

1 DRAFT

2 BOARD OF SELECTMEN

3 TOWN OF SANDOWN, NH

4 SANDOWN, NH 03873

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6 **Meeting Date: November 13, 2018**

7 **Type of Meeting: Regular**

8 **Method of Notification: Public Posting at Town Hall**

9 **Meeting Location: Town Hall**

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12 **Members Present:** Selectman Cleveland, Selectman Brown, Selectman Goldman, Selectman
13 Hudgins and Selectman Tombarello

14 **Not Present:** Sue Reynolds

15 **Town Administrator:** Lynne Blaisdell

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18 Selectman Goldman called the meeting to order at 7pm and the Pledge of Allegiance was
19 done. He stated they are meeting tonight because yesterday was Veteran’s Day and
20 thanked all Veterans for their service.

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22 Selectman Goldman asked the Board to review the minutes of Monday, October 29, 2018.
23 Selectman Cleveland said line 204 should read in agreement to pay....

24 **Motion by** Selectman Brown to accept these minutes as amended.

25 **Seconded by** Selectman Cleveland.

26 **In Favor,** Selectman Cleveland, Selectman Brown, Selectman Hudgins and Selectman
27 Goldman.

28 **Abstain,** Selectman Tombarello

29 **Motion passes 4-0-1**

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31 **PUBLIC COMMENT**

32 Selectman Cleveland thanked Kevin Major and his staff to a successful election day and
33 Selectman Goldman agreed.

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36 **Motion by** Selectman Tombarello to open the Public Hearing as required under RSA41:14-a
37 in connection with the sale of town owned land. The parcels are identified as 10 Birch

38 Drive (Map 28, Lot 57) and 12 Birch Drive (Map 28 Lot 58) which are currently owned by
39 the Town of Sandown.

40 Selectman Goldman stated that tonight is the first Public Hearing of the two they are
41 required to hold. The second Public Hearing will be held on Monday, November 26, 2018
42 and then the Board will decide on December 10th if they will complete the sale of the above-
43 mentioned properties to Mr. Moussa for a negotiated price of \$30,000.00.

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46 Patricia Philbrick, 11 Birch Drive came to the table to say that she is concerned with the
47 sale of this property. She feels these are non-conforming lots and should not be cleared for
48 a new home. She is tired of all the construction trucks that have been going up and down
49 Birch Drive over the past 2 years. She is also concerned about the septic systems and wells
50 in the area and feels that clearing the lot will cause problems. Patricia continues to say that
51 when she put up a garage in 2002, she was made to have frontage of 30 feet at that time in
52 case the street was ever widened. She feels if this property sells then the buyer should
53 adhere to the same 30-foot rule that she had to follow in 2002. She is also concerned with
54 the removal of all the trees on those lots and what kind of water damage will take place in
55 that area as the trees soak up a lot of water. Patricia continues to say that if a house is built
56 on those lots then they will have no place to pile the snow without taking frontage from her
57 property and the neighbors as well. She also said her property in 1997 was assessed at
58 \$69,200 and her lot is just a little bigger than these 2 lots they are discussing. She said her
59 land is currently worth \$102,000.00 and doesn't feel the amount of \$30,000.00 is enough
60 for that property. She is also concerned that the area is very congested and doesn't need
61 another house and stated that her neighbors aren't here tonight because they feel the
62 selectman will sell the property regardless of how they feel.

63 Selectman Goldman said they are potentially selling the property to a person and it is up to
64 them to go to the Zoning Board for being non-conforming. Lynne said they have owned this
65 property for the past 10 years. Selectman Goldman said this piece of property hasn't
66 contributed to the tax base in the past 10 years and the Board is only concerned with the
67 sale of the property and the owner will have to go to other Boards in order to build if that is
68 the intent. However, even if a house is not built the owner will still be paying taxes on the
69 property. Patricia is very concerned with the development of land in this neighborhood
70 and no amount of taxes paid on it is worth having it developed.

71 Selectman Brown asked why the other neighbors aren't here and feels if they were more
72 concerned, they would be present to voice their opinions as well. Selectman Brown told
73 Patricia to let her neighbors know that if they are concerned, they should attend the second
74 Public Hearing to voice their opinions.

75 Selectman Tombarello let Patricia know that if 50 registered voters sign a petition not to
76 sell this property then it will be placed on the ballot and the town will vote on it in March.
77 Patricia again stated that the property should not be sold for only \$30,000.00 because it is
78 worth a lot more than that and she is also concerned that it is not a buildable lot.

79 Selectman Cleveland said this property would generate \$2,700.00 per year in taxes.

80 Selectman Goldman thanked Patricia for coming in and appreciated her comments and
81 reminded her the second Public Hearing will be on Monday, November 26th.

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84 **Motion by** Selectman Tombarello to close the Public Hearing.
85 **Seconded by** Selectman Cleveland
86 **In favor,** Selectman Tombarello, Selectman Goldman, Selectman Brown, Selectman
87 Cleveland and Selectman Hudgins.
88 **Motion passes unanimously**
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93 Meeting adjourned.
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96 Respectfully Submitted,
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101 Sue Reynolds