

Newington Board of Selectmen Meeting Minutes

Monday, January 11, 2010

Town Hall 6:30pm

Chr. O'Reilly called the meeting to order at 6:32pm

Present: Chairman Jack O'Reilly, Selectmen Jan Stuart and Cosmas Iocovozzi, George Fletcher Treasurer, Engineer Eric Weintraub of Altus Engineering, Tony Fallon Architect, Charlie Smart Code Enf Officer, Len Thomas Road Agent, Larry Wahl Chr of the Budget Committee, Gail Pare Chr of the Historic District Commission, John Frink and Victor McLean of the Highway Dept, Dick Spinney, Craig Daigle, Jim Noseworthy, Rick & Doreen Stern and AA Beatrice Marconi.

Pledge of Allegiance

Chr J O'Reilly briefed the group of the history leading up to this public hearing as advertised below and opened it up for discussion and public input at 7:34pm.

To the residents of the Town of Newington, in Rockingham County in the State of New Hampshire. Notice is here-by given of a PUBLIC HEARING on a Bond Issue on Monday January 11, 2010 at 6:30pm at the Newington Town Hall, Nimble Hill Road, Newington N H for the purpose of open disclosure and discussion on the proposed Bond up to \$900,000 for the construction of a Highway garage, salt shed and affiliated costs.

He stated that the interest rate is a point less if we were to go for a 5 year bond vs. 10 year. We would save about \$92,400. Per George, it cannot be paid off early and is a municipal bond.

Eric Weintraub displayed several site photographs and drawings. Set backs were changed to reflect a larger gap even though there is no real lot line as it is all town owned. This excess in the gap will accommodate safety vehicles. Turning radius, roadside visibility, ease of maintenance were discussed.

Mr. Fletcher voiced his concerns about the backing up configuration to the salt shed whereas he felt it was better done at the street. Eric disagreed.

Drainage off the building was discussed at length and the current puddling. Eric explained that the topo site work will lead it to drain downward along Nimble.

The sanders/salt units will be stored in the salt shed in the off season and will hang. The height will not interfere with any PDA regulations and with Old Town Hall being higher, the new garage will not stick out like a high rise. The concrete pad shown on the plan is not part of the project but merely a consideration of a recycle container if the Transfer Station new configuration doesn't work.

Access to the salt shed is large enough for 2 way traffic however the site will have a designated flow route.

They spoke of the Tonka needing a loading ramp like a pre cast unit or a recessed area in the salt shed.

Mr. Smart noted that a building 100' x 65' could easily house 5 trucks and spoke of the great visibility upon entering (in regards to the mirrors and wings)

Coming out of the garage and then backing into the salt shed you'll have 50 to 60' to work with. Mr. Wahl felt that was good to work with.

Washing vehicles inside we'll need a special holding tank that will be pumped periodically as needed.

Regarding storage of hot top or sand, the salt shed could have a designated area as it should be kept in a restrained area and under cover.

Regarding garage heat, around 50 degrees is comfortable to work in. Infrared is very costly and not efficient. Heated slab (radiant floor) is a good way to go. The radiant floor is layed out in grids. Very tough.

Geothermal has now been eliminated.

Height : Concrete to eaves = 10' 30' at gable end. Galvanized sides Metal roof 29 gal Hot Water Heater. No provisions for lifts at this time. Gas operated power washers must be operated near an open airway to outside.

Approx cost is \$ 993,470 plus engineering plus demo of the current bldg. Currently in the Highway Garage Cap Reserve there is \$ 145,000.

Selectman locovozzi excused himself to attend the Planning Board meeting for a bit.

At 7:45, Chr. O'Reilly closed the public hearing.

Parking Lot at Town Hall

Mr. Weintraub presented several rough drafts of the possibilities of increased parking scenarios for Town Hall. Each addressed the puddling issues and will be pitched to drain properly. The Selectmen liked scenario C best going from 56 spots to 83 and commented on the ease of plowing. Eric will forward an estimate. Currently \$30,000 is earmarked. Eric suggested pumping that up. Chr. O'Reilly felt \$55,000 was close. ***Selectman Stuart moved to continue on with the process focusing on design 'C'. Chr. O'Reilly seconded. Motion passed 2-0.***

Recycling at the Transfer Station

Single Stream is soon to be in operation. The next newsletter, the Board would like the AA to notify the public of the hours and again brief them on the change.

RX Prescription Plan Change

Mid December, the Selectmen voted to adopt the modified 10/20/45 prescription plan for the town. After careful reconsideration, ***Selectman Stuart moved to revert back to the original plan. Chr. O'Reilly seconded. Motion passed 2-0.***

Culvert Problem on Little Bay

There is a 12" culvert there in very bad shape. Eric met with Mr. Brown. The water entering the Brown's house is not from the pond and Eric felt that that culvert was not helping with the surface water ponding. Eric advised the Town to consider adding another 12" culvert. He continued to speak of the existing cistern there and how the Holgate sump pump pumps into that cistern. Plus It was discovered that the Holgate water line is broken. In summary, Eric felt that the new culvert will help but may not be the cure because of the natural high water table. The City of Portsmouth will test the Brown's basement water for chlorine and will repair the Holgate pipe. Eric will address installation of this additional culvert into the Gundalow Plan for Bell & Flynn via a change order.

Selectman locovozzi returned at 8:10pm adding that the cistern is 25' deep, it was pumped out last week and filled the next day. Eric thinks perhaps the Browns may need to consider installing a cross culvert.

Selectman Stuart moved to adjourn at 8:13pm. Seconded by Selectman locovozzi. Passed 3-0

Respectively Submitted,

Beatrice Marconi
Admin Asst.