

**Board of Selectmen's Meeting Minutes**  
**Monday, June 30, 2008**  
**Town Hall, Newington NH 6:30pm**

Chr. Cosmas Iocovozzi called the meeting to order at 6:31pm followed by the Pledge of Allegiance.

**Present:** Chr. Iocovozzi, Selectmen Jack O'Reilly and Jan Stuart, Administrative Assistant Beatrice Marconi, Altus Engineers Eric Weinraub, Jim Kerrivan, Tony Fallon-Architect, Charlie Smart Building Inspector, Road Agent Len Thomas, Denis Hebert of the Planning Board, Gail Pare of the Historic District and Justin Richardson (arriving at 8:02pm.) of the Conservation Comm

**Minute Approval:** *Selectman O'Reilly moved to approve the minutes of May 19, June 2 and June 16. Selectman Stuart seconded and on a roll call vote, motion passed 3-0.*

**Town Garage Plans**

The preliminary plans show a building 65' x 100' and a 60' x 70' salt shed. After asking Mr. Thomas about shift numbers, it was determined to base the needs on 4 people on, swapping out of 3 trucks, 10 x 10 or 10 x 12 office area for desk, file cabinet, computer, phone and cable, lounge area based on 4 people including a couple of cots, a kitchenette, 8 lockers, one unisex bathroom w/ shower, a deluge in garage area, gas storage area, perhaps a couple of paddle fans, exhaust hook ups, no cranes, no pits, locking tool cage, two 14' (h) by 20' (w) doors for vehicular entrance and exit, 2 man doors with safety windows, windows will be determined by natural lighting needs. Selectman Stuart still feels strongly about planning for an above ground gasoline tank for emergency vehicles, Cos says this can be an add on and discussed at a later time, metal roof, metal or wood frame to be determined when building statistics come back, vinyl or metal skin – depending on cost analysis, wash bay with floor drain with pumpable tank. The exterior design will be drawn with the Historic District in mind. At length, the group discussed water flow and pressure and it was determined to write Dave Allen a letter requesting the City of Portsmouth to update the lines in that area. Currently is just a 6". Fire suppression will require a booster. Sprinklers will need a cistern. Heating was discussed. Conservation of energy and use of natural light will be kept in mind by the architect. Possible geo-heat, and best insulation of frame *and* siding will be considered in the plans. Spray foam is most cost effective in a metal building. Tony did not recommend radiant heat as once a door is opened, it takes such a long time to build up the temperature. He suggested an oil furnace (hot air) or Reznor boxes (unit heaters). Solar considerations can be options. Roof will have a pitch. Sides will have a knee wall. The site plan will still have an area reserved for recycling, however inevitably recycling bins will move to the transfer station. Regarding power, the welder is a 2 phase, however 3 phase is cheaper to run. The Board discussed Geo Thermo and building with non-combustible materials. The engineers took all of the suggestions down, will draw up conceptual plans – put together an options page – will get a site plan and will come back in a couple of weeks with a more defined picture. They were instructed to bear in mind long term maintenance costs, conservation of energy, utilization of natural resources when possible and preservation of the environment. The salt shed was discussed at length with turn around capacity, rampage, height and space requirements in mind. Height must stay below tree line. Generator size will be between 10 and 30 KVA – enough to run a compressor, welder, heat, and power. The engineers and architect will meet with the HDC at a later date. The architect will work under Altus' supervision. They will bring in an updated site and updated conceptual building plan. Eric will handle the bidding process and will modify his engineering proposal. This will be handled as a full design – giving the bidders more flexibility to meet our cost constraints, long term needs and energy conservation concerns.

**Fire Station Septic System**

Eric from Altus Engineering informed the Board of the DES approval of the septic design received today. Eric will seek out bidders and will handle the bidding process - bringing back results and recommendations to the Selectmen.

**Captain's Landing Culvert Project**

Jim Kerrivan of Altus Engineering felt Rossi was the best company to go with. He was familiar with his work from past projects and his price was the most reasonable. *Selectman O'Reilly moved to accept the Rossi proposal not to exceed \$ 24,900 for the Capt Landing Culvert project. Selectman Stuart seconded and added that she too will vote in support of Rossi providing they are available to begin work soon. On a roll call vote, motion passed 3-0.* Jim will notify Rossi and will supervise them through the job. Job to begin next week.

**Town Forest Deed**

Selectman O'Reilly happily reported that the PDA voted to approve to sign the Town Forest deed and hopefully in the next month, the Selectmen can host a formal acceptance.

**Fox Point Road Gas Service**

*Selectman O'Reilly moved to approve Northern Utilities request to cut Fox Point Rd to put in new service to 47 Fox Pt Rd. Selectman Stuart seconded. Motion passed 3-0.* Charlie Smart to make sure they compact it properly.

**Facilities Use Rules and Regulations Review** – *Selectman O'Reilly moved to table this til the next agenda. Selectman Stuart seconded. Motion passed 3-0.*

**Auto Flush/Town Hall**

*Selectman O'Reilly moved to approve Hart's proposal for the installation of 3 auto flush for toilets and 2 auto flush urinals not to exceed \$2,937.50. Selectman Stuart seconded. Motion passed 3-0.* Memo dated June 3, 2008 from our Building Inspector will be attached as part of the record.

**Old Parsonage Chimney Pointing**

*Selectman O'Reilly moved to approve Wastroms proposal for chimney re-pointing not to exceed \$1,600 - at the Old Parsonage. Selectman Stuart seconded. Motion passed 3/0*

**Fox Point Advisory/Steering Committee**

*Selectman O'Reilly moved to appoint Jan Stuart as Selectmen's rep to this committee. Chr. Iocovozzi seconded. Motion passed. Selectman O'Reilly moved to appoint Gail Pare, Brian Haberstroh, Matt Morton and Rick Stern to this committee – term to expire Dec 2008 with Selectman O'Reilly offering to back up Jan if she couldn't attend here and there. Seconded by Selectman Stuart. Motion passed 3-0.*

**Town Wide Annual Audit**

*Selectman O'Reilly moved to authorize the Chairman to sign on behalf of the Selectmen to authorize Vachon & Clukay to conduct the 2007 audit. Selectman Stuart seconded. Motion passed 3-0.*

**Meeting House Project Agreement**

Regarding the Stewardship, the Selectmen felt simply the footprint of the building should be included to not interrupt with burials or changes happening in the Meeting House immediate

location. Gail Pare was in contact with the State and they informed her that they anticipated no interference. Chr. Iocovozzi wanted to be more familiar with the work agreement before signing. Selectman Stuart felt Attorney Loughlin should draft a stewardship agreement on behalf of the town. ***Selectman O'Reilly moved to authorize the Chairman to sign the Meeting House Project Agreement R7-24 LCHP with the State once he and Selectman Stuart agreed. Selectman Stuart seconded. Motion passed 3-0.***

**Town Facilities Use Request**

Cross Family request to use grill at Grove July 4 – ***Selectman O'Reilly moved to approve and seconded by Selectman Stuart. Motion passed 3-0.***

Piscataqua River Brass – July 6 – Town Hall Audi – Rehearsal - ***Selectman Stuart moved to approve and seconded by Selectman Iocovozzi. Motion passed 2-0.***

**Town Hall Brick Flooring ReFinishing**

Charlie Smart explained that Great Bay Floor Finishers applied a compound that had a negative reaction to the layer of finish that was underneath what was used on the most recent coating which caused that chalky look. They have ordered another chemical after spot testing with Charlie. There will be additional costs to correct and will forward an estimate. Selectman Stuart thanked Mr. Smart for coming in over the weekend and noted how often he comes in on holidays and on his days off. The other members agreed and thanked him for coming in this evening even though he had today off.

**Pledge of Allegiance**

Chairman Iocovozzi wanted to publicly **commend** the North Hampton American Legion for their actions during the North Hampton ZBA meeting in reciting the Pledge of Allegiance bringing the N Hampton Board to make the Pledge part of each meeting's procedure. 'Well done,' he added.

***Selectman O'Reilly moved to adjourn at 8:30pm. Selectman Stuart seconded. Motion passed 3-0.***

***Respectively Submitted,***

***Beatrice Marconi  
Administrative Assistant***