

Town of Newington, NH
Board of Selectmen Meeting Minutes
Monday December 19th, 2022

Present: Chair Ted Connors, Vice-Chair Bob Blonigen, Town Planner John Krebs, Building Inspector Jeremy Boston, Fire Engineer Ann Hyland Hebert, Tim Connors, Martha Roy, Town Administrator and Eleanor Boy, Recorder.

T. Connors called the meeting to order at 5:30pm. Followed by the Pledge of Allegiance.

Minutes Approval: B. Blonigen moved to approve the minutes of December 5th, 2022 and December 12th, 2022. T. Connors seconded the motion. All were in favor.

Manifest Approval: B. Blonigen moved to approve the manifest for \$1,393,989.27 dated 12/15/2022. T. Connors seconded the motion. All were in favor.

Facility Use Requests:

B. Blonigen moved to approve the following request:
Recreation Committee-OTH-January 29th, 2023-Paint Night
T. Connors seconded the motion. All were in favor.

John Krebs-Newington Commercial Development Update:

Town Planner, J. Krebs provided the Board with a memo outlining an update on commercial development.

- Torrington Properties closed on the Sears building and the (core) of the Fox Run Mall recently. They currently own Newington Park and 3/5 of the mall. They are pursuing the purchase of the remainder of the mall. There is no “game plan” for the property yet, as to how they would develop the property. Their plan depends on if they are able to buy the entire mall. They have talked with the Planning Board and know what the town wants, high tech, industrial, small manufacturing, biomedical research facilities and retail.
- Ken Lineman’s agreement to sell his property to Wilcox Industries has fallen through. He is looking to sell or build the property for a commercial tenant. The lot is in the office zone. The market for office space is dwindling.
- The Crossing’s at Fox Run is seeking variances to subdivide their property by splitting off the restaurants and the Aldi’s from the larger parcel. They are going before the Zoning Board of Adjustment on December 22nd.
- There is renewed interest in building the approved hotel on Shattuck Way from 2 companies, both seem serious. One of the parties is a high-quality hotel chain. They are meeting with the Planning Board tonight about retooling the footprint of the hotel by moving it closer to Woodbury Avenue.

- It is anticipated that Chick-Fil-A will be approved at the Planning Board meeting tonight, which will be the first of four parcels which comprise Newington Park that will be redeveloped by Torrington Properties.
- Unitil is proposing to construct a new clean-out (pig) facility near the off-ramp from the Spaulding Turnpike across the street from Mitchell's Gas Station which will allow the small substation next to the pavement to be removed.
- There have been preliminary discussions with the heirs of Mark Stebbins (Pro-Con) to develop the "inner-loop" of the Spaulding Turnpike off-ramp (west side of the turnpike). The plans for the type of development are unknown at this time but will likely require zoning changes to facilitate the development.
- Stoneface is going to start building their new facility. They will build the brewery first.

Jeremy Boston-Town Buildings:

Night Lighting:

J. Boston explained that he has already installed LED bulbs for the exterior lights on the Old Town Hall, as well as the Police Station. He believes that outdoor lighting is important for all the town buildings for the safety of staff and first responders. J. Boston has already talked to the Fire Department and the Police Department and they are both in favor of installing outdoor lighting on all the town buildings. J. Boston believes that the Town Hall, The Old Town Hall, the Police Station, the Fire Station, the Highway Garage and the Library already have adequate night lighting. He believes the only buildings he would need to address would be the Old Parsonage, The Meeting House, The Stone School and the Carriage House. J. Boston asked for direction from the Board of Selectman for a policy for outdoor night lighting at town buildings for safety purposes. T. Connors asked him to put something together and bring it to the Selectman. J. Boston thinks that motion lights would be the best option, instead of having dusk to dawn lights. B. Blonigan mentioned that we needed lights that are historic looking on the historic buildings.

Heating at the Old Parsonage:

J. Boston asked for clarification on the policy, or what is expected, regarding heating the Old Parsonage during the winter. J. Boston received a complaint last week that the heat had been turned off in the Old Parsonage. There was concern that the building materials are susceptible to temperature variation damage. However, the Old Parsonage has not been heated for many years. J. Boston listed a few suggestions of how to heat the Old Parsonage:

- A) The Town could heat it only when in use with the doors either opened or closed to the adjacent rooms.
- B) The Town could heat the Old Parsonage consistently in both main rooms with the door shut when vacant to be more efficient.
- C) The Town could heat consistently in both main rooms with the doors open to adjacent rooms.

D) The Town could heat it consistently in one of the main rooms when vacant with the door closed to be more efficient and turn on the other unit, if needed, and open the doors to adjacent rooms when in use if needed.

Knowing that it does take a lot of energy to warm a room up from 30 degrees to 65 degrees, J. Boston would suggest going with option A. However, that depends on how often the building is being used. J. Boston recommends option D, or some type of variation of it, if the building is used one or two times a week consistently if it sits mostly unoccupied with no use, he recommends option A. T. Connors asked J. Boston to give the Board a plan and then the Board can adopt it. T. Connors asked J. Boston to get input from the HDC about this plan before giving it to the Board of Selectman.

J. Boston gave a solar energy project quote from Revision Energy to the Selectmen. He is expecting more. There are tax rebates and grant money available for this project.

J. Boston is researching electricity savings programs as suggested by Chris Wayss at Budget Committee.

J. Boston sent an email to everyone on Friday asking each department to turn off their lights at night to conserve energy. Everyone was very receptive.

T. Connors mentioned that he attended the HDC bonfire on Sunday and he and his family enjoyed it very much.

T. Connors said that the Board had sent a letter to the PDA and that Anthony Bradley had accepted it.

Lulu Pickering Resignation from HDC:

B. Blonigen moved to accept Lulu Pickering's resignation from the Historic District Commission. T. Connors seconded the motion. All were in favor. T. Connors thanked Lulu Pickering for all her years of service to the Town of Newington.

M. Roy said that she is finishing up the waste removal bids and expects it to go out in early January.

M. Roy said that there is a garbage barrel in the town hall lobby on display. This is a barrel from our current waste removal vendor G. Mello. The Town is considering going to these barrels in the future because it would save the Town money. Each household would receive one barrel for free. If someone needed more then they would have to be purchased.

T. Connors wished everyone a Merry Christmas and a healthy and wise New Year.

T. Connors also thanked everyone for all the consideration given to him this past year. He really appreciates it.

Adjournment: B. Blonigen moved to adjourn at 5:59pm. T. Connors seconded the motion. All were in favor.

Respectfully submitted,
Eleanor Boy, Recorder