

Board of Selectmen's Meeting Minutes
Monday, January 29, 2007
6:00pm Town Hall

Preliminary

Chairman Jack O'Reilly called the meeting to order at 6:03pm.

Pledge of Allegiance

Present: Jack O'Reilly, Selectman Jan Stuart, Administrative Assistant Beatrice Marconi, Planner Tom Morgan, Building Inspector Charlie Smart, Selectman Cosmas Iocovozzi, and signing in were George Fletcher, Jean Bowser, Ruth Fletcher, Gail Pare, Chris Quartarone, Barbara McDonald, Pete Davis, Al Smith, Dennis Hebert, Chris Cross, Jack Pare, Cliff Abbott, Aimee Courtemanche, Anne Holliday, Brian Haberstroh and Toby Bobotas.

Chairman O'Reilly opened the public hearing at 6:04 on the bonding of \$ 525,000 for the acquisition of land (7.11 ac) off of Little Bay Road owned by Khalsa.

Planner Tom Morgan gave an overview indicating a developer by the name of Tide Creek Rlty Investments – Mike Garrepy has an option to purchase the 15 acres from Khalsa. The land abuts our transfer station. By the Town buying this property, control of the land would be that of the town. There is gravel located there which may prove to be beneficial to Newington or the State for the Spaulding project. Control of the buffer would be that of the town's as well as determination of future use. If bond did not pass at town meeting, Mr. Garrepy could build several houses and the hill, which has an effect on the noise level, could very well be excavated down.

Through an attorney, the Town negotiated this tentative purchase and sales agreement in an attempt to prevent development.

In discussing excavation, the Town of Newington has an ordinance that indicates gravel excavated must stay in town, however, if the PDA bought this site, local ordinances would probably not be adhered to by them. They are buying the abutting 10 or so acres.

Of the 7.11 acres the town is interested in, approx 1/3 is wetlands. If town owned this, we could control the excavation and even sell excess gravel to state if we decided to while bearing in mind the protection of these wetlands.

One curb cut has been issued all ready. Three houses could essentially be built there if placed strategically.

Brian Haberstroh stated that there is a corner piece for sale and they are asking \$325,000.

Alfred, Julie and Susan K Smith submitted a letter of opposition to the purchase stating that the removal of this land from the tax base coupled with adding to the inventory of land owned by the town would create yet another burden to the tax payers.

Current use penalty would be forgiven on the town's portion.

Gail Pare asked how many acres would be needed if the Town was to expand the transfer station and build a new highway department. Jack O'Reilly explained that there was an advisory committee formed to analyze the needs.

If the Town bought this property, the curve in the road could be addressed. Regarding items buried there, Selectman Iocovozzi felt it was items like wood, misc debris, no hazardous waste.

The assessment is \$395,400 for 17 acres. 10 of those acres will be sold to the PDA.

When it comes to the actual vote at town meeting, it will be a ballot - 2/3 vote required to pass.

Gravel goes for around 3 or 4 dollars per yard for good gravel.

Dennis Hebert felt this is an opportunity to see how the town's people feel about this purchase, however he was concerned with liability if we don't buy and the planning board gives ok to build and then the developer finds something wrong with property.

Chris Cross spoke of the runway protection area that the FAA is recommending and how mandates coming in the near future may have an effect on properties.

Jack added that the town is not obligated at this point, no money as been exchanged and that the people will have to decide at town meeting. The reason this public hearing was called tonight was not only informational, but a DRA requirement when going out for a bond of this size. It is part of the process to keep this opportunity open for the people to vote on.

At 7:27pm, Chairman O'Reilly closed the public hearing.

Chairman O'Reilly announced that Con Ed offered a 10x10x8 interior portable office to the town. It was decided that he should offer it to the school as the Town didn't have a use at this point in time.

A letter from the City of Dover Mayor asking towns to draw a proclamation asking the NH Retirement Board to include representation from Cities & Towns due to the extreme percentage of funds being set annually for employer contribution. The Selectmen felt that our membership number is so low and chose to accept and place on file.

Warrant Articles: (numbers subject to change)

ARTICLE 3: To see if the Town will vote to raise and appropriate the sum of Five Hundred Twenty Five Thousand Dollars (\$525,000) for the acquisition of land on Little Bay Road known as map 23 lot 8 consisting of approximately 7.11 acres, and to authorize the issuance of not more than \$525,000 of Bonds and/or notes under and in compliance with the Municipal Finance Act, RSA 33:1 et seq., and to accept federal, state or other aid, if any, made available therefore, and to authorize the Board of Selectmen to issue, negotiate, and regulate such Bond and/or notes and to determine the rate of interest thereon, and the maturity and other terms thereof, and pass any vote relating thereto. (2/3 ballot vote required)

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE RECOMMENDED BY THE BUDGET COMMITTEE

Public hearing Jan 29, 2007 Posted January 10, 2007 @ Town Hall, S Newington, Library, - Fosters & Herald 1/12/07

Jan Stuart moved to recommend. Cosmas Iocovozzi seconded. Motion passed 3-0

ARTICLE 4: To see if the Town will vote to change the purpose of the existing Fox Point Pavilion Capital Reserve Fund from reading 'for the purpose of constructing a facility at Fox Point that

provides a kitchenette and restrooms for social and recreational functions’ to now read ‘for the purpose of constructing or renovating a facility at Fox Point that provides kitchen facilities and restrooms for the social and recreational functions’. (2/3 vote required)

No vote required as it does not involve money

ARTICLE 5: To see if the Town will vote to raise and appropriate the sum of *Twenty Five Thousand Dollars (\$25,000)* to be placed in the existing Capital Reserve Fund for the Fox Point Pavilion.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Cosmas Iocovozzi moved to recommend. Jan Stuart seconded. Motion passed 3-0

ARTICLE 6: To see if the Town will vote to raise and appropriate the sum of *Twenty Thousand Dollars (\$20,000)* for the purpose of demolition of the facility at Fox Point known as the Mott House. This appropriation is in addition to the operating budget.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Cosmas Iocovozzi moved to recommend. Jan Stuart seconded. Motion passed 3-0

ARTICLE 7: To see if the Town will vote to raise and appropriate the sum of *Fifty Thousand Dollars (\$50,000)* to be placed in the existing Conservation Fund established in accordance with RSA 36-A:5 to be used for expenses associated with the purchase of Conservation Land and open space, easements, wetlands, and other land management acquisitions.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Cosmas Iocovozzi moved to recommend. Jan Stuart seconded. Motion passed 3-0

ARTICLE 8: To see if the Town shall vote to establish a Capital Reserve Fund under the provisions of RSA 35:1 to be known as the Highway Department Building Facility Fund for the purpose of construction or improvements to our Highway (Town Garage) Building and to raise and appropriate the amount of *Fifty Thousand Dollars (\$50,000)* to be placed in this fund and to appoint the Board of Selectmen as Agents. This appropriation is in addition to the operating budget. (Majority)

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Cosmas Iocovozzi moved to recommend. Jan Stuart seconded. Motion passed 3-0

ARTICLE 9: To see if the Town of Newington will vote to raise and appropriate the sum of *Five Thousand Dollars (\$5,000)* to be added to our existing Capital Reserve Fund for the purpose of Replacement and/or Major Repairs of Vehicles and equipment operated by Highway.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Cosmas Iocovozzi moved to recommend \$5,000. Jan Stuart seconded after discussion. Motion passed 3-0

ARTICLE 10: To see if the Town will vote to raise and appropriate the sum of *Forty Thousand Dollars (\$40,000)* to be placed in the Capital Reserve Fund known as the Fire Department SCBA Fund for the replacement of the SCBAs now in use by the Fire Department.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Jan Stuart moved to recommend. Cosmas Iocovozzi seconded. Motion passed 3-0.

ARTICLE 11: To see if the Town will vote to raise and appropriate the sum of *Fifteen Thousand Dollars (\$15,000)* to be placed in the existing Capital Reserve Fund for the Replacement and/or Repair of Vehicles Operated by the Fire Department.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Cosmas Iocovozzi moved to recommend \$15,000. Jan Stuart seconded. Motion passed 3-0

ARTICLE 12: To see if the Town shall vote to establish a Capital Reserve Fund under the provisions of RSA 35:1 to be known as the Major Road Work Fund for the purpose of major improvements needed for our roadways and to raise and appropriate the amount of *Twenty Five Thousand (\$25,000)* to be placed in this fund and to appoint the Board of Selectmen as Agents. This appropriation is in addition to the operating budget. (Majority)

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Cosmas Iocovozzi moved to recommend. Jan Stuart seconded. Motion passed 3-0

Selectman Stuart moved to recommend the Warrant Article for Unexpected Grants in the amount of \$15,000 - seconded by Cosmas Iocovozzi - Motion passed 3-0*

ARTICLE 13: To see if the Town shall vote to establish a Capital Reserve Fund under the provisions of RSA 35:1 to be known as the Mott Pond Drainage Improvement Fund for the purpose of maintenance, repair and improvements to the drainage and roadway and to raise and appropriate the amount of *Ten Thousand Dollars (\$10,000)* to be placed in this fund and to appoint the Board of Selectmen as Agents. This appropriation is in addition to the operating budget. (Majority)

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Cosmas Iocovozzi moved to recommend. Jan Stuart seconded. Motion passed 3-0

ARTICLE 14: To see if the Town will vote to raise and appropriate the sum of *Sixteen Thousand Eight Hundred Dollars (\$16,800)* for the purpose of mapping all wetlands in Newington, excluding the wildlife refuge and Pease, that are one half (1/2) acre or larger. This appropriation is in addition to the operating budget

THIS ARTICLE IS NOT RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Selectman Stuart moved to not recommend the above warrant article. Seconded by Cosmas Iocovozzi. Motion passed 3-0.

ARTICLE 15: To see if the Town will vote to raise and appropriate the sum of *Fifteen Thousand Dollars (\$15,000)* to be placed in the existing Capital Reserve Fund for the purpose of payments of Severance to Town Employees in accordance with the Town's Personnel Policy.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Selectman Stuart moved to recommend the above warrant article. Seconded by Cosmas Iocovozzi. Motion passed 3-0.

ARTICLE 16: To see if the Town will vote to raise and appropriate the sum of *Fifteen Thousand Dollars (\$15,000)* to be placed in the existing Capital Reserve Fund for the Replacement of the Town Ambulance and any Major Medical Equipment.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Selectman Stuart moved to recommend the above warrant article. Seconded by Cosmas Iocovozzi. Motion passed 3-0.

ARTICLE 17: To see if the Town will vote to raise and appropriate the sum of *Fourteen Thousand Dollars (\$14,000)* to be placed in the existing Capital Reserve Fund for the purpose of major Municipal Building Emergency Repairs.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Selectman Stuart moved to recommend the above warrant article. Seconded by Cosmas Iocovozzi. Motion passed 3-0.

ARTICLE 18: To see if the Town of Newington will vote to raise and appropriate the sum of *Ten Thousand Dollars (\$10,000)* to be added to the existing Capital Reserve Fund under the provisions of RSA 35:1 for the purpose of maintenance, repair and improvements of Town Recreational Facilities and Equipment.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Selectman Stuart moved to recommend the above warrant article. Seconded by Cosmas Iocovozzi. Motion passed 3-0.

ARTICLE 19: To see if the Town will vote to raise and appropriate the sum of *Five Thousand Dollars (\$5,000)* to be placed in the existing Capital Reserve Fund for Fire Department Communications.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Selectman Stuart moved to recommend the above warrant article in the amount of \$ 5,000. Seconded by Cosmas Iocovozzi. Motion passed 3-0.

ARTICLE 20: To see if the Town will vote to raise and appropriate the sum of *Five Thousand Dollars (\$5,000)* to be placed in the existing Capital Reserve fund which was established to fund capital improvements for the Cemetery.

THIS ARTICLE IS RECOMMENDED BY THE SELECTMEN

THIS ARTICLE [REDACTED] RECOMMENDED BY THE BUDGET COMMITTEE

Selectman Stuart moved to recommend the above warrant article. Seconded by Cosmas Iocovozzi. Motion passed 3-0.

ARTICLE 21: On petition from Margaret Lamson of 40 Little Bay Road and at least 24 other registered voters of the Town of Newington, to see if the town will go on record in support of effective actions by the President and the Congress to address the issue of climate change which is increasingly harmful to the environment and economy of New Hampshire and to the future well being of the people of Newington. These actions include the establishment of a national program requiring reductions of US greenhouse gas emissions while protecting the US economy and also include the creation of a major national research initiative to foster rapid development of sustainable energy technologies thereby stimulating new jobs and investment. In addition, the town of Newington encourages NH citizens to work for emission reductions within their communities, and we ask our Selectmen to consider the appointment of a voluntary energy committee to recommend local steps to save energy and reduce emissions.

The building inspector's presentation of plans for Fox Point Carriage House and the Meeting House was tabled for another meeting.

Regarding a letter from the State pertaining to the transfer station and attendants, Selectman Iocovozzi will follow up.

Selectman Stuart moved to adjourn at 8:15pm Seconded by Selectman Iocovozzi. Motion passed 3-0.

Respectively Submitted,

Beatrice Marconi
Administrative Assistant

* The Warrant Article pertaining to unanticipated grants, although recommended by the Board was thrown out by the DRA.