
Effingham	Renewable Energy	Wood Pellet Boiler
Enfield	Lighting Upgrades	Outdoor & Town Hall
Franconia	Building Energy Efficiency, Building Energy Audits	Library, Town Buildings
Gorham	Building Energy Audits	Town Buildings
Grafton County	Building Energy Efficiency	Nursing Home
Hanover	Lighting Upgrades, Building Energy Audits, Idling Reduction Technologies	Street Lighting, Bridge, Police Station, Town Vehicles
Haverhill	Lighting Upgrades, Building Energy Audits	Guard Armory Building

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Holderness	Lighting Upgrades, Building Energy Efficiency, Waste Reduction	Town Hall, Single Stream
Lancaster	Building Energy Audits	Town Building, Town Office
Lebanon	Energy Studies & Energy Planning', Reducing Commuter Vehicle Fuel Use	Energy Plan, RideShare Plan
Madison	Building Energy Audits	Town Buildings
Ossipee	Building Energy Efficiency	Town Building
Plymouth	Building Energy Efficiency, Building Energy Audits, Renewable Energy	Town Buildings, Solar PV
Tamworth	Lighting Upgrades	Town Buildings
Tuftonboro	Renewable Energy	Wood Pellet Boiler
Whitefield	Lighting Upgrades	High School
Wolfeboro	Building Energy Efficiency, Building Energy Audits, Energy Studies & Energy Planning	Town Building, Ice Arena, Energy Plan

Applicant Name	Measure Category	Measure Description
Belmont	Lighting Upgrades, Building Energy Efficiency	Outdoor, Schools
Canterbury	Building Energy Efficiency, Renewable Energy	School, Solar PV
Cheshire County	Building Energy Audits	Town Buildings

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Chesterfield	Renewable Energy	Solar Panels
Claremont	Building Energy Efficiency, Building Energy Audits	City Hall, Town Buildings
Concord	Lighting Upgrades, Idling Reduction Technologies, Renewable Energy	LED Traffic Signal, Town Vehicles, Solar DHW
Dunbarton	Lighting Upgrades, Building Energy Audits, Renewable Energy	Town Buildings, School, Solar DHW
Harrisville	Lighting Upgrades, Building Energy Efficiency, Renewable Energy	Town Buildings, Solar PV
Henniker	Building Energy Efficiency, Building Energy Audits	Ice Rink, Town Buildings
Laconia	Lighting Upgrades, Waste Reduction	Parking Garage, Schools, Recycling Containers
Marlborough	Renewable Energy	Solar PV
Meredith	Lighting Upgrades, Building Energy Audits, Energy Studies & Energy Planning	Town Buildings, Energy Plan
New London	Lighting Upgrades, Building Energy Efficiency, Energy Studies & Energy Planning	Town Buildings, Schools, Small Hydro
Pittsfield	Building Energy Audits	Schools
Plainfield	Building Energy Efficiency	School
Richmond	Building Energy Audits	Town Buildings
Rindge	Lighting Upgrades, Building Energy Efficiency, Building Energy Audits	Street Lights, Police Station, Town Buildings

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Roxbury	Energy Studies & Energy Planning	Wind Power
Sullivan	Renewable Energy	Wood boiler
Walpole	Building Energy Audits	Schools
Washington	Renewable Energy	Solar PV

Applicant Name	Measure Category	Measure Description
Antrim	Building Energy Audits	Town Buildings
Atkinson	Building Energy Audits	Town Buildings
Bedford	Building Energy Efficiency	School
Brookline	Lighting Upgrades	Schools, Town Buildings
Deerfield	Waste Reduction	Composting Center
Dover	Lighting Upgrades	Town Building
Durham	Lighting Upgrades	Street Lighting
East Kingston	Building Energy Efficiency, Renewable Energy	School, Solar PV
Epping	Idling Reduction Technology	Police Cruisers
Exeter	Renewable Energy	Solar PV

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Farmington	Building Energy Efficiency	Town Building
Fremont	Renewable Energy, Building Energy Audits	Solar DHW, Town Buildings
Hampton Falls	Renewable Energy	CHP
Hancock	Building Energy Efficiency, Renewable Energy	Town Buildings, Solar PV
Hillsborough	Building Energy Audits	Town Buildings
Hollis	Lighting Upgrades, Building Energy Audits	Schools, Town Buildings
Lee	Energy Studies & Energy Planning	Energy Plan
Newfields	Lighting Upgrades	Town Buildings
Newmarket	Lighting Upgrades	Street Lighting
Newton	Building Energy Efficiency	Library
Peterborough	Renewable Energy	Wood Pellet DHW
Portsmouth	Building Energy Efficiency	Town Building
Rye	Building Energy Efficiency, Renewable Energy	Library, Town Hall, CHP, GSHP, Solar PV
Salem	Reducing Commuter Vehicle Fuel Use	Traffic Lights
Stratham	Building Energy Efficiency	Town Building

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Windham	Lighting Upgrades, Building Energy Audits	Town Buildings
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For more information about specific proposals selected to receive funding, please contact Tom Rooney at TRC Energy Service at (603) 766-1913.