

FINAL

BOARD OF SELECTMEN'S MEETING

April 27, 2015

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; Nancy Carter, Selectman; Jay Buckey, Selectman; and Julia Griffin, Town Manager. Absent: Athos Rassias, Vice Chairman; and Bill Geraghty, Selectman

1. PUBLIC COMMENT

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

2. PUBLIC HEARING TO REVIEW AND ADOPT THE PROPOSED FY 2015-16 BUDGET FOR HOUSING FUND.

Selectman Carter MOVED for the Board of Selectmen to Convene as the Hanover Housing Authority to Review and Adopt the Proposed FY 2015-16 Budget for Housing Fund. Selectman Buckey SECONDED the motion.

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO CONVENE AS THE HANOVER HOUSING AUTHORITY TO REVIEW AND ADOPT THE PROPOSED FY 2015-16 BUDGET FOR HOUSING FUND.

Chairman Christie opened the Public Hearing.

The Housing Fund budget covers the operations and maintenance costs associated with the Summer Park Senior and Disabled housing complex owned by the Town. The Lebanon Housing Authority manages the tenant selection and the Town maintains the facilities.

Elizabeth McClain explained that while she is presenting this budget to the Hanover Housing Authority, the budget really is a joint effort with Ross Farnsworth at the Department of Public Works, who is in charge of maintenance of the facilities.

Gail Schaal runs the senior center activities, which involve many of the Summer Park residents; and Ditha DeSimone and Terry Chesbro from the Lebanon Housing authority administer the housing rules and regulations.

Ms. McClain stated that there isn't much systematic change in the budget from year-to-year, but rather a change in scope of some of the capital improvement work. This is what is driving a year-to-year decrease in appropriations. This fiscal year, all plumbing fixtures in each of the units were replaced as well as some handicap-accessible doors, and total building renovations

were budgeted at \$40,000. The proposed budget for next fiscal year includes the replacement of a single roof out of the three total buildings, at a cost of \$28,500. The Lebanon Housing Authority is fixed to receive the basic market rent incremented by a cost of living increase assigned in the fall of each year, for five years. A market rate study will likely be necessary after those five years. The Lebanon Housing Authority fixes the rates charged to tenants based on individual financial circumstances, and the Town receives the difference between that rate and the market rate through a Section 8 subsidy. We can budget on-target what the revenues will be, except for vacancies and the like.

Selectman Carter asked Ms. McClain to confirm that the subsidies received are from the federal government, not the NH legislature. Ms. McClain confirmed that these are federal funds, though we are audited by the NH Housing Authority.

Chairman Christie asked whether these capital improvements on the Summer Park residences are still being done when there is a likelihood of being taken over by Twin Pines. Ms. Griffin replied that amounts in this proposed budget, such as the replacements of roofs over time, are predicated to a certain extent on the buildings *not* being replaced. Ross Farnsworth, in conversation with Andrew Winter from Twin Pines and NH Housing Finance Authority, has tried to gauge the likelihood of the replacement of these buildings in a three-to-five year time period. Because these buildings are likely to be replaced, he is deferring costs of everything that he can.

Ms. McClain stated that the plan at one time was to replace all roofs at once, but in preparing for the likely changes ahead, it was decided to focus on replacing just one roof.

Ms. Griffin stated that it isn't likely for all three of the Summer Park buildings to be replaced at once. It would be more likely to replace them separately. This depends, though, upon whether or not the redevelopment plan calls for the construction of an additional building on the property as opposed to acquiring the three neighboring properties on Summer Street. Ross Farnsworth has worked on the budget with a goal of replacing the roof in the worst condition, assuming that it would become the "swing space" building and would be there longer than the other two.

Selectman Carter asked whether the reserve funds could be used toward construction of new facilities. Ms. McClain stated that she wasn't in a position to answer this as she is unfamiliar with the authority of the Hanover Housing Authority to approve the reserve funds for other projects.

Ms. Griffin added that if Twin Pines has a feasible project, the Town could likely turn the property over to them. If that happens, the Hanover Housing Authority may not need to exist anymore. She noted that she should ask Town attorney Walter Mitchell whether those funds could be used to replace affordable housing. Alternatively, we could focus the funds on Senior Center expenses, which we would continue to operate as part of the Recreation Department.

Selectman Carter asked whether the apartments in the building that would receive new roofing were one-bedrooms, as they are more popular and easier to rent. Ms. McClain replied that all of

the apartments in all three buildings are the same, with one bedroom each. Selectman Carter said she hopes that Twin Pines is taking the preference of one-bedroom units into consideration.

Ms. Griffin added that there was agreement during the recent tour of the facilities with Chris Miller from the NH Housing Finance Authority that the buildings are fairly outdated, given the new design standards for affordable housing for seniors and disabled persons. There would likely be little resistance in going forward to replace the buildings given their current state. The major point of concern on the Town's end would be to only move the tenants once.

Selectman Carter asked whether Hanover will always own the land in which the Summer Park buildings are situated if Twin Pines gets substantially involved financially. Ms. Griffin replied that we have not yet got to that issue, but believes that Twin Pines would have to be in control of the land in order to successfully compete for grant funds and reduced interest rate loans. The lot is, however, separate from the Community Center, so we would not have to subdivide in order to grant the Summer Park properties to Twin Pines. The question is what makes most sense from a project standpoint as far as land ownership.

Selectman Buckey MOVED to Adopt the Proposed FY 2015-16 Budget for Housing Fund. Selectman Carter SECONDED the Motion.

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO ADOPT THE PROPOSED FY 2015-16 BUDGET FOR HOUSING FUND.

Selectman Carter MOVED to Exit the Public Hearing and Reconvene as the Board of Selectmen. Selectman Buckey SECONDED the Motion.

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO EXIT THE PUBLIC HEARING AND RECONVENE AS THE BOARD OF SELECTMEN.

3. RECOMMENDATION TO APPROVE PETITION AND UNDERGROUND CONDUIT LICENSE FOR LIBERTY UTILITIES.

Ms. Griffin informed the Board that utilities require signed petitions and approved licenses when they install underground conduit. This is a separate issue from pole licenses, which the Town and Liberty Utilities are in disagreement over. There are no disagreements with regard to conduit licenses. Peter Kulbacki, Director of Public Works, has approved the license in the designated location. Town staff recommends that the Board approve of the license and authorize its issuance.

Selectman Carter asked Ms. Griffin to confirm that the cost of the conduit license is to the owner of the property, not the Town. Ms. Griffin confirmed this is correct.

Selectman Carter MOVED to Approve Petition and Underground Conduit License for Liberty Utilities. Selectman Buckey SECONDED the Motion.

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO APPROVE PETITION AND UNDERGROUND CONDUIT LICENSE FOR LIBERTY UTILITIES.

4. TOWN MEETING UPDATE

Ms. Griffin stated that the Town is about to send copies of background information for warrants to voters. She reported that there is a higher demand this year for the Town Report than there has been in previous years. She believes this is related to the West Wheelock gateway zoning amendment. She and Vicki Smith from the Planning Board decided to insert a couple of pieces of information related to this amendment as appendices with the background information being sent.

Ms. Griffin told the Board that they would need to assign poll coverage for Town Meeting, but that Selectman Carter was not eligible to provide coverage as she is a candidate for re-election. They will also need to decide which Board members would present which Articles and will need three members to sign the election ballot count at 7:30 PM.

Selectman Buckey will cover polling hours from 4-7:00 PM. They will revisit coverage at the next Board of Selectmen meeting on May 4th and assign coverage for the hours not yet assigned.

Chairman Christie will present Warrant Articles Eighteen, Nineteen, and Twenty.

Selectman Carter will present Warrant Articles Ten, Eleven, Twelve, and Fifteen.

Selectman Buckey will present Warrant Articles Eight and Nine.

Selectman Geraghty will present Warrant Articles Thirteen, Sixteen, and Seventeen.

Vice Chairman Rassias will present Warrant Articles Six, Seven, and Fourteen.

5. BANNER REQUESTS: OSHER AT DARTMOUTH GOOD BEGINNINGS OF THE UPPER VALLEY

Ms. Griffin confirmed that the Town can accommodate these requests.

Selectman Carter MOVED to Accept the Banner Requests of OSHER at Dartmouth and Good Beginnings of the Upper Valley. Selectman Buckley SECONDED the Motion.

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO ACCEPT THE BANNER REQUESTS OF OSHER AT DARTMOUTH AND GOOD BEGINNINGS OF THE UPPER VALLEY.

**6. APPROVAL OF MINUTES:
APRIL 6TH, 2015**

Selectman Carter MOVED to Approve the Minutes of April 6th, 2015. Selectman Buckley SECONDED the Motion.

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO APPROVE THE MINUTES OF APRIL 6TH, 2015.

7. ADMINISTRATIVE REPORTS.

Ms. Griffin reported that she met with Rick Sager today, who will be auctioning off the property at 10 Greensboro Road (previously owned by the Dougals). The property is nice, but the house is in very poor condition and will likely be demolished. The auction is set for Saturday, June 13th. The Town currently has liens on the property of about \$150,000, which includes back taxes, welfare expenses, and demolition expenses. The law firm representing the estate also has a lien on the property of \$64,000. The sale of the property should easily cover the Town's lien on the property and some of the lien held by the law firm.

Chairman Christie asked Ms. Griffin if there would be a minimum bid at the auction. Ms. Griffin replied that there is not a minimum bid, but bidding typically starts at the assessed value which is about \$240,000. A deposit of \$10,000 will be required to participate in bidding.

Ms. Griffin also reported that the Town received a proposal today from Revision Energy for a 658 kW solar farm at the Water Treatment Facility. The Town would be obligated to provide property at the facility to Revision Energy at \$1 per year for either ten or seven years. In exchange for the leasing the property to Revision Energy to construct the solar panels, the Town would get to use all of the electricity generated from the farm and net-meter the facility. Ms. Griffin also mentioned that she should confer with Town attorney Walter Mitchell about whether this lease would require Town Meeting approval.

Ms. Griffin advised the Board that Peter Kulbacki, Director of Public Works, has been in contact a lot with Revision Energy. He has also been in contact with NH Solar Garden about a group net metering solar project. NH Solar Garden has great interest in using the Trescott property as a potential site for a solar farm facility.

Ms. Griffin reported that she and members of the Sustainable Hanover committee saw the first two solar installations as part of Solarize Hanover today. The first was at the Matthews residence at 2 Valley Road, and the other at Jane Bedford's residence at 23 Partridge Road. Both systems will be turned on shortly and are waiting on Liberty Utilities to change out the meters for net meters so the households can get credit for the solar electricity generated.

Sustainable Hanover is currently working on the Hanover Green Power Challenge, which will be launched on Thursday, May 14th at the Recreation Center. Hanover has partnered with ENH Power Supply to provide a fixed rate electricity price for green e-certified electricity for participating Hanover residents. The fixed rate will be less than the average rate of Liberty Utilities' high winter rate and low summer rate, which is \$11.24 per kW hour. The ENH Power Supply rate is \$11.20 per kW hour, fixed for twenty months, and is all green energy. Liberty Utilities would still be the supplier, but would not have to be the generator of power. The Sustainable Hanover Committee wanted to launch this opportunity for those residents that could not go solar. Liberty Utilities and Surge will be at the event for a "button-up" workshop for those interested in having a home energy audit done to make their home as efficient as possible.

Ms. Griffin also reported that the third Coffee with a Cop event will be held at Kendal this Wednesday, April 29th at 10:00 AM.

Ms. Griffin let the Board know that she is carefully following the State budget. So far, it appears that the Senate is being more rational about the impact on municipalities, but she is still concerned. She has shared with *The Valley News* and *The Dartmouth* the impacts that the proposed budget cuts would have on the Town's paving budget on top of losing about \$200,000 in state aid grants.

8. SELECTMEN'S REPORTS.

Selectman Jay Buckey

Selectman Buckey had nothing to report.

Selectman Nancy Carter

Selectman Carter reported that the Planning Board is meeting here in the Board room of the Municipal Building at 7:30 PM. The agenda is focusing on looking at site visit design standards, but the Board will be open to any questions about the West Wheelock gateway amendment. They recently had a very successful session in the Murray Room of the Howe Library but want to remind citizens that all details of the amendment are on the Planning Board page of the Town's website. Some material presented is difficult to understand without very thorough reading of these materials and may be viewed more up-close on the website than at the meeting at the Howe.

Chairman Peter Christie

Chairman Christie had nothing to report.

11. OTHER BUSINESS.

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

SELECTMAN BUCKEY VOTED YES; SELECTMAN CARTER VOTED YES; CHAIRMAN CHRISTIE VOTED YES. THE BOARD WENT INTO NON-PUBLIC SESSION AT 8:10 P.M.

Selectman Carter MOVED to Exit the Non-Public Session at 8:50 p.m. Selectman Buckey SECONDED the Motion.

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO EXIT THE NON-PUBLIC SESSION.

12. ADJOURNMENT.

Selectman Carter MOVED to Adjourn the Meeting at 8:50 p.m. Selectman Buckey SECONDED the Motion.

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO ADJOURN THE MEETING.

Respectfully Submitted,

Nancy A. Carter, Secretary

Minutes prepared by Adriane Coutermarsh.

SUMMARY

1. **Selectman Carter MOVED for the Board of Selectmen to Convene as the Hanover Housing Authority to Review and Adopt the Proposed FY 2015-16 Budget for Housing Fund. Selectman Buckey SECONDED the motion.**

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO CONVENE AS THE HANOVER HOUSING AUTHORITY TO REVIEW AND ADOPT THE PROPOSED FY 2015-16 BUDGET FOR HOUSING FUND.

2. **Selectman Buckey MOVED to Adopt the Proposed FY 2015-16 Budget for Housing Fund. Selectman Carter SECONDED the Motion.**

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO ADOPT THE PROPOSED FY 2015-16 BUDGET FOR HOUSING FUND.

3. **Selectman Carter MOVED to Exit the Public Hearing and Reconvene as the Board of Selectmen. Selectman Buckey SECONDED the Motion.**

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO EXIT THE PUBLIC HEARING AND RECONVENE AS THE BOARD OF SELECTMEN.

4. **Selectman Carter MOVED to Approve Petition and Underground Conduit License for Liberty Utilities. Selectman Buckey SECONDED the Motion.**

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO APPROVE PETITION AND UNDERGROUND CONDUIT LICENSE FOR LIBERTY UTILITIES.

5. **Selectman Carter MOVED to Accept the Banner Requests of OSHER at Dartmouth and Good Beginnings of the Upper Valley. Selectman Buckey SECONDED the Motion.**

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO ACCEPT THE BANNER REQUESTS OF OSHER AT DARTMOUTH AND GOOD BEGINNINGS OF THE UPPER VALLEY.

6. **Selectman Carter MOVED to Approve the Minutes of April 6th, 2015. Selectman Buckey SECONDED the Motion.**

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO APPROVE THE MINUTES OF APRIL 6TH, 2015.

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

SELECTMAN BUCKEY VOTED YES; SELECTMAN CARTER VOTED YES; CHAIRMAN CHRISTIE VOTED YES. THE BOARD WENT INTO NON-PUBLIC SESSION AT 8:10 P.M.

- 8. Selectman Carter MOVED to Exit the Non-Public Session at 8:50 p.m. Selectman Buckley SECONDED the Motion.**

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO EXIT THE NON-PUBLIC SESSION.

- 9. Selectman Carter MOVED to Adjourn the Meeting at 8:50 p.m. Selectman Buckley SECONDED the Motion.**

THE BOARD VOTED 3 IN FAVOR, 2 ABSENT TO ADJOURN THE MEETING.