

FINAL

BOARD OF SELECTMEN'S MEETING

December 17, 2012

7:30 P.M. – MUNICIPAL OFFICE BUILDING – HANOVER, NH

The meeting of the Board of Selectmen was called to order at 7:30 p.m. by Vice Chairman Athos Rassias. Present were: Athos Rassias, Vice Chairman; Bill Geraghty, Selectman; Nancy Carter, Selectman; Jay Buckey, Jr., Selectman; and Julia Griffin, Town Manager. Absent: Peter Christie, Vice Chairman.

1. PUBLIC COMMENT.

Vice Chairman Rassias started Public Comment with a moment of silence for the victims of Newtown, Connecticut.

Vice Chairman Rassias asked for Public Comment. There were no comments from the public.

2. PUBLIC HEARING TO CONSIDER AND ACCEPT DONATION RECEIVED FOR ETNA LIBRARY RENOVATION.

Vice Chairman Rassias opened a public hearing to discuss the donation. Ms. Griffin noted that there is a generous anonymous donation of \$6,000 being offered to the Town to enable the Library to have enhanced wood paneling for the interior timber frame roof for the Etna Library addition.

Selectman Geraghty MOVED to Accept the Donation for the Etna Library Renovation. Selectman Carter SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ACCEPT THE DONATION FOR THE ETNA LIBRARY RENOVATION.

Vice Chairman Rassias expressed the Board's gratitude for the donation.

3. CONTINUED DISCUSSION REGARDING RENTAL HOUSING ORDINANCE OPTIONS.

Vice Chairman Rassias noted that the Rental Housing Ordinance was discussed in length at the last meeting.

Ms. Griffin stated that there are 7 options for the Board to consider after the previous discussion with the Town Attorney two weeks ago. The pros and cons have been outlined for each option which ranges from doing nothing to making changes to the zoning ordinance.

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Vice Chairman Rassias noted that another option was to attempt to change State Legislation. Ms. Griffin stated that there are notes concerning approaching the State Legislation by banding together with communities like Durham, Plymouth and Keene to seek changes in the legislation to give municipalities more specific authority to implement the Rental Housing Ordinance.

Selectman Carter confirmed with Ms. Griffin that she would be speaking to a counterpart in Keene. Ms. Griffin noted that she spoke with Todd Selig, the Town of Durham Administrator, about the potential for seeking legislative change and he is interested in pursuing this. Mr. Selig first wanted to receive Town Council approval for the Housing Standards Ordinance before approaching the State Legislature. In Durham, the Town Council adopts the ordinance versus the process of having Town Meeting authorize the Council to do this. She noted that the Town of Durham has spent 3 or 4 years working on this issue.

Ms. Griffin noted that Mr. Selig indicated that during the fall, the University of NH is short 7,000 beds versus Dartmouth's 475 to 500 bed shortage. Ms. Griffin noted that having the Town of Durham tackle this issue first allows Hanover to see what the challenges are. Ms. Griffin stated that she would then approach the Town of Plymouth. She noted that because Keene is a City, they have broader statutory powers than the Towns do.

Selectman Geraghty asked for clarification about the Durham draft; assuming that their council approved this, would the State Regulations give the Ordinance more teeth for a disgruntled homeowner? Ms. Griffin stated that the Town's attorney would advise that the State Statute is not as clear as Towns would like it to be in terms of addressing this problem. In NH the Towns can't do anything unless it is governed by State Statute. Selectman Geraghty asked how long the process would be if they were to introduce a change to the legislature. Ms. Griffin stated that they might want to wait until January of 2014 to propose legislation after the Town implements an ordinance so that they can present specific challenges.

Selectman Carter noted that Chairman Christie requested that the Board discuss the options but wait on a vote until January when Chairman Christie is back. Ms. Griffin stated that Chairman Christie feels strongly that the Town should do something.

Selectman Buckey asked if the hybrid plan would be a more expensive plan. Ms. Griffin stated that the hybrid is a fairly straightforward approach and can be done with current staff. This enables the Town to target resources to properties that have been known to be problematic.

Vice Chairman Rassias asked whether there are fewer issues with regard to State Law with the hybrid approach. Ms. Griffin stated that from the attorney's perspective, to the extent that there is a history with problems at the property it will be easier to implement a registration and inspection program because of those prior interactions. Ms. Griffin noted that Chairman Christie liked the hybrid approach.

Vice Chairman Rassias noted that the Durham ordinance is very comprehensive and questioned whether it is self funding and if they need to add staff. Ms. Griffin stated that they believe it will be self funding but they anticipate hiring an additional firefighter and a part time administrative assistant. Vice Chairman Rassias noted that Durham's ordinance would require inspections once every 2 years and that they will inspect every rental housing unit.

Selectman Buckey wondered how many inspections would need to be done in a year to support a full time position and a part time position. Ms. Griffin stated that the challenge in Durham is that when a property gets turned into a rental unit, it creates anxiety among the neighboring residents. The big concerns are the lack of maintenance and the general activity levels at the properties. Vice Chairman Rassias would like to see the State Legislature address this issue. Ms. Griffin stated that this issue would likely go before the Municipal County Government Committee in the House; if the Town has some experience with implementation, it will be more beneficial when speaking with the Legislature.

Selectman Geraghty felt that the hybrid approach has merit and he feels that doing nothing is not really an option. He noted that there were discussions in the last meeting about a voluntary process that could create some incentives that he would like to see up for debate. He would like the Town to be more assertive in resolving health and safety issues.

Vice Chairman Rassias asked whether the Dartmouth Rental Housing Office could participate with landlords that are "certified". Ms. Griffin stated that the College has not seemed willing to list problematic landlords. Selectman Geraghty would like to see the Town pursue this question with the College.

Selectman Carter asked whether the College is aware that the Town is having this conversation. She suggested that if they became involved, they might be willing to help provide incentives. Ms. Griffin stated that in the past the College has provided information about housing but not supplying their support or their non-support of a landlord.

Robert Chambers, Etna Resident, has worked with the Real Estate office and stated that this is a revenue source for their office so as long as it doesn't cut their revenue source, they might be willing to work with the Town.

Kate Connolly asked that the Town not wait too long before putting an ordinance in place. The Town will need to be able to see the violation before they can deal with it and the amount of money required to set up this process would be miniscule compared to the rent landlords are charging.

4. RECOMMENDATION TO ABATE SIX VETERANS TAX CREDIT APPLICATIONS.

Ms. Griffin stated that the Town received 6 Tax Credit Applications after the MS1 (*the document that the Department of Revenue Administration uses to determine the Town's tax rate for the coming tax year*) was submitted to the Department of Revenue Administration so in order to honor the applications; the Board needs to abate the taxes to enable the Town to refund the applicants.

Selectman Carter MOVED to Grant the Abatements for Six Veterans Tax Credits. Selectman Geraghty SECONDED the Motion.

Mr. Chambers, Chair of Project Vet Care, expressed his agency's support.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO GRANT THE ABATEMENTS FOR SIX VETERANS TAX CREDITS.

5. BANNER REQUESTS:

- Dartmouth College – Digital Arts Exhibition

Vice Chairman Rassias noted that this request fits within the Town's Banner Request policy. Selectman Carter noted that it is great that this is free and open to the public which is another way that the High School students can see what the college aged students are doing.

Selectman Buckley MOVED to Accept the Banner Request for Dartmouth College – Digital Arts Exhibition. Selectman Carter SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ACCEPT THE BANNER REQUEST FOR DARTMOUTH COLLEGE – DIGITAL ARTS EXHIBITION.

6. APPOINTMENTS:

- Sustainable Hanover
- Planning Board

Selectman Rassias MOVED to Appoint Iain Simm to a full seat on the Planning Board; Susan Edwards and Lyn Miller to Sustainable Hanover until September 30, 2015. Selectman Buckley SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPOINT IAIN SIMM TO A FULL SEAT ON THE PLANNING BOARD; SUSAN EDWARDS AND LYN MILLER TO SUSTAINABLE HANOVER UNTIL SEPTEMBER 30, 2015.

7. APPROVAL OF MINUTES:

- December 3, 2012

**Selectman Carter MOVED to Approve the Minutes of December 3, 2012.
Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE
THE MINUTES OF DECEMBER 3, 2012.**

8. ADMINISTRATIVE REPORTS.

Ms. Griffin reported that they are finalizing the review of the budget with each Department. She will spend much of January looking at areas where they can make cuts to meet the tax rate target.

Ms. Griffin reported that the Police Department has been asked to speak at the School Board meeting tomorrow night about security in light of the shootings in Newtown, Connecticut. Chief Giaccone was asked to attend so that the School Board can get a feel for the recommendations that may be made. She expects that there will be money coming into the community to address security enhancements. Hanover is the only high school in the area that does not have a School Resource Officer. The police department and the local SOU (Special Operations Unit) have been doing drills over the years to train for dealing with active shooters.

Ms. Griffin stated that they are anxiously waiting for the final exterior improvements to be done at the Etna Library; work will then start on the interior. Ms. Griffin stated that she hasn't been up to see whether they have flooded the skating area but the weather hasn't been cooperating.

9. SELECTMEN'S REPORTS.

Bill Geraghty

Selectman Geraghty reported that the Hanover Parks & Recreation winter schedule is now available and there is a lot going on for all interests and ages. He encouraged everyone to check it out.

Nancy Carter

Selectman Carter had nothing new to report.

Jay Buckey

Selectman Buckey had nothing new to report.

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Athos Rassias

Vice Chairman Rassias reported that the Hanover Bike & Pedestrian Committee met on November 6th. There were two main topics of discussion: The Bike Friendly Community designation which involves a complex application and the Safe Routes to School project and what that entails.

Vice Chairman Rassias also reported that the Hanover Conservation Commission met on December 12th and although they did not have a quorum, the group discussed their budget and easement management issues.

10. OTHER BUSINESS.

There was no Other Business.

11. ADJOURNMENT.

Selectman Carter MOVED to Adjourn the Meeting. Selectman Buckey SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ADJOURN THE MEETING AT 8:12 P.M.

Respectfully Submitted,

Nancy A. Carter, Secretary

Minutes prepared by Elizabeth S. Rathburn.

SUMMARY

- 1. Selectman Geraghty MOVED to Accept the Donation for the Etna Library Renovation. Selectman Carter SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ACCEPT THE DONATION FOR THE ETNA LIBRARY RENOVATION.

- 2. Selectman Carter MOVED to Grant the Abatements for Six Veterans Tax Credits. Selectman Geraghty SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO GRANT THE ABATEMENTS FOR SIX VETERANS TAX CREDITS.

- 3. Selectman Buckey MOVED to Accept the Banner Request for Dartmouth College – Digital Arts Exhibition. Selectman Carter SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ACCEPT THE BANNER REQUEST FOR DARTMOUTH COLLEGE – DIGITAL ARTS EXHIBITION.

- 4. Selectman Rassias MOVED to Appoint Iaim Simm to a full seat on the Planning Board; Susan Edwards and Lyn Miller to Sustainable Hanover until September 30, 2015. Selectman Buckey SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPOINT IAIN SIMM TO A FULL SEAT ON THE PLANNING BOARD; SUSAN EDWARDS AND LYN MILLER TO SUSTAINABLE HANOVER UNTIL SEPTEMBER 30, 2015.

- 5. Selectman Carter MOVED to Approve the Minutes of December 3, 2012. Selectman Geraghty SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE THE MINUTES OF DECEMBER 3, 2012.

- 6. Selectman Carter MOVED to Adjourn the Meeting. Selectman Buckey SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ADJOURN THE MEETING AT 8:12 P.M.