

**Newington Board of Selectmen
Meeting Minutes**

**May 5, 2003
Newington Town Hall
6:30 p.m.**

In attendance: Chairman Board of Selectmen Jack O'Reilly, Selectman Cosmas Iocovozzi, Selectman Jan Stuart, AA Cynthia Gillespie, Chairman of the Historic District Commission Barbara Hill, Building Inspector Charles Smart

Pledge of Allegiance

The meeting was called to order at 6:34 p.m.

Minutes

Selectman Stuart made a motion to accept the minutes of the April 7th and April 21st. Seconded by Selectmen Iocovozzi. Vote 3-0.

The purpose of this meeting is for the Board of Selectmen and the Chairman of the Historic District Commission, Barbara Hill to review proposals for engineering/architectural consulting on the Stone School and the Old Town Hall.

Chairman O'Reilly stated that the proposals had just come in Friday and the Board had not yet reviewed them. Chairman O'Reilly asked Barbara Hill if she was familiar with these firms and if she had talked to all of them. Mrs. Hill said that she had spoken with Lynne Emerson Monroe on the phone and she said that Monroe and her husband will be the preservation consultant for the Little Bay bridges. Monroe also did a house survey here back in 1980 and is very familiar with Newington. Mrs. Monroe called Mrs. Hill and said she would be involved with the expansion of the bridges and felt that it would be convenient for them and because of their past work with Newington. Mrs. Monroe said that the projected cost would be \$15, 001.25. Chairman O'Reilly stated that most of the firms are architectural, it was his understanding that the warrant article was for engineering. Mrs. Hill stated that her understanding was that engineering wasn't a problem but a preservation consultant was needed to put together a scope of work that would clean up the issues, to make the buildings available for public use. She further stated that the consultants would also develop a plan for capital improvements to enhance the buildings while staying within the framework of the National Historic Register and the codes. Mrs. Hill said that the two most important buildings at this time are the Old Stone School and the Old Town Hall.

Chairman O'Reilly said that at the Town Meeting, the plan for this year was to get the engineering studies done so the work could be planned for in next year's budget. He

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stated that between getting the engineering done and getting an approval from SHPO it will probably take the rest of this year.

Chairman O'Reilly asked Mrs. Hill and Building Inspector, Charles Smart to review the proposals over the next two weeks. Also the Board of Selectmen will review them, since they were just received and no one had gotten a chance to read them yet.

Mrs. Hill stated that Christopher Williams is very knowledgeable and does this kind of work all over the country. She added that Mr. Williams was president of the Preservation Alliance. Chris Williams had sent a Mr. Norman Larson to go over the buildings. She added that Barbara Myers and she spent two hours with Mr. Larson answering questions. Mr. Williams called Mrs. Hill and said that he doesn't understand who they would be working with or how they would get a plan put together. Mrs. Hill told him that the Selectmen haven't designed a building committee that would have oversight on the project. Mr. Williams said that he would be more comfortable if he knew who he would be working with.

Barbara Hill stated that Reuben Hull toured the buildings with BI Smart and herself. He is knowledgeable and has a record of working with the Town.

BI Smart said that Mr. Hull is a Civil Engineer. BI Smart said that he and Tom Morgan had gone through the proposals and that everyone will need to study them. He and Mr. Morgan conferred on some that they liked and some that they didn't like. BI Smart was asked by Chairman O'Reilly which ones he liked because money wise they are all around the same. BI Smart asked Mrs. Hill if she had spoken with Jonathan Austin. Mr. Austin had called Mrs. Hill twice but his biggest fear was that the Board would not like someone coming from Massachusetts. The Board agreed that is not a problem.

Mrs. Hill stated Mr. Hull helped rehabilitate "The Mills" in Dover. Mr. Hull worked with Mr. Schimberg. Mr. Schimberg once worked on the Old Parsonage.

Selectman Iocovozzi said that he would like to have an engineer tell the Board what can be done and if an architect is needed. BI Smart said that an engineer would not be necessary for the whole project. He stated that the Town will only need an engineer for the structural part of the project. Selectman Iocovozzi replied that the Town should be looking for a firm that understands both the engineering and the architectural.

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BI Smart responded by saying that the architect will be the one who develops a summary of costs for the whole project.

Mrs. Hill stated that all of the firms that toured the building said that there is nothing wrong structurally with the buildings. There are a few cracks that may need to be fixed on the back of the Old Stone School. She said that the issue is the ADA part of the buildings and how it will work.

Selectman Stuart pointed out that in the proposal from Hull it reads that he “is proficient at project reviews for code compliance and regulatory requirements”. She read that each of his projects has met codes and regulations for International Building Code, International Residential Code, BOCA, NFPA, ADA and National Historic Preservation Act.

BI Smart said that Mr. Hull is a civil engineer, not a structural engineer. What the Town needs is an architect that will put the cost summary together that will tell if a structural engineer is needed. The hourly rate will be about the same but the Board needs to look at the whole package. BI Smart also pointed out that the only non-licensed professional is Lynn Monroe. She isn't licensed as architect or engineer. He added the only thing a structural engineer is going to do is a review of the structure of the buildings, not the architectural structure or the meaning of architecture of the buildings with the historical exemptions of NFPA 9-14 or the existing building compliance with the IVC 2000. The reality is the need for a design professional.

Chairman O'Reilly asked if a break down of work is what is needed. BI Smart confirmed.

BI Smart said that the package of cost summary and the scope of work will allow the Board to plan the budget needed to complete the project. He stated that there should also be an investigation on possible uses of the buildings.

Mrs. Hill mentioned that without this information and break down, the Town will not be able to apply for grants. Grants require this kind of breakdown.

Chairman O'Reilly suggested that there be a two week time period to consider the proposals. Mrs. Hill agreed and suggested that the Board get some people that will look after the project, in the form of a Building Committee.

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Selectman Iocovozzi said that there has to be a set mission on what the committee would do. The buildings need to be used, keep the historic value, ADA compliant and so the building can be operated. These are the three simple issues.

BI Smart stated that unless there are specific architectural uniqueness to the inside of the building the biggest concern is preserving look of the building from the outside and utilization. With the Stone School there is a problem with the back wall. A structural engineer could look at it and say if the wall needs to be stabilized and how that can be done. The rest of the process is all research to put the plan together to make the building useable.

Selectman Stuart asked if a committee was formed would Mrs. Hill be willing and able to be a part of it. Mrs. Hill said she'd be happy to. Chairman O'Reilly asked how many people Mrs. Hill was looking for to be on the committee and she responded 3-4 people to start. Chairman O'Reilly mentioned having one rep from recreation, one from the general citizen population.

Mrs. Hill was asked by Chairman O'Reilly if she wanted to recruit by word of mouth or publish something in the newsletter. Selectman Stuart said it's good to work with people that you have an idea that you'll be able to accomplish something with. If Mrs. Hill has people in mind, then Selectman Stuart suggests that she approach those people.

Chairman O'Reilly told Mrs. Hill to get a list of those people; the Board will put together a mission statement. He added that it will be a one year committee.

Selectman Iocovozzi asked if 5 was a good number of members for the committee. The Board and Mrs. Hill agreed. Mrs. Hill asked if Charlie would be on the committee. It was decided that he will be on it as an advisor. BI Smart stated that the Fire Chief will also be an advisor.

Chairman O'Reilly stated that the proposals will be in the Selectmen's office.

Selectman Iocovozzi asked if the proposals were doing just the Stone School at this point. Chairman O'Reilly said they were for both the Stone School and the Old Town Hall. There is a need to do roof work on the Old Town Hall, also there is some cement blocks in the back that are eroding.

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Mrs. Hill asked what was happening with the Town Forest. Chairman O'Reilly said that he talked with Malcolm McNeil's office last week and they are still communicating with the PDA. There is still negotiating going on about the lease. Mrs. Hill stated that she was concern because the Forest was to be returned in perpetuity. She is afraid that the Town will lose track of these proceedings. Chairman O'Reilly assured Mrs. Hill that will not happen. He pointed out that it was originally said that the Air Force did not know when they were going to give the Forest to the Town but in the mean time they would issue a no cost lease. An agreement was made with Portsmouth for no charge on municipal services and all that's left is the final wording on the lease. In the meantime, Peggy and Malcolm are working on it. The latest correspondence from McNeil's office was dated April 25th.

Selectman Stuart asked about the Wal-Mart donation for \$500 to the Historic Commission. Chairman O'Reilly responded that the check was deposited in the bank and when the Historic Commission needed the money the Town will write a check for it. Mrs. Hill pointed out that the only thing that the donation can be used for is repairs and rebuilding of the stone walls. AA Gillespie mentioned the idea of setting up a Capital Reserve Fund for improvements to the stone walls. Then the \$500 can be put into that Fund. Mrs. Hill said stones were donated by Celestica and Simplex, so the Town has a lot of "in-kind" stones that would qualify in applying for grants. She added that John Frink has taken some of the big boulders that he needed for his farm. He couldn't find equipment to move them last year, but he did this year. Meanwhile he is creating a pile of smaller ones, which the Historic District needs, to replace the ones he took. Mrs. Hill wanted to make sure that a record is kept of the swap that has been made. Selectman Iocovozzi asked who made the agreement to swap the rocks with John Frink. Mrs. Hill stated that the Historic District made the agreement to trade rocks with him. Selectmen Iocovozzi said that the Historic District Meeting Minutes should note the Trade. Mrs. Hill asked Mr. Frank to identify the rocks he is trading and taking. Mrs. Hill is concerned that when smaller rocks are left in the historic district, that people help themselves to them.

Selectman Iocovozzi asked if the Capital Reserve Fund would be for all HDC projects and other historical improvements. Chairman O'Reilly responded that a correct title would be given to the account so that other HDC projects besides the stone walls can use the money.

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Selectman Stuart asked what the HDC wanted to name the new Town road. Mrs. Hill said there was debate on Shattuck Blvd. and Rollins Farm Road. Mrs. Hill said that during the 1800s there where ships built along that area. Also during World War I Shattuck Shipyard represented the industrial area of Newington and the village grew up around it. That was the first big industry in the area, and there is still industry there.

Selectman Iocovozzi asked which names they considered and which is Mrs. Hill's preference. Mrs. Hill said that Shattuck is her preference. BI Smart asked if Shipyard Way would be a better name. Selectman Stuart responded that Shattuck was more historical and has more to do with this town. Chairman O'Reilly said that Shattuck Shipyard Way would strike a bell with more people. Selectman Stuart said that Shattuck Shipyard Way is too hard to say.

Chairman O'Reilly said that a week from tonight the road will be accepted and it will be a few months before the Conservation Commission can see the foliage. A week later (May 19th) River Road will be blocked off.

Mrs. Hill thanked them and left.

Building Inspector Communication

Selectman Iocovozzi asked BI Smart if he had been to Mrs. Libby's. BI Smart responded that Harry Sanford called and said the guy is gone as of Friday and won't be back. Selectman Iocovozzi said he receive a complaint that over the weekend someone at that residence was banging something all night. BI Smart stated that he had explained to them they could be fined.

Selectman Iocovozzi said that over the weekend the valve went off at the power plant. Chairman O'Reilly stated that he would make a call to the plant and find out what happen.

Chairman O'Reilly asked if BI Smart was certified to be a Deputy Health Officer. BI Smart said there is no real certification the Town needs to notify the State and the acting Health Officer.

Selectman Stuart mentioned that there are two people with two big dogs living in an abandoned horse trailer in Town. Selectman Iocovozzi said for BI Smart to get in touch with the health officer and go with her to the trailer.

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Chairman O'Reilly asked BI Smart to give him the rundown on the Mutual Aid. BI Smart said the process is exclusive to New Hampshire. Like Mutual Aid for fire and police departments, they are coming up with agreements for local DPU, so that if there is a catastrophic event, you can draw on resources outside of the disaster area. Dover is involved and there are a number of other towns also involved. The program is through the technology transfer center of the University. There is a fee of \$25 per year to participate. The agreement is that should an area need additional equipment; there is an inventory of equipment from towns that would send their people and resources. If an area outside of Newington is affected, we would help them in the same way. Newington has virtually nothing of a public works department, and a huge potential for a disaster (natural and terrorist). An example is a major hurricane with huge trees blocking the road. If the local DPU is tied up, you would make a call and within 40 minutes outside Towns would send in aid.

Selectman Stuart asked him to verify that the cost is only \$25.00 per year. BI Smart said that is correct.

Selectman Iocovozzi asked if this program was the same as the Building Inspectors' Mutual Aid Program. BI Smart said that is not. The Building Inspection Mutual Aid Agreement is part of the emergency management plan. If there is a huge disaster and there are many buildings that have been destroyed or damaged, the lone building inspector would need help. The plan is to make a phone call and other building inspectors from the state would show up with their secretaries and supplies. They would help with assessments, compiling information, permitting and demolition. One associate of BI Smart told him that Newington has more hard targets (meaning terrorist) than soft (natural), more than any other area in the Seacoast.

Chairman O'Reilly asked how many people the Town has to clear roads. Selectman Iocovozzi said there are not enough people. The Town has 14 miles of roads. Selectman Iocovozzi was concerned that the Town doesn't have enough people to be able to send them somewhere else. BI Smart responded that if only one truck and driver could be sent somewhere else, that is all you need to get into the program. BI Smart asked for the opportunity to bring someone in from the technology center to speak to the Board about the program.

Chairman O'Reilly asked BI Smart to bring someone in for a quick presentation.

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Chairman O'Reilly said that Pease will be having a terrorist drill on May 17th. They will be simulating a plane being shot down; there will be snipers in the woods around the Old Stone Schools during the training. This is a large scale training drill, the first for Pease in three years.

Chairman O'Reilly said that because of the results of the survey that the Planning Board circulated for the Master Plan, it has come to the attention of the Board that there are a lot of old abandon cars around Town. There is an ordinance against having junk cars stored on private properties. Chairman O'Reilly instructed AA Gillespie to work with BI Smart to put a notice in the up-coming Newsletter that all junk cars need to be removed within the next six months, after that time the Town will be enforcing the Ordinance with fines.

Signatures and Approvals

An agreement to renew with the Federal Surplus Property Program was signed.

A note from the Tax Collector, asking the Board if they wish to waive the interest on property tax for Barbara McDonald was read and discussed. The Board refused to waive the interest.

A note from Chief Loomis stating that the department's 84 Van is no longer operable and asked the selectmen to auction or scrap the vehicle, was read and discussed. Selectman Iocovozzi instructed AA Gillespie to put the vehicle out to bid, as is.

Chairman O'Reilly announced that Con-Edison will be at the Conservation Meeting on Thursday. Chairman O'Reilly said that he planned to attend the meeting as well. Selectman Iocovozzi stated that the Conservation Commission wants to put together a plan to repair and replace the foliage in front of the Town Hall and at the Police Station that was damaged during this past winter's storms. He suggested that the Board ask the Conservation Commission come up with a plan of work, to present to the Board for approval. Chairman O'Reilly said that he would try to remember to mention it at Thursday's Conservation meeting.

There being no further business before the Board the Meeting was:
Adjourn 7:50 PM.

Respectfully submitted,

Cynthia L. Gillespie
Administrative Assistant

