

**FINAL**

**BOARD OF SELECTMEN'S MEETING**

**March 24, 2014**

**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; and Julia Griffin, Town Manager. Absent: Jay Buckey, Selectman.

**1. PUBLIC COMMENT.**

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

**2. JOINT PUBLIC HEARING WITH THE CONSERVATION COMMISSION TO CONSIDER THE PROPOSAL TO MODIFY THE AREA CONTAINED IN THE MT. TUG CONSERVATION EASEMENT AT 10 MOODY LANE IN ETNA, BY REMOVING .44 ACRES FROM THE EASEMENT AREA IN EXCHANGE FOR .66 ACRES TO BE ADDED TO THE EASEMENT AREA.**

Chairman Christie invited Vicki Smith to speak to the Board and to introduce the members of the Conservation Commission. Ms. Smith introduced Jon Trummel, Ed Chamberlain, Doug McIlroy, Michael Mayor and Jim Kennedy. She also noted that Attorney Barry Schuster was present to represent the Manegolds.

Chairman Christie stated that he attended many of the hearings with the Conservation Commission and noted that they all did a tremendous job in addressing the issues. This is a complicated situation and he would ask that they focus on the end results and the benefits of the end results. Chairman Christie noted that the Board received a lengthy history about this case.

Ms. Smith stated that it came to the Conservation Commission's attention that a portion of a residence had been built in part of a conservation easement that the Town has held since 1983. The easement allowed for an amendment so they wanted to make this right for both sides. She stated that in working with the landowners and their attorney, they came up with a plan in which the Town would release .44 acres from the easement area in exchange for .66 acres of land.

Ms. Smith stated that they were interested in swapping equal conservation value and had an evaluation done. The best solution appeared to be to choose an area that abuts another conservation easement area. The Town would release the easement for the portion of the property that was built upon and in exchange receive an undeveloped part of the lot.

Ms. Smith reported that another part of the project is to mark where the easement boundaries are located. She noted that this was a very difficult easement because it is defined by an elevation line vs. markers. She stated that they had to hire a surveyor to determine the elevation to figure out the boundaries.

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Ms. Smith reported that the landowners will update the 1983 easement so that the purpose and restrictive uses will be very clear. She stated that they are looking for support from the Board of Selectmen and ultimately asking for approval through Town Meeting.

Ms. Griffin stated that she has a placeholder on the Warrant but the agreement needs to be finalized by April 8<sup>th</sup>. This will also require approval from the Attorney General's (AG) office.

Mr. Schuster stated that the Attorney General's office is not going to consider this until the Board of Selectmen approves the proposal. Mr. Schuster noted that if the Board votes in favor, he would submit a support statement to Terry Knowles in the AG's office who has indicated that it won't be a problem. Mr. Schuster suggested that they leave this item on the warrant and hope that they receive the approval in advance of Town Meeting. He noted that tonight he received an appraisal prepared by Steven Lagasse that indicates that the value of the enlarged conservation area has gone up between \$700 and \$800 and the overall parcel has decreased by \$5,000 so effectively it will be an even swap. He stated that he would provide the Town with the written report.

Mr. Chamberlain stated that this was a learning opportunity for the Conservation Commission. He reported that the Commission was dealing with the poor definition of the easement area and poorly defined purposes. He stated that this will affect the way that they place new easements noting that they are in the process of placing new easements on existing properties.

Ms. Smith reported that the Conservation Commission voted in support of this proposal.

**Selectman Carter MOVED to Accept the Recommendation to Modify the Area Contained in the Mt. Tug Conservation Easement at 10 Moody Lane in Etna, by Removing .44 Acres from the Easement Area in Exchange for .66 Acres to be Added to the Easement Area. Vice Chairman Rassias SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED AND 1 ABSENT TO ACCEPT THE RECOMMENDATION AS PROPOSED.**

Chairman Christie thanked the members of the Commission and recognized all of the work and cooperation that went into this agreement. Mr. Schuster reported that the Manegold's are very appreciative.

Mr. Chamberlain stated that in VT there have been discussions about changing easements and an attempt to make it easier. He felt that they should prepare to answer questions about this at Town Meeting. Ms. Griffin stated that Ms. Smith will be addressing the request and try to anticipate any questions so that they can tailor the background information accordingly.

**3. RECOMMENDATION TO SET PUBLIC HEARING FOR MONDAY, APRIL 7<sup>th</sup> TO CONSIDER THE RECOMMENDED HOUSING FUND BUDGET FOR FY 2014-15.**

Ms. Griffin stated that this is a very straightforward budget.

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**Vice Chairman Rassias MOVED to Set a Public Hearing on Monday, April 7<sup>th</sup> to Consider the Recommended Housing Fund Budget for FY 2014-15. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO SET A PUBLIC HEARING ON MONDAY, APRIL 7<sup>th</sup> TO CONSIDER THE RECOMMENDED HOUSING FUND BUDGET FOR FY 2014-15.**

**4. BANNER REQUEST:**

- ILEAD – Summer Lecture Series
- Tuck’s Armed Forces Alumni Association – Race

**Selectman Carter MOVED to Accept the Banner Requests for ILEAD and Tuck’s Armed Forces Alumni Association. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ACCEPT THE BANNER REQUESTS.**

**5. ACCEPTANCE OF DONATION.**

Ms. Griffin reported that the Police Department received a \$100 donation from a resident who was thankful for the service they receive; the resident also provided a meal for the officers.

**Selectman Geraghty MOVED To Accept the \$100 Donation for the Hanover Police Department. Vice Chairman Rassias SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ACCEPT THE \$100 DONATION FOR THE HANOVER POLICE DEPARTMENT.**

**6. APPROVAL OF MINUTES:**

- February 25, 2014
- February 26, 2014
- March 4, 2014

Chairman Christie had a couple of wording changes to the Minutes that he would be forwarding later this week to the Recording Secretary.

**Selectman Carter MOVED to Approve the Minutes of February 25<sup>th</sup>, February 26<sup>th</sup> and March 4<sup>th</sup>. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE THE MINUTES OF FEBRUARY 25<sup>th</sup>, FEBRUARY 26<sup>th</sup>, and MARCH 4<sup>th</sup>.**

## **7. ADMINISTRATIVE REPORTS.**

Ms. Griffin stated that Town staff are busy trying to finalize the Town Report.

Ms. Griffin reported that it will be a busy week in the legislature with bills pass over from the Senate to the House and vice versa. She stated that they have alerted Rep. David Pierce that they would like to see an increase in the gas tax which would benefit the municipalities.

Chairman Christie asked Ms. Griffin to remind the public as to which of the Town's roads are State roads. Ms. Griffin reported the following: Greensboro Road; Etna Road from Great Hollow Road to Lower Dogford; Great Hollow Road (but not the bridge); Route 120 from the Town line to Greensboro Road; Route 10/Lyme Road from the second roundabout to the Town of Lyme. Ms. Griffin noted that they have seen problems with potholes in several locations in town.

## **8. SELECTMEN'S REPORTS.**

Nancy Carter

Selectman Carter reported that the Howe Library held their annual fundraiser, The Howel Classic, which was very successful. She reported that Saturday was the day when adults had the opportunity to play indoor golf and then on Sunday, the younger members of the library had their chance to play as much as they wanted for \$5/person. She stated that the fundraising efforts help fund 25% of the Howe Library's budget.

Athos Rassias

Vice Chairman Rassias had nothing new to report.

Bill Geraghty

Selectman Geraghty announced that Leadership Upper Valley-Vital Communities will hold their 3<sup>rd</sup> annual Heros and Leaders Dinner Celebration on May 29<sup>th</sup>. He reported that two years ago the theme was Olympians and they honored local Olympians; last year they honored local Military Leaders and this year theme is Women Leaders who have had a significant impact on the Upper Valley. Selectman Geraghty announced that Hanover's Town Manager, Julia Griffin, is one of the 15 honorees. He encouraged the community to attend and celebrate Julia and other women leaders in the community. He reported that the information is available on the Vital Communities website and it will take place at the Quechee Club on May 29<sup>th</sup>.

Peter Christie

Chairman Christie had nothing additional to report.

## **9. OTHER BUSINESS.**

Ms. Griffin did attach the first draft of the Town Warrant in the Friday mailing. There are a couple of items still being worked on including the Manegold property swap. She noted that there is still the possibility that a petitioned warrant article may be submitted by the April 8<sup>th</sup> deadline. She reported that if there are any petitioned warrant articles that require additional public hearings by the Board, the meeting scheduled for Monday, April 14<sup>th</sup> is an alternate date for a Pre-Town Meeting public hearing.

Ms. Griffin reported that she received an application from the Hanover Housing Authority which was a last minute item that was not placed on the agenda and it is time sensitive. HUD (Housing and Urban Development) notified that Town and the Lebanon Housing Authority that they needed to make some modifications to the application to bring it into conformity with current HUD housing applications which needs the Board's approval. The format of the application is what is being discussed and approved.

**Selectman Geraghty MOVED to Accept the Hanover Housing Authority 8 page Application as Requested by HUD. Selectman Carter SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ACCEPT THE HANOVER HOUSING AUTHORITY 8 PAGE APPLICATION AS REQUESTED BY HUD.**

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

**SELECTMAN CARTER VOTED YES; CHAIRMAN CHRISTIE VOTED YES; VICE CHAIRMAN RASSIAS VOTED YES; AND SELECTMAN GERAGHTY VOTED YES. THE BOARD WENT INTO NON-PUBLIC SESSION AT 8:00 P.M.**

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

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO EXIT THE NON-PUBLIC SESSION AT 8:59 P.M.**

## **10. ADJOURNMENT.**

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

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ADJOURN THE MEETING AT 8:59 P.M.**

Respectfully Submitted,

Nancy A. Carter, Secretary

Minutes prepared by Elizabeth S. Rathburn.

### **SUMMARY**

- 1. Selectman Carter MOVED to Accept the Recommendation to Modify the Area Contained in the Mt. Tug Conservation Easement at 10 Moody Lane in Etna, by Removing .44 Acres from the Easement Area in Exchange for .66 Acres to be Added to the Easement Area. Vice Chairman Rassias SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED AND 1 ABSENT TO ACCEPT THE RECOMMENDATION AS PROPOSED.**

- 2. Vice Chairman Rassias MOVED to Set a Public Hearing on Monday, April 7<sup>th</sup> to Consider the Recommended Housing Fund Budget for FY 2014-15. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO SET A PUBLIC HEARING ON MONDAY, APRIL 7<sup>th</sup> TO CONSIDER THE RECOMMENDED HOUSING FUND BUDGET FOR FY 2014-15.**

- 3. Selectman Carter MOVED to Accept the Banner Requests for ILEAD and Tuck's Armed Forces Alumni Association. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ACCEPT THE BANNER REQUESTS.**

- 4. Selectman Geraghty MOVED To Accept the \$100 Donation for the Hanover Police Department. Vice Chairman Rassias SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ACCEPT THE \$100 DONATION FOR THE HANOVER POLICE DEPARTMENT.**

- 5. Selectman Carter MOVED to Approve the Minutes of February 25<sup>th</sup>, February 26<sup>th</sup> and March 4<sup>th</sup>. Selectman Geraghty SECONDED the Motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE THE MINUTES OF FEBRUARY 25<sup>th</sup>, FEBRUARY 26<sup>th</sup>, and MARCH 4<sup>th</sup>.**

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

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**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO EXIT THE NON-PUBLIC SESSION AT 8:59 P.M.**

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

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO ADJOURN THE MEETING AT 8:59 P.M.**