

Part II

Explanatory Information

CHAPTER 1: INFORMATION FOR TOWN MEETING

PART II: EXPLANATORY INFORMATION

What is Town Meeting? All Hanover citizens are encouraged to participate in the yearly Town Meeting, a living example of direct democracy. Town Meeting is a meeting of citizens who come together to form the legislative body of the town. It is held yearly, the second Tuesday in May, to elect town officers, adopt the town budget, and consider other issues that require Town Meeting approval. This year, Town Meeting will be held on **Tuesday, May 10, 2016**.

What is the Warrant? The Town Meeting agenda is called “the Warrant”; each agenda item is called an “article”. The official Warrant precedes this document in Part I. The Warrant includes two sets of articles:

1. **Ballot voting** (Articles One through Fourteen): Voting on Articles One through Fourteen - which includes voting for candidates for office and for amendments to the Hanover Zoning Ordinance - is conducted by ballot during the day of Town Meeting (Tuesday, May 10, 2016) from 7:00 a.m. to 7:00 p.m., in the Hanover High School Gymnasium. The daytime ballot voting is held by secret ballot, referred to as the “Australian Ballot” or the “Official Ballot”.
2. **Business meeting** (Articles Fifteen through Twenty-Eight): Discussion of and voting on Articles Fifteen through Twenty-Eight – including the proposed budget in Article Twenty-Four - takes place at an open meeting, called the “Business Meeting”, which begins at 7:00 p.m. on Tuesday, May 10th, in the Hanover High School Gymnasium. At the Business Meeting portion of Town Meeting, citizens sit down together and discuss, modify, and vote.

What if you cannot attend? *If you cannot attend Town Meeting ...*

1. **Ballot items:** You may vote by absentee ballot on the items decided by Australian or Official Ballot voting by requesting an absentee ballot from the Town Clerk’s office at Town Hall, and delivering it in person by 5:00 p.m. the day before Town Meeting or postmarked by mail by 5:00 p.m. on the day of Town Meeting.
2. **Business Meeting items:** You must be present, however, to vote on or contribute to discussion of any Warrant items to be discussed at the Business Meeting. By state law, no absentee balloting is allowed on these items.

How can you register to vote? To become a registered voter, you must be a U.S. citizen, eighteen years or older, and a Hanover resident. Information that must be provided at registration includes name, address (mailing and legal residence), place and date of birth, and proof of citizenship. You may register: (1) at the polls on Town Meeting day, May 10th; or (2) in advance at the Town Clerk’s Office in Town Hall up to ten days before the election; or (3) with the Supervisors of the Checklist whose public voter registration sessions are advertised before any election.

What is explained in the rest of this chapter? The rest of this chapter, prepared by the Town staff, provides an explanation of all of the articles in the Warrant. The official Warrant precedes this document.

BALLOT VOTING **ARTICLES ONE – FOURTEEN**

Voting on Articles One through Fourteen will be conducted by official ballot on Tuesday, May 10, 2016 from 7:00 a.m. to 7:00 p.m. in the Gymnasium of Hanover High School.

Article One: Election of Town Officers

The **Select Board**, so named because members are selected on Town Meeting day, govern the Town and perform most of the Town's legislative functions as prescribed in the Town Charter, outside the legislative role granted voters at Town Meeting by state law. One position, currently held by Athos Rassias, is up for election in 2016 for a three-year term. Athos Rassias is seeking re-election. Brian Chen is also seeking election to this position.

Both the Howe Library and the Etna Library are Town-supported. Each has a Board of Trustees that governs the respective library in areas of fundraising and some program functions, but they are elected differently based on the type of organization originally established. The **Howe Library Trustees** are elected by members of the Howe Corporation, which is a private, non-profit corporation. The Etna Library, which is the original Town Library, is governed by the **Etna Library Trustees**, elected by Town Meeting for a three-year term. One Etna Library Trustee is up for election and the incumbent, Elizabeth Cornell, has chosen not to run for re-election. Abigail Fellows, Sharry Baker, and Alexander Corwin are all seeking election to the position being vacated by Elizabeth Cornell.

The **Town Moderator** oversees all elections and also presides over the business portion of Town Meeting. The term of the Moderator expires this year and the incumbent, Stephens Fowler, has filed for the position for a two year term.

The **Supervisors of the Checklist** are legally responsible for overseeing the voter registration and certification process and for maintaining the updated voter checklist. The term of one Supervisor position expires this year and the incumbent, Linda McWilliams, is seeking re-election to another six year term.

The **Town Clerk** is responsible for overseeing the implementation of all elections and also performs in an official legal capacity, responsible for several areas of Town administration. Elizabeth A. (Betsy) McClain, the current Town Clerk and the Town's Administrative Services Director, is seeking re-election to a three-year term.

The **Trustees of Trust Funds** oversee the funds reserved for special purposes, and their responsibilities are governed by state statute. One Trustee position is up for election and the incumbent, Brian Doyle, has decided not to seek re-election to another three year term. Sally Boyle has filed to fill the position.

*Note: The following Articles Two through Fourteen are Amendments No. 1 – 13 to the Hanover Zoning Ordinance, which must be approved by Town Meeting. Amendments No. 1-11 to the Zoning Ordinance have been **approved** by the Planning Board. Amendments No. 12-13 to the Zoning Ordinance are **not approved** by the Planning Board. The full text of all amendments is included in the Appendix A that follows this section of the Town Report.*

Article Two: Amendment No. 1: Re-organize and Re-number the Zoning Ordinance:

At a public hearing held on March 15, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

The current Zoning Ordinance was adopted in 1976. It has been amended, edited, revised and updated continually since that time, growing from 88 pages (6” by 9” in size) to 112 pages (8 ½ “ x 11” in size). Over the years, there have developed inconsistencies and internal conflicts within the Ordinance.

The Planning Board’s original multi-year residential project involving a number of neighborhood meetings with Hanover residents “spawned” the technical review committee, which met almost weekly from May, 2013 until January, 2015, to review every word, sentence and paragraph, every Article, Section and Subsection, every space, dash, comma, and period of the Zoning Ordinance – all to ensure that the Ordinance follows established conventions, consistency of formatting, clarity of wording and logical organization.

The drafters understand that the purpose of the technical review of the Hanover Zoning Ordinance is to present to Town meeting an Ordinance in which material on a single subject is gathered in one place; scattering is corrected; materials are organized logically; confusing or inconsistent language is replaced with clear, concise, consistent, and readable language; and errors are corrected. It is not the purpose of the technical review to make substantive changes to the Hanover Zoning ordinance. An ambiguity is resolved in favor of established, accepted practice.

In 2015, the Planning Board took over careful reading of the re-organized Ordinance and met to review over 250 changes in the document to decide if those changes resulted in a landowner being able to do something that he or she *could not* do prior to the re-organization, or if a landowner would be prevented from doing something he or she *would be able to do* prior to the re-organization. The Planning Board also considered whether a change was substantive. There are in fact five substantive changes that have been brought forth for Town Meeting consideration. These are amendments 2-6 (Articles 3-7). If these are not adopted by Town Meeting, the re-organized Ordinance will be changed to reflect the voter’s actions on these amendments. Similarly, the content of amendments 7 through 13 (Articles 8-14) will be added or subtracted from the re-organized Ordinance depending upon the outcome of the votes at Town Meeting.

In preparing the revision, the drafters have been governed by recognized drafting guidelines. Our reference for capitalization and punctuation is *The Chicago Manual of Style (16th ed.)*. Rules of style are drawn from a list published in the *Municipal Advocate* (vol. 20, #4), a publication of the Massachusetts Municipal Association. We follow the outline format established for the present Hanover Zoning Ordinance.

Article Three: Amendment No. 2: Replace the term “inclusionary housing” with a term with a more precise meaning, “affordable housing”.

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

Changes to the Ordinance by Section are:

- Replace the word “inclusionary” with the word “affordable” in the titles of Section 212 in the Table of Contents and the text of the Ordinance.
- Create a separate definition for “density bonus” using the words existing in the current definition of “inclusionary housing”.
- Replace the definition of “Inclusionary Housing” with a new definition for “Affordable Housing.”

Article Four: Amendment No. 3: Adopt a new definition for the term “lot”

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

The existing definition of “lot” includes a number of regulatory provisions. Two of the goals of the re-organization of the Zoning Ordinance are to include only definitions in the definition section and to gather regulatory items into a single section to make it easier for the user to find all of the relevant regulations related to a use or structure.

If approved by the voters, the proposed definition will only be effective if Zoning Amendment No. 1 is adopted, since the regulatory provisions of the current definition of lot have been distributed to other parts of the re-organized ordinance only. The existing Zoning Ordinance is not structured to accommodate the regulatory aspects of the current lot definition, so if the re-organized Zoning Ordinance is not adopted, the existing definition with all of its regulatory features will remain unchanged and in the definition section.

Article 5: Amendment No. 4: Eliminate Appendix A and all references to it

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

Appendix A is not used and therefore the Planning Board determined that it should be eliminated. The changes necessary to affect this change are:

- Eliminate Appendix A and references to it in the Table of Contents and in Section 209.4 E;
- Eliminate from Section 902 the definitions of “available land area” and “related land area”; and
- In Section 902, amend the definition of “Open Space Ratio” to read: *The ratio of the total available land area to the building footprint.*

Article Six: Amendment No. 5: Add Goose Pond to the districts to which noise standards apply

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

When the Goose Pond zoning district was created, Section 323 was not amended so does not address noise standards for the Goose Pond district. This amendment remedies this situation by modifying Section 323.1 Noise Standards Table of Restrictions to include the Goose Pond zoning district along with the other residential zoning districts.

Article Seven: Amendment No. 6: Add Goose Pond to the districts to which accessory building or use standards apply

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

Amendment No. 6 would amend Accessory Uses Section 210.4 to include the Goose Pond zoning district with the other zoning districts to which are applied restrictions regarding maintenance of stock in trade exposed to public view, the use of show windows or displays, or advertising visible outside the premises.

Article Eight: Amendment No. 7: Modify the definition of ‘Outdoor Recreation’

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

This amendment changes the definition of “outdoor recreation” and makes it clear that buildings and structures associated with outdoor recreation are allowed as Special Exceptions and adds structures associated with Outdoor Recreation to the list of Special Exceptions in districts where Outdoor Recreation is an allowed use.

Article Nine: Amendment No. 8: Revise the sign section of the Ordinance to make it content neutral

At a public hearing held on March 15, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

This year the U. S. Supreme Court issued a decision that has significantly altered how sign regulations are administered. In order to be compliant with the ruling, which was based on First Amendment issues, all content-type references must be eliminated. The ruling does leave municipalities with the ability to regulate size, location, lighting, duration, and number of signs.

If interested, the citation is Reed v. Town of Gilbert, U.S. Supreme Court, 135 S. Ct. 2218 (June 18, 2015).

Article Ten: Amendment No. 9: Modification of height and setback standards in the “I” district adjoining lots in the GR-2 district abutting NH Route 10A

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

In planning to accommodate the expansion of the Thayer School of Engineering and a new formalized West Campus entrance, modifications to the height and setback regulations in the “I” zoning district are proposed, but only where the “I” zoning district adjoins lots in the GR-2 zoning district abutting NH Route 10A. The modification would allow buildings as high as 60 feet in an 150 foot wide “I” district area where the current height limit is 35 feet. The 60 foot height limit is already in effect in other portions of the “I” district. This change would only apply to the 150 foot area adjoining GR-2 district lots abutting NH Route 10A.

In this same 150 foot wide “I” district area adjoining GR-2 district lots abutting NH Route 10A, the side setback is proposed to be 10 feet and the rear setback is proposed to be 20 feet. The side and rear setbacks in this area currently are 75 feet.

A map depicting the proposed zoning with expansion is attached as Appendix B.

Article Eleven: Amendment No. 10: Lots in two zoning districts

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

Amendment No. 10 would ensure that parcels of land in the “F”, “NP” or “RR” zoning district designated for specific low density uses are not subsumed into other lots with different, and maybe more intense use that may result, either intentionally or by accident or by oversight, in the degradation or elimination of the value of the subsumed land.

Article Twelve: Amendment No. 11: Development in and near cemeteries

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **adopt** this zoning amendment.

New Hampshire RSA 289:3 prohibits construction, excavation or building of non-essential services within 25’ of a known burial site or within the boundaries of an established burial ground or cemetery, unless it complies with local zoning regulations. The amendment adds a new section 331 so that the Zoning Ordinance includes regulations regarding development near and within a burial ground or cemetery.

Article Thirteen: Amendment No. 12: Change measurement of height in the SR and GR zoning districts (proposed by petition)

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **not adopt** this zoning amendment.

The current method of measuring height (from the average finished grade along the building front to the highest point of the building roof for flat and mansard roofs, not including any parapet less than 2 feet high, and to the average height between the eaves and the ridge for other types of roofs including the

upper slope of gambrel roofs), results in buildings higher than the stated maximum height for the zoning district. The proposal would change the measurement of height in the “SR” and “GR” zoning districts so that the measurement is from the average finished grade along the building front to the highest point of the building roof, except as otherwise permitted in section 209.4. The existing method of measurement would continue to be used in all other zoning districts.

Article Fourteen: Amendment No. 13: Increase the limit of expansion of non-conforming uses (proposed by petition)

At a public hearing held on March 1, 2016, the Hanover Planning Board voted to recommend that Town Meeting **not adopt** this zoning amendment.

This proposal would increase the limit established for expansion of structures associated with non-conforming uses from 20 percent to 65 percent.

BUSINESS MEETING VOTING
ARTICLES FIFTEEN THROUGH TWENTY-EIGHT

Article Fifteen: Election of Additional Town Officers

This article includes election of additional Town Officers that do not need to be elected by official ballot. The officials are:

Two members of the **Advisory Board of Assessors**, each for a term of three (3) years. The Advisory Board of Assessors reviews requests for property abatements and makes recommendations for resolution to the Board of Selectmen.

Three **Fence Viewers**, each for a term of one (1) year. The Fence Viewers, dating back to the colonial era, are available to adjudicate property line disputes.

One **Pine Park Commissioner** for a term of three years, to participate in overseeing and use of Pine Park.

Two **Surveyors of Wood and Timber**, each for a term of one (1) year. The Surveyors of Wood and Timber also date back to the colonial era, and are elected to adjudicate disputes regarding the sufficiency of a delivered cord of wood. While no longer utilized, many New Hampshire towns still elect Surveyors to maintain this colonial tradition.

Article Sixteen: Resolutions

During consideration of this article, the Parks and Recreation Board will read a resolution honoring the Recreation Volunteer of the Year. Several additional citizens will also be honored during this phase of the meeting.

Article Seventeen: Distribution of Revenue into the Land and Capital Improvements Fund

The 1999 Town Meeting voted to create a Land and Capital Improvements Fund and a Conservation Fund, and then annually to consider taking the proceeds from the preceding fiscal year's Land Use Change Tax and distributing one-half to the Land and Capital Improvements Fund and one-half to the Conservation Fund. This article distributes \$10,000 equal to one-half of the Land Use Change Tax revenue from the fiscal year 2014-2015 (total of \$20,000) into the Land and Capital Improvements Fund. The Land and Capital Improvements Fund can be utilized to purchase land for Town facilities or to assist in the construction or renovation of Town facilities, and has a current balance of roughly \$61,921, prior to action on this or any other article on this warrant.

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Eighteen: Distribution of Revenue into the Conservation Fund

Mirroring the action in the preceding warrant article, this article distributes one-half of the fiscal year 2014-2015 Land Use Change Tax revenue (\$20,000) into the Conservation Fund. This fund can be utilized to purchase conservation land, conservation easements, or to implement land conservation-related activities. The current balance in this Fund is approximately \$270,138, prior to action on this or any other article on this warrant.

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Nineteen: Transfer of Funds Collected into the Municipal Transportation Improvement Fund

State statute enables New Hampshire communities to establish a Municipal Transportation Improvement Fund, pursuant to RSA 261:153 VI. Such a fund is created by adopting a motor vehicle registration surcharge of up to \$5.00, which is collected each time a motor vehicle is registered within the municipality. Town Meeting voted to collect the additional \$5.00 surcharge at the May 2000 Town Meeting, as well as to establish the Municipal Transportation Improvement Fund. Proceeds from the Fund are to be used to support eligible local transportation improvement projects such as public transportation initiatives, roadway improvements, signal upgrades, and the development of bicycle and pedestrian paths. This article authorizes the transfer of this surcharge collected in fiscal year 2014-2015 totaling \$34,260 into the Municipal Transportation Improvement Fund. The current unencumbered balance in this Fund is roughly \$40,275, prior to action on this or any other article on this warrant.

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Twenty: Payment into Capital Reserve Funds

The Town of Hanover has made a serious commitment to properly funding the capital budget on an annual basis to insure that the facilities, infrastructure and equipment is properly maintained, replaced and improved as required by the needs of the community. Maintaining the discipline to contribute to the Town's various capital reserve funds annually helps to insure a stable growth in the tax rate over time. This article appropriates and authorizes the payment of monies into various Capital Reserve

Funds. All of these actions are taken as part of the recommended budget for fiscal year 2016-2017. The Town has a history of making regular, annual contributions to these various funds and then, as required, expending monies from the funds to replace vehicles and equipment, or for other stipulated purposes of the fund.

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Twenty-One: Withdrawals from Capital Reserve Funds

There are several Capital Reserve Funds established to smooth out the budget impact of purchases of significant pieces of equipment and vehicles. Over the past year, Town staff has made significant progress on the Capital Improvement Plan which now provides a more comprehensive view of future Town capital needs. These purchases are recommended as part of this Capital Improvement Plan. The previous warrant article authorizes the deposit into these several funds; this warrant article authorizes the withdrawal of \$1,034,700 from the specified Capital Reserve Funds for purchases of equipment and vehicles, or for other stipulated purposes of the Fund.

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Twenty-Two: Withdrawal from Municipal Transportation Improvement Fund

There are several mid-block and intersection locations that have been identified by Public Works and the Police Departments that require additional strategies to alert motorist of pedestrian crossings. These strategies change depending upon vehicle and pedestrian volumes, lighting in the area and site distance.

Funds totaling \$42,000 are proposed to be withdrawn from the fund in FY 2016-17 for two projects. The first project will target the Hemlock Road intersection with Reservoir Road which was identified in the Safe Routes to School report as a priority intersection requiring an upgraded crosswalk and installation of a short sidewalk segment. Improvements will include a sidewalk from Rip Road to Reservoir Road on Hemlock Road, tightening of the southern road radius to slow vehicle traffic as well as a realignment of the existing crosswalk from diagonal to a more perpendicular crossing. A portion of these improvements are to come from the Municipal Transportation Improvement Fund.

The second project will fund the installation of a mid-block crosswalk on East Wheelock between Crosby and South Park Streets immediately in front of the main entrance to Alumni Gym. The location of the main entrance funnels many pedestrians to this crossing location which is currently not established for crossing use.

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Twenty-Three: Contract with Police Union Employees

Members of the New England Police Benevolent Association (NEPBA), Local 27, have been operating without a current contract since July 1, 2015. A new contract has been agreed to for a one year period beginning July 1, 2016 and expiring June 30, 2017, subject to voter approval. Under the terms of the contract, the Town plans on July 1, 2016 to implement market wage adjustments for each NEPBA

position using the analysis from the Condrey and Associations Classification and Compensation Study implemented for all other staff effective July 1, 2015. The contract also calls for the Condrey salary levels to be adjusted to reflect a 1.50% cost-of-living adjustment prior to implementation.

To fund these wage increases, the contract authorizes certain cost-saving changes to the point of service (POS) and HMO health insurance plan options currently available to NEPBA employees. Employee co-pays for doctor visits and for certain prescription drugs purchase by mail will increase. The Town will also eliminate the indemnity health plan currently available to NEPBA employees, and instead will offer a low premium, high deductible health plan (HDHP) option. In addition, under its cafeteria benefits plan, the Town will use the cost of the Town’s HMO plan as the driver to determine the amount of benefits dollars to spend, instead of basing these credits on the more expensive POS plan.

The cost item of \$62,070 for the NEPBA represents the projected FY2016-2017 cost of agreed upon wage increases above the status quo wages (if no contract were in place), plus the associated cost of employer-paid benefits (social security, Medicaid, New Hampshire Retirement System contribution) for NEPBA members, net of the savings to be realized from the change in health insurance plans.

The NEPBA contract terms mirror those terms included in the Town’s two year contracts with its’ AFSCME and IAFF bargaining units which were approved by Town Meeting in May, 2015.

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Twenty-Four: Proposed Municipal Budget for Fiscal Year 2016-2017

The table below outlines the net appropriation required by this warrant article, which when added to all of the additional appropriation warrant articles outlined above, funds the Town’s total budget for the fiscal year 2016-2017.

| | |
|--|--------------|
| Appropriation for the Proposed Municipal Budget for FY 2016-2017 | \$23,195,345 |
| Appropriation for Payment into Various Capital Reserve Funds (Warrant Article #20) | \$1,183,418 |
| Appropriation for Purchases to be Funded from Withdrawals from Various Capital Reserve Funds (Warrant Article #21) | \$1,034,700 |
| Appropriation for Purchases to be Funded from Municipal Transportation Improvements Fund (Warrant Article #22) | \$42,000 |
| Contract with Police Union Employees (Warrant Article #22) | \$62,070 |
| Grand Total of All Funds – See Budget Overview on page 63 (off by \$1 due to rounding) | \$25,517,533 |

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Twenty-Five: Lease Agreement to Operate 9 Allen Street as Public Parking Lot

Property owner Stephen Buskey recently acquired 9 Allen Street, former home of College Cleaners. After demolishing the building, Mr. Buskey opted to seek site plan approval to construct a 16 space parking lot while he determines his longer-term use of the property. Wanting to make this parking available for public use, Mr. Buskey approached the Town to gauge our interest in installing a parking pay station, collecting parking fees, enforcing public parking rules and plowing the parking lot. The Town agreed with the understanding that we would not subsidize the operation of the parking lot but would return excess revenue collected from public parking to the property owner. The Town has reached a five year agreement to operate the parking lot for parking use; such agreement requires Town Meeting approval as a formal lease. A map depicting the location is included as Appendix C.

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Twenty-Six: Acceptance of Donation of Three Parcels Owned by Dartmouth College

The Lebanon Community Arena Association (“LCAA”), a/k/a Campion Sports & Rec Project, hopes to renovate and expand Campion Rink by upgrading the current arena and constructing a second arena and related parking and amenities. The project will provide expanded facilities to allow more use by local groups and individuals, and will upgrade the existing rink to make it energy efficient and available for multi-purpose (i.e., field house use), year round use. To construct the project without encroaching on the playing fields or displacing the current public parking adjacent to the Town’s Sagem Field playing fields, the proposed configuration would construct the second arena in an “L” shape south and east of the existing arena.

The Town of Hanover, which owns Sagem Field including the land under the current arena, does not own enough land adjacent to the existing arena to accommodate the expansion. To meet the City of Lebanon’s current zoning requirements, including setbacks and parking requirements, additional land is needed. Dartmouth College has entered into an agreement with LCAA to convey enough land to the Town to allow the project to be built. The amount of land to be conveyed was determined based on the proposed project layout. The agreement is subject to receipt of all necessary permits for the construction of the project from the City of Lebanon. If approvals and/or permits are not received, the College will not donate the required property to the Town of Hanover.

A map depicting the three properties in question and the proposed configuration of the arena addition is attached at Appendix D.

The Board of Selectmen voted 3-1-1 with one member abstaining and one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Twenty-Seven: To Establish a Commercial Property Assessed Clean Energy (“C-Pace”) Special Assessment District

The Town of Hanover has pursued a number of initiatives designed to increase the community’s energy efficiency and to reduce our collective carbon footprint. Commercial Property Assessed Clean Energy (C-PACE) is an innovative program in NH that enables municipalities to make it possible for owners of commercial properties (including non-profits) to obtain affordable, long-term financing for energy-efficiency and renewable energy projects, by repaying their loan through a Special Assessment Tax from their municipality. Municipalities can benefit from improved commercial, industrial, and

multifamily (5 or more units) buildings with lower operating costs and a reduced energy footprint. Energy upgrades and improvements to building comfort can result in increased property value, employee productivity, and business attraction and retention. The first step in being able to offer this program in our community is to see whether Town Meeting will vote to establish a C-PACE Special Assessment District.

The Special Assessment Lien placed on the property is immediately assigned to the lender, and this lien is junior to taxes, other municipal assessments, and existing mortgages. NH C-PACE will not require any public money. The project financing is provided by an external entity, and the municipality is the conduit through which repayments are made. As part of the overall program, the Town will receive a reasonable fee to offset the administrative costs of billing and collecting the Special Assessment and forwarding these payments to the NH Community Development Finance Authority (CDFA). If the Special Assessment is delinquent or not paid in full, the Town will notify CDFA and will record the lien with the Grafton County Registry of Deeds. The Town's responsibilities are already incorporated into our existing Tax Collection process.

For building owners, no upfront costs are required, projects are cash flow positive (annual energy savings exceed annual costs), and loans are tied to the property - the repayment obligation transfers automatically to the next owner if the property is sold. In 2015 the NH House and Senate unanimously adopted RSA-53-F which enables municipalities to adopt the program by establishing their town as an Energy Efficiency and Clean Energy District. The Jordan Institute (The NH C-PACE statewide administrator) is launching the program in 2016 with a first-year goal of adoption in 3-5 municipalities.

Town staff has had an initial meeting with the C-Pace Program Manager who stands ready to further discuss possible local commercial opportunities with our Sustainability Committee and local commercial developers. This program is an innovative way to finance energy conservation improvements for privately-owned, existing commercial buildings leading to a reduction in the amount of energy used in commercial buildings and the associated greenhouse gas emissions.

The Board of Selectmen voted 4-0 with one member absent to support this warrant article during the Pre-Town Meeting public hearing held on April 4, 2016.

Article Twenty-Eight: Other Items

This warrant article allows attendees at Town Meeting to raise any other items for consideration.