

**NEWINGTON PLANNING BOARD MEETING**  
**Minutes**  
**Monday, May 22, 2006**

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**Call to Order:** Sandy Hislop, Chair Person called to order the meeting at 6:35 P. M.

**Present:** Sandy Hislop Chair Person, Denis Hebert, Jack Pare, Vincent Frank, Chris Cross, Gail Klanchesser, John Frink, Cosmos Iocovozzi and Tom Morgan, Town Planner.

**Not Present:** Peggy Lamson and Chris Cross

**Guests:** Dorothy Watson and Peter MacDonald, Recreation Department

**Master Plan: Recreation Section.**

**Public Recreation**

Peter MacDonald: Report

Rebuilt Tennis Courts, should be able to use this week. Just need a couple of more days. Still need to get electricity there for the machines. Moving forward on that.

We did baseball field over. Came out great.

Soccer Field behind Town Hall – Portsmouth City Soccer uses it and everyone seems happy about it.

Possible use one field for lacrosse.

Jack suggested a need for a port-a-potty there. His concern. Peter will take care of this.

Stone School, waiting to be built.

Put into Budget for 2 ladders. One at Fox Point plus one down at the dock for safety purposes.

Bryan Habastroth made new signs for tennis court and donating signs. One of the signs should read “1713 Established”, date (take out Inc.) Should be changed.

Fox Point-what to do with the building.

Want to fix up Fox Point trails, trails along the water. Could put a skating rink there.

Five year plan, playgrounds, everything is in pretty good shape there.

Talking about putting a flood light down at South Newington. Should happen within the next two weeks. Peter: Any questions:

John: Talking about the clearing of Kent Pond, and make it a skating pond. Discussion took place.

1) *Old Town Hall*

*Would like a full time director.*

*Tom: How much space do you need for year round operations? Peter: could use half of the building, the back part of it. Envisioned Stone School, his first choice. Could have a year round operation. Jack: plan for this to be a recreation facility. Jack: Possible liability at Fox Point. Mott School possibility, not many issues of transportation.*

Tom: Want to tackle a controversial issue. Tom: How old are the kids. Peter: they average from first to sixth/seventh grade, 7 to 12 year olds. Denis: He’s with Coz, not in favor of putting it up at the old Stone School. Denis feels they should build a brand new building with brand new amenities, town beach there. I think Fox Point from a recreation point; our Town is surrounded by water. Children would have a sense of adventure. Beautiful area and an awful lot for kids to explore, the Town beach is there and it make a nice Winter recreation facility with cross-country skiing and things people always talked about. Need to decide how much money does the Town want to spend on recreation and conservation/historic and then from that make a decision basically what we are going to prioritize. Need to look at our priorities and how much to spend.

Gail: Town survey-use facilities at Fox Point. Recreation Programs for adults have dropped. The recreation is for everyone. Coz: Question is what type of facility. Discussions going on about building a new four-season house where the Motts House, upgrade the Carriage Shed, we have that building and have to maintain that and you don't know what you will run into in redoing it. Vincent feels the buildings could be fixed. Don't have to spend the money, if it's done right it won't be as costly. It's as simple as that. Coz: Basically we have a building at Fox Point that could be turned into a four season building or take the Mott House down and build the four season building over that, whatever you want to do. We haven't decided which way to go yet. If Rec wants to use Fox Point, that gives us a good base of what to use that for. Discussion ensued. Town bought property for recreational use. Gail Pare: Spoke about having a Senior Center, but not specifically at Fox Point. Jack: Discussion on which plan would be better. The Old Town Center, in terms of winter/indoor recreation, storage area to put tools, toys, supplies, etc., which could be some portion of the carriage, shed which is in good shape. Suggested two locations. Target Stone School for winter/indoor recreation and the other being the summer recreation and storage, utilizing Fox Point as a summer program and existing carriage shed as facility and storage source. John: Continued discussion and gave his views. Tom: Need clarification regarding a pavilion at Fox Point--four seasons. Coz: There's talk about doing something with the Carriage shed, instead of building a four season pavilion, upgrade the carriage shed so that you can utilize building and shed and use it all year round. That's one of the choices that were brought up. It's just in talking stage. Denis: I all for a new facility and giving the people what they want and but not for putting up a used facility that doesn't quite fit and having the high cost of maintaining the old used facility. It's never worked. Put in a new facility and will far exceed the initial cost of building it. An old building takes a lot more than that to maintain it. I am all for it and would like to see a new modern building and location based on what you're saying. Fox Point is underutilized. It could be a low keyed, single story and fit in with the design of the other buildings. That should be the reason you build a facility. Gail Pare: Really like the concept of using Stone School with different classrooms, very versatile, etc. For special events, can go down to Fox Point. Stone School and whole environment lend more to useful versatile recreation for all different ages and all different times of year and very usable. Hate to see them lose it and the historic center of Town. Coz: We have two locations and Recreation should come back with what they think they want. Denis: We're looking for input. Tom: Summarize what he heard. Obviously not a unanimous opinion here. What he heard was a majority of people in room seem to favor of having their Rec committee to have their center of operations out of Fox Point. Would be some kind of recreational facility built out there. Type of recreation to dominate should be passive of the recreation. In terms of the Stone School, ideas people had was indoor/outdoor recreation and a center for Senior citizens. Discussion continued on location/storage. Tom: More or less agreeing with each other on Fox Point. He asked how the PB feels. Do we have the support of the majority here? Controversy about upgrading, restoring and renovating the old building and the costs involved and can't do them all. A lot of things to take into consideration.

Tom: Heard four proposals for the Stone School, renovate it, mothball, deconstruct it or give it back to the Air Force. Does the Board want to weigh in what your preferences are? Gail: Would like to see it used, doesn't need to be completely restored, just to be upgraded to be safe, bring it up to code, etc. and feels there's use for it. Denis: For the record, doesn't want to see an old building for other uses, and wants new facility there or at Fox Point. John gave his opinion on mothballing, until we understand what's happening on renovations at the Old Town Hall, etc. Vincent's preference would like to keep the Old Stone School and doesn't feel it will cost a lot of money. Jack feels it should be preserved, not restored, could bring it up to safe code. Coz: Preference, he wants to let the Rec come up with some kind of ideas where they want the center to be. Keep fields where they are, and basically it's where they want their center to be. Denis:

Preference, there is a way of preserving not restoring as we're saying for relatively cheap money, I would support that. I don't support using it for a recreation facility or something like it. If you want to preserve a historical district as an old one of a kind type of school, don't look at putting a lot of money into it. Look at just preserving it. Tom: We've tackled some of the more difficult issues and go through the text.

**Page 16:** Take out Paragraph 6. Denis: For the record doesn't want to see an old building for other uses, he is for tearing it down and wants a new facility there or at Fox Point.

**Page 17:** Tom is to reword *Paragraph 6* and add "renovate it without spending a lot of money".  
*Old Train Depot:* Okay

**Page 18:** *Fox Point*—Take out first paragraph. *Second paragraph*, at the end of the second sentence, take out "and the siding requires repairs." *Fourth paragraph*, under "Three proposals currently under consideration for the Mott House:" Denis recommends adding a fourth "4) The Town needs to take action with a vote and make a decision."

John for Option 1, Gail, Denis, Coz, Sandy and Vincent are for Option 2.

Tom: What I propose doing is adding a sentence at the end of these three options saying that the PB recommends Option 2.

Take out the next paragraph regarding feasibility study. Next paragraph okay. **Tom: Revisit this and take a site walk at night for June 19<sup>th</sup> @6:30.** Next paragraph regarding the dock, Take out the third sentence. Jack has new wording for Tom to insert.

Last paragraph, *bullet number one*, change to read "More appropriate lighting." Tom: What's the Board's idea about putting in more boat slips in the Master Plan? All approved. Reword *second bullet* to read, "Improvement to boat ramp surface be undertaken."

**Page 19:** *First bullet*, Okay. Take out *second bullet* (fitness & nature trails) Take out *third bullet* (bicycle trail). *Fourth Bullet*, Okay. *Fifth Bullet*, add, "improve and maintain" to sentence.

*Bullets 6*, should read "Improvements and maintain stairs leading to the beach." *Bullets 7 and 8* are Okay. *First paragraph Clam Shell Pond*, Okay. *Second paragraph, Open space at Fox Point*, Discussion on "passive recreation." Tom will reword this. Pass: Meetinghouse. Next.

#### **Page 20: Public Recreation**

First, second and third paragraphs are Okay. Paragraph four; change to read, "The PB recommends the recreation center can be used year round." The third sentence to read, "The PB concurs with the Recreation Committee and" The Fifth paragraph, Okay. Sixth paragraph, *Carter's Rocks*, Okay.

*Town Recreational Grounds by the School:* Take first bullet and add this line to Fox Point. Take out second bullet. Third and Fourth bullet okay. Take out bullets five and six.

**Page 21:** First bullet, Okay. Take out second, third and fourth bullet. Fifth bullet Okay. *Flynn's Pond* paragraph, Okay. *Playing Field Behind the Old Town Hall*, delete paragraph. *South Newington Basketball Court (just add lights)*, *Bicycle/Jogging Paths*, *Town Forrest*, and *Town Landing on Patterson's Lane*, paragraphs are all Okay.

Page 22 and 23, *Recommendations:* Tom will reword these last two pages.

Tom: Motion to adjourn. All those in favor, AYE. Meeting adjourned at 9:00 P.M.  
Coming back on Monday, 19th of June for a field trip.

Respectfully submitted:

Pearl Travis-Sirois, Recorder/Transcriber

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