

FINAL

SELECT BOARD MEETING

April 4, 2016

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

The meeting of the Select Board was called to order at 7:30 p.m. by Chair Peter Christie. Present were: Peter Christie, Chair; Athos Rassias, Vice Chair; Nancy Carter, Select Board Member; Joanna Whitcomb, Select Board Member; and Julia Griffin, Town Manager. Absent: Bill Geraghty, Select Board Member.

1. PUBLIC COMMENT

Chair Christie asked for Public Comment. There were no comments from the public.

2. RECOMMENDATION TO ADOPT ABATEMENTS AS RECOMMENDED BY THE ADVISORY BOARD OF ASSESSORS.

Town Assessor Mike Ryan was present to answer any questions the Board may have about the recommended abatements.

Chair Christie noted that two of the recommended abatements are for A-style units at The Greens and asked whether the change would be affecting all of those units. Mr. Ryan responded that they would be evaluating all of the similar units of that size without the owners having to come forward with an abatement request.

Mr. Ryan explained that the requested and denied abatement for TransCanada relates to flowage rights for the dam. Flowage rights are taxable, but the point of contention relates to how much land they actually have easements over. Because of this question, the Town will have George Sansoucy, a regional utility expert, perform an appraisal of the property. He has done this type of appraisal before, including one for the Newbury, Vermont court case with TransCanada.

Select Board Member Carter noted that there are three different valuation estimates for this property, which all vary significantly. Mr. Ryan gave some background information about the valuations. The valuation was around \$1.85 million when he started working for the Town, and they have gradually been bringing that value down over the years because there was not much confidence in what that valuation was based on. Mr. Ryan feels that the State of New Hampshire's estimate of value of \$798,000 is more reasonable, though conservative. TransCanada estimates the value at \$43,000, which is way too low.

Ms. Griffin added that, in the case of Newbury, Vermont, the estimates of value were similarly far apart. Vermont's Superior Court estimated the value much closer to what Newbury valued it at based on Mr. Sansoucy's appraisal. She also noted that TransCanada may be selling, and it may behoove them to get this taken care of in order to sell.

Chair Christie asked if they have been taxed at the normal tax rate and if they have been paying those taxes. Mr. Ryan confirmed both.

Vice Chair Rassias asked Mr. Ryan to explain what flowage rights are. Mr. Ryan stated that flowage rights are easements over which they can raise or lower the dam, as well as what their pond levels may be.

Select Board Member Whitcomb MOVED to Adopt Abatements as Recommended by the Advisory Board of Assessors. Vice Chair Rassias SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO ADOPT ABATEMENTS AS RECOMMENDED BY THE ADVISORY BOARD OF ASSESSORS.

2. PRE-TOWN MEETING PUBLIC HEARING TO CONSIDER AND REVIEW THE PROPOSED WARRANT FOR THE MAY 10, 2016 TOWN MEETING.

Ms. Griffin stated that there are thirteen Zoning-related Warrant Articles this year (Warrant Articles Two through Fourteen) which is more than usual. Many of those are a result of the Planning Board having spent the last few years reorganizing the Zoning Ordinances so they are more clear to the average reader. These Warrant Articles and background information will be sent to residents ahead of Town Meeting so they can be familiarized with those Warrant Articles. Ms. Griffin welcomed the Board's feedback on the background information.

Select Board Member Carter wished to make the audience aware that CATV would be helping the Planning Board create a thirty-minute video with more info about the Zoning-related Warrant Articles and there will also be a couple of venues at which the Planning Board will be able to provide more information.

Ms. Griffin stated that Articles Thirteen and Fourteen are by petition, and the Planning Board did not vote in support for either. Article Thirteen relates to measuring building heights. Article Fourteen relates to a significant addition that has been constructed at the back of a homeowner's property which isn't in conformance. The property owner would like the Zoning Ordinance to change so his project would be in conformance.

Town Moderator Steve Fowler asked if the substantive changes to the Zoning Ordinance would be included in the Town Report. Ms. Griffin stated that they would be.

Select Board Member Carter added that the Planning Board had difficulty, due to legal requirements, with wording of some of the Warrant Articles so they would be easier to understand.

Ms. Griffin stated that Article One relates to electoral offices, including seats for the Select Board, Etna Library Trustees, Town Moderator, Supervisors of the Checklist, and Town Clerk.

Article Fifteen relates to Town Officers to be elected by a majority vote, including members for the Advisory Board of Assessors, Fence Viewers, Pine Park Commissioner, Surveyors of Wood and Timber, and any other Officers that the Town may judge necessary for managing its affairs.

Select Board Member Whitcomb asked what the role is of Fence Viewers. Ms. Griffin stated that they advise in property line disputes related to placement of fences.

Article Sixteen is reserved for giving resolutions and honoring volunteers, which she will speak to the Board about outside of this public meeting.

ARTICLE SEVENTEEN: To see if the Town will vote to raise and appropriate \$10,000 for deposit into the Land and Capital Improvements Fund, and to authorize funding of this amount by transfer from the Land Use Change Tax Reserve, a designation of the General Fund Undesignated Fund Balance, with no funds being raised by taxation. The amount appropriated is the equivalent of 50% of the total collected in the Land Use Change Tax Reserve in the fiscal year 2014-2015. Funding deposited into the Land and Capital Improvements Fund derives from 50% of the land use change tax proceeds, paid by property owners when they take land out of current use.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE SEVENTEEN.

ARTICLE EIGHTEEN: To see if the Town will vote to raise and appropriate \$10,000 for deposit into the Conservation Fund created as authorized by RSA 36-A:5.I, and to authorize funding of this amount by transfer from the Land Use Change Tax Reserve, a sub-accounting of the General Fund Undesignated Fund Balance, with no funds being raised by taxation. The amount appropriated is the equivalent of 50% of the total collected in the Land Use Change Tax Reserve in the fiscal year 2014-2015. Funding deposited into the Conservation Fund derives from 50% of the land use change tax proceeds, paid by property owners when they take land out of current use.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE EIGHTEEN.

ARTICLE NINETEEN: To see if the Town will vote to raise and appropriate \$34,260 for deposit into the Municipal Transportation Improvement Fund, and to authorize funding of this amount by transfer from the Transportation Improvement Fee Reserve, a designation of the General Fund Undesignated Fund Balance, with no funds being raised by taxation. This amount is equivalent to the total Transportation Fee surcharge for each motor vehicle registered in the Town of Hanover (\$5.00 per vehicle) during fiscal year 2014-2015.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE NINETEEN.

ARTICLE TWENTY: To see if the Town will vote to raise and appropriate \$1,183,418 and authorize payment into existing capital reserve funds in the following amounts for the purposes for which such funds were established:

Ambulance Equipment Capital Reserve Fund	\$61,028
Bridge Replacement and Renovation Capital Reserve Fund	\$15,000
Building Maintenance and Improvement Capital Reserve Fund	\$110,000
Dispatch Equipment and Dispatch Center Enhancements Capital Reserve Fund	\$25,000
Fire Department Vehicle and Equipment Capital Reserve Fund	\$143,090
Highway Construction and Maintenance Equipment Capital Reserve Fund	\$392,000
Parking Operations Vehicles and Parking Facility Improvements Capital Reserve Fund	\$105,000
Police Vehicles and Equipment Capital Reserve Fund	\$84,000
Road Construction and Improvements Capital Reserve Fund	\$24,000
Town Revaluation Capital Reserve Fund	\$10,000
Sewer Equipment and Facilities Improvements Capital Reserve Fund	\$130,000
Water Treatment and Distribution Equipment and System Capital Reserve Fund	\$84,300

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY.

ARTICLE TWENTY-ONE: To see if the Town will vote to raise and appropriate \$1,034,700 for the purposes listed below, and to authorize funding these amounts by withdrawal from the listed capital reserve funds in the following amounts:

Bridge Replacement and Renovation Capital Reserve Fund <i>Great Hollow Road Bridge #098/053</i>	\$25,000
Building Maintenance and Improvement Capital Reserve Fund <i>Police Station Boiler; Town Hall HVAC</i>	\$37,500
Dispatch Equipment and Dispatch Center Enhancements Capital Reserve Fund <i>50% Town Match for Grant-Funded Police Department Simulcast Radio System</i>	\$80,000
Highway Construction and Maintenance Equipment Capital Reserve Fund <i>Truck #13; Roadside Mower Boom; Truck #6</i>	\$207,000
Police Vehicles and Equipment Capital Reserve Fund <i>Replace Unmarked Vehicles (Cruisers #7, #8) and Marked Sport Utility Vehicle (Cruiser #5)</i>	\$117,600
Fire Department Vehicle and Equipment Capital Reserve Fund <i>Replace Fire Car #2; Etna Fire Station Building Capital Maintenance</i>	\$60,100
Parking Vehicles and Facilities Improvements Capital Reserve Fund <i>Replace Parking Operations Vehicle</i>	\$21,000
Sewer Equipment and Facilities Improvements Capital Reserve Fund <i>Grit Removal System; Truck #27106; Replace Sport Utility Vehicle</i>	\$459,500
Water Treatment and Distribution Equipment and System Capital Reserve Fund <i>SCADA and Related Instrumentation Upgrades</i>	\$27,000

This will be a non-lapsing appropriation per RSA 32:7, VI and will not lapse until these specified purchases are complete or June 30, 2021, whichever is sooner.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-ONE.

ARTICLE TWENTY-TWO: To see if the Town will vote to raise and appropriate \$42,000 for funding of a sidewalk at Hemlock Road and a mid-block pedestrian crossing signage and/or lighting, and to fund this appropriation by authorizing the withdrawal of this sum from the Municipal Transportation Improvement Fund. This will be a non-lapsing appropriation per RSA 32:7, VA and will not lapse until these improvements are complete or June 30, 2021, whichever is sooner.

Mr. Fowler pointed out that Article Twenty-Two is missing the location of the mid-block pedestrian crossing signage and/or lighting. The location is East Wheelock Street. The Article will be amended to include this.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-TWO.

ARTICLE TWENTY-THREE: To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Board of Selectmen on March 28 2016 between the Town of Hanover and the New England Police Benevolent Association, Local 27, which calls for the following increases in salaries and benefits at the current staffing level:

<u>Year</u>	<u>Estimated Increase</u>
2016-2017	\$62,070

And further to raise and appropriate the sum of \$62,070 for 2016-2017 fiscal year, such sum representing additional costs attributable to the increase in the salaries and benefits required by the proposed agreement over those that would be paid at current staffing levels in accordance with the most recent collective bargaining agreement.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-THREE.

ARTICLE TWENTY-FOUR: To see if the Town will vote to raise and appropriate \$23,195,345 to pay the operating expenses of the Town for the 2016-2017 fiscal year, for the purposes set forth in the Town budget. This sum does not include the funds voted in any of the preceding or succeeding articles.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-FOUR.

ARTICLE TWENTY-FIVE: To see if the Town will vote to authorize the Select Board to enter into a five (5) year lease agreement for property located at 9 Allen Street (map 33, lot 43), to enable the Town to operate a 16 space parking lot for public use, with revenue generated by the lot to be split between the Town, to cover its operating costs, and the property owner.

The Board expressed desire to change the wording in Article Twenty-Five to make it more clear that operating costs would be more than covered. Ms. Griffin will amend the wording accordingly.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-FIVE.

ARTICLE TWENTY-SIX: To see if the Town will vote to accept the donation of three parcels of property owned by Dartmouth College, consisting of approximately 176,000 square feet of real property in Lebanon, NH, consisting of Lebanon Tax Map 8, Lot 27 (approximately 27,000 square feet), the northern portion of Lebanon Tax Map 8, Lot 28 (approximately 12,000 square feet), and a portion of Lebanon Tax Map 5, Lot 1 (approximately 137,000 square feet), all located adjacent to the southwestern boundary of Sagem Field, which contains Campion Arena, for the purpose of construction of a second skating rink addition to the current rink facility, and authorize the Hanover Select Board to negotiate and execute all related documents. Donation of the property to the Town of Hanover by Dartmouth College is contingent on the receipt of approvals of the proposed skating rink addition by the Lebanon Zoning Board, Lebanon Planning

Board, and possibly other federal, state, or local government agencies having jurisdiction over the same.

Ms. Griffin stated that a map of the location of the three parcels will be included with the Warrant. She hopes to have the map displayed at Town Meeting. She also said that there would be someone present at Town Meeting with knowledge of the project to answer any questions about the project.

Chair Christie pointed out that the wording of this Article states that “donation of the property to the Town by the College is contingent on the receipt of approvals of the proposed skating rink addition by the Lebanon Zoning Board, Lebanon Planning Board, and possibly other federal, state, or local government agencies having jurisdiction over the same.” What this article *should* say is that “acceptance of the donated property...is contingent upon...” He also wished to adjust the wording of the Article to make it more clear that the donated property will only be accepted should the necessary agencies approve of the proposed addition. Ms. Griffin will work on amending the Article accordingly.

THE BOARD VOTED 3 IN FAVOR, 0 OPPOSED, 1 ABSENT, 1 ABSTAINED TO APPROVE WARRANT ARTICLE TWENTY-SIX. (Select Board Member Whitcomb abstained from the vote.)

ARTICLE TWENTY-SEVEN: To see if the Town will vote (a) to establish a Commercial Property Assessed Clean Energy (“C-PACE”) district pursuant to the provisions of RSA 53-F (the “Act”) for the purpose of financing energy conservation and efficiency and clean energy improvements; (2) to adopt the provision of the Act as is authorized by RSA 53-F:2(II); (3) to designate the Hanover Energy Efficiency and Clean Energy District as the entire area within the municipality; (4) to authorize the Town, pursuant to RSA 53-F:3(IX), to enter into a written agreement with the Jordan Institute, Inc., to administer such a program on its behalf in accordance with this Act; and (5) to authorize the Town to adopt any rules, procedures, guidelines or documents that are necessary and appropriate for the creation, implementation and administration of the purposes of the Act and this Article. This motion has no impact on the municipal tax rate.

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-SEVEN.

ARTICLE TWENTY-EIGHT: To transact any other business that may legally be brought before this Town Meeting.

Given under our hands and seal of the Town of Hanover this 4th day of April, 2016.

TOWN OF HANOVER
SELECT BOARD

Peter L. Christie, Chairman

Nancy A. Carter

Athos J. Rassias, Vice Chairman

Joanna Whitcomb

William V. Geraghty

THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-EIGHT.

Mr. Fowler wished to remind the audience that the moderator's rules for Town Meeting are to find any motions that have unbudgeted economic impact out of order. Select Board Member Whitcomb asked Mr. Fowler for clarification on this rule. Mr. Fowler stated that if, for example, a resident proposed for the Town to fund some sort of project or idea, etc. that had an economic impact on the budget, that they would be out of order because the budget was already voted on during Article Twenty-Four. If someone did want to propose such an idea, the time to do so would be before that Article was voted on. Mr. Fowler added that any other such ideas would need to bring forward a petitioned Warrant Article. Ms. Griffin stated that the deadline for submitting petitioned Warrant Articles is tomorrow at 5:00 p.m., and she is unaware of any received at this time.

The Board provided suggestions to Ms. Griffin on revised wording to the Explanatory Information for each of the Warrant Articles which would be included in the mailers and Town Report.

The Board also assigned presentation of each of the Warrant Articles for Town Meeting as follows:

Chair Christie: Article Twenty-Four

Vice Chair Rassias: Articles Nineteen and Twenty-Two

Select Board Member Carter: Articles Fifteen, Sixteen, Twenty, and Twenty-One

Select Board Member Geraghty: Articles Twenty-Three, and Twenty-Six through Twenty-Eight

Select Board Member Whitcomb: Articles Seventeen, Eighteen, and Twenty-Five

4. APPROVAL OF MINUTES:

a. February 24, 2016

b. February 25, 2016

c. March 28, 2016

Select Board Member Carter MOVED to Approve the Minutes of February 24, 2016 as Amended. Vice Chair Rassias SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO APPROVE THE MINUTES OF FEBRUARY 24, 2016 AS AMENDED.

Select Board Member Whitcomb MOVED to Approve the Minutes of February 25, 2016. Vice Chair Rassias SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO APPROVE THE MINUTES OF FEBRUARY 25, 2016.

Select Board Member Carter MOVED to Approve the Minutes of March 28, 2016. Vice Chair Rassias SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO APPROVE THE MINUTES OF MARCH 28, 2016.

5. ADMINISTRATIVE REPORTS

Ms. Griffin stated that students from Joigny, France will be arriving this Friday. She will be welcoming them Monday morning at 10 am here in the Board Room. The students love to sit in the chairs and pretend to be Board Members.

If a Warrant Article comes in by petition by tomorrow evening's deadline, we may need to schedule another meeting, though she doesn't expect that to happen. She will let the Board Members know if that does happen. Other than that, the next Board meeting is on April 25th.

6. SELECT BOARD MEMBER REPORTS

There were no Select Board Member reports.

7. OTHER BUSINESS

No other business was discussed.

8. ADJOURNMENT

Vice Chair Rassias MOVED to Adjourn the Meeting at 8:46 p.m. Select Board Member Whitcomb SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO ADJOURN THE MEETING.

Respectfully Submitted,

Joanna Whitcomb, Secretary

Minutes prepared by Adriane Coutermarsh.

SUMMARY

- 1. Select Board Member Whitcomb MOVED to Adopt Abatements as Recommended by the Advisory Board of Assessors. Vice Chair Rassias SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO ADOPT ABATEMENTS AS RECOMMENDED BY THE ADVISORY BOARD OF ASSESSORS.

- 2. THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE SEVENTEEN.**
- 3. THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE EIGHTEEN.**
- 4. THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE NINETEEN.**

5. **THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY.**
6. **THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-ONE.**
7. **THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-TWO.**
8. **THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-THREE.**
9. **THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-FOUR.**
10. **THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-FIVE.**
11. **THE BOARD VOTED 3 IN FAVOR, 0 OPPOSED, 1 ABSENT, 1 ABSTAINED TO APPROVE WARRANT ARTICLE TWENTY-SIX. (Select Board Member Whitcomb abstained from the vote.)**
12. **THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-SEVEN.**
13. **THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED, 1 ABSENT TO APPROVE WARRANT ARTICLE TWENTY-EIGHT.**
14. **Select Board Member Carter MOVED to Approve the Minutes of February 24, 2016 as Amended. Vice Chair Rassias SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO APPROVE THE MINUTES OF FEBRUARY 24, 2016 AS AMENDED.

15. **Select Board Member Whitcomb MOVED to Approve the Minutes of February 25, 2016. Vice Chair Rassias SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO APPROVE THE MINUTES OF FEBRUARY 25, 2016.

16. **Select Board Member Carter MOVED to Approve the Minutes of March 28, 2016. Vice Chair Rassias SECONDED the Motion.**

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO APPROVE THE MINUTES OF MARCH 28, 2016.

17. Vice Chair Rassias MOVED to Adjourn the Meeting at 8:46 p.m. Select Board Member Whitcomb SECONDED the Motion.

THE BOARD VOTED 4 IN FAVOR, 1 ABSENT TO ADJOURN THE MEETING.