

1 DRAFT

2 BOARD OF SELECTMEN

3 TOWN OF SANDOWN, NH

4 SANDOWN, NH 03873

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6 **Meeting Date: January 18, 2018**

7 **Type of Meeting: Second 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:** Chairman Goldman, Selectman Brown, Selectman Cleveland and  
13 Selectwoman Buco.

14 **Not Present:** Selectman Tombarello

15 **Town Administrator:** Lynne Blaisdell

16 **Recording Secretary:** Lynne Blaisdell

17  
18 Chairman Goldman called the public hearing to order at 7:00pm and opened with the  
19 Pledge of Allegiance.

20  
21 Selectman Goldman opened with an explanation of the purpose of this public hearing.  
22 Under the provisions of RSA 33:8-a and 40:13, the town is under the obligation to hold a  
23 public hearing when a warrant article is placed on the warrant to acquire property. Notice  
24 of this hearing as well as Tuesdays hearing was placed in the Eagle Tribune.

25  
26 **MOTION** by Selectmen Cleveland to open the public hearing. Seconded by Selectman  
27 Goldman. **MOTION** passed unanimously.

28  
29 Selectman Goldman asked Selectmen Cleveland to give a presentation of a spreadsheet he  
30 put together showing the potential impact if this land was to be fully built out. He  
31 presented first a spreadsheet named Tax Information which shows that 80% or  
32 \$24.69/\$1000 of our tax rate today goes to the local schools. He then broke down the  
33 estimated per home annual net student cost of \$15,000 and how that affects the amount  
34 owed to the school. He then went into a detailed explanation of another spreadsheet he  
35 created entitled Estimator to assist evaluating Warrant Article 2, Town Purchase 160 +/-  
36 acres Over 20 Years. After getting some input from the public after the last public hearing,  
37 he made some adjustments to his previous draft. He found a more conservative estimated

38 cost per student was closer to \$15,000 than \$20,000. He also included some revenue  
39 income assumptions and some tax expense assumptions which were included in this  
40 version. In the end, the estimated average annual net cost over a 20-year time period with  
41 fixed expenses is \$-534,104 and that same cost with a 3% annual variable is estimated at \$-  
42 815,919. These are estimates figured after the revenue and tax assumptions. Selectman  
43 Cleveland explained that many of these figures used are extremely conservative. He's  
44 willing to share the spreadsheet with anyone interested in adjusting any of the numbers  
45 within the document. Adjust one figure makes the changes throughout the entire  
46 document accordingly.

47  
48 Mr. Dan Ostrouch asked where we end up at a 10-year mark. Selectman Cleveland pointed  
49 to that on the document.

50  
51 Selectman Goldman gave further support and explanation of the projected costs of the land  
52 being developed. Selectman Bucu added the figures don't include all aspects of the  
53 infrastructure into the equation, ie, police, police cars, roadways, etc. She added that the  
54 residents still have the ability to sell if they want in the future.

55  
56 Mr. Ostrouch stated he feels it's "money in the bank". It gives us the opportunity to look at  
57 other business options or to hold onto the land and handle as we want in the future.

58  
59 Selectman Brown said that last hearing someone really put it in perspective for him. On an  
60 average home valued at \$250,000 it will cost that household \$400 over 5 years to buy this  
61 property. To him, it's completely worth it.

62  
63 Selectman Goldman agreed and asked for any other questions or comments.

64  
65 Mr. Ostrouch stated he has a strong belief in working on this and is going to do some  
66 summary reports to help people understand. He has set up an email portal called the  
67 "Sandown Town Crier". Anyone interested can email him at  
68 [sandowntowncrier@gmail.com](mailto:sandowntowncrier@gmail.com) to receive information. He plans on including Facebook  
69 pages, emails and information from the town website. Anyone who wants to speak with  
70 him can call 603-770-2278 or [sandowntowncrier@gmail.com](mailto:sandowntowncrier@gmail.com).

71  
72 Selectman Goldman asked for any other questions.

73  
74 Mr. Michael Costanzo came forward asking if the board could explain more about the  
75 ballfields. Selectman Goldman explained years ago a group of people formed a group to  
76 begin fundraising and searching for land to build a Babe Ruth size baseball field. They have  
77 more recently worked with the town's Recreation Commission to come up with a plan. The  
78 opportunity to purchase this property then arose from numerous discussions with the  
79 landowner. They still hope to move forward with some of those plans in the future but the  
80 town also has a plan to preserve the land. Mr. Costanzo liked Selectman Goldman's one  
81 comment about "to preserve land". He continued by saying this is only the first step. Next  
82 we have to protect the purchase or restrict the use of the property. He acknowledged there  
83 are a number of steps still to take.

84  
85 Since there are no other questions or comments Selectman Brown made a **MOTION** to  
86 close the public hearing. Seconded by Selectman Buco. **MOTION** passed unanimously.  
87  
88 Selectman Goldman asked to now talk about the spreadsheet. He would like to see the  
89 spreadsheet shared as a pdf with a caviat of it being conservative estimated numbers used  
90 to the best of their ability. Selectman Buco thought what was presented should be  
91 available. If they want a useable spreadsheet they can give their contact information to the  
92 office and Bruce can speak with them directly. Selectman Goldman wondered if we could  
93 post a narrative. Selectman Cleveland said that's very difficult to summarize. It was agreed  
94 to just post a pdf of the spreadsheet and if the residents want more, they should contact the  
95 selectman's office.

96  
97 **MOTION by** Selectman Buco to adjourn  
98 Seconded by Selectman Brown.  
99 **MOTION passes unanimously**

100  
101 Respectfully Submitted,

102  
103  
104  
105 Lynne Blaisdell  
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