

**FINAL**

**BOARD OF SELECTMEN'S MEETING**

**December 6, 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; William "Bill" Baschnagel, Selectman; Peter Christie, Selectman; Allegra Lubrano, Selectman and Julia Griffin, Town Manager.

**1. PUBLIC COMMENT**

There was no Public Comment.

**2. JOINT DISCUSSION WITH THE PLANNING BOARD REGARDING MASTER PLAN IMPLEMENTATION**

Ms. Griffin said we have a number of issues that the Selectboard and Planning Board have been talking about jointly, but separately. These are driven in part by a couple of key issues. One is the implementation of the Master Plan. What that means is the rate at which the Zoning Ordinance will be modified and the changes associated with that. The other is contemplating the potential for some fairly significant residential development that has been talked about in the media and in some informal presentations to the Planning Board. These have many people thinking it is certainly time to do a much more comprehensive capital improvement program than we have done in the past, in anticipation of some future growth that we will need to be able to respond to in some fashion. The thinking was that the 2 boards might benefit from talking together about what's before us over the next 9, 12, or 18 months. This would be both in terms of what we might contemplate taking to Town Meeting for Zoning Ordinances over the next 2 or 3 years and also in terms of our internal work with staff for Capital Improvement Planning. This should include all of the things that relate to that such as sidewalk extensions, traffic calming, parking issues, and the like.

Nancy Collier, Chair of the Planning Board, introduced the other members of the Planning Board on hand, Michael Mayor, Jim Hornig, and Judith Esmay.

Chairman Walsh said there are at least 2 things that are on the Selectmen's objectives for this year that overlap here. One is that the Selectmen have an objective to meet with the various boards and commissions and understand what issues they are facing with the Town. This will be done sporadically but it is especially important this year with what the Planning Board has in front of them. The Selectmen also have an objective which is to figure out what the appropriate structure is for looking at the traffic needs in Town, meaning traffic in the broadest sense, not just automobiles. A third objective, which has been on the

Selectmen's list for a number of years is a capital improvement program. Historically this has been focused mostly on vehicles, but with the Master Plan and some of the things that have been rumored, we need to expand that into water, sewer, roads, and the like.

The other piece that is important here is that the Selectboard has no responsibility relative to Planning and Zoning. The Planning Board does the planning for the Town and recommends to the Town Meeting changes in the Zoning Ordinance. The Town Meeting would either pass those or not pass those. What the Selectboard would like to do is to find out what the Planning Board is doing and figure out how the Planning Board and the Selectboard can work together in parallel as opposed to. This is the purpose of tonight's discussion.

Nancy Collier said a couple of things have come out. One is commitment that both boards would like to see happen on the staff's part, which is to complete a CIP. The other issue that the Planning Board has had in mind, as of late, is an annual accounting of growth. This may even need to happen twice a year. This should talk about the number of units; traffic in key places, the number of new public school students, that kind of thing. Ms. Collier said we should look at those numbers at least once a year to see where we stand and what still needs to be done.

Ms. Collier said the CIP is another important task and would help the Planning Board a great deal. So many project that the Planning Board are reviewing demand infrastructure.

Chairman Walsh said the Master Plan gives the Selectmen a way to look at a capital improvement program beyond trucks, fire engines, and police cruisers. The quantification in that of the kinds of growth that the Master Plan foresees. Where it foresees that growth lets us look at what ways infrastructure investments should be made and how they should be paid for. The Planning Board has given the Selectmen a good base to try to wrestle with those questions, and they are not easy questions. Ms. Collier said part of the Master Plan talks about limiting growth and infrastructure, wastewater especially; Ms. Collier is hoping those can be built into the capital improvement program.

Ms. Collier asked if sidewalk planning falls in this or is it a separate budget issue? Ms. Griffin aside from repairing sidewalks or placing new segments within the Downtown area, the Town has not done major sidewalk extensions in recent years. The most recent that is not in the Downtown area is the Lyme Road, Park Street intersection area going to Ivy Pointe Way. From the staff's prospective, we are always hesitant to extend sidewalks unless the Selectmen are comfortable budgeting the additional funds required to maintain those sidewalks.

Ms. Collier said the this is almost the issue that brought them here. The Planning Board sees projects with a lot of school kids. The community may need more sidewalks; not the whole Town but targeted zones. The Planning Board sometimes talks about that and then hears that sidewalk expansions are not in the Town plans. They don't know where to go in terms demanding that sort of thing with the initial construction.

Selectman Baschnagel said it is even worse than that because without input from the potential operating budget change. Part of what the Planning Board hears is that we have situations where they could require sidewalk development on the part of the developer, but they are not asking for that because of concerns about the maintenance aspects. Selectman Baschnagel thinks that is really counterproductive because we are losing an opportunity to share the cost of expansions that make a lot of sense in terms of the Master Plan.

Ms. Collier said we need to set a sidewalk plan. Maybe it has time associated with it as to which neighborhoods are ready and which aren't so the Planning Board knows when to ask for it.

Chairman Walsh said he thinks that would be great. We should ask staff to put a draft together and meet with the Planning Board and The Selectboard. We may even want to put this into the traffic plan and recognize the foot as a reasonable mode of transportation. Chairman Walsh said he is afraid if we do put this into the traffic planning piece it may get lost there.

Selectman Baschnagel said we could do a simple thing such as say that the capital investment needs to be put in the hands of the developer, this puts it in the Planning Board's hands. Then we could sit down and look at our data gathering in terms of long term growth predictions and look for a wedge that may go into the operating budget as a contingency thing related to the maintenance of these sidewalks. Ms. Griffin asked Selectman Baschnagel to clarify as to that he means by a "wedge". Selectman Baschnagel said we could sit down, get staff input as the growth we think we may have over the next five years, in terms of increased residential development. On that basis we could start to look at operating budget impacts over those next five years. This would be just for planning purposes. This would enable us to look at the overall impact on the operating budget over those five years.

Ms. Griffin said one of the issues that she thinks this raises is that in her mind it is easier for a community to talk about the extent of infrastructure like sidewalks if you agree that there is some line that denotes the sidewalk district from the non-sidewalk district. This is not for taxing purposes but simply so that we are not in the process of saying Blueberry Hill wants a sidewalk; now Mulherrin wants a sidewalk; not Piper wants a sidewalk; etc. How can you say yes to one and no to the other? That is a very real issue we deal with all the time. We are currently dealing with three neighborhoods that want their streets paved. They want us to come to the Selectboard with budget proposals to pave those streets this winter. Ms. Griffin said she would prefer that the Planning Board work with us to determine where that bright line should be in terms of what is and isn't a sidewalk district.

Selectman Baschnagel said the same thing should apply to water and sewer service and paved roads. We can draw those lines and in fact the Master Plan has made some assumptions.

Selectman Christie asked if there is a criteria as to what set of circumstances would require a sidewalk. Ms. Griffin said right now there isn't. Ms. Collier said the Master Plan has a lot of information that should help us designate those zones.

Selectman Christie asked what would cause a build out. Selectman Baschnagel said the kind of thing you can get into relates back to some of the traffic stuff. Hovey Lane is a good example. Fifteen years ago Hovey didn't need a sidewalk, you could walk out on the streets. The traffic volume has increased and now we have request for sidewalks based on traffic volume. Another marker could be proximity to schools and how we get people to schools.

Vice Chairman Connolly said one thing we have discovered is that people do not like to share their walking space with cars. Selectman Connolly said she does think the sidewalks should be a separate entity in our capital planning. The need for more sidewalks is becoming acute. Our 75% in town development will demand more sidewalks. We should plan from a Public Works point of view right from the beginning. We are probably going to have to plan on more sidewalk plows and perhaps another person in Public Works. We do need a lot more sidewalks, particularly in areas where we are going to have fairly intense development.

Ms. Griffin said the one thing that makes her life easier is if there is an agreement between the Planning Board and the Selectboard that certain sidewalk segments make sense and Selectboard is prepared to budget the funds required to maintain those sidewalks. With new residences developed we will have new taxes to help fund the additional staff hours and other expenses required to maintain sidewalks. There is always a fear that there is a disconnect between what the Planning Board sees as important and what the Selectboard sees as important. We are looking for some way to balance this so there is an automatic connection between the two.

Selectman Christie said this may go back to setting criteria for requiring sidewalks, if a developer meets those requirements then we require a sidewalk.

Selectman Baschnagel said this would help Town staff. Should we be thinking about a side between the new Greensboro Road Development? We are talking about approximately 60 units. Is that the trigger point to connect from the entrance back down to the corner of Greensboro Road?

Vice Chairman Connolly said the Planning Board should be in a position to ask for it. Selectman Baschnagel agreed. He thinks it will help the planning process.

Chairman Walsh said we need a plan that deals with a network or a web. We shouldn't have sidewalks that have two ends and don't join up with anything.

Bob Norman said he would like to point out when you are talking about sidewalks and roads that there is something between the sidewalks and roads, which is a bicycle route. Bicycle routes should also be considered to connect with some of the new developments.

Chairman Walsh said we ought to be thinking about where sidewalks and bicycle enhancements should be thought about. We should think about them in the budget and over time. Part of this is about time.

Ms. Collier said we would be better off if we call this circulation planning. We also have traffic calming in this such as where you choose to calm and don't choose to calm. If you have traffic numbers and you know where schools are and where they are picking up kids on bus stops; then you can decide where sidewalks or traffic calming is needed. It would all fit together and make everyone's decisions easier. There may be some major changes coming in Zoning. Chairman Walsh said it is basically getting circulation in the Selectmen's mind since it is our fundamental responsibility in line with the Master Plan, which has been developed and are now looking at the Zoning implications of. There are things the Selectmen can do with the help of the Planning Board and there are things the Selectmen wish they could do but don't know how.

Ms. Collier said if we could do this now instead of piecemeal then we could even take on things like where the kids belong during school hours directing traffic. If we look at our traffic; where the houses are coming; and where the buses are running; we could even answer those questions. Another piece of the package would be parking for high school kids.

Chairman Walsh asked Ms. Collier if she would like to talk about that because he has not idea what decision the Planning Board has made with the schools.

Ms. Collier said the plans for the high school have been approved. Ms. Griffin was involved in the parking at the south end of the soccer field. Buses will stay on the road, so they know internal bus circulation right where they are now. The State says the busses can't drop people on the wrong side of the road so there has been a spot for advanced transit to use. Nothing too elaborate was done on the part of the Planning Board.

Selectman Baschnagel said the high school will expand slightly the amount of parking they will have on site. There will be about 20 spaces for student on site. There will be an expansion of the parking down on Hovey Lane, at the end of both sides of the soccer field. That will about double the number of spaces. It will be interesting because we will have head-on parking on both sides of Hovey Lane, it will be like driving through a parking lot. Other than this, there are no special conditions.

Ms. Collier said the Planning Board urged the high school to do planning with them for parents dropping students off and maybe even do a brochure that shows safe drops. They would be encouraged to use the Co-Op Center bus drop among other things. There are a lot of good ideas but very few conditions placed on the high school by the Planning Board.

Bob Norman said he would like to put in a plug for commitment on the part of the Planning Board and the Selectboard. It is very hard for anyone involved in the planning process. This includes the Planning Board looking at what's needed and the Selectboard and the Town looking at how to best support it. If you look at the high school and middle school projects; there hasn't been a lot of effort to look at either of those projects in terms of walkability, bikeability, or transit service. A lot of the high school kids walk. The question is why do they do that and where are they going? The large portion of them are headed to the Coop. The problem is that these kids often times don't use the crosswalks. That maybe reflects some kind of a lack of integrated process where we would have a plan that would help the kids know how to get across the street without cars to get there. While we are thinking about all that we are also anticipating what might happen out on Lyme Road. It seems to Mr Norman that part of the budget process also needs to include planning to make that whole environment congenial enough for walkers.

Selectman Baschnagel said he believes that part of the streetscape improvements on Lyme Road, between the 2 roundabouts, includes sidewalks on both side. Ms. Griffin said bike paths are also included on those plans. Chairman Walsh said the good news is that we have wide travel lanes there and we are able to get good cooperation from the State.

Jim Hornig said he would like the Selectboard to think about another problem. As the Planning Board was going through the Master Plan process they were all impressed by the opportunity to think in long terms. They were thinking about what Hanover is going to look like in 10 years or more. One of the places they went to for information was a long series of questionnaires distributed and used in the Town over the year. What came through on almost all of them was a strong message that people want Hanover to continue to be the kind of community that it is now. Figuring strongly in that is a sense of open space, wildlife, corridors, preservation, historic buildings, the whole gamut of land preservation and character of the community. We have to face up to the fact that all that is going to cost money. All of the indications are that the next decade in Hanover is going to be unprecedented amount of building that is going to be proposed. How much of that is approved will be partly up to the Planning Board and other constraints. Decisions that we make now are going to have an enormous effect on what Hanover looks like in 20 or 30 years. Mr Hornig feels that a provision for land protection belongs in the long term financial planning of the Selectboard. We now have the Conservation Fund, but Mr. Hornig doesn't feel that is going to be anywhere adequate to do the kind of protection that is needed. As the buildable space has been used up and the Planning Board future plans place restrictions on more places, there will have to be provisions for the Town to provide financial resources just in terms of equity and in terms of preserving the places we want. It is a big problem to think about.

Chairman Walsh said he thinks the step the Town made with the Conservation Fund a few years ago was a good and positive step and the Conservation Commission has done well with it. Chairman Walsh said it also gives him the opportunity to praise Mr. Hornig as president of the Conservation Council for the good work he is doing there. Mr. Hornig said

they work together with the Conservation Commission and the Land Committee and have done some very good things. The problem we are now faced with is much bigger that we are now are prepared to deal with. It is not today or tomorrow, but in the next few years. Selectman Baschnagel agreed and said that the best example that we have is that of the parcels that the Conservation Commission has bought over the last year, we kind of look at the fact that we have several hundred acres over on the other side of Moose Mountain for not much more than we spent to buy three acres on this side of the mountain. That gives a feel for the implications for land preservation on this side of the mountain.

Winifred Stearns of 5 Dorrance Place said she is very impressed with what Mr. Hornig has to say, but it only has to do with conserving rural space that is now open. Ms. Stearns would like to see some attention given to Downtown before we disappear, when people aren't satisfied with covering every inch of green space, which is what we live with now, having high rises put in. Right now the most pressing thing is not where the sidewalks are going to go, it's where the feet of that many people are going to be placed on those sidewalks. For example, Selectman Baschnagel mentioned putting in a sidewalk on Grasse Road, a new development that is still in the planning stage. It's okay it's going in; it is 150 units! Ms. Stearns thought the discussion tonight was going to center around policy. Ms. Stearns would like to ask the Selectboard to give the residents of Hanover a vote a Town Meeting as to whether or not they want all of this growth to go forward. The proposed plans that are coming before the Planning Board are not being shot down sufficiently or they are not being known well enough to the people in this Town. Ms. Stearns said she is sure everyone has seen the newspaper article by Alex Hansen (Valley News), that shows the project of 800 units to come. Of over 600 units, 425 have already been approved, that's units. Ms. Stearns would consider the average unit to be 4 people, with half being children. We are not stockpiling land for schools like Lebanon is doing. Where are all those children going to go? Are the Board members with children going to what split session for their children or are we going to carve off some of that rural space for schools? To Ms. Stearns the most important thing is to control this growth. She is asking the Selectmen to consider a moratorium until we can get to the point where we are in compliance with the sewer. Ms. Griffin said we are in compliance with the sewer. Ms. Stearns has an article out of the Union Leader sent to her by her sister which says that Hookset, N.H. is not going to be allowed to have any more building because the pollution that is going into the Merrimack River has to be curtailed. That is what we could come to here. That is the thing that has to be addressed; this terrible growth being projected. There is still some green space out around Greensboro where the word "wetlands" has lost it's meaning. In the 17 years that Ms. Stearns has been here she has noticed the erosion in the responsibility toward the wetlands. Somewhere we have got to come to grips with this. Those who live Downtown are already stifled with what they have. There is not one bit of green space left in the Downtown area.

Ms. Stearns said she has been hoping the that area behind the library to be a little park of some sort. It's just a building construction now while the library goes up. A big chunk of it was carved off for 11 additional spaces for the library. It's just this constant erosion. Ms. Stearns calls it "like slime across the pond". Ms. Stearns said this to the Selectboard last

January. When you get a little bit you just keep on going and nibbling away and getting whatever you want. Ms. Stearns feels very passionately about this and is asking for the Selectboard's help. She wants to see a moratorium until we get school projections for every single building group; how many kids, especially the low end ones, the are the ones that give us the children and Ms. Sterns love children. This simply must be addressed. Once the building permits are given there is not turning back and we have 425 units that can't be turned back; call that 800 people. That is a lot of cars; call it 2 cars per unit or 800 cars. There will also be plenty of kids as well. We don't have enough playing fields now. Kids at Hanover High School are being turned away because they are not good enough to play soccer. They are exactly the kids that should be having some sort of good sports. If they want to go out for it, they should be accomidated. They are not going to be able to be accomidated now and they are certainly not going to be able to be accomidated when all this building takes place if the Selectmen allow it.

Ms. Stearns said Mr. Hornig mentioned the questionnaire that went around, that must have been 15 years ago when that came around. Of course everybody wants to see deer walking through your backyard. What Ms. Stearns is saying is please consider a moratorium and give the residents a vote at Town Meeting as to how we thing we can sustain all this work.

Christine McDevitt said she 55 Lyme Road, which is the area that will be called Dresden Village Center. Ms. McDevitt said Ms. Collier did a great job highlighting what the neighborhoods concerns are about the sidewalks, particularly. A lot of traffic calming decision have been made in terms of roundabouts. It is a walkable neighborhood that they would like to see remain walkable, but there are not sidewalks. It will have an elementary school and a middle school, but Dresden Road is being cut off so she is not sure how people will be able to get from the elementary school to the middle school. They are assuming people will drop off their children at Ray School and make a roundabout down Reservoir Road. and then Lyme Road, to drop off their children at the middle school. That is a concern that needs to be addressed somewhere along the way.

Ms. McDevitt said more than this is the idea that green space isn't just Moose Mountain. It means little green parks; not even empty fields just little between spaces. The Master Plan called for it at the middle school, but because of the many constraints about the many players going into the middle school decision it was not able to be incorporated into the middle school decision. This effect very body who live around there. It effects the Kendall residents who were hoping for a village green. Long term, Ms. McDevitt and her neighbors would like the Selectmen and the Planning Board to remember that they know that all of this is going to happen and there is going to be a lot of rezoning on Lyme Road, but as importantl as the new buildings that come in and as important as the cluster housing in Rivercrest, is some green space. They are also concern about an integration between the middle school and the Ray School because they haven't heard a lot about how those two are being tied together. The forecasts on bussing are not promising because most parents drop their children off in cars. This needs to be addressed.



Brian Quinn said he would like to back the last couple of speaker with an observation. We are in a knowledge society and that the people who form the kinds of knowledge units that produce the wealth of the country, love to have an area where there is open space. This would attract the kind of people we want in this area. We want very intelligent, capable people and that leads to a tax base in the future that will support all the things we are talking about. If we don't get this right then we won't be able to get the types of people we want and be able to support some of these marvelous institutions here.

Bob Norman said along with the recognition that we are trying to meet the needs of people who are trying to afford housing in Hanover. Before we approve new developments, we should approve, at the same time, and area that is set aside for the kinds of people who responded to the questionnaires who said they want to see open space. These should be tied together in a way that every time that we approve a development, we make sure that there are the kinds of local green spaces that Christine McDevitt spoke about. We also need to allow for some of the larger green spaces for wildlife. We should not allow any development of areas that are becoming more dense, without also at the same time having areas that are less dense.

Chairman Walsh said he is going to go back to the Planning Board because most of the things heard are principle that have been put into the Master Plan. One of the things that he is thrilled with is what the Planning Board has come out with on the Town in terms of it's future. The new threat here is one of time. If you look at the Master Plan and envision it over the next 100 years it look pretty comfortable, but if you look at the Master Plan and envision it over the next 5 years it looks pretty rotten. The issue here is how quickly does this happen. We have a fine Town and many people who come here are jealous of that. One of the reasons for that is because of our Town planning process, our Planning Board and our Zoning Board of Adjustment. This has taken our economic energy and fashioned it in a way that has lead to quality development. We have lost affordable housing along the way. Chairman Walsh doesn't know how we push that back because the market is beating us on that, but we as a Town are trying. Chairman Walsh appreciates the vision the Planning Board has put forth. The question is over what pace is that implemented so it doesn't get away from us.

Selectmen Christie asked if a lot of this get determined by zoning, such as the amount of open space and what area get developed? How do the concepts of the Master Plan start coming forward in terms of zoning changes. This is really where you will hear from the Town as to whether they will approve the kinds of changes necessary to implement the Master Plan.

Ms. Collier said the zoning does say what can come in. The site plan review regulations and subdivisions regulations that are used to look at each project, are ancient and lacking. The Planning Board needs to rewrite them and has made that a very high priority. As soon as they get done with this round of zoning changes, few though they are; they have asked staff to get on those. They would like to have developers talk about the property first instead of how he wants to develop it.

Selectman Baschnagel said Ms. Collier is right, there is a process there. Some of the things that people are talking about here are outside the zoning because we are talking about public infrastructure in the broadest sense of infrastructure. Ms. Stearns talked about the space behind the Howe Library, but that is really a sewer easement that the Town owns. Ms. Stearns interjected that this could be green. Selectman Baschnagel said a decision could have been made that it got turned into a pocket park, but the decision that was made was that a portion of that would be used to facilitate the Howe Library extension. Chairman Walsh said the Howe Library is planning a garden on South Street coming off of the children's wing. They are looking for someone to fund that and to name it.

Selectman Baschnagel said to the extent that we want to reserve lands for public use, you can do that to a limited extent within a development. This falls into the site plan review and zoning process. The College is doing that for both Grasse Road and Rivercrest, at least in terms of the current plan. They are identifying space that would become public space. To the extent that you are looking to preserve a particular lot; if it is a piece of undeveloped property in the Town, then that property would have to be purchased. This gets to the point that Mr. Hornig was making in terms of funds being made available to do that. That is the balancing act. You can do some of that in the context of planning and individual project review. What Selectman Baschnagel believes he is hearing tonight is that people want to make sure we look beyond that.

A resident asked if there is a procedure by which that we don't have to quickly make these decisions by site plan review. The moratorium sounded like a common sense response to step back and take a moment to think about this. Are there ways by which we can not be reactive in responding to each growth increment and instead be a little more reflective?

Selectman Baschnagel said there are certain laws on the books in the State that are loosely termed growth management laws. This is State law as it's been interpreted through case law. There have been some towns that have tried to stop development and you can't stop it, so the question is what can you do. Where infrastructure is limited, if you don't have sewer capacity, that's easy because you can't allow sewer connections. If we do have sewer capacity, then you can't say no. Those are the things we have to understand. Jonathan Edwards is working on a long term forecast as to what we are looking at just given what's been put on the table. If we understand that and what opportunities we have according to State law, then we will be in a position to answer the question.

A resident asked if there is a time line as citizens to know when we will get the data; when can we act on certain things; and when can we become proactive. This data is crucial to making that kind of a decision.

Chairman Walsh said the first step was the Master Plan. The next step will be the Capital Improvement Plan and the circulation plan, followed by zoning changes that will happen over 10 years. This will be voted on by Town Meeting. There is a set Public Hearing process that would take place first.

Sylvia Spiegel of 7 Hollenbeck Lane said she hasn't heard anyone address Ms. Stearns question about the schools if we are talking about 400 children in a school that is very expensive and has just been built. What are you going to do about 400 new kids or 200 new kids in a school that is built and is already too small? Why not consider a moratorium until we know what the effects will be?

Ms. Griffin said one of the things we are working on, in addition to our own internal capital improvement program, is school capacities. We have asked the school district and will be working with them in the next 3 to 6 months, to come up with the best projections they can, as to the types of students that are generated by different types of housing. In other words; what is likely to be generated from Rivercrest or Grasse Road III, based on current experience with Grasse Roads Phase I and II. This will put the Planning Board in the position to be able to say with some degree of sophistication, what each type of development will generate a certain number of school children. Then the Planning Board and the Selectboard can begin to talk about the possibility of school impact fees and what kind of property should we be looking at for the next elementary school and where that should be located.

Ms. Griffin said legally we can't declare a moratorium on growth just because we don't have answers to these questions. What the Planning Board can say is that we will consider certain kinds of developments, but we have issues that will need to be resolved. Staff is currently working on how to put our hands on those kinds of projections.

Chairman Walsh said the zoning we have right now exists and has not changed and will not change until the voters of Hanover vote change it. There are two ways that new zoning can be put in front of the Town Meeting. One is for the Planning Board to proposed it and the other is proposed changes by petition. Historically, the Planning Board has been very thoughtful about what they put in front of the voters. When the Planning Board has put thoughtful proposals in front of Town Meeting they have passed. Historically, the proposals that have come in by petition have not passed at Town Meeting. There is a process here and zoning doesn't change because the Master Plan has changed. Zoning changes when the Zoning Board has a proposal they think merits going in front of the voters. What the Planning Board and the Selectboard are saying is that we need to understand the consequences in terms of capacity for wastewater treatment, water, etc. that are required to support the zoning.

Selectman Baschnagel said regarding the big list that was in Alex Hansen's newspaper article, a major portion of those projects are not allowed by current zoning. They can not be built without the changes Chairman Walsh has been talking about.

Ms. Stearns said it makes her very uneasy to hear Selectman Baschnagel and Ms. Griffin speak of Rivercrest. There are 26 units to be taken down and 300 buildings to go up in it's place. This was soundly defeated 2002. It was so disguised by the warrant that the warrant didn't identify the place. The vote on that was 884 against and 567 for, that was over 300

people. There has never been so many people turned out. The reason they turned out was that Eleanor Shannon, at her own expense, ran a circular to every person in this Town, apprising them of what was going to happen. If they wanted to vote against growth, here was their opportunity. She didn't even use the term "Rivercrest", but the way it was written in those warrants, the same was for Grasse Road; it was so disguised that there was no way a voter could understand unless they wanted to come down to Town Hall. So the Planning Board recommended it and the good people of Kendall and others who bother to vote came and voted for it. That's why they get passed. Rivercrest and Grasse Road were defeated in 2002. Grasse Road went down with 872 opposed and 588 in favor. Last year it came back disguised with affordable housing, a natural preserve and some forestry; and we end up with 150 units up there, a denigration of an SR1 zone to a newly created GR3 zone. Out of those 150 units, all for Dartmouth housing, we are going to get probably 600 people. Selectman Baschnagel thinks we should have a sidewalk up there for these people and we should because that is a lot of people. The point is that right now Rivercrest should not be coming up again because it was so soundly defeated. Ms. Stearns was really disappointed that it was brought up another year. Even President Wight said to his facility, we are not having anymore building.

Chairman Walsh said he appreciates the comments but he would like to take the conversation back to what it started out as, which is the Planning Board and the Selectboard.

Chairman Walsh said we have talked about getting the Selectmen's understanding of circulation and costs in line with the Planning Board's and possibility getting a Capital Improvement Plan that understands the implications of that. We have also talked about the possibility of getting open space land acquisition. Chairman Walsh asked the Planning Board what pieces he is missing where the Selectmen and the Planning Board could be working better together?

Vice Chairman Connolly said we need to keep a very good eye on the treatment plant. The other thing that Vice Chairman Connolly said she would like to add to this conversation about the moratorium on growth is that if we have number that declare us in an infrastructure crisis. They you could have a moratorium but you also must concurrently build your way out of the infrastructure crisis. That is State law, so a moratorium is not possible.

Ms. Stearns asked, what if we got a petition and presented it to the voters? Vice Chairman said it is not legal.

Ms. Stearns said, so the proposals, even though they have not been discussed, because they have been proposals, like this 550 units out on Greensboro Road, that is going to have to come to the vote. Vice Chairman Connolly said you can not have a moratorium for the fore mentioned reasons. However, we still need all of the numbers so we can decide what can go forward and how much it will cost the Town and the developers.

Selectman Baschnagel said one of the real understandings of the Master Plan and the discussions the Planning Board has had, has to do with defining the sewer and water service area for the Town. Selectman Baschnagel doesn't believe that the Town has any interest in extending the water and sewer service area. That is probably one of the biggest mechanisms we have for focusing activity and growth.

Ms. Griffin said staff has not talked about extending sewer beyond where it ends on Lyme Road, Greensboro or Etna Village. There has been no discussion about extending either our sewer or our water infrastructure. One of the major unlocks for developing this Town would be for the Town to make a conscious decision to extend our water or sewer infrastructure. There is only so much additional capacity that can be added to our waste water plant. For all sorts of geographic reasons it doesn't make sense to extend our water or sewer beyond where it is now. Those were the initial reasons that the Town decided to end the water and sewer service where it is.

Ms. Griffin said from the standpoint of the comments heard from the audience tonight, the Planning Board's goal in developing the Master Plan, was to focus development in already developed areas rather than continuing to see developments take place in a sort of pock marked fashion all over Hanover. That is why it behooves us to create a wider range of housing stock for our residents in Hanover, so there is a greater choice of where people can live. We are looking at focusing growth in Town where they can be focused by water and sewer such as Rivercrest, Grasse Road, or Greensboro Road. If growth is going to occur in Hanover, which inevitable, let's at least try to concentrate that growth in areas where it at least makes sense both in terms of walkability to Downtown service areas, access to water and sewer, access to public safety, and the knowledge that what we don't want to see is another 3,000 households strewn all over that landscape. Will this development occur over 5 or 20 years is anybody's guess. The economy will determine that; the rate of housing demand will determine that; the real estate market will determine that; land prices will determine that; and the Town will determine that in terms of what site plans accommodations the Town is will to make.

Ms. Griffin said she is a little concerned hearing from the audience, that they don't understand what the purpose of the Master Plan is. Ms. Griffin encourages voters to take some time to read the Master Plan if they have not done that.

Chairman Walsh said there is another something that is happening. Alex Hansen's article was a correct article. Because our Town is such an attractive Town, there are a lot of people looking to develop here. That doesn't mean we have to let them or change the zoning, but there is a tremendous amount of interest in developing in Hanover because real estate prices are going up as quickly as they are.

Ms. Collier said the Planning Board sit in a very hot seat because they deal with a lot of developers with huge investments. In the near term, before they have all the data and the perfect CIP and reasons to really focus what they have; they have to manage what comes in. There is opportunity there if they have the right data or reason. Ms. Collier suggested that

anytime the Selectmen have a policy about infrastructure expansion, if they could put it on the map, that would help the Planning Board draw lines. Class 6 roads are not often opened, if we don't ever want to open them or the time is wrong because we have enough roads open right now. If that is the case then the Planning Board can just say no instead of spending a whole night talking about them. Ms. Collier thinks maybe there should be a policy about not accessing properties through other towns. Those sorts of thing would help the Planning Board.

Chairman Walsh said that would be very helpful. He believes that there is no intent to expand water and sewer. He hopes there won't be development that has to be approached through another Town. It would be difficult to get the Selectmen to open up an class 6 road. Asking the Selectmen those questions is right.

Ms. Collier said near term infrastructure plans would help the Planning Board a great deal. A Route 120 study would also help them.

Ms. Griffin said because Route 120 is a State road, the State would have the final say about changes on Route 120. We have all wrestled with this relative to Buck Road and when would a new signal be required and would the State even approve a new signal if it were required and would, in fact a signal even make sense there. What the Planning Board has been wrestling with for several months is looking to enlist the funding from various property owners on Route 120 for a corridor study so we have a bigger picture of what Route 120 should look like and what type of growth should occur, so we can begin to plan for that.

Selectman Baschnagel said the Lebanon Planning Board is interested in a Route 120 corridor study as well. The Upper Valley Lake Sunapee Planning Commission has endorsed the inclusion of that as a State funded project as well through the Ten Year Plan. That is a candidate if we all keep pushing. The State is in the process of changing the Ten Year Plan. One of the elements of this change is to recognized is worth funding separately from building. In the past the only way you got a Route 120 corridor study funded was when someone had a plan to rebuild Route 120.

Bob Norman said we should recognize that the Master Plan is only a start in order to deal with inevitable growth and desirable and to make sure that growth that does occur is controlled. How do you control growth? You control growth through the regulations that are available, which the Town has to approve. This has to be done with a Planning Board that has depth and insight on how to do it; knowledge about growing greener and knowledge about what is possible legally and what is not. This has to be supported by a public who has understand about the principles required in order to achieve greener growth. It is ironic that the more successful we are, the more pressure we feel because more people want to live here. You want people to live here who contribute to the intellectual and economic well being of the Town. We also want people to live here who contribute to the maintenance of the services we require. We have to have firemen, janitors, and everyone else we count on for our services. They should be able to live here without having to travel to their jobs.

Chairman Walsh asked Ms. Griffin to please put together a join "to do" list for the Planning Board and the Selectboard to make sure we capture the topics

Brian ??? said he is always impressed when he sits in a room like this and see the talented people who are giving their time. We appreciate it and would like to express the Town's sincere thanks.

Christine McDevitt said she doe feel like she knows the Master Plan, at least her own little selfish section that she has paid attention to. The devil is in the details. The new developments in Hanover will be defined by the details; the sidewalks that actually follow the developments; the underground utilities that follow the developments; the green space that looks beautiful, but is never brought in because of lack of funds. She thinks the plan is perfect, but already we see whittling away of the extras that look so pretty. The building is in, the roundabouts are in, but a lot of the details aren't in. The Planning Board needs the Selectboard's help because those things will get lost. Those of us who live there want to see the details happen.

Jonathan Edwards said the Master Plan is visible on the Town website at [www.hanovernh.org](http://www.hanovernh.org). We are putting together a January 13<sup>th</sup> Dresden Village workshop.

**3. RECOMMENDATION TO SET PUBLIC HEARING ON DECEMBER 20, 2004 FOR CONSIDERATION AND APPROVAL OF RENEWAL OF FRANCHISE AGREEMENT WITH ADELPHIA**

Chairman Walsh asked Ms. Griffin if she recommends the Selectmen do this. Ms. Griffin replied she does recommend this. Ms. Griffin told the Selectmen she would have the revised agreement to them shortly. This is similar in key sections to the Video Franchise Agreement talked about with Hanover Broadband. Rob Ciandella, our telecommunications attorney, has been negotiating this revised agreement with Adelphia for about 18 month, largely because of the issues that Adelphia was facing as a corporation. Ms. Griffin said she is very comfortable with the document that she is recommending to the Selectmen.

Selectman Baschnagel asked Ms. McClain if she could get Adelphia to bring a map that is similar to the map supplied by Hanover Broadband and shows where their cable is running. Ms. McClain said she had a map on her wall that show this.

Chairman Walsh asked if we have asked for digital GIS coordinates for this. Ms. Griffin said we have not asked for those in the past. We will probably have Jonathan Edwards put the lines on the map in house rather than asking Adelphia for this because it will be easier.

**It was MOVED by Selectman Lubrano and SECONDED by Selectman Baschnagel to set a Public Hearing on December 20, 2004 for consideration and approval of a renewal of the Franchise Agreement with Adelphia. THE SELECTBOARD VOTED UNANIMOUSLY TO SET A PUBLIC HEARING FOR CONSIDERATION AND**

**APPROVAL OF A RENEWAL OF THE FRANCISE AGREEMENT WITH ADELPHIA.**

**4. FINAL ACTION TO APPROVE VIDEO FRANCHISE AGREEMENT AND RIGHT-OF-WAY LICENSE WITH HANOVER BROADBAND, LLC**

Chairman Walsh said the Selectmen had a Public Hearing November 15<sup>th</sup> regarding the Video Franchise and Right-of-Way agreement with Hanover Broadband. Ms. Griffin said the Selectboard, at that point, brought up several issues. Everyone took notes on those issues that evening and came up with a series of modifications based on the Selectmen's feedback. What was circulated to the Selectmen in their Friday packet was the outline from Rob Ciandella detailing the changes that were made to the agreements. Hanover Broadband (the Merton Group) agreed to all the changes that were incorporated. Ms. Griffin is on hand tonight to answer any questions the Selectmen might have about the changes made to the document. If the Selectboard were in agreement, Ms. Griffin would ask that the Selectmen authorize the execution of the Franchise Agreement and the Right-of-Way License with Hanover Broadband.

Vice Chairman Connolly said as far as she can see all the issues that were brought up at the last meeting were addressed.

Selectman Baschnagel said he has a minor nit. In the form that talks about the annual reports, he talked about asking for a report regarding what Hanover Broadband has done in the previous year and what they plan to do, by way of service, for the future. Selectman Baschnagel doesn't see that in this document. Ms. McClain said this is in the contract language and not the form. Ms. McClain tried to set this forth in an email to Selectman Baschnagel. There are some provisions in the Franchise Agreement that the Town may request specific information. Instead of trying to tailor and predict everything that we might want to know, Mr. Ciandella included some generic language so that we could require that information and it would be delivered in a reasonable time frame. Selectman Baschnagel said that is fine just as long as this is covered. Ms. Griffin said she feels the language covers this.

Selectman Lubrano said Exhibit 4, which is the schedule of rates and charges, is blank. Ms. McClain said this didn't change. Ms. Griffin said there is no change to the original that went out previously. Selectman Lubrano said we talked at our last meeting as to what those anticipated rates would be. Selectman Lubrano asked when we would actually see those rates. Ms. Griffin said we were provided with a rate sheet at the Public Hearing on November 15<sup>th</sup>; and that is what we are anticipating those rates to be. Selectman Lubrano asked if the Selectmen are going to sign a document that doesn't have that schedule attached. Ms. Griffin said she has that in the document that is ready for signing tonight.

Chairman Walsh said he is ready to authorized the Town Manager to sign this agreement, subject to a rate being set on the unbundled provision of access, which is a rate that is much,



much lower than a rate that has any other service in it. We are trying to use this intranet to connect all the people within the Town together with this wire. Chairman Walsh said he doesn't want to be in the position in five or six years where we are putting most of our town meetings on this; most of our Town information on this; our Town Meeting itself on this and people have to spend the equivalent of a high-speed internet or cable TV access for it. We have made the progress to unbundle and Chairman Walsh would like that rate lock up. He wants it to be at a level where anyone who wants to just use this, as part of the open network in Town, to be able to get on it very inexpensively. Chairman Walsh said he is for this and will vote to authorize it, subject to that rate at that kind of level.

Ms. Griffin asked Chairman Walsh if when he talks about getting on the Town network is he talking about high-speed internet access or the intra-town network. Chairman Walsh said he means the intra-town network. This is not access to the internet or being to be able to get cable channels. This should be the ability to get access to the Town locations, the school locations, and the places where we broadcast Town events so that it is very inexpensive for somebody to use this to be part of the Town, as opposed to the other services that are on it.

Selectman Christie said in the sense that other providers might want to provide a similar activity, he is confused about us perceiving that this be the only group able to provide this. Chairman Walsh said today it's the only group providing this; if some else wants to come in the future and have that open network capability, he would want the same thing from them.

Chairman Walsh said this is something that is going to be the information backbone that will be built into how this Town works, in terms of people accessing information. Selectman Christie said if the demand were there, it would seem to him there would be multiple services doing the same thing.

Selectman Baschnagel said what we are really trying to get away from the fact that if you want to watch Channel Six, you have to buy the Adelphia basic package and get other stuff beside Channel Six. Chairman Walsh said another example would be if you wanted to get your assignment from school because you are home sick. If your school is on the same fiber as your home, then you can dial up the school get it.

Selectman Baschnagel said describing it as the "intra-net" helps. He is not quite sure what that means in terms of the technology aspects of it.

Ms. Griffin said at the meeting on December 15<sup>th</sup>, Terry (McGarty) referred to this as a closed connection. He talked about \$39.95 a month for 100 megabytes of on-net connection, which Ms. Griffin understood to mean the intra-town network. Chairman Walsh said that price is much, much to high. That is approximately equivalent to the price of high-speed internet and that is unacceptable. Ms. Griffin said the question in her mind technologically is can you guarantee just on-net access without high-speed internet access?

Selectman Baschnagel said you would have to buy your internet provider, which is what gets you onto the net. If you don't have a contract with Valley Net or somebody else, then

you should be stuck on this net. Selectman Baschnagel said if he understands this correctly, you could have a limited number of places where this is hooked to the rest of the world and those people are going to be sitting there saying I won't let anybody out except for those who have purchased that service from them. The other side of the coin is if you are talking about just giving everyone a IPI number and then just letting people go, that's easy. Giving the audio and video access to it might be harder.

Chairman Walsh said this was sold to us as a fiber that lets the people of the Town talk to each other and the institutions of the Town. Ms. Griffin said the data transmission on the network is free on the price sheet. Ms. McClain said you would still have to get on and unlock the portal. Chairman Walsh said that would be fine to him if it ultimately includes getting on for just working within Town. Chairman Walsh is not ready to have this to be an impediment for us to use this for specific purposes in Town. Selectman Baschnagel said what you want is the equivalent of a \$10 a month Hotmail within the net, something with a minimal cost. Chairman Walsh said another alternative would be to pay a capital charge and then have the service be free. You may have to pay \$50 to have it stuck on the side of your house and then it's free. He doesn't want a charge that gets in the way of the people in Town connecting with each other and institutions.

Selectman Baschnagel said you don't want to put people in the position of having to choose to get the public channels here, or choosing to get the public channels and something else elsewhere, and that means they would be shuffled to one of the other providers. Chairman Walsh said if the State someday enables online voting and we hold Town Meeting on this fiber, he doesn't want people to have to spend \$40 a month, plus an install charge, etc., to come to Town Meeting.

Ms. Griffin asked Chairman Walsh if he is focused primarily on being able, for a minimal cost, to be able to access the institutional functions within the Town. Chairman Walsh said this is about using this as an asset to the citizens of Town, communicating with each other and the institutions.

Vice Chairman Connolly asked if this means by both video and intranet? Chairman Walsh said yes, he would like to be able to send Selectman Baschnagel pictures of his new grandkid if he wants. Chairman Walsh said going back to how this was described to us; he doesn't think he is changing.

Selectman Christie said he wasn't at that meeting, but he did read the minutes, which were very extensive, and it was clear to him that this was an objective that was going to be addressed.

Ms. McClain said where you would define those issues are questionable because it doesn't go on Schedule 4, which is an attachment to the Video Service Agreement. The bundling was addressed in the Right-of-Way agreement, which was defined as a public good. Chairman Walsh said Ms. McClain should go back and talk with Rob (Ciandella).

Selectman Baschnagel said he suspects it's a description of the service, which needs to be put into writing in a way that we can all be comfortable with.

Chairman Walsh said there is not any question that this is in there under the Right-of-Way agreement. What we are talking about is a price. What we have now is yes; there will be an unbundled connection. What we don't have is whether that unbundled connection will be affordable. Selectman Christie said there is only one question to ask; how much will it cost to get this type of connection.

**Chairman Walsh MOVED and Selectman Christie SECONDED that the Selectmen empower the Town Manager to sign the Video Franchise Agreement and Right-of-Way License agreement with Hanover Broadband LLC, subject to the cost of the unbundled services portal being acceptable to the Town Manager and Chairman Walsh. THE SELECTBOARD VOTED UNANIMOUSLY TO EMPOWER THE TOWN MANAGER TO SIGN THE VIDEO FRANCHISE AGREEMENT AND RIGHT-OF-WAY LICENSE AGREEMENT WITH HANOVER BROADBAND LLC, SUBJECT TO THE COST OF THE UNBUNDLED SERVICES PORTAL BEING ACCEPTABLE TO THE TOWN MANAGER AND CHAIRMAN WALSH.**

**5. CONTINUED DISCUSSION REGARDING REPORT OF THE TOWN MEETING TASKFORCE**

Ms. Griffin said she doesn't have feedback from the Local Government Center. Chairman Walsh said (to the viewing audience) that this means that there are 3 alternatives that the Town Meeting Task Force has mentioned in their report to the Selectboard. Ms. Griffin has asked our Town Attorney and the Local Government Center (consortium of all the towns and cities in New Hampshire) to determine if the alternatives proposed are legal. We don't have those answers yet.

Chairman Walsh asked the Selectmen if they would like to talk about this without knowing whether it's legal. The Selectmen decided they would rather wait until they have answers. Chairman Walsh told Ms. Griffin as soon as she gets the feedback, she can put this item on the agenda.

**6. RECOMMENDATION TO SET A PUBLIC HEARING ON DECEMBER 20, 2004 TO CONSIDER PROPOSED ORDINANCE NO. 4, PRIVATE CONSTRUCTION ON CLASS VI HIGHWAYS, AND PROPOSED ORDINANCE NO. 5, SEASONAL RESTRICTIONS ON TOWN HIGHWAYS**

Ms. Griffin said this is essentially the cleaning up of 2 ordinances. We are not looking at anything significant relative to changes in these. A couple of these recommendations came out of conversations with the Conservation Commission, particularly the seasonal restrictions. Ms. Griffin said she is asking that these be set down of amendment.

**It was MOVED by Selectman Baschnagel and SECONDED by Vice Chairman Connolly to set a Public Hearing on December 20, 2004 to consider proposed ordinance No. 4, Private Construction on Class VI Highways, and proposed ordinance No. 5, Seasonal Restrictions on Town Highways. THE SELECTBOARD VOTED UNANIMOUSLY TO SET A PUBLIC HEARING ON DECEMBER 20, 2004 TO CONSIDER PROPOSED ORDINANCE NO. 4, PRIVATE CONSTRUCTION ON CLASS VI HIGHWAYS, AND PROPOSED ORDINANCE NO. 5, SEASONAL RESTRICTIONS ON TOWN HIGHWAYS.**

**7. BANNER REQUEST – SPECIAL OLYMPICS**

Chairman Walsh said there has been a banner request by the Special Olympics. The Selectmen received this request in their Friday packets.

**It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Lubrano to approve the banner request by the Special Olympics. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE BANNER REQUEST BY THE SPECIAL OLYMPICS.**

**8. APPROVAL OF MINUTES: OCTOBER 25, 2004**

**It was MOVED by Selectman Lubrano and SECONDED by Vice Chairman Connolly to approve the minutes of October 25, 2004 as amended. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF OCTOBER 25, 2004 AS AMENDED.**

**9. ADMINISTRATIVE REPORTS**

Ms. Griffin reported that for the next three weeks she will be working on the budget and may be harder to get hold of. This is a difficult time of year for us but an important time of year because we really get focused on priorities for the coming year.

Ms. Griffin said she would be bringing the bonding versus reserving issue to the Selectmen in January. Ms. Griffin said she would also be bringing the Selectmen some follow up information about the Fire Districts in January. Other than this, all Ms. Griffin's efforts will be focused on the budget for the next few weeks.

Selectman Baschnagel said a good question was raised to him about our plans on Lyme Road. It is Selectman Baschnagel's impression that we will be doing this over the next 2 years. Ms. Griffin said the bulk of the work would be done this next construction season. Selectman Baschnagel said part of what is happening is that people don't know what's going to be done and not done. This was clear to Selectman Baschnagel by some of the question asked to him. Selectman Baschnagel thinks that we ought to try to get a plan out to

people, sometime in the not too distant future, that shows people what we are planning to do and when it will be done. Ms. Griffin said it might make sense to have that discussion on the January 13<sup>th</sup> Planning Board Meeting, when you are there to talk about the Dresden Village plan. Selectman Baschnagel said if he could have it then that would be good. He thinks it would put a whole bunch of question to bed rather than leaving gaps. The more gaps there are the more people embellish the gaps. Ms. Griffin said she would make sure Peter (Kulbacki) is prepared for that meeting, to share with the interested neighborhood residents what it looks like.

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

### **Peter Christie**

Selectman Christie reported that he is just back from getting knee surgery four weeks ago. Selectman Christie said he is very appreciative of the world-class surgeons, nurses, technicians, and housekeepers. It is just unbelievable what a resource we have out there in this community, including the Visiting Nurse Alliance that came to his house twice a week to help him with physical therapy.

Selectman Christie said he had his first meeting with the Senior since his surgery. The Seniors are scheduled out until March with events. There is not a minute left in December that hasn't been planned at the Senior Center. It is unbelievable with the schedule and the community and the fun things they have planned. Anyone who is not taking advantage of it certainly should.

### **Kate Connolly**

Vice Chairman Connolly said she has alerted the Planning Board to the fact that the Selectmen would probably approve the Hanover Broadband Network tonight. This is something they will have to consider in future site plans and subdivisions.

Vice Chairman Connolly said the Planning Board has been meeting at noon every Wednesday to plan for the Zoning Ordinance completion, or to at least try to knock out some of the issues.

Vice Chairman Connolly said the preliminary plan for Rivercrest has been submitted. It will be out there in January to see what the neighbors and the Planning Board think of it. A consulting firm in Colorado has done this.

The Planning Board did a site visit of the proposed Farr subdivision on the Greensboro Road. This is the one that the Zoning Board of Adjustment has approved both the wetlands setback and the four-unit installation in that barn in a single residence zone. Selectman Lubrano asked if that barn is being moved back from the road. Vice Chairman Connolly said yes; it is being moved to the setback of the district. Chairman Walsh said the barn is

also being moved east by 100 feet. Vice Chairman Connolly said considering the amount of wetlands in the area, it is being well done.

Vice Chairman Connolly said the Nugget Theater has gotten approval to change it's entry way. The entry way will be between the Nugget and the Fleet Bank.

**William "Bill" Baschnagel**

Selectman Baschnagel reported the PTB met. They have a dialogue going with the High School in terms of school parking and hopefully more respectful treatment of the parking officers as well as more flexible parking arrangements. One of the things being talked about there is setting up on street rentals for the students.

The Dartmouth folks came to the PTB asking the PTB if they would endorse the Town operating meters on the parking deck that will be built as part of the South Street project. There will be an underground garage that they will administer for their tenants and then there is a street level area that will have four transient customers. They came to the PTB to ask if they would endorse the Town taking it over and running it and actually being paid to do so. The PTB thought this is a novel idea. The PTB has endorsed that concept and it will come to the Selectboard sometime. Ms. Griffin added that the Town does not want to take over the maintenance of those spots. We will be happy to take over the enforcement and collect the revenue, but we have no interest in maintaining it. The Dartmouth group agreed that it made sense for the Town to maintain it.

Selectman Baschnagel said another thing discussed by the PTB was meter feeding and what the perception is of that. Lt. O'Neill and his crew went out and went through all the off street parking. On the average about 20% of those spaces were occupied by people they would consider to be meter feeders. With this information the PTB charged Lt. O'Neill with the question of where we go from here because this is not what we want to happen. It is brainstorm to figure out what the appropriate steps are to address that. Selectman Lubrano said we should ticket them. Selectman Baschnagel said right now we have the ability to ticket for meter feeding because we took off the ordinance. We can give multiple tickets, but there is no particular penalty involved. Selectman Baschnagel said there would be some type of proposal with regards to this. Vice Chairman said it seems to her that when this was being enforced before, they had that high tech chalk. Selectman Baschnagel said this has proven to be unproductive. Their productivity goes down considerable if they also use the computerized ticket writer that records these things. They can write the tickets faster by hand. That is part of the issue of how we set this up.

Selectman Baschnagel reported that Dartmouth came in and the Planning Board approved the lot line adjustment for Maynard. This is part of getting things squared away for the dormitory building process.

**Allegra Lubrano**

Selectman Lubrano reported the Howe Steering Committee met. They need to raise almost \$490,000 by June 30<sup>th</sup> in order the Kresge Grant of \$250,000. There is a wonderful article in Here In Hanover Magazine that features Howe on the front page. Selectman Lubrano recommends that to everyone to look at it.

The Hanover Improvement Society is allowing the Howe to show the Grinch (the Jim Carrey version) as a fundraiser. This will take place on December 18<sup>th</sup> and is \$4 a head.

The Community Substance Advisory Committee also met today. They mostly spoke about the diversion program and trends. It was a productive meeting.

### **Brian Walsh**

Chairman Walsh reported the Christmas Mystery is on December 19<sup>th</sup>, for anybody who is interested. There was a great article Here in Hanover about the mystery.

Chairman Walsh said February 12<sup>th</sup> is the Occum Pond Party. Selectman Baschnagel said February 5<sup>th</sup> is the icehouse making for the Pond Party.

## **11. OTHER BUSINESS**

There was no other business.

## **12. ADJOURNMENT**

**It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Lubrano adjourn the meeting at 9:35 pm. THE SELECTBOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:35 PM.**

## **SUMMARY**

**It was MOVED by Selectman Lubrano and SECONDED by Selectman Baschnagel to set a Public Hearing on December 20, 2004 for consideration and approval of a renewal of the Franchise Agreement with Adelphia. THE SELECTBOARD VOTED UNANIMOUSLY TO SET A PUBLIC HEARING FOR CONSIDERATION AND APPROVAL OF A RENEWAL OF THE FRANCISE AGREEMENT WITH ADELPHIA.**

**Chairman Walsh MOVED and Selectman Christie SECONDED that the Selectmen empower the Town Manager to sign the Video Franchise Agreement and Right-of-Way License agreement with Hanover Broadband LLC, subject to the cost of the**

**unbundled services portal being acceptable to the Town Manager and Chairman Walsh. THE SELECTBOARD VOTED UNANIMOUSLY TO EMPOWER THE TOWN MANAGER TO SIGN THE VIDEO FRANCHISE AGREEMENT AND RIGHT-OF-WAY LICENSE AGREEMENT WITH HANOVER BROADBAND LLC, SUBJECT TO THE COST OF THE UNBUNDLED SERVICES PORTAL BEING ACCEPTABLE TO THE TOWN MANAGER AND CHAIRMAN WALSH.**

**It was MOVED by Selectman Baschnagel and SECONDED by Vice Chairman Connolly to set a Public Hearing on December 20, 2004 to consider proposed ordinance No. 4, Private Construction on Class VI Highways, and proposed ordinance No. 5, Seasonal Restrictions on Town Highways. THE SELECTBOARD VOTED UNANIMOUSLY TO SET A PUBLIC HEARING ON DECEMBER 20, 2004 TO CONSIDER PROPOSED ORDINANCE NO. 4, PRIVATE CONSTRUCTION ON CLASS VI HIGHWAYS, AND PROPOSED ORDINANCE NO. 5, SEASONAL RESTRICTIONS ON TOWN HIGHWAYS.**

**It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Lubrano to approve the banner request by the Special Olympics. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE BANNER REQUEST BY THE SPECIAL OLYMPICS.**

**It was MOVED by Selectman Lubrano and SECONDED by Vice Chairman Connolly to approve the minutes of October 25, 2004 as amended. THE SELECTBOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF OCTOBER 25, 2004 AS AMENDED.**

**It was MOVED by Vice Chairman Connolly and SECONDED by Selectman Lubrano adjourn the meeting at 9:35 pm. THE SELECTBOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:35 PM.**

**Respectfully Submitted,**

  
**Allegra Lubrano, Secretary**

These minutes were transcribed by Susan Love