

BOARD OF SELECTMEN'S MEETING

September 13, 2004

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

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

1. PUBLIC COMMENT

Bill Little, from Etna, stepped forward. Mr. Little requested that the Selectboard start to look at the recreational facilities within the Town, particularly playing fields for use by the Town of Hanover. He made this request previously last spring. He offered his time if there is an interest in forming a committee to study the problem. His sense is that with things that have gone on in the schools and the Tri-Party Agreement, that he doesn't know where to send his kids to play anymore. Sachem field is currently the best and closest option. He doesn't believe that the athletic facility in Norwich serves the residents of Hanover. For him it is a nine-mile drive. This Town is not getting any smaller and the demands on recreational facilities are not getting any lighter. He doesn't believe there is a whole lot of activity at the Recreation Board level. He would like to see if there is anything the Selectboard can do about it or if anyone has an interest in doing something about it.

Hilary Pridgen of Etna said she appeared with Bill Little when he made this request before. She said she would be most happy to work on any effort regarding the issue of recreational facilities within the Town. Hanover clearly needs more recreational facilities.

Chairman Walsh thanked Bill Little and Hilary Pridgen for volunteering on this issue.

Mr. Little said two things have changed since he was last before the Selectboard. One, there was a bond vote for athletic facilities before the Dresden School District. The second thing is that when Mr. Little was on the school board for five years, he heard over and over again that there is no property in Hanover and we can't do anything. There is property here. There is property in the Water Department; at some point in time it is going to get discovered and get used somewhere. Recreational fields are an excepted use in forestry or conservation zoning. There is also property up for sale which is a large field. This property has never been for sale before. It seems to him that the comment that there is no property in Town has always been accepted as gospel and it's not. Someone needs to look at this from a Hanover standpoint and see if it makes any sense for the Town to do anything.

2. UPDATE FROM SCHOOL SUPERINTENDENT REGARDING UPCOMING REQUEST FOR SUPPLEMENTAL BOND FUNDS

Mr. Wayne Gerson, Superintendent of Schools said back in May there was a referendum that was a description of a renovation that is going to be done to the high school and a new middle school that is going to be built on Route Ten. When they went out to bid it was according to the schedule that was sent out at the very beginning of this project. When they opened the bids they discovered that due to increases in the prices of steel, they are in a position that they can't deliver the buildings that were described when they went to the referendum, for the amount of money described. Consequently, what the school board is proposing to do is to hold a referendum on October 19th to get the amount of money need to finish the project as described.

Mr. Gerson had a hard copy version of a Power Point presentation that he has given in a number of places over the past couple of weeks. What he wants to do is walk through it and give the Board members an opportunity to ask questions.

The first issue that Mr. Gerson has heard about has to do with the notion of Guaranteed Maximum Price. The Guaranteed Maximum Price isn't exactly what it sounds like it is. It is based on a mutually agreed upon set of assumptions about the scope of the project and estimations of component parts, which are defined as allowances. At the very beginning of a project you would go out to bid before you have all of the design drawings done. Therefore, a lot of those designs elements costs are established by using an estimated cost per square foot, which is called an allowance. If in the course of a project you exceed that allowance, the owner would have to bear the costs of those overruns. The Guaranteed Maximum Price also only covers construction. There are a host of projects outside the construction that have costs associated with them, such as site improvement costs and asbestos waste removal costs. If any of the costs unrelated to the construction are exceeded, then the owner, which in this case is the Dresden School District, has to cover those costs as well. Finally the Guaranteed Maximum Price is established well before the final bids documents are available and is based on whatever information is available to the construction management team. In March of 2003, which is when they did the last documents; they had in some cases just existing floor plans and in other cases some preliminary floor plans for the new construction and additions. If they make any changes to the original drawings or changes that reflect differences in understanding between the architect and the construction team; they have to cover the cost of those changes.

Slide five of Mr. Gersons presentation summarizes what Guaranteed Maximum Pricing is:

**I thought we had a GMP
(Guranteed Maximum Price)**

- GMP defines how cost of price increases will be shared by the customer and the construction management firm.

- We are currently discussing cost sharing on price of structural steel.....may discuss other areas.
- The construction management firm's contingency costs, which are calculated at the end of the project, will be used to reduce the bond request.

As everyone may have already heard, they are currently discussing cost sharing for the price of structural steel. As time goes on there may be other areas, but Mr. Gerson doesn't think they will be as substantial as the price difference of structural steel. The steel itself isn't an allowance. It is not something that is a new element of the design. It is certainly part of the construction, therefore is seemed to them that the overrun in that area would be incumbent on the construction management firm to cover the cost overrun in that area. The construction management firm has a contingency cost as well. If things go well for them they may be able to put some of that in their pockets, but in this case we are going to be looking for every dime of the contingency cost they have set aside.

Mr. Gerson said they need to borrow the money because their contingency funds can't cover the cost of the overruns. In some case there may be a small allowance overrun that can be offset by a small allowance under run. There were also overruns outside of the construction project. At the middle school site they had worse soil then they thought going into the project. The soil was tested more extensively than typically, especially when preliminary test indicated problems. There was about a quarter of a million dollars budgeted for asbestos; there was more asbestos than expected. There were also changes in the site and the building configuration that had to be done in order to address some concerns of the Planning Board. They are still talking about some traffic issues at the high school that may have some impact on the original design. When we break down where they are looking for the 5.5 million dollar figure, they were forecasting an overrun of \$1,100,000 at the middle school. They are forecasting an overrun of \$2,500,000 at the high school. They are also looking for an additional \$200,000 in asbestos, site and soil changes at the middle school. Because they don't want to have to come back again, they have recalculated their overall contingency fund and moved that up to \$1,300,000.

Mr. Gerson said he would like to briefly explain how they set the contingency figure, because the way it is set may result in a lower number a week from tomorrow. It is set based on five percent of the current balance of the middle school production. At that time those were the numbers that they had as of the beginning of July; the middle school wasn't very far along then. As it stands now, they are two months into the project and they haven't run into any problems so five percent of the balance of the project is going to be lower now than it was back in July. The reason for doing that is that once part of the project is built, there is going to be less need for the contingency. The middle school has a lower contingency than the high school. This is due to it being a new construction. It is a lot easier to manage the problems and foresee them there. The high school contingency fund was bumped up from three percent, which is the existing contingency, to nine percent. The high school has barely been started yet so it is not likely for there to be much change there.

Are they going to spend all this money? The short answer is they hope not. They are only going to bond what they need. This is going to represent the last dollars the school district would spend. There are two ways that it can be dealt with. One way is to not even go out and sell the bonds until they know exactly how much they will need. They would seek authorization to sell up to \$5,500,000 in bonds. If after the bids are opened they have a pretty good idea of how much money they will actually need; they will only sell bonds for the amount they need to raise. If they do sell the total amount of \$5,500,000 in bonds any money not spent will be returned by a reduction in the budget through the debt service line. They are only going to spend the money on what was in the book that was put together. Mr. Gerson said he knows there is a desire on the part of athletic fields but that wasn't part of the original proposal. Another issue is that they did make over \$800,000 in adjustments such as substitutions of one material for another. Some people feel that they could put all that back if they have the money. There are two problems with that. One, they are too far down the road. Two, they feel that those economies are ones that had to be made. The structural programs were not modified when those economies were made.

One question that has been asked is, we are going to spend that much money to fix the old high school; why not just build a new high school? There is still about a \$7,000,000 differential between building a new high school and renovating the old one. Another problem would be time. It would take one more year to do it. There are a lot of logistical problems that would have to be faced as well. There are some safety concerns and accessibility problems within the high school that would have to be fixed.

Mr. Gerson said he knows from speaking to board and committee members, it took a long time to get to where they are now. This emerged as the best of several options to fix the problem. There was three-to-one support for this which indicated broad consensus for this.

Mr. Gerson said, with regards to the athletic fields, as it stands today, they would have to borrow the funds for this. They are planning to survey the community on this issue after the bond vote. They hope to have a bond vote on this in the spring of 2005. This will be the forth community presentation. Mr. Gerson acknowledges there is a need for more athletic fields. It is also evident from the last few votes that vote number four is not a good number.

Mr. Gerson said if this bond vote doesn't pass they would have to look at everything. Something will still have to be done with the safety issues at the high school no matter what. The high school would have to be redesigned because no it's being designed with the notion that there is going to be a gymnasium addition. If this can't be designed the way it is shown in the book then something will have to give. There is also the issue of all the money spent on plans. All that money would be gone and a redesign would have to be paid for on top of that. That would subtract from the amount available. From his

perspective and well as the high school administrator's perspective, waiting another year would be a cause for major concern.

This is the last public presentation before the bond hearing and deliberations are going to occur a week from tomorrow. There will probably be a couple other hearings. The newspaper have done a good job of describing the predicament they are in.

Selectman Christie said the Dresden Finance committee has followed this over the past few months and has voted 9 – 3 in favor of supporting this bond request. The Dresden Finance Committee is composed of the Hanover Finance Committee and the Norwich Finance Committee.

Selectman Christie asked Mr. Gerson what he has learned since the last time they talked. Mr. Gerson said the fields issue as emerged. At least three people testified as to the fields issue. They are saying you ought to go back and look at those fields again; you can't come to the well over and over again. Selectman Christie said a couple of people have come to him and said they would have preferred to have the fields issue in this request so they would have the total package in front of them.

Chairman Walsh said you can see the fields issue came up even before the regular conversation. Chairman Walsh said he just came from the Parks and Recreation Board meeting and he always opens that meeting by asking what is needed from him. Their comment tonight is; with the schools cutting students so there aren't reserve teams in the high school, people are coming to the Parks and Recreation Board and asking them to pick this up. Chairman Walsh told them it is his understanding that it continues to be that the Town of Hanover Recreation Department takes care of everything from middle school down and the high school takes care of the high school. His sense with the Selectboard is that they back this; so even though parents are coming to the Rec. Board with this, the Selectboard doesn't expect them to do anything with it.

Hilary Pridgen said you should be aware the Rec. Department does offer a nice basketball program for students who don't want to play in the regular program in the high school. There is a precedent. Chairman Walsh said the Rec. Board talked about that at length. With that program there is the potential for competition because there are other reserve teams around. In other sports there aren't other reserve teams so there wouldn't be any competition outside of the school structure.

Bill Little said to him that reserve team hit pretty close to home because his son is one of the kids who was cut. Having been on that board for a very long time, he felt a personal betrayal of policy. One thing the school has long talked about is the participation rate of students in athletics. It has been said time and time again that any kid who wants to compete is given the opportunity to compete. Of the kids that were cut, the majority of them were freshmen. It is very difficult for Mr. Little to sit there and feel that something can't be done. To him, something should have been done. If he hears anybody at these next couple of meetings say that this is a fields issue or talk about it being a budget issue,

he going to go through the roof. It is neither. What happened is that the school board knew a class of two-hundred-twenty kids was coming in, which is the largest class in the school's history and they didn't step up to it. They are going to face it again when basketball comes because he was a basketball coach in the middle school and there were eighty kids who tried out for it last year. It is a school problem; it is not a fields problem. It has to be managed. It is very frustrating to see your kid who has invested eight or nine years in a sport be told that his first year in high school to forget it.

Chairman Walsh said it is interesting the Parks and Rec Board is very sensitive to the issue of access. They were going around the table and seven out of ten board members have had the experience of being cut from a team when they were young.

Bill Little said that he thinks that athletics and sports saved him when he was younger. Where he grew up there was the potential to get involved with some pretty nasty stuff. If this continues to happen at the high school level there will be a lot of kids floating around because it wasn't just soccer, it was tennis, it was baseball and it will be basketball this year. The Town is going to have to deal with issue created if that problem is not managed at the high school level.

Mr. Gerson said there are three elements that are problematic; fields is one. Another is competition. Yes, we need to find out if there are other schools that have multiple reserve teams; if there are we may be able to salvage something. The third issue would be getting coaches lined up; which may or may not be a problem. The budget may or may not be a problem as well. As for the other seasons; we are going to canvas the kids. The problem we have is that until we know what sports the kids are going to play, we don't know where the hurt is going to be.

Ms. Griffin said prior to next bond voted related to the playing fields; the area where the school district and the town need to come together and have a quality discussion is to what extent our Public Works Department can build fields for the school district, whether it's in Hanover or Norwich. As Ms. Griffin looks at what needs to be done at the high school relative to fields and relative to sidewalks, the type of construction that we do and what could potentially be done in Norwich; she thinks the Town would be able to say we can offer our crews to do the work but then we all have to recon with the notion of what we won't be able to do that year as a result. From the community standpoint it is going to be important to talk about this because to the extent that our crews can build some to the fields, we potentially save the community a substantial amount of money, but we then have to defer some of the projects that we have deemed to be priority. Ms. Griffin hasn't figured out what form that discussion should take place, but she thinks it should take place pretty early in the coming year or later this fall, with the Selectboard chiming in about how much of that resource we are able and want to make available to the school district.

Chairman Walsh said that discussion would certainly have to happen before we start putting together a budget in December and January.

Bill Little said he remembers back about seven years ago there was a discussion about an auditorium on school property. When he looks at what the Rec. Department or the school has to do to get gym time, he wonders if there isn't an opportunity to take a piece of land from the school district and build a shared facility that would be the school district's during the day and the Rec. Department's at other times. He said the Town could build a facility on Lebanon St. that would be co-managed by the Town and the school district. This is one of the things that has been talked about if the bond request is not approved. Why couldn't the Town build something it doesn't have, which is a gymnasium?

Chairman Walsh said this issue has come up and died a few times. He has not heard a lot of people suggesting that the Town should bond for a major athletic facility. Mr. Little said he hasn't heard a lot of people say that either, but he has heard a lot of discussion about the absence of a gymnasium or field house. One thing the Selectboard did before building the community center was to canvass everyone to find out what the use would be for that community center. Mr. Little thinks the exposure and use of that facility is much higher than originally expected. Chairman Walsh said the use is like they had hoped it would be, but they weren't quite sure it would be that good. Now they have a little bit of a problem because the community center is so popular. Mr. Little said that is his point. Chairman Walsh said the community facility study plan actually had three phases. Phase one is essentially what we have. Phase two was a major athletic facility. Phase three was an olympic-size swimming pool. There wasn't a big groundswell of people who wanted to spend the money to create the pool.

Hilary Pridgen said she has listened to Mr. Gerson's presentation before and the quandary that she continues to have as someone who checked the box for the number of the bond rather than the plan, is that she would dearly love to see the school live with that number. She would like to see alternatives. She also thinks the Town of Hanover falls short in recreational facilities and perhaps there is some opportunity for some sharing; for letting the school live within its bond. She would rather pay the Town more than she would have to pay the school district, for there to be a Hanover facility. There is the impression that if the taxpayers don't support the school bond there will be years of waiting. She would like to see some responsible thinking about things we could consider. She thinks if the burden of a recreational facility were taken away from the Dresden School Board, the voters in Hanover would support it. She would like some indication that as a Town resident, that this is something that we would be interested in pursuing. Then those who don't want to support this supplemental bond won't feel like they are cutting the kids short.

Chairman Walsh said he does understand what she is saying, but he doesn't know if it's a good idea or not. He is convinced that if the Town were to do this on its own, they wouldn't be able to get state aid for roughly fifty percent of it. Ms. Pridgen asked if this could be structured through the Hanover School Board and would that help with aid? Chairman Walsh said he isn't sure.

Hilary Pridgen said it is hard not to observe that we are eliminating two gyms in the proposed renovation. Perhaps if this new facility had an auditorium in it, then we could keep the high school gym. We don't have to have grand things. We just need functional things. The gym that is proposed is a college gym.

Jim Rubens said the property owners and voters of both Hanover and Norwich should get together and ascertain every conceivable piece of land and every conceivable approach to consolidating the playing fields in some way that doesn't require them coming back to the voters for a bond. There may be resources that haven't been tapped. He supports the modest approach Ms. Pridgen is proposing and feels it might be more saleable.

3. CONTINUED BOARD DISCUSSION REGARDING IMPLEMENTATION OF DOWNTOWN BUSINESS SERVICE DISTRICT TAX

Ms. Griffin said she tried to compare the two set of surveys submitted by David Clem and Jim Ruebens at the previous meeting. The surveys were administered at two slightly different time periods. The Lyme properties survey went out in early July. The signed forms received back by the Chamber of Commerce were received back in early August. Ms. Griffin distributed a hard copy of her findings as seen below:

Downtown Business District Survey Comparison

<u>Lyme Properties Survey:</u>		<u>Chamber Survey (modified results)</u>	<u>New Totals</u>	
Property Owners:	No	14	Brine – yes (was no) Davison – yes (was no)	12
	Yes	10	Manchester – new yes	11
	Uncertain	1		1
Retailers:	No	24	5 Olde Nugget Alley; EBA's Foreign Accents, Derby Farm, Hanover Greens – yes (were no)	19
	Yes	14	26 additional Downtown businesses completed surveys in support	51
	Contingent yes	1	New owner – yes (was no)	0
	Indifferent	11	We're Makin Waves, Von Bargens, Hill Opticians, Brambles, Hanover	6

Unsure	11	Barber Shop – yes (were indifferent) Bagel Basement, Stinsons, Toadstool Toys, Remembrance, Hilde’s, Ben & Jerry’s – yes (were unsure)	5
Indep. Petition: Opposed	4	Total of 6 responded but 2 were duplicates of previous no respondents	4

There seems to be some movement of folks between in early July to early August. This is presumed to be because more people have been briefed. Ms. Griffin said there was an independent petition circulated by Tom Hall, of people who are opposed. Two of those had already expressed their opposition, so there should be four more people added to those who are in opposition.

Chairman Walsh thanked Ms. Griffin for condensing the survey results into something that he could understand.

Ms. Griffin said she spent most of her time focusing on the comments that people wrote on their surveys. By in large what most people are saying is that many thought this makes sense, but not all of them. They are concerned about the impact on their pocket books. Most folks chimed in with the opinion that it sounds like it might be a good idea but it should be monitored carefully. They are up for a one-year experiment, but they want to see some direct results from the investment of the funds. Clearly those who took the time to provide constructive input were cautious but didn’t want to feel the Town would continue to collect this tax without any justification, much less increase the amount of the tax. This will put a real burden on the advisory committee to show results. Chairman Walsh said this would be a two year program. Ms. Griffin said that is correct because the next time this will come up is when the Board adopts the budget for FY 2005-2006, in March. There is not a lot of time between now and then to deliver on its objectives. It would be hard to measure the impact within that short period of time. There will need to be some strong well-articulated reasoning back to the merchants and property owners as to why we need more time to assess the overall impact of the program.

Selectman Christie said he continues to reflect on the last meeting where there was a one-hundred percent consensus that there is a need to market Hanover. Then the debate is how do we do it. Selectman Christie was also pleased at that meeting to hear from a third party that the amount of money proposed to be raised would be adequate to address that need. He has been skeptical that the amount of money would be adequate and unless steadily funded would continue to have impact. He is reading in this survey that half the owners would vote yes and half would vote no. He is reading that the retailers would be a fifty to twenty split. This is not all that different than Selectman Christie had thought all along, although the Selectboard did hear from the people in favor more substantially earlier in the process. Prior to going to Town Meeting the Selectboard heard no one spoke up advising against going forward. Selectman Christie said he put this all in the

hopper and he thinks we should go forward. Clearly pressure will be on to show results. It resides with the Selectmen not to let it escalate in terms of the amount of money budgeted. Given that, his sense is that the Town would benefit from some marketing effort. Selectman Christie feels this is appropriate to proceed the way it has been presented. Selectmen Christie urges the Selectmen to go forward.

Vice Chairman Connolly said she agrees with Selectman Christie. It is obvious that this is the only way that a marketing effort could be done. As for the valuation, the valuation of a property is based on its use. If a property is not used for strict retail, its value will be less. There is a proportional reason for valuing it as we are. Vice Chairman Connolly said she thinks we should go forward. She asked if there is any way we could put a time cap on this? Chairman Walsh said the Selectboard has to deal with this annually in the budget process. This will go to Town Meeting when the budget goes to Town Meeting as well. This will create a clear annual review. Vice Chairman Connolly said she wants to make sure we accomplish what we are trying to accomplish within the financial framework that has been set up. Ms. Griffin said the statute is very clear about the annual reporting process to the elected body, which in this case is the Board of Selectmen.

Vice Chairman Connolly asked if the amount of money includes the addition of money from the Parking Fund? Ms. Griffin said what the Downtown Marketing folks had hoped for is \$10,000 from the Parking Fund. What the PTB has recommended at their meeting in June is that they would offer two things. If there unexpended budgeted funds at the end of the fiscal year just past, they would commit some money toward the \$10,000 funding reach in this fiscal year. In addition, they would recommend the \$3,000 we budget this year in the parking fund for marketing Downtown parking would go directly to the advisory committee for that purpose. That's the impact we are looking at. The PTB said they could come up with additional \$7,000 from the Parking Fund, if in fact the Selectboard wants to vote to provide \$10,000 towards this marketing effort. Vice Chairman Connolly said the question for her is should we. These are public funds. She questions whether they should be dedicated to this project. She presumes that this will be a separate vote. Chairman Walsh said he would offer a motion to make this a separate vote.

Chairman Walsh said first he would like to put three things together. Item one would be for the Selectboard vote to implement the Downtown Service District tax at the level to raise \$50,000 in the current fiscal year; with the tax based on the grand list valuation. Item two would be that the Town Manager establishes a committee to address our valuation approaches to review with next year's budget. Chairman Walsh is not convinced that residents and office space is dealt with reasonably and he would like it looked at. A lot of this opposition would go away. It merits a look. Item three is that in February of this coming year, separate and in advance of the budget hearings, the Selectboard hold a hearing on the Downtown Marketing District and how it's going. Chairman Walsh said this would be his motion.

Chairman Walsh MOVED and Vice Chairman Connolly SECONDED that the Selectboard implement the Downtown Business Service District tax at the level to raise \$50,000 in the current fiscal year, with the tax based on the grand list valuation; that the Town Manager establish a committee to address the valuation approach to review with next years budget and that in February of this coming year, separate and in advance of the budget hearings, the Selectboard hold a hearing on the Downtown Marketing District to check on progress. THE SELECTBOARD VOTED UNANIMOUSLY TO IMPLEMENT THE DOWNTOWN BUSINESS SERVICE DISTRICT TAX AT THE LEVEL TO RAISE \$50,000 IN THE CURRENT FISCAL YEAR, WITH THE TAX BASED ON THE GRAND LIST VALUATION; THAT THE TOWN MANAGER ESTABLISH A COMMITTEE TO ADDRESS THE VALUATION APPROACH TO REVIEW WITH NEXT YEARS BUDGET AND THAT IN FEBRUARY OF THIS COMING YEAR, SEPARATE AND IN ADVANCE OF THE BUDGET HEARINGS, THE SELECTBOARD HOLD A HEARING ON THE DOWNTOWN MARKETING DISTRICT TO CHECK ON PROGRESS.

The next issue is relative to Town funding from the parking fund. Chairman Walsh is hoping that the Downtown Business Service District will find funds to match. Chairman Walsh said he is ready to take \$10,000 from the parking fund and use it for that purpose as a kick to make this more successful.

Chairman Walsh MOVED and Selectman Lubrano SECONDED that the Town fund \$10,000, this year only, from the Parking Fund as an addition to build the Downtown Business Service District tax. THE SELECTBOARD VOTED THREE TO ONE IN FAVOR OF THE TOWN FUNDING \$10,000, THIS YEAR ONLY, FROM THE PARKING FUND AS AN ADDITION TO BUILD THE DOWNTOWN BUSINESS SERVICE DISTRICT TAX. VICE CHAIRMAN CONNOLLY VOTED IN OPPOSITION TO THE MOTION.

Ms. Griffin distributed the Chamber of Commerce memo dated back in June with the recommended members of the advisory committee. This is a committee that is statutorily required and it is proposed that it consist of the following individuals, Aharon Boghosian, property owner; Tom Byrne, property owner/tenant; Toby Fried, business owner/tenant; Bill Geraghty, Hanover resident; Ann Malenka, property owner (Dartmouth); Matt Marshall, property owner (Dartmouth) and Jim Rubens, property owner. The Board had also suggested a Selectman act as an exofficio member. Any members that are appointed above the first seven have to be exofficio members. Chairman Walsh asked if the Business Service District doesn't become official until the advisory board is appointed. Ms. Griffin said theoretically, the advisory board will need to make a series of decisions and if they are not legally created we could have some problems. Chairman Walsh said his problem with this advisory board is that it's the same advisory board that we looked at three months ago. There has been a lot of conversation and it seems to Chairman Walsh that there ought to be some people who

aren't on here and some people who are in opposition should be added to it in order for it to be more successful. Chairman Walsh said he would like to see another slate back two weeks from now that is more fully representative of the business community. Selectmen Christie said the list seems to be heavily property owners. Chairman Walsh said he wouldn't mind a bigger group with some voting and nonvoting members. Ms. Griffin said the Selectboard meets again in two weeks, if the group can figure out how to get a different range of folks on this advisory board, then she will put this on the agenda for that meeting. Chairman Walsh said lets put it on the agenda for two weeks. He doesn't think that two weeks will make a big difference in terms of getting this started on one hand and on the other hand he would like to see an advisory board that may have some contention in it, but also a broader representation.

Jim Rubens said during this first year they will begin the process and show some results but this will not be fully implemented until two or three years hence. He recognizes that the first year they will need to show something tangible that people can gravitate to. The first year it is critical that there be a sense among those working on the board to move forward as opposed to stymieing the process. Mr. Rubens would be happy to take suggestions from the Selectboard as to how to reconstitute the committee. Keep in mind that this present group as it is constituted is all ready to move forward. Chairman Walsh said Mr. Rubens should talk to a few people; tell them the tax is in place; the Selectboard has tossed in another \$10,000; the committee's job is to make this a success and invite them to join the process. They should pick two or three people who they think could be constructive. Chairman Walsh said he doesn't mind if this ends up being twelve people with only seven of them voting but this is an opportunity to get some more togetherness. Chairman Walsh said if Mr. Rubens would do that he will represent the Selectboard as an exofficio member.

Vice Chairman Connolly asked what would be the criteria for determining success? Mr. Rubens said he would hope to have a defined branding approach for the Town by the end of this fiscal year, which ends in June. They would hope to have some activity flowing from that. They would hope to have seven or eight subcommittees working on projects that have been held up waiting for this process. They would hope to have extended hours within the Town one or more days a week. They would hope to have progress toward signage and directory information in the Downtown. They would like to have more events that are scoped out and sustainable. They hope to have a broader consensus.

Chairman Walsh said the way he sees it happening is that the Selectmen will make a decision in March based on nothing. The nothing he would want to base this on is that there is at least the same level of Downtown support as there is now. He doesn't want to see it deteriorate between now and then. Then a year from March, there will be a decision. If support deteriorates badly within the next seven months, it will be hard for the Selectboard to put this in next year's budget.

Clint Bean said he is in the process of developing some measuring tools which will help in determining favorable results. He thinks there are some Town statistics that will help. It won't take more than a year to show something spectacular.

Chairman Walsh said the Selectmen will see a new slate, a changed slate or maybe the same slate, in another two weeks.

**4. RECOMMENDATION TO APPROVE JOB TITLES FOR TWO PART-TIME POSITIONS:
COMPUTER TECHNICIAN
FIRE INSPECTOR**

Chairman Walsh said the Selectmen received these job descriptions in their Friday packets and has had the opportunity to review them in detail.

It was MOVED by Selectman Lubrano and SECONDED by Vice Chairman Connolly to approve the part-time job titles of Computer Technician and Fire Inspector. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE PART-TIME JOB TITLES OF COMPUTER TECHNICIAN AND FIRE INSPECTOR.

5. RECOMMENDATION TO SET A PUBLIC HEARING ON SEPTEMBER 27, 2004 TO CONSIDER ACCEPTING A DISCRETIONARY PRESERVATION EASEMENT LOCATED AT 441 HANOVER CENTER ROAD THROUGH THE HISTORIC BARN TAX INCENTIVE PROGRAM.

Chairman Walsh MOVED and Selectman Lubrano SECONDED to set a Public Hearing on September 27, 2004 to consider accepting a discretionary preservation easement located at 441 Hanover Center Road through the Historic Barn Tax Incentive Program. THE SELECTBOARD VOTED UNANIMOUSLY TO SET A PUBLIC HEARING ON SEPTEMBER 27, 2004 TO CONSIDER ACCEPTING A DISCRETIONARY PRESERVATION EASEMENT LOCATED AT 441 HANOVER CENTER ROAD THROUGH THE HISTORIC BARN TAX INCENTIVE PROGRAM.

6. CONSIDERATION OF NHMA POLICY RECOMMENDATIONS FOR UPCOMING 2005 LEGISLATIVE POLICY CONFERENCE

Chairman Walsh said there are roughly fifty of these policy recommendations. Vice Chairman Connolly is going to this conference to represent the Town of Hanover.

Ms. Griffin said she received one more policy recommendation via email earlier today. It is a minor modification to the State revenue structure of the State education funding policy. Ms. Griffin distributed a copy of the policy to the Selectmen. Chairman Walsh said they would come back to this later.

Chairman Walsh said the Selectmen have had a chance to study these policies since the middle of August. Ms. Griffin has given her recommendations to the Selectmen. She has recommended all of these policies except one, which is the last one. Chairman Walsh said he would move that the Selectmen follow Ms. Griffin's recommendations on all of these except the last one, which can be discussed along with the new policy submitted today.

Selectman Lubrano said she would like to pull one policy out to discuss. The policy is listed under "Standing Policy Recommendations" and is item number five, which is titled "Charitable Definition and Mandated Property Tax Exemption". Selectman Lubrano has had the unfortunate experience of being involved in litigation that involved the definition of a charitable organization. She questions how it is supposed that charitable organizations or activities will be better defined. The language the Selectmen have been provided with is very vague. Selectman Lubrano asked Ms. Griffin if she knows anything more about this and how the change might affect Hanover and our nonprofits here. Ms. Griffin said she doesn't know any more about this in terms of proposed specific language in the statute. She does know that the Municipal Association has, every year without exception, tried to fight back against effort to revive the definition of "charitable" to allow a greater number of entities to be charitable than are currently allowed by State statute. Typically what the Municipal Association has asked for in the past is the ability to respond in opposition to those types of legislation models when they are introduced. This description infers they would like to take it one step further, which is to craft a tighter definition of "charitable". Ms. Griffin has seen them battle on things like this before and typically this has to do with things like daycare centers and preschools versus elementary schools; church camps and summer camps versus church retreats. There was an effort to tax meeting rooms in churches when they are used for revenue generating activities, such as bingo. Selectman Lubrano said this is the kind of thing she would like to stay far away from; the use issue on a prorated basis. Ms. Griffin said she thinks this deserves our support because this past legislative session we dodged a bullet in Hanover. There was legislation on behalf of Saint Anselems that would have exempted private institutions from property taxes in New Hampshire. Because the scope was fairly broad it scooped up Dartmouth and Saint Paul's school and a number of others as well. Dartmouth and Saint Paul's had to battle to get themselves exempted from the legislation because they knew what the impact would be on Hanover if they were exempted. Ultimately the bill died but not for lack of some support in the senate. Ms. Griffin encourages support of this just to give the NHMA staff the ability to duel on what ever may come up to expand the potential for more institutions to become tax exempt.

Selectman Lubrano said she understands this but she has trouble supporting legislation when she doesn't know what the legislation says. It's a little too vague for her. She would like to pull this policy recommendation out for a separate vote.

Chairman Walsh said they now have three policy recommendations that will be pulled out for a separate vote, one is State Revenue Structure and State Education Funding; the second is the Floor Policy Proposal submitted by Moultonboro and the third is the Charitable Definition and Mandated Property Tax Exemptions. The Selectmen will vote for all the other policy recommendations as an entirety.

Chairman Walsh MOVED and Selectman Lubrano SECONDED to support the NHMA Legislative Policy Recommendations for the upcoming 2005 Legislative Policy Conference with the exception of those chosen to be voted upon separately. THE SELECTBOARD VOTED UNANIMOUSLY TO SUPPORT THE NHMA POLICY RECOMMENDATIONS FOR THE FOR UPCOMING 2005 LEGISLATIVE POLICY CONFERENCE WITH THE EXCEPTION OF THOSE CHOSEN TO BE VOTED UPON SEPARATELY.

Chairman Walsh said the Selectmen can now move onto the issues raised by Selectman Lubrano in regards to "Charitable Definition and Mandated Property Tax Exemption".

Vice Chairman Connolly said it has happened over the course of years that some fairly "uncharitable" institutions have tried to make themselves tax exempt with the charitable label. Apparently in the history of New Hampshire one has succeeded, to the utter amazement of almost everyone involved. There is a reason to try to tighten the laws. Selectman Lubrano said she understands that and she is conversant with the statute; as far as she is concerned the statute is adequate as drafted. She hasn't seen a better statute than what exists now as far as language. Without being able to see the new language, she has a problem supporting this now. Chairman Walsh said he wants to support this one. He wants NHMA on our side in order to not expand the definition of charitable or nontaxable organizations.

Chairman Walsh MOVED and Vice Chairman Connolly SECONDED to support the Charitable Definition and Mandated Property Tax Exemption Policy as written. THE SELECTBOARD VOTED THREE TO ONE TO SUPPORT THE CHARITABLE DEFINITION AND MANDATED PROPERTY TAX EXEMPTION AS WRITTEN, WITH SELECTMAN LUBRANO IN OPPOSITION.

Chairman Walsh said the Selectboard will now consider the floor proposal from Moultonboro.

Vice Chairman Connolly said Moultonboro is hoping to get some tax relief in the application of the tax on second homes. She can't figure what exactly they are saying. Ms. Griffin said essentially what they are saying is that if your primary residence is in a donor community, you would receive what is called a homestead exemption. This

homestead exemption is very much an issue bantered about when the state-wide property tax was first put into place. What is not clear from this proposal is one could argue that if the homestead exemption was put into place the state would still need to fund a certain amount of money from donor communities. This would significantly increase the state-wide property tax for those properties that are second homes in New Hampshire. Ms. Griffin said she would have no idea what the impact would be in Hanover; probably relatively minor. She feels uncomfortable lending this support until we get a better understanding of the overall impact on the state-wide property tax rate.

THE SELECTBOARD VOTED UNANIMOUSLY TO OPPOSE THE FLOOR PROPOSAL FROM MOULTONBORO.

Chairman Walsh said the Selectboard will now move on and consider the new proposal entitled "State Revenue Structure and State Education Funding". This is a redraft of an existing policy with the changes to the policy in italics as detailed below:

. State Revenue Structure and State Education Funding—RE-DRAFT.

The Municipal Advocacy Committee appointed a subcommittee to review and redraft this policy for presentation to the Legislative Policy Conference.

*To see if NHMA will **SUPPORT** the determination of a definition of adequacy in order to reach a stable level of state funding for education.*

To see if NHMA will **SUPPORT** asking the state to use the following principles when addressing the State's revenue structure in response to its responsibility to fund an adequate education:

- a) That revenues are sufficient to meet the state's responsibilities as defined by constitution, statute, and common law;
- b) That revenue sources are predictable, stable and sustainable and will grow with the long term needs and financial realities of the state;
- c) That changes to the revenue structure are least disruptive to the long-term economic health of the state;
- d) That the revenue structure is efficient in its administration;
- e) That changes in the revenue structure are fair to people with lower to moderate incomes.

*To see if NHMA will **SUPPORT** legislation prohibiting retroactive changes to the distribution formula for adequate education grants after the notice of grant amounts has been given.*

To see if **NHMA** will **OPPOSE** reductions in state revenue to political subdivisions, such as revenue sharing, meals and rooms tax distribution, highway block grants, water pollution moneys, adequate education grants, or catastrophic aid.

To see if **NHMA** will **OPPOSE** any failure by the State to fully fund school building aid.

Ms. Griffin said the first change deals with adequacy. The last item that was added was clearly in response to what went on in the last legislative session. This is a direct reflection of what has gone on in the last couple of weeks. We have all gotten our final bills from the state and the numbers that we received based on the Department of Education numbers are different from what the legislation says we would be paying; which are different from what the first draft of the legislation said we would be paying.

Ms. Griffin said these changes are designed to give school districts the time information they need in order to do their budgeting. Chairman Walsh said the wording should be much more specific. Ms. Griffin said this is such a politically driven number that theoretically we don't know what that number is until the end of June. That tax bill is due the next March 15th. That is well after the start of the fiscal year for the school districts. If we knew this amount in December of every calendar year, for the upcoming budget cycle, then we'd be okay. If we at least knew the number, the school district could adequately budget for it and be able to tell the taxpayers what the anticipated tax rate increase would be overall. Ms. Griffin said typically the official grant notice for school districts comes in the fall.

Chairman Walsh suggested the following alternative wording for the first section of the proposal to say "*To see if **NHMA** will **SUPPORT** legislation prohibiting retroactive changes to the distribution formula which would reduce the state education grant to a school district, after that district meeting has set it's annual budget.*" Ms. Griffin said maybe it should say "modify" rather than "reduce". Chairman Walsh said he wants it to say reduce because he wants the state to be able to give more money. He doesn't want the state to be able to go to a school district and say "the amount you based your budget on from us, we're now going to take down".

Vice Chairman Connolly said if the Selectmen want; she can bring up the effect of monkeying around with the state education grant after March. Chairman Walsh said he thinks the Selectmen should instruct Vice Chairman Connolly to support this whole thing and work for improvements in the second italics section. It sounds like they are trying to accomplish something we would agree with. Selectman Christie said we agree with the direction they want to take so we should support it .

THE SELECTBOARD VOTED UNANIMOUSLY TO SUPPORT THE CHANGES IN THE STATE REVENUE STRUCTURE AND STATE EDUCATION FUNDING RE-DRAFT.

7. FINALIZATION OF FY 2004-2005 GOALS AND OBJECTIVES.

Ms. Griffin thanked Selectman Lubrano for the notes on the modifications discussed at the last Selectboard meeting. She did note that she does have one editing job to do on them where she missed and bullet and the typeface is too small.

Ms. Griffin said she did move one of the objectives to the Administration side of the goals and objectives. This is the goal that deals with the drafting of the "pooper scooper" ordinance.

Chairman Walsh said other than the editing job, the goals and objective look fine to him and he is prepared to accept them all.

Chairman Walsh MOVED and Vice Chairman Connolly SECONDED to approve the Goals and Objectives for July 1, 2004 to June 30, 2005 as amended. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE GOALS AND OBJECTIVES FOR JULY 1, 2004 TO JUNE 30, 2005 AS AMENDED.

8. REVIEW OF PROPOSED INSTALLATION OF DARTMOUTH/DOWNTOWN HANOVER TRAILBLAZER SIGNS.

Ms. Griffin said these came through from Dartmouth. They've mulled these over for a number of years. The map of the proposed locations is on the first page of the information distributed to the Selectmen. Location one is near the intersection of Lebanon and Park Street. Location number 2A and 2 are at the intersection of Wheelock and Park Street. Location number 3 is also at the intersection of Wheelock and Park. Location four is at the intersection of Park and Lyme Road. Location number 5 is down by the Ledyard Bridge. Location number 6 is just the other side of Route Ten south bridge.

Ms. Griffin said the purpose of the signs is pretty straightforward; they are to let visitors know that they are approaching Downtown and the campus. They are done in dark Dartmouth green. They are the same design as the sign installed in front of the medical school a number of years ago. Theoretically this type of sign is something that would need to be handled by the Zoning Board unless the Town agrees they are directional signs for way finding purposes that are appropriately placed in the right-of-way. Ms. Griffin wants to get the Selectmen's take on this before the College gets the signs fabricated and installed.

Chairman Walsh said there are three or four places where the signs will be within ten feet of an existing pole. Can two signs be put on the same pole? Ms. Griffin said we certainly do that but the College may object because of the way it would look and because it would convey too many messages. Chairman Walsh pointed to the sign on South Park St. He feels the "No Parking" sign could be put on the same post as the College sign. Ms. Griffin said she feels the College would object because it would clutter up the appearance of these simple and elegant signs. Ms. Griffin suggested moving the "No Parking" sign to the post with the other Town signs. Ms. Griffin said she would need to go out with Lt. O'Neill and scout out each location and see if there is any way to reduce the visual clutter.

Selectman Lubrano said at location number 4; the arrow that points to the Hanover business district goes to the left and it should be straight ahead. Ms. Griffin said it is the College not wanting College Street to be the direct route to the Downtown. Selectman Lubrano said that is misleading. Ms. Griffin said she will talk with them about having the signs go in the same direction. Selectman Lubrano said the signs could also point in both directions as well.

Vice Chairman Connolly said the signs have the business district going down Park Street. Selectman Christie agreed this sign would be misleading.

Ms. Griffin asked the Selectmen if they would be comfortable with these being way-finding signs if placed in the right places. Chairman Walsh said yes; this doesn't need to go before the ZBA.

Chairman Walsh MOVED and Vice Chairman Connolly SECONDED to allow the installation of way-finding signs by Dartmouth College. THE SELECTBOARD VOTED UNANIMOUSLY TO ALLOW THE INSTALLATION OF WAY-FINDING SIGNS BY DARTMOUTH COLLEGE.

9. CONSIDERATION OF 45 LYME ROAD REQUEST FOR TAX ABATEMENT FOR SCHOOL DISTRICT OFFICES.

Ms. Griffin said this is something that the Town has been doing for the school district for a long time. It was a deal that was worked out between the Town, the superintendent's office and the owner of the 45 Lyme Rd. building. This enables the landlord to provide the space for rent by the school district at a reduced rate. The Town only abates the portion of the real estate taxes associated solely with the school district's administrative offices at 45 Lyme Rd.

It was MOVED by Chairman Walsh and SECONDED by Selectman Lubrano to grant the tax abatement request for 45 Lyme Road for the School District Offices. THE SELECTBOARD VOTED UNANIMOUSLY TO GRANT THE

ABATEMENT REQUEST FOR 45 LYME ROAD FOR THE SCHOOL DISTRICT OFFICES.

10. RECOMMENDATION TO GRANT SEWER ABATEMENTS.

Ms. Griffin said these abatements had to do with a construction trailer that was using our water but our sewer.

Selectman Christie MOVED and Selectman Lubrano SECONDED to approve the recommended sewer abatements. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE RECOMMENDED SEWER ABATEMENTS.

11. RECOMMENDATION TO ADOPT REVISED GENERAL ASSISTANCE GUIDELINES.

Chairman Walsh said he has not had the opportunity to read this through. He would like to know if we have a highlight of what the changes to this are.

Dena Romero said she has that information. The basic thing she wants the Selectmen to know is that you used to have to live in the Town a year to establish residency before you were eligible for Town welfare. That was all changed in about 1991. The first time these guidelines were revised was to reflect that change. They were then revised in 1996 and this will be the third revision.

The major changes in this document are to bring it up to date with standard practice. For example, the Welfare Administration Association has developed a computer program so now welfare can be done more timely. That has been added to the guidelines to account for the fact that this can now be done on the computer and they now have electronic records.

The language in this document has been brought up to date so it is unbiased such as on page two where the definition of a household includes a domestic partner.

The other change from past guidelines has been to insure that emergency aid is provided in a timely manner.

A major change occurs on page five regarding home visits. In the past welfare employees were allowed to make home visits "to determine that there had been a change in need for eligibility". That is no longer the fact. The purpose for the home visit is strictly and primarily for if the client is unable to come to the office. It is not to allow the

welfare administrator to snoop into what's going on. Chairman Walsh asked the reason for that change. Ms. Romero said it is protect the dignity and rights of the applicant. Ms. Griffin said there have been several suits filed by legal aid regarding this.

Ms. Romero said one thing she particularly wanted to highlight for the Selectmen is on page eighteen, the section on burials. Ms. Romero said she took the liberty of putting a dollar amount for burial, based on information she got from a funeral home. In the past we have only had an amount of \$875 to account for cremation. In her tenure this has been an issue with an attorney involved only once. This was someone asking the Town to pay for burial without cremation. This is why she is proposing the amount of \$2,000 for the approval of the Selectmen.

The other change that has been done is to bring this document in line with current practices. They have what is called an Interim Assistance Agreement. This is an agreement that this Town has already approved but was not included in the document. This is in line with supplemental security income (SSI). This agreement allows the Town to assist an individual while they are waiting to become eligible for SSI. This also allows the Town to be able to recoup the funds we have spent.

Another thing that is practiced but not currently included in the guidelines deals with the Town assisting someone who has applied to the state for Medicaid and the Town is filling in the gaps until that person becomes eligible. This allows the Town to apply to the state to be reimbursed. Chairman Walsh asked if the Town could expect to be reimbursed or do we just apply. Ms. Romero said the Town has been reimbursed in the past. Ms. Griffin said whether that reimbursement will continue depends on the finances of the state Medicaid program.

Ms. Romero said that we don't have that many applicants for Town welfare. This document allows someone applying to the Town for assistance to be treated fairly. Everybody has the right to apply for assistance and should by all means be given the application to apply.

Selectman Lubrano MOVED and Vice Chairman Connolly SECONDED to adopt the revised General Assistance Guidelines. THE SELECTBOARD VOTED UNANIMOUSLY TO ADOPT THE REVISED GENERAL ASSISTANCE GUIDELINES.

12. COALITION COMMUNITIES UPDATE

Ms. Griffin said she went to candidate's forum last Tuesday. She was disappointed the Governor wasn't there. It certainly would have made for a more lively discussion had he chosen to be there. What was clearly heard at that forum is that we have one democratic candidate that thinks an income tax is the way to go; that was Senator McEachern. From

John Lynch we heard that he has an alternative plan in mind that would eliminate donor communities. From candidate Charles Tarbell, who is challenging the Governor, we heard that he clearly opposed the state-wide property tax. Ms. Griffin did bring the tape back and she has seen it air at least once on our public access television. Ms. Griffin found it interesting that the Valley now supported McEachern.

The coalition has decided to oppose the legislative decision on the state-wide property tax. This has been appealed to the Supreme Court, who now hears all appeals.

13. APPOINTMENTS:

- **AFFORDABLE HOUSING COMMISSION**
- **BUILDING CODE ADVISORY BOARD**
- **CONSERVATION COMMISSION**
- **PARKING & TRANSPORTATION BOARD**
- **RECYCLING COMMITTEE**
- **ZONING BOARD**

It was **MOVED** by Chairman Walsh and **SECONDED** by Vice Chairman Connolly to reappoint Joan Collison to the Affordable Housing Commission, term ending 09/07; Randall Mudge and Jack Wilson to the Building Code Advisory Board, terms ending 09/07; Sandra Waite and Edwin Chamberlain to the Conservation Commission, terms ending 09/07; Mathew Marshall to the Parking and Transportation Board, term ending 09/07; Larry Litten and Augusta Prince to the Recycling Committee, terms ending 09/07 and Michael Hingston to the Zoning Board of Adjustment, term ending 09/07. **THE SELECTBOARD VOTED UNANIMOUSLY TO REAPPOINT JOAN COLLISON TO THE AFFORDABLE HOUSING COMMISSION, TERM ENDING 09/07; RANDALL MUDGE AND JACK WILSON TO THE BUILDING CODE ADVISORY BOARD, TERMS ENDING 09/07; SANDRA WAITE AND EDWIN CHAMBERLAIN TO THE CONSERVATION COMMISSION, TERMS ENDING 09/07; MATHEW MARSHALL TO THE PARKING AND TRANSPORTATION BOARD, TERM ENDING 09/07; LARRY LITTEN AND AUGUSTA PRINCE TO THE RECYCLING COMMITTEE, TERMS ENDING 09/07 AND MICHAEL HINGSTON TO THE ZONING BOARD OF ADJUSTMENT, TERM ENDING 09/07.**

Chairman Walsh said he would also like to thank David Minsk for his years of service on the Conservation Commission. He has done a wonderful job for the Town.

**14. APPROVAL OF MINUTES:
JULY 12 and JULY 26**

Selectman Lubrano said she was not present at the July 12th meeting so she would like to abstain from that vote. Selectman Christie said he would sign those minutes.

Vice Chairman Connolly MOVED and Selectman Christie SECONDED to approve the minutes of July 12, 2004 as amended. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF JULY 12, 2004, AS AMENDED WITH SELECTMAN LUBRANO ABSTAINING FROM THE VOTE.

Vice Chairman Connolly MOVED and Selectman Lubrano SECONDED to approve the minutes of July 26, 2004 as amended. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF JULY 26, 2004 AS AMENDED.

15. ADMINISTRATIVE REPORTS

Ms. Griffin reported the auditors are here this week and we have concluded another fiscal year. Ms. Griffin said she would have an audit report for the Selectmen in late fall. The audit will be finalized, in terms of tax rate setting, sometime in late October or early November.

The staff is busy getting to work on some of their goals and objectives that the Selectmen adopted tentatively at the last meeting.

Ms. Griffin said the conspan bridge, which is installed by Town crews is nearing completion. The concrete support troughs were poured by our crews last Thursday morning. They were put in place in record time, so fast in fact, that the last truck bringing the last piece was an hour late arriving. Everyone was standing around waiting for the last piece to arrive. The bridge has not been reopened yet but it can be driven over. One of the retaining walls still needs to go in tomorrow and the crews hope to have it open by the end of next week. This is a major project for the Town and the first time they have done this type of work. It did take a little more time that anticipated, largely because of all the rain we've had. This bridge should last well over double the life of the type of bridge we had in there previously.

We are beginning to spend a lot of time with the school district working on the site plan for the high school. The first week in October the official site plan will be formally before the Planning Board. Lots of informal feedback came through the informal review process. Wayne Gerson said they are trying to incorporate those into the formal site plan. The big question everyone has is what will happen if the site plan is approved and the bond isn't. The school board is hoping to put this out to bid right after the first of the

year to take advantage of early season construction prices. A lot is riding on the outcome of the bond vote.

There will be a lot of burden off Ryan Borkowski with the addition of the part-time Fire Inspector the Selectmen approved tonight. This position will be filled by Jerry Frankenfield. He will specifically handle fire safety codes so Ryan will not have to try to juggle that along with his regular duties.

16. SELECTMEN'S REPORTS

Peter Christie

Selectman Christie reported that Athos Rassias has stepped up to the Chair of the Dresden Finance Committee for this coming year.

Kate Connolly

Vice Chairman Connolly reported the high school project has come in front of the Planning Board. A number of issues have come up and they've been amplified since. They know what direction they have to go in. The disposition of the gym and the alterations will probably not affect the site plan. The site plan needs are readily apparent. Chairman Walsh expressed his hope that the problem with the middle school site plan will not be repeated with the high school site plan. Vice Chairman Connolly said that isn't the case. Lessons were learned because of that process or the lack of it. She feels the first encounter regarding the high school site plan went very well.

The Planning Board granted a two lot subdivision out on the Fullington Farm on Lyme Rd.

Dartmouth College presented the North Maynard site plan. She was not present but believes the presentation it went very well.

Allegra Lubrano

Selectman Lubrano reported the Howe Library Corporation met on Thursday. Construction is proceeding. Events are coming up including a wine tasting and a raffle for a wonderful Stave puzzle. Everything is proceeding; the Corporation is hoping to raise enough money to meet the Kresge challenge.

We learned from Joigny last week that we will not be receiving a delegation at the end of this month because it conflicts with local elections. We will receive a group in spring.

The Community Substance Advisory Committee met today. It was a good group; the Chief of Police and the acting Town Manager of Norwich came for the first time. Chief Giaccone was also there as well as several people from Dartmouth and Dena Romero.

Brian Walsh

Chairman Walsh reported the Water Company has filed its application with the Public Utilities Commission. There is a hearing on Wednesday, September 22nd at the Community Center. Ms. Griffin said this hearing will deal with the rationale for the increase, which is to cover the costs of the new filtration system. Ms. Griffin said we prepared the mailing. She would like the residents of Hanover to understand that this is a PUC hearing and not a Hanover hearing. She suspects the PUC hearing format is much more formal than we are. This is the only Public Hearing they are currently planning to hold in Hanover. They will hold a second Public Hearing in Concord in early October.

Chairman Walsh said Peter Kulbacki was successful in getting \$6,500,000 in low interest loans from the state.

Chairman Walsh said he received a letter from the mayor Nihonmatsu regarding his recent visit to Hanover. Chairman Walsh read the letter (attached).

17. OTHER BUSINESS

There was no other business.

18. ADJOURNMENT

It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Christie to adjourn the meeting at 10:05 pm. THE SELECTBOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 10:05 PM.

SUMMARY

- 1. Chairman Walsh MOVED and Vice Chairman Connolly SECONDED that the Selectboard implement the Downtown Business Service District tax at the level to raise \$50,000 in the current fiscal year, with the tax based on the grand list valuation; that the Town Manager establish a committee to address the valuation approach to review with next years budget and that in February of this coming year, separate and in advance of the budget**

hearings, the Selectboard hold a hearing on the Downtown Marketing District to check on progress. THE SELECTBOARD VOTED UNANIMOUSLY TO IMPLEMENT THE DOWNTOWN BUSINESS SERVICE DISTRICT TAX AT THE LEVEL TO RAISE \$50,000 IN THE CURRENT FISCAL YEAR, WITH THE TAX BASED ON THE GRAND LIST VALUATION; THAT THE TOWN MANAGER ESTABLISH A COMMITTEE TO ADDRESS THE VALUATION APPROACH TO REVIEW WITH NEXT YEARS BUDGET AND THAT IN FEBRUARY OF THIS COMING YEAR, SEPARATE AND IN ADVANCE OF THE BUDGET HEARINGS, THE SELECTBOARD HOLD A HEARING ON THE DOWNTOWN MARKETING DISTRICT TO CHECK ON PROGRESS.

2. Chairman Walsh MOVED and Selectman Lubrano SECONDED that the Town fund \$10,000, this year only from the Parking Fund as an addition to build the Downtown Business Service District tax. THE SELECTBOARD VOTED THREE TO ONE IN FAVOR OF THE TOWN FUNDING \$10,000, THIS YEAR ONLY, FROM THE PARKING FUND AS AN ADDITION TO BUILD THE DOWNTOWN BUSINESS SERVICE DISTRICT TAX. VICE CHAIRMAN CONNOLLY VOTED IN OPPOSITION TO THE MOTION.
3. It was MOVED by Selectman Lubrano and SECONDED by Vice Chairman Connolly to approve the part-time job titles of Computer Technician and Fire Inspector. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE PART-TIME JOB TITLES OF COMPUTER TECHNICIAN AND FIRE INSPECTOR.
4. Chairman Walsh MOVED and Selectman Lubrano SECONDED to set a Public Hearing on September 27, 2004 to consider accepting a discretionary preservation easement located at 441 Hanover Center Road through the Historic Barn Tax Incentive Program. THE SELECTBOARD VOTED UNANIMOUSLY TO SET A PUBLIC HEARING ON SEPTEMBER 27, 2004 TO CONSIDER ACCEPTING A DISCRETIONARY PRESERVATION EASEMENT LOCATED AT 441 HANOVER CENTER ROAD THROUGH THE HISTORIC BARN TAX INCENTIVE PROGRAM.
5. Chairman Walsh MOVED and Selectman Lubrano SECONDED to support the NHMA Legislative Policy Recommendations for the upcoming 2005 Legislative Policy Conference with the exception of those chosen to be voted upon separately. THE SELECTBOARD VOTED UNANIMOUSLY TO SUPPORT THE NHMA POLICY RECOMMENDATIONS FOR THE FOR UPCOMING 2005 LEGISLATIVE POLICY CONFERENCE WITH THE

EXCEPTION OF THOSE CHOSEN TO BE VOTED UPON SEPARATELY.

6. **Chairman Walsh MOVED and Vice Chairman Connolly SECONDED to support the Charitable Definition and Mandated Property Tax Exemption Policy as written. THE SELECTBOARD VOTED THREE TO ONE TO SUPPORT THE CHARITABLE DEFINITION AND MANDATED PROPERTY TAX EXEMPTION AS WRITTEN, WITH SELECTMAN LUBRANO IN OPPOSITION.**
7. **THE SELECTBOARD VOTED UNANIMOUSLY TO OPPOSE THE FLOOR PROPOSAL FROM MOULTONBORO.**
8. **THE SELECTBOARD VOTED UNANIMOUSLY TO SUPPORT THE CHANGES IN THE STATE REVENUE STRUCTURE AND STATE EDUCATION FUNDING—RE-DRAFT.**
9. **It was MOVED by Chairman Walsh and SECONDED by Vice Chairman Connolly to appoint Joan Collison to the Affordable Housing Commission, term ending 09/07; Randall Mudge and Jack Wilson to the Building Code Advisory Board, terms ending 09/07; Sandra Waite and Edwin Chamberlain to the Conservation Commission, terms ending 09/07; Mathew Marshall to the Parking and Transportation Board, term ending 09/07; Larry Litten and Augusta Prince to the Recycling Committee, terms ending 09/07 and Michael Hingston to the Zoning Board of Adjustment, term ending 09/07. THE SELECTBOARD VOTED UNANIMOUSLY TO APPOINT JOAN COLLISON TO THE AFFORDABLE HOUSING COMMISSION, TERM ENDING 09/07; RANDALL MUDGE AND JACK WILSON TO THE BUILDING CODE ADVISORY BOARD, TERMS ENDING 09/07; SANDRA WAITE AND EDWIN CHAMBERLAIN TO THE CONSERVATION COMMISSION, TERMS ENDING 09/07; MATHEW MARSHALL TO THE PARKING AND TRANSPORTATION BOARD, TERM ENDING 09/07; LARRY LITTEN AND AUGUSTA PRINCE TO THE RECYCLING COMMITTEE, TERMS ENDING 09/07 AND MICHAEL HINGSTON TO THE ZONING BOARD OF ADJUSTMENT, TERM ENDING 09/07.**
10. **Chairman Walsh MOVED and Vice Chairman Connolly SECONDED to approve the Goals and Objectives for July 1, 2004 to June 30, 2005 as amended. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE GOALS AND OBJECTIVES FOR JULY 1, 2004 TO JUNE 30, 2005 AS AMENDED.**
11. **Chairman Walsh MOVED and Vice Chairman Connolly SECONDED to allow the installation of way-finding signs by Dartmouth College. THE SELECTBOARD VOTED UNANIMOUSLY TO ALLOW THE**

INSTALLATION OF WAY-FINDING SIGNS BY DARTMOUTH COLLEGE.

12. It was **MOVED** by Chairman Walsh and **SECONDED** by Selectman Lubrano to grant the tax abatement request for 45 Lyme Road for the School District Offices. **THE SELECTBOARD VOTED UNANIMOUSLY TO GRANT THE ABATEMENT REQUEST FOR 45 LYME ROAD FOR THE SCHOOL DISTRICT OFFICES.**

13. Selectman Christie **MOVED** and Selectman Lubrano **SECONDED** to approve the recommended sewer abatements. **THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE RECOMMENDED SEWER ABATEMENTS.**

14. Selectman Lubrano **MOVED** and Vice Chairman Connolly **SECONDED** to adopt the revised General Assistance Guidelines. **THE SELECTBOARD VOTED UNANIMOUSLY TO ADOPT THE REVISED GENERAL ASSISTANCE GUIDELINES.**

15. It was **MOVED** by Chairman Walsh and **SECONDED** by Vice Chairman Connolly to appoint Joan Collison to the Affordable Housing Commission, term ending 09/07; Randall Mudge and Jack Wilson to the Building Code Advisory Board, terms ending 09/07; Sandra Waite and Edwin Chamberlain to the Conservation Commission, terms ending 09/07; Mathew Marshall to the Parking and Transportation Board, term ending 09/07; Larry Litten and Augusta Prince to the Recycling Committee, terms ending 09/07 and Michael Hingston to the Zoning Board of Adjustment, term ending 09/07. **THE SELECTBOARD VOTED UNANIMOUSLY TO APPOINT JOAN COLLISON TO THE AFFORDABLE HOUSING COMMISSION, TERM ENDING 09/07; RANDALL MUDGE AND JACK WILSON TO THE BUILDING CODE ADVISORY BOARD, TERMS ENDING 09/07; SANDRA WAITE AND EDWIN CHAMBERLAIN TO THE CONSERVATION COMMISSION, TERMS ENDING 09/07; MATHEW MARSHALL TO THE PARKING AND TRANSPORTATION BOARD, TERM ENDING 09/07; LARRY LITTEN AND AUGUSTA PRINCE TO THE RECYCLING COMMITTEE, TERMS ENDING 09/07 AND MICHAEL HINGSTON TO THE ZONING BOARD OF ADJUSTMENT, TERM ENDING 09/07.**

16. Vice Chairman Connolly **MOVED** and Selectman Christie **SECONDED** to approve the minutes of July 12, 2004 as amended. **THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF JULY 12, 2004, AS AMENDED WITH SELECTMAN LUBRANO ABSTAINING FROM THE VOTE.**

17. **Vice Chairman Connolly MOVED and Selectman Lubrano SECONDED to approve the minutes of July 26, 2004 as amended. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF JULY 26, 2004 AS AMENDED.**

18. **It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Christie to adjourn the meeting at 10:05 pm. THE SELECTBOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 10:05 PM.**

Respectfully Submitted,



Allegra Lubrano, Secretary

Attachment: Nihonmatsu Letter

These minutes were transcribed by Susan Love