

Hanover Affordable Housing Commission Meeting

March 20, 2008

Present: Bob Strauss (Chair), Bruce Altobelli, Roy Banwell, Len Cadwallader, Peter Christie, Joan Collison, Don Derrick, Dick Jennings, Peter Runstadler.

Staff: Jonathan Edwards

Guests: Doug McIlroy, Nancy Snyder

The minutes of January 17, 2008 were approved as circulated.

Doug McIlroy of Hanover Conservation Commission presented a proposal for a trail connector from Gile Hill to an easement owned by Hanover on Indian Ridge by DHMC. This would be an alternative access to the hospital rather than walking down the entrance drive, then following the walking/bike path along the north entrance road to the hospital. HAHC agreed that residents of Gile Hill will use such a trail, and encouraged the Hanover Conservation Commission to build it. We thanked Doug and the Conservation Commission for thinking to create this non-motorized link.

Roy Banwell reported on the Gile Tract. The architect, Gossens Bachman, reports that Trumbull Nelson as GC has been doing a superb job. Nancy Snyder reported on sales, saying there will be hard-hat tours by mid-April. At this point, the community center is on hold. Nine of the sixteen for-sale market-rate units have reservations. Thirty-two names are on a waiting list for the sixty-one rental units.

Bob Strauss reported on the Summer Street property. Bruce Pacht of Twin Pines Housing Trust has used up all his NHHFA credits for 2008. Bill Bittinger was approached and demurred. Jonathan Chaffee of Lebanon Housing Authority reported there is soft demand for senior housing right now. HAHC directed Strauss to discuss with Kevin Peterson the possibility of a property transfer that would be advantageous to the owners.

Bob Strauss reported on the proposed Inclusionary Zoning Amendment. Subject to a final public hearing on April 1, 2008, the proposed inclusionary zoning amendment will be on the warrant to be approved (or turned down) by the voters at town meeting in May. Motion made and seconded to approve the Amendment as proposed and convey our support of it to the Planning Board, with our thanks for their efforts. Motion carried unanimously.

Jonathan Edwards reported on proposed new residential development plans in the Town.

A memo dated 2/6/08 indicates a total of 918 net new units have been proposed for the town. This is fewer than previous updates, reflecting the soft economy. The list includes the Paragon property on Greensboro Road which totals 336 units. That proposed development is presently in litigation. Information only; no action taken.

Bob Strauss reported Dartmouth College's representative Larry Kelly has resigned. Paul Olsen will apply to the Select Board for membership.

Meeting adjourned at 9:00 PM