

Board of Selectmen's Meeting Minutes
Monday, January 26, 2009
6:30 pm

Chr. Cosmas Iocovozzi called the meeting to order at 6:30pm followed by the Pledge of Allegiance.

Present: Cosmas Iocovozzi, Selectmen Jack O'Reilly and Jan Stuart, Administrative Assistant Beatrice Marconi, Code Enforcement Officer Charlie Smart, George Fletcher, Ruth Fletcher, Larry Wahl, Jim Noseworthy, Len Thomas Road Agent, Victor McLean, Architect Tony Fallon, Denis Hebert at 7:40 and Jack Pare at 7:42.

The Chairman read the bond notice and opened the public hearing.

NOTICE OF PUBLIC HEARING

Bond Issue

Board of Selectmen, Newington New Hampshire

To the residents of the Town of Newington, in Rockingham County in the State of NH. Notice is here-by given of a PUBLIC HEARING on a Bond Issue on Monday, January 26, 2009 at 6:30pm at the Newington Town Hall, 205 Nimble Hill Road, Newington New Hampshire for the purpose of open disclosure and discussion on a proposed Bond up to \$975,000 for the construction of a Highway Garage and Salt Shed and affiliated costs.

Chr. Iocovozzi stated the reason we need to act on a building is because we have to deal with our salt shed issue and DES requirements. Our garage is located in the Historic District so the design had to be created with that in mind. Our current garage is in deplorable condition and to fix it to last just a few years is throwing good money after bad.

Selectman O'Reilly showed the sample of concrete insulation proposed for the side walls. T. Fallon added that the exterior outer sides would have white clapboards to look like a New England style barn.

L.Wahl asked about the distance of over head door to back corner, which is 28'. The door is 20' wide which is easier for the plow trucks – much easier than the N Hampton garage which is only 14' wide. Roof pitch is 4 & 12. Life of the metal roof is minimum of 20 years.

Current salt shed is 30 x 50. The loader will operate inside. Chr Iocovozzi said this was all planned out to avoid OSHA and DES violations.

Selectman O'Reilly stated that the current building will be utilized until the new one is ready. The Selectmen liked the C1-02 plan and lay out best.

There are plans for a generator & pad as well. There will be many bollards both inside and out installed.

It is a steel framed building as you lose too much room with trusses. The salt shed will be wood. Wood frame town garage buildings are no longer allowed by code.

V McLean asked if the floors will have drains with alarms that drain into holding tanks and yes was the answer.

Chr. Iocovozzi stated it was a basic garage - 6" slab with radiant heat.

G Fletcher asked if any consideration has been given to solar power. T Fallon answered with it being more practical to have geo thermal energy and to foam the pinch points to avoid heat loss.

Charlie Smart mentioned a new boiler out that is 95% efficient and very compact. L Wahl Suggested that we see if we could use the old police station generator as it could be converted to propane and is a 3 phase.

Jim Noseworthy asked about financing costs. For 10 year bond payments, it would be around \$110,000. For 5 it would be around \$192,300 all depending on final cost of project. George Fletcher added that you will end up paying less interest if we pay off in 5 years.

R Fletcher questioned whether or not this is a good time to build a garage due to the economy and people losing their jobs. Chr Iocovozzi stated that it has been a long time and it needs to be done. The longer we put it off, the more costly it gets. The building is ready to collapse and anyone that has seen the limited space our guys function in would also realize its urgency.

J O'Reilly spoke of low interest rates and how next year after the major bldg projects are complete that funding should be available at little or no realization to the rate.

J Noseworthy asked about the Stone School and how soon revitalization would take place. Selectman O'Reilly felt the Donor situation should be addressed first.

Cos said keeping things level – without dips and spikes – was best for all. We are hoping to pick up a substantial amount of valuation from the river front this year.

Tony Fallon said there are routes you can take to reduce the costs. You could make it look like a square building, take the efficiencies out, cut the size, etc, but I don't suggest you do that as generally only one town garage is built in a life span and if you do it right, the savings you will recognize in a short number of years....the heat...the cooling, will all be so worthwhile.

George Fletcher continues with his concerns of the economy. J.O'Reilly said that he felt now was the time as there are builders out there...good builders that will be forced to competitively bid the work giving us the advantage of getting a bigger bang for our buck. In a few years when the economy begins to recover we could pay the bond off earlier.

L Thomas felt the garage was necessary also to preserve their equipment.

J Noseworthy felt the Board should have an alternative building plan, something like a butler building – less costly.

Selectman Stuart voiced concerns about the rodents getting in to the side walls and eating the insulation. Tony said that capping should prevent any animal infiltration.

Chr. Iocovozzi declared the public hearing closed at 7:52pm after calling for any more speakers and hearing none.

Town Use Facilities Request:

SWE – Town Hall Audi – Tues – July 7-28 & Aug 4. ***Selectman Stuart moved to approve. Chr. Iocovozzi seconded. Motion passed 2-0. Jack abstained.***

Selectman O'Reilly moved to adjourn at 8:00pm Selectman Stuart seconded. Motion passed 3-0.

Respectively Submitted

Beatrice Marconi
Administrative Assistant