

1. 7:00 P.M. 04/14/2025 Selectboard Agenda

Documents:

[04-14-2025 AGENDA.PDF](#)

2. 04/14/2025 Selectboard Meeting Materials

Documents:

[2025-04-14 SELECTBOARD MEETING MATERIALS.PDF](#)

# TOWN *of* HANOVER

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## NOTICE OF PUBLIC MEETING SELECTBOARD

**Monday, April 14, 2025, at 7:00 PM**  
**Board Room, Municipal Building**  
**41 South Main Street, Hanover, NH**

### AGENDA

- 1. Opening of Meeting - 1 Minute**
  - a. Call to Order
- 2. Agenda Review – 3 Minutes**
  - a. Agenda Review
- 3. Public Comment – 15 Minutes**
  - a. Public may address the Board
- 4. Public Hearing – 60 Minutes**
  - a. Pre-Town Meeting Public Hearing continuation including approval of Town Warrant
- 5. Adjournment – 1 Minute**
- 6. Nonpublic Session – 20 Minutes**
  - a. Move into Nonpublic Session
  - b. Discussion pursuant to RSA 91:1:3 II (A)(B)(D)(E)(L)

*Hearing enhancement equipment is available for use by the public.*

# TOWN *of* HANOVER

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## NOTICE OF PUBLIC MEETING SELECTBOARD

**Monday, April 14, 2025, at 7:00 PM**  
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**41 South Main Street, Hanover, NH**

### AGENDA

- 1. Opening of Meeting - 1 Minute**
  - a. Call to Order
- 2. Agenda Review – 3 Minutes**
  - a. Agenda Review
- 3. Public Comment – 15 Minutes**
  - a. Public may address the Board
- 4. Public Hearing – 60 Minutes**
  - a. Pre-Town Meeting Public Hearing continuation including approval of Town Warrant
- 5. Adjournment – 1 Minute**
- 6. Nonpublic Session – 20 Minutes**
  - a. Move into Nonpublic Session
  - b. Discussion pursuant to RSA 91:1:3 II (A)(B)(D)(E)(L)

*Hearing enhancement equipment is available for use by the public.*

# TOWN *of* HANOVER

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Memo

TO: Hanover Selectboard  
FROM: Robert Houseman, Town Manager  
DATE: April 10, 2025

## **RE: Remaining Warrant Articles**

### **Town Manager Recommendation on Article 10**

*I recommend withdrawing the TIF Warrant Article and allocating funding for design, financial analysis, and public outreach. I have attached a memo detailing my recommendation.*

**ARTICLE TEN:** To see if the Town will vote to establish a Tax Increment Financing (TIF) District pursuant to RSA 162-K, for the purpose of financing public infrastructure improvements within the Main and West Wheelock areas, and to adopt a Development Program and Financing Plan for the district, with the following provisions:

1. District Boundaries: The Main and West Wheelock TIF District shall encompass properties along Main Street and West Wheelock Street, as further defined in the proposed TIF District Plan, which includes maps and parcel lists.
2. Purpose: The TIF District is created to fund and facilitate public improvements including, but not limited to, sidewalks, road enhancements, multi-modal transportation infrastructure, utility upgrades, streetscape improvements, and stormwater management systems that support economic development, pedestrian safety, and sustainable growth.
3. Duration: The district shall remain in effect until the Town determines that the public infrastructure costs identified in the Development Program and Financing Plan have been repaid, otherwise deemed complete.
4. Financing Mechanism: seventy-five percent (75%) of the increased assessed value (captured assessed value) within the TIF District shall be allocated to a TIF Fund to finance approved infrastructure projects within the district, with the remainder returned to the General Fund.
5. Bonding Requirement: Any bonding for infrastructure improvements within the TIF District shall require prior approval by Town Meeting in accordance with RSA 33 and RSA 162-K.
6. Administration: A TIF Advisory Board shall be appointed by the Selectboard to oversee the implementation of the Development Program and Financing Plan, review project priorities, and make recommendations for expenditures from the TIF Fund.
7. Public Benefit: The TIF District is expected to enhance economic development opportunities, improve public infrastructure, increase property values, and support the Town's Master Plan goals related to sustainable growth, housing diversity, and transportation improvements.

Selectboard	For	Against	Absent
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### **Town Manager Recommendation on Article 14**

I recommend using "Road Right-of-Way" as part of the name for the consolidated CRF. This term does not conflict with the CRF statutes and is consistent with the Town's Road maintenance, repair, and reconstruction program. Road work routinely extends beyond the travel way and often includes shoulder work and drainage improvements. As written, this article would also enable the implementation of the adopted Complete Streets policy.

**ARTICLE FOURTEEN:** To see if the Town will vote to change the purpose of the *Road Construction and Improvement Capital Reserve Fund*, established under RSA 35:1, to include both road and bridge maintenance, repair, and reconstruction; to rename it the **Road Right-of-Way and Bridge Construction and Improvement Capital Reserve Fund**.  
**(Two-thirds vote required)**

Selectboard	For	Against	Absent
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### **Town Manager Recommendation on Article 15**

I recommend reappropriating the Bridge CRF funds into the Capital Facilities Capital Reserve Funds. DPW notes that all future bridge work would be bonded and, therefore, this change does not adversely impact the **Road Right-of-Way and Bridge Construction and Improvement Capital Reserve Fund**.

**ARTICLE FIFTEEN:** To see if the Town will vote to change the purpose of the existing *Building Maintenance and Improvement Capital Reserve Fund*, established under the provisions of RSA 35:1, to expand its purpose to include the planning, design, construction, repair, improvement, and/or replacement of municipal buildings and facilities, and to rename it the **Capital Facilities Capital Reserve Fund**; and further, to raise and appropriate the sum of **One Million Seven Hundred Thirteen Thousand Four Hundred Forty Seven Dollars (\$1,713,447)** to be placed in said fund, with said amount to come from the Town's undesignated fund balance.

**(Two-thirds vote required)**

<b>TABLED</b>	Selectboard	For	Against	Absent	<b>NO VOTE</b>
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Selectboard	For	4	Against	0	Absent	1
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### **Town Manager Recommendation on Article Nineteen**

If the board withdraws Article 10 -TIF district, I recommend adding \$150,000 to the Operating Budget to fund a consultant as outlined in my attached memo.

**ARTICLE NINETEEN:** To see if the Town will vote to raise and appropriate **\$32,820,441** **\$32,670,441** to pay the operating expenses of the Town for the 2026 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.

Selectboard      For      4      Against      0      Absent      1

Finally, the Selectboard must designate who will present each warrant article. Below is the list of Warrant Articles:

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

One Advisory Board of Assessors for a term of three (3) years.

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

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

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

Selectboard member presenting:\_\_\_\_\_

**ARTICLE SIX:** To see if the Town will vote to **raise and appropriate the sum of \$100,000** for the purpose of funding the **Hanover Climate Adaptation Planning Project**.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE SEVEN:** To see if the Town will vote to raise and appropriate \$19,375 for deposit into the Land and Capital Improvements Fund.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE EIGHT:** To see if the Town will vote to raise and appropriate \$19,375 for deposit into the Conservation Fund.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE NINE:** To see if the Town will vote to raise and appropriate \$34,505 for deposit into the Municipal Transportation Improvement Fund.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE TEN:** To see if the Town will vote to establish a Tax Increment Financing (TIF) District pursuant to RSA 162-K, for the purpose of financing public infrastructure improvements within the Main and West Wheelock areas, and to adopt a Development Program and Financing Plan for the district.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE ELEVEN:** To see if the Town will vote to raise and appropriate the sum of

\$2,936,412 and authorize payment into existing capital reserve funds in the following amounts for the purposes for which such funds were established:

Selectboard member presenting:\_\_\_\_\_

**ARTICLE TWELVE:** To see if the Town will vote to raise and appropriate \$1,728,744 for the purposes listed below and to authorize funding these amounts by withdrawal from the listed capital reserve funds.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE THIRTEEN:** To see if the Town will vote to discontinue the *Bridge Capital Reserve Fund*, established under RSA 35:1 for the purpose of funding bridge maintenance and improvements, and to transfer all remaining funds to the General Fund undesignated fund balance.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE FOURTEEN:** To see if the Town will vote to change the purpose of the *Road Construction and Improvement Capital Reserve Fund*, established under RSA 35:1, to include both road and bridge maintenance, repair, and reconstruction; to rename it the *Road Right-of-Way and Bridge Construction and Improvement Capital Reserve Fund*.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE FIFTEEN:** To see if the Town will vote to change the purpose of the existing *Building Maintenance and Improvement Capital Reserve Fund*, established under the provisions of RSA 35:1, to expand its purpose to include the planning, design, construction, repair, improvement, and/or replacement of municipal buildings and facilities, and to rename it the *Capital Facilities Capital Reserve Fund*

Selectboard member presenting:\_\_\_\_\_

**ARTICLE SIXTEEN:** 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 March 10, 2025.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE SEVENTEEN:** If the preceding article is defeated, to see if the Town will authorize the Selectboard to call one special meeting, at its option, to address Article SIXTEEN cost items only.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE EIGHTEEN:** To see if the Town, per RSA 31:98a, will vote to raise and appropriate \$100,000 into the Town's Annual Contingency Fund for fiscal year 2026, this sum to come from

the undesignated fund balance.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE NINETEEN:** To see if the Town will vote to raise and appropriate \$32,820,441 to pay the operating expenses of the Town for the 2026 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.

Selectboard member presenting:\_\_\_\_\_

**ARTICLE TWENTY:** To see if the Town will modify the elderly property tax exemption under RSA 72:39-a as follows?

Selectboard member presenting:\_\_\_\_\_

**ARTICLE TWENTY-ONE:** To see if the Town will modify the optional property tax exemption for the disabled as authorized by RSA 72:37-b?

Selectboard member presenting:\_\_\_\_\_

# TOWN *of* HANOVER

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Memo

TO: Hanover Selectboard  
FROM: Robert Houseman, Town Manager  
DATE: April 10, 2025

## **RE: Recommendation to Table TIF Warrant Article and Allocate Funding Design, Financial Analysis, and Public Outreach**

Based on the feedback received at the 4/4/25 CIPC meeting, the 4/10/2025 Selectboard meeting, and the 4/9/2025 Hanover School Board meeting, I recommend that the Selectboard table the current Tax Increment Financing (TIF) warrant article and instead appropriate \$150,000 to the Town Manager's FY26 budget to retain a qualified consultant. This funding would support the development of preliminary designs, updated construction cost estimates, and a comprehensive evaluation of all potential funding mechanisms, including but not limited to a TIF District.

Rationale: This funding would enable-

1. Development of formal Design and Cost Estimates: The consultant will develop preliminary designs and construction cost estimates that define the project scope.
2. Development of Funding Analysis: The consultant will evaluate all funding options, including general obligation bonding, state or federal grants, public-private partnerships, and establishing a TIF District.
3. Analysis of Impact on Schools: The consultant's TIF analysis will include a detailed review of potential impacts on the Hanover School District and Dresden School District.
4. Development of Education and Outreach Efforts: The consultant and Town will develop a public engagement and education program to ensure that residents, business owners, and key stakeholders understand the purpose, process, and tradeoffs of a TIF-funded project or any alternative funding mechanism.

That said, a delay in creating a TIF District impacts the Town's ability to capture and reinvest new tax revenue generated by current developments. For example, 25 West Wheelock Street is projected to generate approximately \$742,000 in annual property taxes once completed. If the project is 80% complete by April 1, 2026, the Town would see \$593,000 in new tax revenue, and those funds would no longer be eligible to support the TIF. Similarly, the proposed development at 37–43 West Wheelock is estimated to generate approximately \$1.225 million in annual

taxes once complete. If a TIF District is not established until after construction has started, their incremental increase in tax revenue will flow to the general fund, reducing the opportunity to use those funds for infrastructure or public improvements. This analysis does not include the expected South Main Street project presented for preliminary review. I have attached a 20-year bond, fixed principal payment spreadsheet on a \$14,000,000 bond (1/2 the cost of the whole TIF district). If the Selectboard chooses to delay and fund the consultants, the board may wish to consider segregating the TIF into two districts, one for South Main and one for West Wheelock.

If the Selectboard supports this recommendation, I would ask the Selectboard to amend the Town Manager's Budget to include \$150,000 from the Undesignated Fund Balance for consulting services. If approved, the Staff will prepare and issue a Request for Proposals (RFP) for a firm(s) with experience in:

- Infrastructure design
- TIF District formation and tax revenue modeling
- Public finance

I anticipate that this planning effort will take approximately 6–9 months and result in a proposal for the 2026 Town Meeting.

**Town of Hanover NH**

**Fixed Principal + Accrued Interest paid Annually**

Payments made on the same day annually

Amount :	\$14,000,000.00
Term:	20 years
Rate:	3.840%

Pmt #	Beginning Principal	Fixed Prin Payment	Interest Rate	Interest Payment	Total Payment
1	\$14,000,000.00	\$700,000.00	3.84%	\$537,600.00	\$1,237,600.00
2	\$13,300,000.00	\$700,000.00	3.84%	\$510,720.00	\$1,210,720.00
3	\$12,600,000.00	\$700,000.00	3.84%	\$483,840.00	\$1,183,840.00
4	\$11,900,000.00	\$700,000.00	3.84%	\$456,960.00	\$1,156,960.00
5	\$11,200,000.00	\$700,000.00	3.84%	\$430,080.00	\$1,130,080.00
6	\$10,500,000.00	\$700,000.00	3.84%	\$403,200.00	\$1,103,200.00
7	\$9,800,000.00	\$700,000.00	3.84%	\$376,320.00	\$1,076,320.00
8	\$9,100,000.00	\$700,000.00	3.84%	\$349,440.00	\$1,049,440.00
9	\$8,400,000.00	\$700,000.00	3.84%	\$322,560.00	\$1,022,560.00
10	\$7,700,000.00	\$700,000.00	3.84%	\$295,680.00	\$995,680.00
11	\$7,000,000.00	\$700,000.00	3.84%	\$268,800.00	\$968,800.00
12	\$6,300,000.00	\$700,000.00	3.84%	\$241,920.00	\$941,920.00
13	\$5,600,000.00	\$700,000.00	3.84%	\$215,040.00	\$915,040.00
14	\$4,900,000.00	\$700,000.00	3.84%	\$188,160.00	\$888,160.00
15	\$4,200,000.00	\$700,000.00	3.84%	\$161,280.00	\$861,280.00
16	\$3,500,000.00	\$700,000.00	3.84%	\$134,400.00	\$834,400.00
17	\$2,800,000.00	\$700,000.00	3.84%	\$107,520.00	\$807,520.00
18	\$2,100,000.00	\$700,000.00	3.84%	\$80,640.00	\$780,640.00
19	\$1,400,000.00	\$700,000.00	3.84%	\$53,760.00	\$753,760.00
20	\$700,000.00	\$700,000.00	3.84%	\$26,880.00	\$726,880.00
Total		\$14,000,000.00		\$5,644,800.00	\$19,644,800.00

## **WARRANT FOR THE ANNUAL TOWN MEETING**

GRAFTON, SS'

TOWN OF HANOVER

TO THE INHABITANTS OF THE TOWN OF HANOVER, NEW HAMPSHIRE, who are qualified to vote in Town affairs:

TAKE NOTICE AND BE WARNED, that the Annual Town Meeting of the Town of Hanover, New Hampshire, will be held as follows:

**ON TUESDAY, MAY 13, 2025, IN THE GYMNASIUM OF HANOVER HIGH SCHOOL, 41 LEBANON STREET, HANOVER, NH, THERE WILL BE VOTING BY OFFICIAL BALLOT FOR THE ELECTION OF TOWN OFFICERS AND ALL OTHER ARTICLES REQUIRING VOTE BY OFFICIAL BALLOT. THE POLLS WILL OPEN AT 7:00 AM AND CLOSE AT 7:00 PM.**

ARTICLES FIVE THROUGH TWENTY-SEVEN WILL BE PRESENTED, DISCUSSED, AND ACTED UPON, BEGINNING AT 7:00 PM IN THE GYMNASIUM OF HANOVER HIGH SCHOOL, 41 LEBANON STREET, HANOVER, NH.

### **OFFICIAL BALLOT**

**All-Day Voting 7:00 a.m. - 7:00 p.m.**

Absentee Ballots Available for Qualifying Voters

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

One Selectboard Member to serve for a term of three (3) years.  
One Etna Library Trustee to serve for a term of three (3) years.  
One Trustee of Trust Funds to serve for a term of three (3) years.  
One Supervisor of the Checklist to serve for a term of three (3) years.  
One Town Clerk to serve for a term of three (3) years.  
One Cemetery Trustee to serve for a term of three (3) years.

**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?”*

**Amend the Zoning Ordinance to incentivize the creation of new house-scale residential units by easing zoning restrictions on lots in the SR, GR, and RO Districts served by Town water and sewer.**

Amendment No. 1 proposes to:

- a. Add a new overlay district to encourage the development of house-scale residential units by reducing lot size, frontage, setback, building footprint and lot coverage requirements for such new units and allowing up to four dwelling units per lot, but to limit tenancy in these new units to a “family” as defined in Section 302. .
- b. Add the definitions of “flag lot” and “house-scale residential dwelling” to the Definitions Section 302.
- c. Amend Section 405.4 B., 405.7. B, and 405.8 B to include house-scale residential dwellings as permitted uses, add two-family uses to Single Residence District, and add a footnote to the uses table to connect house-scale residential dwellings with the new overlay district.
- d. Amend Section 405.8.A, Single Residence District Objective, to better align with additional building types.

- e. Amend Section 604 to allow house-scale residential dwellings on a lot.

At a public hearing on **April 1, 2025**, the Hanover Planning Board recommended that the Town Meeting **approve** this zoning amendment.

**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?”*

**Amend Sections 1202 and 1204 of Article XII: Affordable Non-Profit Provided Workforce Housing to make it easier to build such housing.**

Amendment No. 2 proposes to:

- a. Amend Section 1202 to allow Affordable Non-Profit Provided Workforce housing without requiring a Special Exception.
- b. Amend Section 1204 to apply the more permissive dimensional controls of the House-Scale Residential Overlay district to this type of housing.

At a public hearing on **April 1, 2025**, the Hanover Planning Board recommended that the Town Meeting **approve** this zoning amendment.

**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?”*

**Amend Section 302 and Section 715 to add subsection 715.8 Campus Wayfinding Signage.**

Amendment No. 3 proposes to:

- a. allow a wider range of sign options and a less burdensome sign approval procedure for campus wayfinding signs
- b. Add “Campus Wayfinding Signage” to the definition section.
- c. Add a new section (Section 715.8) to Article VII, Accessory Uses; Section 715, Signs.

At a public hearing on **April 1, 2025**, the Hanover Planning Board voted to recommend that the Town Meeting **approve** this zoning amendment.

## **BUSINESS MEETING AGENDA**

**7:00 p.m.**

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

One Advisory Board of Assessors for a term of three (3) years.

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

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

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

Selectboard	For 4	Against 0	Absent 1
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**ARTICLE SIX:** To see if the Town will vote to raise and appropriate the sum of \$100,000 for the purpose of funding the Hanover Climate Adaptation Planning Project, and to authorize the Selectboard to apply for, accept, and expend funds through the New Hampshire Department of Environmental

Services (NHDES) Clean Water State Revolving Fund (CWSRF) Program, including up to \$100,000 in principal loan forgiveness, in accordance with the program requirements. Further, **to** authorize the issuance of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA 33:1, et seq.) for the full loan amount, with the understanding that up to \$100,000 of the principal will be forgiven upon meeting all program conditions.

This appropriation shall be non-lapsing until June 30, 2030, or until the project is completed, or until all funds have been expended in accordance with NHDES program requirements.

**(3/5 ballot vote)**

Selectboard	For	4	Against	0	Absent	1
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**ARTICLE SEVEN:** To see if the Town will vote to raise and appropriate \$19,375 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 2024.

Selectboard	For	4	Against	0	Absent	1
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**ARTICLE EIGHT:** To see if the Town will vote to raise and appropriate \$19,375 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 50% of the total collected in Land Use Change Tax in the fiscal year 2024.

Selectboard	For	4	Against	0	Absent	1
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**ARTICLE NINE:** To see if the Town will vote to raise and appropriate \$34,505 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 2024.

Selectboard	For	4	Against	0	Absent	1
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**ARTICLE TEN:** To see if the Town will vote to establish a Tax Increment Financing (TIF) District pursuant to RSA 162-K, for the purpose of financing public infrastructure improvements within the Main and West Wheelock areas, and to adopt a Development Program and Financing Plan for the district, with the following provisions:

1. **District Boundaries:** The Main and West Wheelock TIF District shall encompass properties along Main Street and West Wheelock Street, as further defined in the proposed TIF District Plan, which includes maps and parcel lists.
2. **Purpose:** The TIF District is created to fund and facilitate public improvements including, but not limited to, sidewalks, road enhancements, multi-modal transportation infrastructure, utility upgrades, streetscape improvements, and stormwater management systems that support economic development, pedestrian safety, and sustainable growth.
3. **Duration:** The district shall remain in effect until the Town determines that the public infrastructure costs identified in the Development Program and Financing Plan have been repaid, otherwise deemed complete.
4. **Financing Mechanism:** seventy-five percent (75%) of the increased assessed value (captured assessed value) within the TIF District shall be allocated to a TIF Fund to finance approved infrastructure projects within the district, with the remainder returned to the General Fund.
5. **Bonding Requirement:** Any bonding for infrastructure improvements within the TIF District shall require prior approval by Town Meeting in accordance with RSA 33 and RSA 162-K.
6. **Administration:** A TIF Advisory Board shall be appointed by the Selectboard to oversee the implementation of the Development Program and Financing Plan, review project priorities, and make recommendations for expenditures from the TIF Fund.
7. **Public Benefit:** The TIF District is expected to enhance economic development opportunities, improve public infrastructure, increase property values, and support the Town's Master Plan goals related to sustainable growth, housing diversity, and transportation improvements.

<b>TABLED</b>	Selectboard	For	Against	Absent	<b>NO VOTE</b>
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**ARTICLE ELEVEN:** To see if the Town will vote to raise and appropriate the sum of \$2,936,412 and authorize payment into existing capital reserve funds in the following amounts for the purposes for which such funds were established:

<b>Ambulance Equipment Capital Reserve Fund</b> <i>with funding to come from the Ambulance Fund</i>	\$163,000
<b>Building Maintenance and Improvement Capital Reserve Fund</b> <i>with funding to be raised through taxation</i>	\$251,000
<b>Dispatch Equipment and Dispatch Center Enhancements Capital Reserve Fund</b> <i>with funding to be raised through taxation</i>	\$ 28,800
<b>Fire Department Vehicle and Equipment Capital Reserve Fund</b> <i>with funding to come from the Fire Fund</i>	\$162,000
<b>Highway Construction and Maintenance Equipment Capital Reserve Fund</b> <i>with funding to be raised through taxation</i>	\$542,375
<b>Parking Operations Vehicles and Parking Facility Improvements Capital Reserve Fund</b> <i>with funding to come from the Parking Fund</i>	\$ 84,000
<b>Police Vehicles and Equipment Capital Reserve Fund</b> <i>with funding to be raised through taxation</i>	\$142,000
<b>Road Construction and Improvements Capital Reserve Fund</b> <i>with funding to be raised through taxation</i>	\$ 75,000
<b>Sewer Equipment and Facilities Improvements Capital Reserve Fund</b> <i>with Funding to come from the Wastewater Treatment Facility Fund</i>	\$978,567
<b>Water Treatment and Distribution Equipment and System Capital Reserve Fund</b> <i>with funding to come from the Water Utility Fund</i>	\$509,670

Selectboard	For 4	Against 0	Absent 1
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**ARTICLE TWELVE:** To see if the Town will vote to raise and appropriate \$1,728,744 for the purposes listed below and to authorize funding these amounts by withdrawal from the listed capital reserve funds in the following amounts:

<b>Building Maintenance and Improvement Capital Reserve Fund: HVAC Controls, Police Department</b>	\$ 30,000
<b>Dispatch Equipment and Dispatch Center Enhancements Capital Reserve Fund: Hayes Hill Radio Building</b>	\$ 70,000
<b>Fire Department Vehicle and Equipment Capital Reserve Fund: Fire Car 1 replacement; Overhead Doors Etna Fire Station</b>	\$101,668
<b>Highway Construction and Maintenance Equipment Capital Reserve Fund: Truck 11 replacement (10-wheeler with plow); Backhoe Loader; Truck 1 replacement</b>	\$523,176
<b>Municipal Transportation Improvement Fund: Maple Street Sidewalk Gap</b>	\$ 44,500
<b>Parking Operations Vehicles and Parking Facility Improvements Capital Reserve Fund: Stairwell maintenance</b>	\$ 77,400
<b>Police Vehicles and Equipment Capital Reserve Fund: Safety Rescue Equipment</b>	\$ 67,500
<b>Road Construction and Improvements Capital Reserve Fund: Lebanon/Summer Street Video Detection System</b>	\$ 28,000
<b>Sewer Equipment and Facilities Improvements Capital Reserve Fund: Backhoe Loader for Line Maintenance (50%)</b>	\$ 80,000
<b>Water Treatment and Distribution Equipment and System Capital Reserve Fund: Backhoe Loader for Water Treatment (50%); Balch Hill Water Storage Tank Painting; Greensboro Booster Pumps</b>	\$706,500

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, 2030, whichever occurs sooner.

Selectboard	For 4	Against 0	Absent 1
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**ARTICLE THIRTEEN:** To see if the Town will vote to discontinue the *Bridge Capital Reserve Fund*, established under RSA 35:1 for the purpose of funding bridge maintenance and improvements, and to transfer all remaining funds to the General Fund undesignated fund balance.

Selectboard For 4 Against 0 Absent 1

**ARTICLE FOURTEEN:** To see if the Town will vote to change the purpose of the *Road Construction and Improvement Capital Reserve Fund*, established under RSA 35:1, to include both road and bridge maintenance, repair, and reconstruction; to rename it the *Road Right-of-Way and Bridge Construction and Improvement Capital Reserve Fund*.

(Two-thirds vote required)

**TABLED** Selectboard For Against Absent **NO VOTE**

**ARTICLE FIFTEEN:** To see if the Town will vote to change the purpose of the existing *Building Maintenance and Improvement Capital Reserve Fund*, established under the provisions of RSA 35:1, to expand its purpose to include the planning, design, construction, repair, improvement, and/or replacement of municipal buildings and facilities, and to rename it the *Capital Facilities Capital Reserve Fund*; and further, to raise and appropriate the sum of One Million Seven Hundred Thirteen Thousand Four Hundred Forty Seven Dollars (\$1,713,447) to be placed in said fund, with said amount to come from the Town's undesignated fund balance.

(Two-thirds vote required)

**TABLED** Selectboard For Against Absent **NO VOTE**

**ARTICLE SIXTEEN:** 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 March 10, 2025, which calls for the following increases in salaries and benefits at the current staffing level:

<u>Year</u>	<u>Estimated Increase</u>
2026	\$125,859 (an increase of \$54,400)
2027	\$138,250

And further to raise and appropriate the sum of \$125,859 for the 2026 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.

Selectboard For 4 Against 0 Absent 1

**ARTICLE SEVENTEEN:** If the preceding article is defeated, to see if the Town will authorize the Selectboard to call one special meeting, at its option, to address Article FOURTEEN cost items only.

Selectboard For 4 Against 0 Absent 1

**ARTICLE EIGHTEEN:** To see if the Town, per RSA 31:98a, will vote to raise and appropriate \$100,000 into the Town's Annual Contingency Fund for fiscal year 2026, this sum to come from the undesignated fund balance.

Selectboard For 4 Against 0 Absent 1

**ARTICLE NINETEEN:** To see if the Town will vote to raise and appropriate \$32,670,441 to pay the operating expenses of the Town for the 2026 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.

Selectboard For 4 Against 0 Absent 1

**ARTICLE TWENTY:** To see if the Town will modify the elderly property tax exemption under RSA 72:39-a as follows?

To increase the exemption, based on assessed value, for qualified taxpayers to the following

amounts:

- \$145,000 for a person 65 years of age up to 74 years,
- \$205,000 for a person 75 years of age up to 79 years, and
- \$285,000 for a person 80 years of age or older.

To qualify, the individual must:

- Be at least 65 years of age,
- Have been a New Hampshire resident for at least three consecutive years,
- Own and occupy the real estate as their principal place of abode, either individually or jointly; or if the property is owned by the person's spouse, they must have been married for at least five consecutive years,
- Have a net income not more than \$46,000 if single, or \$65,000 if married, and
- Own net assets not in excess of \$145,000, excluding the value of the residence.

*This article represents a proposed modification of the current exemption amounts of \$96,000 (age 65–75), \$144,000 (age 75–80), and \$198,000 (age 80+), with current income limits of \$36,800 (single) and \$51,700 (married), and asset limits of \$125,000.*

If approved, this article shall take effect April 1, 2025, for the 2025 tax year.

Selectboard	For	4	Against	0	Absent	1
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**ARTICLE TWENTY-ONE:** To see if the Town will modify the optional property tax exemption for the disabled as authorized by RSA 72:37-b?

If adopted, the exemption for qualified disabled taxpayers would increase from \$198,000 to \$285,000 based on the assessed value of the property.

To qualify, the individual must:

- Have been a New Hampshire resident for at least five consecutive years,
- Own and occupy the property as their principal place of abode, either individually or jointly; or if the property is owned by a spouse, they must have been married for at least five consecutive years,
- Have a net income not exceeding \$46,000 if single, or \$65,000 if married, and
- Own net assets not in excess of \$145,000, excluding the value of the residence.

*This article represents a proposed modification to the current exemption of \$198,000 in assessed value, with current income limits of \$29,900 (single) and \$40,200 (married), and asset limits of \$125,000.*

If approved, this article shall take effect on April 1, 2025, for the 2025 tax year.

Selectboard	For	4	Against	0	Absent	1
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**ARTICLE TWENTY-TWO:** To see if the Town will modify the exemption for the blind under the provisions of RSA 72:37?

If adopted, every inhabitant who is legally blind, as determined by the State of New Hampshire, shall be exempt each year from the assessed value of their residential real estate, for property tax purposes, in the amount of \$50,000.

*This article represents a proposed modification of the current exemption amount of \$35,000.*

If approved, this article shall take effect April 1, 2025, for the 2025 tax year.

Selectboard	For	4	Against	0	Absent	1
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**ARTICLE TWENTY-THREE: (by Petition)** To see if the Town will vote to: reject any expansion of taxpayer funding for private education until we have full accountability, transparency, and a sustainable funding plan that ensures no further strain on public schools or local property taxpayers:

Whereas, taxpayers have a right to know how their money is spent and deserve clear, verifiable evidence that it is being spent wisely and delivering results; and

Whereas, taxpayer dollars are being diverted from public schools to private and religious education through Education Freedom Accounts (vouchers), and this shift does NOT reduce public school expenses, leaving local taxpayers to cover the difference through higher property taxes; and

Whereas, unlike public schools, private education funded by taxpayers through vouchers lacks key accountability measures, such as reporting how funds are used, tracking student performance, ensuring service! for students with disabilities, conducting background checks for staff, and adherence to minimum standards.

Therefore, we, the voters of Hanover, New Hampshire, call on our state elected officials to uphold their duty to fiscal responsibility by rejecting any expansion of taxpayer funding for private education until we have full accountability, transparency, and a sustainable funding plan that ensures no further strain on public schools or local property taxpayers. We further direct the Town of Hanover's Selectboard to deliver this warrant article and the results in writing to New Hampshire's Governor and members of the State Legislature within thirty days of this vote. Submitted by petition with signatures of twenty-five (25) or more registered voters in the Town of Hanover. (RSA 675:4).

**ARTICLE TWENTY-FOUR: (by Petition)** To call on the Hanover Town Manager and the Hanover Police Chief NOT to enter into or sign any agreements with Immigration and Customs Enforcement's (ICE) 287(g) program.

- The 287(g) is an expensive program that has been criticized for civil rights abuses since it launched in 2006.
- It has long been criticized for perpetuating and legalizing widespread racial profiling.
- Studies have shown that communities with 287(g) agreements spend more money on less effective policing. 287(g) agreements often target people who pose no risk to public safety and those with no criminal record and this type of enforcement creates distrust-and fear-between police and the communities they serve.
- Additionally, the Department of Homeland Security is now allowed to track, surveil, and target people based on assumptions about their sexual orientation and gender identity. This compounds the risk for some people with informal status, and adds new risks for Queer Transgender folks traveling across borders.

\*287(g) should not be used in the place of a federal immigration policy.

\*This resolution will act as an amendment to the Hanover Welcoming Ordinance of 2020.

**ARTICLE TWENTY-FIVE: (by Petition)** To see if the Town will vote to require that all meetings of the Selectboard be available for remote participation, either by video or audio, in real time, through the use of appropriate technology, including but not limited to conference calls, video conferencing, or online meeting platforms. This requirement will apply to all regular and special meetings, and it will ensure that town residents have the ability to participate in Selectboard proceedings remotely.

The Selectboard shall ensure that the necessary technology and support are available for remote participation and that remote participants are provided the opportunity to comment and ask questions during public comment periods and other appropriate segments of the meetings.

**ARTICLE TWENTY-SIX: (by Petition)** To see if the Town will vote to adopt a policy requiring the use of gender-neutral language in all official town documents, including but not limited to the Town Charter, ordinances, policies, and the Town website. This shall include replacing gendered terms such as "Selectmen" with "Selectboard" and ensuring all future documents reflect inclusive and gender-neutral terminology.

Further, to authorize the Selectboard to make non-substantive revisions to existing town documents to align with this policy without requiring further town meeting approval.

**ARTICLE TWENTY-SEVEN:** 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 14th day of April 2025.

**TOWN OF HANOVER SELECTBOARD**

*Carey Callaghan, Chair  
Joanna Whitcomb, Vice Chair  
Jarett Berke, Secretary  
Jennie Chamberlain  
Athos Rassias*