



**Meeting
Notes**

Attendees: Dave Danielson, Acting Chair
Bill Dermody
Andre Garron
Karen McGinley
Barbara Salvatore
Laura O'Donnell
Doug Pearson
Robert Jones
Rick Sawyer, AICP – Planning
Cynthia May - Planning
Ralph Willmer, AICP – VHB

Date/ Time: January 21, 2010
6 PM

Energy Commission (Chris
Bandazian, Chair, Thomas
Sullivan, Gary Gilbert Scott
Albert, Brian Simler, Kevin
Soucy)

Project No.: 52023.00

Place: BCTV Meeting Room

Re: Master Plan Steering Committee

Notes taken by: Ralph Willmer, AICP

A. Chairman Danielson opened the meeting at 6:00 PM with all members present with the exception of Greg May and Jon Lariviere.

B. Minutes of December 17, 2009. Approved.

C. Presentation made by Amy Kizak and Linda Madorma, both GIS analysts for Southern New Hampshire Planning Commission (SNHPC). The presentation explained the Community Build-out Project being conducted for Bedford and other communities. Last March, they presented the base and standard alternative build-outs. This presentation (along with a draft written report) is for the community scenario build-out, based upon parameters suggested by the Town. The parameters include:

- Higher density development within ½ mile of the proposed transit center
- Mixed-use on Rt. 101 (assuming water and sewer)

- Mixed-use in the Rt. 3 performance zone (assuming water and sewer)

The following questions/comments were discussed:

- The Town will get a source files for the GIS data.
- Projected build-out numbers are higher than presumed since Town is considered to be built-out, but this is a land based build-out rather than a parcel based one. The build-out assumes a 1 ½ acre minimum lot size and that lots could be combined.
- There is no time scope placed on the build-out, but the Committee suggested, and SNHPC agreed, that the report will be revised to determine when some of the build-out projections might be achieved.
- SNHPC will try to use local data where feasible rather than rely on state GIS data. However, certain methodology parameters will not allow SNHPC to use local data for all projections.
- There is a correlation between the open space plan and the criteria utilized by SNHPC (Natural Services Network).
- SNHPC agreed to revise the report to address these comments and to provide some explanatory background on the data and conclusions for the February meeting.

D. Ralph Willmer discussed some of the options for the next public presentation. The discussion included the following:

- The forum will take place on March 25, 2010 at BCTV from 7 – 9 PM.
- The focus will be a presentation of key findings and proposed recommendations thus far. After a presentation of the information, input from the public will be sought regarding issues that should be addressed and comments on the proposed recommendations.
- A draft outline of the presentation will be sent to the Committee by February 10th.

E. A joint meeting between the Steering Committee and the Energy Commission started at 7 PM. Ralph Willmer presented the draft of the energy and utilities chapter of the master plan. Chris Bandazian, Chair of the Energy Commission provided an overview of the Commission's charge. The following comments and questions were discussed:

- Heating oil and propane are the predominant heating sources, especially for residential properties. Natural gas may be used along portions of Rt. 3. Steve Crean may have some information on this.
- The cost of achieving LEED standards can be prohibitive and may be an impediment to meeting economic development and affordable housing goals.
- The Town has adopted zoning provisions for wind generation turbines.
- How does the whole town get involved in energy conservation/efficiency, including the schools (e.g. the issue of idling buses)?
- Include cell towers, cable and broadband in the chapter.
- Try to ascertain gasoline consumption by the Town.

- The electricity rate the Town pays ranges from 12.5 to 18.2 cents per kilowatt hour. The Town should question why it is being charged different rates even though it is the same customer. The School District has hired independent power suppliers. There are 51 different electric meters in town, which may explain the varying rates.
- Similarly, the Town and the School District use different fuel oil suppliers. What guidance for the future should be suggested in the plan?
- The availability of high speed internet allows more people to work from home and therefore reduce commuting.
- The Town may ask the gas company to expand its service area.
- Double check the Town's energy consumption, source, and price (Town Hall, BCTV, and Public Safety).
- Increase outreach to people on ways to conserve. The Energy Commission will build a website to expand outreach. BCTV covers their meetings where they have had speakers make informative presentations.
- The Commission will prepare goals for the next 10 – 15 years.
- A good opportunity for the future is the Smart Grid software that decreases power consumption when it detects that the power is not needed.
- Portsmouth provides density bonuses if developers achieve LEED certification for their buildings.
- Revolving loans and tax breaks may be other ways to provide incentives for green design in developments.
- The Energy Commission anticipates submission of its report in March or April.
- Move utility rate table to an appendix.

F. Meeting Adjourned at 8:15 PM.

Respectfully submitted by Ralph Willmer, AICP
February 11, 2010

Next meeting scheduled for BCTV on February 18, 2010 at 6 PM.