

Town of Newington, NH
Board of Selectmen Meeting Minutes
Monday January 31st, 2022

Present: Chair Ted Connors, Selectman Michael Marconi, Selectman Bob Blonigen, Town Planner John Krebs, Planning Board Chair Denis Hebert, Board of Fire Engineer Chair John Klanchesser, Fire Engineer Ann Hyland Hebert, Brandon Arsenault, Paula and Joe Akerley, Martha Roy, Town Administrator and Eleanor Boy, Recorder.

T. Connors called the meeting to order at 3:00pm. followed by the Pledge of Allegiance.

M. Marconi moved to enter in to a nonpublic session at 3:03pm per RSA 91-A:3 II (a). B. Blonigen seconded the motion and T. Connors asked for a roll call vote: M. Marconi- Yes, B. Blonigen-Yes, T. Connors-Yes. All were in favor.

M. Marconi moved to return to public session at 3:58pm, seconded by B. Blonigen. T. Connors asked for a roll call vote: M. Marconi-Yes, B. Blonigen-Yes, T. Connors-Yes. All were in favor.

M. Marconi moved to seal the minutes indefinitely. B. Blonigen seconded the motion. T. Connors asked for a roll call vote: T. Connors-Yes, B. Blonigen-Yes, M. Marconi-Yes. All were in favor.

Minutes Approval: M. Marconi moved to approve the minutes of January 18th, 2022. B. Blonigen seconded the motion. All were in favor.

Manifest Approval: B. Blonigen moved to approve the manifests for \$129,287.75 dated 1/20/2022 and \$90,183.41 dated 1/27/2022. M. Marconi seconded the motion. All were in favor.

Facility Use Requests:

B. Blonigen moved to approve the Police Training at Town Hall on April 11 & 12, 2022. M. Marconi seconded the motion. All were in favor.

M. Marconi moved to approve the Fox Point Sunset Road Race at Fox Point on September 24th, 2022. B. Blonigen seconded the motion. All were in favor.

Brandon Arsenault-Akerley Fox Point Road Subdivision:

The Akerley subdivision got an estimate for road construction for \$375,000. The RSMeans (a database of current construction cost estimates) for the road is \$525,000. The town usually requires a bond for the RSMeans amount. The Akerleys feel that this requirement is too high since their estimate is only \$375,000 from CivilWorks.

D. Hebert explained that the town requires the bond to be the amount from the RSMeans estimate to protect the town in case anything goes wrong and the town has to complete the road for some reason. This is not about credibility; it is about protecting the town. D. Hebert recommends that the town bases the bond on the amount estimated by RSMeans. Then the money will be drawn down as the work progresses. When it is drawn down below \$375,000, then the town will start releasing the funds back to the owners.

B. Arsenault said that the Akerley's would still have the burden of completing the road if something went wrong not the town. After the majority of the road is completed, the town can retain the money needed for the top coat until it is completed.

D. Hebert said that the town also requires a three-year maintenance bond after the road is completed. B. Arsenault did not understand why this is required on a private road on private property. D. Hebert said that every road is a private road until the town accepts it. It is not personal just the process.

J. Krebs pointed out that installing the road is only going to be a 6-8-week process and no lots are being sold. He believes that a fair solution is to have the RSMeans estimate used for the draw down to \$375,000 before money is returned to the owners.

B. Arsenault thought that requiring the \$375,000 estimate of cost plus \$150,000 being held for 16 months is unfair. J. Krebs said that he didn't think it was unfair to keep the money for the top coat plus inflation. J. Akerley explained that it is a private road and all abutters are family. J. Krebs said that the subdivision plan is being recorded now and the town engineer will be inspecting all of the work. J. Krebs believes the best solution is for the Akerleys to give the town \$375,000, but use the RSMeans estimate of \$525,000 for the draw down. When the Board of Selectmen determine the amount of money needed for the topcoat plus inflation, the amount will be held for 16 months. B. Arsenault agrees with this.

Before the project is started D. Hebert would like the Akerleys to provide the town with a letter from their lawyer stating that they can't hold the town liable if Portsmouth Water is unable to connect water to these lots after permits are issued.

M. Roy would like to get input from the Building Inspector about this issue of a building permit being issued without the road being done or utilities. B. Blonigen said that we don't have to get the Building Inspector's opinion on that, we can just tell him.

B. Blonigen moved that \$377,000 be required to be given to the town, but the drawn down amount will be based on the RSMeans estimate of \$525,000. No money will be returned to the owner until it goes below \$377,000. Lots 3 & 4 cannot be transferred or issued permits until Portsmouth Water can connect to them, plus the town needs

to receive a letter from the Akerleys attorney stating that the Akerleys will release the town from any liability if water cannot be connected to lots 3 & 4. M. Marconi seconded the motion. All were in favor.

2020 Vision/Goals:

The Board reviewed the list of 2022 goals. M. Marconi asked if a solar field at the transfer station or a solar bank at the Town Hall could be added to the list. B. Blonigen agreed with adding it to the list but is not sure if solar energy would save the town any money or if it complies with the town's current ordinances. **B. Blonigen moved to accept the 2022 Vision/Goals list. M. Marconi seconded the motion. All were in favor.**

Sewer Budget Revised-\$1,292,491-Review and Approval:

The Board reviewed the new proposed Sewer budget which is \$77,000 less than the previously submitted budget. **M. Marconi moved to approve the Sewer budget of \$1,292,491. B. Blonigen seconded the motion. All were in favor.**

Jill Boynton EDC Resignation:

Jill Boynton has resigned from the EDC. She is running as a Trustee for the Trust Fund. **M. Marconi moved to accept Jill Boynton's resignation with regret from the EDC. B. Blonigen seconded the motion. All were in favor.** T. Connors asked M. Roy to send her a letter of thanks.

Treasurer's Investment Policy:

The Board reviewed the Treasurer's Investment Policy for the General Fund, the Sewer Fund and the Conservation Fund. **M. Marconi moved to accept the Treasurer's Investment Policy. B. Blonigen seconded the motion. All were in favor.**

Nimble Hill Gate Update:

The Town has ordered signs to ask the residents to close the gate after they go through. The Board considered reprogramming the gate to be automatic, but feared that cars might be damaged if the gate closes on them as has happened in the past. A. Hyland Hebert suggested that the Town paint signs on the road to direct residents to slow down and close the gate. T. Connors said that could be reviewed in the Spring.

Call Coverage/Dropped Calls:

The EDC has become aware that there are parts of the Town's business district that has an issue with dropped cell phone calls. B. Blonigen said that there are definitely dead spots in Town and need to be documented. D. Hebert said that there are a lot of antennas in town, but they target coverage of the Spaulding Turnpike not the residential area. T. Connors suggested that the group as a whole should file a complaint. Paul Deschaine could help with coordinating this issue.

HDC Warrant Article for \$10,000:

M. Roy explained that the current proposed warrant article lists the HDC as the agents to expend, traditionally warrants always have the Board of Selectmen as the agents to expend.

B. Blonigen moved to rewrite the warrant article to list the Board of Selectmen as agents to expend. M. Marconi seconded the motion. All were in favor.

Adjournment: M. Marconi moved to adjourn at 4:45pm. B. Blonigen seconded the motion. All were in favor.

Respectfully submitted,
Eleanor Boy, Recorder