

The Planning Board moves that the Town accept this article as printed in the warrant.

Planning Board Commentary: The Planning Board recommends approval to allow additional time for study and writing of a revised zoning bylaw for Town Meeting in 2022. In 2020 due to COVID and the Town Planner's resignation additional time is needed.

Advisory Committee Commentary: The Advisory Committee supports the recommendation of the Planning Board.

ARTICLE 20. APPROPRIATE FUNDS - NEW FIRE STATION (PLANNING)

To see if the Town will vote to raise and appropriate, appropriate from available funds and/or borrow in accordance with Chapter 44 of the Massachusetts General Laws the sum of \$550,000.00, or lesser sum to design, permit, and make "shovel ready" for a new fire station located on Webster Street under the direction of the Town Manager.

Board of Selectmen

We move that the sum of \$550,000 be appropriated to design, permit and make "shovel ready" a new fire station located on Webster Street, including the payment of costs incidental or related thereto, said project to be completed and funds to be expended at the direction of the Town Manager provided that the Town Manager shall not be authorized to expend any such appropriation unless and until such time as the Town has acquired title to the land identified on the Town of Hanover Map & Parcel 09-041 (otherwise known as 611 Webster Street); and that to meet this appropriation the Treasurer with the approval of the Selectmen is hereby authorized to borrow said amount under and pursuant to Chapter 44 of the General Laws, or pursuant to any other enabling authority, and to issue bonds or notes of the Town therefor. Any premium received upon the sale of any bonds or notes approved by this vote, and each prior vote of the Town that authorizes the borrowing of money, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Advisory Committee Commentary: Dating back to 1991 consultant-based feasibility studies and town study committees have consistently and uniformly indicated that a fire station in North Hanover would provide the Town of Hanover optimal coverage. More recently, the Board of Selectmen appointed the Fire Station Study Planning Committee and their November 2, 2020 report identified that a parcel of undeveloped land located at 611 Webster Street is the preferred location of a new station in North Hanover, given the options.

Though the identified parcel does appear to be the proper location for a new fire station, based on response time modeling, there is a catch: the Town doesn't own the land (yet). Due to (still) unpaid property taxes going back to 2003, the Town filed a tax lien foreclosure complaint with the Land Court in 2015. Following notice from the Land Court of the multiple, legally interested parties, the Town's legal counsel has been tasked with providing the Land Court with current

addresses of the identified heirs and heirs of heirs, resulting in over 50 individual notification efforts. While the Land Court process has extended now for six (6) full years, legal counsel has indicated that a judgement in favor of the Town is anticipated within 30-90 days from Town Meeting.

Assuming that the Town takes ownership of the parcel in the near future, the Advisory Committee recognizes that the \$550,000 requested for the planning phase should not be evaluated by Town Meeting voters in a vacuum. It simply would not be sensible for Town Meeting voters to authorize these funds without signaling support for the construction phase of the project, currently estimated at \$10,400,000, which would more likely than not come before voters at next year's Town Meeting. The Advisory Committee strongly recommends that the planning and design process include an evaluation of smaller and less expensive alternatives to the current proposal. There is a possibility outside monies could become available to fund all or a portion of the proposed new station but we're not sure it would be prudent to bank on that and voters should at least strongly consider the likelihood that property taxes will need to be used as a payment method. The estimated annual repayment obligation for the full construction project will in the neighborhood of \$800,000 - \$900,000.

The Board of Selectmen have indicated their support for this article, and for the need of a station in North Hanover, and throughout the past few years the Advisory Committee have warmed to the stated need for a fire/rescue station at this location. We accept Chief Blanchard's expertise on this matter.

It is our view the best interests of the Town are served with a fire station at 611 Webster Street.

Board of Selectmen Commentary: The Board of Selectmen supports Article 20 to appropriate funds to design, permit and develop a "shovel ready" plan for a fire station on Webster Street. Appropriating funds now would allow designers, planners and architects to create a plan in a timely manner which could provide economic advantages and grant opportunities in the near term. Approving Article 20 is in the best interests of the health and welfare of Hanover residents. A fire station in this location would improve response times and possibly save lives. It is a sound and responsible investment of tax dollars.

ARTICLE 21. APPROPRIATE FUNDS – SYLVESTER AND SALMOND SCHOOLS RENOVATION AND FEASIBILITY CONSULTATION

To see if the Town will vote, pursuant to Massachusetts General Laws (M.G.L.) Chapter 44B (Community Preservation), and the Hanover General Bylaws, Section 4-19, to appropriate \$275,000 U.S. dollars, from the Town's Community Preservation Fund (CPF) towards, but not limited to, the renovation, concept design, architectural, and engineering work of the Sylvester School Building, and concept design and feasibility study for the future use of Salmond School, as directed by a committee to be formed of one (1) Selectmen, the Town Manager or Town Planner, one (1) School Committee Member, School Superintendent, one (1) Historical Commission Member, (1) Planning Board Member, (1) Affordable Housing Trust Member, (1) Citizen at Large, and two (2) CPC Members. Said funds to be expended within the scope approved by the Community Preservation Committee, and for the purposes approved by this Town Meeting, to be expended for the purposes stated herein by the Town Manager, under the direction of the