

APPROVED

BOARD OF SELECTMEN'S MEETING

APRIL 13, 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 assistive listening devices were available for anyone who wished to use them.

Ms. Black noted that the League of Women Voters was sponsoring a call-in show for this pre-town meeting, and encouraged the public to call with any questions they might have.

1. PUBLIC COMMENT

There was no public comment.

2. PUBLIC HEARING ON PROPOSED WARRANT FOR 1998 TOWN MEETING.

Ms. Black announced that Town Meeting will be held May 12, 1998 at 7:00 p.m. at the Hanover High School gymnasium. The first five Articles will be voted on by ballot on Tuesday, May 12th at Hanover High School; the polls will be open from 7:00 a.m. to 7:00 p.m.

Question: *Can a person vote if they cannot attend Town meeting on May 12th?*

Ms. Black answered that as long as Hanover uses a Town Meeting form of government, a person must be present at the meeting to vote on the Articles. Absentee ballots can be obtained for the Zoning Amendments and election of officers, but no absentee ballots are permitted for Articles which are voted on from the floor at Town Meeting.

Question: *Can you give someone a proxy to vote on your behalf at Town meeting?*

Ms. Black said that someone cannot vote by proxy at Town Meeting. Mr. Walsh noted that the theory behind not having absentee ballots and proxies for Articles voted on at Town Meeting is that those who vote should have the benefit of the discussion on the Articles. Mr. Nelson added that any of the Articles that will be discussed may be amended at Town Meeting.

Question: *How can a person get a copy of the warrant before the pre-Town Meeting in order to ask informed questions about it?*

Ms. Griffin answered that the draft Town Warrant begins to be finalized about three weeks prior to pre-Town Meeting, and an updated draft is done each week. Draft copies of the warrant have been being issued for the last two weeks, with a small transaction ad appearing in the Valley News indicating that they were available. The Town Warrant will become finalized in approximately a week, and will then arrive in the Town Annual Reports. April 27th is the deadline for finalizing the Town Warrant. Ms. Black added that dates for finalizing the Town Warrant and dates for pre-Town Meeting are set by State law.

ARTICLE ONE: Ms. Black stated that Article One deals with the election of the following officers: one selectman for a term of 3 years; one treasurer for a term of one year; one library trustee for a term of 3 years; one trustee of trust funds for a term of 3 years; one town clerk for a term of 3 years; one supervisor of the checklist for a term of 6 years; one supervisor of the checklist for a term of 4 years; one moderator for a term of two years; and other such town officers as required by law.

Question: Are any of the elected positions contested, and how can the electorate learn about the candidates and their views? Ms. Black answered that there are some contested positions. She indicated that there will be a candidates' night on May 5th to which all candidates will be invited. The candidates' night will be broadcast as a call-in show on CATV 6.

ARTICLE TWO: Ms. Connolly stated that Amendment No. 1 would rezone the remaining portions of Tax Map 29, Lot 18 (3 Schoolhouse Lane) that are in the Rural Residential and Single Residential Zoning Districts to the Business-1 Zoning District. She explained that the Business-1 district in Etna around Schoolhouse Lane is very small, and includes two properties and part of one property. This amendment would enlarge it by about 1/3 of an acre so that one of the properties for the first time would become conforming, and would enable a post office building to be built on the property without zoning problems. The amendment would effectively enlarge the business district to include one entire property.

Ms. Black noted that all Zoning Amendments are written by the Planning Board.

Question: Why is there not a greater enlargement of the B-1 district in Etna, and how effective will just a 1/3 of an acre enlargement be? Ms. Connolly explained that the enlargement will make it simpler to build the proposed building that could contain the Etna Post Office. She added that the Planning Board does not ordinarily propose Zoning Amendment changes without the direct consent of the property owners involved, and no other property owners in that area have asked to be included in this or asked to have their zoning changed.

Question: Will the enlargement of the business district in Etna create increased traffic into Etna and over the bridge? Ms. Connolly answered that traffic into Etna has increased substantially all by itself, and increased traffic is anticipated over the bridge, for which provisions are being made.

ARTICLE THREE: Ms. Connolly stated that Amendment No. 2 would rezone a small portion of the Single Residence-2 Zoning District south of Route 120 to General Residence-1 and Office and Laboratory, and rezone a portion of Tax Map 24, Lot 35 (6 Buck Road) from Office and Laboratory and Rural Residential to the General Residence-1 Zoning District.

Ms. Connolly explained that the owner of the property, Bayne Stevenson, prefers to promote the building of housing rather than office buildings in that area. The property is in back of the family medical center on Buck Road.

ARTICLE FOUR: Ms. Connolly stated that Amendment No. 3 would amend Section 702 Wetland and Water Body Protection. This amendment would also delete the following definitions from Section 901: Water Body, Wetland, Wetlands Soils, Wetland Vegetation, Wetland Hydrology and Wetland Setback.

Ms. Connolly explained that this is a fairly new ordinance passed for the first time in 1990, and is corrected every four years as problems arise that need correction. It also introduces an administrative permit rather than the necessity of small incursions having to go through Zoning Board approval; it gives the Code Administrator the ability to give a permit for these types of jobs. She added that it also makes the regulations more like the State regulations, so that applicants for zoning special exceptions do not have to adhere to different requirements than those required for wetland permits to the State of New Hampshire.

Question: Relative to changes in wetlands, what was the position of the Planning Board, the Conservation Commission and the Zoning Board? Ms. Connolly answered that changes in the wetlands came from the Zoning Board, and thanked Bernie Waugh and his predecessor, Bill Fischel, for their work on the wetland changes.

Question: Regarding changes to wetlands, did the Planning Board first vote against the changes? Ms. Connolly answered that the vote at the Planning Board was one vote, and it was a four to three vote in favor of the changes.

Question: Did the Conservation Commission oppose changes to wetlands? Ms. Connolly answered that they did not oppose changes to wetlands, they were part of the work group that worked on those changes in the wetlands ordinance. The changes were brought to the Planning Board by the Zoning Board, and the Conservation Commission worked many hours on the project.

Question: In recent weeks we have heard that the Zoning Office is too busy to oversee developments to prevent violations from taking place. Are there funds in the budget to cover additional staff in that office? Ms. Griffin answered that there are no funds in the budget to cover additional staff in the planning and zoning office. The Town is in the process of recruiting for the planning and zoning director's position, and the next position to be filled on a permanent basis is the code enforcement officer's position which deals with both building inspection and Zoning Ordinance enforcement. Ms. Griffin noted that zoning enforcement actions are extremely time consuming and sometimes very frustrating for people registering a complaint.

ARTICLE FIVE: Ms. Connolly noted that Article Five is by petition, and proposes to amend the zoning map to include two properties located at 62 Lyme Road, Tax Map 46, Lot 6, and 64 Lyme Road, Tax Map 46, Lot 7, within the Office and Laboratory Zoning District. The proposed zoning change would relocate the existing zoning boundary line that separates the Office and Laboratory zone and the Single Residence zone.

Ms. Connolly stated that the Planning Board opposes this amendment because it would make the two properties almost nonconforming in every way; she added that the point of a Zoning Ordinance is to promote conformity, and therefore, the Planning Board cannot recommend this change.

Ms. Connolly explained that the properties are located on Lyme Road approximately across from the present Dartmouth College athletic fields; one property is the A.B. McGuinness Market and the other is owned by Mr. Pizzuti.

Question: *Why did the Planning Board oppose Article Five?* Ms. Connolly explained that the Planning Board cannot recommend an amendment that would make properties totally nonconforming. Under this Article, the properties would become totally nonconforming as to frontage, setback, lot size and use, as the properties are residentially used at the moment.

Question: *Will there be a statement in the position papers that the Planning Board does not endorse Article Five?* Ms. Griffin answered that the tradition in Town is that the Planning Board's position is indicated on all Zoning Amendments.

Question: *Regarding nonconforming uses, a caller questioned the appropriateness of the 50 globe lights around the Green and Wheelock Street, stating they are glaring and therefore nonconforming.* Mr. Nelson noted that the caller was correct. He explained that with monies from the Hanover Improvement Society, lights were installed on Main Street. The general feeling is that the Main Street lights are not glaring. The 50 globe lights being discussed were promoted as being the same globe as the ones on Main Street, so the assumption was that they would not be glaring. Mr. Nelson indicated that the posts are shorter, and that caused the glare. The Selectmen have been significantly reprimanded by the Planning Board because the issue never went before the Planning Board for approval.

Question: *Will the ordinance be changed, or will the lights stay as a nonconforming use?* Mr. Nelson stated that at this point, he is sure the ordinance will not be changed to make the glaring lights in conformance. Between Dartmouth College and Hanover, there is approximately \$200,000 invested, so they are looking at ways to dull the glare.

Question: *How did it happen that these 50 globe lights were put in, and what was the proper process?* Mr. Nelson answered that the lights were a joint project between the Selectmen and Dartmouth College in an attempt to beautify the downtown area, and to better light the streets for pedestrians' safety. The proper process would have been to take the matter to the Planning Board for site plan review.

Question: *Will the lights on West Wheelock Street between the Hanover Inn corner and the bridge be full cut-off lights?* Mr. Nelson answered that they will be lights provided by Granite State Electric. They will provide standard street lights, called cobra head lights, which are designed to be high enough so that there will not be the glare that exists with the globe lights. Cobra head lights are the general street lights all over Town, and are the only light that Granite State Electric will provide to the public. The only other choice was for the Town to install its own lights, which was a very expensive process.

Question: *Would the Town consider replacing the offending lights a few at a time?* Mr. Nelson answered that they will be experimenting with the lights to see what can be done to make them glare less.

Question: *What kind of lighting will be used on the new Ledyard Bridge?* Mr. Nelson answered that the only lighting on the new Ledyard Bridge will be aisle lighting which is similar to that used in a theater when it is dark. The only thing that will be illuminated on the bridge is the sidewalks.

Question: *Has the Planning Board considered requiring full cut-off lighting?* Mr. Nelson answered that the Planning Board has difficulty in approving anything but full cut-off lighting.

Question: *If the Zoning Ordinance is changed from Office and Laboratory to General Residential, what area in Town is zoned properly so that the Town itself might move its offices if it outgrows them?* Ms. Connolly answered that all business zones are eligible for municipal uses, and that there are still some Office and Laboratory zones left. However, a municipal use is exempt from Zoning Ordinances. Mr. Nelson noted that one category in zoning is government use, which would allow the placement of the municipal building in whatever zone allowed government use.

Question: *How do the Zoning Amendments fit in with the master plan?* Ms. Connolly answered that they fit in perfectly: the master plan has always recommended enlargement of the business district in Etna; it also recommends the building of housing wherever there is water and sewer to accommodate it rather than opening up large tracts of unserved portions of Town; and protection of the wetlands has always been recommended by the master plan.

Question: *What positions are available on the Zoning Board, Planning Board, Wetlands Board and Conservation Commission?* Ms. Black answered that the Wetlands Board is a state appointed board, but positions on the remainder of the boards will be known during the beginning of May and will be advertised in the newspaper. The Selectmen have not heard from people on the various boards as to whether they wish to continue to serve. Ms. Griffin asked that people interested in serving on boards and commission write a letter indicating their interest. She stated that there will be a vacancy in May on the Conservation Commission, and that although the Planning Board and Zoning Board are currently filled, she would like to keep letters of interest on file so that potential applicants can be interviewed.

ARTICLES SIX - NINE: Mr. Walsh noted that Articles Six through Nine on the warrant for Town Meeting relate to the creation of a new parking facility. Article Six would authorize the Town to float a 5.1 million dollar bond issue to raise capital for the facility; Article Seven would give the Town authority to create a tax increment financing district; Article Eight would create the tax increment financing district and put in place a development plan for that district; and Article Nine would authorize the Selectmen to enter land transfers and easements necessary for the development to proceed.

Because of the vagaries of State law, Mr. Walsh explained that these Articles need to be listed in the order in which they now appear on the warrant; i.e., with the bond issue first. However, he feels it is best to vote Articles Seven through Nine -- giving the authority for the tax increment financing, the creation of that district, and empowering the Selectmen to enter into easements and land transfers -- before passing the bond issue. This would ensure that the underlying powers are in place before the bond issue is voted. Mr. Walsh indicated that at Town Meeting there will be an amendment from the floor to re-order these Articles so that the simple questions can be dealt with first.

Mr. Walsh stated that before moving to vote on the parking facility proposal, it will be presented and discussed as a whole, covering areas of its design, increases in parking available, traffic impacts, the relationship between the parking facility and the Dartmouth proposal, and its financing. After this presentation and discussion, voting will proceed. He stated that the four Articles should either pass or fail; passing one but not the others would create problems.

Mr. Walsh indicated that Article Six, the bond issue, will require a 2/3 majority of those voting to pass, while the other articles will require a simple majority to pass.

Mr. Walsh discussed the background of the parking structure project, which is more fully set forth in the attached "Town of Hanover Development Plan and Tax Increment Financing Program for the Hanover/Dartmouth 7 Lebanon Street Development".

Mr. Walsh stated that the Task Force Committee studied the alternatives it was charged to study, and concluded that the Town was better off with a plan which combines planning for the College's land and the Town's land together. If the Dartmouth proposal were to go forward separately from the Town's land, it appeared to the committee that a less attractive, less efficient parking structure could be created on the Town's land, and it would fit less well into the circulation in Town. If the Articles are voted down, Mr. Walsh feels it is likely that this opportunity will be lost as it is reasonable to expect that the College would move forward with a modified development plan of its own.

Mr. Walsh stated that design for this facility is focused on being in scale with bordering properties on Lebanon Street, and neighboring properties on South Street. Both planning and architecture have sought to achieve an attractive addition to Town in keeping with the present feel and scale of the Town.

Mr. Walsh explained that the parking structure would result in approximately 300 parking spaces being created, 270 of which will be for general use either through monthly leases or hourly fees. Thirty spaces have been reserved for the Dartmouth development. Taking into account the present parking on the site, this would result in 228 net new spaces in downtown, which is more than twice the number of spaces presently in the combined parking lots behind the municipal building, the Nugget and the Fleet Bank.

Regarding traffic, Mr. Walsh stated that there will be an entrance off Lebanon Street, and an entrance and exit onto South Street. There will be one less curb cut on Lebanon Street, and two curb cuts on Currier Place will be eliminated. He noted that traffic engineers have reviewed the design and concluded that the facility and traffic to it can

be well accommodated within the present circulation system in Town. In fact, there may be some relief in congestion as there will be less necessity to make multiple loops through Town looking for a parking space.

Mr. Walsh indicated that the bond issue will be a general obligation bond of the Town, as that is what is required to get a reasonable interest rate on a project of this scale. Bond principal and interest payments, as well as operating costs of the facility, will be paid from user fees, incremental taxes generated by the project itself, and taxes on the parking district. There will be no increase in residential taxes to finance the parking facility.

Mr. Walsh displayed various sketches of the parking structure and its location to the viewing audience. He noted that the entrance will be from Lebanon Street or South Street, and traffic will exit onto South Street only. There will be no entrance or exit on Currier Place. The structure will contain approximately 45,000 s.f. of retail and office space, and will generate about \$85,000 in additional taxes over and above the taxes currently generated from the land. The parking structure will be a three-story structure, with much of it being below grade. There has been great sensitivity paid to the scale of the structure.

Mr. Walsh gave a brief summary of the Articles in the order in which they will be voted on at the Town Meeting:

Article Seven - Mr. Walsh explained that Article Seven essentially deals with a State law which says that a Town can empower itself to create a tax increment financing district. This would have the Town Meeting giving itself the permission to create a tax increment financing district.

Article Eight - Article Eight states that the Town would create a specific tax increment financing district on three parcels of land as follows: Tax parcel 34-38-1, located at 7 Lebanon Street (Fleet drive-thru); tax parcel 34-39-1 located at 10 East South Street (water company property); and tax parcel 39-40-1 located at 1 Currier Place (Baxter parking lot). The Article says that additional taxes on the land, over and above those that are presently being paid, could be used to finance the improvements on the land, i.e. the parking facility. There will be no loss of taxes presently being paid, only future increases in taxes will be used for this facility.

Article Nine - Mr. Walsh indicated that Article Nine essentially empowers the Selectmen to enter into the legal agreements necessary to allow the parking spaces to become public, and to go forward with easements.

Mr. Walsh explained that if Articles Seven through Nine above pass by a majority vote of those at Town meeting, then there will be a vote on Article Six.

Article Six - Mr. Walsh stated that Article Six would empower the Town to float a bond for 5.1 million dollars, which the Town would then use to buy the parking structure from Dartmouth College when the project is completed. Dartmouth College will do a turn key development for the Town at a fixed price, creating the whole of the project and selling

back to the Town parking spaces at a fixed price which has been agreed upon, so that the Town has no exposure for overruns. The bonds would then be retired out of user fees and parking district fees, and tax increment. This Article needs to be voted on and passed by a 2/3 majority of those present at Town Meeting.

Mr. Manchester stressed that this project has to be approved by the voters, but will be paid for by the Central Business District. If the additional taxes generated are less than the \$85,000 estimated, Mr. Manchester asked if the Central Business District would pick up that deficit; and if it is more than \$85,000, who would get the benefit of the excess. Mr. Walsh answered that if the figure is less than \$85,000, the Parking District will pick up the deficit, and if higher, the Selectmen would make a determination as to how the funds should be used. He added that the Town is required to get a report in October, four months in advance of starting the budget, and would then have a choice of what to do with the excess funds.

Mr. Walsh stated that the downtown area of Hanover now pays substantial taxes which are very important to the Town's general fund and its operation, as well as the school budgets. By improving parking in Town at no cost to residential taxpayers, property values in Hanover will increase and improve, and will improve the budgetary position both as a Town and as schools in the future. He stated that there is a long-term real benefit to the residents of Hanover to pass this.

Mr. Walsh expressed concern that not enough people will attend Town Meeting, and that the vote could be swung by a small number of people. He encouraged everyone to attend Town Meeting to vote as this is an important step for the Town.

Mr. Walsh MADE THE MOTION that the Board of Selectmen support Articles Six, Seven, Eight and Nine. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLES SIX, SEVEN, EIGHT AND NINE.

Question: Will the commercial side of the building be used only for retail and commercial uses and never for education or educational exempt, or can it be used in the future under an educational exemption, i.e. the Hitchcock Medical Center? Will the property remain taxable, or after the loan is paid off, could it become tax exempt? Paul Olsen, the director of real estate for Dartmouth College, stated that the College does not have any plans at this point to use the property for exempt purposes. He added that it is possible there will end up being College departments in the building, but that the College has a history of having College departments and users on Main Street without seeking exemptions. At this point, Mr. Olsen stated that there are no plans to seek exemption of the property.

Question: Who will pay for the parking district if there is a deficit in that district? Has this occurred, or does an additional vote still need to be taken? Ms. Black stated that any deficit is the responsibility of taxpayers in Parking Districts 1 and 2. When a deficit has occurred, the Parking District has picked up the additional tax. Ms. Griffin stated that, for example, in this current year's budget ending June 30th, the budget deficit in the parking fund is \$52,000, which is fully funded by the downtown Parking District taxpayers in Districts 1 and 2. The general fund does not make up any portion of the deficit.

Question: *Will the merchants in the proposed tax district, the downtown Parking District, continue to pay their current property taxes plus the proposed tax?* Mr. Walsh answered that the taxes that are in place to support the general fund and schools will continue at whatever level the school board and the Selectmen and Town Meeting determine; this will be an additional tax to support this facility.

Question: *Are the merchants in favor of increasing their own taxes?* Dave Cioffi from the Dartmouth Bookstore stated that the merchants understand the concept and are more than willing to pay additional taxes. The merchants understand that more parking is required to keep downtown Hanover a viable and busy district.

Clint Bean, Director of the Hanover Chamber of Commerce, noted that a series of morning briefings were held throughout the planning of this project, and the business people that attended those meetings made it clear that they were very much in favor of this project.

Question: *How many spaces will the College be using, and how many spaces will be left over?* Mr. Walsh answered that there are a total of 300 spaces being constructed, 30 of which will be reserved for the College's development, with 270 spaces being available for either monthly leases or hourly fees. The College's development will require approximately 120 spaces to meet zoning requirements; the College is requiring only that 30 be set aside and the additional 90 spaces will be leased to the Town at a favorable rate so that they can be added in the general pool of available parking spaces.

Question: *Does a public hearing have to occur and a vote by the Selectboard in order to change the financial obligation of the total community if a deficit occurs in the parking district to meet the bonds and financial obligations of the parking structure?* Ms. Griffin explained that this is a budget action which is first subjected to a public hearing because each year the Town's general fund operating budget and parking fund budget are set, but it is also subject to approval at Town Meeting by the legislative body. There are two opportunities for voters to agree or disagree with the Board's recommendation on these two budgets.

Question: *Is there a vote to be taken on the new building near the parking structure? Are we voting on the proposed building or just the parking structure?* Mr. Walsh answered that if the four Articles relative to the parking structure pass, the College will apply to the Planning Board for site plan review, which reviews things such as lighting, signage, pedestrian and vehicular access, parking, unloading, etc. This is a standard process in the Town for any downtown development of a building. Specific votes at Town Meeting will enable the financing of and the creation of the parking facility. Town meeting vote is not a vote on the commercial and office space that Dartmouth College is proposing, it is a vote on specific governmental and financing actions that the Town of Hanover will take for the parking facility itself.

Ms. Griffin noted that an opportunity to provide input as to the design and look of the building will occur at a public hearing of the Planning Board when the project comes up for site plan review. Mr. Olsen from Dartmouth College encouraged citizens' comments, and indicated that they should call the Dartmouth College real estate office with any concerns or suggestions.

Question: *Does a change need to occur in the parking district agreement dating from the tenure of Cliff Vermilya relating to a deficit within the parking district being the obligation of the whole community, versus just the parking district?*

Ms. Griffin answered that at the last Board of Selectmen's meeting the parking district ordinance was amended. It was discovered in going back and looking at the parking district ordinance that any deficit that occurred in the parking fund, which is funded from revenues generated by the parking enforcement operation, would be paid for 50% from the parking district and 50% from the community as a whole. However, the Town charter made it clear that up to 100% could be paid by the parking district, and there was no requirement that a portion be paid for by the general fund. The Board amended the parking district ordinance to be in conformity with the Town charter to say that up to 100% of the parking fund deficit can be funded by the parking district, which enables the Board of Selectmen to have the parking district taxpayers pay for the lions share of the principal and interest for the debt service for the parking structure.

Mr. Walsh noted that there are several checks and balances in place during the budgetary process. The first ultimate check and balance is when Town Meeting passes the budget, which includes the parking district. Another check and balance is the budgeting process and hearings throughout February which are publicly announced. The third check and balance is the Town finance committee which watches carefully the budgetary debates, deliberations and decisions the Board of Selectmen make as it recommends a budget to the voters of the Town. Mr. Walsh stated that there is ample opportunity to assure that this project is not to be funded by taxes on residences, and he feels the Town's residents are well protected.

Question: *Looking at the proposed parking structure funding sources, what assumptions have been made relative to the income, and based on the total number of parking spaces, what is the projected usage of the structure?*

Mr. Walsh answered that the total cost to support the structure annually, including the debt service, is \$483,000. Half of that is expected to come from operating revenue, and half from the parking district taxes or tax increment financing. Of the half expected to come from operating revenue, roughly 40% would be coming from daily fees and 60% from lease spaces. Mr. Walsh's recollection is that \$248,000 in annual revenue assumes approximately 40% usage of the space during an 8 hour day.

ARTICLE TEN: Mr. Manchester read Article Ten, which calls for the following Town Officers to be elected by a majority vote: One member of the Advisory Board of Assessors for a term of three years; three fence viewers each for a term of one year; two surveyors of wood and timber each for a term of one year; and such other officers as the Town may judge necessary for managing its affairs.

Ms. Griffin explained that the surveyors of wood and timber and the fence viewers are traditionally two very long standing elected and appointed roles which provide services to the Town. The job of the surveyors of wood and timber is to determine whether or not a cord of wood has been delivered to someone if there is a dispute as to the quantity. The fence viewers resolve property line disputes having to do with the position of fences and stone walls as they relate to property lines. Ms. Griffin stated that there is no compensation for these positions. Ms. Black noted that the offices date back to Colonial times.

Ms. Griffin noted that the Perambulation Committee will be meeting later this month. Once every seven years the Town bounds need to be perambulated, which means someone has to stand at the four corners of the town, preferably with representatives of the bordering towns, to verify that the boundaries are accurate. Fred Croy had pointed out that it has been more than seven years since the last perambulation, and he is now the chairman of that committee.

ARTICLE ELEVEN: Ms. Connolly stated that Article Eleven is to receive reports from the Selectmen, Town Clerk, Treasurer, Collector of Taxes and other Town Officers and to vote on any motion relating to these reports and to receive any special resolutions that may be appropriate and to vote thereon.

ARTICLE TWELVE: Ms. Black stated that Article twelve is to see what sum the Town will vote to raise and appropriate to pay the expenses of the Town for the 1998/99 fiscal year, for the purposes set forth in the Town budget.

Ms. Black noted that although the total of the budget is \$10,510,542, the total increase to the tax rate is only 2.2%. She noted that the department heads and the town manager have been very careful and brought the budget in below inflation, and are to be congratulated. For the last four years the combination of the schools, town and county had a 12.5% increase, so the total of all taxes in Hanover have gone up an average of 3%. The total increase for this year is not available as the figures have not been received from the county, but the Town's portion of the total tax bill is approximately 38%.

Mr. Nelson indicated that the budget also includes a 3% raise for all employees. Ms. Black noted that there is one new position in the budget for an additional dispatcher; revenue from the towns that use the dispatch center will almost cover the additional position, so there will not be an increase in taxes.

Ms. Black MADE THE MOTION that the Board of Selectmen support the 1998/99 budget. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT THE 1998/99 BUDGET.

ARTICLE THIRTEEN: Mr. Nelson stated that Article Thirteen is to see if the Town will vote to raise and appropriate up to \$80,000 for construction of a pedestrian-bicycle path from Downtown Hanover to Medical Center Drive and to authorize funding by the withdrawal of this amount from the Capital Improvement Trust Fund.

Mr. Nelson indicated that his position paper states that as of this date, the New Hampshire Department of Transportation has not completed its design work; therefore, the Selectmen have taken no position on this Article.

Ms. Griffin stated that the Bicycle Path Committee had worked diligently meeting weekly from the beginning of September through the end of December to look at alternate locations for the bicycle path given that last year's recommended route for the bike path was not approved at Town Meeting. The committee recommended two alternatives to the Department of Transportation based on their work, and the Board of Selectmen sent the recommendations off to DOT in late December.

Ms. Griffin explained that one route is essentially an on-road route which goes from downtown out Lebanon Street to Route 120, then along Route 120 to take a right-hand turn, either at Medical Center Drive over the bridge and onto the privately owned Medical Center Drive of the hospital; or to exit off Route 120 just above the Medical Center Drive at the cul-de-sac where David's House is located and cut across the David's House and child care center's property to the Hospital. In addition, the committee developed an off-road route that would start at the terminus of Brook Road and extend either along Mink Brook and cross over the Old Route 120 bridge, or cross over Mink Brook closer to the end of Brook Road and end up coming out on Buck Road. Then the path would head up from there either up Route 120 or off the terminus of Buck Road closer to Medical Center Drive and cut back behind the Go-Go Mart.

Ms. Griffin noted that the Department of Transportation is now taking a look at the design and cost estimates of these options, and hopes to have a specific plan and price estimate by the end of April. It was necessary, however, to get a number locked in for the Town Warrant, and the maximum that could be appropriated would be \$80,000, which represents 20% to the State's 80%. Ms. Griffin feels that the number will be amended downward at Town Meeting as it appears that the alternatives being considered by the Department of Transportation are a lower cost than the original path that was designed.

Mr. Walsh stated he would like to see the Board take a stronger position. He noted that the Bicycle Path Committee has worked very hard, and he would like to say that although the final numbers are not in from the State, and although the final route has not been selected as a result, the Board of Selectmen has watched carefully and appreciated greatly the work of the Bicycle Path Committee and fully expects to support their recommendations at Town Meeting.

Mr. Nelson MADE THE MOTION that the Board of Selectmen support Article Thirteen. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE THIRTEEN.

Question: Hasn't this item been voted down before, and why is it being brought up again? Ms. Black stated that a proposal was presented at Town Meeting last year and was voted down; then the proposal was amended to have a committee study the matter and to ask the Department of Transportation to hold the funds for a year to allow the committee to survey the Town and present a new plan to the Department of Transportation.

Ms. Griffin noted that there were two issues at Town Meeting; some people were concerned about spending a large amount of money, and others were concerned about the proposed location. The Board felt that if there was a committee of people interested in looking at alternative locations, they should be allowed to do that work.

ARTICLE FOURTEEN: Ms. Black stated that Article Fourteen is to see if the Town will vote to raise and appropriate up to \$40,000 for architectural services for completion of a preliminary design for a Community Center and to authorize funding by the withdrawal of this amount from the Land Acquisition and Capital Improvements Trust Fund.

Ms. Black indicated that the Community Facilities Task Force has been working very diligently, and has completed a survey of townspeople regarding facilities needs in Town. In order to move forward, there needs to be funds available for architectural design proposal.

Mr. Walsh suggested that the wording of the Article be revised to include the words "planning services" so that the architect can deal with planning issues as well as architectural issues. Ms. Griffin will revise the wording of the Article.

Ms. Black explained that the Land Acquisition and Capital Improvements Trust Fund was created by the Selectmen several years ago. When land comes out of current use, there is a tax penalty imposed, and a portion of those funds have been put into the Land Acquisition and Capital Improvements Trust Fund. Ms. Griffin noted that the balance in the fund is over \$260,000. She added that the fund was implemented to plan for the facilities needs created by community growth and development.

Ms. Black MADE THE MOTION that the Board of Selectmen support Article Fourteen. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE FOURTEEN.

Question: If the residents want a community center but don't want their taxes to go up, why can't the planning costs for the facility be covered by the facilities study committee's \$60,000? Ms. Griffin answered that those funds are intended to look at a more global issue, which is the options that the community might have in conjunction with the school districts. She has suggested to the Board that the appropriation be funded out of the Land Acquisition and Capital Improvements Fund so that money would be available to go forward with planning a new community center in more detail, depending upon the outcome of discussions with the school district. The \$40,000 is a rough estimate by Ms. Griffin taking into consideration the average cost of architectural and engineering fees for a project of this scope.

ARTICLE FIFTEEN: Ms. Black stated that Article Fifteen is to see if the Town will vote to authorize execution of a long-term lease for the period from November 17, 1998 through November 16, 2007 for 1.37 acres of land owned by the Town of Hanover and which is part of the closed landfill site off Medical Center Drive, with Resource Optimization Technologies (ROT) for operation of a composting facility, including a lease payment to the Town of Hanover in the amount of \$1.00 per year.

Ms. Black explained that the Town has entered into an agreement with Dartmouth College and Casella Waste Management to build a new composting facility which will handle Hanover's biosolids or sludge from the sewer plant, lawn and garden trimmings from Dartmouth College and the Town, and will also compost pre-plate garbage and paper products from Dartmouth College. All of the composting will save on the amount

of material going to the landfill, and will create a product that is environmentally safe to be used on playing fields, gardens and landscaping, as well as stop the land application of raw sludge. Ms. Black stated that the Town feels it is a wonderful project. It is a fairly new process and takes about 3 weeks to compost the material.

Ms. Griffin indicated that State law allows the Selectboard to enter into up to a one-year lease only; longer term leases require legislative approval at a Town Meeting. The Town's contribution to the ROT project was to donate land for \$1 a year, and to make it available for up to 10 years. In addition, for the same fee the Town is currently paying to have its waste water treatment plant sludge land applied, the composting facility will take the sludge to be used for compost.

Mr. Walsh MADE THE MOTION that the Board of Selectmen support Article Fifteen. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE FIFTEEN.

ARTICLE SIXTEEN: Mr. Manchester stated that Article Sixteen is to see if the Town will vote to authorize the purchase of 2.0 acres of land currently owned by the State of New Hampshire located at the southeast corner of Route 120 and Greensboro Road (tax map 25, parcel 31) for the sum of \$800. Funds are currently available for purchase in the proposed FY 1998/99 operating budget. This parcel adjoins the Town-owned parcel upon which the Public Works Department is located.

Ms. Black MADE THE MOTION that the Board of Selectmen support Article Sixteen. Mr. Manchester SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE SIXTEEN.

ARTICLE SEVENTEEN: Ms. Griffin noted that there is no vote yet from the AFSCME bargaining unit, and one will not be available until April 27th; she recommended that the Article be removed from the Town Warrant.

Ms. Black MADE THE MOTION that Article Seventeen be removed from the Town Warrant. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO REMOVE ARTICLE SEVENTEEN FROM THE TOWN WARRANT.

ARTICLE EIGHTEEN: Mr. Walsh stated that Article Eighteen is to see if the Town will vote to raise and appropriate the sum of \$5,000 to support the services provided by CATV 6. These funds will be utilized as a partial match for a \$25,000 funding grant awarded to CATV 6 by a private foundation.

Mr. Walsh explained that CATV 6 is the Town's local access television station, and plays an important role in making Town government accessible to its citizens.

Ms. Connolly MADE THE MOTION that the Board of Selectmen support Article Eighteen. Mr. Walsh SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE EIGHTEEN.

ARTICLE NINETEEN: Ms. Black stated that Article Nineteen is to see if the Town will vote to raise and appropriate \$1,000 to be used by Hanover-Joigny Exchange, Inc. in the furtherance of cultural, student, and adult exchanges between the Town of Hanover and its sister city, Joigny, France.

Ms. Black indicated that this Article is on the Warrant by petition. Hanover became a sister city with Joigny, France about five years ago. Each year for the last six or seven years Hanover High School students have gone to France, and students from Joigny have come here, with a number of adult exchanges taking place as well.

Mr. Walsh stated that he would like to support the Article. He believes the relationship between Hanover and Joigny has been a very positive relationship, both at the adult and student level.

Mr. Nelson stated that he believes this type of expenditure is a luxury item that only a limited number of people can participate in.

Mr. Walsh stated that he feels it is very appropriate for the voters at Town Meeting to decide this issue.

Mr. Walsh MADE THE MOTION that the Board of Selectmen support Article Nineteen. Ms. Black SECONDED THE MOTION and the Board of Selectmen VOTED THREE IN FAVOR (Mr. Manchester, Ms. Black, Mr. Walsh), ONE AGAINST (Mr. Nelson), AND ONE ABSTAINING (Ms. Connolly). The motion carried.

ARTICLE TWENTY: Ms. Black stated that Article 20 is to see if the Town will vote to change the filing deadline for Elderly Exemption applications from March 1 to August 1 prior to setting the tax rate, as allowed by State law. The change is intended to be effective April 1, 1999.

Ms. Black MADE THE MOTION that the Board of Selectmen support Article Twenty. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE TWENTY.

ARTICLE TWENTY-ONE: Ms. Black stated that Article Twenty-One is to see if the Town is in favor of the recently enacted "user fee" system for the use of the White Mountain National Forest.

Ms. Black noted that a request had been received from the Town of Stark, New Hampshire to include this Article on Hanover's Town Warrant. She stated that the National Park Service has instituted a \$20 yearly user fee for hikers in the White Mountain National Forest, which is having a terrific impact on those northern communities abutting the White Mountain National Forest that rely on tourism dollars.

Ms. Black stated that this vote would be advisory only. Ms. Griffin indicated that after Town Meeting her office would send a letter to Stark and Bartlett indicating the vote on the Article.

The consensus of the Board was to include Article Twenty-One on the Town Warrant. Mr. Walsh felt, and the Board agreed, that the Selectmen do not need to take a position on this Article; that it is a matter on which the individuals on the floor at Town Meeting should vote.

Question: How can the Board determine its position with no discussion on the other side of the issue, and how is the other side of the issue being communicated to the voters? Ms. Black noted that there were a number of public hearings in the North Country where the White Mountain National Forest is located prior to the fees being imposed. Ms. Griffin stated that representatives from both sides of the issue should be present at Town Meeting to answer questions from the floor; she will communicate to them that the Town has included the question on the Warrant, but would appreciate representatives from both sides to be present at Town meeting.

Mr. Walsh stated that he would prefer to see this Article moved to be the next to the last Article on the Warrant as he would rather address the Town of Hanover's business first. Ms. Connolly suggested that all petition articles be moved toward the end of the Warrant. Ms. Griffin will revise the order of the Articles.

ARTICLE TWENTY-TWO: Ms. Connolly stated that Article Twenty-Two is to see if the Town will vote to raise and appropriate and authorize payment into the Capital Reserve Funds in the following amounts for the purpose for which such funds were established: Police - \$40,000; Howe Library - \$10,000; Public Works - \$135,000; Fire Fund - \$70,000; Sidewalk Fund - \$59,000; Wastewater Treatment Plant Fund - \$100,000; Ambulance Fund - \$16,000; and Parking Fund - \$12,700.

Ms. Griffin noted that Town Meeting requires that the reserve decision be voted separately from the appropriation of the operating budgets. She stated that the reserve contributions allow the purchasing of equipment for various departments without having peaks and valleys in terms of the impact on the general fund. The impact is evened out by allocating approximately the same amount to reserve each year, and appropriating from that reserve when it comes time to purchase major pieces of equipment.

Ms. Connolly MADE THE MOTION that the Board of Selectmen support Article Twenty-Two. Mr. Walsh SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE TWENTY-TWO.

ARTICLE TWENTY-THREE: Ms. Connolly stated that Article Twenty-Three is to see if the Town will vote to raise and appropriate \$280,500 for the purposes listed below, and to authorize funding these items by withdrawal from the listed capital reserve funds and to designate the Board of Selectmen as agents of the Town to expend such funds for the purposes for which such funds were established, in the following amounts as set forth in the Town Report: Public Works - \$138,500; Sidewalk - \$60,000; Wastewater Treatment Plant - \$82,000.

Ms. Connolly MADE THE MOTION that the Board of Selectmen support Article Twenty-Three. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY to support Article Twenty-Three.

ARTICLE TWENTY-FOUR: Mr. Nelson stated that Article Twenty-Four is to see if the Town will vote to discontinue three vehicle reserve funds, including interest accrued through June 30, 1998 (the Code Vehicle Reserve Fund with \$13,743, the Recreation Vehicle Reserve Fund with \$1,562, and the Town Government Vehicle Reserve Fund with \$13,642) established for replacement of vehicles in three departments which no longer provide vehicles to Town staff.

Ms Griffin noted that this Article will essentially close out three reserve funds; these funds will revert to fund balances and can be used to offset the tax rate.

Mr. Nelson explained that the Town used to have three more vehicles than it has now, and there is no reason to continue to reserve for those vehicles.

Mr. Nelson MADE THE MOTION that the Board of Selectmen support Article Twenty-Four. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE TWENTY-FOUR.

ARTICLE TWENTY-FIVE: Mr. Manchester stated that Article Twenty-Five is to transact any other business that may legally be brought before the Town Meeting.

Question: How does the Board justify the continuation of the sidewalk or fire districts? Ms. Griffin answered that there are four fire districts in Town, with each resident being in a district. This funds the fire department and its operations; another way to fund the department is to dissolve the districts and put fire department funding into the general fund.

Mr. Nelson stated that the four fire funds have four different rates depending on the quality of fire protection the fire department can give the owner of a property. Over the years, the Town has tried to make things as much as possible like user fees; the proposed parking facility, for example, is similar in that people who park in the garage will pay for it, and people who will directly benefit from the garage will also pay for it.

Ms. Griffin noted that in many communities in New Hampshire the sidewalk fund and fire department are funded in the general fund. Mr. Nelson stated that a change in this funding practice could be considered.

Ms. Black thanked the League of Women Voters for organizing the call-in program and for manning the telephones.

3. PUBLIC HEARING TO:

A. ADOPT RSA 162-K, THEREBY ALLOWING THE TOWN OF HANOVER TO ESTABLISH A DEVELOPMENT DISTRICT FOR THE PURPOSE OF PROVIDING TAX INCREMENT FINANCING TO PARTIALLY FUND THE DEBT SERVICE ON GENERAL OBLIGATION BONDS FOR CONSTRUCTION OF A PARKING STRUCTURE IN DOWNTOWN HANOVER.

Ms. Griffin indicated that RSA 162-K is a State statute that enables communities to establish development districts and to implement tax increment financing plans. State law requires that the Selectmen hold a public hearing on this issue at pre-Town Meeting and make a decision on it as a Board.

Mr. Walsh MADE THE MOTION that the Board of Selectmen adopt RSA 162-K, thereby allowing the Town of Hanover to establish a development district for the purpose of providing tax increment financing to partially fund the debt service on general obligation bonds for construction of a parking structure in downtown Hanover, and refer it to Town Meeting for consideration. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO ADOPT RSA 162-K, THEREBY ALLOWING THE TOWN OF HANOVER TO ESTABLISH A DEVELOPMENT DISTRICT FOR THE PURPOSE OF PROVIDING TAX INCREMENT FINANCING TO PARTIALLY FUND THE DEBT SERVICE ON GENERAL OBLIGATION BONDS FOR CONSTRUCTION OF A PARKING STRUCTURE IN DOWNTOWN HANOVER, AND REFER IT TO TOWN MEETING FOR CONSIDERATION.

B. ESTABLISH THE DEVELOPMENT DISTRICT BOUNDARIES TO CONSIST OF THE FOLLOWING THREE TAX PARCELS ONLY: TAX PARCEL 34-38-1 LOCATED AT 7 LEBANON STREET, OWNED BY SEVEN LEBANON STREET, LLC (THE "FLEET DRIVE-THRU PARCEL"); PARCEL 34-39-1 LOCATED AT 10 EAST SOUTH STREET, OWNED BY THE TOWN OF HANOVER (THE "WATER COMPANY" PARCEL); AND PARCEL 34-40-1 LOCATED AT 1 CURRIER PLACE, OWNED BY THE TOWN OF HANOVER ("BAXTER LOT").

Ms. Griffin stated that by State standards, this is a very small development district. Mr. Walsh noted that there was discussion in the Parking Facilities Task Force whether to make the district as small as it is, or whether to make it much larger, possibly even encompassing the entire downtown. The conclusion was that the more increases in the tax base that could be left available to the schools and the general fund, the better, making this as small a district as possible and identifiable with the specific development that was occurring. It was a conscious decision on the part of the Task Force and the Selectboard to draw the district as tightly as possible.

Mr. Walsh MADE THE MOTION that the Board of Selectmen vote to establish the development district boundaries to consist of the following three tax parcels only: Tax parcel 34-38-1 located at 7 Lebanon Street, owned by Seven Lebanon Street, LLC (the "Fleet Drive-Thru parcel"); parcel 34-39-1 located at 10 East South Street, owned by the Town of Hanover (the "Water Company" parcel); and parcel 34-40-1 located at 1 Currier Place, owned by the Town of Hanover ("Baxter Lot"), and refer it to Town Meeting for consideration. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO ESTABLISH THE DEVELOPMENT DISTRICT BOUNDARIES TO CONSIST OF THE FOLLOWING THREE TAX PARCELS ONLY: TAX PARCEL 34-38-1 LOCATED AT 7 LEBANON STREET, OWNED BY SEVEN LEBANON STREET, LLC (THE "FLEET DRIVE-THRU PARCEL"); PARCEL 34-39-1 LOCATED AT 10 EAST SOUTH STREET, OWNED BY THE TOWN OF HANOVER (THE "WATER COMPANY" PARCEL); AND PARCEL 34-40-1 LOCATED AT 1 CURRIER PLACE, OWNED BY THE TOWN OF HANOVER ("BAXTER LOT"), AND REFER IT TO TOWN MEETING FOR CONSIDERATION.

C. APPROVE THIS TAX INCREMENT FINANCING PLAN IN CONJUNCTION WITH THE ESTABLISHMENT OF THE DESIGNATED DEVELOPMENT DISTRICT.

Ms. Griffin stated that as part of RSA 162-K it is necessary to adopt the district boundaries in Item B. after the chapter has been adopted itself; then it is necessary to approve a tax increment financing plan and a development plan for the district. The necessary document has been drafted by Town staff and is currently being reviewed by Walter Mitchell.

Ms. Connolly noted that she did not find within the document a determination of the final ownership of both parcels comprising the parking structure, and suggested that it be included.

Mr. Walsh MADE THE MOTION that the Board of Selectmen vote to approve this tax increment financing plan in conjunction with the establishment of the designated development district, and refer it to Town Meeting for consideration. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPROVE THIS TAX INCREMENT FINANCING PLAN IN CONJUNCTION WITH THE ESTABLISHMENT OF THE DESIGNATED DEVELOPMENT DISTRICT, AND REFER IT TO TOWN MEETING FOR CONSIDERATION.

4. PUBLIC HEARING TO RAISE AND APPROPRIATE \$5.1 MILLION FOR THE PURCHASE OF A PARKING STRUCTURE IN DOWNTOWN HANOVER.

Ms. Griffin noted that State law requires that for a bond issue in excess of \$100,000, the Board of Selectmen need to hold a public hearing prior to Town Meeting action. Separate action needs to be taken to approve each of the four items.

Mr. Walsh MADE THE MOTION that the Board of Selectmen vote to recommend to Town Meeting to raise and appropriate \$5.1 million for the purchase of a parking structure in downtown Hanover. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO RECOMMEND TO TOWN MEETING TO RAISE AND APPROPRIATE \$5.1 MILLION FOR THE PURCHASE OF A PARKING STRUCTURE IN DOWNTOWN HANOVER.

5. ADMINISTRATIVE REPORTS.

Ms. Griffin reported that she is hoping to get draft explanations from the Selectmen for each of the warrant articles assigned to them. She will take all of the material provided in draft form and combine it into one composite document.

Ms. Griffin also reported that the town report has gone to the printer, with the exception of the warrant articles which will be sent within the next 48 hours. It will be printed and sent to the mailing house next week, along with inserts to be prepped for mailing.

Ms. Griffin encouraged residents to be patient as they try to navigate through downtown Hanover. There are many capital improvement projects underway that cannot help but impact traffic.

Regarding the municipal parking lot, Ms. Griffin noted that sections are being replaced to put in new drainage. They are attempting to keep 3/4 of the lot open with 1/4 impaired. Pavement will not be replaced at this time as Granite State Electric will be coming in about 10 days to replace all underground utilities for the various businesses that are served from the utilities currently in the parking lot. She stated that there will be discontinuance of service, but that Granite State will be contacting each business regarding that discontinuance. When Granite State is done at the end of the second week in May, the Town crews will pull up the rest of the old pavement, take out the old gravel, excavate and put in a new gravel base, new pavement, curbing, landscaped areas and do planting and lighting. The sidewalk that goes just south of the Town's community center has been excavated, and as sections of the parking lot are closed down, that sidewalk will be opened up and used as a road by which to exit the parking lot.

6. SELECTMEN'S REPORTS.

Mr. Walsh

Mr. Walsh had nothing to report.

Ms. Connolly

Ms. Connolly reported that the Planning Board worked on a minor subdivision at its last meeting.

Mr. Nelson

Mr. Nelson reported that he had been contacted by Dana Robes, who, together with his brothers, own an undivided 50% of one of the Ernest Dana parcels of land on top of Moose Mountain with the Town of Hanover. Mr. Nelson will be attending the Conservation Commission meeting later in the week to discuss the issue. He stated that the idea is to subdivide the parcel because of conflicting interests.

Mr. Manchester

Mr. Manchester reported that Jay Champion is still looking for a location for his outdoor skating rink; locations have been looked at, but nothing has been resolved.

Mr. Manchester also reported that he had attended a Planning Board meeting and heard discussion of a Wilder Hall addition of 22,000 s.f. There is a site visit scheduled for April 21st.

Ms. Black

Ms. Black had nothing to report.

7. OTHER BUSINESS

There was no other business to come before the meeting.

8. 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.

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

The meeting was adjourned at 9:55 p.m.

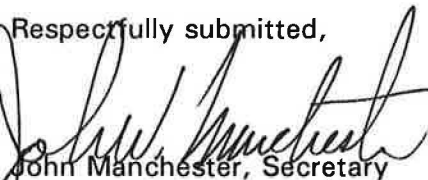
SUMMARY

- 1. Mr. Walsh MADE THE MOTION that the Board of Selectmen support Articles Six, Seven, Eight and Nine. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLES SIX, SEVEN, EIGHT AND NINE.**
- 2. Ms. Black MADE THE MOTION that the Board of Selectmen support the 1998/99 budget. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT THE 1998/99 BUDGET.**
- 3. Mr. Nelson MADE THE MOTION that the Board of Selectmen support Article Thirteen. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE THIRTEEN.**
- 4. Ms. Black MADE THE MOTION that the Board of Selectmen support Article Fourteen. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE FOURTEEN.**
- 5. Mr. Walsh MADE THE MOTION that the Board of Selectmen support Article Fifteen. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE FIFTEEN.**
- 6. Ms. Black MADE THE MOTION that the Board of Selectmen support Article Sixteen. Mr. Manchester SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE SIXTEEN.**
- 7. Ms. Black MADE THE MOTION that Article Seventeen be removed from the Town Warrant. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO REMOVE ARTICLE SEVENTEEN FROM THE TOWN WARRANT.**
- 8. Ms. Connolly MADE THE MOTION that the Board of Selectmen support Article Eighteen. Mr. Walsh SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE EIGHTEEN.**
- 9. Mr. Walsh MADE THE MOTION that the Board of Selectmen support Article Nineteen. Ms. Black SECONDED THE MOTION and the Board of Selectmen VOTED THREE IN FAVOR (Mr. Manchester, Ms. Black, Mr. Walsh), ONE AGAINST (Mr. Nelson), AND ONE ABSTAINING (Ms. Connolly). The motion carried.**

10. Ms. Black MADE THE MOTION that the Board of Selectmen support Article Twenty. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE TWENTY.
11. Ms. Connolly MADE THE MOTION that the Board of Selectmen support Article Twenty-Two. Mr. Walsh SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE TWENTY-TWO.
12. Ms. Connolly MADE THE MOTION that the Board of Selectmen support Article Twenty-Three. Mr. Nelson SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY to support Article Twenty-Three.
13. Mr. Nelson MADE THE MOTION that the Board of Selectmen support Article Twenty-Four. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO SUPPORT ARTICLE TWENTY-FOUR.
14. Mr. Walsh MADE THE MOTION that the Board of Selectmen adopt RSA 162-K, thereby allowing the Town of Hanover to establish a development district for the purpose of providing tax increment financing to partially fund the debt service on general obligation bonds for construction of a parking structure in downtown Hanover, and refer it to Town Meeting for consideration. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO ADOPT RSA 162-K, THEREBY ALLOWING THE TOWN OF HANOVER TO ESTABLISH A DEVELOPMENT DISTRICT FOR THE PURPOSE OF PROVIDING TAX INCREMENT FINANCING TO PARTIALLY FUND THE DEBT SERVICE ON GENERAL OBLIGATION BONDS FOR CONSTRUCTION OF A PARKING STRUCTURE IN DOWNTOWN HANOVER, AND REFER IT TO TOWN MEETING FOR CONSIDERATION.
15. Mr. Walsh MADE THE MOTION that the Board of Selectmen vote to establish the development district boundaries to consist of the following three tax parcels only: Tax parcel 34-38-1 located at 7 Lebanon Street, owned by Seven Lebanon Street, LLC (the "Fleet Drive-Thru parcel"); parcel 34-39-1 located at 10 East South Street, owned by the Town of Hanover (the "Water Company" parcel); and parcel 34-40-1 located at 1 Currier Place, owned by the Town of Hanover ("Baxter Lot"), and refer it to Town Meeting for consideration. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO ESTABLISH THE DEVELOPMENT DISTRICT BOUNDARIES TO CONSIST OF THE FOLLOWING THREE TAX PARCELS ONLY: TAX PARCEL 34-38-1 LOCATED AT 7 LEBANON STREET, OWNED BY SEVEN LEBANON STREET, LLC (THE "FLEET DRIVE-THRU PARCEL"); PARCEL 34-39-1 LOCATED AT 10 EAST SOUTH STREET, OWNED BY THE TOWN OF HANOVER (THE "WATER COMPANY" PARCEL); AND PARCEL 34-40-1 LOCATED AT 1 CURRIER PLACE, OWNED BY THE TOWN OF HANOVER ("BAXTER LOT"), AND REFER IT TO TOWN MEETING FOR CONSIDERATION.
16. Mr. Walsh MADE THE MOTION that the Board of Selectmen vote to approve this tax increment financing plan in conjunction with the establishment of the designated development district, and refer it to Town Meeting for consideration. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO APPROVE THIS TAX INCREMENT FINANCING PLAN IN CONJUNCTION WITH THE ESTABLISHMENT OF THE DESIGNATED DEVELOPMENT DISTRICT, AND REFER IT TO TOWN MEETING FOR CONSIDERATION.

17. Mr. Walsh MADE THE MOTION that the Board of Selectmen vote to recommend to Town Meeting to raise and appropriate \$5.1 million for the purchase of a parking structure in downtown Hanover. Ms. Connolly SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO RECOMMEND TO TOWN MEETING TO RAISE AND APPROPRIATE \$5.1 MILLION FOR THE PURCHASE OF A PARKING STRUCTURE IN DOWNTOWN HANOVER.
18. 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.
19. Ms. Connolly MADE THE MOTION to go to non-public session to discuss a matter which may affect the reputation of an individual. Mr. Walsh SECONDED THE MOTION and the Board of Selectmen VOTED UNANIMOUSLY TO GO TO NON-PUBLIC SESSION TO DISCUSS A MATTER WHICH MAY AFFECT THE REPUTATION OF AN INDIVIDUAL.

Respectfully submitted,



John Manchester, Secretary

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

**TOWN OF HANOVER
DEVELOPMENT PLAN AND
TAX INCREMENT FINANCING PROGRAM
FOR THE HANOVER/DARTMOUTH
7 LEBANON STREET DEVELOPMENT**

I. STATEMENT OF OBJECTIVES

The Board of Selectmen and the Parking Transportation Board have considered parking in Hanover to be an issue of concern for a number of years. Two prior attempts to pass a bond vote on a parking facility have failed. The primary objective of this development is to increase the available parking pool in downtown Hanover. To that end, the Board of Selectmen created the Parking Facilities Task Force in 1997 chartered with the following tasks:

To develop a proposal for creating a parking facility with a substantial net addition of new parking spaces on the "old Water Company parcel" and the Baxter lot, on the Northwest corner of East South Street and Currier Place.

To examine the options of:

- 1. A facility which is integrated with development by Dartmouth College on the adjacent "Fleet parcel", or
- 2. A free standing facility on the Water Company lot plus the required sliver of land from the Fleet parcel.

To assess the impacts of either of these options on parking and circulation in downtown in general, and make recommendations relative to changes in the directionality of streets as appears warranted to best join with a proposed facility.

To develop a financing plan which first focuses on a structure which will be self supporting from parking revenue, but which may require support of deficits (especially in the early years) from levies on the Parking District.

To present a comprehensive proposal to the Board of Selectmen and voters at the annual town meeting in May of 1998.

This Task Force has worked diligently for the past ten months and has unanimously recommended that the Town undertake development of a parking facility that is integrated with development by Dartmouth College on the adjacent "Fleet parcel". The Parking Facility will contain approximately 300 parking spaces of which 30 will be designated for Dartmouth College private use, the remaining spaces to be made available to the general public. Some portion of the spaces may be designated for permit parking.

II. DISTRICT BOUNDARIES

The Development District shall be comprised of three parcels on a 1.4 acre site: Map 34 Lot 38 (41,570 square feet) owned by Seven Lebanon Street, LLC, a wholly-owned Dartmouth College entity; Map 34 Lot 39 (2,800 square feet +/-) and Map 34 Lot 40 (17,424 square feet), both owned by the Town of Hanover.

III. DEVELOPMENT PROGRAM

A. PUBLIC FACILITIES

- 1. CONSTRUCTION

A 300 +/- space multi-level parking facility will be constructed on this site.

2. OPEN SPACE CREATED

Open space will not be created in this project.

3. ENVIRONMENTAL CONTROLS APPLIED

The Dartmouth College developers in conjunction with the Town of Hanover will be required to comply with the various environmental controls to assure that the Parking Facility development adheres to the highest standards and regulations including, but not limited to the following:

- a. Oversight of stormwater designs and retention areas.
- b. Compliance with New Hampshire State permits for site fill.
- c. Compliance with State standards for hazardous waste cleanup and monitoring.
- d. Compliance with BOCA building codes and national Life Safety Code.

4. RE-USE OF PRIVATE PROPERTY

The Dartmouth College owned site will be developed in conjunction with the Parking structure and will consist of retail and office development.

5. OPERATION AND MAINTENANCE OF THE TIF DISTRICT

a. Operation and Maintenance

When the development project in the TIF District is completed, the Town will operate and maintain the Parking Facility. Dartmouth College will operate and maintain the remaining development.

b. Cost

The cost of maintenance and operations of the Parking Facility will be charged against the operating revenue collected from daily transient parking fees and permit parking fees. Any deficits will be funded by the Parking District as provided in the Town Parking ordinance.

c. Records and Reports

The Town will maintain records of the financial activity of the District in accordance with GAAP.

B. RELOCATION AND DISPLACEMENT

The site contains two structures, an existing Fleet Bank drive-thru, owned by Dartmouth College, and the Water Works building, owned by the Town of Hanover. The Fleet Bank building will be vacated prior to site development, for reasons unrelated to this project. The Water Works building is being used for storage by the Town, which will make other arrangements.

IV. FINANCING PLAN

A. STATEMENT OF OBJECTIVES

(see Section I.)

B. ESTIMATED COST OF THE DEVELOPMENT PROGRAM

The cost of the Parking Facility is estimated at \$5,626,695, allocated as follows:

Construction and Related Costs \$4,853,667

Soil Contamination Allowance	220,000
Contingencies	153,448
Construction Loan Interest	282,580
Bond Issuance Costs	67,000
Other Consulting Services	<u>50,000</u>
Total Costs	\$5,626,695

C. PROPOSED SOURCES OF REVENUE FOR DEVELOPMENT PROGRAM

Funding for the project will come from three sources, a contribution from the Hanover Improvement Society, a Dartmouth College contribution for costs other than financing costs over \$17,000 per space, and a Bond sale:

Bond Proceeds	\$5,100,000
HIS Contribution	100,000
Dartmouth College Contribution	<u>426,695</u>
Total Revenue	\$5,626,695

D. ESTIMATED ANNUAL COST OF DEVELOPMENT DISTRICT

Parking Facility Total Construction Costs	\$5,100,000	
Annual Debt Service (30 year 5.25% Bond)		\$338,000
Annual Operating Costs:		
Labor and Benefits	\$40,700	
Utilities	25,500	
Insurance	4,500	
Maintenance and Capital Outlay	<u>75,000</u>	
Total Annual Operating Costs		<u>145,700</u>
Total Annual Costs		\$483,700

E. ESTIMATED SOURCES OF REVENUE FOR DEVELOPMENT DISTRICT

Annual Operating Revenue		
Transient Parking	\$65,100	
Permit Parking	<u>183,600</u>	
Total Annual Operating Revenue		\$248,700
Annual Tax Increment Financing		85,000
Annual Parking District Taxes		<u>150,000</u>
Total Annual Revenue		\$483,700

F. DURATION OF PROGRAM'S EXISTENCE

It is estimated that the Tax Increment District will exist until the purposes for which it has been created are fulfilled. This would be the retirement or other legal defeasement of the debt issued to fund the development.

G. ESTIMATED TAX INCREMENT FINANCING IMPACT ON ALL RELATED TAXING JURISDICTIONS

The office and retail development in this project, once completed, will increase the assessed value of the Tax Increment District, thus impacting the total assessed value within the Town, Sidewalk, Fire, Parking, County, and School Districts. This added assessed value from the Dartmouth College development will be "captured" value to

be used as designated in Section IV.H. immediately below. The development will have no impact on the original assessed value of the taxing entities within the designated Tax Increment District.

H. CAPTURED VALUE DEDICATED TO RETIREMENT OF BOND DEBT

Up to 100% of the captured assessed value will be allocated to the retirement of the bonded debt. (RSA 162-K:10 IIa)

I. ANNUAL ALLOCATION OF CAPTURED VALUE

In accordance with RSA 162-K:10 Iib, the Town Manager shall make a recommendation to the Board of Selectmen for consideration no later than at it's first regular Board meeting in October, for the portion of the captured value in excess of that necessary for the purpose of tax increment financing to be:

- a. Issued solely to further finance the development program, including servicing debt, meeting costs of operations and maintenance, and early defeasement of debt; or
- b. A portion shall be issued to further finance the development program as outlined above and the remainder shall be allocated with other general tax revenues as determined by the Board of Selectmen.

V. DISTRICT ADMINISTRATION

The Town Manager shall be responsible for the administration of the Development District and will provide a financial report to the Board of Selectmen on an annual basis.

VI. OTHER

This plan may be modified with the approval of the Board of Selectmen after notice has been given and a public hearing has been held in accordance with the provisions of RSA 162-K:9. Any modification of this plan must maintain the use of a dedicated tax increment for the purpose of retiring the bond required for the Hanover Parking Facility development.