

Board of Selectmen  
Minutes of December 18, 2006

**Approved 12/22/06**

**Selectmen present:** Emily Creighton, Chair; Donald Gould and Henry Marsh

**Staff present:** Wendy Chase served as Recording Secretary for this session.

Chair, Emily Creighton called the meeting to order at 7:01pm.

## **II. Selectmen Items**

### **a. Consideration of Land Parcel Purchases**

#### **1. North Hampton Tax Map 22, Lot 24, intersection of Winnicut Road and Bucksin Lane, to be purchased from Christos Demogenes, doing business as Park Avenue Development Corporation.**

Present for this discussion:

Phil Wilson, Chair, North Hampton Planning Board

Christos Demogenes, Owner

Steve Oles, Ames MSC

Mr. Wilson presented plans of the subject property to each of the Selectmen and explained that earlier in the year the Planning Board approved a five-lot subdivision on 29 Winnicut Road. He further explained that the Planning Board, just prior to this meeting, approved a two-lot subdivision to subdivide 51.74 acres out of the current lot 5.

Mr. Wilson stated the following facts:

- The North Hampton Forever Committee and later the Conservation Commission went through a long process appraising a fair market value to the property and came to the conclusion that if the property were subdivided the lots would sell for approximately \$285,000.00 each.
- It was determined that it was well worth the \$385,000.00 purchase price and agreed upon by Mr. Demogenes so a purchase and sales agreement was drawn up and signed.
- North Hampton Forever has recommended to the Conservation Commission to approve the recommendation and forward it to the Board of Selectmen to acquire the 51.74 acres for \$385,000.00.
- The last step is for the Board of Selectmen to approve the acquisition.

**Mr. Marsh moved and Mr. Gould seconded the motion to approve the proposed land acquisition from Christos Demogenes.**

**The vote was unanimous in favor of the motion (3-0).**

#### **2. North Hampton Tax Map 022, Lot 022-021, west of the intersection of Deer Run Road, to be purchased from William Woods.**

Present for this discussion:

Chris Ganotis, Chair, North Hampton Conservation Commission

Phil Wilson, Chair, North Hampton Planning Board

Mr. Ganotis stated the following facts:

- The lot consists of 2.34 acres with the front of the lot lined with very old white pines.
- The lot is an approved building lot
- There is a power line easement on the back of the lot

Mr. Ganotis further explained that the terms of the transaction (1) a purchase price of \$60,000.00 with an anticipated year-end closing (2) the Town would own the parcel that will have a conservation deed restriction on it (3) the old white pine trees shall remain in tact.

Mr. Gould asked how much money would be left in the original North Hampton Forever bond authorization.

Mr. Ganotis stated that there would be 2.4 million dollars remaining after both purchases.

**Mr. Marsh moved and Mr. Gould seconded the motion to approve the proposed land acquisition from William Woods.**

**The vote was unanimous in favor of the motion (3-0).**

Mr. Ganotis added that Mr. Woods contacted him in regards to his 2006 tax bill due December 20, 2006 and questioned whether or not he should pay the bill since the closing is anticipated to take place within the next two weeks.

Mr. Gould stated that the Board of Selectmen does not have the authority to defer the due date of the tax bill.

Mr. Ganotis said that he would suggest to Mr. Woods that he wait until the closing to settle the tax bill.

Ms. Creighton stated that the RSA's would dictate how to handle this issue and that Susan, the Tax Collector can check with the Legal Center on this matter.

**Mr. Gould moved and Mr. Marsh seconded the motion to adjourn at 7:15.**

**The vote was unanimous in favor of the motion (3-0).**

Respectfully submitted,

Wendy V. Chase

Recording Secretary