

1                                   **Sandown Conservation Commission**  
2   **Minutes**  
3   **May 26, 2016**

4  
5 **Date:** May 12, 2016

6 **Place:** Sandown Town Hall

7 **Members Present:** Paul Carey – Chair, Brian Butler – Vice Chair, Terry Knuuttenen,  
8 Pam Gaudreau, Tom Sands

9 **Members Absent:** Sophie Dykeman, Kevin Major, Mark Traeger

10 **Selectmen’s Liaison:** Jon Goldman: Present

11 **Environmental Consultant:** Bruce Gilday: Present

12  
13 **Review of the 5/12/16 Minutes**

14 **MOTION:** Mr. Butler made a motion to approve the 5/12/16 minutes as amended. Mr.  
15 Knuuttenen seconded the motion. Members voted in favor. The motion passed.

16  
17 **Lynne Blaisdell - discussion about potential property sale**

18 Ms. Blaisdell noted the town was approached by Tom Stachulski who is interested in  
19 buying 48 and 50 Holts Point Road. In March of 2015 the voters gave the Board of  
20 Selectmen authority to sell town owned properties as long as they met the provisions of  
21 RSA 41:14-a; part of that RSA is they meet with Conservation and Planning to review  
22 the plans.

23  
24 The lots are currently vacant. One is 0.21A and the other is 0.25A. The town acquired the  
25 properties by tax deeding. The assessed values are \$19,600 and \$20,300. The negotiated  
26 sale price is \$35,000 for both lots. The buyers have mentioned they will be seeking a  
27 variance to make the two lots a single house lot.

28  
29 Mr. Butler did a site visit and questioned how they would get a house on that property.

30  
31 Ms. Blaisdell noted they originally wanted to make the sale contingent upon receipt of  
32 the variance, but the Selectmen didn’t want to agree with that. She added that they also  
33 own a third lot on the corner so they may need to include that property to make it a house  
34 lot.

35  
36 Mr. Goldman noted he also questioned if they could build out there, a lot of site work  
37 will be needed. Ms. Blaisdell noted they did have a surveyor mark out the lot to  
38 determine if they could build on it.

39  
40 **MOTION:** Mr. Knuuttenen made a motion to favorably recommend the Stachulski  
41 proposal. Mr. Butler seconded the motion. All members voted in favor. The motion  
42 passed.

43  
44 **Correspondence**

- 45       • Great Bay Matters

- 46 • Invitation to SE Landtrust annual meeting on June 1<sup>st</sup>.
- 47 • RPC – Annual Dinner – June 8<sup>th</sup> at Atkinson Country Club
- 48 • Letter with an update from the angle pond dam for 38 Main St.

49

**50 Fishing Derby Recap**

51 Brianna Butler dropped off \$285 for the fishing derby. That is revenue generated and will  
52 go back into the general fund.

53

54 Mr. Carey noted he helped put the sign back and it is in rough shape. He looked on  
55 Craigslist to see if they could purchase a used one and didn't find anything. He  
56 encouraged the board to keep their eyes open. Mr. Knuuttenen suggested if other groups  
57 also use it, then maybe they could all pitch in for the purchase.

58

**59 Other Business**

60 Mr. Butler noted that he would like to see all the groups who use the barn get together  
61 and do a clean-up. He would love to see the back cleared so they could get underneath  
62 and look at the foundation.

63

64 Mr. Carey suggested they pull together an RFP and see how much it would cost to make  
65 some much needed repairs.

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68

69 The board agreed that Mr. Gilday's wetland presentation was very informative and  
70 helpful. They didn't see any egg masses, but it was still informative. Mr. Gilday noted the  
71 viewing time for vernal pools is April 15-June 30. Fish and Game thinks the window  
72 could start earlier if it is a mild winter. Mr. Sands noted it was an eye-opener when he  
73 explained the science behind looking for and identifying a wetland.

74

75 The board discussed locations in the town forest where there are vernal pools.

76

**77 Tricia Thomas – partnership with the Friends of the Library to sponsor bobcat  
78 discussion**

79 Ms. Thomas explained that the Library is hosting Don Allen from Fish & Game to do a  
80 presentation on NH Bobcats. She wanted to see if they were interested in doing a joint  
81 program and have the commission provide lunch. They usually don't get more than 15-20  
82 people. She would approach someone else to do dessert and drinks. She will ask for pre-  
83 registration so she will know in advance how many to expect. The event will be Saturday,  
84 August 20<sup>th</sup> at 12:30.

85

86 The event will be advertised on the website, the Library sign and in the *Carriage Town*  
87 and *Tri Town Newspapers*.

88

89 **MOTION:** Mr. Butler made a motion not to exceed \$150 out of the education and  
90 awareness line item to co-sponsor the bobcat presentation at the Sandown Library on

91 August 20<sup>th</sup>. Mr. Knuuttenen seconded the motion. All members voted in favor. The  
92 motion passed.

93

94 **Other Business Continued**

95 Members discussed the possibility of creating a bridge on the Cranberry Meadow Rd.  
96 property. Mr. Carey noted it is on his dream list of projects. It goes across town property  
97 and state property so they would need to get approvals. Mr. Carey would love to see the  
98 Selectmen, town engineer, and scouts come together to work on it. It used to be a  
99 passable road; it connects the community garden, the railroad trail, Fremont Road Town  
100 Forest. Mr. Gilday noted he is working with someone in Fremont to put one in and could  
101 research the price.

102

103 **Non-Public Meeting**

104 **MOTION:** Mr. Butler made a motion to go into a Non-Public Meeting according to  
105 RSA: 91: A: 3 II d. Mr. Sands seconded the motion. All members voted in favor. The  
106 motion passed.

107

108 *Roll Call:* Paul Carey, Brian Butler, Terry Knuuttenen, Tom Sands

109

110 **MOTION:** Mr. Butler made a motion to seal the minutes. Mr. Knuuttenen seconded the  
111 motion. Members voted in favor. The motion passed.

112

113 Pam Gaudreau joined the meeting.

114

115 Ms. Gaudreau informed the board that there was a public hearing for the 38 Main St.  
116 property. There is a lot of concern from the neighbors that there were no NHDES  
117 permits, silt fences weren't installed, lot lines were moved and the driveway was entering  
118 a dangerous spot on Rt. 121a.

119

120 **MOTION:** Mr. Butler made a motion to adjourn. Mr. Knuuttenen seconded the motion.  
121 All members voted unanimously in favor. The motion passed. MEETING ADJOURNED  
122 at approximately 9:11 p.m.