

**BOARD OF SELECTMEN'S MEETING**

**February 11, 2002**

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

The meeting of the Board of Selectmen was called to order at 7:30 pm by the Chairman, Brian Walsh. Present were: Brian Walsh, Chairman; Katherine Connolly, Vice-Chairman; William Baschnagel, Marilyn Black; Judson Pierson; Julia Griffin, Town Manager; and members of the public.

**1. PUBLIC COMMENT**

There was no public comment.

**2. CONTINUED DISCUSSION OF TRAFFIC CALMING OPTIONS FOR BUELL STREET, HOVEY LANE AND CURRIER PLACE.**

Peter Kulbacki advised of his and Chief Giaccone's three initial suggestions for traffic calming:

1. Posting speed limit signs in more appropriate places.
2. Changing the double yellow line on Currier Place to a single yellow line.
3. Marking fog lines for road narrowing effects.

Dick Lewin asked if the speed limit could be lowered to 25 mph along the length of Hovey Lane and Buell Street.

Chief Giaccone advised of other more debatable and significantly more expensive action he and Mr. Kulbacki were also proposing.

1. Adding double chicanes (curb extensions that alternate from one side of the street to the other forming S-shaped curves) on Hovey Lane in the area adjacent to the track field.
2. Changing Hovey Lane/Buell Street to one-way travel.
3. Adding a sidewalk to Buell Street and Hovey Lane from Currier Place to the sharp corner behind the Richmond School.

Marilyn Black believed if Hovey Lane and Buell Street became a one-way street people would be forced to use a neighborhood backyard or the soccer field to turn their vehicles around. Bill Baschnagel questioned why speed tables were not considered. Steve Croy stated that the speed table on Rip Road could be traveled over at speeds of up to 35 mph and that noise from the speed table could be heard the distance of six houses on each side of the table. Peter Kulbacki added that chicanes would work to narrow the road, would require less maintenance and be less expensive than speed tables.

Dick Lewin believed the people of his neighborhood would be happy to try chicanes. He asked if chicanes could also be tried on Buell Street and if any consideration was given for traffic calming on Currier Place. Bonnie Parker stated the chicanes would not change the number of vehicles in the area but might only slow the traffic down or divert it to Currier Place. Chief Giaccone did not believe Currier Place could be made to be any narrower than it was. Bill Baschnagel suggested a stop sign be added near the end of Currier Place where Buell Street and Currier Place connected. Katherine Connolly stated that adding fog lanes on Currier Place would narrow the travel lanes and slow traffic on that street.

Steve Crory suggested commercial traffic not be allowed on these residential streets from 7:00 am to 10:00 am. Mr. Crory believed the traffic issue was a regional problem fueled by the expansion of Dartmouth College, Centerra and the hospital. Mr. Crory said the key to survival for these neighborhood streets and for the Town's high school problem was for traffic to be diverted via a connector between Route 10 and Route 120 in the area of Sachem Village.

Brian Walsh asked the Selectmen for reaction to the suggestions made. Bill Baschnagel believed chicanes should be pursued. Katherine Connolly agreed. Judson Pierson favored the options involving chicanes, the yellow line on Currier Place and fog lines. Mr. Pierson believed the Selectmen needed to respond as quickly as possible and study other traffic calming options later. Brian Walsh also favored adding the pair of chicanes as proposed, as they would make Hovey Lane a less attractive cut through and would control speed where it should be better controlled.

Bill Baschnagel suggested fog lanes be added on Hovey Lane and Buell Street in a way that would provide a bike lane on one side of those roads. Dick Lewin agreed and added that offsetting fog lines could also act as a painted sidewalk. Mr. Lewin also favored the idea to add a stop sign at the intersection of Currier Place and Buell Street and asked that the Selectmen consider placing another stop sign on Currier Place where it intersects with Dorrance Place. Mr. Lewin also suggested the right turn lane on Main Street, discussed at the previous Selectmen's meeting on traffic calming, be used only during peak morning hours and that parking be allowed there the remainder of the day. Marilyn Black disagreed with removing the handicap parking space in front of the post office. Ms. Black believed it would be difficult for a handicap person to access the post office from the lot behind or to the side of the building. Bill Baschnagel agreed and suggested the handicap space be moved farther back on Main Street to still allow an extended right turn lane onto Lebanon Street. Mr. Walsh said he would prefer to find a handicap space that was not located in a turn lane. Julia Griffin advised that the post office was not interested in making parking spaces available in their side lot or in their south parking lot for the public.

Brian Walsh believed the Selectmen had reached consensus to approve the three initial proposals for traffic calming as proposed. Double chicanes, not of permanent

construction, were approved for the location suggested by Mr. Kulbacki and Chief Giaccone. Mr. Walsh suggested the abutting neighbors and public be advised that the chicanes would be installed. Suggestions were made to submit a diagram of the chicanes, as they are to be located, to the Valley News and to distribute flyers and posters of the same at the Hanover High School.

**3. DISCUSSION OF POTENTIAL REZONING OF TOWN-OWNED PORTION OF THE GILE TRACT.**

Jonathan Edwards advised of Shelly Hadfield's comprehensive analysis of affordable housing needs in Hanover which recommended that the Town provide 50 housing units, rental or home ownership, for low-, moderate- and middle-income households. Mr. Edwards said the only town-owned land large enough to suit this project was the 67 acres of the Gile Tract that was currently zoned "OL". Mr. Edwards submitted a rezoning request to the Planning Board on behalf of the Affordable Housing Commission to change these 67 acres to "GR-1" which would allow multifamily and PRD development at the rate of approximately 7 units per acre. Mr. Edwards said Walter Mitchell did not believe this would be spot zoning because the property itself was larger than many of the individual zoning districts the Town currently had.

Marilyn Black questioned if there was any chance of runoff or seepage from the old dump down to that site. Peter Kulbacki had provided the Commission printouts of the subsurface studies and explained that the levels of toxic chemicals were well beneath the stated legal minimums for safe levels. Mr. Kulbacki said the EPA had recently lowered the legal minimum levels for magnesium and that the magnesium levels at the site were being retested. Mr. Kulbacki added that the ground water flow moved away from the site.

Bill Baschnagel questioned if Mr. Edwards was anticipating that this would be a Town administered housing development. Mr. Edwards said the recommendation was that in order to make it work financially some costs (interest, construction, land) needed to be cut. Mr. Walsh did not believe the project would be owned or operated by the Hanover Housing Authority.

Mr. Baschnagel questioned the income levels that were anticipated to respond. Mr. Edwards said it would be a mix of low (\$36,000/year), moderate (\$36,000 to \$52,000/year) and middle (\$52,000 to \$72,000/year) income housing as defined by Shelly Hadfield's report. Mr. Edwards said these were people who were not eligible for any federally assisted programs and who did not make sufficient income to meet under riding standards for a mortgage on the average cost of a house in town.

Mr. Baschnagel supported the idea of affordable housing but preferred not to build a large community, separate and isolated from the rest of the town, on a dumpsite. Mr. Edwards said as a practical matter, this area was the only piece of town owned land that was available. Katherine Connolly added that Hanover's notion of affordable housing

was higher than what was considered in most places. Mr. Walsh said the issue of having affordable housing lumped together or mixed within the grain of the town was a very valuable conversation to have. Mr. Baschnagel said the value of the site was higher if it remained "OL". Mr. Baschnagel suggested selling the land as an asset and taking the funds raised to identify a way to provide affordable housing throughout the community.

Julia Griffin advised of Planning Board discussions that considered changing the definition of allowable uses in "OL" to include some component of housing. Ms. Griffin believed if this were done it would increase the Town's flexibility with respect to this parcel. Mr. Walsh added that a zoning change would enable the Town, but not commit it, to use this land for an affordable housing project.

Mr. Baschnagel agreed with changing the "OL" to allow PRD's as he did not want to take this land out of a potentially higher commercial application use. Ms. Black agreed. Mr. Baschnagel believed this area would be developed and if it was rezoned into a residential use it would be inherently less valuable for that kind of development. Mr. Edwards believed it would be just as simple to change the "OL" allowances, as it would be to rezone the site to "GR-1". Mr. Edwards said the request to change the zoning came about as the Affordable Housing Commission tried to keep the purview of the scope of the change as small as possible to minimize the chances of unattended or unstudied consequences.

Mr. Walsh asked the Selectmen, acting as owners of this land, short of a town meeting, if consensus had been reached to support changing the "OL" zone to allow moderate density and residential uses; and not to support the request to rezone the Gile Tract to "GR-1". The Selectmen agreed.

**4. DISCUSSION OF PROPOSED ZONING AMENDMENTS RELATIVE TO DOWNTOWN VISION AND RELATED REQUEST FOR CHARTER CHANGE.**

Jonathan Edwards pointed out the proposed zoning changes on the map of the Downtown Area Setback Line. Mr. Edwards said the "B-2" and "GR-1" zones, with a few minor changes, would become "D-1" Downtown Core and "D-2" Downtown Buffer. Mr. Edwards said the proposed amendments would change the primary density control of development in the downtown from parking to a combination of dimensional controls (floor area ratios, height and setback requirements). Mr. Edwards said a new approach to downtown parking would be created making downtown parking a public utility. Mr. Edwards said parking would be provided by the Town on payments resulting directly from private development. The zoning would be modified to reflect that approach and a Charter change would be needed to implement it.

Bill Baschnagel said the proposed Charter change would grant the Town, the Board of Selectmen and the Planning Board the authority to put in place a system where landowners or developers would be given a choice to build parking on their sites or to purchase parking credits from the Town. The Board of Selectmen, as a part of the

Town's fees process, would set the cost of the parking credits. Mr. Baschnagel anticipated that cost would be consistent with what it would take to build a parking space, \$10,000 to \$20,000 per parking credit. Mr. Baschnagel said the Town would use the money raised to provide a consolidated mechanism for meeting the demand that this development generated. Mr. Baschnagel said this section of the Charter would give the Town the authority to assess parking taxes based on some combination of real estate and parking deficit. This would involve the Town awarding an agreed number of parking credit spaces per building at no cost.

Ms. Black favored the Charter change and concept of selling parking credits but thought the Town should know how this process would affect the Parking District budget before this was approved. Mr. Baschnagel said the Town would still have the right to assess a parking tax on real estate. Ms. Griffin said the budget numbers would be available when the Parking Fund budget was reviewed.

Mr. Walsh was concerned for a big starting transient kind of problem. He did not believe the Town had the funds or the extra parking needed to begin the process. Mr. Baschnagel said the Town had always been under considerable pressure to provide more parking in town. Mr. Walsh said he would be against this, even though he believed it was where the Town needed to progress to, unless it could be put in a place where the Town was ahead of the power curve and not in a position where the town had to act when a private interest wanted to buy credits and acted.

Ms. Black questioned what the deadline was for the Planning Board to get these amendments heard to get on the warrant. Mr. Edwards said April 2, 2002. Jonathan Edwards asked that if the Selectmen concluded that they were not ready to support this Charter that they let the Planning Board know so the Planning Board could stop this from being placed on a ballot.

Mr. Walsh believed consensus had been reached that the Selectmen supported the concept of the Charter change but questioned how this new process could be better implemented so that the Town did not take on a set of obligations that it could not deliver on.

**5. RECOMMENDATION TO AUTHORIZE SALE OF BONDS IN THE AMOUNT OF \$165,000 FOR THE PURCHASE OF DISPATCH CONSOLE.**

**Marilyn Black MADE THE MOTION to authorize the sale of bonds in the amount of \$165,000 for the purchase of a dispatch console. Judson Pierson SECONDED THE MOTION. THE BOARD VOTED UNANIMOUSLY TO AUTHORIZE THE SALE OF BONDS IN THE AMOUNT OF \$165,000 FOR THE PURCHASE OF A DISPATCH CONSOLE.**

**6. DISCUSSION OF FY 2002/03 BUDGET REVIEW SCHEDULE.**

Julia Griffin said the first budget meeting was scheduled for Monday, February 25, 2002. Ms. Griffin suggested the Board repeat the budget schedule from the previous year:

Monday, February 25, 2002: presentation of budget, budget hearings (Administrative Services, Assessing, Board of Selectmen, Human Resources, Human Services, Parking and Town Manager).

Wednesday, February 27, 2002: budget hearings (Etna and Howe Libraries, Parking Fund, Planning & Zoning and review of the audit).

Monday, March 4, 2002: budget hearings (Ambulance, Fire and Police)

Wednesday, March 6, 2002: budget hearing (CIP, housing fund, Public Works, sidewalks, town properties, wastewater, Water Company, and approve the budget)

All meetings will begin at 7:00 pm.

**7. UPDATE ON LEGISLATION RELATIVE TO STATEWIDE PROPERTY TAX.**

Julia Griffin advised of a House Ways and Means Committee hearing held on the proposed constitutional amendment that would essentially eliminate the ability for the State to assess a net donor requirement against certain communities. She provided copies of a letter sent to coalition communities asking that they consider sponsoring a bill to sunset the statewide property tax January 1, 2004.

Marilyn Black said the Selectmen had voted previously not to support the constitutional amendment. Ms. Black said Ted Jankowski had sent out a news release stating, "the 31 member coalition of communities... was supporting this constitutional amendment." Ms. Black noted that the Town of Hanover was listed on the coalitions letterhead and recommended that the Selectmen take their name from the coalition. Julia Griffin said it was clear statewide that Hanover did not support the constitutional amendment. Ms. Griffin thought there might be some long-term strategic benefit in Hanover remaining supportive of the coalition. Ms. Griffin suggested the Town ask to have their name removed from the coalition letterhead for the time being. The Selectmen agreed.

**Katherine Connolly MADE THE MOTION that the Board supports the sunset bill. Bill Baschnagel SECONDED THE MOTION. THE BOARD VOTED UNANIMOUSLY TO SUPPORT THE SUNSET BILL.**

**8. CONSIDERATION OF BANNER REQUEST.**

Julia Griffin provided a letter from Christina Wilson, Nationals Committee Chair, requesting permission to hang a banner over Main Street advertising the 2002 United States Canoe Association Marathon Nationals, which will be held in Hanover in August. Ms. Griffin said the Town's policy in the past had been to only allow banners for Town sponsored events. Katherine Connolly and Marilyn Black believed this event was unique and deserved consideration.

The Selectmen were concerned for Ms. Wilson's statement that some sponsors' logos would be sprinkled around the banner. Julia Griffin suggested she respond that the Selectmen would be happy to have them install their banner but without the sponsors' logos.

The Selectmen briefly discussed the criteria involved with approving and disapproving various banners. Bill Baschnagel suggested national venues be the common denominator. He felt very uncomfortable making the statement that Hanover did not support a national championship event in this Town. Mr. Walsh felt the opposite that support for non-profit groups should have access of this space. Mr. Walsh suggested the Selectman approve this proposal and reconsider the criteria at a later date.

**9. ADMINISTRATIVE REPORTS.**

There were no administrative reports given.

**10. SELECTMEN'S REPORTS.**

**Ms. Black**

Marilyn Black reported that the Community Senior Center Fund was almost ready to begin a fund drive. Letters would be put together the following day and copies would be provided to the Selectmen in their Friday package. Ms. Black was hopeful the deficit could be made up with the fund drive.

**Ms. Connolly**

Katherine Connolly said the Planning Board was working on zoning amendments all month.

**Mr. Baschnagel**

Bill Baschnagel reported on Dartmouth's presentation to the Planning Board on their plans for Sachem Village, which included increasing residential units from 131 units to 206 units.

Mr. Baschnagel reported on the Occom Pond Party held over the previous weekend. Mr. Baschnagel suggested William Young and Chris Vitale be commended for their efforts.

**Mr. Pierson**

Judson Pierson did not have anything to report. Hank Tenney advised that the basketball tournament would begin Saturday. There were 187 teams registered. The Recreation Board was looking for volunteers to man tables.

Mr. Pierson acknowledged Mr. Tenney's honor as coach of the year as being unsurpassed and thanked him for his efforts.

**Mr. Walsh**

Brian Walsh did not have anything to report.

**11. APPROVAL OF MINUTES: January 28, 2002**

**Katherine Connolly MADE THE MOTION to approve the minutes of the Board of Selectmen's meeting from January 28, 2002 as amended. Marilyn Black SECONDED THE MOTION. THE BOARD VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF THE BOARD OF SELECTMEN'S MEETING FROM JANUARY 28, 2002 AS AMENDED.**

**12. OLD BUSINESS.**

There was no old business.

**13. ADJOURNMENT.**

**Judson Pierson MADE THE MOTION to adjourn the meeting at 9:45 pm. The MOTION WAS SECONDED. THE BOARD VOTED UNANIMOUSLY TO ADJOURN THE MEETING AT 9:45 PM.**

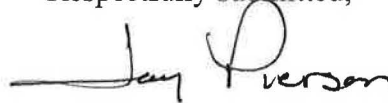
**SUMMARY**

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Respectfully submitted,

A handwritten signature in black ink that reads "Jay Pierson". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Jay Pierson, Secretary

These minutes were transcribed by Beth Rivard.