

**Newington Board of Selectmen  
Meeting Minutes**

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**August 4, 2003  
Newington Town Hall  
6:30 p.m.**

**In attendance:** Chairman Board of Selectmen Jack O'Reilly, Selectman Cosmas Iocovozzi, Fire Chief Roy Greenleaf, Building Inspector Charlie Smart, David Allen, City of Portsmouth, Michael Mazeau, Resident, Laura Coleman, Resident and Administrative Assistant Cynthia Gillespie

***Pledge of Allegiance***

The meeting was called to order at 6:30 p.m.

**Minutes**

Selectman Iocovozzi made a motion to accept the minutes from the July 14, 2003 Board of Selectmen's meeting. Seconded by Chairman O'Reilly. Voted 2-0.

**Fire Station Repairs**

Chief Greenleaf presented three bids on carpeting and vinyl flooring for the Fire Station. . The proposals are for the bunk rooms and the boiler room. The bids are as follows:

Brock's Building Material and Floor Covering of Rochester - \$1190.30  
Star Flooring of Greenland - \$1379.45  
Route One Carpet of Portsmouth - \$1963.40.

Selectman Iocovozzi motioned to accept the bid from Brock's Building for \$1190.30. Seconded by Chairman O'Reilly. Vote 2-0.

Chief Greenleaf presented the Board with four bids on painting the interior of the Fire Station. The proposals are for the bays, dispatch area, meeting room and hallway. The bids are as follows:

Garrison Painting Co. of Dover - \$5576.00  
Signature Painting of Rochester - \$4900.00  
D & R Painting & Drywall of Greenland - \$6250.00  
F.A. Gray, Inc. of Portsmouth - \$7595.00

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Chief Greenleaf explained that Signature Painting's price is only for the painting and not for the pressure cleaning that needs to be done before the painting. The other quotes are for both the painting and the pressure cleaning.

Chairman O'Reilly made a motion to accept the bid from Garrison Painting Co. of Dover, for the hallway, meeting room and dispatch area in the amount of \$1376.00 and to table the painting of the bays until a later date. Seconded by Selectman Iocovozzi. Vote 2-0.

**Municipal Water**

Michael Mazeau of Fox Point Road asked David Allen, Deputy Director of City of Portsmouth, Public Works to join him in addressing the Board of Selectmen in regards to the feasibility of developing a municipal bed-rock well on the corner of Fox Point Road and Bean Lane. Mr. Allen explained that the City of Portsmouth's engineering consultant, Weston and Sampson conducted tests which indicated a potential yield of 100 to 150 gallons per minute. This capacity is below that of typical municipal production well, of 200 to 300 gallons per minute or greater. Based on this initial test results and the anticipated costs to purchase and develop the project the City of Portsmouth does not believe the development of this well is the best use of resources at this time. Mr. Mazeau is currently investigating other sources of funding, such as Federal and State Grants for this project, and has not had the response that he hoped for. He proposed the purchase of the property by the Town of Newington alone or jointly with the City of Portsmouth. Chairman O'Reilly asked if Mr. Mazeau was interested in an out right sale of the property or just the sale of the development rights. Mr. Allen stated that the City of Portsmouth felt that if there was a potential water resource there it should be an out-right sale.

Chairman O'Reilly stated that the Town is currently committed to the Frink Farm property, so the money in the Conservation Fund will be used toward that project. Also, the State-wide property tax is holding the Town back from purchasing more Conservation Land. Chairman O'Reilly recommended that Mr. Mazeau meet with the Conservation Commission again in mid-September to get their endorsement.

Building Inspector Charles Smart mentioned that the Farm Bureau Act and/or the Nature Conservatory might be willing to form a coalition that would come up with the funds needed.

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**Building Inspector Correspondence**

A memo from Building Inspector Smart regarding Alarm and User Fees was discussed. The current Town Ordinance, 86:01 still mandates that the fees are set by the Police Commission and the Board of Fire Engineers. The Police Department is only required to respond to burglar alarms, whereas the Fire Department is involved with the monitoring and installation of alarm systems and monitors almost all commercial and industrial fire alarms. The current fee structure does not reflect the maintenance expenses and the upgrade costs the Fire Department incurs.

BI Smart suggested amending Town Ordinance 86:01 to reflect a change in fees and to allow the Police Commission and the Fire Engineers to set their fees separately.

Chairman O'Reilly and Selectman Iocovozzi were in agreement that the next step is to take an amended ordinance to the Police Commission for their review and approval.

Ms. Laura Coleman, resident, asked the Board what is the procedure for people who should have a building permit, but don't have one. Chairman O'Reilly responded that the Building Inspector is authorized to investigate the situation. Ms. Coleman asked what the Board means by investigate. Chairman O'Reilly said that the Building Inspector investigates if that person is building without a permit and puts a stop to their work if they are. BI Smart said that first of all he needs to be told or informed of work going. He added that legally he can not enter private, residential property unless he has permission from the property owner. He can only go to the front door and talk with the owner. If the property is commercial, it is public access and he can enter the property legally. He said that with the residents, if he finds that they are doing a small building project without a permit he will tell them they need to get it. However, with commercial developments he would shut the job down until they comply. BI Smart also mentioned that the procedure for building without a building permit is written in the Code Books. BI Smart stated that if it is a major issue he could charge double the fee for the permit, plus a \$275.00 per day fine. However, if the problem is with a resident he just makes the resident get the permit and then he inspects the project. Ms. Coleman asked if the level for a building permit was anything over \$1,000. BI Smart stated that the Town Ordinance says the level is anything over \$100. The \$25 application charge is to cover paper work.

A memo was read from BI Smart stating that Guy Young will not be submitting a bid for the Police Department roofing.

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A memo from BI Smart regarding Austin Architects was read. Mr. Austin plans to have a draft of the final report on the Stone School and the Old Town Hall by August 15<sup>th</sup>. BI Smart recommended having a public hearing regarding to review this report.

Chairman O'Reilly read a memo from BI Smart referring to the Junkyard Ordinance. In the Spring Newsletter residents were given a six month grace period to remove the junk cars from their properties, before the ordinance will be enforced and fines will be given out. BI Smart recommended that the residents be reminded that the grace period will end in November, possibly by an ad in the local newspapers and/or by a Fall Newsletter.

**Miscellaneous**

Selectmen Iocovozzi made a motion to appoint Ralph Estee as a Board of Adjustment alternate. Seconded by Chairman O'Reilly. Vote 2-0.

Gail Klanchesser, resident of Coleman Drive asked the Board of Selectmen to replace the "SLOW CHILDREN PLAYING" sign on Coleman Drive. She said that there are children playing in the neighborhood and school will be starting in less than a month and people driving through do not seem to notice the sign. The cars go down that road quite fast. Chairman O'Reilly asked Road Agent Thomas to take care of the sign on Coleman Drive and also check the sign on Airport Road.

A memo from Town Clerk, Jane Mazeau was read referring to Resident Decals. The Board agreed that the decals should be issued annually in conjunction with registrations and these decals should be free of charge for anyone who pays Resident Tax. The Board tabled the Town Clerk's recommendation that anyone who owns property in town but does not reside in town should be allowed to purchase a sticker for a fee.

Selectman Iocovozzi motioned to accept the bid from Ricci Construction to replace the Police Department roof in the amount of \$33,877. Seconded by Chairman O'Reilly. Vote 2-0.

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**Signatures and Approvals**

Chairman O'Reilly signed and approved a letter to Debbie Brown, NH-DES about the Town's policy on septic designs.

**Town Hall Use**

A Town Hall Use Form from Chris Cross for an October 29<sup>th</sup> NH-DOT meeting was approved.

A Town Hall Use Form from Luanne O'Reilly for Seacoast Wind Ensemble rehearsals for September 2, 9, 16, 23, 30, October 7, 14, 21, 28, November 4, 11, 18, 25 and December 2, 9 and 16<sup>th</sup> was approved.

A Town Hall Use Form from Diana St. Laurent for a September 27<sup>th</sup> wedding reception was approved.

There being no further business before the Board the meeting was:

Adjourn 8:05 p.m.

Respectfully Submitted,

Cynthia L. Gillespie  
Administrative Assistant