

BOARD OF SELECTMEN'S MEETING

APPROVED

SEPTEMBER 22, 1997

7:30 P.M. - MUNICIPAL OFFICE BUILDING - HANOVER, NH

The meeting of the Board of Selectmen was called to order at 7:30 p.m. by the Chairman, Marilyn W. Black. Present were: Marilyn W. Black, Chairman; Brian Walsh, Vice Chairman; Jack Nelson; Katherine S. Connolly; John Manchester; Julia Griffin, Town Manager; and members of the public.

Ms. Black announced that this meeting was being taped by CATV 6 and that assistive listening devices were available for anyone who wished to use them.

1. PUBLIC COMMENT

There was no public comment.

2. MOTION TO SET A PUBLIC HEARING FOR MONDAY, OCTOBER 6, 1997 REGARDING ADOPTION OF UPDATED CODES, INCLUDING THE 1996 EDITION OF THE BOCA NATIONAL BUILDING CODE, THE 1996 EDITION OF THE BOCA NATIONAL FIRE PREVENTION CODE, THE 1994 EDITION OF NFPA 101-LIFE SAFETY CODE, THE 1996 EDITION OF NFPA 70-NATIONAL ELECTRIC CODE AND THE 1992 EDITION OF NFPA 211-CHIMNEYS, FIRE PLACES, VENTS AND SOLID FUEL BURNING APPLIANCES.

Ms. Griffin explained that the Town of Hanover has been operating with outdated codes which have not been updated since 1995. She recommending adopting the latest version for each of the codes.

Ms. Griffin noted that she will invite Craig Olsen and Roger Bradley to attend the meeting to answer specific questions regarding the codes. She also indicated that the Planning and Zoning office had received copies of the updated codes.

Mr. Walsh asked that the Building and Code Advisory Committee be invited to attend the hearing and to comment on the codes.

Ms. Black MADE THE MOTION that the Board of Selectmen set a public hearing for Monday, October 6, 1997 regarding adoption of updated codes, including the 1996 edition of the BOCA National Building Code, the 1996 edition of the BOCA National Fire Prevention Code, the 1994 edition of NFPA 101-Life Safety Code, the 1996 edition of NFPA 70-National Electric Code and the 1992 edition of NFPA 211-Chimneys, Fire Places, Vents and Solid Fuel Burning Appliances. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SET A PUBLIC HEARING FOR MONDAY, OCTOBER 6, 1997 REGARDING ADOPTION OF UPDATED CODES, INCLUDING THE 1996 EDITION OF THE BOCA NATIONAL BUILDING CODE, THE 1996 EDITION OF THE BOCA NATIONAL FIRE PREVENTION CODE, THE 1994 EDITION OF NFPA 101-LIFE SAFETY CODE, THE 1996 EDITION OF NFPA 70-NATIONAL ELECTRIC CODE AND THE 1992 EDITION OF NFPA 211-CHIMNEYS, FIRE PLACES, VENTS AND SOLID FUEL BURNING APPLIANCES.

3. DISCUSSION REGARDING RENEWAL OF LEASE PARKING LOCATED AT 10 CURRIER STREET.

Ms. Griffin stated that the lot at 10 Currier Street costs the Town \$47.50 per space per month, and the Town leases the spaces at \$75.00 per space per month. The income generated from this lot helps to offset some losses that are incurred with larger and more expensive lots, and Ms. Griffin recommended that the Town continue to maintain this lease.

Mr. Nelson MADE THE MOTION that the Board of Selectmen vote to renew the lease at 10 Currier Street. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO RENEW THE LEASE AT 10 CURRIER STREET.

4. DISCUSSION OF ADOPTION OF RSA 165:4-A, AUTHORIZING THE MUNICIPALITY TO APPLY RENTAL ASSISTANCE TO TENANTS TOWARD PAYMENTS OWED TO THE MUNICIPALITY BY LANDLORD.

Ms. Griffin explained that RSA 165:4-a was adopted by the State legislature approximately three years ago. She stated that the RSA came out of the recession when communities in the state had property owners who were behind in paying their taxes, many of whom had a number of tenants eligible for welfare assistance. Ms. Griffin noted that the legislature passed this statute to enable communities, if they wished, to use the rental assistance money for an eligible tenant to offset back taxes, rather than cutting a voucher directly to the landlord. The Town of Hanover is currently facing a similar situation in one instance.

Ms. Griffin stated that the statute makes it clear that the governing body of the Town needs to authorize the Town to implement this section of the RSA.

Mr. Walsh asked if a special town meeting is necessary to implement this action. Ms. Griffin answered that because of Hanover's Charter, the Board of Selectmen is authorized to implement the action.

Mr. Nelson suggested that the lease in question be examined to be sure there is not a provision for breach of lease included.

Mr. Walsh MADE THE MOTION that the Board of Selectmen vote to adopt RSA 165:4-a to authorize the Town to apply rental assistance to tenants toward payments owed to the Town by a landlord. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO ADOPT RSA 165:4-a TO AUTHORIZE THE TOWN TO APPLY RENTAL ASSISTANCE TO TENANTS TOWARD PAYMENTS OWED TO THE TOWN BY A LANDLORD.

5. DISCUSSION OF PROPOSED APPOINTMENTS: A. SCENIC LOCALES COMMITTEE; B. BICYCLE/RECREATION PATH COMMITTEE; C. COMMUNITY FACILITIES TASKFORCE.

Ms. Griffin stated that Nancy Collier, the Chair of the Scenic Locales Committee, has requested that the following three individuals be appointed to the committee: Pam Memorian, Cass Olsen and Warren Turner.

Mr. Walsh MADE THE MOTION that the Board of Selectmen appoint Pam Memorian, Cass Olsen and Warren Turner to the Scenic Locales Committee. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPOINT PAM MEMORIAN, CASS OLSEN AND WARREN TURNER TO THE SCENIC LOCALES COMMITTEE.

Ms. Griffin stated that there is no activity necessary regarding the Bicycle/Recreation Path Committee at this time.

Regarding the Community Facilities Taskforce, Ms. Griffin indicated that Donna Stinson had been inadvertently omitted from the list of members.

Ms. Black MADE THE MOTION to appoint Donna Stinson to the Community Facilities Taskforce. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPOINT DONNA STINSON TO THE COMMUNITY FACILITIES TASKFORCE.

6. ADMINISTRATIVE REPORTS.

Ms. Griffin noted that construction is back underway on the Ledyard Bridge project. It is the intention of the contractors to complete as much of the underground utility work as possible this winter, and to put down a base course of pavement. Ms. Griffin stated that by the end of October motorists will be able to drive on the new bridge.

Ms. Griffin indicated that the base course of pavement is to be down by the end of October in anticipation of plowing and the closing of hot top plants for the season. The contractors will be returning in the spring to do the final utility work, final paving and landscaping.

Mr. Walsh requested a written weekly report from the State Department of Transportation indicating a percentage completion basis of the work by October 31. Ms. Griffin indicated that she currently receives verbal weekly project updates from the contractor which she has included in the Friday mailings, but she is not sure whether the contractor can be compelled to provide written reports.

Ms. Griffin stated that weekly meetings are held with the public works staff and the police department regarding the roadway section, and she has been in touch with residents living along W. Wheelock Street. She added that she has asked that a number of the homes along W. Wheelock Street be power washed before winter.

Ms. Black stated that the Historical Society has asked that the light fixtures on the old bridge be saved as historical pieces.

Regarding the Communities Facilities Task Force, Ms. Griffin indicated that she is trying to set up interviews for the top three finalist firms that have submitted proposals. She also noted that she is meeting with Mill Moore to finalize the survey portion of the project, and stated that the goal is to spend no more than \$20,000 for both components of the project combined.

Ms. Griffin stated that when a contract is negotiated with the consultant, the first meeting of the Communities Facilities Task Force will be scheduled.

7. SELECTMEN'S REPORTS.

Mr. Manchester

Mr. Manchester reported that the Howe Library meeting has been changed to October 16, 1997 at 3:00.

Mr. Manchester also reported that the Hanover Recreation Department had a meeting recently, and there are 600 individuals signed up for the fall recreation programs. He added that Trumbull Nelson has donated 12 benches which are being utilized at Reservoir and Sachem fields, and thanked them for their donation.

Mr. Manchester stated that the parade and haunted house will be October 29, 1997 at 6:00 p.m., and that trick or treating will occur on October 31, 1997, which is also homecoming at Dartmouth College. He added that there will be a bus going to the Boston Pops on December 20, 1997, and that the Turkey Trot will be held November 23, 1997 at 1:00.

Mr. Nelson

Mr. Nelson reported on a recent Planning Board meeting at which the Rugby building on Reservoir Road was conditionally approved. The applicant, Dartmouth College, volunteered to have as a condition of approval that they would manage the parking in connection with a Dartmouth College event in perpetuity so that it would not cause a problem. The College will also develop parking spaces, a bus system, peripheral parking or whatever the demand makes necessary.

Mr. Nelson noted that the Economic Development Corporation will be attending the next Board of Selectmen's meeting. Ms. Griffin indicated that they will be available to provide background on their corporation and answer any questions the Board may have. She added that they are currently working with a number of grants from the Office of State Planning and the Community Development Financing Authority, one of which is for Grafton County communities and the development of a web site to indicate what interest individual communities have in attracting certain types of businesses.

Mr. Nelson stated that a recent seminar he attended led him to believe that the major recipient would be Lebanon, and that the focus of the Corporation was for those communities with the administrative infrastructure to take advantage of the programs, and an additional focus was toward more lower income economic ladder. He questioned whether Hanover would be attractive for this program due to the price of land and lack of an adequate labor source. He suggested that the Corporation address the issue of Hanover fitting into their program at the next Board of Selectmen's meeting.

Ms. Griffin stated that the program is in its initial stages, beginning with funds from the Community Development Block Grant made available by the Office of State Planning. As a part of their overall program, they have created a revolving loan fund that has Community Development Block Grant money as well as money donated by several banks to start a revolving loan fund pool; 50% of jobs created by that pool have to be for individuals in the low and moderate income category. Ms. Griffin indicated that this may have the potential for additional state funding for other programs which might be better targeted to higher-end firms which could be of more help to the Town of Hanover.

Mr. Nelson asked for more information regarding Reise Engineering, a firm that is doing work at Summer Park. Ms. Griffin answered that Reise Engineering is doing energy efficiency work on the 24 residential units at Summer Park, a project which is completely funded by Granite State Electric at a cost of approximately \$25,000. Lighting fixtures are being replaced and the insulation is being added to the windows to make the building more energy efficient and reduce the Town's utility expenses.

Mr. Nelson stated that he has a schedule conflict with the Parking and Transportation Board meetings which are held on Thursday afternoons. Ms. Griffin will ask Penny Hoisington to contact Mr. Nelson to determine what works best with his schedule.

Mr. Nelson noted that the New Hampshire Department of Transportation 10 year transportation improvement plan is noted on a schedule of weekly meeting events. Ms. Griffin explained that the Department is conducting a display program throughout the state to familiarize communities in New Hampshire with the Department of Transportation's 10 year plan, and Hanover has agreed to host them.

Ms. Connolly

Ms. Connolly reported that the Planning Board will meet Tuesday, September 23rd, to review the first two chapters of the master plan - housing and economic development.

Ms. Black suggested that the problem of student housing and number of residents per building and its affect on residential neighborhoods be addressed in the master plan. Ms. Connolly answered that the student population is well documented in the master plan.

Mr. Walsh

Mr. Walsh reported that the parking and facilities task force continues to work with a comprehensive first draft which should be completed in the next eight weeks.

Mr. Walsh also reported that the Conservation Commission has an item which will come before the Board of Selectmen at their next meeting. The matter relates to Balch Hill and access from the end of Hemlock Drive which is for foot traffic or maintenance vehicles. The landowners would like to make it clear that the easement is access only for maintenance vehicles and foot, not for general vehicles. Ms. Griffin stated that it will be set forth very clearly on a map. She indicated that the landowners' attorney had inquired if the Town would be amenable to limiting access to pedestrian access only.

Ms. Black

Ms. Black reported that the basketball courts at the Ray School have been officially opened.

8. APPROVAL OF MINUTES: JULY 7, 1997; AUGUST 8, 1997; SEPTEMBER 8, 1997.

Mr. Walsh MADE THE MOTION that the Board of Selectmen vote to approve the minutes of July 7, 1997, August 8, 1997, and September 8, 1997, as amended. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF JULY 7, 1997, AUGUST 8, 1997, AND SEPTEMBER 8, 1997, AS AMENDED.

9. OTHER BUSINESS

There was no other business to come before the meeting.

10. ADJOURNMENT

Ms. Connolly MADE THE MOTION to adjourn the meeting of the Board of Selectmen. Mr. Walsh SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO ADJOURN THE MEETING OF THE BOARD OF SELECTMEN.

Ms. Black MADE THE MOTION to go to a non-public session to discuss a matter which may affect the reputation of an individual. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO GO TO A NON-PUBLIC SESSION TO DISCUSS A MATTER WHICH MAY AFFECT THE REPUTATION OF AN INDIVIDUAL.

The meeting was adjourned at 8:12 p.m.

SUMMARY

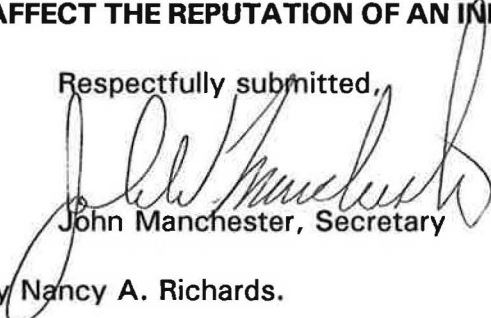
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Respectfully submitted,



John Manchester, Secretary

These minutes were taken and transcribed by Nancy A. Richards.