

**FINAL**

**BOARD OF SELECTMEN'S MEETING**

**April 21, 2008**

**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 Chairman Brian Walsh. Present were: Brian Walsh, Chairman; Katherine Connolly, Vice Chairman; Bill Baschnagel, Selectman; Athos Rassias, Peter Christie, Selectman; and Julia Griffin, Town Manager.

**1. PUBLIC COMMENT.**

Chairman Walsh asked for any comments from the public. There were no comments from the public.

**2. CONTINUED PUBLIC HEARING TO CONSIDER BORROWING \$6,000,000 FROM THE STATE OF NEW HAMPSHIRE, STATE WATER POLLUTION CONTROL REVOLVING FUND PROGRAM FOR NECESSARY IMPROVEMENTS TO THE WATER RECLAMATION FACILITY.**

Chairman Walsh opened the public hearing and noted that a mailing did go out to the Town residents.

Winifred Stearns spoke to the Board and felt that the new borrowing would be used for capacity to accommodate the expansion of DHMC, Centerra and other developments in Lebanon and wanted to know if they are being charged an impact fee.

Chairman Walsh clarified that this money was going to be used to repair or replace existing equipment and not to expand capacity. Ms. Stearns asked if these improvements were to increase capacity to be used by Lebanon and question the Town's obligation to service Lebanon.

Ms. Griffin clarified that Lebanon's contributions to the facility currently takes up less than 30% of the flows. Ms. Griffin stated that in terms of what is treated by Lebanon has a lot to do with the watershed. The Town will not treat anything that is developed over the other side of the watershed. Ms. Griffin pointed out that DHMC paid a hefty impact fee to the Town for this service and that the Select Board adopted a new fee schedule last year which includes a substantial connection fee for properties that wish to hook up to the system.

Ms. Stearns asked why the Town was out of compliance in years past. Ms. Griffin stated that it was because they were using a system that was not powerful enough to adequately disinfect the liquids coming out of the facility. Ms. Stearns stated that it appears that the Town will forever have to take in the wastewater from the hospital and Centerra and she feels that this is why the Town needs to spend this amount of money.

Ms. Stearns concluded by thanking the Board for the wonderful brochure.

Barbara McIlroy, stated that she felt that the handout was very helpful and she found the chart that was included was revealing because it shows that the plant had less capacity than the 2.3 million gallons/day as permitted. The chart shows that the effective capacity was considerably less than that because of the wastewater coming in. The Town has fixed the plant and added sufficient capacity so that they can now treat 2.3 million gallons/day. The projections show a constant increase in additional demand for the next 20 years. She would like to see the rate of demand, how fast the demand is changing and how much Lebanon capacity does the Town want. Ms. McIlroy stated that there haven't been any public discussions over the demand of the plant. Ms. McIlroy stated that in looking at the handout it appeared that the rates would be going up again. She would like a public hearing regarding the big projects that are coming down the pike.

Ms. Griffin clarified that in conversations with Lebanon over the past 5 years, Lebanon is aware that the plant has only so much capacity. Ultimately, Lebanon will only be able to access 22 – 30% of the capacity of the plant. Hanover needs to be able to meet build out needs within the Town itself. The City of Lebanon needs to decide how the limited capacity is allocated but there is only a fixed amount of capacity available for allocation. Ms. McIlroy asked if this understanding was in writing. Ms. Griffin advised that they have a draft municipal agreement that has been circulated to Lebanon for discussion but it has not been brought before the Hanover Select Board because the focus has been to make the improvements to the plant first. Ms. Griffin reported that last December the Lebanon City Council chose to postpone improvements on their own facility.

Chairman Walsh asked Ms. Griffin if she would clarify the issue of the sewer fees. Ms. Griffin advised that the Town needed to project sewer fees to fund projects that are now underway and for the proposed projects that they are seeking funding for at this Town Meeting. The Town does not anticipate another sewer rate increase. There is a committee looking at how the Town allocates the fees based on the types of users and that committee is looking at the most effective way to allocate the costs. Ms. Griffin stated that it is possible that the committee looking at this may make recommendations to shift the allocation across the user groups but there is no discussion about raising additional revenue from sewer users to fund these projects.

Chairman Walsh closed the public hearing.

Chairman Walsh stated that this item is on the Warrant for Town Meeting. Ms. Griffin stated that staff would be working on preparing information boards and scheduling public tours.

**3. PUBLIC HEARING TO CONSIDER AND APPROVE RECOMMENDED HOUSING FUND BUDGET FOR FY2008-2009.**

**Vice Chairman Connolly MOVED to have the Board act as the Hanover Housing Authority. Selectman Baschnagel SECONDED the motion.**

**THE BOARD VOTED UNANIMOUSLY IN FAVOR OF ACTING AS THE HANOVER HOUSING AUTHORITY.**

Chairman Walsh noted that this fund does not go before Town Meeting. Chairman Walsh went over the budget items with the Board. He noted that there is a significant increase in expenses but it is money that will be used to insulate and side some units. None of this money is supported by taxes but rather, rent that tenants pay and money from the Department of Housing and Development. Ms. Griffin noted that audits were done and the recommendations were made by consultants. Vice Chairman Connolly asked about vinyl siding and the recommendation made by the consultant. Ms. Griffin stated that she wasn't sure about the actual process to complete the work but she stated that she would get a summary from Frank Austin and forward it to the Board.

Selectman Baschnagel asked about the handicap doors. Ms. Griffin stated that it was her belief that these were similar to the doors installed at the Community Center and the Police Department.

Chairman Walsh noted that the tenant rents are going up by 20% and the federal contribution is going down by 3%. Ms. McClain stated that this had to do with her projections with budgeting vacancies in the coming year. She refined her projections based on what the occupancy numbers were last year, what they are experiencing currently and what the possibility is for the upcoming year.

John Chaffee, Lebanon Housing Authority, stated that they are guaranteed a certain amount of money in rent by HUD. Chairman Walsh stated that working with the Lebanon Housing Authority for the past 9 or 10 years has been a beneficial collaboration.

Ms. Griffin stated that there are interesting issues that come up in dealing with tenants and this is not an easy job which the Housing Authority deals with and it continues to prove to be a challenge and she thanked John for his hard work in this area.

Ms. Griffin noted that page 7 is a list that Frank Austin has mapped out of projects that need to be done. Ms. Griffin noted that the efficiency apartments are small and they are having a hard time keeping them occupied. There have been discussions about renovating the efficiency apartments and people on a waiting list are willing to decline an efficiency apartment in order to wait for a one bedroom apartment.

**Vice Chairman Connolly MOVED to approve the Housing Fund budget for FY2008-2009. Selectman Baschnagel SECONDED the motion.**

**THE BOARD VOTED UNANIMOUSLY TO APPROVE THE HOUSING FUND BUDGET FOR FY2008-2009**

**Vice Chairman Connolly MOVED that the Board cease acting as the Hanover Housing Authority and continue as the Board of Selectmen. Selectman Baschnagel SECONDED the motion.**

**THE BOARD VOTED UNANIMOUSLY TO CEASE ACTING AS THE HANOVER HOUSING AUTHORITY AND TO CONTINUE AS THE BOARD OF SELECTMEN.**

**4. PUBLIC HEARING TO CONSIDER AND APPROVE RECOMMENDED CHANGES TO ELDERLY, DISABLED, AND BLIND EXEMPTIONS.**

Ms. Griffin asked Mike Ryan to speak to this issue. Ms. Griffin reported that the Board already added these items to the Warrant and this is the public hearing. Ms. Griffin also stated that they do not need a ballot vote for this item.

Chairman Walsh confirmed with Ms. Griffin that the Department of Revenue Administration (DRA) had signed off on the Warrant.

Mr. Ryan gave an overview of the proposed exemptions. He reported that the last time that these exemptions were adjusted was in 2003 due to the re-evaluation done at that time. Currently, under the Elderly Exemption there are 12 residents that qualify for this exemption. Mr. Ryan reported that they have not had any accounts on the Disabled Exemption for about 3 years and they currently have 4 accounts on the Blind Exemption. Mr. Ryan noted that they expect the exemptions will amount to \$1.4 million and in the fall with the adjustments to \$1.76 million. In changing the assessment, they needed to change the qualifications for income and these were updated for the Elderly and the Disabled but the Blind Exemption does not have an income check.

Chairman Walsh closed the public hearing.

**Vice Chairman Connolly MOVED to approve the recommended changes to the Elderly, Disabled and Blind Exemptions on the schedule as shown on the memo dated January 31, 2008 and updated on April 18, 2008. Selectman Baschnagel SECONDED the motion.**

**THE BOARD VOTED UNANIMOUSLY IN FAVOR OF APPROVING THE RECOMMENDED CHANGES TO THE ELDERLY, DISABLED AND BLIND EXEMPTIONS ON THE SCHEDULE AS SHOWN ON THE MEMO DATED JANUARY 31, 2008 AND UPDATED ON APRIL 18, 2008.**

**5. RECOMMENDATION TO AUTHORIZE TOWN MANAGER TO EXECUTE MEMORANDUM OF UNDERSTANDING, CONSERVATION EASEMENT DEED AND ANY OTHER RELATED DOCUMENTS BETWEEN SIMPSON DEVELOPMENT CORPORATION, THE HANOVER CONSERVATION COUNCIL, AND THE TOWN REGARDING THE VELVET ROCKS DEVELOPMENT.**

Ms. Griffin stated that Vicki Smith was present to answer any questions about this item. Ms. Smith reported that these documents had also been reviewed by Attorney Margaret Jacobs.

Ms. Smith reported that in 2005, the last phase of the Simpson Development on Greensboro Road was approved. The idea was to cluster development in a small area and leave a large amount of open space. Ms. Smith stated that the Board initially felt that since the upper portion of the Simpson land borders the Appalachian Trail, a good steward would be the Appalachian Trail conservancy. Ms. Smith reported that it didn't work out well for them but the Hanover Conservation Council was interested in becoming owners of the open space and there will be a conservation easement placed on the property. The land is rocky and has wetlands that come through it and provides a nice buffer for the Appalachian Trail. The Planning Board wanted to ensure that the public has access to the land and there is a trail being built from the end of the parking lot up to the Appalachian Trail. The second trail is being designed to handle mountain bikes and baby joggers. The Memorandum of Understanding was done to specify the responsibility for the trails. Simpson Development would be responsible for constructing the trail and the Town Trails Committee would be responsible for maintaining both trails.

Vice Chairman Connolly noted that the area being conserved is 114 acres. Selectman Baschnagel also noted that there were a lot of people who worked very hard on this project to make it happen. Ms. Smith stated that Simpson Development was great to work with in conjunction with the other Committees and Boards.

**Selectman Baschnagel MOVED to authorize the Town Manager to Execute the Memorandum of Understanding, Conservation Easement Deed and any other Related Documents between Simpson Development Corporation, the Hanover Conservation Council, and the Town Regarding the Velvet Rocks Development. Vice Chairman Connolly SECONDED the motion.**

**THE BOARD VOTED UNANIMOUSLY IN FAVOR OF AUTHORIZING THE TOWN MANAGER TO EXECUTE THE MEMORANDUM OF UNDERSTANDING, CONSERVATION EASEMENT DEED AND ANY OTHER RELATED DOCUMENTS BETWEEN SIMPSON DEVELOPMENT CORPORATION, THE HANOVER CONSERVATION COUNCIL, AND THE TOWN REGARDING THE VELVET ROCKS DEVELOPMENT.**

**6. APPROVAL OF MINUTES:**  
- April 7, 2008

The Board had several changes to the Minutes.

**Selectman Baschnagel MOVED to approve the Minutes of April 7, 2008 as corrected. Vice Chairman Connolly SECONDED the motion.**

**THE BOARD VOTED 4 IN FAVOR, 0 OPPOSED AND 1 ABSTAINING TO APPROVE THE MINUTES OF APRIL 7, 2008 AS CORRECTED. (Selectman Christie abstained from the vote)**

**7. ADMINISTRATIVE REPORTS.**

Ms. Griffin stated that she did not have much to report as she was out last week. She will send the Board a revised Warrant to clarify the Articles each member will be presenting. Lucie Minsk decided to step down as a Fence Viewer.

Selectman Rassias will be at Town Meeting from 7 a.m. to 11 a.m. Selectman Baschnagel will be present from 11 a.m. to 3 p.m. Vice Chairman Connolly will be present from 3 p.m. to 7 p.m. Ms. Griffin noted that three members will need to stay at the end after the business meeting to sign the tally of the votes.

**8. SELECTMEN'S REPORTS.**

**Peter Christie**

Selectman Christie had nothing new to report.

**Kate Connolly**

Vice Chairman Connolly reported that the Planning Board reviewed The Velvet Rocks: Phase II where the original plans were changed to single family homes and units that have only one floor. The configurations were changed although the number of units have not changed.

Vice Chairman Connolly reported that there was a continued review of Rivercrest although there was not remarkable progress.

**Bill Baschnagel**

Selectman Baschnagel reported that the Planning Board met and the College presented a rebuild of Rolfe Field, which will be a significantly enlarged set of bleachers, new fencing all around, and a new sidewalk which will be a major renovation of that entire area. Selectman Rassias asked if this would include improvements to the bike path in that area to include a wider shoulder. Selectman Baschnagel stated that this was being considered. Chairman Walsh would like to have the Bike Committee included in these discussions.

Selectman Baschnagel reported that the Parking and Transportation Board met and will continue working on the recommendations from the Chamber of Commerce parking study.

Selectman Baschnagel reported that the Conservation Commission met and they have conducted a site visit of Rivercrest.

Selectman Baschnagel reported that the GIS Committee met for the 2<sup>nd</sup> time last week. One thing that came out of the discussion was that the Town has a fair amount of GIS materials. Jonathan Edwards is going to create a list to determine what the Town already has and a list of overlays that can be used on top of the State maps.

Board of Selectmen  
April 21, 2008

**Athos Rassias**

Selectman Rassias had nothing new to report.

**Brian Walsh**

Chairman Walsh had nothing new to report.

**9. OTHER BUSINESS.**

There was no Other Business.

**10. ADJOURNMENT.**

**Selectman Baschnagel MOVED to adjourn the meeting. Vice Chairman Connolly SECONDED the motion.**

**THE BOARD VOTED UNANIMOUSLY IN FAVOR OF ADJOURNING THE MEETING AT 8:40 p.m.**

Respectfully Submitted,

Athos Rassias, Secretary

Minutes prepared by Elizabeth S. Rathburn.

**SUMMARY**

1. **Vice Chairman Connolly MOVED to have the Board act as the Hanover Housing Authority. Selectman Baschnagel SECONDED the motion.**

**THE BOARD VOTED UNANIMOUSLY IN FAVOR OF ACTING AS THE HANOVER HOUSING AUTHORITY.**

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6. **Selectman Baschnagel MOVED to approve the Minutes of April 7, 2008 as corrected. Vice Chairman Connolly SECONDED the motion.**

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7. **Selectman Baschnagel MOVED to adjourn the meeting. Vice Chairman Connolly SECONDED the motion.**

**THE BOARD VOTED UNANIMOUSLY IN FAVOR OF ADJOURNING THE MEETING AT 8:40 p.m.**