

DRAFT

Recreation Commission

TOWN OF SANDOWN, NH

SANDOWN, NH 03873

Meeting Date: January 20, 2021

Type of Meeting: Regular

Method of Notification: Public Posting at Town Hall, Post Office and Website

Meeting Location: Town Hall

Time of Meeting: 6:30pm

Members Present: George Blaisdell, Chairman, John Donohue, Heidi Dyer, and Jennifer Dargas

Not Present: Darren Hudgins, Selectman ex officio

Charlie Zilch, SEC & Associates - Hoytford Hills Subdivision

Charlie Zilch is the engineer for a client named Dave Hoyt. Charlie handed out some plans for reference. He explained that Dave Hoyt has been working with the planning board and other local officials and state agencies proposing a 48-unit subdivision off Ferguson Lane and David Lane. He explained the history of the project. He said in 1993 he first developed a phase of 11 lots. He then went back in 1995 and developed 43 more lots out to the Danville town line. At this time there was a limitation on building permits and was limited to 25 lots including the 11 lots. In 2012 he came back with a conventional subdivision proposal. Due to zoning limitations they had to go to a cluster development style to meet the open space requirements. These provisions included recreation requirements.

Initially there was a commitment to do some work on Miller Field and later a \$60,000 obligation. Neither of these things came to fruition. There was talk about using one of the lots for a park of some sort with equipment but due to liability concerns that would be imposed by a homeowner's association it was decided that he would give that parcel of land to the town for recreation to do what they see fit. Nothing was ever done with it after that donation to the town.

Deb Brown was present in the audience and asked to clarify. She stated that the Recreation Commission was never notified of the details of that donation.

Charlie continued explaining that years ago there was also a proposal for additional lots over in the tractor pull area of the property, but nothing transpired with that area since a

large parcel of the property is within a floodplain, and so the proposal was dropped. At this point in time, they have a proposal of 48 lots in a cluster development which as part of the town's regulations works out to be 48 2-bedroom units as opposed to 24 4-bedroom units single family homes. The impact is less with the cluster development. They are thinking that in lieu of onsite recreation which would disturb much of the wildlife on the property, Mr. Hoyt would rather donate to recreation. He understood from the Planning Board that the donation is typically \$500 per lot. George corrected saying it's usually \$1,000 per lot. Deb explained that the Recreation Commission isn't typically consulted on these decisions, the Planning Board typically just makes the decision for the subdivision and let's Recreation know after the fact what they're getting. She explained further that Ed Mencis used to sell signs at the Miller Recreation Field for \$500 and maybe that was the confusion. She added that the donation amount was developed back when homes were selling for \$150,000-\$175,000 not the \$300,000-\$400,000 and more houses are going for today.

John said to Charlie that his understanding was the land was donated and \$60,000 was going to be spent for improvements as well. Charlie is not quite sure where that came from. Possibly Al Hoyt, Dave's father who passed away recently. He might have thought the value of the property they donated was worth \$60,000 and that might be where that figure came from. George wonders that they were going to donate the land and the town would be the ones to add the equipment. John thought the previous minutes on the discussion talked about the items as separate from each other but wasn't sure because he didn't have those minutes with him at this moment.

George doesn't want to have another field to maintain on this separate lot. He thought it made more sense to improve our existing parks and properties. John agreed and would like to see some of their other plans come to be instead of new fields. Charlie agreed there has been some discussion with his client about what other options there might be on the existing property. The board members agreed they'd rather not do something new off site but improve what they already have. Deb Brown was wondering if Dave Hoyt would be amenable for site work for something else they have in mind. Charlie said yes, he would as long as it's fair and equitable to the subdivision requirements. Board members agreed but not quite ready to make the decision. Mr. Donahue just wanted to add that he felt that Mr. Hoyt would be getting out of this quite cheap no matter the amount agreed to; \$500 or \$1,000 since the impact is 24 units, not 48. This is simply his opinion, not the commission's opinion.

Charlie would like to give the board time to discuss it. He's available to speak to, feel free to email him with any questions and he can come back to another meeting. He'd like to come to some sort of agreement on what that amount could be. He said he's not going back to the Planning Board for a few weeks.

Ms. Dyer asked if the 6-acre lot is a buildable lot? Charlie said he believed it is. Deb Brown asked when does he need to have an answer? He said he has some things he is still waiting on for other approvals so he doesn't have an exact time frame but should be getting some of those approvals over the next few weeks. Deb Brown does not want to hold him up but

may need a little time. George said he can put it on the agenda for their next meeting. Charlie thanked the board.

Baseball Fields

John asked about the baseball fields and what the Commission is looking at for timelines in allowing Baseball the use them. Deb mentioned that spring grooming is done in the fall so that fields are ready for use. A & B Fields have been done but C field was not completed for various reasons. Money was encumbered from the budget to get the C field done in the spring. John said that baseball will be eager to get on the fields as the schools are not allowing the use of the gymnasiums due to COVID-19. They will not be having a concession stand this year because of the potential risk in handling food and drinks. Deb would like to see the stand get cleaned as there is a very large amount of mouse droppings in there. The final thought is when the fields are dry enough to not sink then they can be used. An exact date and time is difficult because no one knows what the weather will bring.

Further discussion on Hoytford Hills Subdivision

The board does not feel the number is fair and would like to have discussions with the planning board on the process and amount collected in the very near future. It seems as concessions are made but the Commission isn't sure why and are never consulted. George used the 6-acre lot on Ferguson and David Lane area as an example. The planning board decided to accept the lot and make it for recreation purposes, but the Recreation Commission was never notified nor told about any of those details. It seems as if it will be for Sandown residents, but we know Danville will be using it as well since their subdivision is so close. John would like to ask for more. He feels they need to make good on this. Other obligations were not met, and we cannot let this opportunity go. He says the number feels like \$50,000.

John asked what the rough estimate was on the pavilion. Deb wasn't exactly sure and thought she remembered some additional provisions that need to be met. Morton gave an estimate of about \$27,000 but it did not include the site work.

Deb suggested the commission needs to go before the planning board to talk about the donation amount. Then once that happens you can go from there. Heidi was asking if the lot could just be sold and the money be used to put towards these recreations plans. Deb explained that the proceeds of the sale would go to the town's general fund and not to the recreation commission or any of their funds. Deb suggested someone going to her office and getting the folder to review the minutes from the previous meetings and requirements. Maybe it will help to verify that some of these commitments are still pending and we can negotiate that as part of this deal. The board really wants the planning board to work with the commission in the future so that the goals of both are met.

It was decided that the board would really like to review the previous minutes to help make this decision. Members agreed to talk with Lynne about getting into Deb's office to get the folder.

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132 Deb Brown asked the board if they would consider a non-public discussion with her.
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134 **MOTION:** George Blaisdell made a motion to go into non-public under employee matters at
135 7:15.
136 **Seconded** by John Donahue.
137 **Roll Call,** George – yes, John – yes, Heidi – yes, Jennifer – yes.
138 Motion **PASSED** unanimously.
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140 ***Motion by*** George Blaisdell to seal these minutes of the nonpublic discussion.
141 ***Seconded by*** John Donahue.
142 ***In Favor*** George Blaisdell – yes, John Donahue – yes, Heidi Dyer – yes, Jennifer Dargas - yes.
143 ***Motion passes unanimously.***
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145 Meeting adjourned at 8:45pm
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147 Respectfully Submitted,
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150 Lynne Blaisdell