

FINAL

## BOARD OF SELECTMEN'S MEETING

January 14, 2013

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 Chairman Peter Christie. Present were: Peter Christie, Chairman; Athos Rassias, Vice Chairman; Bill Geraghty, Selectman; Nancy Carter, Selectman; Jay Buckey, Jr., Selectman; and Julia Griffin, Town Manager.

### 1. PUBLIC COMMENT.

Chairman Christie asked for Public Comment. Chairman Christie invited Patricia Higgins who is the new Representative for Hanover and Lyme and noted that she and Chairman Christie recently toured Italy with the Handel Society.

Representative Higgins introduced herself and confirmed that she represents both Hanover and Lyme but she wanted to meet with everyone face to face. She stated that she started service at the State House and she is assigned to the Public Works and Highways Committee which is one of the Committees that she wanted to work on. She stated that it is the most interesting committee which has very little partisanship. She noted that she wished there was money to do something about Public Works at the State level.

Ms. Griffin addressed Representative Higgins and encouraged her to feel free to contact her about any questions or issues she may have. Ms. Griffin noted that she has been a contact person for past State Representatives and she should feel free to contact her at any time.

Chairman Christie thanked Rep. Higgins for speaking to the Board. There were no other Public Comments.

### 2. PUBLIC HEARING TO CONSIDER AND ACCEPT DONATION OF USED VEHICLE FOR TRAINING.

Chairman Christie opened the Public Hearing. Ms. Griffin reported that the Fire Department has been offered a 1999 Subaru Legacy to be used for training. The Board of Selectmen is required to hold a public hearing whenever a donation is received in excess of \$5,000 in value. This vehicle is valued at just under \$6,000 and was donated by a Norwich family which will be used as part of extrication training.

Chairman Christie asked for any Public Comment. There were no comments from the public.

**Selectman Buckey MOVED to Accept the Donation of the 1999 Subaru Legacy to be used for Training Purposes. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO ACCEPT THE DONATION OF THE 1999 SUBARU LEGACY TO BE USED FOR TRAINING PURPOSES.**

Chairman Christie closed the Public Hearing.

**3. RECOMMENDATION TO AUTHORIZE TOWN MANAGER TO EXECUTE ANY DOCUMENTS WHICH MAY BE NECESSARY TO EFFECTUATE THE RECEIPT OF THE FTA SECTION 5309 CAPITAL PROGRAM FUNDS.**

Ms. Griffin stated that this is the 2<sup>nd</sup> set of funds that the Town is receiving to build a custom bus shelter, a covered bicycle rack, a heated building and an electronic information kiosk in the area that was previously used for staging at the Hanover Inn for construction.

**Selectman Carter MOVED to Authorize the Town Manager to Execute Any Documents Which May Be Necessary to Effectuate the Receipt of the FTA Section 5309 Capital Program Funds. Selectman Geraghty SECONDED the Motion.**

Selectman Buckey asked about the dimensions of the heated building. Ms. Griffin stated that the building is about 20'x20' which is not very big but large enough for people to stand in and stay warm/dry while waiting for the bus.

Chairman Christie confirmed with Ms. Griffin that 154 buses stop each day at that location. Ms. Griffin named the numerous transportation services that utilize that bus stop. Chairman Christie stated that his sense is that the changes to the area are working very well and college students are actually using the crosswalk. Ms. Griffin stated that it took about 18 months for the education for this configuration to kick in.

Vice Chairman Rassias asked if the crosswalk is in its final stage. Ms. Griffin stated that Town Staff will be raising the island which is referred to as the "refuge" island in addition to improvements to the sidewalks. The intention was to educate drivers by painting the area first.

Selectman Carter asked if the Town would be eliminating the other crosswalks further down the road. Ms. Griffin stated that the College has retained a landscape architecture firm that is working in conjunction with a traffic engineering firm to look specifically at the plaza in front of the Hopkins Center and the Hood Museum to encourage more use but also to look at the crosswalk at the east end of the plaza. They will then determine where they want the Town to construct the bump-out. Ms. Griffin stated that they are waiting for the College consultants to weigh in before doing anything to the crosswalk near The Hood but they will move forward with the island.

**THE BOARD VOTED UNANIMOUSLY TO AUTHORIZE THE TOWN MANAGER TO EXECUTE ANY DOCUMENTS WHICH MAYBE NECESSARY TO EFFECTUATE THE RECEIPT OF THE FTA SECTION 5309 CAPITAL PROGRAM FUNDS.**

Chairman Christie noted that there is still need for additional lighting in that area. Ms. Griffin stated that there will be some additional lighting as part of this project for both the College

property and the Town sidewalk. She noted that Peter Kulbacki and Mike Chase have been looking at some small streetlight technology that they can install at each end of each crosswalk. Ms. Griffin asked staff to look at whether there is LED technology that might shine directly onto the crosswalk to make pedestrians more visible.

#### **4. CONTINUED DISCUSSION REGARDING RENTAL HOUSING ORDINANCE OPTIONS.**

Ms. Griffin noted that the Board talked about this at the last meeting when Chairman Christie was absent. She hopes that the Board will make recommendations to staff as to which process they wish to pursue and then they can move toward a public hearing at a later date.

Chairman Christie asked if the Board came to any resolution or consensus at the last meeting. Vice Chairman Rassias noted that the Rental Housing Ordinance Options were discussed at length at the last Board Meeting and one of the options that appeared to be favorable was the hybrid option. There was consensus among the Board members at the last meeting that they need to move forward with some kind of option. Chairman Christie noted that he felt that a full blown registration/inspection requirement is more than they need to do and he senses that anything that could be done has legal risks associated with it. He feels that if they do something and it is challenged legally, this increases the opportunity to approach the legislation.

Chairman Christie asked for additional input for the hybrid option.

Kate Connolly was present and stated that she felt that the cons for the hybrid option are well documented and there are laws on the books already and the Town can't enforce them. She doesn't see any other way other than to have a full blown registration/inspection program; she also can't see any other way to execute the laws. Ms. Connolly stated that having a voluntary compliance piece doesn't work because things can be hidden and zoning doesn't work because it takes too long to enforce.

Ms. Connolly stated that she doesn't have a problem with having a program that costs landlords about \$100/year to ensure that their properties are safe. She doesn't feel that the hybrid is a good option. She noted that the complaints come too late and usually when tenants are moving out.

Selectman Buckey asked how the complaint system would work and whether it could be generated by a neighbor or a concerned citizen or just a tenant. Ms. Griffin stated that any of those examples would start the process and most typically it's a neighbor or a parent of a student. Selectman Buckey asked about the process under the ordinance; if a complaint came in, would that be sufficient cause for the Town to conduct an inspection? Ms. Griffin confirmed that this would be the way the ordinance would be drafted. Ms. Griffin stated that this approach would allow for them to focus on the properties where there were complaints and require regular inspections. There should be specific types of complaints listed in the ordinance.

Selectman Buckey noted that this seems to be different from the process now. Ms. Griffin stated that currently the Town has to have full compliance with the tenant or property owner to allow

access to the property and the only way to gain access involuntarily is on an emergency basis as determined by the Fire Chief and possibly through a court order.

Ms. Connolly stated that as long as something is set up where the Town has police power so they can react in a timely manner, this would work. Chairman Christie confirmed that this was the intent. Ms. Connolly asked the Town not wait too long in moving this forward.

Bill Boyle introduced himself as a pediatrician & resident of Hanover and former health officer; he noted that he used be the person to help deal with these complaints. He stated that he feels that there is a problem and it's usually with students although not always and they are not apt to complain because they don't want to be removed from the location and have no place to go. The Town incurred significant expense when they moved someone out of inappropriate housing in the mid-winter and the Town had to pick up the fee. He doesn't feel the hybrid option will work because he doesn't think that people will register their complaints. Dr. Boyle stated that there is no registration for rental housing and no understanding as to who is living where and he doesn't feel the hybrid option is appropriate. Dr. Boyle noted that the Planning Board is looking at rezoning areas where they will allow multi-family housing and that will include rental housing.

Chairman Christie asked if Dr. Boyle would agree that the problem is limited to approximately 20 units or 20 landlords. Dr. Boyle stated that he wouldn't agree with that because there are too many absentee landlords and this could be widespread within the village precinct. Chairman Christie stated that the hybrid option would allow the Town some different ways to handle the complaints. He noted that the difference between what is currently in place and the proposed hybrid is that if a neighbor comes in with a complaint the Town currently can not act.

Dr. Boyle felt that the Town would be labeling certain people as problem landlords and it would not provide ground rules for everyone who rents out properties. Chairman Christie stated that it goes back to recognizing that there is a problem but that it's limited to a relatively small number of landlords in town and they don't want to create a bureaucratic ordinance that has the Town employing a full time inspector and charging landlords a fee every year.

Ms. Griffin stated that if they were to have Attorney Laura Spector-Morgan draft an ordinance they could hold it up to Durham's full blown ordinance. If there are two models going simultaneously, they can see what works. Ms. Griffin reported that Durham has a much larger problem because of the thousands of students that are in their area. Ms. Griffin could have the attorney draft the hybrid ordinance and look at that compared to Durham's to see what the Board is more comfortable with.

Dr. Boyle stated that as the health officer he had to inspect every possible foster home which was required to make sure the children being placed there are safe. He doesn't feel that the Town should waffle on this and doesn't feel this is appropriate for health and safety.

Selectman Geraghty stated that he has been thinking about this since they first discussed the hybrid approach with the ultimate goal being health and safety. He asked whether it would be possible to require landlords to register with the Town at no cost; this way the Town would have the information on file so they would have access to the person that the Town should call if there

is a problem. Selectman Geraghty proposed that if a landlord did not register by a certain date, there would be a penalty.

Selectman Geraghty stated that if there was a complaint, the Town would have the right to inspect after contact is made. This would go back to a complaint driven system but at least the Town would have the contact information and could move forward more quickly.

Selectman Geraghty wasn't sure what the staffing/cost issue would be with this approach but it doesn't seem like a lot of overhead beyond what they have already. He feels that this is somewhere in between some of the other options. Ms. Griffin felt that this was doable with current staffing. They would have to figure out the logistics for notification to require registration and track it from there.

Chairman Christie asked whether the Town can enter a building without knowing the owner if there is a complaint. Ms. Griffin confirmed that this is true. Selectman Geraghty stated that he heard previously that the issue was getting permission to get in. Chairman Christie stated that this would depend on how the ordinance is written; he hopes that it would be written that if there is a complaint then the Town would need to move on it. Selectman Geraghty confirmed that currently, the Town cannot do that. Ms. Griffin stated that they can only do this now if there is a situation where the Fire Chief gets involved or they could apply for a court order.

Vice Chairman Rassias asked about physically gaining access. Ms. Griffin stated that the ordinance would lay out the protocol for gaining access to the premises. Vice Chairman Rassias stated that the Town would love to have an ordinance like Durham's in place but he isn't sure that the numbers in Hanover would support that type of action. He is worried about the fairness in dealing with complaints when it might just be a matter of neighbors not getting along. Vice Chairman Rassias is also worried about labeling individuals who they think are not playing fair when the Town isn't necessarily in a position to judge that. Chairman Christie feels that these things will fall into a pattern and if a complaint comes forward and it's not justified, that the Town won't find a violation of the RSA.

Fred Salvatoriello approached the Board and stated that he is a Hanover resident and a representative for some corporations that own some rental property. He stated that he is assuming that they are seeking counsel with other landlords that are operating successfully and appropriately within the Town of Hanover. Mr. Salvatoriello stated that he was confused about whether the tenants would be registering under Selectman Geraghty's proposal or whether it would be the landlord. Selectman Geraghty stated that he was looking for the landlord information as the registrar and whoever manages the property if the owner lives out of town or out of the country.

Mr. Salvatoriello stated that he was uncomfortable with Dr. Boyle's concern about knowing where all of the renters are located and assumed that the tax card for the property would include the owner information. Ms. Griffin explained that the tax cards have limited information and if there was a registration form for each rental unit, the Town could then communicate with the landlord about the authorized number of tenants which would be based on zoning regulations for the unit. She noted that students may sign a lease for 3 people but then 6 people end up living

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there because they are trying to save money. Ms. Griffin stated that this is usually when complaints start coming in from neighbors.

Ms. Griffin stated that there are some units that are authorized to have more than 3 unrelated occupants but the majority are limited to 3 and the problem comes when those units are overcrowded. Mr. Salvatoriello clarified with Ms. Griffin that the overcrowding is relative to the zoning ordinance; he asked if there are public records for complaints on file. Ms. Griffin confirmed that there are complaint files in the Planning and Zoning office.

Selectman Buckey stated that the overall goal isn't so much to have inspections as it is to prevent problems. He felt that Selectman Geraghty's proposal to have a voluntary registration program could also serve as an educational function about the expectations for landlords. If a property were to be inspected, what the Town would be looking for, where can landlords find the standards, what are the rules and regulations and he felt that most people would want to do the right thing.

Chairman Christie asked about the administrative burden for Town staff. Ms. Griffin stated that if this is a yearly process it would start with a mailing based on the assessment information. There would be information added to the website and through the newspaper; then they could allow for submissions on-line and if there is no fee attached, that makes it easier. Ms. Griffin stated that they would then create a database in the Planning and Zoning office where they could track all of the units to the Assessor's information to see areas that they might have missed previously. Ms. Griffin stated that there are units out there that are illegal so it's not foolproof.

Ms. Griffin stated that if this is going to be used as a landlord education opportunity, the mailing would need to include a pamphlet with information about providing safe and habitable rental housing in Hanover. This information would include information about what the Town would be looking for during an inspection and the ordinance itself. Ms. Griffin stated that the Town has a complaint tracking process which is currently in place. Ms. Griffin stated that this proposal could be handled with current staffing; if the Board chose to go to a full rental registration program for every unit in Town with annual inspection and certification process, this would require additional staff.

Selectman Carter stated that she is concerned about the College's role; she foresees a potential problem where they have 250 beds registered and then there are 500 students needing housing. Selectman Carter stated that she is sad that the College is not present to discuss this issue with the Town. The Town is being asked to solve the College's housing problem. She feels that it is also the College's responsibility to help the Town.

Selectman Carter pointed out that Hanover is not an area with sufficient transport services since students need to live within walking distance so they can't live in surrounding communities if they don't have transportation.

Ms. Griffin stated that the Town has had this conversation with the College many times; how to keep the kids safe, how to limit the overcrowding, and how to keep students from having to pay really high rent for substandard housing.

Ms. Griffin stated that she spoke with the Director of the Dartmouth College Real Estate Office, Ed Grampp, to discuss their ability to police the units that they advertise through the posts that they provide so they can weed out the units that are particularly problematic. The College has traditionally taken the position that if the students are living off campus, it is not their responsibility.

Chairman Christie feels that this argues toward the registration piece. Selectman Carter asked whether the Town will cause 300 students to not be able to find housing if they create this system. Ms. Griffin felt that it would require a pointed discussion with the College about the need to construct more housing on campus and the College is aware that the Town is addressing this.

Ms. Jolin Kish stated that she wrote a letter to the Board earlier which the Board acknowledged receiving. She has heard from the College that every undergraduate that wants to live on campus can do so. The people that are not on campus are there by choice and not because there's not enough room. Ms. Kish reported that she has had students approach her that are unsatisfied with their living arrangement and looking for alternative housing, when she refers them back to the College, the College provides additional options to these students. She is not sure that the College is full because that has not been her experience recently. Ms. Kish stated that the College has done so much decompression that they could expand out and she is not seeing the problem that the Town is describing regarding the undergraduate population at all.

Chairman Christie suggested that staff draft an ordinance with the hybrid system and include a registration piece. Ms. Griffin stated that she could have this drafted for the Board and hold it up against Durham's ordinance.

Selectman Carter asked whether the Town was working toward a motion to put before Town Meeting. Ms. Griffin stated that the Board has been authorized to adopt an ordinance 7 or 8 years ago so they don't need Town Meeting authorization for this. As the Town of Hanover works on their ordinance and Durham works through their ordinance, they have some things that could be presented to the legislature next year.

Chairman Christie thanked Ms. Kish for the letter she previously submitted and hoped that they answered some of her questions. Ms. Griffin noted that there would be additional discussions and then a public hearing. Dr. Boyle stated that this has been sitting on the back-burner for a few years so he is hoping that the Board move forward sooner rather than later. Chairman Christie noted that they are trying to get this in place to review in March.

##### **5. RECOMMENDATION TO APPOINT TOWN MANAGER AS INTERIM HEALTH OFFICER.**

Ms. Griffin stated that Ryan Borkowski does a great job in working with Carolyn Murray and occasionally they consult with Dr. Boyle for guidance. Ms. Griffin stated that the Town's Health Officer cannot reside in the State of Vermont so she is recommending that they appoint her as Interim Health Officer until the new Planning & Zoning Director is hired.

**Selectman Buckey MOVED to Appoint the Town Manager as Interim Health Officer. Vice Chairman Rassias SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO APPOINT THE TOWN MANAGER AS INTERIM HEALTH OFFICER.**

Dr. Boyle stated that the State has just redistricted the regions in New Hampshire and now there is a public health region called The Upper Valley. He noted that Health Officers are probably going to play a more important role in disaster response and other tasks. Dr. Boyle stated that this is an important appointment and should not be considered as “other duties as assigned.” Selectman Carter asked if Ms. Griffin has made this a requirement of the Planning & Zoning position and Ms. Griffin stated that she did.

**6. BANNER REQUEST:**

- Norris Cotton Cancer Center – The Prouty
- Revels North – Christmas Revels

**Vice Chairman Rassias MOVED to Approve the Banner Request of the Norris Cotton Cancer Center for The Prouty and Revels North for the Christmas Revels. Selectman Buckey SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO APPROVE THE BANNER REQUESTS OF THE NORRIS COTTON CANCER CENTER FOR THE PROUTY AND REVELS NORTH FOR THE CHRISTMAS REVELS.**

**7. APPOINTMENTS:**

- Affordable Housing Commission

Ms. Griffin noted that the Affordable Housing Commission asked her to approach Ed Grampp to see if he would be willing serve on the Commission and he happily agreed.

**Selectman Carter MOVED to Appoint Ed Grampp to the Affordable Housing Commission for a Three Year Term to Expire in September, 2015. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO APPOINT ED GRAMPP TO THE AFFORDABLE HOUSING COMMISSION FOR A THREE YEAR TERM TO EXPIRE IN SEPTEMBER, 2015.**

**8. APPROVAL OF MINUTES:**

- December 17, 2012

Selectman Carter noted the need to change one word in the Minutes.



**Selectman Geraghty MOVED to Approve the Minutes of December 17, 2012 as Amended. Vice Chairman Rassias SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSTAINED TO APPROVE THE MINUTES OF DECEMBER 17, 2012. (Chairman Christie abstained from the vote).**

## **9. ADMINISTRATIVE REPORTS.**

Ms. Griffin reported that she is in the final stages of budget review with Betsy McClain and they had to cut \$267,000 to meet the Board's tax rate target. Ms. Griffin stated that in the Ambulance Fund, they are trying to figure out a way to work the budget through without putting too much pressure on the per capita fee that they charge Hanover, Lyme and Norwich. This is challenging because they are also trying to allocate more of the costs of the Fire Department operations to the Ambulance operation because more than 50% of the calls are ambulance calls. Ms. Griffin reported that the budget should be done by the end of the second week of February and then it will be submitted to the Board.

Ms. Griffin reported that the Legislature has hit the ground running and there is nothing of particular concern for the Town. The Governor's Budget proposal will come out on February 15<sup>th</sup> and depending on what Governor Hassan recommends, this will impact the Town's budget. She noted that there are a number of institutions that are clamoring to have funding restored; the University System, Department of Safety, Department of Transportation, Social Services, etc. and she doesn't envy the Governor's task in dealing with this.

Ms. Griffin stated that with the recent mild weather, there are some savings in Public Works but then fuel prices were higher than they budgeted for.

## **10. SELECTMEN'S REPORTS.**

### **Jay Buckey**

Selectman Buckey had nothing new to report.

### **Nancy Carter**

Selectman Carter reported that the Planning Board met on Tuesday, January 8<sup>th</sup> and although she wasn't in attendance, she wanted the public to know that the Board is busy with the neighborhood planning project. There is a 3 page meeting guide in draft form and the next step will be to have discussions with each neighborhood to discuss the neighbors' vision for the future. Selectman Carter reported that the Town-wide forum was not as successful as they had hoped but they are optimistic that these discussions will be more successful. Selectman Carter reported that the Board is thinking about sending worksheets to the neighbors so they can think of the issues before they sit down. The worksheets are not currently on the web but the Planning & Zoning office can provide the drafts for anyone interested; they hope to meet in February.

**Bill Geraghty**

Selectman Geraghty had nothing new to report.

**Athos Rassias**

Vice Chairman Rassias had nothing new to report.

**Peter Christie**

Chairman Christie reported that the Finance Committee met today and voted in support of the Teacher's contract and the School Budget. The Finance Committee also provided additional clarification as to what they recommend to the Town with regard to their budget guidelines which was significantly different than what was proposed. The Finance Committee's proposal was to have a 1.7% increase on the tax levy and to absorb any State downshifting including the \$250,000 retirement fund increases and whatever else is handed down to the Town in February. Chairman Christie stated that the Town's proposal was a 3.9% increase on the tax levy and to not absorb the downshifting. Chairman Christie stated that when the budget is finalized, the Finance Committee will issue their opinion as to whether or not they support it.

**11. OTHER BUSINESS.**

There was no Other Business reported.

**Chairman Christie MOVED to Follow the Request for a Non-Public Session to Discuss Items Pursuant to RSA 91-a: 3, II (e).**

**CHAIRMAN CHRISTIE VOTED YES; SELECTMAN BUCKEY VOTED YES; SELECTMAN CARTER VOTED YES; VICE CHAIRMAN RASSIAS VOTED YES; AND SELECTMAN GERAGHTY VOTED YES. THE BOARD WENT INTO NON-PUBLIC SESSION AT 8:47 P.M.**

**Vice Chairman Rassias MOVED to Exit the Non-Public Session. Selectman Carter SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO EXIT THE NON-PUBLIC SESSION AT 9:40 P.M.**

**12. ADJOURNMENT.**

**Vice Chairman Rassias MOVED to Adjourn the Meeting. Selectman Carter SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:40 P.M.**

Respectfully Submitted,

Nancy A. Carter, Secretary

Minutes prepared by Elizabeth S. Rathburn.

### SUMMARY

1. **Selectman Buckey MOVED to Accept the Donation of the 1999 Subaru Legacy to be used for Training Purposes. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO ACCEPT THE DONATION OF THE 1999 SUBARU LEGACY TO BE USED FOR TRAINING PURPOSES.**

2. **Selectman Carter MOVED to Authorize the Town Manager to Execute Any Documents Which May Be Necessary to Effectuate the Receipt of the FTA Section 5309 Capital Program Funds. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO AUTHORIZE THE TOWN MANAGER TO EXECUTE ANY DOCUMENTS WHICH MAYBE NECESSARY TO EFFECTUATE THE RECEIPT OF THE FTA SECTION 5309 CAPITAL PROGRAM FUNDS.**

3. **Selectman Buckey MOVED to Appoint the Town Manager as Interim Health Officer. Vice Chairman Rassias SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO APPOINT THE TOWN MANAGER AS INTERIM HEALTH OFFICER.**

4. **Vice Chairman Rassias MOVED to Approve the Banner Request of the Norris Cotton Cancer Center for The Prouty and Revels North for the Christmas Revels. Selectman Buckey SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO APPROVE THE BANNER REQUESTS OF THE NORRIS COTTON CANCER CENTER FOR THE PROUTY AND REVELS NORTH FOR THE CHRISTMAS REVELS.**

5. **Selectman Carter MOVED to Appoint Ed Grampp to the Affordable Housing Commission for a Three Year Term to Expire in September, 2015. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO APPOINT ED GRAMPP TO THE AFFORDABLE HOUSING COMMISSION FOR A THREE YEAR TERM TO EXPIRE IN SEPTEMBER, 2015.**

6. **Selectman Geraghty MOVED to Approve the Minutes of December 17, 2012 as Amended. Vice Chairman Rassias SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSTAINED TO APPROVE THE MINUTES OF DECEMBER 17, 2012. (Chairman Christie abstained from the vote).**

7. **Chairman Christie MOVED to Follow the Request for a Non-Public Session to Discuss Items Pursuant to RSA 91-a: 3, II (e).**

**CHAIRMAN CHRISTIE VOTED YES; SELECTMAN BUCKEY VOTED YES; SELECTMAN CARTER VOTED YES; VICE CHAIRMAN RASSIAS VOTED YES; AND SELECTMAN GERAGHTY VOTED YES. THE BOARD WENT INTO NON-PUBLIC SESSION AT 8:47 P.M.**

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9. **Vice Chairman Rassias MOVED to Adjourn the Meeting. Selectman Carter SECONDED the Motion.**

**THE BOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:40 P.M.**