

**Town of Freedom  
Selectmen's Meeting  
Monday, March 23, 2026**

Present: Selectmen Les Babb, Alan Fall, Gary Williams and Stacy Bolduc, Admin. Assistant, who recorded the minutes. This meeting was held at the Town Office. Babb called the meeting to order at 6:30 p.m.

Absent: Scott Brooks, Alan Libby

Also present: Rob Cunio, Rich Lafarrier, Brian Fontain, Rich & Jen Ulrich

**Alan made a motion to accept the minutes and non-public minutes 3/16/26, motion seconded by Alan; motion passed unanimously.**

**Fire-** Chief Cunio reported:

- 2 medical aids.
- 2 trees/wire incidents
- 2 Service calls
- Mutual aid for Tamworth floor collapse.
- Receipt of a 50/50 forestry grant for a portable forestry pump.
- Upcoming solar panel emergency training on April 16

**Police-**

- The drop off date for the cruiser is April 10<sup>th</sup>.
- The ammunition transfer for 9mm firearms completed.
- Nonpublic needed for hiring the new officer
- Clayton made an arrest for OAS (operating after suspension) for suspended registration.
- There has been an issue with a towing company not showing up when needed. Chief is considering taking them off the call list.
- Axon Body cameras include a \$729 GPS tracking option designed for larger departments; exploring potential substitution with "Draft One" AI reporting technology.
- Clayton needs a check for \$300.00 for K-9 certification in May.

**Office-** Stacy reported:

- Rich has the formal letter requested stating he is the Police Chief for Freedom.
- Linda will add the Police detail line to the police budget.
- The Painting bid is in the red folder for review. Scope of work will reflect that the painting can not take place during Freedom Old Home Week.
- Quotes have been requested for the replacement of the dirt in the infield. There has been no response from the two of the contractors and one declined.
- April 6<sup>th</sup> Selectmen's meeting to follow the 2:00p.m. attorney meeting (approx. 4:00 p.m.)
- The IRS has check and signed paperwork.

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**Transfer Station-** Alan F. reported on behalf of Alan L. that he has heard back from Caterpillar regarding the backhoe and hopes to have the new backhoe next week. He is still working on the paving bid. He has left three messages for one company and has not heard back yet.

Alan F. said he is waiting to get together with Jason Earl to write the bid for the windows.

Les said the scope of work does not go in the paper, just the invitation to bid the project. The painting project needs to be done by the end of September.

## **New Business**

### **Discussion on Solar Tax Agreement**

Kearsarge Energy came before the board to discuss a proposed solar project that could generate revenue for the Town through a tax agreement allowed under RSA 72:74. Please see attached. Points discussed:

- Kearsarge retains ownership and provides a decommissioning bond and restores the land back to it's natural state.
- Panels are fixed mount with no toxic materials.
- Project viability depends on Eversource.
- Pilot agreement required for financing; 20- year term.
- The proposed project costs are \$350,000-\$400,000 for this proposed solar project in Freedom.
- No additional town services required from the town (sewer, water, schools medical); tax revenue benefit without added costs.
- Proposed project is on Tax Map 5 Lot 2 has ideal conditions with a short construction time frame of 4-6 months. There are now wetlands involved.
- Town would get the right of first offer based on the usage of the Town.
- 10% of the Towns usage would come back to the Town as revenue every month.
- Flexible timing on payments and could be front loaded.
- Eversource will be looking to see if there is a pilot agreement between Kearsarge and the Town of Freedom in the next 3-4 months.
- Gary asked for clarification on responsibility for road repairs (Andrew confirmed they would assume responsibility).
- Les questioned environmental impacts, including runoff concerns.
- Chief Cunio asked how many panels would be installed. Andrew responded 7,000-8,000 panels. This project will cover 11-14 acers for 4.99 MW project.
- Andrew confirmed that with out a pilot agreement, the project likely will not happen.
- The assed value of this project would be estimated at \$7.5-\$8 million.
- Review and input from the Freedom Conservation Commission before the Town proceeds with an agreement.
- Les asked for a copy of the application that has been filed with Eversource for the Freedom Conservation to comment on. He would like to know from the FCC what the environmental impact would be on the proposed site. Andrew will share the application but does not know if it will be enough information for them to comment on.

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**Public Comment**

Les made a motion to enter nonpublic at 7:45 pm, under RSA 91-A:3, II (c) Reputation seconded by Gary;

Roll call vote:

Babb-Yes

Fall- Yes

Willaims- Yes

Les made the motion to reconvene the public session, motion seconded by Alan; Motion carried.

*The Board reconvened the public session at 7:55 pm*

*Shall the minutes be publicly disclosed: Yes*

*If no the following motion is required:*

*Motion made by Alan Seconded by Gary*

\_\_\_\_\_ *Pending litigation*

\_\_\_\_\_ *Affect adversely the reputation of any person other than a member of the board or*

\_\_\_\_\_ *Render the proposed action ineffective*

\_\_\_\_\_ *Pertain to terrorism.*

Les made a motion to enter nonpublic at 7:55 pm, under RSA 91-A:3, II (b) Hiring seconded by Gary; Roll call vote:

Babb-Yes

Fall- Yes

Willaims- Yes

Les made the motion to reconvene the public session, motion seconded by Alan; Motion carried.

*The Board reconvened the public session at 8:20 pm*

*Shall the minutes be publicly disclosed: No*

*If no the following motion is required:*

*Motion made by Alan Seconded by Gary*

\_\_\_\_\_ *Pending litigation*

\_\_\_\_\_ *x* \_\_\_\_\_ *Affect adversely the reputation of any person other than a member of the board or*

\_\_\_\_\_ *Render the proposed action ineffective*

\_\_\_\_\_ *Pertain to terrorism.*

Les made a motion to enter nonpublic at 8:20 pm, under RSA 91-A:3, II (l) Legal seconded by Gary; Roll call vote:

Babb-Yes

Fall- Yes

Willaims- Yes

Les made the motion to reconvene the public session, motion seconded by Alan; Motion carried.

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*The Board reconvened the public session at 8:25 pm*  
*Shall the minutes be publicly disclosed: No*  
*If no the following motion is required:*

*Motion made by Alan Secoded by Gary*

- Pending litigation*
- Affect adversely the reputation of any person other than a member of the board or*
- Render the proposed action ineffective*
- Pertain to terrorism.*

Les made a motion to enter nonpublic at 8:25 pm, under RSA 91-A:3, II (b) Hiring seconded by Gary; Roll call vote:  
Babb-Yes  
Fall- Yes  
Willaims- Yes

Les made the motion to reconvene the public session, motion seconded by Alan; Motion carried.  
*The Board reconvened the public session at 8:40 pm*  
*Shall the minutes be publicly disclosed: No*  
*If no the following motion is required:*

*Motion made by Alan Secoded by Gary*

- Pending litigation*
- Affect adversely the reputation of any person other than a member of the board or*
- Render the proposed action ineffective*
- Pertain to terrorism.*

**Consent Agenda:**

Payroll Manifest – week ending – 3/18/26	Approved
Accounts Payable Manifest – week ending 3/20/26	Approved
Meeting Minutes 3/16	Approved

**Correspondence:**

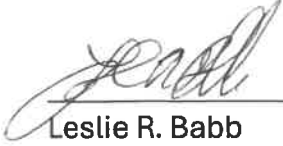
Email from Mary Daun re: Landfill monitoring	Reviewed
Carroll County Commissioners Agenda and Meeting Minutes	Reviewed
Invitation to Bid Draft for MSW Pads	Reviewed
Scope of Work for Painting Town Hall Draft	Reviewed

Being no further input, Babb made a motion to adjourn. Williams seconded. All in favor, the motion passed.  
Adjourned at 8:40 pm.

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Respectfully submitted,  
Stacy Bolduc, Town Administrator

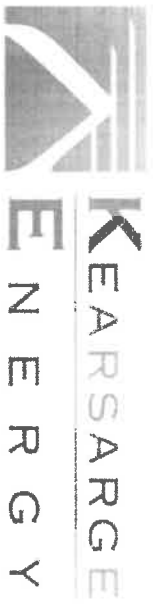
Approved by the Board of Selectmen on 3/30/26 \_\_\_\_\_ :

  
\_\_\_\_\_  
Leslie R. Babb

  
\_\_\_\_\_  
Alan G. Fall

  
\_\_\_\_\_  
Gary R. Williams

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# Discussion on Solar Tax Agreement Freedom, New Hampshire

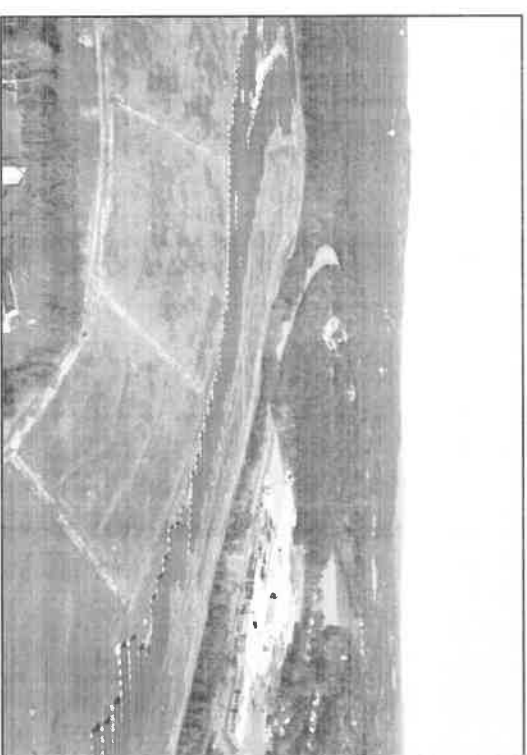


March 23, 2026

# Kearsarge Energy

*Turnkey Renewable Energy Project Developer Owner & Operator Serving the Northeast Since 2009*

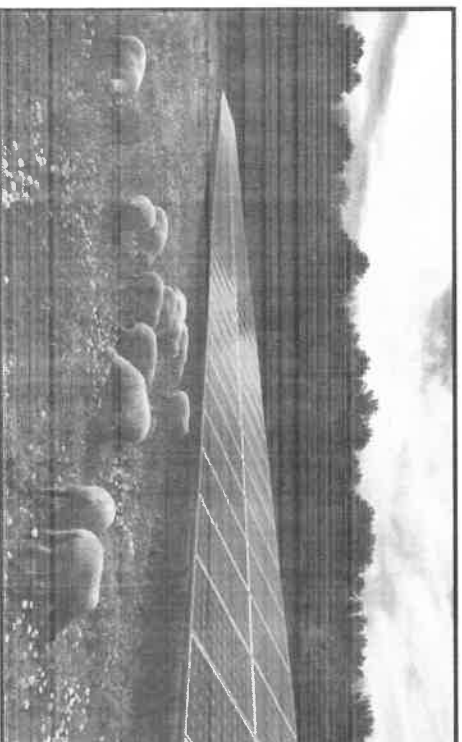
- 350+ MW/MWh of solar and energy storage projects developed, financed, owned, and operated
  - A leading developer in New England with a public-private partnership focus
  - Offices in Boston MA, Hudson NH and Bristol RI
  - Strong balance sheet with no outside investors allows us to be flexible and responsive
  - Excellent reputation for quality, deliverability, and integrity
  - Experienced working with utilities, especially Eversource which is key to every project
- Partnerships across New England
  - Constructed:
    - Kearsarge's Manchester landfill facility is largest net metering project in NH to date at 3.3 MW
      - Pelham High School 1.04 MW
    - Recent public contract awards in NH: Manchester, Concord, Hudson, Bow, Littleton, Farmington, Ashland
    - NH solar pipeline of over 150 MW
    - Partnered with public and non-profit entities in NH, MA, and RI on 125 MW+ of solar projects including 80+ PPAs and Leases
    - Strong relationships at NH utilities and NH Public Utilities Commission
- Long-term Local Owners
  - Kearsarge owns and operates all the projects we develop & build
  - Local teams that can respond for O&M
  - Top tier components



3.3 MW Kearsarge Manchester  
(Manchester, NH)

## Tax Agreements (PILOT)

- PILOTS create stability and predictability for Freedom and Kearsarge
  - Without a PILOT, a project is often not financeable
- PILOTS enable local renewable energy:
  - Provides certainty in annual payments for 20 years and we are flexible in allocation
  - Infrastructure improvement
  - Solar does not require additional services from town (sewer, water, schools, medical); adds tax revenue without additional costs
  - Many towns in New Hampshire have entered into PILOTS
- Kearsarge's contributions to local New England tax revenue:
  - Entered into over 30 PILOTS
  - Contributed over \$2.2M in local tax revenue past 3 years - \$692k in local tax revenue in 2023 and \$791k in 2024, and \$787k in 2025

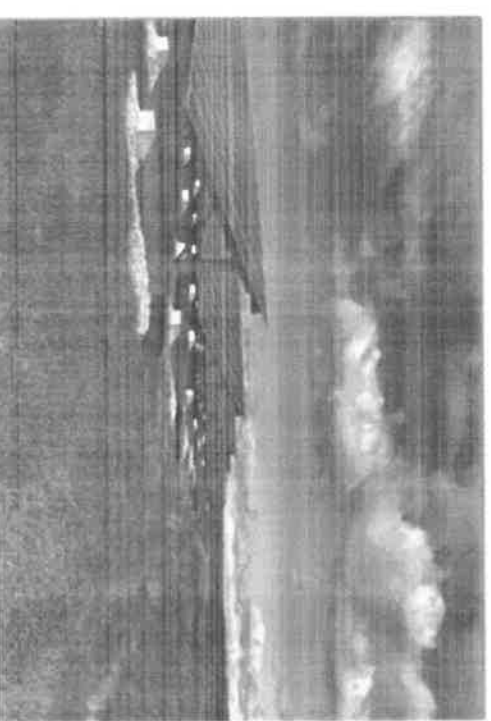
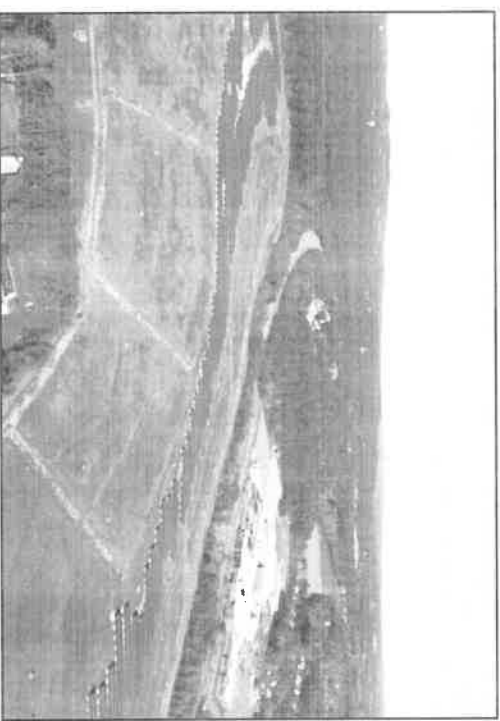


2.7 MW Kearsarge GB (Great Barrington, MA)

3

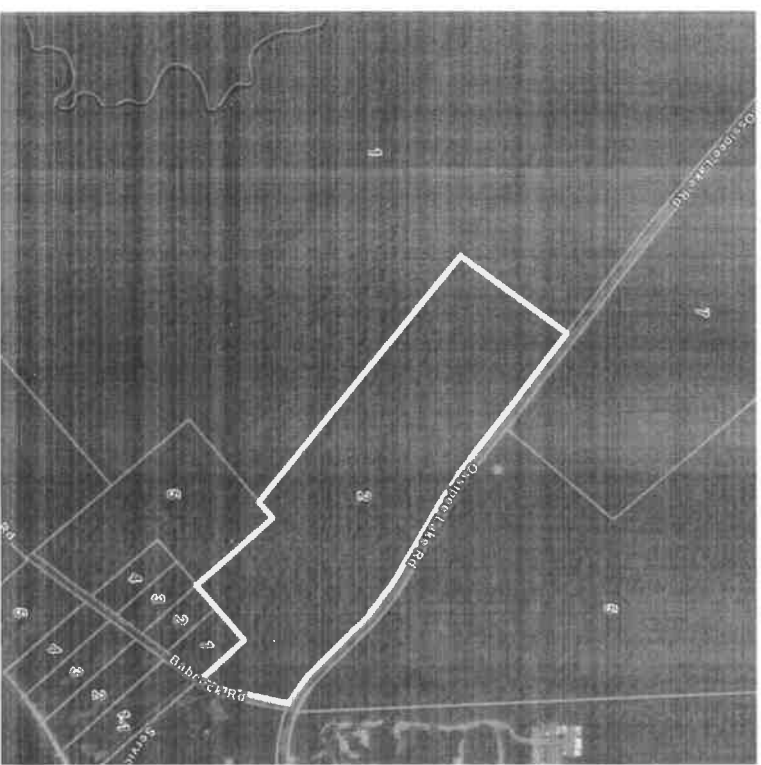
# Example Project: City of Manchester Dunbarton Rd Landfill

- Manchester a leader in NH to achieve green re-use of capped landfill
- Tens of thousands of dollars annually in guaranteed energy cost savings + tax revenue
- 3.3 MW DC
- Approx. 4 million kWh annually
- 2019 Development Started
- 2021 Commercial Operations
- 8,000+ modules
- Local construction jobs
- Many USA made components
- Close collaboration with NH DES for permits
- Production has exceeded forecast
- Taxes \$2,640 / MWAC



## Introduction to Project— 4.99 MWac

- Situated on Tax Map 5, Lot 2
- Proposed access from Ossipee Lake Road
- Limited visibility and strong existing screening
- Interconnection with existing poles on Ossipee Lake Road
- Short Construction time frame 4-6 months; after which traffic is limited to one pickup truck once a quarter



Approximate location of proposed 4.99 MWac Group Net Metered Solar Project

## **Other town benefits from proposed solar project**

- Potential for savings: we provide an example of how the savings may look for the Town of Freedom assuming annual usage of about 40,000 kWh (details on next slide)
  - Under Group Net Metering, Freedom signs a Net Meter Credit agreement with Kearsarge
  - We write you a check for the savings
  - With 12.5% guaranteed discount – Freedom's estimated savings are around \$500 per year and \$12k over 20 years.
  - If town use is 80,000 kWh per year, savings increase to approximately \$25k
- Current Use Penalty Tax paid for land taken out of Current Use

# Estimated Savings –40,000 kWh of usage

ESTIMATED SOLAR SAVINGS TOWN OF FREEDOM- EVERSOURCE

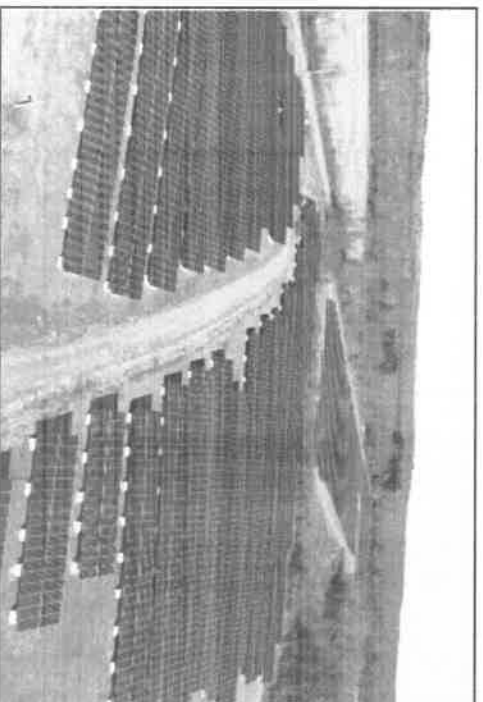


		KWh	Net Meter Credit (NMC) Rate per kWh	Net Meter Credit (NMC) Value	Kearsarge Net Meter Credit (NMC) Price	Savings per kWh	Annual Savings from Net Metering	Est. Cumulative Net Meter Credit Savings		
Est. Net Meter Credit Rate per kWh	\$	0.1000	Yr1	40,000 \$	0.1000 \$	4,000 \$	3,500 \$	0.0125 \$	500 \$	500
Est. Energy Supply Cost Escalator		2.5%	Yr2	39,800 \$	0.1025 \$	4,080 \$	3,570 \$	0.0128 \$	510 \$	1,010
Annual Loss on Panels		0.50%	Yr3	39,601 \$	0.1051 \$	4,161 \$	3,641 \$	0.0131 \$	520 \$	1,530
<b>Yr 1 Est. Purchase (kWh)</b>		<b>40,000</b>	Yr4	39,403 \$	0.1077 \$	4,243 \$	3,713 \$	0.0135 \$	530 \$	2,060
<b>Net Meter Discount (GUARANTEED SAVINGS)</b>		<b>12.5%</b>	Yr5	39,206 \$	0.1104 \$	4,328 \$	3,787 \$	0.0138 \$	541 \$	2,601
	Yr6		39,010 \$	0.1131 \$	4,414 \$	3,862 \$	0.0141 \$	552 \$	3,153	
	Yr7		38,815 \$	0.1160 \$	4,501 \$	3,939 \$	0.0145 \$	563 \$	3,716	
	Yr8		38,621 \$	0.1189 \$	4,591 \$	4,017 \$	0.0149 \$	574 \$	4,290	
	Yr9		38,428 \$	0.1218 \$	4,682 \$	4,097 \$	0.0152 \$	585 \$	4,875	
	Yr10		38,236 \$	0.1249 \$	4,775 \$	4,178 \$	0.0156 \$	597 \$	5,472	
	Yr11		38,044 \$	0.1280 \$	4,870 \$	4,261 \$	0.0160 \$	609 \$	6,080	
	Yr12		37,854 \$	0.1312 \$	4,967 \$	4,346 \$	0.0164 \$	621 \$	6,701	
	Yr13		37,665 \$	0.1345 \$	5,066 \$	4,432 \$	0.0168 \$	633 \$	7,335	
	Yr14		37,477 \$	0.1379 \$	5,166 \$	4,520 \$	0.0172 \$	646 \$	7,980	
	Yr15		37,289 \$	0.1413 \$	5,269 \$	4,610 \$	0.0177 \$	659 \$	8,639	
	Yr16		37,103 \$	0.1448 \$	5,374 \$	4,702 \$	0.0181 \$	672 \$	9,311	
Yr17	36,917 \$	0.1485 \$	5,480 \$	4,795 \$	0.0186 \$	685 \$	9,996			
Yr18	36,733 \$	0.1522 \$	5,589 \$	4,891 \$	0.0190 \$	699 \$	10,694			
Yr19	36,549 \$	0.1560 \$	5,700 \$	4,988 \$	0.0195 \$	713 \$	11,407			
Yr20	36,366 \$	0.1599 \$	5,814 \$	5,087 \$	0.0200 \$	727 \$	12,134			

- Estimated savings based on estimated supply rate; supply rates in NH have varied between .08 and .22 over the past few years, but with **guaranteed savings** Freedom will always save, regardless of the supply rate

# Community Benefits

- Local Tax Revenues
- Locally generated, renewable energy generating electricity equivalent to power approximately 715 homes annually
- Construction Jobs created in local NH communities
- Upgrades made to utility infrastructure, paid for as part of project's construction, enhances grid stability
- Solar racking, inverters and modules increasingly made in the US
- Real-time web-based performance and production data available for integration into curriculum and available for stakeholders
- Opportunities for field trips and community engagement



9.3 MW Kearsarge SKSC 1 & 2 (South Kingstown, RI)

# Comparable Solar PILOTs in New Hampshire

Row Labels	Private Land	Public Land*
Bethlehem		\$3,000
Bow		\$3,029
Concord		\$3,000
Conway	\$4,000	\$4,000
Derry**		\$9,091
Epping		
Farmington	\$4,500	
Franklin	\$3,096	\$2,692
Goffstown	\$4,500	
Henniker		\$2,500
Hillsborough	\$4,000	
Hopkinton		\$3,000
Hudson		\$2,000
Laconia		\$3,138
Lebanon		\$5,399
Manchester		\$2,640
Milford	\$3,000	
Milton		\$3,475
Northfield	\$4,257	
Pembroke	\$3,000	
Somersworth***		\$7,028
Swanzy	\$3,500	
Tamworth	\$3,500	
Webster	\$3,000	
Stratford	\$3,000	
<b>Average</b>		<b>\$3,744</b>

\*Many of the public PILOTs also include lease and/or discounted power for total benefits

\*\*lease for town land is \$1/year

\*\*\*Total package includes lease, power, and PILOT

# The Numbers: Proposal

- Proposed Project is 4.99 MWac;
- Starts at **\$15,469/year** with 1.5% escalator (\$3,100 per MW ac)
- ~\$358k paid over 20 years
- Average of **\$3,584/MWac** over 20 years
- This exceeds Freedom tax rate based on assessed value, depreciation, and Freedom tax rate escalation
- We are flexible on timing of payments and could include a “front-loaded” option where a significant amount is paid up front

**Thank you**

Kearsarge Energy

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