

FINAL

BOARD OF SELECTMEN'S MEETING

July 26, 2004

7:30 PM – MUNICIPAL OFFICE BUILDING – HANOVER, NH

The meeting of the Board of Selectmen was called to order at 7:30 pm by the Chairman, Brian Walsh. Present were: Brian Walsh, Chairman; Katherine "Kate" Connolly, Vice-Chairman; Peter Christie, Selectman; William "Bill" Baschnagel, Selectman; Allegra Lubrano, Selectman and Julia Griffin, Town Manager.

1. PUBLIC COMMENT

There was no public comment

2. RECOMMENDATION TO SET APRIL 1, 2004 AS EFFECTIVE DATE FOR VETERANS TAX CREDITS

Ms. Griffin said the NH State Legislature has empowered the Selectboard to set the effective date of the Veterans Tax Credit as retroactive. The changes to the Veterans Tax Credit were initially voted upon and approved at Town Meeting in May of 2004.

It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Baschnagel to set April 1, 2004 as the effective date for Veterans Tax Credits. THE SELECTBOARD VOTED UNANIMOUSLY TO SET APRIL 1, 2004 AS THE EFFECTIVE DATE FOR VETERANS TAX CREDITS.

3. PRELIMINARY DISCUSSION REGARDING GOALS AND OBJECTIVES FOR FY04/05.

Chairman Walsh said Ms. Griffin has distributed a copy of the past years goals and objectives and the first step would be to audit how well they have done with those, add what needs to be added and note what needs to be modified.

Selectmen

- **Request the Town Manager to bring to the Board a base budget proposal which would require a Town budget tax rate increase not to exceed the inflation rate. Along with this base proposal, request detailed schedules of areas where increases should be considered (the "wish" list) and where decreases are a possibility. Through the budget review process develop a budget to present to Town Meeting which will maintain the quality of Town services while restraining property tax rate increases to cover Town expenses.**

Chairman Walsh said he feels the Selectboard has done this and it should be left as is for the Selectboard's goals and objectives for 2004-2005.

- **Support the Howe Corporation's initiatives to raise funds and to expand and improve the facility.**

Chairman Walsh asked the Selectboard members if they think they accomplished this goal. Selectman Lubrano said she feels the Selectboard is doing this now. Chairman Walsh asked if this should be left on for this year. The other Selectboard members agreed this goal should be left on for this year.

- **Negotiate appropriate terms for the transfer of the Gile Tract property, earmarked for development of affordable housing, to Twin Pines Housing Trust in cooperation with the Affordable Housing Commission.**

Ms. Griffin said the feasibility component has taken longer than expected for the Gile Tract affordable housing project, largely because the site is challenging topographically. The Selectboard just had a presentation regarding size, code and scale of the proposed units. There are more units that we had initially anticipated. Selectman Lubrano asked how many units are being proposed. Ms. Griffin said it is one-hundred-twenty units at this point. This is because the site development costs are so significant the consultants think it is necessary to have that massing of housing units to make the cost per unit as affordable as possible. Ms. Griffin said at that meeting we talked about planning to have follow-up discussion in September or October with an eye toward trying to work toward the final agreement sometime before the end of the calendar year. That is because Twin Pines wants to be able to apply for the next round of CBG and New Hampshire Housing Plans Authority funding; those deadlines are in January and February. Ms. Griffin suggested the Selectboard leave this on their goals and objectives because they will want to continue to focus on this in the fall. The Selectboard agreed.

- **Provide support to the Hanover Water Works Company in its efforts to implement water filtration and, as a long-term objective, continue to explore a proposal for the municipalization of the Hanover Water Works Company.**

The Selectboard decided to leave this as is in their goals and objectives.

- **Develop a long-term capital improvement program for the Wastewater Treatment Plant and utilize estimated cost to form planning in 2003/2004 regarding the provision of services to both Hanover and Lebanon wastewater customers.**

Chairman Walsh said this is an on going task. The Selectboard will leave this on their list of goals and objectives but change the budget year to reflect the current budget year of 2004/2005.

- **Investigate the merits and feasibility of establishing a comprehensive land use agreement between the Town of Hanover and Dartmouth College.**

Selectman Baschnagel said he has put a paper together. There has been some interesting discussion to come out of the Eyes on Interface work group that has picked up on this subject. Selectman Baschnagel has made a commitment to more actively talk about this subject this summer. He would like to see if he could get this moving. Selectman Baschnagel said he would like to leave this on the Selectboard goals and objectives. Chairman Walsh said he would like to put a question mark by this goal. He is concerned about overload. The issue of whether the Selectboard picks up work on the rental housing ordinance is coming up soon. He is concerned about all the things the Selectboard is taking on plus the impact on the Planning staff and the Town Manager.

- **Town Meeting is the legislative body for the Town of Hanover. Currently, some decisions are made by paper ballot during all day voting and others are made in the evening open meeting. Town Meeting is also a very important civic institution, expressing Hanover's commitment to democracy at a most basic level. There have been numerous suggestions for improving Town Meeting. For the coming year, the objective is for the Selectmen to initiate a public process to rearticulate the fundamental goals of Town Meeting and to begin considering alternative ways to meet those goals.**

Chairman Walsh said he feels the Selectboard has succeeded in this goal. He would like to revise some of the wording for the next year's goals for this goal. Ms. Griffin said Chairman Walsh can come up with some revised wording that she can put on a second draft.

Selectman Christie asked if it is the Town Meeting Task Force's objective to have this completed by this fall. Chairman Walsh said they hope to have some new content to discuss with the Selectboard by the beginning of October.

- **Recognize Town volunteers and contributors.**

Ms. Griffin said they have talked about trying to do something in late September at the Community Center. The pancake breakfast was a success with the community. Originally they had thought about the idea of doing a summer barbeque, but they informally polled some of the board and commission members and they said they would rather not do something in the summer. We would like to come up with an annual event people would look forward to.

- **Support initiative for the State of New Hampshire to create an equitable and sufficient financing mechanism to meet the State's constitutional responsibility to fund education.**

Chairman Walsh said the Selectboard succeeded in supporting these initiatives but he feels it did not make any difference at all. Chairman Walsh asked the Selectboard if this should be left on or taken off. Vice Chairman Connolly said this issue is on going. Selectman Baschnagel said they have been relatively passive. The only reason he would leave it on is if they wanted to be more aggressive in trying to make something happen. He is not sure if that is a good use of the Selectboard's time and effort to do that. Vice Chairman Connolly said she feels that that there should be a statement that this an on going process to unravel this budget mess that education funding is in. Selectman Baschnagel said he wouldn't argue that but he feels it is more a ballot box issue than a Selectboard issue. Ms. Griffin agreed with Selectman Baschnagel; this is one of those things that we are involved in by hook or by crook when folks seek our help. We are not particularly effective with this. Chairman Walsh said he feels this goal should be taken off.

- **Schedule annual meetings with the Norwich Selectboard.**

Ms. Griffin said she had talked about scheduling a meeting with the Norwich Selectboard this past spring. Chairman Walsh said he would like to cross this off the goals and objectives. If the Norwich Selectboard expresses an interest they would be willing to meet.

Administration

- **Work with Board of Selectmen to implement the rental housing inspection and licensing program proposal, including presentation of a supporting ordinance.**

Ms. Griffin said she is reviewing the petition that came in last May, with staff. They did not have much time during the budget season. Vice Chairman Connolly said her recommendation is that this be elevated to the Selectmen's goals and objectives. They have been asked over and over to do something about this. Selectman Baschnagel said he agrees with Vice Chairman Connolly; he feels the Selectboard can provide some guidance that can help. The staff needs to work on the details of this and provide some guidance such as what is the magnitude of the effort; what is the focus of the effort and what is the objective of this effort. Ms. Griffin said she can put this on the agenda and schedule a meeting to get some focus from the Board. Selectman Christie said we are all together on what we are trying to achieve; we just don't have the mechanism. This is a legal question and not an objectives question. Selectman Baschnagel asked Ms. Griffin if she thinks her staff has enough information. Ms. Griffin said they are having trouble drafting an ordinance that is not exclusionary. Her concern is that they may be opening themselves up to potential litigation. What she is trying to do is come up with a reasonable program that will be effective in targeting the problem residents. The original plan they came up with the Board felt was too cumbersome and all encompassing. The last few times they have looked at revised ordinances the Town attorney has said this isn't legal. Selectman Lubrano asked if the Town attorney could come up with something that is legal in language knowing what our objectives are. Ms. Griffin said

that is what Walter Mitchell is working on. What can we do to target certain kinds of properties so we are getting at the problem, without those property owners feeling the law is only applied to them and not to everybody who makes available rental housing. Vice Chairman said the law should cover everyone who makes available rental housing. Ms. Griffin said the problem is that you would have to get into every unit to see who is compliant and who isn't.

Chairman Walsh said he would like to leave this to the Administration. He is not in favor of an ordinance that is as broad as the one proposed. He does want an ordinance. If it were his choice, it would be complaint driven. Ms. Griffin and the Town attorney can figure this out and bring the Selectboard something that is of the appropriate scope.

- **Finalize and present to the Board of Selectmen for consideration an Ethics Statement for all Town volunteers and employees.**

Ms. Griffin said she has a draft of an ethics statement that is currently being reviewed. She believes this will be ready for presentation to the Selectboard by the September 13th Selectboard meeting. What Ms. Griffin did was come up with a first draft and then took a look at some ethics statements that some other communities have put together. Selectman Lubrano asked if this is meant to be an ethics statement that will simply be provided to employees or will they be expected to sign it. Ms. Griffin said it will require a signature. It would simply be a statement of the Town's position with regards to conflicts of interest.

- **Develop an orientation program and handbook for new Town volunteers.**

Ms. Griffin said we now do orientations for Planning and Zoning Board members and have workbooks put together for them. Those are the two groups who clearly have the most need to understand their roles statutorily as a Planning or Zoning Board member. We are working toward one for the Conservation Commission members. Barry Cox will be working on one for the new Rec Board members as well.

Chairman Walsh asked Ms. Griffin if this should be left on her list. Selectman Baschnagel said this is on going and should remain on the Administration's goals and objectives.

- **Review the background and boundary lines of the current Fire districts and the rationale for allocation of expenses to the districts.**

Ms. Griffin said the Selectboard has reviewed the background and boundary lines of the current Fire districts. Those were the presentations given to the Selectboard by the Fire Department in January. Chairman Walsh said Ms. Griffin is suggesting that this should be crossed off the Administration's goals and the Selectmen should add to their goals and objectives to determine the Fire districts and their boundaries. Selectman

Baschnagel said this could be just an item of business for a Selectman's meeting. Ms. Griffin said this could be taken as an objective. She will be bringing this to the Selectboard in September and urging them to make a decision because if the Board wants to make a change in time for tax bills it needs to make a change by early fall otherwise it would be another year before the change could be implemented.

Chairman Walsh asked the Selectboard members if they would like to leave this goal with Ms. Griffin or put it on their list. The Selectmen decided to put this on their list of goals and objectives.

- **Prepare a report outlining the tax status of Dartmouth College-owned properties in the context of NH State law.**

Ms. Griffin said Mike Ryan is putting the finishing touches on the report of the tax status of Dartmouth College-owned properties. He has now inspected all the Dartmouth-owned tax-exempt properties. What Mike has done over the past year is get into all the College properties and bring all the data on those properties up to date. He will next be providing to the Selectboard and Ms. Griffin, a list of those properties and the background of them. He will also provide the Selectboard with background information about the history of tax-exempt properties and the original Supreme Court decision that led to the dormitories and dining halls over a certain value being taxable and educational buildings are not being taxable. This will give the Board a sense of the legal framework under which private college properties are taxed or not taxed.

Chairman Walsh said he remembers when there was legislation to exempt those properties that are now being taxed. He would like this report to talk about this as well. Those properties represent about fifteen percent of Hanover's tax base. If that legislation had passed Hanover residents would have realized an increase of nineteen percent in their properties. Vice Chairman Connolly said this occurs about once a year in the legislature. Selectman Baschnagel said last year it was closer to being passed than ever before. Ms. Griffin said it did get a little further last year than it has in previous years. This stemmed from St. Anselem.

Chairman Walsh asked if this should be left on or taken off. Ms. Griffin said it is coming to the Selectboard in the near future.

- **Finalize an abatement information sheet to be made available to taxpayers in conjunction with the upcoming revaluation implementation.**

Ms. Griffin said this has been done.

- **Hold and annual meetings at Department venues to review facilities and department needs. Invite the chairperson and members of each board and commission to make an annual presentation to the Board of Selectmen.**

Ms. Griffin said the problem with these annual meetings at the various venues is that we can't broadcast from there. Ms. Griffin said the Selectboard could take a tour of each department before their various budget meetings. What we have heard from folks who rely on those schedules is that they did not like that we can't broadcast from those venues.

Selectman Baschnagel said we have one more year of doing what we have done in the past with the; next year we should have broadband in and start broadcasting.

Chairman Walsh said there is interest in inviting the chairperson and members of each board and commission in to do an annual presentation. Ms. Griffin said the Selectboard has seen some of their chairpersons this year; we've scheduled three or four visits, the Conservation Commission probably the predominant. We have not been able to systematically schedule every commission and board in part because other competing items on the agenda that night. Chairman Walsh said the topics we have had have been very topic specific. The intent of this is for the boards and commissions to tell us on a broader level what the issues are so the Selectmen can respond. Chairman Walsh said he would like to make sure we do this; the fall is the best time. Ms. Griffin said they should go through the list of boards and commissions to confirm the Selectmen would like to see them all. The list and response is as follows:

- The Advisory Board of Assessors- yes
- The Affordable Housing Committee- yes (on the agenda for September)
- The Conservation Commission – yes
- The Etna Library Board of Trustees – Selectman Baschnagel said the Etna Library Board of Trustees doesn't have a venue to talk about what is going on and should be seen. Vice Chairman Connolly said she has no problem with inviting them to talk. Chairman Walsh doesn't feel this is necessary. Selectman Lubrano said the Selectmen should send them a letter inviting them to come at any time.
- The Finance Committee – Ms. Griffin said the Selectboard sees them in the context of budget discussions. Chairman Walsh said he doesn't see that the objective would be.
- The Howe Library Board of Trustees- no
- The PTB- The are usually in front of the Selectmen on issue specific topics. Chairman Walsh said he would love to hear from the PTB about what their expectation is from now to ten years from now. Selectman Baschnagel said that would be a good way to encourage the PTB to take a longer view.
- The Parks and Recreation Board – yes
- The Planning Board- yes
- The Recycling Committee- Selectman Baschnagel said the Selectmen are going to need to talk to the Recycling Committee about the charter.

Ms. Griffin said she will leave this on her goals and objectives and try to schedule one presentation a month. Selectman Christie said she should target a fifteen-minute

presentation and a fifteen-minute discussion. Chairman Walsh said the presentations should be as broad view high-level as possible.

- **Implement the Three-Party Agreement pertaining to the Town of Hanover, the Dresden School District and Dartmouth College.**

This goal has been met.

- **Pursue options for effective recycling of brown and green glass.**

Ms. Griffin said we are beyond this because the whole program has been overhauled.

- **Develop a zero base budget model utilizing the Fire Department as the test case for FY 2003-2004.**

Ms. Griffin said this was done this year for the Fire Department. Chairman Walsh said the next Department this should be done in is the Waste Water Treatment Plant. Ms. Griffin agreed.

Chairman Walsh asked the Selectboard what new goals and objectives they would like to add.

Chairman Walsh said we need an objective relative to the Dresden fields issue. This should be a Selectboard objective as opposed to an Administration objective. It should be raised as Dresden fields as opposed to recreation fields. Vice Chairman Connolly asked what the objective would be. Ms. Griffin said we should resolve what the Dresden's playing field needs are and what they should be and how they merge with the Town's playing fields. Chairman Walsh said he knows there will be a lot of conversation on this subject in the next six to twelve months. Selectman Baschnagel asked Chairman Walsh if he is thinking of the Dresden fields or more of a common use. Chairman Walsh said his position right now is that this is a Dresden problem. There may be places where the Town and Dresden can share this or trade back. Ms. Griffin said what she sees happening is this process has been put on the back burner because of the more immediate issue of cost overruns. Ms. Griffin said that doesn't mean it won't immerge at some point during the next fiscal year.

Chairman Walsh said the other objective he would like to bring forth is something with regard to the Marketing District. Chairman Walsh said maybe both of these shouldn't be on the Selectmen's objectives. The Selectboard is the reactive rather than the proactive organization. He said maybe we should just leave them both off. Chairman Walsh said he is okay with leaving these both off.

Vice Chairman Connolly said a problem that should be dealt with is the sudden appearance of dog excrement. For years most dog owners have take care their dogs and removed the excrement. Suddenly we have a new draft of dog owners with very large dogs who are not cleaning up after their dogs. They are turning the area streets into

areas not unlike New York City before the pooper scooper laws. Selectman Connolly said the objective should be to investigate the possibility of a one-line pooper scooper ordinance. Ms. Griffin said there is a section of the statute that relates to picking up after your dog. The issue is do we need our own ordinance or can we rely on town ordinance. The big issue will always be enforcement. Ms. Griffin said Concord drafted an ordinance but it didn't make any difference because they didn't have enough police officers out there observing dogs in order to nip it in the bud. Vice Chairman Connolly said the threat of action seems to have more effect than the action itself. This issue will be coming before the Selectboard sometime in the near future. Ms. Griffin will make investigating the pooper scooper ordinance an Administrative objective.

Selectman Baschnagel said there is a lot going on with regards to residential housing development in the next three to four years. There is going to be a significant increase in dwelling units. We really should take a look at what that means with regards to infrastructure requirements; we will want to work with the Planning Board on whether the Town should do some sort of impact fee structure. This should be put on the list of goals and objectives but Selectman Baschnagel is not sure where it should best lie. Ms. Griffin said if this is put in the list it needs to be done in conjunction with the school district. Vice Chairman Connolly said Selectman Baschnagel is right; we should indeed be proactive about the development that is coming in. It is coming in very concentrated areas. Selectman Baschnagel said the thing that concerns him that we are talking about three to five hundred single dwellings in three years. Selectman Christie said it is all driven by zoning. Selectman Baschnagel said it is going to have an impact on Town services but we don't know what that impact is. It is probably less on the Town than it is on the schools but we don't have the demographics. Chairman Walsh said the job of putting this information together could be done by Jonathan Edwards. This could be put in front of the department heads and then we can ask them what this will mean to them. We can make this information visible to the school district and let them do what ever they need to do. This is not intended to be a way of justifying expanding government but it is going to be objectifying for our department heads. It forces them to think about a three to five year plan. Selectman Baschnagel said he would value input the other way with the Planning Board. If there are options on how this is implemented, what would be the preferable option and the less preferable option. That information would be very valuable and doesn't necessarily come out in the individual plan reviews.

Selectman Christie said related to the issue of residential development is the issue of roads, what roads we now have, what roads will have to get bigger and what new roads will have to be created. Selectman Baschnagel said there is a traffic group that has been meeting under the auspices of the Planning Department. They are looking at understanding what needs to be done and how difficult it is to do. They have been meeting for a year. They are now deciding whether to continue on as they have been or build on it. Ms. Griffin said Selectman Christie is talking specifically about roadway infrastructure under the context of anticipated growth. Ms. Griffin said that is something that is dealt with regularly through the Public Works Department. Ms. Griffin said if we can link it to what we see coming down the road it would be very easy

to link it to part of the future plans. The issue addressed would include how many more miles of roadway would we have to maintain; what paving services would we have to provide; what sidewalk service would we have to provide; what will that do to our budget in terms of plow routes and maintenance schedules; what roads become dysfunctional; what are the alternatives and traffic calming. Vice Chairman Connolly said she is more worried about what we need to do to our present infrastructure.

Selectman Baschnagel said one of the elements that has come out of the traffic group is that the Inn corner continues to go down, in terms of level of service, with no alternatives under almost any scenarios; it just a question of how fast. It is already at a D level and will soon be a F level and will stay there. The question is how do we get traffic from one side of this Town to the other. There is no easy solution.

Selectman Christie asked what group in Town is responsible for the five to ten year thinking about roads. Ms. Griffin said the Planning Board is, in conjunction with proposed development.

Chairman Walsh proposed the one of the Selectmen's objectives to be to define clearly who in Town has the responsibility of a five to ten year vehicle of the road structure and the ability to move traffic through the Town. Chairman Walsh said he believes it may be the responsibility of the Planning Board. Vice Chairman Connolly said the Planning Board is the board that charges the impact fees; which we have never done. Selectman Baschnagel said the Planning Board could do it; their charter encompasses that but they are busy doing other things and it is not an easy problem to tackle.

Chairman Walsh said anyone who thinks of another objective can email Ms. Griffin and she will draft it for discussion on August 16th.

4. UPDATE REGARDING SEPTEMBER LEGISLATIVE POLICY CONFERENCE

Ms. Griffin said the process that the Municipal Association took is to extract from all the conversations that take place around the state what its legislative priorities should be for the coming year. This year instead of creating legislative committees that create the list of policy recommendations that should be considered at the legislative policy conference in September; they did a series of listening sessions around the state and called from those a series a list of potential legislations. They then provided all their member communities with that list in the summer and asked the members if anyone has any more proposals that they would like to vote on at the legislative policy conference in September. This will be on September 17th. They ask that each member community identify one representative that will vote on behalf of their community at that conference. Ms. Griffin said that someone will need to represent Hanover. Vice Chairman Connolly did this last year. Vice Chairman Connolly said she enjoyed it and would be happy to do that again this year. Chairman Walsh said Vice Chairman Connolly will represent the Town of Hanover unless someone has an objection

Ms. Griffin said the next meeting in September will be where the board will be asked to take an actual position on each of these items proposed to be brought up at the legislative policy conference. The reason Ms. Griffin put this on tonight's agenda is to alert the Selectboard that the legislative process is beginning and if we have any proposals that we would like to submit; we would need to submit those by August 13th.

Selectman Lubrano asked if the Selectboard will have to go through all thirty amendments one by one. Ms. Griffin said the Selectboard usually doesn't spend a lot of time on each proposal.

Chairman Walsh said he has a couple of question that he would like Ms. Griffin to look into. The first question is on page five and deals with affordable housing. He doesn't understand what the requirements of Chester versus Britton are. Chairman Walsh said he also doesn't understand what "creates incentives for the development of affordable housing, but does not divert state sources of municipal revenue" means. Before he can vote on either, for or against this, he would like to know that this implies.

Selectman Baschnagel said he believes Chester versus Britton is the case that if you provide affordable housing you can override the zoning requirements. It says that under certain circumstance developers that provide affordable house can come in and override the zoning requirements. Chairman Walsh said he would like Ms. Griffin to find out what it would mean if the Selectboard supports this.

Chairman Walsh, referring to the section titled "Municipal Use of Structures in the Right-of-Way, said the list in this section is too small in its encompassment. The list which says "municipal governments, schools, library, and other governmental institutions", should be broader to include things like broadband for example. Ms. Griffin said this does include the right to use that space for data and voice transmissions. What this does is say to Verizon, Granite State Electric and NH State Coop is that we can put municipal cable on your poles. Chairman Walsh said it is not clear to him that this section says that. Ms. Griffin said this doesn't imply all citizens. Chairman Walsh said he wants it to. Ms. Griffin said there is other legislation for companies that provide services to all citizens. This legislation is very specific and relates to a situation that arose this year when the city of Concord started to string their own municipal cable between municipal facilities; Verizon came and said they couldn't do that without being charged. Chairman Walsh said he considers all the residents part of municipal government. He would like us to have as much freedom as we can on this. Ms. Griffin said she will try to answer this if she can. The Town or a private company will be providing municipal broadband to our citizens. What Verizon is arguing is that we can't hang our own municipal cable for our municipal facilities and thus reduce our communications costs. What the Municipal Association is saying is that is not right, particularly since these utilities don't pay taxes on the poles in our right-of-way.

Chairman Walsh also had a comment on page seven referring to the Downshifting of State Costs. This package picked up the Medicaid, ambulance problem really well, but

there is another thing that is a little different from downshifting. It's the creation of new responsibilities for the county and the towns without sources of funding, also known as unfunded mandates. By the budgeting process new responsibilities do get created. There is something subtle that is not downshifting and it's not unfunded mandates. It has that same effect. Selectman Baschnagel said what we should do is have something that allows the Towns to refuse to pay. Give the towns the right to refuse to pay for services that are required by the state but not funded. Chairman Walsh said is not sure he wants that. He would rather have the ability that if something is the Towns responsibility under state law, that we can send the bill to the state.

Vice Chairman Connolly said the only question she has is on page two where it says "Assessing Practices – Income and Expense Statements". This would allow municipalities to require certain income properties to pay taxes based on their income. They would be required to submit income and expense statements. This could vary from year to year. Selectman Lubrano said she is not at all supportive of that. Chairman Walsh said this is a standard thing in an appraisers box of tools. Ms. Griffin said Mike Ryan has never been able to get an income statement from any of the Downtown property owners. Selectman Baschnagel said it would not help to get the statements. They vary all over the place and there is a fair amount of flexibility when statements are written. It is a valid tool in assessing the value of properties. Chairman Walsh said he read this as just adding another tool for appraising the value of properties. Ms. Griffin said business owners have concerns about confidentiality and the potential for these to become part of the public record.

5. COALITION COMMUNITIES UPDATE

Ms. Griffin said she just wanted to see if any Selectmen are interested in attending a candidates forum, which will be at 7:00 on August 31st in Portsmouth. The Planning Board has its informal review of the Hanover High School that same evening, which would exclude Vice Chairman Connolly and Selectman Baschnagel from attending. Ms. Griffin told the Selectmen to let her know if anyone wants to attend.

Ms. Griffin said she received a legal update from the Coalition today. It is a memorandum detailing legal strategies for the lawsuits that have been filed.

Ms. Griffin said the school board asked if they could have a ballot relative to school funding the same day as the general election in November. Willie Black nix this and Ms. Griffin is not even sure legally that we could do that on the day of the national election. The school board's options are mid-October or two weeks after the general election in November.

Ms. Griffin said we will be sending property tax bills in November and they are going to be substantially higher than people expect, compliments of the new state-wide property tax. Ms. Griffin is preparing to draft a letter of explanation for the Selectboard's review, that will go to our tax payers sometime in September. Ms. Griffin doesn't want to draft it

too soon because something could happen on the legal front in the next thirty to forty-five days that could change what was adopted by the legislature at the end of June. Ms. Griffin said the school tax rate is going up about fifty-two cents from what it was predicted to be in March. That is because the state-wide property tax did not go down. Ms. Griffin is a little concerned with what the Coalition is doing, if the school district adds another bond vote it will make it even more tumultuous. The school board is not able to wait for the spring because of bidding purposes.

Ms. Griffin brought this matter up with the Coalition because of our uncertainty with our own local issues and the uncertainty with the state-wide property tax. We will need to decide if we should or should not join a lawsuit to protect us from getting hit with a poison pill that would cause our taxes to go up even more than they have with the plan that was just adopted by the legislature.

Chairman Walsh suggested that we submit a policy recommendation that the state-wide property tax should be sent as a separate bill payable directly to the State of New Hampshire. Ms. Griffin said the problem with that would be that many communities enjoy the float that comes from that money. For that reason the Municipal Association has fought against that type of legislation. There are a lot of communities that would lose a substantial amount of interest revenue because they are the collector of that money and there is some period of time between when that money is collected and when it is remitted to the state.

**6. APPOINTMENTS: - SENIOR CITIZENS ADVISORY COMMITTEE
- ZONING BOARD OF ADJUSTMENT**

It was MOVED by Selectman Baschnagel and SECONDED by Selectman Lubrano to appoint Sue Matless and Ann Bressit to the Senior Citizens Advisory Committee. THE SELECTBOARD VOTED UNANIMOUSLY TO APPOINT SUE MATLESS AND ANN BRESITT TO THE SENIOR CITIZENS ADVISORY COMMITTEE.

Vice Chairman Connolly MOVED to appoint Joanna Jackson for a full seat in the Zoning Board of Adjustment and Bill Baldwin as an alternate in the Zoning Board of adjustment, Selectman Baschnagel SECONDED the motion. THE SELECTBOARD VOTED UNANIMOUSLY TO APPOINT JOANNA JACKSON FOR A FULL SEAT IN THE ZONING BOARD OF ADJUSTMENT AND BILL BALDWIN AS AN ALTERNATE IN THE ZONING BOARD OF ADJUSTMENT.

7. ADMINISTRATIVE REPORTS

Ms. Griffin reported she is preparing for the visit from our Japanese guests. They will arrive Friday evening at 6:00. We have a picnic planned for them on Saturday and Ms. Griffin and Vice Chairman Connolly will conduct a tour of the Town facilities between 1:00 pm and 3:00 pm on Sunday. The newly installed mayor of Nihonmatsu would like to present some things to the Town; there will be a brief ceremony at the municipal building at 5:00 pm on Sunday. There will be dinner at the Hanover Inn at 6:00 pm and

they will depart Monday morning at 9am. Vice Chairman Connolly said we also will have a tour of the Dartmouth Libraries and the Dartmouth physics department, thanks to a PHD candidate. We will then go on to the Howe Library where Ellen Lynch does a nice job of greeting the Japanese. This will all be prior to the afternoon festivities.

Ms. Griffin said we will also have a reception at the municipal building at 1:30 on Wednesday. The USDA has called a little press conference to celebrate the loaning of the RUS funds to the Merton Group for the Hanover broadband network.

We are making good progress working through two draft agreements; a franchise agreement for an open video system and a right-of-way license agreement with the Merton Group, but Ms. Griffin still had not received a service area map. Ms. Griffin has made it clear she will not do very much more until she gets that service area map. They will be doing one more drive-along accompanied by Gerry Macy, Corey Stevens and Betsy McClain to make sure they see nook and cranny as to where we think they should be providing service.

8. SELECTMEN'S REPORTS

Peter Christie

Selectmen Christie had nothing to report.

Kate Connolly

Vice Chairman Connolly reported the Planning Board met once and reviewed the Institutional Residential Zone Border Task Force. There is less zoning and more site plan review issues. It was good because a lot of the districts that do have institutional residential buffers met, so there were a lot of different points of view. Some good recommendations came out of it. Selectman Baschnagel said this was a case study in how you make some progress in an area that has been exceedingly contentious. Ms. Griffin's observation was that there is a good deal of suspicion between the various interest groups. Selectman Baschnagel said that is very much smoothed over.

Bill Baschnagel

Selectman Baschnagel said the Conservation Commission met. One of the things they are looking at is working with the recycling folks in terms of everyone supporting where the Recycling Committee is going. Let's make sure it is clear to the public about where you go to, who you talk to and who has the lead. That is moving along well.

The Conservation Commission has taken on the task of making some recommendations to the Board relative to off-highway recreational vehicle use, class six roads. The Commission would like to make some recommendations for Peter Kulbacki's guidance relative to posting class six roads in the spring.

The Conservation Commission is also getting an easement monitoring program underway. They have gotten the list together of all the conservation easements the Town owns that the Commission is responsible for.

Piper Lane and Moose Mountain property purchases have been completed.

The PTB met and talked and talked about the HDS lot and the parking deck changing all the meters on the parking deck to fifty cent an hour meters. Sand Hill is being worked; the College had some active planning going on, looking at what might be done on Sand Hill with regards to parking and long-term development. Selectman Baschnagel's understanding is that the College will be coming in with a proposal; they will need to do that soon if they want to proceed with their building plans. Ms. Griffin said they are looking at access issues and the best way to get in and out of that property.

Selectman Baschnagel asked about the status of the bus shelters. Ms. Griffin said the bus shelters have been acquired and are at the Public Works department. We will be pouring the concrete and putting those up this fall.

Selectman Baschnagel said he attended part of the session with the IMBA(mountain biking) group. There were about twenty-five people sitting around the table from all different constituencies. It was a good discussion.

Allegra Lubrano

Selectman Lubrano reported the Howe Library construction is on schedule and going very well. The Capital Campaign Events Committee is working on several events coming up. The Howe Library has just applied for a permit to raffle off a state puzzle. Another event is a wine tasting in conjunction with an auction Howe is doing with the Rotary Club. The Hanover Improvement Society is donating the proceeds for two movie theatres on Halloween and there will be a Halloween parade as well.

Selectman Lubrano said Joigny will be expecting the Town to do something for them in September. Selectman Lubrano will speak to the appropriate people about the funding of the event.

Brian Walsh

Chairman Walsh reported the Town Meeting Task Force met a week ago. They are trying to work on some alternatives on improvements. The Town Meeting Task Force will want to meet with the Selectboard sometime near the end of September.

Chairman Walsh asked Ms. Griffin about a newspaper article that said metal is no longer accepted at the Lebanon landfill. He would like to know what Hanover Citizens do. Ms. Griffin said we are working on this with Lebanon. We do have the two metal recycling

days during the year. Ms. Griffin believes that Lebanon is working on another arrangement with another metal recycling company. The inability to take metal to the landfill should be short lived. Right now people have to hold their metal and be patient. Hanover may have to be part of working a solution with Lebanon.

**9. APPROVAL OF MINUTES:
JUNE 21ST, 2004**

It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Baschnagel to approve the minutes of June 21, 2004 as amended. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF JUNE 21, 2004 AS AMENDED.

10. OTHER BUSINESS

There was no other business.

11. ADJOURNMENT

It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Baschnagel to adjourn the meeting at 9:15 pm. THE SELECTBOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:15 PM.

SUMMARY

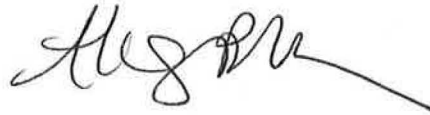
- 1. It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Baschnagel to set April 1, 2004 as the effective date for Veterans Tax Credits. THE SELECTBOARD VOTED UNANIMOUSLY TO SET APRIL 1, 2004 AS THE EFFECTIVE DATE FOR VETERANS TAX CREDITS.**
- 2. It was MOVED by Selectman Baschnagel and SECONDED by Selectman Lubrano to appoint Sue Matless and Ann Bressit to the Senior Citizens Advisory Committee. THE SELECTBOARD VOTED UNANIMOUSLY TO APPOINT SUE MATLESS AND ANN BRESITT TO THE SENIOR CITIZENS ADVISORY COMMITTEE.**
- 3. Vice Chairman Connolly MOVED to appoint Joanna Jackson for a full seat in the Zoning Board of Adjustment and Bill Baldwin as an alternate in the Zoning Board of adjustment, Selectman Baschnagel SECONDED the motion. THE SELECTBOARD VOTED UNANIMOUSLY TO APPOINT JOANNA JACKSON FOR A FULL SEAT IN THE ZONING BOARD OF**

ADJUSTMENT AND BILL BALDWIN AS AN ALTERNATE IN THE ZONING BOARD OF ADJUSTMENT.

4. It was **MOVED** by Vice Chairman Connolly and **SECONDED** by Selectman Baschnagel to approve the minutes of June 21, 2004 as amended. **THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF JUNE 21, 2004 AS AMENDED.**

5. It was **MOVED** by Vice Chairman Connolly and **SECONDED** by Selectman Baschnagel to adjourn the meeting at 9:15 pm. **THE SELECTBOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:15 PM.**

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Allegra Lubrano', with a long horizontal flourish extending to the right.

Allegra Lubrano, Secretary

These minutes were transcribed by Susan Love