

SELECTBOARD MEETING
August 18, 2025

7PM - MUNICIPAL OFFICE BUILDING - HANOVER, NH

The meeting of the Selectboard was called to order at 7p.m. by C. Callaghan, Chair.

Also present were: Joanna Whitcomb, Vice Chair, Rob Houseman, Town Manager, Jennie Chamberlain, Selectboard Member, Jarett Berke, Secretary, Athos Rassias, Selectboard Member

1. Opening of Meeting

a. Call to Order

C. Callaghan called the meeting to order.

2. Agenda Review

Assessor Norm Bernaiche is participating via Zoom- items relative to his participation may be moved up in the agenda.

3. Public Comment

a. Public may address the Board

David Vincelette, 93 Lebanon St addressed issues he brings to all Selectboard meetings claiming local government officials have broken state and federal laws against him and calling for their response and investigations into these matters. He has brought these issues to the Police, but they refused to investigate and turned the list of accusations over to the Town Manager.

He asked some members where they work/what type of work they do.

J. Chamberlain noted she teaches at Dartmouth.

C. Callaghan noted he is retired from financial services.

Mr. Vincelette described concerns about dumping into the waters, imbalance of actions taken against him vs Dartmouth or the Town.

4. Announcements/Recognition

None

5. Business Requiring Discussion

a. CIP Process Overview - Presented by John Dolan, Chair of the CIPC

John Dolan, Chair of the CIPC presented the item and highlighted:

- How the CIPC plans to handle the process over the next three years (updated spreadsheet provided at the meeting)
 - Criteria for major capital improvement projects
 - 9 projects over the next three years
 - Estimated costs
 - CIPC schedule for review of projects and recommendations to Selectboard

Some discussion by the presenter, members and Town Manager related to:

- the schedule of reviewing projects in preparation for budget recommendations early 2026.
- 1-year vs 3-year slate of recommendations

Selectboard

August 18, 2025

b. Hanover Finalized 2025 Property Revaluation - Briefing Presented by Norm Bernaiche, Director of Assessing

Hanover completed its 2025 property revaluation, showing an average 44% increase in residential assessed values since 2021.

Assessor, Norm Bernaiche presented the schedule/ process.

Updated assessment letters have been sent out to property owners and meetings are being scheduled for those who wish to discuss. (75 so far) All taxpayers will be heard regardless of deadlines for MS-1. If errors are discovered, they will be addressed if possible before submitting the MS-1, or they will be asked to file an abatement so the matter can be addressed after the bills have gone out.

On average, residential properties have gone up 44% since the last reval in 2021.

The website has lots of revaluation information taxpayers can use for education and research. He showed the Assessing page and described the information there.

He further clarified for the board:

- The residential ratio was down to 70% in 2024 which is why there is the increase to get back towards 100% market value. Commercial properties are very valuable but will see a drop in the rate and assessments. Condos were a little high in 2021 so those did not increase as much as residential. Multi-families are in general seeing the same increase as residential.
- Tax rate timeline and variables

7. Business Requiring Action

c. Approval of abatements recommended by the Advisory Board of Assessors

- Hammond Properties, LLC, 23 Greensboro Road, Parcel ID: 25-29-1
- John & Patricia Dodds, 147 Etna Road, Parcel ID: 31-11-1
- Allyson Hutton & Edward Baker, 91 Three Mile Road, Parcel ID: 10-19-2

At 7:52 pm A. Rassias MOVED to approve the abatements recommended by the Advisory Board of Assessors. J. Berke SECONDED. All in favor

c. Guidance on SB 62 & HB 511 - Cooperation with Federal Immigration Prohibiting Sanctuary Cities Policies

Some guidance was provided from the NHMA on this topic. Rob Houseman gave additional information and updates.

d. Request from NH Bike-Walk Alliance for Town support of proposed legislation.

Proposed legislation enabling local authorities to establish safer speed limits was provided and discussed.

Town Manager recommended the Bike Walk Committee review the proposal and give a recommendation to the Selectboard whether or not to support the legislation.

6. Town Manager Report

None

7. Business Requiring Action

a. Approval and signature by the Selectboard, following RSA 41:36-a, the recommitment tax warrants for outstanding taxes and tax liens as detailed in the Final MS-61 Tax Collector's Report for the period December 9, 2024, through April 29, 2025, in the total amount of \$168,566.64, and authorize the new Tax Collector to proceed with collection.

- *RSA 41:36-a - Provides for recommitment of unpaid taxes to the Tax Collector for continued collection.*

Selectboard

August 18, 2025

Approval and signature by the Selectboard, following RSA 41:36- a, the recommitment tax warrants for outstanding taxes and liens as detailed in the Final MS-61 Tax Collector's Report for the period December 9, 2024, through April 29, 2025, in the amount of \$168,566.64 and authorize the new Tax Collector to proceed with collection.

The Final MS-61 Tax Collector's Report for the period December 9, 2024, through April 29, 2025, prepared by Plodzik & Sanderson, P.A. was provided to the board for review.

This report was prepared following the departure of Tax Collector Emmy Swan to reconcile tax collection records through her final day in office. The process confirmed the records matched the Town Treasurer's deposits and identified outstanding amounts to be recommitted for collection.

The reconciliation found all records to be in agreement and prepared recommitment warrants totaling \$168,566.64.

At 8:06 pm J. Chamberlain MOVED the Selectboard, following RSA 41:36-a, approve and sign the recommitment tax warrants for outstanding taxes and tax liens as detailed in the Final MS-61 Tax Collector's Report for the period December 9, 2024 through April 29, 2025, in the total amount of \$168,566.64, and authorize the new Tax Collector to proceed with collection. J. Whitcomb SECONDED. All in favor

b. Approval of consultant contract for Selectboard training

Materials were provided outlining the training and goal-setting sessions to be conducted by the consultant along with the fees.

At 8:09 pm J. Whitcomb MOVED to approve the consultant contract as written. A. Rassias SECONDED. All in favor

d. Approval of July 7, 2025, Selectboard Minutes

At 8:10 pm A. Rassias MOVED to Approve the minutes of July 7 as submitted. (None) SECONDED. 4 in favor, 1 no vote

After a delay, it was decided to revisit the July 7th minutes at the next Selectboard meeting and re-vote after additional information is incorporated.

8. Approval of items by Consent

Appointments

Tax Collector - Associate Town Clerk

Kerri Thebodo, Tax Collector, Associate Town Clerk

Hanover Cemetery Board Trustee

Kevin Knuuti, Cemetery Trustee, full member - to serve the remainder of Harold Frost's term

Donations

Etna Library

\$200 from Eric and Susan Shirley

Parks & Recreation

\$4,500 from The Byrne Foundation – 4th of July Celebration

\$250 from Hanover Brick and Brew – Adult Athletic Programs

\$250 from Roger Clarkson Realty – Adult Athletic Programs

Banner Request

The Family Place

The Family Place will be hosting a community open house celebrating their 40th anniversary as an agency which provides programs and services for families with young children throughout the Upper Valley.

Selectboard

August 18, 2025

At 8:15 pm J. Whitcomb MOVED to approve the consent agenda as presented. A. Rassias SECONDED. All in favor

9. Selectboard Reports

- J. Chamberlain
 - Regional Planning Commission – 10 Year Plan coming up
 - Sustainable Hanover
 - EV expo 9.30.25
 - Climate event 9.21.25
 - Solutions Conference with Dartmouth 9.18- 9.19
 - Yard Sale 8.30.25
 - Bike Walk
 - Mobility app
 - A week without Driving Sept 29-Oct 5
 - Conservation Commission
 - Approved permit- trail improvement
 - Forest course using drone technology
- J. Whitcomb
 - Sister City visit update
 - Advisory Board of Assessors
 - Trustees of Trust Funds
 - Approved Bressett Funds for Storrs Pond Hanover Improvement Society
 - Draft application needs to move forward
 - Town Manager sent draft guidelines for the allocation of funds to attorney for review

J. Whitcomb expressed her thoughts that Selectboard members should not act as leaders (Chair/ Vice Chair) of the committees they attend as Selectboard representative. The board should discuss it and form a policy.

J. Chamberlain stated in NH committees set their own bylaws and elect their own leadership.

C. Callaghan is in favor of looking into a policy.

A. Rassias commented, but it was inaudible on the recording.

J. Berke noted it might be a good topic of discussion for the retreat.

- Howe Corporation reviewed three proposals for a space utilization study
- C. Callaghan
 - Sister City visit recap
- A. Rassias
 - Nothing to Report
- J. Berke
 - Downtown Group
 - marketing updates
 - Events
 - Welcome Day Oct 4
 - Monthly event- 2nd Saturdays
 - 5G Downtown
 - update given by R. Houseman

10. Adjournment

Selectboard

August 18, 2025

Per NH RSA 91-A:3:II A, B, D, E and L, the Selectboard needed to attend a non-public session. The board moved, and took a roll call vote to enter the non-public session.

At 8:50pm A. Rassias MOVED to enter nonpublic session. C. Callaghan SECONDED.

Roll call vote: Whitcomb- yes, Rassias- yes, Callaghan- yes, Chamberlain- yes, Berke- yes

The board entered non-public session at 8:50pm.

Respectfully Submitted,

Jessica Marchant

SUMMARY

Item 7c

At 7:52 pm A. Rassias MOVED to approve the abatements recommended by the Advisory Board of Assessors. J. Berke SECONDED. All in favor

Item 7a

At 8:06 pm J. Chamberlain MOVED the Selectboard, following RSA 41:36-a, approve and sign the recommitment tax warrants for outstanding taxes and tax liens as detailed in the Final MS-61 Tax Collector's Report for the period December 9, 2024 through April 29, 2025, in the total amount of \$168,566.64, and authorize the new Tax Collector to proceed with collection. J. Whitcomb SECONDED. All in favor

Item 7b

At 8:09 pm J. Whitcomb MOVED to approve the consultant contract as written. A. Rassias SECONDED. All in favor

Item 7d

At 8:10 pm A. Rassias MOVED to Approve the minutes of July 7 as submitted. (None) SECONDED. 4 in favor , 1 no vote
After a delay, it was decided to revisit the July 7th minutes at the next Selectboard meeting and re-vote after additional information is incorporated.

Item 8

At 8:15 pm J. Whitcomb MOVED to approve the consent agenda as presented. A. Rassias SECONDED. All in favor

Item 10

At 8:50pm A. Rassias MOVED to enter nonpublic session. C. Callaghan SECONDED.

Roll call vote: Whitcomb- yes, Rassias- yes, Callaghan- yes, Chamberlain- yes, Berke- yes