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**DRAFT**  
**BOARD OF SELECTMEN**  
**Town of Sandown, NH**

**Meeting Date:** Monday, February 22, 2016  
**Type of Meeting:** Regular Public Meeting  
**Method of Notification:** Public Posting at Town Hall  
**Meeting Location:** Town Hall  
**Present:** Selectman Devine, Selectwoman Buco, Selectman Goldman,  
Selectman Treanor, Selectmen Tombarello  
**Town Administrator:** Lynne Blaisdell  
**Recording Secretary:** Cheryl Eastman

Chairman Devine opened the meeting at 7:00 p.m. He led the Pledge of Allegiance.

**Review of Minutes**

Selectwoman Buco said that line 64 on the January 18 minutes should say “include” between the words “not” and “the”. Selectman Goldman said line 126 should say “...if she has *heard* Superintendent...” Selectwoman Buco added that line 128 should say “...said *that* Mrs. Green...” Selectman Tombarello made a **motion** to accept the minutes of January 18, 2016 with corrections. Selectman Treanor **seconded**.

Selectman Goldman said in the minutes of January 25, line 81 should read “pro tem”. Selectman Tombarello made a **motion** to accept the January 25, 2016 minutes with corrections. Selectman Goldman **seconded**. All voted in favor. **Motion carried**. All voted in favor of the January 18 minutes as well. **Motion carried**.

**Public Comment**

Selectman Tombarello read a letter from Chief Gordon announcing that Police Explorers Cody Sears and Alex Collins have been moved to the rank of Corporal. They have both met the requirements of the position and will be taking more active leadership roles in the operation of Troop 2268. Officer Buco manages the Explorer program and Selectman Tombarello wanted to thank him for the many hours of work with that group and wished congratulations to Cody and Alex. Selectman Devine added that the Fire Department also has an Explorer group.

**Michael Fitzgibbons – Permission to Build on a Class VI Road**

Michael Fitzgibbons has purchased a piece of land on Hersey Road, which is a Class VI road, and would like to get a building permit. Another resident has signed a maintenance agreement and

42 been allowed to build a house on Hersey Road and he wants to do the same. Lynne presented  
 43 a sample of the maintenance agreement for review. Lynne commented that the RSA says in  
 44 order to construct a home on a Class VI road the governing body can permit a building on it, but  
 45 in no way assumes the responsibility of the maintenance of the road. This agreement would  
 46 cover that. Once signed, this agreement will be recorded at the Registry of Deeds and will stay  
 47 with the property forever. Lynne added that this road was a town road in the past and was  
 48 known as Bedbug Road, but was discontinued in 1929. Michael presented the Board with a  
 49 copy of the Planning Board approval that created the lot and the criteria required. Selectman  
 50 Devine commented that a school bus will not go down that road and Michael said he will bring  
 51 his child to the end at Odell Road for bus pick-up. The Notice of Decision from the Planning  
 52 Board (dated 2/19/13) approving a lot line adjustment to create the lot and the Notice of  
 53 Decision from the Zoning Board (dated 3/28/13) granting a variance for building lots with no  
 54 legal road frontage, pending adherence to RSA 674:41 were presented. Lynne recommended  
 55 that the matter be referred back to the Planning Board for review since it was approved 3 years  
 56 ago. Selectman Tombarello made a **motion** to allow Michael Fitzgibbon to build a home,  
 57 pending a review by the Planning Board, on Hersey Road, a Class VI road, and a recorded  
 58 maintenance agreement. Selectman Goldman **seconded**. All voted in favor. **Motion carried**.

59

#### 60 **Status of Flood at Town Hall**

61 Lynne reported that on February 14, 2016, there was a flood in the Town Hall. A pipe out of  
 62 the water holding tank rotted out and disintegrated. Sometime between 10:00 a.m. and 11:45  
 63 a.m. about 3 inches of water filled the boiler room, computer room, bathrooms, hallway, and  
 64 mostly the Selectmen's Office. The list of damages so far includes two computers that were  
 65 sitting on the floor, battery backups, VCT tiles in the hallway are crunching and lifting, and the  
 66 wallboard in both bathrooms. The Fire Department immediately put sump pumps in to pump  
 67 out the water. Lynne thanked Chief Tapley, Mike Devine, and Jeff Farrell for their quick action.  
 68 Servepro came in on Sunday and set up fans and dehumidifiers. As of Tuesday, the wallboard  
 69 and insulation in the bathrooms are all still wet. Lynne is contacting contractors to give quotes  
 70 on repairs. The carpet in the Selectmen's Office had been completely under water. Lynne is  
 71 concerned about mold and mildew in the carpet and will ask the insurance adjuster about  
 72 having it replaced. The cost of the damages so far is about \$3,500, but does not include the  
 73 bathroom repairs, carpets, and tile. Gary Paradis has replaced the holding tank and  
 74 recommends that the water heater be replaced as well. The computer server was up off the  
 75 floor and did not get damaged. Lynne will gather quotes and talk to the adjuster and report  
 76 back to the board.

77

#### 78 **2016 Mosquito Control Program Quotes**

79 Two quotes were received for the mosquito control program for 2016. Dragon Mosquito  
 80 submitted a quote for \$26,350, which is a \$550 increase over their prices last year. We have  
 81 been very happy with their service. The other quote was from Swamp, Inc. for \$22,750. Lynne  
 82 said that in the past the town had used an affiliated company called Municipal Pest Control, but

83 she cannot confirm it is the same company. When the Board had in the past changed mosquito  
84 control companies, they then decided to stay with Dragon because of their excellent level of  
85 service and reporting. Selectwoman Bucu asked if the quotes are comparing apples to apples.  
86 Lynne felt they are equivalent. Selectwoman Bucu then asked if Swamp, Inc will give us the  
87 same level of service as Dragon. She doesn't want to give up good service for a few dollars  
88 savings. Selectman Tombarello stated he has been very happy with Dragon's service.  
89 Selectman Goldman stated he liked the point that Swamp, Inc. is stating they will also handle  
90 poison ivy control. Lynne reminded the Board that Dragon has already applied for the special  
91 permit for this year for the town. If the Board decides to go with Swamp, Inc. we will have to  
92 pay Dragon \$750 for the permit fees. Selectman Tombarello made a **motion** to award the 2016  
93 mosquito control contract to Dragon Mosquito, out of Stratham, NH for a total not to exceed  
94 \$26,350. Selectman Treanor **seconded**. All in favor. **Motion carried**.

95

#### 96 **Greg Schlichte – Access to Property Through Hampstead**

97 Mr. Schlichte stated that he has a right-of-way to gain access to a piece of property he owns off  
98 Holts Point and Little Mill Road. Part of his land goes into Hampstead. Five new houses are  
99 going to be built and that will block his access to his property. Selectman Devine said he will  
100 need to go to court with this because it is a civil matter. Greg stated that his right-of-way has  
101 been blocked and it shouldn't be. He can access his property through Hampstead, but not  
102 through his original right-of-way. Selectman Tombarello cautioned the Board about getting  
103 involved in this type of situation. The Board has in the past and shouldn't have and it ended up  
104 costing the town a lot of money. Selectman Tombarello asked if Greg, as an abutter, has been  
105 notified about a pending subdivision. Greg said he has not. Lynne asked Greg if he has a deed  
106 referencing a right-of-way because she could not find one. If he has one, he should bring it in  
107 to the office. Greg said he does and he will bring it in for Lynne to review. Lynne said she is not  
108 entirely clear on what he wants the Board to do. Greg said he wants the Board to give him  
109 access to his property and to know how the town can let houses be built over his right-of-way.  
110 Selectman Tombarello again cautioned the Board and told Greg he should go to the Planning  
111 Board since they are the authority for creating building lots. He added that the Board of  
112 Selectman can't do anything to help him gain access to his property, unless the Planning Board  
113 is approving something. Lynne said she would be happy to work with Greg and the Planning  
114 Board Administrative Assistant Andrea to get a clearer picture of what he is looking for.

115

#### 116 **Cathy Aberle – Parking Minibus on Town Property**

117 Lynne informed the Board that Cathy will not be attending the meeting tonight. The issue has  
118 been resolved. She is moving from Plaistow to a home in Mill Pine Village and will not be  
119 allowed to park her minibus there overnight. She had asked for permission to park it on town  
120 property, but Selectman Tombarello spoke with the Superintendent of Schools and they agreed  
121 to allow her to park it on school property.

122

123

124 **Cable TV Board – Purchase of Equipment**

125 Cable TV Access Board member Richard Lewis addressed the Board of Selectmen. The Cable  
126 Board would like to propose to purchase and install a ceiling-mounted projector in the town  
127 hall meeting room and a screen installed on the stage. This will make it easier and clearer to  
128 have presentations and it will be connected to the cable office to enable anything that is shown  
129 on the screen to be sent directly to the cable TV system. This will make the broadcast better  
130 quality. It can be available for any town function as well. Selectman Goldman feels this is very  
131 much needed. Richard explained that there will be a connection point that a laptop can be  
132 plugged into. Richard said the screen on the stage will be installed behind the curtains and  
133 there is an option of a manual screen or an electric model. Since the Board of Selectmen  
134 oversees the Cable Access Board, they are requesting the approval to spend the cost of \$6,330.  
135 This includes the installation, but does not include shipping costs and electrical work.  
136 Selectman Tombarello said the ceiling fans and spotlights are turned on by a breaker, so that  
137 would have to be looked into, but he is willing to work with the town on the electrical work.  
138 This would be a one-time purchase and then the town would own the equipment and be  
139 responsible for any repairs/maintenance. Richard will get details on any available warranty. He  
140 added that this idea was proposed by Station Manager Chris Donnellan. Lynne asked if  
141 someone will be able to use it without accessing the cable office. Richard said it will be  
142 connectable and accessible from outside the cable office. It will have a remote to turn it on so  
143 it will have to be determined where the remotes will be kept. Lynne asked the Board if they  
144 wanted to receive other quotes as per the purchasing policy. The consensus of the Board was  
145 to get two more quotes because even though the money is coming from franchise fees, it is  
146 still town funds. Richard stated that the company they are looking at, Access AV, has been  
147 working with them for a several years. He will get a couple more quotes and hopefully can  
148 move forward quickly.

149

150 **2016 Holiday Schedule and Mileage Reimbursement Rate**

151 Lynne presented the Board with a list of holidays for 2016. Holidays that fall on a Friday  
152 become floating holidays for offices that are closed on Fridays (town offices, Recreation)  
153 Selectwoman Bucu asked what the hours for the Recreation Department are now that the  
154 Director has gone full time. Lynne said they are posted on the website, but the Commission  
155 hasn't had a meeting since the hours were changed to full time so they have not had the  
156 opportunity to discuss hours. Selectwoman Bucu feels the new schedule hours should be  
157 posted. The Board was in agreement of the holiday schedule.

158

159 The IRS mileage reimbursement rate for 2016 has gone down to \$.54 per mile. The rate in 2015  
160 was \$.575 per mile. Lynne explained that in the past the Board has followed the IRS mileage  
161 rate. Selectman Tombarello made a **motion** to lower the mileage reimbursement rate to the  
162 IRS rate for 2016 of .54 cents per mile effective immediately. Selectwoman Bucu **seconded**. All  
163 voted in favor. **Motion carried**.

164

165 **Historical Society – Review of Annual Agreement for use of Train Depot**

166 Lynne presented the Board with a sample agreement for their consideration. It is the same  
167 agreement as in the past. She asked if the Board wanted to proceed, or if there are any items  
168 that should be addressed. Selectman Tombarello is thrilled to go another year under the same  
169 agreement. Selectman Devine asked about extending the length of the agreement, but Lynne  
170 said that can only be done through a warrant article. The consensus of the Board was to go  
171 forward with the agreement.

172

173 **Correspondence**

174 E-mail from Tim Lavelle regarding the process of getting rid of Maria Lane. The property owner  
175 has asked that this issue be put on hold for several weeks while their attorney gathers  
176 information.

177

178 Letter from NHMA regarding the disposition of member legal files. When the town contacts  
179 NHMA for legal assistance, the attorneys must retain all files for 6 years, and then they can be  
180 returned to the client or destroyed. This letter is informing the town that all old client files will  
181 be destroyed unless they are notified to return them to the Town. Lynne doesn't feel we need  
182 to have the files back since we already keep all correspondence from attorneys for up to 50  
183 years. Most of the files from NHMA would just be the attorney's notes on the matters.

184

185 Letter from Kasich's Campaign asking for support.

186

187 Notice to abutters from the Town of Salem for construction of a cell tower. There is a meeting  
188 tomorrow evening at 7:00 p.m. in Salem.

189

190 Abutter notification from Tim Lavelle regarding a lot off Main Street (Map/Lot 27-3-1) seeking  
191 approval to construct a dwelling, septic, driveway, and well.

192

193 Notice from Danville Zoning Board for a meeting that has passed.

194

195 List of red listed bridges report from NH DOT was received.

196

197 Hampstead Area Water Services public notification regarding town houses on Wells Village  
198 Road. Part of the process is to provide the Board of Selectmen with copies of the plans.

199

200 Notice of Decision from Danville Zoning Board on the meeting that had passed regarding Cotton  
201 Farm Village. Variance was granted with conditions.

202

203 Notice from Xfinity/Comcast informing the Board fees will increase for installation.  
204 Selectwoman Buco asked why other companies cannot come to town to provide cable or phone  
205 service. Lynne said they can, but they have to petition the PUC first to be allowed to come in

206 and no other companies have done so. The franchise agreement that the Town of Sandown  
207 recently signed was only for Cable TV, not telephone service or internet service.

208  
209 An offer was received to purchase two town-owned lots off Holts Point Road (lots 26-44 and  
210 26-45) for \$5,000 each and the normal attorney's fees. The lots are currently assessed at  
211 \$20,000 each. The bidder explained that he recently purchased an adjacent lot for \$5,000  
212 through a private sale and this lot was larger and less sloped than the two he is bidding on.  
213 Lynne has asked the Assessor to give an opinion on the fair market value of the lots. The Board  
214 will wait for the recommendation from the Assessor.

215  
216 **Department Liaison Reports**

217 Selectman Tombarello reported that the Cable Committee was already here earlier tonight. He  
218 already announced about the Police Explorers. Over the weekend he presented a seminar  
219 about safety of solar panels for the Fire Department. Chief Tapley and 4 of his men attended.

220  
221 Selectwoman Bucu had nothing to report.

222  
223 Selectman Devine thanked Chief Tapley for his quick action in noticing the town hall water leak,  
224 shutting off the system, and pumping out the water.

225  
226 Selectman Goldman reported the Conservation Commission hosted a moonlit snowshoe hike.  
227 They had a large bonfire and everyone enjoyed themselves.

228  
229 Selectman Treanor said the Planning Board has nothing to report and the Old Home Days  
230 Committee hasn't started meeting yet.

231  
232 Selectmen Tombarello reminded everyone that a permit is needed for work on buildings in  
233 town. Recently the Building Inspector and Selectman Tombarello had an incident of someone  
234 doing work without a permit. This person had to remove the sheetrock they had just installed  
235 in order to get inspected and it ended up costing the home owner a lot of money.

236  
237 At 8:45, Selectman Tombarello made a **motion** to go into a non-public session under RSA 91-A:3  
238 II (a) employee matters and (c) reputation. Selectman Goldman **seconded**. Roll call vote:  
239 Selectman Tombarello, Aye; Selectwoman Bucu, Aye; Selectman Devine, Aye; Selectman  
240 Goldman, Aye; Selectman Treanor, Aye

241 **Motion carried.**  
242

243 At 9:20, Selectman Tombarello made a **motion** to come out of non-public session. Selectman  
244 Goldman **seconded**. All voted in favor. **Motion carried.** Selectman Tombarello made a **motion**  
245 to seal the minutes of the non-public meeting. Selectman Goldman **seconded**. Roll call vote:

246 Selectman Tombarello, Aye; Selectwoman Bucu, Aye; Selectman Devine, Aye; Selectman  
247 Goldman, Aye; Selectman Treanor, Aye

248 **Motion carried.**

249

250 Selectman Tombarello made a **motion** to adjourn. Selectwoman Bucu **seconded**. All voted in  
251 favor. **Motion carried.**

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256

Respectfully Submitted,

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258

259

Cheryl Eastman

260

Recording Secretary