

**APPROVED**

**BOARD OF SELECTMEN'S MEETING**

**MARCH 16, 1998**

**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 hearing enhancement equipment was available for anyone who wished to use it.

**1. PUBLIC COMMENT**

Mary Anne Rankin, Chairman of the Bicycle Path Committee, asked if the Selectmen have a position on the bike path route, and if someone from the Board will speak on the issue when it comes before Town Meeting. Ms. Griffin answered that the Board went on record in December showing their support for the project, and are now waiting for the Department of Transportation for a determination as to which one of the alternatives they would prefer, as well as a final dollar amount for the project.

Mr. Nelson stated that the Selectmen would endorse the project, but would suggest having a member of the committee make a presentation at Town Meeting.

Ms. Griffin noted that she will work with the committee in preparing a presentation for Town Meeting. She indicated that she had talked with Don Lyford at the Department of Transportation who anticipated obtaining final cost estimates from the consulting engineer by the end of March. Ms. Griffin stated that she has a placeholder on the warrant article to appropriate up to \$80,000, which is the maximum amount.

Ms. Rankin asked if the plans that are approved by the Town go forward and the project costs less than \$80,000, would the funds be able to be carried over to following years for an additional bike path route or a pedestrian route.

Mr. Nelson answered that he would assume that the funds could not be carried over, and that the State would allow the Town 80% of the funds needed for this specific project.

Ms. Griffin indicated that the funds are required to be expended by September 30, 1998; if one of the cost estimates for one of the two alternatives is substantially less than what was originally allocated, the State might allow the Town to set the money aside to do additional bicycle path work elsewhere in Town. Due to the time limit on spending of the funds, however, Ms. Griffin feels that there may not be adequate time for the funds to be spent and they would be lost.

Ms. Rankin indicated that one of the alternatives would go through parcels of private property. Ms. Griffin stated that there would need to be discussions with the private property owners about their interest in having a bicycle path with an easement along their land. She noted that the consulting engineer will try to give a sense of potential property impact.

**2. RECOMMENDATION TO SET PUBLIC HEARING FOR APRIL 6, 1998 TO AMEND THE PARKING DISTRICT ORDINANCE, TO CONFORM WITH THE TOWN CHARTER.**

Mr. Nelson explained that the Town charter is correct; he added that he was on the committee regarding this matter, and the charter change was to give the Selectmen latitude as to how to apportion the funds. In order to prevent future selectboards from having the ability to place 100% of the burden on the taxpayers, a minimum of 50% is to come from the parking district.

Ms. Griffin stated that the current parking district ordinance shows a 50/50 split, whereas the charter language is more flexible. She noted that because there is a proposal to fund a parking structure deficit with a combination of tax increment district financing and an increase in the parking district tax, the parking district task force wanted to be sure the parking district ordinance language is in line with the charter. She stated that the intent is to have the deficit net of the increment payment to be assessed against the parking district only.

Ms. Connolly suggested that the ordinance should be amended and tied to bonding, making a mandatory 100% while the Town is paying off a bond.

Ms. Griffin stated if there is no flexibility provided in the language in the ordinance to align it with the language in the charter, the Board would be prevented from assessing some portion of parking district expenditures against the general fund if it should wish to do so in the future.

Ms. Black stated that if this amendment should pass, it would need to be reviewed each year. Ms. Griffin noted that the allocation would need to be addressed as part of the Board's budget deliberations on the parking fund.

**Mr. Walsh MADE THE MOTION that the Board of Selectmen set a Public Hearing for April 6, 1998 to amend the Parking District Ordinance to conform with the Town Charter. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SET A PUBLIC HEARING FOR APRIL 6, 1998 TO AMEND THE PARKING DISTRICT ORDINANCE TO CONFORM WITH THE TOWN CHARTER.**

**3. RECOMMENDATION TO SET PUBLIC HEARING FOR APRIL 13, 1998 TO REVIEW PROPOSED 1998 WARRANT (PRE-TOWN MEETING PUBLIC HEARING).**

**Ms. Connolly MADE THE MOTION that the Board of Selectmen set a Public Hearing for April 13, 1998 to review proposed 1998 Warrant (Pre-Town Meeting Public Hearing). Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SET A PUBLIC HEARING FOR APRIL 13, 1998 TO REVIEW PROPOSED 1998 WARRANT (PRE-TOWN MEETING PUBLIC HEARING).**

**4. RECOMMENDATION TO SET PUBLIC HEARING FOR APRIL 13, 1998 TO ADOPT RSA-162-K AND TO CREATE TAX INCREMENT DISTRICT (REQUIRED PRIOR TO OFFICIAL TOWN MEETING ACTION).**

Ms. Griffin explained that the Town is required by State law prior to Town Meeting action to adopt Chapter 162-K which allows the Town to consider establishing a tax increment district, to create the district, and to adopt the district development plan. She noted that the parking structure task force is planning to be present at the public hearing to give their official pre-town meeting public presentation on the parking structure, and specifically on the tax increment district component and the bond issue.

Mr. Manchester asked how the \$85,000 figure representing increase in value was arrived at. Ms. Griffin answered that it was simply a projection, based on the current construction plan with estimated construction costs for the retail and office component of the project. She noted that the lowest amount possible was used in order to be conservative.

**Mr. Walsh MADE THE MOTION that the Board of Selectmen set a Public Hearing for April 13, 1998 to adopt RSA-162-K and to create a tax increment district (required prior to official Town Meeting action). Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SET A PUBLIC HEARING FOR APRIL 13, 1998 TO ADOPT RSA-162-K AND TO CREATE A TAX INCREMENT DISTRICT (REQUIRED PRIOR TO OFFICIAL TOWN MEETING ACTION).**

**5. RECOMMENDATION TO SET PUBLIC HEARING FOR APRIL 13, 1998 REGARDING RESOLUTION TO ISSUE \$5.1 MILLION IN GENERAL OBLIGATION BONDS TO CONSTRUCT A PARKING STRUCTURE IN DOWNTOWN HANOVER (REQUIRED FOR BOND ISSUE IN EXCESS OF \$100,000 PRIOR TO OFFICIAL TOWN MEETING ACTION).**

Mr. Nelson asked if legal counsel has been consulted on these issues. Ms. Griffin answered that Walter Mitchell will be at the public hearing on April 13th and at Town Meeting as there are a number of complex issues on the warrant. She added that Mr. Mitchell will be reviewing her final draft language for all of the warrant articles.

**Ms. Connolly MADE THE MOTION that the Board of Selectmen set a Public Hearing for April 13, 1998 regarding resolution to issue \$5.1 million in general obligation bonds to construct a parking structure in downtown Hanover (required for bond issue in excess of \$100,000 prior to official Town Meeting action). Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTE UNANIMOUSLY TO SET A PUBLIC HEARING FOR APRIL 13, 1998 REGARDING RESOLUTION TO ISSUE \$5.1 MILLION IN GENERAL OBLIGATION BONDS TO CONSTRUCT A PARKING STRUCTURE IN DOWNTOWN HANOVER (REQUIRED FOR BOND ISSUE IN EXCESS OF \$100,000 PRIOR TO OFFICIAL TOWN MEETING ACTION).**

**6. CONSIDERATION OF REQUEST TO CLOSE MAIN STREET FOR 1998 STREETFEST.**

Ms. Connolly noted that hanging of the banner from July 2nd as requested by the Chamber of Commerce could create a conflict with the 4th of July banner traditionally hung across Main Street.

**Mr. Walsh MADE THE MOTION that the Board of Selectmen approve the Chamber of Commerce's request to (1) close the following streets to vehicular traffic on July 11th from 6:00 a.m. to 6:30 p.m.: Main Street from the Hanover Inn to Maple and East South Streets; Lebanon Street from South Main Street to Currier; and Allen Street from South Main Street to the entrance of the municipal parking lot; (2) hang a banner across Main Street from July 2, 1998 through July 12, 1998; and (3) grant the Chamber of Commerce jurisdiction to rent space on the sidewalks with no vendor ordinance on July 11, 1998. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPROVE THE CHAMBER OF COMMERCE'S REQUEST TO (1) CLOSE THE FOLLOWING STREETS TO VEHICULAR TRAFFIC ON JULY 11TH FROM 6:00 A.M. TO 6:30 P.M.: MAIN STREET FROM THE HANOVER INN TO MAPLE AND EAST SOUTH STREETS; LEBANON STREET FROM SOUTH MAIN STREET TO CURRIER; AND ALLEN STREET FROM SOUTH MAIN STREET TO THE ENTRANCE OF THE MUNICIPAL PARKING LOT; (2) HANG A BANNER ACROSS MAIN STREET FROM JULY 2, 1998 THROUGH JULY 12, 1998; AND (3) GRANT THE CHAMBER OF COMMERCE JURISDICTION TO RENT SPACE ON THE SIDEWALKS WITH NO VENDOR ORDINANCE ON JULY 11, 1998.**

**7. DISCUSSION WITH REPRESENTATIVE OF BARRETT-RANSMEIER PARCEL.**

Mr. Jay Barrett displayed a map of the Barrett-Ransmeier parcel and distributed an agenda of discussion points. He informed the Selectmen that a year ago there was a tentative purchase and sales agreement on the property for which funding fell through. The property was rezoned at the last Town Meeting, making the entire parcel rural residential. Mr. Barrett informed the Board that the property has been listed with a realtor who has been aggressively trying to locate a health care provider for the property, but without success. He noted that permits have been obtained for 1,350 feet of roadway, and that time is running out on those permits.

Mr. Barrett stated that the advantage is that now the land is rural residential zoning which allows for better residential land use. Bids for the rough section of the road have been received, and Mr. Barrett expects that a contract will be signed within two to three weeks to start construction of the road.

Mr. Barrett explained that he has put together a tentative development scheme for the property which the Planning Board has seen on an informal basis. The development scheme proposes a 37 unit planned residential development. Mr. Barrett explained that the appeal of a planned residential development is that it allows a much tighter cluster and cuts down on the infrastructure needed, allowing much more of the land to be preserved. A common area and pond are planned, with residential groupings surrounding that area and residential clusters going up the hill. Mr. Barrett stated that the conservation lands on the top of the hill and the low lands along the brook are areas that would be respected and maintained.

Mr. Barrett asked the Board if there was any interest in a bike path through the property. He further stated that if they were to conserve their half of the top of the hill, they would like to suggest to the Town that the Town's half be put into natural preserve.

Mr. Barrett noted that in a PRD land has to be set aside; there is a question whether that land would be set aside as common land for whatever community is developed, or whether the land would go to the town in fee. If the land goes to the Town in fee, Mr. Barrett suggested that they start working with other property owners in the corridor to deal with the conservation interests of the land.

Mr. Barrett noted that the Apels own a parcel that is a beautiful piece of land; he suggested that if the project moves forward, the Town discuss with Mrs. Apel the possibility of the Town acquiring this piece of land.

Addressing Mr. Barrett's questions, Mr. Nelson stated that discussions have progressed with the DOT regarding a bike path which would not take into consideration a bike path on this property. He added that at some future date, however, the Town may be interested in acquiring a right of way on the property.

Regarding the property at the top of the hill, Mr. Nelson feels it would be appropriate for the Town to make its half of the top of the hill a natural preserve rather than being zoned as office/laboratory.

Mr. Nelson noted that there is strong community sentiment for conserving as much of this land in perpetuity as possible. He added that if an organization such as the Upper Valley Land Trust is not interested in the area, the Town should be interested because of community enthusiasm and interest to conserve it in perpetuity.

Mr. Barrett stated that the Planning Board's initial response to the plan was very good. One comment that came up was the issue of an emergency exit. Mr. Barrett suggested that there may be a type of bike path that could be used as an emergency road, so that only emergency vehicles could get through from Route 120 to Route 10.

Mr. Barrett informed the Board that he should have a decision as to the plans for the property by mid-April.

**8. APPOINTMENT OF ALTERNATE TO ZONING BOARD.**

**Ms. Connolly MADE THE MOTION that the Board of Selectmen appoint Carol McKinnon as an alternate to the Zoning Board of Adjustment. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPOINT CAROL MCKINNON AS AN ALTERNATE TO THE ZONING BOARD OF ADJUSTMENT.**

**9. APPOINTMENT OF BOARD OF SELECTMEN REPRESENTATIVES TO THE JOINT FACILITIES PLANNING COMMITTEE.**

Ms. Black indicated that she had been attending the meetings of the Joint Facilities Planning Committee.

Mr. Walsh noted that the committee is going to need as much community input and support as it can get, and wondered if one of the two people should be someone who is not an elected official. Mr. Nelson suggested that Mr. Peter Morrison would be a good candidate to serve on the committee.

Ms. Griffin stated that she had prepared a draft scope of services for the facilitator who will work with the committee. The scope of work for the facilitator indicates that a series of community workshops is required.

**Mr. Nelson MADE THE MOTION that the Board of Selectmen appoint Marilyn W. Black and Peter Morrison as Selectmen representatives to the Joint Facilities Planning Committee. Mr. Walsh SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPOINT MARILYN W. BLACK AND PETER MORRISON AS SELECTMEN REPRESENTATIVES TO THE JOINT FACILITIES PLANNING COMMITTEE.**

**10. APPROVAL OF MINUTES - MARCH 2, 1998.**

**Ms. Connolly MADE THE MOTION that the Board of Selectmen approve the Minutes of the Board of Selectmen's meeting of March 2, 1998, as corrected. Mr. Walsh SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPROVE THE MINUTES OF THE BOARD OF SELECTMEN'S MEETING OF MARCH 2, 1998, AS CORRECTED.**

**11. ADMINISTRATIVE REPORTS.**

Ms. Griffin reported that she has been working on drafting the final warrant articles.

She also reported that she is continuing to work with a group from Etna Village regarding options for the Schoolhouse Lane project, and will keep the Board informed of on-going discussions. She is working with State DOT on a signalized intersection which would be tripped only by cars exiting the Schoolhouse Lane area to turn right or left onto Etna Road. Ms. Griffin stated that the Town is also eligible for State bridge aid for up to 80 percent of the cost for widening the bridge to allow traffic to go in both directions, and adding a sidewalk. The Town would need to come up with 20% of the cost, and will not be eligible to receive the funds until July 1, 1999. Ms. Griffin noted that the Town would probably end up paying for the traffic light; but if the Town is willing to take over 1.8 miles of Etna road, the State would put the signal in at their own expense. The Town would receive \$900 per year for every mile of road that is taken over by the State. Ms. Griffin explained that before the State turns a section of a roadway over to a town, they make improvements based on the Town's request.

Ms. Griffin also reported that there has been a very good response to the Communities Task Force survey, with 450 surveys being returned at this time. She noted that surveys will be going out for the Scenic Locales Committee in the near future.

**12. SELECTMEN'S REPORTS.**

**Mr. Walsh**

Mr. Walsh reported that the Conservation Commission met recently at the request of the Zoning Board of Adjustment to review the Barrett-Ransmeier project and comment on its wetlands impact. The Conservation Commission indicated to the ZBA that the project appeared to meet its requirements. Mr. Walsh noted that a letter from Peter Kulbacki indicated that he had questions relative to permanence, and the Conservation Commission suggested that those concerns be taken care of as part of the bonding process.

**Ms. Connolly**

Ms. Connolly reported that the Planning Board met recently and dealt with zoning amendments regarding two single residence properties on Lyme Road, specifically the A.B. McGuinness store and the property to the north.

**Mr. Nelson**

Mr. Nelson reported that he sat on two Dartmouth College cases on the Planning Board recently. The site plan review for the new Dartmouth Library was passed by the Planning Board.

Mr. Nelson also reported that he sat on two hearings on the Dartmouth College application for modifications to the Chase Field facility and turf field with lighting for evenings. Dartmouth College was advised by the Planning Board that the direction they were going probably did not have a high likelihood of passing. At the last meeting, Dartmouth College modified their plans, and is trying to get insight before they expend too much money. They are intending to hold a meeting with the neighbors to get as much input as possible.

Mr. Nelson stated that the major change is that instead of putting a turf field in the lower level, they intend to put a grass soccer field to take the place of the competition soccer field, and are estimating that 18 games a year will be held on it. This would be the lowest intensity use field of all fields in the Chase Field complex, and is the field closest to the Tyler Road neighborhood. They propose to locate the turf field at the end of the Thompson Arena parking lot.

Regarding the Hanover Water Works Company, Mr. Nelson reported that the Company has tentative approval for over \$4,000,000 in revolving loan funds through the Department of Environmental Services to make infrastructure improvements. The loan is for 20 years at an interest rate of 4.2%, which will be a significant savings that will be passed on to the customer base. Mr. Nelson indicated that he has contracted with an attorney specializing in this type of matter. The intention is to spend a portion of the \$4,000,000 this construction year, and the balance of the funds during the next construction year.

Mr. Walsh recalled that Dufresne Henry's report relative to the distribution system indicated a \$7,000,000 investment. Mr. Nelson noted that there may be a need for more borrowing, but that he feels it would be more appropriate to increase rates to gain excess capital, and to add other capital expenditures into the operating budget over a long period of time. He added that the most immediate need in Hanover is for better fire protection, explaining that if there is a fire in a certain area of Town there is water drawn away from other areas, which constitutes a health hazard.

**Mr. Manchester**

Mr. Manchester reported that the Howe Library held a Trustees' meeting recently, and heard a report from the master plan committee, a technology report from Peggy Hyde and a financial report. Mr. Manchester received a demonstration of an internet service which focuses on periodicals.

**Ms. Black**

Ms. Black had nothing to report.

**13. OTHER BUSINESS**

There was no other business to come before the meeting.

**14. ADJOURNMENT**

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

The meeting was adjourned at 8:55 p.m.

**SUMMARY**

- 1. Mr. Walsh MADE THE MOTION that the Board of Selectmen set a Public Hearing for April 6, 1998 to amend the Parking District Ordinance to conform with the Town Charter. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SET A PUBLIC HEARING FOR APRIL 6, 1998 TO AMEND THE PARKING DISTRICT ORDINANCE TO CONFORM WITH THE TOWN CHARTER.**
- 2. Ms. Connolly MADE THE MOTION that the Board of Selectmen set a Public Hearing for April 13, 1998 to review proposed 1998 Warrant (Pre-Town Meeting Public Hearing). Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SET A PUBLIC HEARING FOR APRIL 13, 1998 TO REVIEW PROPOSED 1998 WARRANT (PRE-TOWN MEETING PUBLIC HEARING).**
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5. **Mr. Walsh MADE THE MOTION that the Board of Selectmen approve the Chamber of Commerce's request to (1) close the following streets to vehicular traffic on July 11th from 6:00 a.m. to 6:30 p.m.: Main Street from the Hanover Inn to Maple and East South Streets; Lebanon Street from South Main Street to Currier; and Allen Street from South Main Street to the entrance of the municipal parking lot; (2) hang a banner across Main Street from July 2, 1998 through July 12, 1998; and (3) grant the Chamber of Commerce jurisdiction to rent space on the sidewalks with no vendor ordinance on July 11, 1998. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPROVE THE CHAMBER OF COMMERCE'S REQUEST TO (1) CLOSE THE FOLLOWING STREETS TO VEHICULAR TRAFFIC ON JULY 11TH FROM 6:00 A.M. TO 6:30 P.M.: MAIN STREET FROM THE HANOVER INN TO MAPLE AND EAST SOUTH STREETS; LEBANON STREET FROM SOUTH MAIN STREET TO CURRIER; AND ALLEN STREET FROM SOUTH MAIN STREET TO THE ENTRANCE OF THE MUNICIPAL PARKING LOT; (2) HANG A BANNER ACROSS MAIN STREET FROM JULY 2, 1998 THROUGH JULY 12, 1998; AND (3) GRANT THE CHAMBER OF COMMERCE JURISDICTION TO RENT SPACE ON THE SIDEWALKS WITH NO VENDOR ORDINANCE ON JULY 11, 1998.**
6. **Ms. Connolly MADE THE MOTION that the Board of Selectmen appoint Carol McKinnin as an alternate to the Zoning Board of Adjustment. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPOINT CAROL MCKINNON AS AN ALTERNATE TO THE ZONING BOARD OF ADJUSTMENT.**
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9. **Mr. Nelson MADE THE MOTION to adjourn the meeting of the Board of Selectmen. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO ADJOURN THE MEETING OF THE BOARD OF SELECTMEN.**

Respectfully submitted,

  
John Manchester, Secretary

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