

1 DRAFT

2 BOARD OF SELECTMEN

3 TOWN OF SANDOWN, NH

4 SANDOWN, NH 03873

5
6 **Meeting Date: January 16, 2018**

7 **Type of Meeting: Public Hearing on Proposed Land Purchase**

8 **Method of Notification: Public Posting at Town Hall and Published in Eagle Tribune**

9 **Meeting Location: Town Hall**

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12 **Members Present:** Selectman Tombarello, Selectman Brown, Selectman Cleveland and
13 Selectwoman Buco.

14 **Not Present:** Selectman Goldman

15 **Town Administrator:** Lynne Blaisdell

16 **Recording Secretary:** Lynne Blaisdell

17
18
19 Selectman Tombarello called the hearing to order at 7:00pm and opened with the Pledge of
20 Allegiance.

21 Selectman Brown began with an explanation of the purpose of the hearing. He asked Mrs.
22 Blaisdell to explain why it was necessary to hold 2 public hearings on the matter. Mrs.
23 Blaisdell explained that because the selectmen’s decision to purchase the land under an
24 agreement to pay over a 5-year period, we are required to hold a public hearing on the
25 matter by January 16th. The requirement to hold this hearing included publishing it in a
26 newspaper of general circulation 7 days before the hearing. There was not time to publish
27 the meeting within that time frame, so town counsel made the recommendation to publish
28 and hold a second hearing as soon after as possible to fulfill the requirements. A second
29 hearing will be held on Thur. January 18th.

30
31 Selectman Brown continued stating the decision to purchase is ultimately up to the voters.
32 If you think it’s a good deal, the decision is completely yours. The board felt they needed to
33 plan for the future with the voter’s approval. They felt they negotiated a very good deal
34 and will answer as many questions as they can tonight. Selectman Tombarello will now
35 talk about the approvals currently on the land and conceptual plans the builder provided.
36

37 Selectman Tombarello stated the developer has at least 3 options for the land; a solar farm,
38 apartments and houses. The builder provided him with a conceptual plan for 32 2-
39 bedroom apartments right off Pheasant Run Drive and 52 3-bedroom apartments off of
40 Abby Lane. This is in addition to the current 18 house lots already approved on the far side
41 of the property. Selectman Tombarello stated he's for this and concerned about these
42 options.

43
44 Selectman Cleveland presented a spreadsheet he created showing what the impact on taxes
45 would be if this property was to remain with the builder. He talked about the current tax
46 rate and the breakdown of where that money goes. He also presented data of how much
47 households of certain values are paying to the school, which is the largest allocation of the
48 tax rate. He then broke down the cost per student per household and explained the impact
49 that could have on our taxes over a 20-year period. His projections show an average
50 annual cost to tax base over 20 years to be \$1,185,250. He commented that it is important
51 to control growth in the town. Mr. Dan Ostrouch commented that when we do this the
52 town becomes more attractive.

53
54 Mr. Mark Traeger stepped up to the table. He is in favor of this land purchase. He has been
55 involved in 10 land purchases one of those being the Minton land which was appraised. It's
56 important to get a good appraisal. We are always competing against other town and we
57 want to protect our value. We need amenities to attract people and we need to protect our
58 wetlands especially when it comes to Hunt Pond, Storm water requirements, and animals.
59 The payoff is not just in numbers. He said our only option to help school costs is to take
60 land away. He hopes the voters go for this.

61
62 Selectman Cleveland stated this article needs a 3/5th majority vote to pass and reminds
63 everyone that events those who rent make a difference. If taxes go up, their rent will go up.

64
65 Mr. Lee Dube came to the table and stated that as a resident he says thank you. He
66 appreciates the board is looking out for the town and creating a vision for the future. He
67 said it terrifies him to see how many homes will go there. As a Budget Committee member,
68 he tried to mediate relief from taxes. Who's taking care of these new roads? There is that
69 much more garbage, emergency services, etc. In 5 years this land will cost him \$400 to
70 purchase. If we won't buy it, it will cost him \$4,000.

71
72 Mr. Matt Russell came to the table stating he's quite "in tune" with what's happening in
73 town and this is the first he's hearing of this. There's not a lot of time to have a lot of
74 discussion on this matter and to market it. Is there a plan to get the information out to the
75 town? Selectman Tombarello stated we're going to do the best we can. Ms. Blaisdell stated
76 we're going to hold all required public hearings and present at Deliberative Session but we
77 will need to help of the public to get the word out. The town has to be careful when it
78 comes to issues of electioneering.

79
80 Mr. Dan Ostrouch came up. After hearing some of the details at this hearing he is honest
81 about feeling that this matter. The people need to find a way to get the word out and he
82 may volunteer to do that. He would like to gather emails from those attending tonight and

83 send out some information. He'd then ask those people to send to others they know. The
84 board said it would be ok for him to pass around some paper to collect contact information
85 from those in attendance if they so desire. Dan announced that anyone can contact him
86 about it. His email is dostrouch@hotmail.com and phone number is 603-770-2278.

87

88 Moderator Kevin Major came to the table and discussed the process of town meeting and
89 the dates.

90

91 Selectmen Brown commented that he thought the board had already voted on this warrant
92 article but in fact did not. Selectman Brown then made a **MOTION** to recommend this
93 warrant article. Seconded by Selectman Buco. Selectmen Brown-Yes, Selectman Cleveland-
94 Yes, Selectman Tombarello-Yes, Selectman Buco-Yes. **MOTION** passed unanimously.

95

96 Selectman Brown announced the board will be having another public hearing on Thursday
97 this week. Nothing new should be presented, it's just another opportunity to inform the
98 public as required by law. Selectman Tombarello stated Sandown's school board
99 representative, Donna Green was in the audience. He asked her if the \$20,000/student
100 figured used earlier in the presentation was an accurate number. She stated yes, it was.

101

102 The public hearing portion of the meeting ended with no further comment from the public.
103 The Selectmen continued the meeting with other business.

104

105

106 **Final Review of 2018 Budget Proposals and Warrant Articles**

107

108 Ms. Blaisdell stated there are couple revisions the board needs to discuss. Special Warrant
109 Article 2 now has to be the land purchase as required by law. Some minor wording
110 changes were recommended by town counsel. Ms. Blaisdell also wanted to clarify for the
111 public as well that it was difficult to include every lot number in the land purchase warrant
112 article so town counsel recommended using a range. She'd like the public to know that this
113 range is not all inclusive of every lot number in that range. The board was ok with town
114 counsel's revised wording.

115

116 Selectman Cleveland read warrant article 3 to include the newest figures as agreed by the
117 Budget Committee. The operating budget amount will be \$4,084,789 and the default
118 budget will be \$4,019,521. Selectman Tombarello asked if this was his motion to
119 recommend and Selectman Cleveland stated yes, it was. Seconded by Selectman
120 Tombarello. **MOTION** passed unanimously Brown-Yes, Cleveland-Yes, Tombarello-Yes and
121 Buco-Yes. Article is now recommended 4-0-0.

122

123 There were no other changes other than numbering. Ms. Blaisdell asked if the board
124 wanted to keep the existing positions of the articles and the board agreed yes. They would
125 prefer that all town articles be placed before petition warrant articles. She also let the
126 board know that the budget committee agreed to not place any recommendations on
127 petition warrant articles.

128

129 The next item for discussion were the budget proposals. Ms. Blaisdell explained that after
130 the final hearing on the budget committee's budget, the Finance Director wanted to bring to
131 your attention there are a couple budgets that had differences in what was being put forth
132 by the budget committee and what the selectmen recommended. She gave an example of
133 the Town Clerk's budget. The budget committee reduced the payroll line of that budget
134 based on actual wages being paid. New employees were hired after the budget was
135 presented and these figures represent what's currently being paid.

136
137 Consensus of the board is to reduce the payroll line item from \$50,081 to \$45,109.

138
139 **MOTION** by Selectman Brown to change the bottom line of the Town Clerk budget with a
140 gross expense of \$49,188, revenue of \$1,372,201 and net expense of \$-1,323,013.

141 Seconded by Selectman Tombarello. **MOTION** passed unanimously.

142

143 The next budget is Planning Board. The budget committee reduced their legal line from
144 \$2,000 to \$1,000. This seems to be due to actuals. Selectman Tombarello asked Selectman
145 Brown if there was any opposition to this change and Selectmen Brown didn't recall any.
146 Selectmen Cleveland would like to leave it at \$2,000 and the others agreed.

147

148 Next was Highway account. Budget Committee reduced the tree removal line to \$5,000.
149 Selectman Tombarello asked what the actuals to date were; \$6,183 and the department is
150 asking for \$7,000. He also noted last year went over. It was agreed to leave it as requested
151 at \$7,000. The seminars line was also reduced. Selectmen agreed to leave it as is. Lastly,
152 the mandatory house numbers was reduced by the budget committee to \$1. The selectmen
153 agreed to leave this line as is.

154

155 The next budget was Sanitation. The waste disposal line was reduced by the budget
156 committee to \$150,000. The board agreed based on trends in previous years they are ok
157 with changing it to \$150,000.

158

159 **MOTION** by Selectman Brown on the Sanitation Operating Account 4321-29 with gross
160 expenses of \$361,377, revenue of \$18,000 and net expense of \$343,377. Seconded by
161 Selectmen Buco. **MOTION** passed unanimously.

162

163 Next is the Recycling account. The seminars line was increased by \$200. Board agreed
164 they're ok with that change. The disposal was lowered by \$4,000 and hauling up by \$8,000.

165

166 **MOTION** by Selectman Brown on the recycling account 4326 with gross expense of
167 \$91,351, revenue of \$18,000, net expense of \$73,351. Seconded by Selectman Buco.

168 **MOTION** passed unanimously.

169

170 The Library account is next. Ms. Blaisdell explained the budget committee did a bottom
171 line reduction leaving it with a 6.5% increase over last year instead of the 14% first
172 requested. Selectman Brown said he was in favor of a 6.5% increase because he was
173 satisfied with their presentations and appreciated their reductions. The board is also ok
174 with the budget committee's amount.

175
176 **MOTION** by Selectman Brown for the gross amount of \$327,945, revenue of \$0, net
177 expense of \$327,945. Seconded by Selectman Cleveland. **MOTION** passed unanimously.
178

179 Next is the Plumbing account. The payroll line has been increased by the budget
180 committee. With the possibility of a new subdivision being approved and reviewing the
181 actuals which are currently at \$16,000 it would justify an increase to this line item. The
182 selectmen agreed and will make that change.

183
184 **MOTION** by Selectman Brown for the Plumbing Account 4241-22 with a gross expense of
185 \$11,514, revenue of \$12,500, net expense of \$-986. Seconded by Selectman Cleveland.
186 **MOTION** passed unanimously.

187
188 Ms. Blaisdell asked the board if they would like to keep their recommendation on this
189 warrant article after these changes. Consensus was to keep their recommendations as is.
190

191 Lastly, the Cable Committee is asking for the support of the board to hire a new camera
192 operator.

193
194 **MOTION** by Selectman Brown to hire Jarrett Dow for the Cable Committee at a rate of
195 \$50/meeting pending criminal background check. Seconded by Bruce Cleveland. **MOTION**
196 passed unanimously.

197
198 **Motion by** Selectman Brown to adjourn
199 Seconded by Selectman Cleveland
200 **Motion passes unanimously**

201
202 Respectfully Submitted,

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204
205
206 Lynne Blaisdell
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