

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 form the legislative body of the town. It is held yearly on the second Tuesday in May, to elect town officers, adopt the town budget, and consider other issues that require Town Meeting approval. This year, the Town Meeting will be held on Tuesday, May 13, 2025.

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 Four): Voting on Articles One through Four which includes voting for candidates for office, three amendments to the Hanover Zoning Ordinance proposed by the Hanover Planning Board - is conducted by ballot during the day of Town Meeting (Tuesday, May 13, 2025) from 7:00 am to 7:00 pm, in the Hanover High School gym. The daytime ballot voting is held by secret ballot, referred to as the "Australian Ballot" or the "Official Ballot."
2. **Business meeting** (Articles Five through Twenty-Six): Discussion of and voting on Articles Five through Twenty-Six - including the proposed budget in Article Eighteen- takes place at an open meeting, called the "Business Meeting," which begins at 7:00 p.m. on Tuesday, May 13th, in the Hanover High School gym. 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) in advance at the Town Clerk's Office in Town Hall during regular business hours through Friday, May 2, 2025; or (2) with the Supervisors of the Checklist whose public voter registration sessions are advertised before any election; or (3) at the polls on Town Meeting Day.

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

BALLOT VOTING ARTICLES ONE - FOUR

Voting on Articles One through Four will be conducted by official ballot on Tuesday, May 13, 2025, from 7:00 am to 7:00 pm in the Hanover High School gym.

Article One: Election of Town Officers

The **Selectboard**, so named because members are selected on Town Meeting Day, governs the Town and performs 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 three-year term, currently held by Athos Rassias is up for election in 2025. Evan Leonard Gerson and incumbent, Athos John Rassias have filed to seek election for this available three-year term.

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; Sharry Baker has filed to seek election for this 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, Elizabeth (Betsy) McClain has filed to seek election for this three-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. Marcia J. Kelly has filed to seek election for this available three-year term.

The **Town Clerk** is responsible for overseeing the implementation of all elections and performs in an official legal capacity, responsible for several areas of Town administration related to motor vehicle registration, dog licensing and birth and death certificates. Roberta (Bobbie) Hitchcock, the current Town Clerk, is not seeking re-election for another term. Tracy Walsh has filed to seek election to this position for a three-year term.

The **Cemetery Trustees** consist of three (3) members who oversee the rules and regulations governing cemeteries in the Town of Hanover in accordance with Ordinance #25, Municipal Cemeteries. The term of one Cemetery Trustee expires this year. Jennifer Ross Taxman has filed to seek election to this position for a three-year term.

Note: The following Articles Two through Four are Amendments No. 1-3 to the Hanover Zoning Ordinance which have been approved by the Planning Board.

Article Two: Amendment No. 1 to the Hanover Zoning Ordinance

This zoning amendment increases housing equity and diversity by simplifying Hanover's two-, three-, and four-unit housing development. Historically, zoning regulations have prioritized single-family homes, making building other housing types more difficult and costly. As a result, Hanover's housing

stock is overwhelmingly single-family, contributing to a housing shortage and cost burdens, particularly for renters or buyers entering the housing market.

This amendment addresses the issue by reducing procedural barriers that discourage smaller-scale residential buildings containing one to four dwelling units. It also refines the definition of different dwelling types to differentiate between house-scale and block-scale buildings, allowing smaller projects to go through a less burdensome approval process than large-scale developments. These changes aim to encourage a broader range of housing options, helping to meet the town's housing needs while promoting affordability and accessibility.

For the full text of this amendment, see Appendix A in this section.

At a public hearing on **April 1, 2025**, the Hanover Planning Board voted seven in favor and none against (7-0) to recommend that the Town Meeting **approve** this zoning amendment.

Article Three: Amendment No. 2 to the Hanover Zoning Ordinance

This zoning amendment aims to preserve incentives for building workforce housing by allowing it to use the increased density of the proposed house-scale multi-unit overlay district. It would also reduce the regulatory burden by removing the requirement for a Special Exception and ensuring that the workforce housing ordinance continues to allow higher density than standard residential districts. Without these changes, the incentive to develop more affordable housing options would be significantly reduced.

For the full text of this amendment, see Appendix A in this section.

At a public hearing on **April 1, 2025**, the Hanover Planning Board voted seven in favor and none against (7-0), recommending that the Town Meeting **approve** this zoning amendment.

Article Four: Amendment No. 3 to the Hanover Zoning Ordinance

This zoning amendment proposes to improve navigation on college campuses with multiple buildings and lots. It achieves this by adding a provision for campus wayfinding signage, allowing for a coordinated system that provides clear directions, information, and location identification, and providing for a more streamlined approval process. This change will help visitors move more efficiently through the campus and surrounding areas.

For the full text of this amendment, see Appendix A in this section.

At a public hearing on **April 1, 2025**, the Hanover Planning Board voted seven in favor and none against (7-0) to recommend that the Town Meeting **approve** this zoning amendment.

BUSINESS MEETING VOTING ARTICLES FIVE THROUGH TWENTY-SIX

Article Five: Election of Additional Town Officers

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

One member of the **Advisory Board of Assessors** for a term of three (3) years. The Advisory Board of Assessors reviews requests for property abatements and makes recommendations for resolution to the Selectboard.

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. While no longer utilized, many New Hampshire towns still elect Fence Viewers to maintain this colonial tradition.

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 Six: Why is the Town asking to establish and fund a Hanover Adaption Planning Project and to seek authorization for 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?

This article authorizes the Town to accept up to \$100,000 in loan forgiveness through the New Hampshire Department of Environmental Services Clean Water State Revolving Fund (CWSRF) Program for the Hanover Climate Adaptation Planning Project. The Town will utilize Sewer Fund undesignated fund balance to cover the costs associated with the project and will reimburse that fund with the loan forgiveness received from New Hampshire DES.

The Selectboard voted 4-0-1 absent to support this warrant article during the Pre-Town Meeting public hearing held on April 7, 2025.

Articles Seven and Eight: Land and Capital Improvement Fund and Conservation 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.

Article Seven distributes \$19,375, equal to one-half of the Land Use Change Tax revenue from the fiscal year 2024 (total of \$38,750) 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 \$103,000 prior to action on this or any other article on this warrant.

Article Eight distributes \$19,375, equal to one-half of the Land Use Change Tax collected in fiscal year 2024 for deposit into the Conservation General Purpose Fund. The Conservation Fund has a current

balance of roughly \$256,000 prior to action on this or any other article on this warrant.

The Selectboard voted 4-0-1 absent to support both warrant articles during the Pre-Town Meeting public hearing on April 7, 2025.

Article Nine: 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. The 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 2024 totaling \$34,505 into the Municipal Transportation Improvement Fund.

The Selectboard voted 4-0-1 absent to support this warrant article during the Pre-Town Meeting public hearing held on April 7, 2025.

Article Ten: 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 ensure that Town facilities, infrastructure and equipment are 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 \$2,936,412 into various Capital Reserve Funds. This action is taken as part of the recommended budget for fiscal year 2026, after a careful review of the current funding status and the projected disbursements from each of the Capital Reserve Funds.

The Selectboard voted 4-0-1 absent to support this warrant article during the Pre-Town Meeting public hearing held on April 7, 2025.

Article Eleven: Withdrawals from Capital Reserve Funds

As noted above, 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 few years, 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 while this warrant article authorizes the withdrawal of \$ 1,728,744 from the specified Capital Reserve Funds for purchases of equipment and vehicles, or for other stipulated purposes of the Fund.

The Selectboard voted 4-0-1 absent to support this warrant article during the Pre-Town Meeting public hearing held on April 7, 2025.

Article Twelve: Why does the Town want to discontinue the Bridge Capital Reserve Fund and transfer all remaining funds from the account into the General Fund:

The Town is proposing to discontinue the Bridge Capital Reserve Fund because future bridge improvements are expected to be funded through bonding rather than capital reserves. Rather than maintaining a separate, underutilized reserve, the remaining funds will be returned to the General Fund for

reallocation. This helps reduce the number of individual capital reserve funds.

The Selectboard voted 4-0-1 absent to support this warrant article during the Pre-Town Meeting public hearing held on April 7, 2025.

Article Thirteen: Why does the Town want to change the purpose of the Road Construction and Improvement Capital Reserve Fund and to rename the fund the Road, Right of Way and Bridge Construction and Improvement Capital Reserve Fund?

The Town is proposing to update the fund name to reflect the Town's current and future capital improvement practices. The proposed change broadens the fund's purpose to include the full range of infrastructure work within the public right-of-way. The renaming and expanded purpose allow the fund to support comprehensive, integrated transportation and infrastructure investments and align with eligibility requirements for federal and state grant programs.

The Selectboard voted 5-0-0 to support this warrant article during the Pre-Town Meeting public hearing held on April 14, 2025.

Article Fourteen: Why does the Town want to change the purpose of the Building Maintenance and Improvement Capital Reserve Fund and to rename it the Capital Facilities Capital Reserve Fund?

The proposed change to the Building Maintenance and Improvement Capital Reserve Fund reflects the Town's recognition that future investment in its facilities must extend beyond routine maintenance and repairs. By renaming the fund the *Capital Facilities Capital Reserve Fund* and broadening its purpose, the Town will be better positioned to plan for and fund significant capital improvements such as building renovations, or expansions. This change ensures that the fund aligns with the long-term capital improvement plan forecasted needs. This article also appropriates and authorizes the payment of \$1,713,447 into the fund, funded by the Town's undesignated fund balance.

The Selectboard voted 5-0-0 to support this warrant article during the Pre-Town Meeting public hearing held on April 14, 2025.

Article Fifteen and Sixteen: Bargaining Unit Two-Year Contract with Fire Union Employees

The Town has three collective bargaining units. Employees of the Public Works Department are represented by Local 1348 of the American Federation of State, County, and Municipal Employees (AFSCME), the Police Department by Local 3657 of AFSCME, and the Fire Department by Local 3288 of the International Association of Fire Fighters (IAFF).

This year, the Town reached a two-year collective bargaining agreement with IAFF Local 3288, the result brings this union on par with the other two unions and all non-union employees for wages and benefits. The proposed contract calls for an increase in salaries and benefits for FY 2026 in the amount of \$125,859 (an increase of \$54,400) and \$138,250 for FY 2027, with said funds to come from the Fire Fund

If Article Fifteen is defeated, Article Sixteen authorizes the Selectboard to call one special meeting, at its option, to address Article Fifteen, cost items only.

The Selectboard voted 4-0-1 absent to support these warrant articles at the Pre-Town Meeting public hearing held on April 7, 2025.

Article Seventeen: 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 article proposes funding the Town's Annual Contingency Fund in accordance with RSA 31:98-a, which allows municipalities to appropriate up to 1% of the annual budget for unanticipated expenses. The Contingency Fund serves as a fiscal backstop, giving the Town the flexibility to respond to critical needs that may arise during the year without having to call a Special Town Meeting.

Given the current uncertainty at the national and state levels, maintaining a modest contingency fund is an appropriate step to safeguard essential services and ensure continued responsiveness throughout the fiscal year.

The Selectboard voted 4-0-1 to support this warrant article at the April 7, 2025, Pre-Town Meeting public hearing.

Article Eighteen: Proposed Municipal Budget for Fiscal Year 2026, the table below outlines the net appropriation required by this warrant article, which when added to all the additional appropriation warrant articles outlined above, funds the Town's total budget for the fiscal year 2026.

Appropriation for the Proposed Municipal Budget for FY 2026	\$32,870,441
Appropriation for the purpose of funding the Hanover Climate Adaptation Planning Project (Article #6)	\$ 100,000
Appropriation for Payments into the Land and Capital Improvements Fund For FY 2024 (Article #7)	\$ 19,375
Appropriation for Payments into the Conservation Fund For FY 2024 (Article #8)	\$ 19,375
Appropriation for Purchases to be Funded from Municipal Transportation Improvements Fund (Article #9)	\$ 34,505
Appropriation for Payment into Various Capital Reserve Funds (Article #10 And #14)	\$ 4,649,859
Appropriation for Purchases to be Funded from Withdrawals from Various Capital Reserve Funds (Article #11)	\$ 1,728,744
Appropriation to Cover Impact of Fire Department Union Contract (Article #15)	\$ 125,859
Appropriation to Cover Establishing Town Annual Contingency Fund (Article #17)	\$ 100,000
Grand Total Appropriations All Funds – See Budget Overview	\$39,648,158

The Selectboard voted 5-0-0 to support this warrant article during the Pre-Town Meeting public hearing held on April 14, 2025.

Article Nineteen: This article proposes to update the elderly property tax exemption under RSA 72:39-a to better reflect current property values and financial realities for older residents. The adjustments would:

- Increase the exemption amounts based on age brackets:
 - From \$96,000 to \$145,000 for those aged 65–74,
 - From \$144,000 to \$205,000 for those aged 75–79,
 - From \$198,000 to \$285,000 for those aged 80 and older.
- Raise the income limits to \$46,000 for single filers and \$65,000 for married filers, up from \$36,800 and \$51,700 respectively.
- Increase the asset limit (excluding the home) from \$125,000 to \$145,000.

The intent of this article is to ensure that qualifying seniors are kept financially whole after the town-wide property revaluation and that the exemption continues to offer meaningful tax relief to eligible older residents.

The Selectboard voted 4-0-1 to support this warrant article at the April 7, 2025, Pre-Town Meeting public hearing.

Article Twenty: This article proposes to increase the property tax exemption for qualified disabled residents under RSA 72:37-b, raising the exemption from \$198,000 to \$285,000 in assessed property value.

It also seeks to update the income and asset eligibility thresholds to ensure the exemption continues to serve those most in need:

- Income limit would increase to \$46,000 (single) and \$65,000 (married) from current limits of \$29,900 and \$40,200.
- Asset limit would increase from \$125,000 to \$145,000, excluding the value of the residence.

The proposed changes are intended to keep qualifying residents financially whole following the town-wide revaluation and reflect current economic conditions.

The Selectboard voted 4-0-1 to support this warrant article at the April 7, 2025, Pre-Town Meeting public hearing.

Article Twenty-One: To see if the Town will modify the exemption for the blind under the provisions of RSA 72:37?

This article proposes increasing the property tax exemption for legally blind residents from \$35,000 to \$50,000 in assessed value under RSA 72:37. The adjustment ensures the exemption remains meaningful given rising property values.

The Selectboard voted 4-0-1 to support this warrant article at the April 7, 2025, Pre-Town Meeting public hearing.

Article Twenty-Two: (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).

Signature pages for this Petition Warrant Article are available to view at the Town Manager's Office.

Article Twenty-Three: (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.

Signature pages for this Petition Warrant Article are available to view at the Town Manager's Office.

ARTICLE Twenty-Four: (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.

Signature pages for this Petition Warrant Article are available to view at the Town Manager's Office.

Article Twenty-Five: (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.

Signature pages for this Petition Warrant Article are available to view at the Town Manager's Office.

Article Twenty-Six: To transact any other business that may legally be brought before this Town Meeting.

APPENDIX A

Key Guide:

- ***Bold italics*** indicate additions to existing text.
- ~~strikethrough~~ text indicates deletions of existing. Key Guide:
- Renumbering and reformatting are indicated by highlighting.

Full Text of Article Two, Amendment No. 1

Short Name of Proposal: House-Scale Residential Dwellings

Article III - Definitions Section

flag lot

An irregularly shaped lot, where the main portion of the lot area does not have direct street frontage other than by a narrow portion of land only wide enough to provide street access to the lot, referred to as the pole. During the subdivision process, the planning board shall determine a flag lot's front, rear, and side property lines.

house-scale residential dwelling

A building with one to four dwelling units the size of a small-to-large house and includes small house, duplex, triplex, fourplex, courtyard building, and townhouse.

405.4 Residence and Office (RO)

A. ...

B. **Uses** are permitted only if all area and dimensional requirements in the table below are met.

Permitted uses:

1. One-family dwelling
2. Two-family dwelling
3. ***House-scale residential dwellings¹***
4. Multi-family dwelling
5. Mixed office and one-family, two-family, or multi-family dwelling
6. Accessory dwelling unit, pursuant to section 702.1
7. Affordable senior housing
8. Professional office, pursuant to Section 510.1
9. Use accessory to permitted use

Uses allowed by special exception:

1. Child day care agency
2. Governmental use: limited to public safety, education, recreation, service
3. Place of Assembly
4. Produce Stand
5. Recreation, Outdoor
6. Residential institution
7. Restaurant containing no more than 100 seats, only if located on a lot any portion of which lies within 100 feet of the street line of Lyme Road
8. Retail Sales, only if located on a lot any portion of which lies within 100 feet of Lyme Road.
9. Use accessory to special exception

¹ Building types and standards permitted under House-Scale Residential Dwellings are outlined in Section 406.3, Building Types and Forms, in the House-Scale Residential Dwellings Overlay Zone. Developments in this category must follow the building type standards, regardless of whether they are eligible for the dimensional requirements in Section 406.3.

405.7 General Residence (GR)

A. ...

B. Uses are permitted only if all area and dimensional requirements in the table below are met.

Permitted uses:

1. Accessory dwelling unit, pursuant to Section 702.1
2. Hosted short-term rental
3. One- or two-family dwelling
4. ***House-scale residential dwellings***¹
5. PRD, which may include multi-family dwelling, in GR-3 and GR-4 only
6. Senior housing development, in GR-3 and GR-4 only
7. Use accessory to permitted use

Uses allowed by special exception:

1. Child day care agency
2. Convalescent home
3. Nursing home
4. Forestry
5. Governmental use: limited to public safety, education, recreation, service
6. Multi-family dwelling
7. Parking and ride facility on a lot that fronts on a state-numbered highway
8. Passenger station
9. Place of assembly
10. PRD, in GR-1 and GR-2 only
11. Senior housing development, in GR-1 and GR-2 only
12. Produce stand
13. Recreation, outdoor
14. Residential institution
15. Un-hosted short-term rental
16. Use accessory to special exception

¹ Building types and standards permitted under House-Scale Residential Dwellings are outlined in Section 406.3, Building Types and Forms, in the House-Scale Residential Dwellings Overlay Zone. Developments in this category must follow the building type standards, regardless of whether they are eligible for the dimensional requirements in Section 406.3.

405.8 Single Residence (SR)

A. Objective: The designation Single Residence is for a district to provide ~~one-single~~-family dwelling units in *detached and attached groupings of not more than four dwelling units in house-sized structures*, as is typical in many New England villages. ~~With adequate safeguards, certain other types of uses, such as forestry, agricultural, and governmental uses, will be permitted.~~ Certain other types of uses, such as forestry, agricultural, and governmental uses, may be permitted with adequate safeguards. ~~These types of uses not only complement the single family homes, but serve these homes as well.~~ Three districts are provided in the Single Residence designation. In each of the districts, similar uses are allowed, but there are varying lot regulations depending on the location of the district's present land development, and its relation to surrounding districts.

B. Uses:

Permitted uses:

1. Accessory dwelling unit, pursuant to Section 702.1
2. Hosted short-term rental
3. One- *or* two-family dwelling
4. *House-scale residential dwellings*¹
5. Open space subdivision in SR-1 and SR-2 only
6. Use accessory to permitted use

Uses allowed by special exception:

1. Adaptive re-use (SR-2 only)
2. Agriculture
3. Bed and breakfast
4. Child day care agency
5. Forestry
6. Governmental use: limited to public safety, education, recreation
7. Place of assembly
8. Produce stand
9. Un-hosted short-term rental*
10. Use accessory to special exception

¹ Building types and standards permitted under House-scale Residential Dwellings are outlined in Section 406.3, Building Types and Forms, in the House-Scale Residential Dwellings Overlay Zone. Developments in this category must follow the building type standards, regardless of whether they are eligible for the dimensional requirements in Section 406.3.

406 Overlay districts

...
(THE FOLLOWING IS A NEW SUBSECTION; all language has been left formatted normally for legibility.)

406.3 House-Scale Residential Dwelling Overlay District

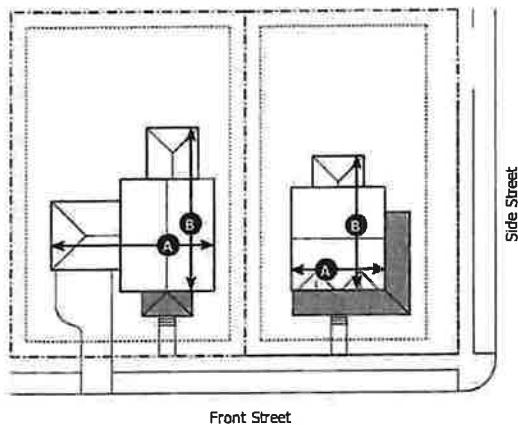
- A. The House-Scale Residential Dwelling Overlay District is hereby created. The district's boundaries are established on the zoning map entitled House-Scale Residential Dwelling Overlay, which is attached as an appendix to the Ordinance and on file in the offices of the Town of Hanover.
- B. The intent and purpose of this overlay district is to provide for moderate-density, house-scale residential dwellings in neighborhoods containing a mixture of housing types. Building type-specific standards are incorporated to ensure that new development is compatible with nearby residential areas, and that the district's existing residential scale and dimensional appearance will be maintained. These new developments are granted a relaxation of dimensional standards within the RO, all SR, and all GR districts where town water and sewer services are available.
- C. Building Types: All new construction of house-scale residential dwellings must conform to the development standards within this table:

Principal building types	Building Footprint dimensions maximum		
	A. Width	B. Depth	Height
Small House	35' MAX	35' MAX	35' max
Duplex/two-family	48' MAX	40' MAX	35' max
Triplex/fourplex ¹	45' MAX	45' MAX	35' max
Courtyard Building ¹	90' MAX	100' MAX	35' max
Townhouse building ²	30' MAX	48' MAX	35' max

¹ Building types with a maximum of four units refer to the maximum number of dwelling units per single structure.

² depths and widths for townhouse building are per unit.

Small House



1. Description

A small-to-medium-sized detached building with one unit.

2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width

Depth

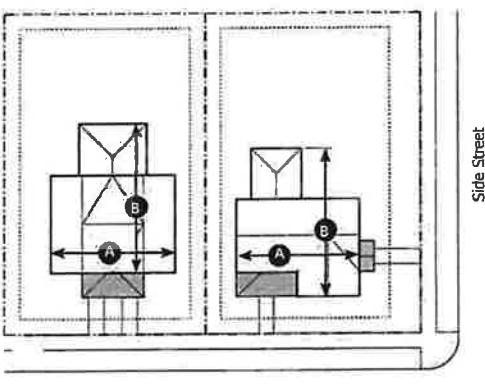
Key

For illustrative purposes only

— ROW / Lot Line

···· Setback Line

Duplex



1. Description

A small-to-medium-sized detached building that contains two units within a single building massing. This type has the appearance of a small-to-medium single-family home.

2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width

Depth

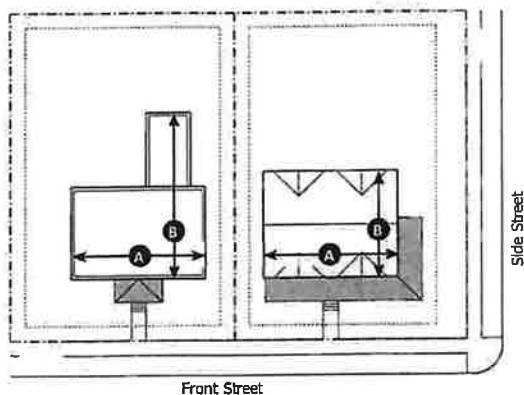
Key

For illustrative purposes only

— ROW / Lot Line

···· Setback Line

Triplex/Fourplex



1. Description

A medium-sized detached building typically with one shared entry or individual entries along the front. This type has the appearance of a medium-sized single-family house.

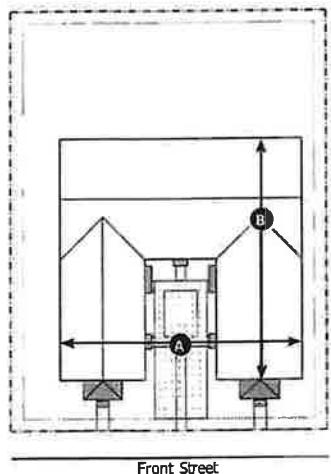
2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width

Depth

Key	For illustrative purposes only
— ROW / Lot Line	
···· Setback Line	

Courtyard Building



1. Description

A building comprised of multiple attached and/or stacked units, accessed from a shared courtyard. The shared court is common open space.

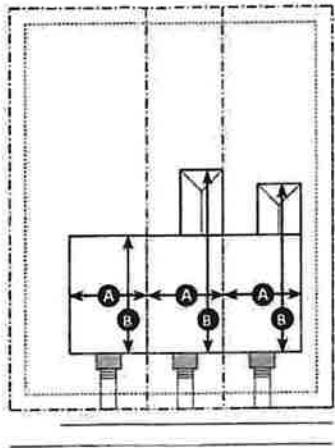
2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width

Depth

Key
— ROW / Lot Line
···· Setback Line

Townhouse Building



1. Description

A small-to-large-sized, typically attached, building. Each Townhouse Building consists of three or four attached single family units.

2. Building Dimensions (see the House-Scale Residential Overlay building type standards)

Width A
Depth B

Key

- ROW / Lot Line
- Setback Line

D. Encroachments:

- 1) Unenclosed, unscreened porches with roofs may project up to five feet into the required front yard setback.
- 2) Garages, sheds, and other storage utility-use accessory structures may be located up to five feet into the rear setback.

E. Lot Dimensions table:

Districts	Maximum Building footprint /Lot area maximum coverage	Minimum lot area in square feet	Minimum Lot Frontage (Flag lot)	Minimum Front setback	Minimum Rear setback	Minimum Side setback
GR	45%/75%	5000	50' (25')	20'	10'	5'
SR	40%/60%	6500	60' (25')	25'	10'	7.5'
RO	45%/75%	6500	60' (25')	25'	10'	7.5'

F. Driveway standards. A single driveway that provides access to buildings on two neighboring lots should be used where possible.

- G. Flag lots. To allow infill development, the Overlay District shall permit flag lots. Such newly created flag lots must contain at least 25 feet of frontage on a street and must meet the other dimensional requirements of the Overlay District. Creating a flag lot must not make the parent lot nonconforming for frontage, area, or setbacks required in the Overlay District. Flag lots may only be created from lots in existence at the time of the adoption of this ordinance on May 13, 2025. A maximum of one (1) flag lot shall be permitted in a Minor Subdivision, and not more than a quarter of the lots in a Major Subdivision are allowed to be flag lots.
- H. Multiple Buildings and Units on a Lot. Up to two principal buildings shall be allowed per lot with a maximum of four total dwelling units between the two structures.
- I. An existing accessory structure may be converted into a house-scale residential dwelling, subject to this overlay district's dimensional and building footprint controls. Non-conforming Accessory structures may be enlarged as permitted in Section 803.
- J. Affordable housing. In connection with these provisions, affordable workforce housing units shall be allowed at an increased density as permitted for affordable nonprofit workforce housing in Section 1203 and subject to the management requirements set out in Section 1205. The dimensional requirements of the individual House-Scale Residential Dwelling Overlay Districts shall apply.
- K. New dwelling units created under the House-Scale Residential Dwelling Overlay District may be rented only to a family, as defined in Section 302, regardless of any provisions in Section 519.2.2 to the contrary.

604 Principal buildings and uses

Except in the I, BM, OL, MWD, D, and B districts, there may be only one principal building and one principal use on a lot unless otherwise approved under the provisions of the Ordinance for self-contained residential developments, *house-scale residential dwellings*, or adaptive reuse.

Full Text of Article Three, Amendment No. 2

Short Name of Proposal: **Affordable Nonprofit-Provided Workforce Housing**

ARTICLE XII. AFFORDABLE NONPROFIT-PROVIDED WORKFORCE HOUSING

...

1202 Affordable Nonprofit-Provided Workforce Housing Overlay District ~~by special exception~~

Affordable nonprofit-provided workforce housing is permitted ~~by special exception~~ in the following districts on lots served by both municipal water and sewer:

A. Single Residence Districts

B. General Residence Districts

C. Rural Residence Districts, but only for lots that are also part of the SR or GR Districts

...

1204 Lot requirements

The dimensional requirements of the individual House-Scale Residential Overlay district shall apply. All dimensional requirements of the individual district shall apply. Where a zoning district boundary line crosses a lot of record created prior to the adoption of this ordinance, the requirements of this Ordinance for a district apply to that portion of the lot included in that district, except that a less restrictive requirement may be extended not more than 1000 feet into the RR district.

...

Full Text of Article Four, Amendment No. 3

Short Name of Proposal: **Campus Wayfinding Signage**

Article III - Definitions Section

Campus Wayfinding Signage – A system of signs that helps people navigate the grounds and buildings of a university or college campus by providing directions, information, and identifying locations.

Article VII – Accessory Uses

715 Signs

...

(THE FOLLOWING IS A NEW SUBSECTION; all language has been left formatted normally for legibility.)

Section 715.8 In all districts, campus wayfinding signage is permitted as follows:

- A. The purpose of this section is to provide flexibility to the standard sign regulations, which are formulated on an individual building or lot basis rather than a campus-wide basis, to enable the implementation of a campus wayfinding signage program to improve campus accessibility, navigability, and identity.
- B. This section intends to facilitate the implementation of a campus wayfinding signage program while seeking to limit the number of signs and volume of messaging, especially in areas outside of the core campus, to the minimum effective amount to avoid sign clutter and promote roadway safety. Additionally, these provisions shall ensure that implementing a campus wayfinding signage program does not visually detract from the identity of the Town of Hanover in areas on the periphery and proximate to the core campus, such as Downtown Hanover.
- C. If part of Section 715 conflicts with this subsection, the rules in this subsection shall apply.
- D. A campus wayfinding signage master plan detailing the sign types, sizes, locations, and the number of signs proposed to address campus wayfinding needs comprehensively shall be submitted to the Director of Planning, Zoning & Codes for review. The Director shall provide a recommendation to the Planning Board, who shall serve as the designated approval authority. The Planning Board may place reasonable limitations on the size, location and number of signs to ensure consistency with this section's intent and any requirements outlined herein.
- E. Once a campus wayfinding master plan is approved, individual building identification and accessibility signage may be installed without a permit. All other sign types shall be approved through the standard sign permit process.
- F. Phased implementation of a campus wayfinding signage program shall be permitted and there are no limits on the number of phases allowed, nor the time required to complete any phase.
- G. Modifications to a campus wayfinding signage master plan shall require review and approval by the Director of Planning, Zoning & Codes and the Planning Board prior to any such changes being implemented or requested in a sign permit application.

- I. Size, location, and relative quantity of signs permitted for a campus wayfinding signage program shall be subject to the specific requirements outlined below:
 - i. Building identification signs shall be sized at a pedestrian scale and may be installed in addition to any other building signage that may be allowed pursuant to the general sign regulations. Building identification signs mounted on the building shall not exceed four (4) square feet in size and free-standing building identification signs shall not exceed six (6) square feet on any one side.
 - ii. ADA signage identifying and providing directions to accessible entrances shall not exceed four (4) square feet in size and may be building-mounted or free standing as necessary.
 - iii. Pedestrian directional signs shall not exceed eight (8) square feet in size on any one side.
 - iv. Vehicular directional signs shall not exceed sixteen (16) square feet in size on any one side.
 - v. Parking lot identification signs shall not exceed twenty (20) square feet in size on any one side.
 - vi. Orientation maps shall not exceed twenty (20) square feet in size on any one side.
 - vii. A limited number of signs identifying departments, programs, or divisions within an institution may be permitted and shall not exceed twenty-four (24) square feet on any one side.
 - viii. A limited number of gateway signs identifying the institution may be permitted at major arrival points onto campus. It shall not exceed sixty (60) square feet on any side.

APPENDIX B



PETITION FOR SUBMISSION ON THE TOWN MEETING WARRANT

On the petition of Susan Holcombe (unless stated, the first name on the list will be used)
and others, 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 services 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.

Below are the required signatures of twenty-five (25) or more registered voters in the Town of Hanover.
(RSA 675:4).

Date Submitted to Hanover Town Clerk's Office: March 25, 2025

Petition must be received, and Signatures must be confirmed as registered Hanover voters by the Town Clerk's Office no later than Tuesday, April 8, 2025 for the May 13, 2025 Town Meeting.

PRINT NAME	STREET ADDRESS	SIGNATURE
Susan Holcombe	35 Cummings Rd #166	Susan Holcombe
Arthur N. Holcombe	35 Cummings Rd #166	Arthur N. Holcombe
Perry F. Williamson	32 Penn Rd #321	Perry F. Williamson

PETITION TO THE HANOVER SELECTBOARD TO INSERT A WARRANT ARTICLE

We, the undersigned registered voters of the Town of Hanover, New Hampshire, request that the Hanover Selectboard insert the following article in the warrant of the 2025 Town Meeting:

By petition of 25 or more eligible voters, we 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.¹
- 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.

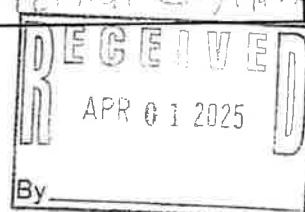
*287(g) should not be used in the place of a federal immigration policy.

*This resolution will act as an amendment to the Hanover Welcoming Ordinance² of 2020.

Legal Name (please print legibly)	Signature	Hanover/Etna Voting Domicile Address
Susan Linsen	Linsen	21 School St.
Erica Hiller	Erica Hiller	38 Reservoir Rd.
Maykera Chaviano	Maykera Chaviano	40 College St
Phyllis Z. Wherry	Phyllis Z. Wherry	85 S. Main St #4 Hanover
Lynn Schwartz	Lynn Schwartz	8 Wren Lane, Hanover NH 03755
Diane Ruston	Diane Ruston	11 Ledge Rd, Hanover
Jean E Brown	Jean E Brown	4 Storrs Rd, Hanover 03755
Mary Waugh	Mary Waugh	16 Pinne Hill Rd. 03755
Edna Daugler	Edna Daugler	" " "
Carolyn Gordon	Carolyn Gordon	2 Batterson Ln, Hanover

¹ Why cities & towns should not sign 287(g) agreements with ICE
<https://immigrationimpact.com/2020/09/21/287g-agreement-ice/>

² Hanover Welcoming Ordinance 2020
<https://drive.google.com/file/d/15rbfOHYUkETQRSVfk9FL6uSL1srcEGiV/view?usp=sharing>



WARRANT ARTICLE PETITION TO THE SELECTBOARD
OF THE TOWN OF HANOVER, NEW HAMPSHIRE

We the undersigned registered voters of the Town of Hanover, New Hampshire, hereby petition the Board to include as a Warrant Article at the Annual Town Meeting on May 13th, 2025 the following article:

Gender-Neutral Language in Town Documents

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.

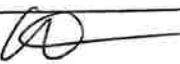
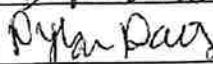
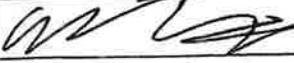
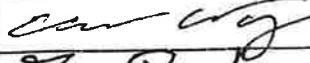
Further, to authorize the Selectboard to make non-substantive revisions to existing town documents to align with this policy without requiring further town meeting approval.

Proponents: Evan Gerson (14 Massachusetts Row) and Nicolás Macri (18 Kingsford Road)

Explanation:

This article ensures that the Town's official documents and communications reflect inclusive and modern language by adopting gender-neutral terminology. In more recent documents Hanover, like many towns across New Hampshire, has transitioned to terms like "Selectboard" to promote inclusivity. This article allows for updates to existing documents without requiring extensive legislative action while maintaining their original intent and meaning.

Please sign and legibly print your name and legal address as it appears on the voter checklist.

PRINTED NAME (print legibly)	SIGNATURE	STREET ADDRESS	
1. Anais Jakes		Wheeler Hall	11
2. Alondra Aysacaya		Brown Hall	12
3. Dylan Davis		Summit on Juniper	
4. Bowen Austin		Summit on Juniper	
5. Emilee Kain		3 Smith Rd	13
6. Alexa Beltran		13 Webster St	14
7. Elise Wong		4 Chauncy Road	15
8. Ian Park		8 Ivy Ln	16
9. Jordynn Leizean		62 Thayer Dr	17
10. Carolyn Yee		24 E Wheelock St	

WARRANT ARTICLE PETITION TO THE SELECTBOARD
OF THE TOWN OF HANOVER, NEW HAMPSHIRE

We the undersigned registered voters of the Town of Hanover, New Hampshire, hereby petition the Board to include as a Warrant Article at the Annual Town Meeting on May 13th, 2025 the following article:

REMOTE PARTICIPATION AT SELECTBOARD MEETINGS

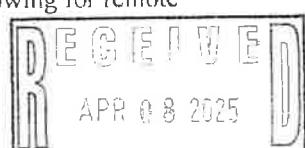
To see if the Town will vote to require that all meetings of the Selectboard be available for remote participation, either by video or audio, in real time, through the use of appropriate technology, including but not limited to conference calls, video conferencing, or online meeting platforms. This requirement 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.

Proponents: Evan Gerson (14 Massachusetts Row) and Nicolás Macri (18 Kingsford Road) and Rai-Ching Yu (3 Ivy Lane)

Explanation:

This article ensures that the Town's Selectboard meetings are more inclusive by allowing for remote participation and not requiring people to show up in person to participate.



Please sign and legibly print your name and legal address as it appears on the voter checklist.

PRINTED NAME	SIGNATURE	STREET ADDRESS
✓ 1. Evan Gerson		14 MASS ROW
✓ 2. Nicolás Macri		18 Kingsford Rd
✓ 3. Rai-Ching Yu		3 Ivy Lane
✓ 4. Elliott Gomes		1 Choate Rd
✓ 5. Ellery Harris		9 Prospect St
✓ 6. Marin Hadley		9 Webster
✓ 7. Eric Shirley		45 Lebanon St.
✓ 8. Piper Edwards		8 Currier Pl
✓ 9. Hannah Maccarone		12 E Wheelock St
✓ 10. Clark Paulini		23 E Wheelock St

✓ Elliott Gomes
✓ Ellery Harris
✓ Marin Hadley
✓ Eric Shirley
✓ Piper Edwards
✓ Hannah Maccarone
✓ Clark Paulini
✓ 00690390

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