

Board of Selectmen's Meeting Minutes
Workshop on the Town Garage
November 30, 2009 – Town Hall – 6:00pm

Chr. O'Reilly called the meeting to order at 6:08pm.

Present: Chairman Jack O'Reilly, Selectman Jan Stuart, Selectman Cosmas Iocovozzi (at 6:08pm) and Denis Hebert – Chr of the Planning Board and AA Beatrice Marconi

Selectman Stuart moved to go into non public under RSA 91-A:3, II (a) employee matters at 6:10pm. Chr. O'Reilly seconded. On a roll call vote, the motion passed 2-0.

Selectman Stuart moved to come out of non-public session with Selectman Iocovozzi seconding. Motion passed 3-0 on a roll call vote at 6:42. No votes taken.

Selectman Stuart moved to seal the minutes indefinitely with Selectman Iocovozzi and on a roll call vote, the motion passed 3-0.

Pledge of Allegiance

Present: Chr. Jack O'Reilly, Selectmen Jan Stuart and Cosmas Iocovozzi, AA Beatrice Marconi, Eric Weintraub of Altus Engineering, Tony Fallon - Architect, Peg Lamson (CC), Ruth and George Fletcher (CC), Gail Pare(HDC), Matt Morton(ZBA), Rick Stern(Cem Com), Michael Marconi(PB), Jack Pare(PB), Dave Sweeney(Resident), Victor McClean(Highway), Len Thomas Road Agent, Denis Hebert(PB), Edna Mosher(ZBA), John Frink(Highway), Christopher Cross (PB) and Charlie Smart Code Enforcement Officer.

Eric Weintraub spoke of the issues brought up at the 2009 Town Meeting ie: Size, Shape, and Setbacks. The Town does not have to comply with set backs but the reason it was placed on the site map as shown is because they could construct the new facility with the old one still operating.

G.Pare and D.Hebert wanted to be sure the Fire Chief was on board and that he felt comfortable with the trucks having the ability to turn around.

Eric felt it was important to place protectors over the leach field and septic system. There were concerns from the attendees of the Pennsylvania Dutch design. 3 or 4 people felt a straight box design was acceptable however, others wanted a suitable design perhaps with country components.

Metal will not be used in the salt shed construction due to rusting. J. Frink felt the proposed location was good and suggested building be constructed in summer. Did not feel there was a need for flowers.

Eric stated that consideration of placement of building on site was such for possibility of future growth. He cautioned that the pitch change on the roof could have a bearing on the snow load capability.

Mike Marconi felt the original presentation was disappointing and offered a limited choice. He personally felt a butler building was suitable.

Selectman O'Reilly spoke of the energy costs and savings and that this concept was thought about quite intensely. From height of wall, with or without insulation vs costs etc etc.

Regarding the contingency recommended by Altus at 20%, he stated that was high.

D Hebert spoke of the height need and added that generally contingency is generally 15% for government work for unforeseen omissions, etc and that 20% was not unheard of especially over project completion. He was happy to hear that the plan indicated a 10' set back. He suggested the Town look into building the garage behind the Stone School.

G Fletcher spoke of the layout and suggested the bldg layout be turned and moved to have room to work however Eric noted the turning radius.

Tony Fallon talked about the doors being one on each gable end. Ice falling off the roof was taken into design consideration

Cost of building currently is at \$ 688,000 before contingencies.

Eric spoke of the cost with butler bldg vs something aesthetically designed. The amenities inside would make a cost difference ie: Geo Thermo or use of the cement with foam.

Regarding the Geo Thermo system, D Hebert says that technology is still evolving and that the maintenance is the costly measure as well as the recovery time after the doors are opened. He suggests the town consider infra red heaters. The building should be warm enough to melt snow but does not have to be 70 degrees in the winter by no means in the work area.

Charlie Smart spoke of the initial radiant heat system consider with boiler vs heat pump and added that even in the last 6 months, the technology has changed and now will probably run off gas.

Chris Cross has difficulty with the garage on 2.5 acres with so many pieces of equipment. Trailers, gates, culvert pipes, blades, salters, pipes, etc in addition to the vehicles. He thought the town should consider either the garage or salt shed behind the stone school too. Selectman Stuart was not totally convinced that something behind the Stone School would fit in.

There was discussion about drainage and Eric assured everyone he would address their thoughts and would make sure the design was such to not have problems during storm events. On the plan a mounded area was created even though the site was flat. Certain aspects could be cut back like reducing the amount of parking spots.

Regarding landscaping, Edna asked if it was really necessary and if the garage could be built closer to the road to eliminate yard plowing. M. Marconi suggested maybe crushed stone rather than grassy areas or asphalt. Selectman Iocovozzi noted that natural cleansers are necessary.

John Frink stated that drainage now goes to the containers then over to the salt area. We should keep the garage up front then put in natural treatment area where the natural water flow goes. Keep salt away from water. Selectman Iocovozzi spoke of the salt dropping off the trucks and the need for vegetated green areas as natural filters and Eric added that the run off will not be directed to the front of the lot. Regarding vegetation, it does not include tulips but more like unmaintained pine. No curbs in vegetation area so it will be easy to plow.

G Fletcher said the salt will kill pine and we didn't need a big berm.

L Thomas spoke up and said everything in Newington has been built with pizzaz and felt the town should continue to stand out and build things as needed but with pizzaz.

Selectman Stuart stated that 1.5 years ago the economy was very different and as far as pizzaz, it might be on the back burner.

D. Herbert gave a summary of what was heard this evening.

10' set back is good. Stone School idea is out. Build a well insulated bldg, perhaps a brick veneer – first 4' like a knee wall, consider infra red heaters keeping bldg around 50 degrees, have a heated office –separate zone – no electric heat and the lounge area heated, efficient lighting, lighting outside with controlled illumination, raise salt shed so salt won't spread by making pad

high enough, doors on each end of bldg, the mound out front may not be needed, keep it what we need (simple) but dress it up a bit., fast recovery heating system maybe rather than radiant heat.

Chairman O'Reilly said that another public hearing will come up about this and wanted the audience to know that not everyone can be pleased but the Board appreciated their input.

The Cap Res currently has \$ 180,900 and a public hearing will be required to bond, along with a vote at town meeting.

Eric will provide two choices. He reminded the selectmen that there will be a rental need if the bldg is torn down before construction. He can move the salt shed and address set backs. He will bring 2 site designs to the board.

Meeting adjourned at 8:38pm

Respectively Submitted,

Beatrice Marconi
Administrative Assistant