

RESULTS FOR THE ANNUAL TOWN MEETING

GRAFTON, SS

TOWN OF HANOVER

OFFICAL BALLOT AND BUSINESS PORTIONS OF TOWN MEETING WERE HELD ON TUESDAY, MAY 10, 2022.

ARTICLE ONE: To vote (by nonpartisan ballot) for the following Town Officers:

For Selectboard (3-year term)	
Athos John Rassias	1100
For Trustee of Etna Town Library (3-year term)	
Kathleen Chaimberg	1082
For Trustee of Trust Funds (3-year term)	
For Moderator (2-year term)	
Jeremy David Eggleton	1025
For Supervisor of the Checklist (6-year term)	
Aileen Anne Chaltain	1064
For Town Clerk (3-year term)	
Roberta (Bobbie) Hitchcock	1067

ARTICLE TWO (to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by the Hanover Planning Board in Amendment No. 1:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 1 as proposed by the Planning Board for the Hanover Zoning Ordinance as follows?”

Amendment No. 1 would amend Sections 504 Setbacks, 505 Height Standards and Section 718 Solar Energy Systems by:

- Modifying 504.1 C to clarify that ground-mounted solar energy systems are allowed no closer than ten feet to the side and rear lot line and to assign a height limit in section 505.2;
- Modifying 505.2 by adding a new section that states in all districts except the B, D and I districts, ground-mounted solar energy systems located in the side or rear setback may not exceed 18 feet in height and add a summary table which sets forth the height limits for building mounted and ground mounted solar energy systems by zoning district and by location in or out of the lot setbacks; and
- Modifying 718 to clarify that solar energy systems are not permitted in the front setback in most zoning districts and may be allowed in the side or rear setback subject to the height and setback standards in the modified Sections 504.1 and 505.2.

YES	1061
NO	175

ARTICLE THREE: (to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by the Hanover Planning Board in Amendment No. 2:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 2 for the Hanover Zoning Ordinance as proposed by the Hanover Planning Board as follows?”

Amendment No. 2 would modify Section 702.2 C regarding the calculation of accessory dwelling unit floor area so as not to count areas with ceiling heights less than five feet.

YES	1152
NO	93

ARTICLE FOUR: (to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by the Hanover Planning Board in Amendment No. 3:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 3 as proposed by the Hanover Planning Board for the Hanover Zoning Ordinance as follows?”

Amendment No. 3 would modify Section 702.2 G (3) by eliminating the requirement for an accessory dwelling unit to be setback from the front line of the principal building on lots in the RR zoning district where the principal building is greater than 150 feet from the front property line.

YES	1105
NO	135

ARTICLE FIVE: (to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by the Hanover Planning Board in Amendment No. 4:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 4 as proposed by the Planning Board for the Hanover Zoning Ordinance as follows?”

Amendment No 4 proposes to amend Article III Definitions, modify Tables 405.7 (GR), 405.8 (SR) and 405.9 (RR) and add to the Ordinance a new article, Affordable Nonprofit -Provided Workforce Housing by:

- Adding to Article III Definitions for “affordable nonprofit-provided workforce housing” and “recognized affordable nonprofit housing organization”;
- Adding “affordable nonprofit -provided workforce housing” to the list of special exceptions in Tables 405.7 and 405.8 and adding “affordable nonprofit-provided workforce housing on lots that are also part of the SR or GR districts” to the list of special exceptions in Table 405.8; and
- Adding a new article, Affordable Nonprofit-Provided Workforce Housing, that includes standards for development of this housing type.

YES	1086
NO	157

ARTICLE SIX: (to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by the Hanover Planning Board in Amendment No. 5:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 5 as proposed by the Planning Board for the Hanover Zoning Ordinance as follows?”

Amendment No.5 would amend the definition of structure in Article III to include as an exemption from that definition for retaining walls of four feet or less and amend the height limitations in Section 505.2 by adding a new subsection to address the combination of retaining walls and fences within a building setback.

YES	1115
NO	99

ARTICLE SEVEN: (to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by the Hanover Planning Board in Amendment No. 6:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 6 as proposed by the Planning Board for the Hanover Zoning Ordinance as follows?”

Amendment No. 6 would change the zoning district boundary between the Forestry District and the Rural Residential District to include Tax Map 5, Lot 82, 96 Dogford Road in the Rural Residential District.

YES	1097
NO	116

ARTICLE EIGHT: (to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by petition in Amendment No. 7:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 7 as proposed by petition for the Hanover Zoning Ordinance as follows?”

Amendment No. 7 would amend Section 302 definition of family by eliminating the existing definition and replacing it with: “Any number of persons related by blood or marriage or adoption. Alternatively, an amount of adult person (18 years or older) not to exceed two adult persons (not related by blood or marriage or adoption) per bedroom occupying a single dwelling unit.

YES	227
NO	997

ARTICLE NINE: (to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by petition in Amendment No. 8:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 8 as proposed by petition for the Hanover Zoning Ordinance as follows?”

Amendment No. 8 would amend Section 302 definition of family by eliminating #4 defining a functional family and #5 defining groups that do not constitute a family, and modifying #3 as follows: A cumulative total of up to one adult person (18 years old or older) plus one person per bedroom of a shared dwelling unit.

Amend Section 519 Rentals to:

- Allow a non-owner-occupied dwelling unit to be rented as a residence for one person plus one person per bedroom of a shared dwelling unit, or a family, instead of limiting the tenancy to a family or no more than three unrelated individuals:
- Allow rooms without separate cooking facilities to be rented in any owner-occupied dwelling unit to not more than one person plus one person per bedroom of a shared dwelling unit and eliminating the prohibitions against renting rooms to more than three non-transient persons and renting rooms in non-owner-occupied dwelling units.
- Allow short- term rentals, hosted and un-hosted, to be permitted for a total of 90 days in any calendar year eliminating the limit of 30 days for un-hosted rentals.
- Allow short-term rentals in investor-owned dwellings and remove the limitation that hosted and un-hosted short-term rentals be allowed only in a principal residence of its owner.

YES	250
NO	1030

ARTICLE TEN: (to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by petition in Amendment No. 9:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 9 as proposed by petition for the Hanover Zoning Ordinance as follows?”

Amendment No. 9 would amend Section 405.6 Institution by removing “ground-mounted solar energy system” and “student residence” from the list of uses allowed by special exception and adding these uses to the list of permitted uses.

YES	251
NO	1029

ARTICLE ELEVEN: to vote by ballot): To see if the Town will vote to amend the Hanover Zoning Ordinance as proposed by petition in Amendment No. 10:

The following question is on the official ballot:

“Are you in favor of the adoption of Amendment No. 10 as proposed by petition for the Hanover Zoning Ordinance as follows?”

Amendment No. 10 would establish a new zoning district, the Main Wheelock District, which allows for higher density residential development, with some accessory commercial use along West Wheelock Street.

YES	775
NO	565

BUSINESS MEETING AGENDA

7:00 p.m.

ARTICLE TWELVE: To choose the following Town Officers to be elected by a majority vote.

Two Advisory Board of Assessors, one for a term of three (3) years and one for a term of two (2) years.

H. McIntyre Gardner (3 years)

John Brighton (2 years)

Three Fence Viewers, each for a term of one (1) year.

Robert Grabill

Matt Marshall

Sarah Packham

Two Surveyors of Wood and Timber, each for a term of one (1) year.

John Richardson

Robert Keene

One Pine Park Commissioner, for a term of three (3) years

Robert Houseman

Such other Officers as the Town may judge necessary for managing its affairs.

ARTICLE PASSED

ARTICLE THIRTEEN: To see if the Town will vote to modify the elderly exemption from property tax in the Town of Hanover, based on assessed value, for qualified taxpayers, to be as follows: for a person 65 years of age up to 75 years, increase the exemption to \$96,000; for a person 75 years of age up to 80 years, increase the exemption to \$144,000; for a person 80 years of age or older, increase the exemption to \$198,000. To qualify, the person must have been a New Hampshire resident for at least 3 consecutive years, own the real estate individually or jointly, or if the real estate is owned by such person’s spouse, they must have been married for at least 5 years. In addition, the taxpayer must have a net income of not more than \$36,800 or, if married, a combined net income of less than \$51,700 and own net assets not in excess of \$125,000 excluding the value of the person’s residence. This article represents a recommended modification of the current exemption for the elderly from \$80,000 for a person 65 to 75 years of age, \$120,000 for a person 75 years of age up to 80, and \$165,000 for a person 80 years of age or older, from net income of not more than \$32,000 if single and \$45,000 if married,

and from net assets not exceeding \$75,000. This article would be effective April 1, 2022, for the 2022 tax year.

ARTICLE PASSED

ARTICLE FOURTEEN: Shall we modify the exemption for the disabled? The exemption, based on assessed value, for qualified taxpayers shall be increased to \$198,000. To qualify, the person must have been a New Hampshire resident for at least 5 years and own and occupy the real estate individually or jointly, or if the real estate is owned by a spouse, they must have been married for at least 5 years. In addition, the taxpayer must have a net income of not more than \$29,900 or, if married, a combined net income of not more than \$40,200; and own net assets not in excess of \$125,000 excluding the value of the person's residence. This article represents a recommended modification of the current exemption for the disabled of \$165,000 and would be effective April 1, 2022, for the 2022 tax year.

ARTICLE PASSED

ARTICLE FIFTEEN: Shall we adopt the provisions of RSA 72:37 for the exemption for the blind from the assessed value of residential real estate for property tax purposes? This statute provides that every inhabitant who is legally blind shall be exempt each year, for property tax purposes, from the assessed value on a residence to the value of \$35,000. This article represents a recommended modification of the current exemption for the blind of \$30,000 and would be effective April 1, 2022, for the 2022 tax year.

ARTICLE PASSED

ARTICLE SIXTEEN: To see if the Town will vote to raise and appropriate \$5,000 for deposit into the Land and Capital Improvements Fund, and to fund this appropriation by authorizing the withdrawal of this amount from the Unassigned Fund Balance. The amount appropriated is the equivalent of 50% of the total collected in Land Use Change Tax in the fiscal year 2020-2021.

ARTICLE PASSED

ARTICLE SEVENTEEN: To see if the Town will vote to raise and appropriate \$5,000 for deposit into the Conservation Fund, and to fund this appropriation by authorizing the withdrawal of this amount from the Unassigned Fund Balance. The amount appropriated is the equivalent of 50% of the total collected in Land Use Change Tax in the fiscal year 2020-2021.

ARTICLE PASSED

ARTICLE EIGHTEEN: To see if the Town will vote to raise and appropriate \$32,000 for deposit into the Municipal Transportation Improvement Fund, and to fund this appropriation by authorizing the withdrawal of this amount from the Unassigned Fund Balance. 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 2020-2021.

ARTICLE PASSED

ARTICLE NINETEEN: To see if the Town will vote to raise and appropriate \$23,600 for funding the construction of a sidewalk segment along Reservoir Road from Hemlock Road to the western entrance to the Strong Trail 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, VI and will not lapse until these improvements are complete or June 30, 2027, whichever occurs sooner.

ARTICLE PASSED

ARTICLE TWENTY: To see if the Town will vote to raise and appropriate the sum of \$2,173,002 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 <i>with funding to come from the Ambulance Fund</i>	\$ 82,567
Building Maintenance and Improvement Capital Reserve Fund <i>with funding to be raised through taxation</i>	\$174,300
Dispatch Equipment and Dispatch Center Enhancements Capital Reserve Fund <i>with funding to be raised through taxation</i>	\$ 34,181
Fire Department Vehicle and Equipment Capital Reserve Fund <i>with funding to come from the Fire Fund</i>	\$243,500
Highway Construction and Maintenance Equipment Capital Reserve Fund <i>with funding to be raised through taxation</i>	\$443,534
Parking Operations Vehicles and Parking Facility Improvements Capital Reserve Fund <i>with funding to come from the Parking Fund</i>	\$174,955
Police Vehicles and Equipment Capital Reserve Fund <i>with funding to be raised through taxation</i>	\$114,000
Road Construction and Improvements Capital Reserve Fund <i>with funding to be raised through taxation</i>	\$ 36,000
Sewer Equipment and Facilities Improvements Capital Reserve Fund <i>with Funding to come from the Wastewater Treatment Facility Fund</i>	\$388,757
Water Treatment and Distribution Equipment and System Capital Reserve Fund <i>with funding to come from the Water Utility Fund</i>	\$481,208

ARTICLE PASSED

ARTICLE TWENTY-ONE: To see if the Town will vote to raise and appropriate \$1,541,051 for the purposes listed below, and to authorize funding these amounts by withdrawal from the listed capital reserve funds in the following amounts:

Building Maintenance and Improvement Capital Reserve Fund: <i>RWB roof</i>	\$268,500
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<i>replacement; DPW security & parking improvements, flooring & window replacement; HPD flooring replacement and lighting replacement</i>	
Fire Department Vehicle and Equipment Capital Reserve Fund: <i>Utility I vehicle purchase; HVAC improvements; metal door replacements; plumbing renovations.</i>	\$308,801
Highway Construction and Maintenance Equipment Capital Reserve Fund: <i>Bulldozer major repairs; construction of liquid calcium chloride storage building; Truck 5 replacement (6-wheel dump truck with plow)</i>	\$263,100
Parking Operations Vehicles and Parking Facility Improvements Capital Reserve Fund: <i>911 callboxes; cellular mesh network; parking facility and lot security cameras; facility joint repair</i>	\$ 94,650
Police Vehicles and Equipment Capital Reserve Fund: <i>police cruiser replacements (2)</i>	\$ 97,000
Water Treatment and Distribution Equipment and System Capital Reserve Fund: <i>Greensboro Rd tank repainting; SCADA & instrumentation upgrades; treatment module replacement; VFD & compressor head replacements; Utility Engineer electric vehicle purchase</i>	\$509,000

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, 2027, whichever occurs sooner.

ARTICLE PASSED

ARTICLE TWENTY-TWO: To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Selectboard and the American Federation of State, County and Municipal Employees Council 93, Local 1348 (Public Works Department employees) on March 21, 2022, which calls for the following increases in salaries and benefits at the current staffing level:

Year	Estimated Increase
2022-2023	\$84,682

And further to raise and appropriate the sum of \$84,682 for the 2022-2023 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.

ARTICLE PASSED

ARTICLE TWENTY-THREE: To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Selectboard and the American Federation of State, County and Municipal Employees Council 93, Local 3657 (Police Department employees) on April 4, 2022, which calls for the following increases in salaries and benefits at the current staffing level:

Year	Estimated Increase
2022-2023	\$32,700

And further to raise and appropriate the sum of \$32,700 for the 2022-2023 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.

ARTICLE PASSED

ARTICLE TWENTY-FOUR: To see if the Town will vote to approve the cost items included in the collective bargaining agreement reached between the Selectboard and the International Association of Fire Fighters, Local 3288 on April 4, 2022, which calls for the following increases in salaries and benefits at the current staffing level:

Year	Estimated Increase
2022-2023	\$28,337

And further to raise and appropriate the sum of \$28,337 for the 2022-2023 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.

ARTICLE PASSED

ARTICLE TWENTY-FIVE: To see if the Town will vote to raise and appropriate \$28,239,746 to pay the operating expenses of the Town for the 2022-2023 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.

ARTICLE PASSED