

**Newington Board of Selectmen  
Meeting**

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**September 8, 2004  
Newington Town Hall  
6:30 p.m.**

**In attendance:** Chairman Jan Stuart, Selectman Jack O'Reilly, Selectman Cosmas Iocovozzi, Building Inspector Charles Smart, Road Agent Leonard Thomas, Fire Chief Roy Greenleaf, Clifford Abbott, Jack Anderson, Chris Belmare, Laura Coleman, Keith Frizzell, Mike Mazeau, Gail Pare, Rick Sterns and AA Cynthia Gillespie.

***Pledge of Allegiance***

Call to order 6:30 p.m.

**Miscellaneous**

Motion made by Selectman O'Reilly to accept the minutes of August 16, 2004.  
Seconded by Selectman Iocovozzi. Vote 3-0.

Gail Pare presented an interim report from the Building Advisory Committee to the Board (see attached). She reported that the Building Advisory Committee has considered many options for the renovations of the Old Town Hall and Old Stone School. She added that because these are municipal buildings; complying with the American Disability Act is not an option. Once renovation is started the buildings must be brought up to ADA Codes. The Committee sought ways to minimize the expense, however because the ADA compliance issues are the bulk of the costs, the committee decided that the Town should go forward with the proposal Austin Architects prepared. The Building Advisory Committee recommended a few changes to the Austin proposal as written in the interim report.

Chairman Stuart noticed the recommendation at the bottom of the report, stating that the Committee recommends that the Board of Selectmen seek RFPs for the work detailed in the Austin Proposal. Chairman Stuart is concern that no other options were found besides the Austin Proposal. Mrs. Pare said that other options were considered and Austin's proposal is the only way, considering the ADA restraints.

Mrs. Pare asked that AA Gillespie to find out what a \$2,000,000 bond over 20 years would do to the tax rate. She also stated that there are grants available that are worth looking into. She also suggested holding a fundraiser to raise money through the area businesses and residents.

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Selectman Iocovozzi suggested that the Building Advisory Committee hold a public forum to inform the residents as to the path this project is going. Mrs. Pare agreed. Selectman Iocovozzi reiterated that the Town's people must give their approval. Selectman Iocovozzi suggested that Mrs. Pare get a flyer ready to be mailed out notifying the residents of the public forum.

Chairman Stuart agreed that at this point a Public Forum should be held and the Board of Selectmen will get the bonding figures needed. Mrs. Pare said the forum should be held October 6<sup>th</sup>, 7 p.m.

Mr. Keith Frizzell said that there are really only two options; either spend the money to fix the buildings or let them sit and rot. There was discussion on getting figures on the engineering work before public forum.

The Board of Selectmen opened the bids for the Fire Station mezzanine and repairs to the concrete bay floor. The results are as follows:

Ricci Construction	\$37,900
R.G. Young & Son	\$32,306

Selectman Iocovozzi made the motion to table these bids until more information is gathered. Seconded by Selectman O'Reilly. Vote 3-0. BI Smart will get the information for the Selectmen.

Fire Chief Roy Greenleaf asked the Board for permission to use the Old Town Hall for a period of one year to do paramedic training. The classes will be held by Elliott Hospital. The advantage of having Newington sponsor the Paramedic school is that one of Newington's firefighters can attend the classes free, and a second firefighter can attend for \$1000.00. The Board agreed that this is a good idea and gave Chief Greenleaf permission.

The Board of Selectmen opened the bids for the Town Hall flooring. The results are as follows:

Ricci Construction	\$27,777
Air Quality Experts	\$18,130 + additional costs for floor prep, vinyl cove base, stair nosing, reducers
Target, New England	\$27,700

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Selectman Iocovozzi made the motion to award the bid to Ricci Construction at \$27,777.00. Seconded by Selectman O'Reilly. Vote 3-0.

Jack Anderson of the Recreation committee presented the Board with a list of recreational items on Town land that are in needed of repair. He asked about who is responsible for the playground on school property. Selectman Iocovozzi said the school board is responsible for the playground equipment and the Town is responsible for the land. Selectman O'Reilly stated that the Board of Selectmen turned the playground equipment over to the School Board a few years ago, (probably 2 or 3 years ago). Mr. Anderson asked for a letter to that affect. Selectman O'Reilly said that he could have a copy of the minutes from that meeting. It was suggested that the Board take a new vote to reaffirm the previous Broad's vote. Selectman O'Reilly made the motion to reaffirm the vote of the previous agreement to turn over control and maintenance of the playground equipment at the school to the School Board. This decision is specific to any equipment located in the bark mulch area on the school grounds. (i.e. Swing set and jungle gym) and it does not include the Town tennis court and ball field areas. Seconded by Selectman Iocovozzi. Vote 3-0. The Selectmen requested that AA Gillespie send a letter to the School Board informing them of this vote.

Mr. Anderson asked about the bridge over the wetlands at the school that was promised. Chairman Stuart said that it would be taken care of. Selectman Iocovozzi stated that the Conservation Commission was fine with putting a bridge there. There was discussion on the backstop, the tennis courts and the boat ramp. Selectman Iocovozzi pointed out that there are a lot of priorities to consider, with a very limited budget. Selectman O'Reilly suggested a workshop with the Recreation Committee and the Board of Selectmen sometime in the next month, before budget session to prioritize a maintenance plan.

Chairman Stuart asked that a RFP be put in the newspaper requesting bids for the reclaiming of the banks in the Town gravel pits. The Board approved. Selectman Iocovozzi said that this must be done because the angles and slopes are dangerous and there is no fence there at this time.

Mr. Michael Mazeau, of Fox Point Road addressed the Board about his current use penalty. He requested that the Board adjust the current use penalty on his recently sold properties on Beane Lane. Mr. Mazeau said that he spoke with Wil Corcoran and was told that the Selectmen are the ones that determine if there is reason why a current use penalty should be lessened and decide what the penalty should be. He added that he has done some research and under the NH Current Use Board Administrative rules CUB308

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reads that “with all ad valorem assessments full and true value may or may not be the same as the selling price of the property.” There are many reasons why people would pay more than the market value to live in an area. Mr. Mazeau looked at records dating back to 1996 regarding current use assessments. Through his research Mr. Mazeau noted that historically the current use penalties were considerably less than sales price. Mr. Mazeau added that there were a lot of expenses associated with sale of the lots. Most are deductible through the IRS. He stated that it doesn’t seem fair to pay a ten percent penalty on the penalty and the cost of developing the lots. \$165,000 is 75% of the average selling price for the lots. The other 25% is real estate commissions, engineering and other costs. This will net the Town \$66,000. Had the land not been in current use since 1982, the Town would have collected \$31,553 in taxes.

Chairman Stuart asked if the state mandates a percentage. Mr. Mazeau said that he looked through regulations and noticed that it says sale price should be used for the penalty price with considerations. One consideration is that you can’t use betterments to the property to assign the value.

The Selectmen decided to table the issue until the September 15<sup>th</sup> workshop.

Mr. Clifford Abbott updated the Selectmen on the Cemetery (see attached report).

A letter from Police Chief Loomis was read regarding the intersections that he recommends the Town paint a white stop line. AA Gillespie was asked to coordinate this with Road Agent Thomas’s list of roads to be striped.

Selectman O’Reilly made the motion to appoint Mark Phillips as a Trustee of the Trust Funds. Seconded by Selectman Iocovozzi. Vote 3-0.

Selectman O’Reilly made the motion to allow administrative assistant Cynthia Gillespie to purchase needed chairs and file cabinets. Seconded by Selectman Iocovozzi. Vote 3-0.

Selectman O’Reilly made the motion to table the Fox Point Property issue until the September 15<sup>th</sup> workshop. Seconded by Selectman Iocovozzi. Vote 3-0.

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AA Gillespie reported to the Board on the status of the Frink Farm Conservation Easement. AA Gillespie will be following up with Mary Courier of the Rockingham Conservation Commission regarding the proceedings.

**Building Inspector's Communication**

A memo from Building Inspector Smart was reviewed, regarding the numerous maintenance projects throughout Town property.

A wetlands permit was issued to the Town for Trickey Cove in order to decommission and fill an old dug well.

**Signatures and Approvals**

The Board of Selectmen reviewed and approved a Veteran's credit application, based on the recommendation of Wil Corcoran, Town Assessor, for Brenda Blonigen. Selectman O'Reilly made the motion to approve a Veteran's credit for Brenda Blonigen. Seconded by Selectman Iocovozzi. Vote 3-0.

A cemetery deed for Andrew Kowalsky was reviewed and signed by the Board.

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

Adjourn 9:15 p.m.

Respectfully Submitted,

Cynthia Gillespie  
Administrative Assistant