

**Newington Board of Selectmen's Meeting Minutes**  
**Monday, June 29, 2009**  
**6:30pm Town Hall**

*Chr. Jack O'Reilly called the meeting to order at 6:40pm.*

**Present:** Chairman Jack O'Reilly, Selectmen Jan Stuart and Cosmas Iocovozzi, Administrative Assistant Beatrice Marconi, Code Enforcement Officer Charlie Smart, Fox Point Building Steering Committee Members: Chr. Brian Haberstroh, Luanne O'Reilly, Matt Morton, and Gail Pare.

**Minute Approval:** *Selectman Iocovozzi moved to approve the minutes of June 15. Chr. O'Reilly seconded. Motion passed 2-0. (Selectman Stuart abstained due to being absent that evening)*

**Fox Point Building Steering Committee**

Mr. Haberstroh spoke on behalf of the committee stating that they had last met in October and that they were bringing the Selectmen 5 options for the Board to narrow down. Selectman Stuart, who was the Selectmen's Rep to the Committee stated that no finalization regarding choices were voted on. Brian noted the 5 options

- 1) A gothic Arch Rectangle Pavilion (best look and feel per committee)
- 2) A steel rectangle Pavilion (structure did not meet the look and feel)
- 3) A steel dodecagon Pavilion (steel did not meet the look and feel)
- 4) A Hexagon Pavilion with two exterior wings (structure did not meet the look/feel)
- 5) Updating the Carriage House (committee felt it would be cost prohibitive)

Both Selectmen Stuart and O'Reilly stated that wood is aesthetically more acceptable than steel with Brian adding that the gothic look is pleasing to the eye too. Gail Pare stated that she personally was not on board with the gothic arch but if she had to go with that design, she'd prefer to see a smaller size like 28 x 40. Matt Morton noted that in these economic times, he'd like to see the project tabled or get local prices on stick build construction. Brian added that he too agrees that paying more taxes isn't something he wants to do, however, the mission of the steering committee was to present concepts to the Selectmen. He continues by stating that this project has been on the front burner for 5 years. Part of that, added Matt was the Mott house debate. Selectman Stuart said that the Board has to look at the bigger picture while bearing in mind the economic times. Chr. O'Reilly said that the Capital Reserve is there for a 'pavilion' at Fox Point. Gail added that the other side of the coin to waiting may just be that this is the right time to build – getting more bang for the buck.

Selectman Iocovozzi asked for a total package cost inclusive of site prep, pad, bathroom & septic costs, kitchen, etc. Chr. O'Reilly stated that the Warrant Article as written specified bathroom and kitchen facilities. Brian suggested build the pavilion, and add the facilities later. Charlie Smart estimated the costs would be \$100 to \$125 per sq foot to construct. Gail spoke of the porta-potties installed in a little house-like cabin built with a gap at the bottom to easily spray clean. In the end, Selectman Iocovozzi and Chr. O'Reilly felt phases would be ideal as in testing the waters to analyze the need before over or under building regarding the facilities. Cos suggested that we get a plan (A to Z) then phase it. Selectman Stuart is still hesitant in presenting this to the Town given the times. Luanne O'Reilly mentioned the Cap Res Fund and there is around \$150,000 existing in it now. By people voting to fund it annually indicates they want something built. Chr. O'Reilly felt 44 x 60 was a good size. Gail Pare felt 28 x 40 was adequate.

Selectman Stuart asked who would use a structure that big and how many times would it be utilized. Brian answered September Fest, etc but if you built it smaller, would it meet the populists' needs? To rent a tent costs \$2,000 ish. \$2,000 multiplied by the life expectancy of the structure would be 2000 x 30 equals \$60,000 plus compounding. Each year we average two weddings and Sept fest. Selectman Iocovozzi still wants a cost for everything and to provide the board estimates on maintenance of the bathroom and kitchen facilities. The Board could impose a usage fee to cover some costs in the future. Jack noted that if someone puts in a warrant article to abolish this capital reserve, that is their right however, he would like full costs for everything for presentation at town meeting 2010. Selectman Stuart felt that a public hearing is necessary prior to town meeting for input. Selectman Iocovozzi questioned stick build vs. kit. Kits are pre engineered. If we stick build, we'll have to hire an engineer. Will we gain anything? Brian goes on to say – perhaps the town would consider expandable construction. In the end, it was the consensus of the Selectmen to get a series of 2 sizes – all costs. A – Z. Matt Morton asked the Board what would happen if the costs were over what is in the Cap Res. Chr. O'Reilly said consideration for funding would be an option. Lets get costs first. Brian added that he hoped the Selectmen's decision on which route to go would not solely be based on the cheapest as he felt the town should be given the opportunity to have options. He went on to say that in these economic times the residents may vote to eliminate but they would have at least options.

#### **Tree Cutting at Pease – Turkey Buffer - Pease**

Chr. O'Reilly spoke of the PDA meeting he attended in which they (with urging from Peter Loughlin) decided to move the fence plus there is a berm there. Conversation went on to discuss the sediment in the culverts on McIntyre from the berms and the beaver problems. Charlie Smart will look at the flow and will report back to the Board. Perhaps then, the BOS will contact the PDA.

#### **Carriage House Phase II – Haas Proposal**

The proposal is for \$ 59,450 which was funded for 2009. This is for window & sash work, gables, doors, etc – exterior rot repair and preservation. ***Selectman Stuart moved to approve phase II as proposed. Selectman Iocovozzi seconded. Motion passed 3-0. Please note: The bidding process is being waived based on history and preservation expertise along with this being phase II on this on going project.***

#### **Meeting House exterior paint proposal – Haas**

Charlie Smart informs the Board that the only proposal for this project came from Haas. The paint is special paint, not sold locally. Because Mr. Haas does so much preservation work, he was able to acquire this kind of paint. ***Selectman Stuart moved to approve the Haas exterior painting as proposed not to exceed \$14,340. Selectman O'Reilly seconded. Motion passed 2-1 with Selectman voting no based on the receipt of only one bid. Please note: The bidding process is being waived based on history and preservation expertise along with Mr. Haas being the only company to submit.***

#### **You are Entering Newington Village signs**

Chr. O'Reilly informed the Board that at the last HDC meeting it was suggested that a sign be erected in the school vicinity stating the above in an effort to slow traffic. Gail Pare also spoke of 'share our road' signs. No action was taken by the Board.

#### **Bell and Flynn Proposals**

Bell & Flynn submitted proposals on three problem areas in town.

McIntyre Dip      Shattuck and Patterson Dip      Shattuck and River Road Dip

*Selectman Stuart moved to approve Bell & Flynn's proposals not to exceed \$12,300 for all three. Selectman Iocovozzi seconded. Motion passed 3-0.* Please note: *The bidding process is being waived based on history of work in town ie: Capt Landing quality.* Selectman Iocovozzi mentioned that the Town may need to provide flaggers or details. Selectman Stuart stated that officers should be used for safety reasons as in traffic details.

Next Selectmen's meeting will be July 20.

**Coleman Drive Drainage Issue**

Selectman Iocovozzi informed the Board that Mr. Young of Nimble Hill Road was not happy with the flow of run off since Coleman was reconfigured. A shoulder is yet to be placed along with hydro seeding & loam. Cos felt Mr. Young and Altus could work it out. If not, they can attend a Selectmen's meeting to discuss the issues.

**Dead Trees – Little Bay Road – Kent**

Six dead trees concerned Selectman Stuart and stated that if they belong to the Town that they should be addressed immediately. The AA spoke with PSNH and Aspenlund and it turns out they will cut. They are working with Mr. Kent and will make the necessary arrangements.

**Library Trustee – Alternate**

*Selectman Iocovozzi moved to appoint Charlie Brewster as an alternate Library Trustee. Selectman Stuart seconded. Motion passed 3-0.*

**Vacant Property on Fox Point Road**

Selectman Stuart felt the party that foreclosed on the property should be made aware that with the long grass and door leaning up against the house that it appeared as an invitation to vandalize. The AA was asked to contact the owners.

**Facilities Use Requests**

Reinhold – Old Town Hall – Baby Shower – *Approved*

Thomas – Town Hall Audi – Funeral Reception – Fee Waived – *Approved*

Sharp – Town Hall Audi – Funeral Reception – Fee Waived – *Approved* (requested by Frink)

**Town's Web Site**

Selectman Stuart spoke of the Town's Web site update and after a discussion, it was suggested that Gail Klanchesser be contacted for a price.

*Selectman Iocovozzi moved to adjourn at 8:09pm. Selectman Stuart seconded. Motion passed 3-0.*

Respectively Submitted

Beatrice Marconi  
Administrative Assistant