

DRAFT

Recreation Commission

TOWN OF SANDOWN, NH

SANDOWN, NH 03873

Meeting Date: February 3, 2021

Type of Meeting: Regular

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

Meeting Location: Town Hall

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

Not Present: Selectman Darren Hudgins, ex officio

Meeting was called to order by George at 6:35pm.

Hoytford Hills Subdivision

John talked about the summary he emailed over to everyone after his review of previous discussions and planning board meeting minutes for Hoyt subdivisions. John says that it is obvious to him that there are commitments made by Hoyt that were never kept and other than the donation of the 6-acre parcel of land, nothing else was done that they agreed to. There was just a lot of conversation but no action. The was comment in minutes in 2009 by Charlie Zilch that they were well aware of the commitment made in regard to Miller Field. It shows here that something else should have been done such as the playground/ballfield on that parcel of land. One item he wanted to point out to the commission is the April 2012 item where Charlie Zilch mentions and says they're willing to pay the \$1,000 per lot contribution to recreation. This shows that even back in 2012 it was known that the donation was \$1,000, not \$500 as stated by Mr. Zilch at our last meeting on 1/20/21. These are some important factors we should be considering when moving forward in a decision today for this new subdivision. John also wanted to point out that when he looked at the plan on the registry of deeds website and pulled the book and page. He says there's further language in the covenants but nothing regarding recreation. Heidi, however, found information in the Town Report this parcel is designated "for recreational purposes only". George points out that it is on their recorded plan. It will have to be determined whether or not this land can be used for anything other than recreation or is it for recreation only. Deb Brown asked Heidi if anything in the town report mentioned anything about Conservation at all on that parcel? Heidi said no. It only said recreation.

John wonders if it's possible to either sell it or offer it back to the developer and have the proceeds go to Recreation for their use. The lot only seems to have satisfied a part of their obligation. There does not seem to be any escape from the fact that the obligation to Miller Field was not met.

Hoyt will be going back to the Planning Board on the 16th. Should the commission be meeting with him before that time? George was reviewing the impact fee and noticed in the ordinance there are different impacts fees depending on the type of dwelling it is. A single family detailed is about \$4500, a single attached 2 or more units per building \$2500, manufactured \$2500 and accessory dwelling \$1500. He wonders if the recreation obligation is different depending on the type of dwelling it is as well. John and Jen felt as though each unit should be considered separate, there are separate deeds, separate permitting, etc. they should be considered separate.

John would like to send an email with the Commission's thoughts and see where it goes from there. George would like to see the improvements at Miller since Hoyt is already obligated to that and \$24,000 for Hoytford. John agrees with that. Another option is a cash offer for the Miller project and the \$24,000 and these could be used to improve the Garvey property. Discussion ensued while reviewing the old plans for improvements of the Miller Field area. George added that the larger issue with Miller is you can improve the fields all you want but there is still not enough parking for all of it. It is a huge issue today with the fields in place now. John asked if we have ever approached Zanello for some of his land for parking. Deb said that he is looking to maintain access to his property, but no formal discussion has happened about exactly what he's looking for. Maybe an option of leasing each other's land is possible without a formal sale. This can be discussed more later but George would really like to see a babe ruth field at Miller with additional parking and possibly make a smaller field up at Garvey. With the help of Field of Dreams this seems feasible and possible.

It was agreed that John will send an email to Charlie Zilch. The commission would like to see the improvements already committed for Miller and \$24,000 for Hoytford. Or, as another option some dollar amount equivalent to the obligations. They would really like to keep the 6-acre lot as is and improve the other properties we have. The lot would need a lot of work and clearing.

Deb wonders why the Planning Board hasn't created a recreation impact fee like the school impact fee which would allow for better guidelines and obligations. The commission will look at getting on the Planning Board's agenda to talk about the recreation obligation on subdivisions as a whole. The commission would like to be consulted with in the future to do what's best for the town as a whole and not just the individual development.

Before she leaves Deb just wanted to comment on the correspondence being presented at the meeting from Jamie Saltalamacchia. She said that when they get a packet it states no decision will be made until March and he hasn't called for a month. She said he called on

85 the day she left and she didn't have access to that phone. She hadn't received any calls from
86 him before then. John asked if it was a 2 year contract and Deb said yes.

87
88 George wanted to know if Deb saw the correspondence from the Vic Geary center. He
89 wanted to be sure she saw the nice comments from them. She said she knew people were
90 very appreciative. Jen was wondering who does that for the seniors and Deb said that she's
91 the one who puts together the ones for the Sandown seniors.

92
93 Deb lastly wanted to point out something on the spreadsheet Gayle put together regarding
94 the costs of her returning full time. She said she was paid out the vacation time. George
95 pointed out that the time noted on this sheet was the vacation time she would earn during
96 the time period she would return to full time from April to September if the board agrees to
97 do so.

98
99
100 Jen asked if she could take home and review the Hoyt/Miller field file. The commission
101 didn't mind so long as she didn't loose it and didn't write on anything in the file. She agreed
102 and will return it as soon as she's done.

103
104 **Motion by** George to go into non-public session under employee matters.

105 **Seconded by** Jen Dangas.

106 **Roll Call**, George Blaisdell- yes, John Donahue- yes, Heidi Dyer- yes, and Jennifer Dangas-
107 yes.

108 **Motion passes unanimously.**

109
110 **Motion by** George to seal the nonpublic minutes.

111 **Seconded by** John Donahue

112 **In Favor**, George Blaisdell, John Donahue, Heidi Dyer and Jennifer Dangas.

113 **Motion passes unanimously.**

114
115 Meeting adjourned at 7:45pm

116
117 Respectfully Submitted,

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119
120 Lynne Blaisdell