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**Sandown Planning Board
Minutes
June 7, 2016**

Date: June 7, 2016

Place: Sandown Town Hall

Members Present: Ernie Brown – *Chairman*, Ed Mencis - *Secretary*, Steven Meisner, John White, Terry Treanor - *Ex Officio*, Mark Traeger, Erik Dykeman – *Alternate*, Matthew Russell, *Alternate*

Members Absent: Doug Martin – *Vice Chairman*, Lisa Butler – *Alternate*

Also Present: Andrea Cairns – *Administrative Assistant*

Mr. Brown opened the meeting at approximately 7:03 p.m.

Mr. Russell was appointed for Mr. Martin. Mr. Dykeman was appointed for Mr. Mencis.

Mr. Mencis arrived at 7:05, Mr. Russell stepped down.

Review of the 5/17/16 Minutes

MOTION: Mr. Traeger made a motion to accept the 5/17/16 minutes as written.

Mr. Treanor seconded the motion. Members voted in favor. Mr. Traeger abstained. The motion passed.

Correspondence

- Summer Erosion Control Field Day in Rochester, June 28, 2016
- RPC letter to Erik that he was appointed as a commissioner
- Permit by Notification for the Phillips Bridge over the Exeter River

Lynne Blaisdell – discussion about potential property sale

Lynne Blaisdell and Tom Tombarello were present for the discussion.

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

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

The RSA requires that they hold two public hearings which will be held on June 27 and July 11, 2016.

Mr. Brown noted that Mr. Stachulski’s property abuts the two lots—2 Beach Road and 4 Beach Road. Mr. Russell questioned if there was a house on both. Ms. Blaisdell noted only 4 Beach Rd. has a house on it.

48

49 Mr. Tombarello noted that the Selectmen walked these properties. He would need to do a lot
50 of site work to make them buildable. He added the Selectmen would rather sell these
51 properties and get taxable money back. Mr. Mencis agreed and added any time the town can
52 unload small parcels like these it's great.

53

54 Mr. Traeger questioned if they had it appraised by a third party—online it shows they are
55 worth \$75,000. Ms. Blaisdell noted the town isn't a business so we can't really make any
56 money, but we can get fair market value. Mr. Traeger feels the price is low. There are a few
57 houses down the road selling for twice as much. Ms. Blaisdell noted the town sold the lots
58 across the street through a warrant article last year for \$46,000.

59

60 Mr. Traeger noted the town could benefit from a parking area to access the pond. Ms.
61 Blaisdell noted this area would be very difficult to park on.

62

63 Mr. Brown added that they need to go through zoning to get a variance and are buying the
64 lots on good faith that they can build on them.

65

66 Mr. Traeger noted that the town owns a lot of land that isn't conservation. Selling some of
67 these parcels, including the Eisenhower land, would be a good way to generate revenue to
68 pay for other projects. Mr. Mencis thought the money that came in from the sale of property
69 had to go into the general fund.

70

71 Mr. Meisner questioned what happened next in the process. Will the lot be advertised for sale
72 by the town? He cited a recent zoning board hearing where abutters didn't know a property
73 was for sale and would have purchased it to prevent the home that is going in. Do the other
74 neighbors have any idea that the property is for sale? He feels they should be notified.

75

76 Mr. Tombarello noted that an abutter did come down during their site review and had no
77 issues with the sale. Ms. Blaisdell added it was not a requirement to notify abutters.

78

79 Mr. Meisner stated he would hate to see someone else show up and say they would have paid
80 more so he could make his own lot a full acre lot.

81

82 Ms. Blaisdell noted the Selectmen discussed having a mass auction of town properties, but
83 these two lots weren't something they sought to sell; Mr. Stachulski approached the town.

84

85 Mr. Tombarello noted there will be two public hearings.

86

87 Mr. Meisner added that if you want to serve the town, he feels abutters should be notified.
88 Mr. Traeger agreed and added that if you were going to make a larger purchase, you would
89 go out and get multiple bids.

90

91 Ms. Blaisdell noted the public hearing hasn't been officially scheduled, so even though it's
92 not a requirement, it's reasonable to do. She added that people also need to take an active role
93 in being informed. The hearings will be noticed properly. They've also had a public meeting
94 with conservation and now planning.

95

96 Mr. White questioned why the properties were being sold below the assessed value; even if
97 the town isn't in the business of making money, we should still get fair market value for it.
98 Ms. Blaisdell noted it was just a decision made by the Selectmen.
99

100 Ms. Blaisdell added that they can't hold a vote for 7-14 days after the public hearing, so there
101 would still be opportunity for the public to oppose.
102

103 **MOTION:** Mr. Mencis made a motion to make a favorable recommendation that the
104 Selectmen move forward with the sale of 48 and 50 Holts Point Road. Mr. Treanor seconded
105 the motion. Members voted in favor. Mr. Meisner abstained. The motion passed.
106

107 **Non-Public Meeting**

108 **MOTION:** Mr. Mencis made a motion to go into a Non-Public Meeting according to RSA:
109 91: A: 3 II d. Mr. White seconded the motion. All members voted in favor. The motion
110 passed.
111

112 *Roll Call:* Mr. Brown, Mr. Mencis, Mr. Meisner, Mr. White, Mr. Treanor, Mr. Traeger, Mr.
113 Dykeman, Mr. Russell
114

115 **MOTION:** Mr. Mencis made a motion to seal the minutes. Mr. Treanor seconded the
116 motion. All members voted in favor. The motion passed.
117

118 **Updating impact fees**

119 The board reviewed the proposal submitted by Bruce Mayberry.
120

121 Mr. Russell felt the statement "reasonable update" was vague. Mr. Brown thought it meant if
122 the board was challenged in court, they at least made an effort to update their fees with the
123 data available to them.
124

125 Mr. Russell requested that Mr. Mayberry come in and talk with the board. He would like
126 clarification on the fixed costs and the information he used to establish Danville's numbers.
127

128 The board questioned if there was money available through RPC. Ms. Cairns will look into
129 that.
130

131 Mr. Russell questioned if the school board was able to give him the information he needed,
132 would that reduce his costs? He has a hard time paying for a report when we don't know that
133 the report will be exactly whether it would cover them from a legal standpoint. Mr. Traeger
134 noted that they aren't going to get better information. How can someone sue them if they are
135 not able to access anything different.
136

137 Mr. Meisner feels they should find the money in the budget and move forward with it. Mr.
138 Mencis noted they could always go to the Selectmen if they needed more funds.
139

140 **Discussion Regarding RPC Block Grant**

141 Mr. Brown spoke with Mr. Genuardo about the MS4 Permit requirements. He asked if he has
142 any plans for drainage structures in the road improvement plan. Mr. Genuardo noted it would
143 be good to put in drainage structures now since they are repaving Fremont Road, but he

144 doesn't have the money to do so. Mr. Traeger offered to call RPC to see if they have anyone
145 who could help out Mr. Genuardo.

146
147 Mr. Dykeman added that the new regulations put more of a burden on the developer;
148 stormwater management starts in the construction phase and is maintained for the first year
149 after construction. You have to have an engineered plan to show any stormwater impacts. On
150 the town side, they need to educate themselves on what the plans need to have. For some of
151 the projects he works on in Massachusetts, stormwater prevention plans need to be filed.

152
153 The board was in agreement that they should move forward with the grant application.

154
155 **Other Business**

156 Ms. Cairns noted that Mr. Traeger's appointment to the Rockingham Planning Commission
157 has expired and he needs to be reappointed.

158 **MOTION:** Mr. Mencis made a motion to appoint Mr. Traeger as a Commission to the
159 Rockingham Planning Commission for a four year term. Mr. White seconded the motion.
160 Members voted in favor. Mr. Traeger abstained. The motion passed.

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163
164 The board signed the mylars for the Ronald and Sharon Frick lot line adjustment.

165
166 -----

167
168 Ms. Cairns confirmed the board would go into their summer schedule for July and August
169 meeting only on the third Tuesday of each month.

170
171 **MOTION:** Mr. Mencis made a motion to adjourn. Mr. Traeger seconded the motion. All
172 members voted unanimously in favor. The motion passed. MEETING ADJOURNED at 9:03
173 p.m.

174
175 Respectfully Submitted,

176 

177 Andrea Cairns