

Board of Selectmen

Town of Newington

January 4, 1995

Present: Margaret Lamson, Frederick Smith.
Paul Kent arrived at 8:05 pm.

Meeting was called to order at 6:35 pm.

Minutes of meeting held December 19, 1994, were amended to show that the Fish & Wildlife personnel will use the Town Hall for training and not the Fish and Game. Minutes as amended were accepted.

Eliza Smith, Emergency Management Director, was present to discuss her proposed 1995 budget. She described her need for a space in a town building which she can use as an operations center and suggested an area in the upstairs of the Police Station. Noted that 50% of the cost for any supplies or equipment will be reimbursed by the State.

With regards to proposed budget appropriations, Eliza was asked to list items needed and estimate the reimbursement. Board will review on Saturday 1/7/95.

Barbara Hill, School Board member, asked if the school will be asked to purchase an electric generator and allow the building to be used as an emergency shelter. Eliza stated that there is a chance that the State, through a new program established, could provide access to a generator at no charge.

Correspondence:

Notice from the Council on Historic Preservation that the Memorandum of Agreement with the Air Force for cleanup of Site #2, including the Town Forest, has been accepted. Peggy Lamson noted that Arthur Ditto, Base Environmental Coordinator, needs to be commended for his excellent work in writing the agreement and having it accepted. Copy of MEMO will be given to Barbara Hill, Historic Commission Chairman.

Tom Morgan requested a vacation day on Friday January 6. Approved.

Received invitation to the lease signing for the Redhook Brewery which is going to locate at the Pease Tradeport.

Received amended letter of credit from Hechinger/Home Quarters development.

On a motion by Smith, seconded by Lamson, it was voted authorize the Chairman to sign the letter. A copy will be returned to the bank and the original placed on file.

Peggy Lamson reported that the off site work for Home Quarters along Woodbury Avenue shows a lot of erosion and should be corrected. Attorney Pelech will be asked to contact the developers.

Paul Kent arrived at 8:05 pm

Board recessed to allow Paul Kent to review actions taken.

Board proceeded with the presentations for use of the Isaac Dow House.

Attorney Gregory Curtis presented a proposal for Baron's, an antique import export business. They propose to use the ground floor as a show room and possibly lease the second floor for offices. Baron's had been supplied with a draft copy of the Town's terms of agreement and Attorney Curtis stated they were generally acceptable.

Discussed restoration of the building and noted that the exterior would be restored with assistance from local preservation groups. The addition, formerly the kitchen, will be used for bathrooms. Barbara Hill stated that the Historic Commission is aware that the building must be brought up to code for public use and could not be completely restored to its original

Peggy Lamson asked about plans for handicapped accessible offices and was advised that they would be looking for uses that would not need handicapped accessibility to the second floor.

Next proposal was presented by William Verge Associates who propose to use the entire building for their real estate/insurance companies. Their intent is to restore the building to its original footprint. The Town's terms of agreement are acceptable.

Parking for 18 cars will me more than enough for their needs.

Following the presentations Chairman Kent stated that a decision could not be made at this meeting but a decision would be made soon for the benefit of all concerned. Fred Smith stated that the Town had agreed to allow the owner Hyder Bros. and the developer Home Quarters, to review the proposals before a selection was made.

On a motion by Lamson, seconded by Smith, it was voted to recess this meeting until Saturday January 7, at 10 AM, to work on a final selection and 1995 Budget proposals.

Meeting recessed at 8 pm.

January 7, 1995....10:10 a.m.
Continuance of meeting of 1/4/95:

Present: Chairman Paul Kent, Margaret Lamson, Fred Smith.
Also Present: Attorney Pelech and John Corbett representing the owners.

Chairman stated that the first order of business is to select one of the proposals for use of the Isaac Dow House.

Fred Smith stated that he had made his decision and noted that the Selectmen had not discussed the proposals but had reached their preference independently.

Smith selected the proposal from Verge Assoc. some of the main reasons being the use of the entire building by the same occupant, plans include bringing the building back to original footprint by removing kitchen addition and porch enclosure and fewer parking requirements.

Lamson stated that both proposals appeared to be an acceptable use but she preferred the one occupant use proposed by Verge.

Paul Kent stated that he agreed, that with one owner/occupant more control could be exercised.

On a motion by Lamson, seconded by Smith, it was voted unanimously to accept the offer of Verge Associates for the use of the Isaac Dow House and give them the opportunity to submit a final application no later than 2/20/95.

Noted that after review of the final proposal by all concerned, the owners will be asked to prepare deeds. Deed will include a Right of First Refusal for the Town in the event the property ever comes up for sale.

Peggy Lamson thanked the Hyder Brothers for their offer and for the cooperation received from Home Quarters..

Fred Smith suggested a Public Hearing to allow the townspeople the opportunity to hear the outcome and to learn how and why the Town is involved.

Board considered an application for use of the Town Hall by the UNH Cooperative Extension on 1/17/95. Approved.

Peggy Lamson stated that Mr Souliere, Airport Road, requires a lot of fill at his construction site and Cosmos Iocovozzi has asked for permit for overweight load (18 wheel truck). Board agreed that an 18 wheel truck could not be accepted and that delivery should be made by trucks with no more than 2 axles.

Board proceeded to work on their budget proposals.

At 1:30 pm Board went into non public session to discuss pending legal matters. Closed public session at 1:55.

Stated that Board will meet with appraiser George Sansoucy to discuss requests for abatements.

Meeting was adjourned at 2:10 p.m.

Board of Selectmen

Town of Newington

January 23, 1995

Present: Chairman Paul Kent, Margaret Lamson, Fred Smith.
Meeting was opened at 6:35 pm

First Item considered was the Fire Departments 1995 Budget proposal.

Presenting the Budget were Fire Engineers Leonard Eames and Ted Connors. Also present was Fire Chief Wahl and members of his department.

Commissioner Eames made the statement, regarding the additional full time men that are being requested, that the Fire Department is experiencing difficulty getting volunteers to respond, especially for ambulance calls, new homes have not produced new members.

Noted that a survey had been conducted to get residents response to the Fire Departments needs and majority of those responding expressed the opinion that the ambulance service was very important.

Fire Department has also hired an outside company to survey the departments needs and this report concludes that more full time men are necessary.

Commissioner Connors noted that some volunteers were lost when the Air Base closed but the major problem came when the economy improved and people were being employed full time.

Chief Wahl distributed a report of Fire Department Staff showing Officers, Active Members and Inactive Members.

Selectmen Fred Smith stated that he had read the fire departments report and, in his opinion, found it to be very limited and he questioned if other options - to man the department - had been explored. If weekend ambulance coverage is a problem could an outside contractor fill the need. Also noted that to hire full time personnel would be irreversible and the justification has not been shown.

Peggy Lamson also asked what efforts had been made to recruit new volunteers. Chief Wahl stated that letters go out but no responses. Other options suggested were requesting manpower assistance from the town businesses and Chairman Kent asked about the possibility of hiring part time people to fill the rosters. Also, questioned if increasing the pay for the volunteers would increase the response. Chief Wahl stated that it is not money but the availability of people that is the problem.

Fred Smith, stating that he could not justify the expense of additional full time employees without further research, moved to recommend a Fire Department budget of \$260,000 (5% over the 1994 budget). Motion was seconded by Peggy Lamson.

Selectmen proceeded to review the rest of the budget proposals which includes funds for a part time secretary, a new position. Paul Kent asked if the addition of two full time men, instead of the four requested, would help and Chief Wahl stated that even one would help.

In conclusion the motion to recommend a Fire Department budget of \$260,000 carried.

Board considered request for \$25,000 appropriation to the Fire Department Capital Reserve fund.

On a motion by Fred Smith, seconded by Peggy Lamson, it was voted to recommend that \$20,000 be appropriated for deposit to the Capital Reserve fund.

Also considered the purchase, at an estimated cost of \$45,000, a 4 wheel drive vehicle for use in emergencies on the Wildlife Preserve and on a motion by Fred Smith, seconded by Peggy Lamson, voted not to recommend this purchase.

Considered the purchase of a system to remove vehicle exhaust from the fire department building. Estimate \$60,000. Selectmen agreed that, for health reasons, a system should be installed, but asked for more definite details and costs before they would recommend an amount.

Chief Wahl advised that the investigation of the Flagstones fire is concluded and the owners should be contacted to have the remains of the building removed.

Also, a mass casualty drill is being organized for sometime in September and would like to use Fox Point as the location. Selectmen have no objection and asked that the Town Office be notified as soon as the date is set.

Selectmen recessed for 5 minutes.

Approved the following requests:

Use of the Town Hall by Neslab on January 26, for a Job Fair.

Use of the Town Office by McDonalds January 23, for an employee meeting.

Gravel for Curtis Pickering for his drive.

On a motion by Smith, seconded by Lamson, to accept proposal from Tom Roy to repair the shutters in the Old Town Hall for \$150.

Received Memo from Police Chief re: cost estimates for completion of the second floor of the Police Station. No action taken.

Signed permit to allow public dancing at the Bowl USA Lounge.

Discussed the request to release funds held in escrow for the construction of the connector road between Olive Garden and Newington Mall. Board will need proof that the contractor has been paid.

Discussed the Isaac Dow House proposal and on a motion by Smith, seconded by Lamson, voted to authorize the Chairman to act for the Board in accepting and transferring the Isaac Dow House. Noted that Verge Associates must submit a final, acceptable application complying with all the criteria agreed upon.

Peggy Lamson reported on the meeting of the Conservation Commission and presented a 'white paper' for the Boards review.

Also, reported that UNH has been contacted with a request for assistance in establishing a plan to control soil erosion at certain areas on Fox Point.

Noted that the NHMA has scheduled a regional dinner meeting in Newington. Peggy Lamson and Paul Kent will attend.

Discussed the funds to be encumbered from the 1994 budget.

Meeting was adjourned at 10 pm.

Board of Selectmen

Town of Newington

February 6, 1995

Present: Chairman Paul Kent, Margaret Lamson, Fred Smith.
Meeting was opened at 6:30 p.m.

Mr Newhall principal of Thomas Aquinas H.S., was present to discuss his position on the proposal to have the school building located at the Pease Tradeport, turned over, as a public benefit transfer, to the Catholic Arch Diocese to fill the need for more classroom space. He advised that he had received the support of the Portsmouth City Council and was hoping to have the proposal placed on the PDA's agenda for discussion.

Selectmen appreciated the information but agreed that the property is on the Portsmouth side of the former base and Newington could not interfere with Portsmouth's position by supporting or not supporting the proposal. If Portsmouth requested Newington's opinion one would be given.

Bill Verge was present to discuss the transfer of the Isaac Dow House. Noted that the deed ,transferring the property to the Town, has not been signed to date.

Reviewed the plans showing sign locations. Board approved.

Discussed the matter of bonding the project after property is, in turn, transferred to Mr Verge. Selectmen are looking for a bond to secure completion of exterior renovations. Mr Verge's attorney stated that he would suggest a letter of agreement to complete the work and if left unfinished post a cash bond to cover completion. Selectmen will review the bonding options with Attorney Donahue.

Eliza Smith, Emergency Management Director, was present and advised that the Red Cross had evaluated the Town Hall and Elementary School and would like to have an agreement to use both buildings for shelter in the event of an emergency. An agreement was presented for signatures and Board agreed to review before signing. Discussed the need for an emergency generator at the school - various options will be checked.

Police Commissioners Thomas and Akerley and Chief John Stimson were present to ask the Selectmen to do some work on the PD Heating/AC system. Complaint is that the system is out of balance. Presented a proposal to change thermostats. Board agreed to review the proposal. Also, insulation is needed in some areas. Selectmen will have custodians do the necessary repairs.

Discussed the Fire Department Evaluation Committee and reviewed list of names presented by the Fire Engineers. Agreed to send a letter to all residents inviting those interested to submit their names for Selectmen's consideration.

On a motion by Lamson, seconded by Smith, it was voted to encumber the following from the 1994 budget:

Bike Path \$3,000; Crack Sealing \$18,850; Windows & Doors \$5,060; Paving Parking Lot \$16,635 - total \$43,545.

Meeting was adjourned at 8:15 p.m.

Board of Selectmen Town of Newington February 22, 1995

Present: Chairman Paul Kent, Margaret Lamson, Fred Smith.
Meeting was opened at 6:30 p.m.

Minutes of meeting held February 6, 1995, were accepted on a motion by Lamson, seconded by Smith.

Considered a request for use of the Town Hall and denied as the guest of honor is not a Newington resident or works in Town.

Discussed insurance coverage for activities in the Town Buildings. Will contact NHMA to determine if activities, not sponsored by Town, are covered or if a 'binder' should be required.

Received request for abatement of property taxes from Continental Cablevision. Will forward to George Sansoucy.

Correspondence in addition to legal re:Pease and Coakley- Letter from SU50 Administrator advising that the Newington Elementary School will be added to the School Districts insurance policy. Town will delete school from the town policy.

Letter from UNH Dispatch advising that the F/D dispatch fee for '95 will be \$3,708.

Received request to donate to the Cancer Drive from a resident and agreed to donate \$25.00.

Authorized Brulotte Plumbing to do the work, as proposed, at the Police Department.

On a motion by Fred Smith, seconded by Lamson, it was voted to authorize Chairman Kent to sign an agreement with the Red Cross for use of the Town Hall as a shelter in the event of an emergency. Agreement will also be signed by Eliza Smith, Director, Emergency Management.

Board signed the 1995 Town Meeting Warrant.

Discussed the possible use of UNH students, interning as Environmental Engineers, to study ways to mitigate air and traffic problems in Town. All agreed that UNH is a tremendous resource and should be utilized. Fred Smith will enquire.

Meeting was adjourned at 7:45 p.m.

Pat Main
Sec'y.

Feb. 24, 1995

Special Meeting of the Newington Board of Selectmen

Re; Temporary Stipulation with the Pease Development Authority

Chairman Paul Kent called the meeting to order on Feb. 24th at 12:05 P.M. at the Newington Town Hall with Board members Margaret Lamson and Fred Smith present.

In attendance were staff from the P.D.A. Atty. Malcom McNeil counsel for the Board of Selectmen, Gov. Steven Merrill, Dick Jones U.S. Air Force and various members of the Press.

Chair Kent announced that the purpose of this meeting is to discuss a settlement agreement which we have reached with the Pease Development Authority regarding our pending litigation. This settlement is subject to Court approval.

Chair Kent called for a motion on the Temporary Stipulation.

Margaret Lamson moved that the B.O.S. approve the Temporary Stipulation dated Feb. 24, 1995 which we have negotiated with the Pease Development Authority and authorize Malcom McNeil to execute the Stipulation on behalf of the Town. Motion Seconded by Fred Smith. Motion carried in the affirmative.

Motion by Fred Smith to Adjourn. Meeting adjourned at 12:30 P.M.

Respectfully Submitted,

Margaret (Peggy) Lamson
Margaret(Peggy) Lamson, Secretary

Board of Selectmen

Town of Newington

March 6, 1995

Present: Chairman Paul Kent, Margaret Lamson, Fred Smith.

Meeting opened at 6:30 pm.

Minutes of meeting held February 27, were accepted on a motion by Lamson, seconded by Smith.

Correspondence:

Letter from Catherine Goodwin a resident of Eliot, Maine, congratulating the Board for their efforts in reaching an agreement re: noise, with the Pease Development Authority.

Letter from Paul Busque, tenant on Fox Point, advising that he had made some renovations to the town owned house he leases and invited the Selectmen to visit. Also, suggested that sometime in the future, doors and windows will need replacing.

Letter from Building Officials Assoc. re: certification of Building Inspectors. Will discuss with Jack Mazeau.

Discussed problem at intersection of Woodbury Ave and Old Dover Rd. Trucks turning right onto Woodbury from Old Dover Rd have damaged a telephone pole located on the edge of the road and Board has been advised that the pole should be protected as many businesses would be effected if pole broke.

State DOT have suggested that trucks be encouraged to go across Woodbury and head north on Fox Run Road.

Selectmen will call a meeting of the Highway Safety Committee to discuss the safety options. In the mean time the utility company will be asked to take some measures to protect the pole.

Planner Tom Morgan asked for permission to attend a Planners conference at Tufts University. Board approved.

Tom asked for approval to have some bulletin boards mounted on wall outside his office to display plans, for the benefit of the residents, of any proposed development. Board approved.

Selectmen signed renewal permit for the poker machines at Shady Dave's, Star Sports Center. Noted that machines are for 'amusement only'.

Cosmos Iocovozzi, Fox Point Road, was present and asked the Board for clarification of load limits imposed on McIntyre and Airport Roads. Mr Iocovozzi stated that he felt Board had allowed overweight vehicles while prohibiting him from using his 10 wheel trucks to go to a site on Airport Road.

Board advised that the Bell & Flynn Trucks working at the Frink subdivision had been given a one day permit to cross McIntyre Rd, that McIntyre Road could withstand heavy trucks far better than Airport Road and if given the option, would recommend using lighter trucks on Airport Road even if they are not cost effective for the contractor.

Mr Iocovozzi suggested that the weight limits be increased as his empty trucks come close to weighing the 20,000 lb limit.

Peggy Lamson gave a status report on the cleanup of hazardous waste sites on Pease. Noted that the review committee, she has been working with, are a fine group and very conscientious.

Board set work session for Monday March 13, at 3:00 pm to continue their review of requests for abatement of property taxes.

David Sweeney, Fox Point Road, was present and asked that the Board check a tree in front of his house that is leaning. Also advised that the picnic shelter behind the school needs painting.

Board proceeded to work on the formation of a committee to review a report submitted by Municipal Resources, Inc., entitled "Organizational Aspects of the Newington Fire Department". All agreed that a time limit should be set for completions and recommended before the end of November 1995.

The following named were selected to serve:
William Sanborn, Leonard Eames, Joseph Akerley, Terri Spinney, Albert Hislop, Mary Edith Smith, Paul Kent. All will be provided with a copy of the report and an organizational meeting be scheduled.

Meeting was adjourned at 8:30 p.m.

Pat Main
Sec'y.

March 17, 1995

Newington Board of Selectmen Meeting of March 13, 1995

Subject: Residential Abatements

Chairman Paul Kent called the meeting to order at 3:05 P.M. with full Board presiding.

1. Donald Beals Fox Run Rd. requesting abatement re; residential use in a Commercial District. Moved by Smith seconded by Lamson to abate \$52,784 by virtue of the RSA of Residential Value. Taxable amount \$97,900.00. Motion carried in the affirmative.

2. A request by John R. Mazeau on the following properties
053-007 requests that said property is on Mud Flats and does not constitute Waterfront. Resident felt value of \$177,100.00 was disproportionate. The B.O.S reviewed the request and did not find the said property to be of disproportional value. No abatement granted.

053-006 Move to abate \$11,000.00 re: Public Water and Septic. Total assessment at \$23,000.00 for Public Water and Septic.

\$364,300.00

11,000.00

\$353,300.00 Total assessment for property 053-006.

023-008 The said property of John R. Mazeau in request stated the easement from the Air Force not taken into consideration and the Building over assessed. Moved by Smith seconded by Lamson to deny abatement for the request of the 023-008. B.O.S. stated that easement was taken into consideration and value of the building is an accurate assessment.

3. John Welch Newington Rd. Request abatement for Septic and Public Water. Septic System is over assessed. Moved by Lamson second by Smith to abate \$11,000.00 from the total assessment of 355,600.00. Motion carried in the affirmative
New assessment \$344,600.00.

4. A request by W. Russell Little Bay Rd. 015-007 in regards to Septic/public Water and Hearth. Moved by Smith seconded by Lamson to abate \$11,000.00 from total assessment of \$436,600.00. Motion carried in the affirmative.
B.O.S. feels Hearth is an accurate assessment for a base of Wood Stove. Question relative to assessment of Fire Place is \$2500.00. No abatement granted for the Hearth. Total new assessment \$425,600.00

5. A request by Robert Downs Patterson Lane property number 014-007. Mr. Downs feels property in question is over assessed because this piece cannot be used as a homesite. After reviewing similar property owned by John Clements of Patterson

Lane, a motion by Smith seconded Lamson to abate \$4,486.00 from total \$16,000.00 to \$11,514.00. Motion carried in the affirmative.

A motion was made by Smith to recess the meeting to March 15, 1995 at 3:00P.M. seconded by Lamson . Motion carried in the affirmative.

The meeting of March 13, 1995 reconvened on March 15, 1995 at 3:10 P.M. with Chairman Kent presiding. B.O.S. moved to review the following requests for abatement as follows.

1. Continental Cablevision : Moved by Smith seconded by Kent to grant an abatement on all C.C. requests due to anticipated rulings by the Court.

2. The following request were reviewed

Mahony (Mobil Oil) M28 l5 Denied

Mahony Great Bay Fish Rd. Map 20 Parcel 1 Denied

Gagner, Terry (Bowl U.S.A.) Map 26 Parcel 2

New England Telephone/Telegraph Map 000 Lot 1

GSM Realty (Mobil) Map 28 Lot 5 12/12/94

General Mills (Red Lobster) Map 27 Lot 20

Martins Point Map27 Lot 18

Hubbard Realty Map27 Lot 17

P.S.N.H. all properties in Newington

Mareld Map 19 Lot 11

Lot 13

Lot 14

Map 20 Lot 9

Lot 10

Lot 11

Lot 12

B.O.S. states any other parcels included in this assessment.

Fuel Storage Map 14 Lot 4

16

Map19 Lot 10 and any other parcels included in the assessment

Simplex Map20 Lot 4

On a motion by Fred Smith to deny the above reviewed properties for tax abatement seconded by Lamson. It was determined by the board that values were fair/accurately proportioned to other properties in the Town of Newington. Motion carried in the affirmative.

Meeting adjourned at 4:15 P.M.

Respectfully Submitted,
Peggy Lamson, acting secretary

Peggy Lamson

Board of Selectmen

Town Office

March 20, 1995

Present: Chairman Paul Kent, Margaret Lamson, Fred Smith.
Meeting was opened at 6:30 p.m.

Acceptance of minutes of meeting held March 6, and work meetings held March 13 & 15, will be considered at the next meeting.

David Low, Fire Fighter/EMT, was present and asked the Board to read a letter he had received from the Fire Chief regarding his recent election to the Town Sewer Commission. The Sewer Commission has been meeting during the afternoon and the Fire Chief is concerned that Mr Low will need to take time from his work to attend meetings.

Selectmen advised that the town has no set policy, that each committee votes their own meeting times, hopefully convenient to all members - it is just a matter of cooperation.

David Sweeney asked about town personnel policies re: vacation time.

Was advised that the Police & Fire Departments have their own SOP's, to meet their individual requirements. The Selectmen provide a general personnel manual.

Emergency Management Director, Eliza Smith was present and presented the Board with the signed agreement between the Town and Red Cross for the use of town facilities during an emergency.

Also presented, for Boards signature, a completed Town Emergency Plan. Copies of plan will be distributed to Library, State and Selectmen.

Police Chief John Stimson was present and advised that a meeting of all concerned with emergency management, will be held this summer and the Town Plan will be discussed and necessary equipment reviewed.

On a motion by Fred Smith seconded by Peggy Lamson, it was voted to sign the Plan.

Board considered the following requests for use of the Town Hall:
By Wayne Wood for use of Town Hall for a meeting on 4/6/95. Approved.

By the Holy Trinity Lutheran Church for use Town Hall for supper on 4/25/95. Approved.

By Alfred Margro for use of Town Hall for family party on 5/13/95. Approved.

By Doug Reed for use of the Town Hall for a meeting of the Celiac group on 5/18/95. Approved.

By Total Waste Management for use of the Town Hall for employee training on 3/22/95. Approved.

By Police Chief John Stimson for use of the deRochemont Room for computer training classes 5/8 to 5/12. Approved.

Received request for abatement of 37, 1994 Resident Taxes totaling \$370.00. Board signed.

Noted receipt of refund from Insurance after removal of school building from the Town policy.

Read letter from Portsmouth Mayor Eileen Foley asking for the town to support the request for the use of the Brackett School on the Pease Tradeport by the Catholic Archdiocese.

Noting that the school lies within the historic boundaries of Portsmouth Fred Smith moved to authorize the Chairman to write a letter to the Mayor and Council agreeing to support Portsmouth's position. Motion was seconded by Lamson and carried.

Read memo from Tom Morgan regarding request to permit auto sales within the residential zone on a lot presently in grandfathered business use. Board agreed to send copy of memo to the applicant.

Noted that the Air Force Environmental Engineers will use the Town Hall for a Public Hearing on 4/11/95 at 6 pm on the proposed remedial actions for cleanup on site 45, Pease.

Regarding the discussion at a previous meeting on a request to increase the load limits on town roads - it was noted, for the record, that the Selectmen have no authority in this matter, only the Town Meeting can vote to change this ordinance.

Organizational Meeting:

Paul Kent moved to appoint Margaret(Peggy) Lamson as Chairman for the ensuing year. Motion seconded by Smith and carried.

The following projects were discussed and all agreed that they need to get started A.S.A.P:

Paving of River Road and Fire Department parking lot... request for bids as a package.

Meeting House...write specifications and get prices.

Garage Doors...call company and have work scheduled.

Fire Department Exhaust system...have Fire Chief get complete proposal in writing. Peggy Lamson will meet with Fire Chief and discuss work needed in the old town offices to make more available space.

Road Sweeping...call sweeping company and schedule work for mid April.

School Generator...Fred Smith will contact the School District Administrator to discuss options.

David Sweeney asked why the Wildlife preserve will need an information kiosk and parking which he had read about in the newspaper.

Selectmen advised that the preserve will have visitors. Also the property is Federal and the Town has no say in any policies made for its use.

Mr Sweeney also wished to discuss his concerns about the Old Stone School. Noted that town does not own the school, only has a long term lease from the Government. Therefore, Selectmen are reluctant to recommend a lot of money being spent on the renovations. The Selectmen are of the opinion that, at present, the building is very functional and accommodates many town groups.

Discussed the agreement reached between the PDA and the Town and agreed to hold a Public Forum on April 12, at 7:00 pm to inform residents of the content of the agreement.

At 8:20 pm, Board went into a non-public session to consider an application for assistance.

Returned to regular meeting and stated that no action would be taken at this time.

Meeting was adjourned at 8:35 PM.

Pat Main, Sec'y.

Board of Selectmen Town of Newington March 27, 1995

Present: Chairman Peggy Lamson, Fred Smith, Paul Kent.

Meeting was opened at 6:30 p.m.

Minutes of meetings held February 24 and March 13 & 15, were accepted as presented.

Read letter from Attorney Ahlgren advising that a trial date of 6/12/95, has been set in the matter of the Town vs Hartford Insurance. This is in regards to the Coakley cleanup.

Approved vacation time for Planner Tom Morgan on April 3 & 4.

Discussed, with Tom Morgan, a proposal by the Planning Board to have a picture of former Planning Board Chairman John Rowe framed to hang in the planning office. Voted two to one to approve.

Discussed the upcoming training and certification class for operators of landfills conducted by DES, Concord.
Will request that Cliff Spinney attend and offer salary and mileage for the time spent.

On a motion by Fred Smith, seconded by Paul Kent, it was voted to renew the Police & Firemens accident insurance with the Hartford Insurance Co.

Discussed the upcoming Public Hearing on April 11, at Portsmouth City Hall on the Pease Part 150 Study. Fred Smith advised that comments from the Town will not be necessary unless substantial changes are made following the public hearing.

Peggy Lamson reminded the Board that a Public Hearing will be held on 4/11, at the Newington Town Hall on the cleanup of the former jet engine test cell (Site 45), which was the Newington side of the former base.

Received, for review, a draft copy of the Planning Boards proposed road standards.

Received copies of minutes of Library Trustee's meetings. Discussed the funding of Librarian's health insurance and the Library Trustees requirements for additional funds for books. Agreed to recommend that funding of health insurance be determined by the Trustees and funds for additional book purchases be requested from the Town budget.

Peggy Lamson stated that the Dog Officer wishes to meet with the Board and meeting was scheduled for March 29, at 3:30 p.m.

Proceeded to discuss the various town land & building maintenance jobs.

Selectmen will contact two road sweeping companies and get prices for roads and parking lots. Also will contact State DOT about road striping.

Discussed the need to have the roadside litter picked up. Will have town custodians schedule the work before grass starts growing.

Paul Kent reported that he had contacted various companies re: painting the Meeting House.

Fred Smith is preparing to get estimates for paving of River Road and Fire Station parking lot. Also, some replacement doors in the Old Stone School.

Agreed that town garage pit should be filled in - will get some estimates.

Prepared draft of letter to be mailed to residents with:

a) Notice of Public Forum on April 12, at 7:00 pm to inform residents about the recent agreement between the Town and Pease Development Authority.

b) Dates of opening of the Transfer Station (Consecutive Saturdays April 15 through May 27, 9am to 3pm).

c) Notice of vacancies on the various Boards and Committees.

d) Asking residents, who may be interested in bidding on jobs for the town, to submit their names.

Meeting adjourned at 8:05 p.m.

Pat Main
Sec'y.

Board of Selectmen

Town of Newington

April 17, 1995

Present: Chairman Margaret (Peggy) Lamson, Paul Kent.

Absent: Fred Smith.

Meeting opened at 6:30 pm

Luanne O'Reilly, Representing the Library Trustees, was present to discuss with the Board the town's personnel policies. Board advised that the Selectmen set basic policies but each department has their own individual requirements. Board suggested that the Library Trustees contact the Municipal Assoc. for assistance.

Read request from Assoc. Professor de Alba, UNH, to study an area of the Town Forest as part of his research on sites of historic earthquakes. Board voted to grant the request.

Received call from State DOT re: the old Railroad Station. Will notify state that Town is interested in renewing the lease.

Board approved purchase of new flags for the Town Hall.

Signed abatements of property taxes as voted at the March 17, meeting.

Approved vacation dates for Tom Morgan and Richard Rines.

Granted a request by Barbara Hill to allow the use of Fox Point by the Great Bay Watch monitors.

Granted request for use of the Town Hall by two residents - one birthday party the other a bridal shower.

On a motion by Kent, seconded by Lamson, it was voted to authorize the Chairman to sign a Release agreement with the National Grange Mutual Insurance Co. National Grange has agreed to pay a settlement in the Coakley Landfill cleanup matter.

Received copy of letter from Attorney John Ahlgren re: Towns suit against The Hartford Insurance Company in the Coakley Landfill cleanup matter.

Board noted for record that they have decided not to pursue any claims against non-settling parties in the Coakley Landfill cleanup matter.

Also noted for record that Selectman Fred Smith is abstaining from any actions by the Newington Selectmen in the Coakley Landfill matter.

Received notice from State Board of Tax and Land Appeals that Hubbard Real Estate (Newington Park) has appealed the Selectmen's denial of Hubbards request for abatement of property taxes.

Received notice of changes in benefits and rating options from the NHMA Health Insurance. Peggy Lamson will contact NHMA and report back to Board.

Received notice from State DOT re: increased rate for road striping, from .05 to .055, per linear foot. Budget will be checked to determine impact.

Received, from Eugene Schneider, Executive Director, Pease Development Authority, a report on the status of adoption of regulations required by the Temporary Stipulation. Selectmen are pleased to see the agreement requirements being addressed.

Peggy Lamson reported on continued monitoring of various haz. waste sites on or near the Pease Tradeport.

Also reported on planned Emergency Management training scheduled for July 27. The class (Table Top Drill), will be held in the Town Civic Center. It is recommended that all of the Selectmen attend.

It was agreed that decisions on the various building maintenance projects would be made when a full board is present.

The following named will be offered appointments - appointees will be asked to see the Town Clerk to be sworn in:

Conservation Commission: Kay Akerley, Jane Hislop, Barbara McDonald, Jim Leger Alternate.

Highway Safety: Margo White, Phillip Toomire, Leonard Eames, Donald Beals.

Historic District Commission: Barbara Hill, Lydia Frink, Winifred Welch.

Board of Adjustment: Mathew Morton, Thomas Redden, Jr.

Paul Kent reported that the guideposts at the culvert on Fox Point Road near the House residence, need replacing. Len Thomas will be asked to do the job.

Meeting was adjourned at 8:00 p.m.

Pat Main
Sec'y.

Board of Selectmen

Town of Newington

May 1, 1995

Present: Chairman Peggy Lamson, Paul Kent, Fred Smith
Meeting was opened at 6:30 p.m.

Minutes of meeting held April 17, were accepted on a motion by Kent, seconded by Lamson.

Read notice from Attorney Ahlgren re: schedule of dates for taking depositions for the Town of Newington v Hartford Insurance case. Location has not been determined - will offer the Town Hall.

Received letter from Alfred Smith, Newington Road, withdrawing his application for a Veterans Exemption.

Received copy of notice from State Board of Tax Appeals to Hubbard Real Estate advising that the Board would hear Hubbards request for abatement of their '94 property taxes but it will probably be 1997 before case can be heard. Notice filed no action taken.

Received copy of notice from State D.E.S. to Fuel Storage advising that site investigation for possible contamination will proceed.

Board signed the following appointments to the Recreation Committee: Terri Spinney, Jack O'Reilly, Peg Pirzl, Grace Smith, Paula Caceda, Doug Reed.

Signed abatement of '92.'93,'94 Resident Taxes totaling \$120.00.

Considered the following requests for use of town facilities:

A.F. Sergeants Assoc.- Picnic Grove 7/23. Approved

Lynda Bullock - Town Hall 9/23. Approved

Richard Hughes, Audubon Society - Fox Point 4/26 to 9/7. Approved

Received notice from UNH Cooperative Extension of hearings on use of pesticides. Notice will be posted.

Noted that Town has received, in lieu of taxes, \$76,342, from the Dept. of Interior for the Wildlife Preserve.

Also noted that a settlement check in the amount of \$40,000, has been received from National Grange Insurance re: Coakley cleanup.

Received notice of Public Officials Workshop in Manchester on May 24. Peggy Lamson will plan to attend. Police and Fire Chief will be given opportunity to attend.

Received notice from the Pease Tradeport of a Public Hearing on May 4, on the application of Redhook brewery.

Approved vacation for Tom Morgan on May 3. For John Frink May 22 - 26 and August 28 - September 1.

Read copy of letter from Building Inspector to Hyder Brothers, re uses, including parking, at the Star Center /Home Quarters site. Fred Smith stated that he had visited the site on Sunday morning and in his opinion, if the interior renovations (reduction of square footage), as required by the Planning Board, are completed, the parking should be adequate with some monitoring.

Discussed the proposed changes to the Great Bay School access off Woodbury Avenue.

State is holding a bond for off site improvements for the Homequarters store and these should be completed within a reasonable time.

Chairman Lamson reported that Home Quarters are planning a "Board Cutting" ceremony on May 25, 1995. She has been asked to participate.

The Selectmen agreed to serve on the following committees:

Peggy Lamson - Budget Committee and Conservation Committee.

Paul Kent - Lamprey Cooperative and Historic District Commission.

Fred Smith - Planning Board and Recreation Committee.

On a motion by Kent, seconded by Smith, Peggy Lamson was appointed as Alternate to Paul Kent on the Lamprey Cooperative.

Richard Hebbard was appointed as an alternate member of the Board of Adjustment.

David Sweeney, Fox Point Road, was present to change the date he will use the Town Hall for a private party. Board approved.

Mr Sweeney also brought to the Board's attention that bird's are nesting in the tennis court lights. Replacement end caps are needed.

Discussed the proposed lease of the Bloody Point land. State will be asked to prepare a lease for Boards signature.

Donald Beals, Highway Agent, was present and discussed the various road maintenance jobs. Fred Smith stated that Civil Consultants are preparing packages of the specifications and will be soliciting quotes for the main resurfacing jobs on River Road, Little Bay Road and the Fire Station parking lot.

Donald Beals stated that he had plans to resurface Old Post Rd and it was agreed to hold a work session to review the Road Surface Management Plan before hiring a contractor. Set date of work session for Wednesday May 10, at 2:30 p.m.

Peggy Lamson noted that the Conservation Commission has changed their regular meeting nights to the 3rd Thursday of each month.

Board proceeded to consider quotes for town building maintenance: Accepted quote from Profile Millwork for replacement doors at the Old Stone School cost \$925.

Read quote for installation of a suspended ceiling in the former Civic Center. No action taken at this time.

Received quotes for filling in the grease pit in the Town Garage and on a motion by Kent, seconded by Smith, voted to accept the low bid of \$629, from R.G. Young.

Voted on a motion by Smith, seconded by Kent, to accept the quote for installation of an airfiltration system in the Fire Station for a cost of \$11,560. Electrical work will be done by Conrad LaJoie.

Considered three quotes for work on the exterior of the Meeting House.

Following review of the bids, on a motion by Smith, seconded by Kent, voted to offer the job to D & R Painting Co. for a total labor and materials of \$7,800. Carpentry work will be extra.

Peggy Lamson reported that it was hoped to use volunteer UNH students to work on Fox Point this summer but they are not available. Will contact the Conservation Corps to see if they have help available. Peggy asked that the Selectmen visit the Point to look at the various jobs that need to be done.

Fred Smith stated that he would propose hiring a crew of workers with a reliable supervisor, that would do some of the outside work such as clearing the trails on Fox Point, clearing up the junk in the rear of Town Garage, clearing the culverts and picking up roadside litter. Agreed that available budget has to be considered, will check further.

Meeting was adjourned at 8:45 p.m.

Board of Selectmen

Town of Newington

May 15, 1995

Present: Chairman Peggy Lamson, Fred Smith, Paul Kent.

Meeting was opened at 6:35 pm.

Minutes of meeting held May 1, were accepted on a motion by Smith, seconded by Kent.

Kay Akerley, Chairman of the Conservation Commission, was present to report that a representative of the NH Conservation Corp. would be visiting Fox Point to determine if a project, to reestablish the walking trails, would be eligible for student help.

Board agreed that the town should take advantage and added that if more work was needed to meet requirements, it could be found.

On a motion by Fred Smith, seconded by Paul Kent, it was voted unanimously to authorize Kay Akerley to pursue the reestablishment of the trails on Fox Point.

Len Eames, Fire Engineer, was present to ask the Board to amend the Fire Department's Ordinance by authorizing the Engineers to appoint Fire Department Officers for indefinite terms. Present ordinance limits terms to two years.

Selectmen stated that they were reluctant to make any appointment for an indefinite term but agreed to attend the Fire Engineers meeting on June 13, to discuss the matter before making any decision.

Henry Hyder was present to discuss a letter the Board had received from Robert Hajjar, re: use of the Star Center. Hajjar, who was present, stated that he was concerned about being in compliance with the Planning Boards requirements and was requesting permission to not physically reduce the usable space, as required by the Planning Board, by building walls but to consider the recently vacated portions of the Star Center as reducing the square footage of usable space and permit him to use the building until he plans to vacate in September '95.

Selectman Smith noted for record that it should be understood that the requirement to reduce the Star Center was an option provided by Mr Hyder, the owner, to meet zoning requirements.

Mr Hyder acknowledged, in writing, his approval of Mr Hajjars proposal.

On a motion by Smith seconded by Kent, it was voted to agree to the proposal. Will have agreement typed and signed for all concerned.

Board considered a proposal from the owners of HQ for an offsite directional sign which they feel will be needed until the general public is familiar with the way to the store. Owner of the property Colley-McCoy, has agreed.

Following discussion, on a motion by Fred Smith, seconded by Paul Kent, it was voted to allow a temporary sign for no more than 60 days from date of issue.

Chairman Lamson opposed stating that she did not agree with offsite signs and felt it would not help the anticipated traffic problems from the Home Quarters site.

Correspondence:

Letter from Attorney Donahue stating that the Hechinger Company (H.Q.) is prepared to release the Town from the suit, Hyder vs Newington, as soon as the C.O. is issued to Home Quarters.

Letter from owner of the Hodgdon property, South Newington, inviting the Selectmen to walk the proposed subdivision with the Planning Board on May 25th.

Letter from Will Gilbert, Little Bay Road, suggesting that the Mott House on Fox Point could be used for storage of sailing equipment. Board concluded that safety was the main issue, but the idea was acceptable and agreed to meet at the Mott House on May 18, at 2:30 to view the possibilities.

Considered a request for use of the Town Picnic Grove by the Portsmouth H.S. Baseball Boosters on June 5. Approved on a motion by Smith seconded by Kent.

Considered a request from Neslab for use of the Town Hall for a "Job Fair" on May 25th. Approved on a motion by Kent, seconded by Smith, but agreed that Chairman Lamson will meet with a representative to discuss a plan that will least disrupt the Town Office.

Considered and approved request for gravel for Mr Flanders, Airport Rd.

Approved vacation for Tom Morgan - May 17th and May 31st.

Signed the following appointments:

Norman Myers, Deputy Treasurer; Libby Smith, Deputy Town Clerk; Lulu Pickering, Jack O'Reilly, Richard Hebbard, John Welch as Alternates, Board of Adjustment; John Frink, Member, Board of Adjustment; Dolly Russell, Member, Board of Adjustment.

Received letter from group formed to organize Superfund Reform. Fred Smith noted that there are many of these organizations and questions should be asked. No action taken.

Discussed notice from NHMA re: options for insuring fire trucks. No action taken until NHMA is contacted and questions answered.

Received proposal from AT&T for updating the system in the Town Office. Board agreed to discuss with next years budget proposals. Agreed that a speaker phone, for conference calls, is needed in the Selectmen's office and voted on a motion by Kent, seconded by Smith, to purchase for a cost of \$330.00.

Received letter from S & S Energy proposing prices for heating oil for town buildings. Board agreed to contact at least two other companies with requests for proposals before making any decision.

Discussed the proposed resignation of Stephen Foss as Chairman of the Pease Redevelopment Commission. Board agreed that it has been very satisfying working with Mr Foss and he will be missed. Chairman will write letter on behalf of the Board, thanking Mr Foss for his efforts on behalf of the Town.

Paul Kent noted that a spruce tree next to Meeting House may have to be removed or at least trimmed. Agreed to have Jim Leger look and advise.

Considered quotes for replacement of ceiling in the former Civic Center and agreed to accept a quote from Richard Ireland, Portsmouth, for the amount of \$995.00. Will notify R.G. Young and D & R Painting.

Meeting was adjourned at 8:25 pm

Pat Main, Sec'y.

Request for Rehearing
of Variances Granted
May 22, 1995

The Newington Board of Adjustment met on May 22, 1995 to consider several requests for variances from the terms of the zoning ordinance. After hearing from the applicants, and allowing for public comment, the Board deliberated and granted all requests, with some conditions.

Although the Zoning Board of Adjustment preceded with diligence, ~~we~~ believe that technical errors were made which justify a rehearing of several of the variance requests.

The variance request by David Short of Custom Pools to allow for retail sales was granted with the condition that the variance will expire after a period of five years. New Hampshire case law has determined that zoning controls apply to the land and not to individuals. Thus the relief granted by the board cannot be limited to a particular individual *nor can it be limited to a specific period of years*. The condition limiting the duration of the variance is incorrect and needs to be readdressed by the board.

The variance granted to Mr. Short for retail sales, a use not permitted in the district, was granted without the demonstration that the strict application of the zoning ordinance would deny the property owner all beneficial use of his land (the history of the property includes a variance granted in 1984 for relief from lot size and setback requirements in order to construct a professional building which is a permitted use in the current district). Such a demonstration is the burden of the applicant, and must be related to specific conditions of the land. Hardship as defined in numerous law cases in the state was not established for a change of use. To the contrary the applicant has demonstrated in the past that a permitted use could be established on the lot. The granting of the variance was therefore in error since no hardship exists.

Without the demonstration of hardship, the spirit and intent of the ordinance which prohibits retail use in the district would be violated if the variance is allowed to remain.

The request by Exxon for a variance to permit retail sales was granted subject to the condition that a traffic study that is satisfactory to the Planning Board is submitted. The ultimate approval of the variance is therefore dependent upon the actions of the Planning Board. Technically, the Board of Adjustment is not permitted to delegate its authority to any other body in such a manner.

During the presentation by the applicant, it was represented that retail was an established use on the property. The current use of the property resulted by variances granted in 1982 which allowed for the removal of the structure existing at that time and the construction of a self service gas station. The minutes of the April 23, 1982 state "Granting the variance would actually reduce the use of lot since the service bays would be eliminated and only gasoline dispensing would be done.". The variances granted by the board in 1982 were only in regards to the size of the lot and not the use, in fact it appears the board felt there would be reduction of the use on the property. Public comment given May 22, 1995 by Fred Smith stated that the current level of "retail sales" (candy bars and soda) were an incidental use, customary to a gas station. The building of a store would constitute a major change of use that would be contrary to the spirit and intent of the ordinance and would appear to be contrary to permission granted in 1982.

No evidence was presented that the strict application of the ordinance would deny the property owner all beneficial use of his property if retail sales were not permitted. A beneficial use of the property currently exists, therefore the hardship which must be present to grant the variance does not exist. The fact that a variance was requested demonstrates the applicant's understanding that a variance is required, and to be granted hardship must be demonstrated.

Motion

The Board of Selectman request a rehearing of the variance applications of Mr. David Short and The Exxon Company, as presented to the Board of Adjustment on May 22, 1995, due to technical errors made in the granting of variances at that hearing.

Board of Selectmen

Town of Newington

June 5, 1995

Present: Chairman Margaret Lamson, Fred Smith, Paul Kent.

Also Present: Mr & Mrs Richard Burns, Exxon Station Manager Joseph Mitchell, Beth Wescott Exxon Engineer, Attorney Bernard Pelech, Barbara Hill, Donald Beals, David Sweeney, Lydia Frink.

Meeting was opened at 6:30 pm.

Minutes of meeting held May 15, were accepted on a motion by Smith, seconded by Kent.

Correspondence:

Notice from NHMA re: Bill S.605 "Takings". Board agreed to support the concept and placed on file.

Notice from NHMA Health Insurance Trust re: Children's Dental. Copies will be given to all F/T employees.

Notice from Kemper Insurance re: Boiler Inspections.

Certificate of Insurance for Mosquito Control Supervisor Michael Morrison.

Received bill from Attorney Upton for Town's share of costs of petition in the Public Service matter and approved payment on a motion by Smith, seconded by Kent.

Board signed the 1995 Resident Tax Warrant.

Received report from Dept. of Environmental Services on the ongoing testing and results at the Defense Fuel Storage site.

Old Business:

Paul Kent reported that he had contacted the NHMA Insurance to discuss the new option for fire truck coverage and determined that the town would not gain anything by taking the new, more expensive, option.

To date, have received no further word from Will Gilbert regarding his proposed use of the Mott House.

Re: road resurfacing - Civil Consultants have sent out requests for prices. To date no replies but expect to complete the project before the end of August.

Agreed to contact electrician Conrad LaJoie re: work needed to be done in the Old Stone School and Town Hall.

Floor in old Town Office needs repair. Will have custodian check.

New Business:

Fred Smith spoke about a recent Board of Adjustment meeting and expressed his concern that several technical errors were made that warrant a rehearing. Smith presented a written report stating his rationale for the request (copy attached).

Noted that, following a written request to the BOA, they have 10 days to respond.

Barbara Hill expressed her concerns about traffic and the integrity of the Planning and Zoning process - that much time and effort had gone into establishing the various zones and their uses.

Elaine Burns spoke in favor of the BOA's action that could allow a convenience store on the Exxon property on the Spaulding Turnpike.

Attorney Pelech, representing Exxon & Joe Mitchell, stated that the request for a rehearing, in his opinion, was not proper, that the BOA had reviewed the facts and did a good job considering the criteria to be met.

Smith reported that he had spoken in opposition at the hearing and an abutter had written in opposition - there was no public comment in favor of granting the variances - only a petition signed by a variety of people from all over.

Following discussion Paul Kent moved to request a rehearing of the BOA, motion was seconded by Fred Smith. In discussion of the motion Fred Smith clarified the requirements for requesting a rehearing and stated that if granted the Selectmen would most likely not challenge the BOA's decision.

Motion carried unanimously.

David Sweeney asked that the Rest Area on Fox Point be mowed. Will have custodian schedule.

Board considered three bids for a security alarm at the Langdon Library. On a motion by Smith, seconded by Kent, it was voted to give job to Sentry Systems. Library Trustees will be asked to make the arrangements.

Peggy Lamson noted that she had recently received a report from TAC and is getting disheartened by the lack of pertinent details considering the expenditure of so much grant money and the importance to good transportation planning. She asked the Board to look at the report.

Other Business:

Paul Kent stated that Cemetery Superintendent Bill Beals is concerned about the practice of some families disposing of ashes by scattering them on the lots.

Board agreed to have the Cemetery Committee meet and determine the regulations covering disposal of ashes.

Fred Smith reported that he had contacted the group reviewing superfund management and found they had nothing to offer Newington that is not being handled by the parties working in the Coakley Cleanup.

Went over the list of building and ground maintenance projects:
Stone School - electrical work to be scheduled soon; Tom Roy will be asked about scheduling installation of new doors.

Meeting House - It is recommended that the spruce tree that is leaning toward the building be removed. Len Thomas will be asked to do work. D & S Painting will be asked about the schedule for painting the exterior.

Barbara Hill asked the Board to consider appointing a member to the Rockingham Planning Commission - replacing Jack Mazeau. Selectmen will check with both Land Use Boards to find an appointee.

Road Agent Don Beals discussed his plans. Will continue the crack sealing project and expend the balance of funds on repaving as much as possible of Old Post Road.

Planner Tom Morgan came to the Selectmen and advised that the BOA Chairman, Al Cabrera, had scheduled a meeting for Monday June 12th at 7 p.m. to consider the request for a rehearing.

Meeting was adjourned at 8:10 p.m.

Pat Main
Sec'y.

Board of Selectmen

Town of Newington

June 19, 1995

Present: Chairman Margaret Lamson, Fred Smith, Paul Kent.
Meeting was opened at 6:35 p.m.

Minutes of meeting held June 5, were accepted on a motion by Smith, seconded by Kent.

Also Present: Helen and Doug Reed.

Correspondence:

Letter from Fire Chief re: Emergency Planning Committee - requesting name of representative for the Selectmen. It was moved by Kent, seconded by Smith, and voted to have Emergency Management Director Eliza Smith represent the BOS.

On this same subject, Peggy Lamson reported that Eliza Smith had purchased the majority of equipment to set up her office in the old Civic Center office. A telephone/Fax line will be needed and Peggy will consult with AT&T to determine costs.

Reviewed memo from Police Dept. re: Personnel Accrued Annual Leave. Board agreed to meet with the Police Commission and discuss their policies and plans for managing the funds for accrued unused vacation leave.

Received copy of petition to Superior Court for abatement of the property taxes for Fuel Storage/Mareld Co.- will forward to Atty Ratigan for action.

Received from Attorney Donahue, the general releases in the matter of Hyder/Home Quarters vs Town. On a motion by Smith, seconded by Kent, it was voted to sign the documents and return to Atty Donahue for his action.

Fred Smith stated that he would like the Board to schedule a meeting with William Verge owner of the Isaac Dow House, to discuss a few items required on the site plan. Also, meet with a representative of Home Quarters to discuss their operation including outside storage. Will schedule meetings as soon as possible.

Peggy Lamson reported that Mr Corbett who represents HQ, has promised to present a landscaping plan for the approval of the Conservation Commission and the Planning Board.

Discussed the Conservation Commission's plan to hire members of the Conservation Corp to work on Fox Point. Work should commence at the end of July.

Paul Kent reported that he had checked the erosion problem at the end of Fox Point and would suggest consulting an engineer about replacing the rocks that have fallen into the water. Following discussion it was agreed to talk to Bob Young and get some idea of costs.

Signed proclamation to be presented, by Chairman Lamson, to the former Chairman of the PDA, Stephen Foss, at the PDA meeting on Thursday June 22.

Chairman reported that she had attended a meeting in Portsmouth and received a picture of the submarine USS Main autographed by the Captain. Donations are being requested to help with the commissioning plans - the budget will be checked.

Considered a request from William Beals to have a cemetery deed corrected by changing the lot assignment. Mr Beals explained that an error occurred in 1962 between lots 45 and 30 in Western Division. Following review, Board agreed to authorize the change and record will show that Wilfred E. Brooks owns lot #45 in the Western Division.

Signed renewal of Game Machine permit for the Dream Machine, Fox Run Mall.

Approved two day vacation requested by Tom Morgan.
Approved request for Tom Morgan to attend a one day computer training seminar in Portsmouth cost \$49.

Board approved on a motion by Kent, seconded by Smith to accept Additions and Abatements to the 1995 Resident Tax Warrant.

Received copy of correspondence from George Sansoucy to Public Service re: utility appraisals. Placed on file.

Approved, on a motion by Smith, seconded by Kent, the use of the Town Hall by Roy Greenleaf for his wedding on Sept. 2, 1995.
Board confirmed that all full time employees can apply for the use of the Town Hall and if requirements are met, can be granted use.

Received letter from Chairman of BOA advising that a request for a rehearing on the Exxon and Custom Pools applications has been denied.

Received notice of a demonstration on Composting on June 29, Exeter. Will suggest that Clifford Spinney attend.

Received copy of a letter from Planning Board to COAST enclosing a bill for their share of the architects fee for design of a bus terminal at the Fox Run Mall.

Fred Smith reported on meetings he had attended re: Pease redevelopment matters.

Received copy of letter from Ted Mueller, Patterson Lane, to the Planning Board requesting that the Town adopt plans and policies to control odors from the Industrial properties.

Discussed the tree beside the Meeting House and agreed to let David Watson trim the tree as he proposes, at no cost to the Town, and before July 1. Selectmen will make final decision about removing the tree after they see the results of the trimming.

Reported on the meeting between the Board and the Fire Engineers regarding amending a section of the Fire department ordinance. Selectmen conclude that they see no compelling reason to amend the ordinance but will listen to further information if Fire Engineers wish to meet again. Also noted that there have been many changes in the Fire Department in the last 10 years so maybe the entire ordinance needs review.

Paul Kent reported on the Lamprey Coop. Stated that Town can expect a bill for our share of the engineering fee for survey of the proposed site. Also reported that the Coop has asked the Pease Development Authority for temporary use of the transfer station on Pease while the new site is being developed. To date no answer.

Fred Smith reported that the Town can expect a letter from Atty Hummell, Pease, re: access to Wildlife Refuge. There has been discussion about access from somewhere other than the main road on Pease.

Noted that a meeting is scheduled for Wednesday at 7 pm with the Sewer Commission and BOS agreed to meet one hour earlier to review budgets and other pertinent matters.

Fred Smith reported on a site visit to the Hebert property on Gundalow Landing. It was determined that replacement of the driveway culvert, by Mr Hebert, would not encroach on the town ROW.

Fred Smith also reported that the Hockey Boosters will be holding a fund raising carnival at the Star Center in September.

Board discussed the appointments of the Town's representatives to the Pease Development Authority.

Following discussion it was moved by Fred Smith, seconded by Paul Kent, to reappoint both Anthony Smith and Peter Loughlin when their terms expire. Will notify Portsmouth and the appointees.

Meeting was adjourned at 8:40 pm.

Pat Main, Sec'y.

Board of Selectmen

Town of Newington

July 3, 1995

Present: Chairman Margaret Lamson, Frederick Smith, Paul Kent.
Meeting was opened at 6:35 p.m.

Minutes of meeting held June 19, were accepted on a motion by Kent, seconded by Smith.

David Pancoast was present to discuss his interest in restoring, and residing in, the Old RR Station on River Road.

Mr Pancoast has talked to the owners (State Hwy. Dept.) and has received some encouragement. Noted that all major systems need replacing at substantial cost and Mr Pancoast would want a long term lease on the property to protect his investment.

Selectmen described the town's interest and advised that they are presently negotiating renewal of a long term lease with the State. Selectmen also noted that restoration of the building has been considered but determined to be cost prohibitive for the Town. However, they would not be opposed to a private individual restoring the building.

Mr Pancoast stated he would put a draft proposal in writing to the Board and return at another time for further discussion.

Received, for signing, an agreement with State Dept. of Transportation, for towns share (\$5,000) of costs to synchronize the traffic lights on Woodbury Ave. Voted, on a motion by Smith seconded by Kent, to sign agreement and return to State. Noted that State DOT and PDA will pay balance of costs.

Signed addition to the 1995 Resident Tax Warrant.

Approved use of the Town Hall by Mary McGee for wedding anniversary.

Received report of the towns participation in the Household Hazardous Waste collection in Portsmouth. Total of 9 cars.

Received notice that State Dept. of Revenue will be setting values of public utility properties. Will request a copy of the findings.

Read copy of letter from Attorney Ahlgren to Ken Rappolt, informing him that the Hartford Insurance Co. had found a copy of a policy written to the Town for 77/78, and asking him for further input re: "Contamination and Pollution endorsements.

Received copies of correspondence from Attorney Richard Upton re: Public Service - placed on file.

Read letter from Workmens Comp. Insurance with list of recommendations to improve safety at the Town Garage - copy will be given to Highway Agent for his action.

Chairman Lamson stated that the space in the old town offices, to be used for Emergency Management, is almost finished but an area to store the Auxiliary medical equipment is needed. On a motion by Kent, seconded by Smith, it was voted to instruct the Ladies Auxiliary to store their supplies in the cottage on Fox Point. Chairman Lamson will notify them.

Board received, for signature, an agreement with the State Conservation Corps for work on Fox Point for a fee of \$750.00. Board will review agreement before signing.

Received notice from David Watson that he had trimmed the tree next to the Meeting House at no charge. Mr Watson requested that Town acknowledge the donation for tax purposes. Board noted for the record that they retain the right to remove the tree if, in their opinion, it could cause a problem to the building.

Noted that a charge from Attorney Cutler re: Pease noise issue, had been discussed at a work meeting and it was agreed to pay, at this time, 50%. Balance will be paid at a later date.

Fred Smith noted that request for bids for repaving of a portion of River Road have been sent out by Civil Consultants. Also, reported that Mark Rowell, Airport Manager, is proposing erecting a Radio Beacon (navigational aid) on the perimeter of Pease. A written proposal is to be submitted to the Selectmen.

With regards to the recent notice from the Air National Guard re: possible expansion of operations at Pease Tradeport - Fred Smith stated that because of a business contract he has with the Air National Guard there is potential conflict of interest and he will not participate in any votes or discussions on the matter. Chairman Lamson stated that she has talked to Col Clark and he has agreed to meet in the near future to discuss the town's concerns about the proposed expanded operations.

Received copy of a letter from Ted Mueller to Planning Board re: proposal by Sprague to add a second salt storage area. No action taken - Planning Board will address at their next meeting.

Meeting was adjourned at 7:40 p.m.

Pat Main, Sec'y.

Minutes
Selectmen's Meeting

July 17, 1995

Meeting was opened 6:30 PM

Chairman Lamson, members Kent and Smith were present.

Minutes of the July 3rd meeting were accepted.

Correspondence: The following articles of correspondence were received and noted;

Letter from the chairman of the Planning Board notifying the Selectmen of a full member vacancy on the P.B.

Notice from the Seacoast M.P.O. that representatives M. Lamson and T. Morgan's terms of office had expired .

Lamprey Regional Co-op sent official notice of the refuse to energy plant closure in Feb. of 1996.

Notice from Newington Police that 911 emergency reporting service now covers the town.

Northeast Utilities sent notice that it intends to move forward with a natural gas pipeline proposal and that further information will be forwarded.

The town received notice that Clifford Spinney has been certified as a Level III Transfer Station Operator.

In addition, the following requests were made and acted on;

Tom Morgan requested a vacation day for July 31 - Granted.

Barbara and Richard Spinney requested the use of the town picnic grove for July 13, 1996 - Granted.

Diana St.Laurent requested the use of the function room August 12, 1995 - Granted.

Rockingham County Conservation District requested that the town sign a memorandum of understanding concerning the relationship between the town and commission - Tabled until August 7, 1995 in order to allow the selectmen to review the document.

U.N.H. department of civil engineering involved with the study of earthquakes requested permission to expand its scope of work to include borings in the cemetery - Granted.

John Corbett and Atty. Bernard Pelech, representing Home Quarters, met with the selectmen to discuss various issues of concern raised by the B.O.S. . Smith asked about items yet to be completed which were part of site plan approval - north parkinglot and rear parking lot marking, bus stops, and cross lot easements for parking and the unapproved use of rear parking lot as a loading zone. Corbett stated that marking of the lots will be completed in approximately 2 weeks, that Coast Bus service had requested a delay in the initiation of service to the site and therefore a delay in the placement of the bus stops, the signs "Parking for HQ customers only" will be removed, and actions will be taken to eliminate the use of the rear parking lot being used as a staging area. General housekeeping and landscape management issues were discussed . Corbett stated that a better job of policing the area will be done and that he was meeting with the Planning Board regarding plantings and landscaping.

Old Business: none at this time

New Business: Moved By Smith, 2nd By Kent to reappoint Lamson and Morgan as representatives to the Seacoast MPO. - All approved.

Moved By Kent 2nd by Smith to sign and submit the annual report form MS-5 to the state - all approved.

Lamson brought up the following :

Proposed that a selectmen's newsletter be sent to cover such items as the 911 service, transfer station and the like.

Requested that the road agent check several overhanging tree branches on Fox Point.

Presented the dog officers mileage of 123 miles for a three month period. Moved by Kent 2nd by Smith to reimburse for mileage from animal control budget. - Approved

Asked the board members to be on the look out for possible zoning violations throughout town. Specifically raised concern regarding the DeRochemont property on Fox Point Road. After discussion it was moved by Smith 2nd by Lamson to send a letter to DeRochemont (property owner) and McArthur (tenant) requesting a meeting regarding the apparent expansion of a non-conforming use. - Approved

Kent brought up the following:

The fire engineers intend to request the transfer of a surplus police cruiser to the fire department.

A report of the continued efforts of the Lamprey Regional Co-op concerning the closure of the waste to energy plant and the construction of a new facility was given. Moved by Smith 2nd by Lamson that Kent be authorized to vote in favor of the proposal to construct a new facility - Approved.

(Kent - continued)

Suggested that the Historic District Commission and the Conservation Commission be notified that the tree at the Meeting House had been trimmed and that it appeared that removal was not necessary at this time, however the B.O.S. will continue to monitor the situation and take what ever actions which may be necessary to protect the building. All agreed

Suggested that the town hall parking lot be restriped when the roads are done. The board agreed that if budget allows it should be done.

Smith brought up the following:

Suggested that work sessions be set up to complete the personnel plan, work on fire dept. ordinance and the lease of the old railroad station from the N.H. D.O.T. .

Meeting closed 9:33 PM

Fred Smith

Board of Selectmen

Town of Newington

August 7, 1995

Present: Chairman Margaret Lamson, Paul Kent, Fred Smith.
Meeting was opened at 6:30 pm

Chairman reported that seven requests for bids on the repaving of River Road & Fire Department Parking Lot were sent out by Engineers Civil Consultants and only Iafolla Industries had responded. Board discussed their conversations with Ed McCarthy of Civil Consultants.

Fred Smith moved to notify Iafolla that the Town intends to award them the contract but there is a need to negotiate for drainage plans for the Fire Department parking lot. Also subject to the engineers verifying the contract amount. Paul Kent seconded the motion. Carried unanimously.

Fire Commissioner Leonard Eames was present to request the transfer of a obsolete police cruiser to the Fire Department. He stated that the cruiser would be used for Fire Inspections and would relieve the use of the more costly utility truck and the Suburban.

Board held long discussion - Fred Smith stated he could not agree that the fire department needed another vehicle and would like some idea what vehicle plans the department has for the future. Paul Kent stated that if the Engineers agree that the cruiser would lengthen the life of the other vehicles and as there would be no costs involved he would approve transferring the cruiser and give the Engineers a chance to test the program.

On a motion by Kent, seconded by Lamson, it was voted to approve the Fire Department's use of the obsolete cruiser. Smith opposed.

Lulu Pickering, Little Bay Road, was present to advise that a number of parents of kindergarten aged children are willing to pay for extending the kindergarten schedule to 2 pm and asked if they need the Selectmen's approval to use the classroom. Board advised that the School Board and District Union have the authority over use of the school building.

Correspondence:

Quote from Tom Roy for work on the meeting house at a cost of \$700. Board voted to accept on a motion by Kent, seconded by Smith.

Request for two days vacation from Planner Tom Morgan. Board approved.

Board signed addition to the 1995 Resident Tax Warrant.

Considered a request for abatement of property taxes from Lordco Pier, Old Dover Road and agreed to review and take action at the next meeting.

Received notice from Rockingham County Conservation District requesting Town sign a Memo of Understanding for services. On a motion by Smith, seconded by Kent, it was voted to authorize the Chairman to sign and return.

Received letter from Chairman of Planning Board advising that there is a vacancy for an alternate on his Board.

Selectmen will be mailing a news letter and will include the request for volunteer in the notice.

Chairman Lamson reported on the work of reclaiming the hiking trails on Fox Point just completed by the Conservation Corp. and commended the Conservation Commission for their efforts in getting this organized. Will include the information in the newsletter and give all the residents the opportunity to visit and enjoy the trails.

Received letter from Pease Airport Manager requesting permit from Selectmen to allow an access from McIntyre Road to be used to maintain and inspect radio transmission equipment. Access would only be used once every two or three months.

On a motion by Smith, seconded by Kent, it was voted to allow the access providing that the use is as stipulated and subject to a satisfactory location of an access point that will provide safety for both the users and the general public using McIntyre Rd.

Read correspondence re: the proposed extension of the natural gas line passing through Newington. Selectmen and Planning Board will closely monitor the plans - requesting a route that will least disrupt private and historical properties.

Read copy of letter from Planning Board to Sprague Energy listing the conditions for approval of the new salt storage area. Chairman commended the Planning Board for addressing the environmental issues.

Received letter from resident Ted Mueller stating his concerns about the entrance to HQ from Woodbury Avenue. Fred Smith reported that the Planning Board is requesting that the State Highway approve acceleration and deceleration lanes.

Read letter from Vice Commander of the NH Air National Guard, Pease, in reply to the Selectmen's concerns about the proposed increase of the Guards activity at Pease. Noted that reply was short and did not answer many of the town's questions.

Paul Kent reported that there are many cloth/canvas signs appearing in the commercial district and questioned if they required permits. All agreed that sign permits should be required -will ask Tom Morgan to write and advise property owners to apply for permits.

Fred Smith reported that the Planning Board had approved the Flea/Farmers Market proposed by David Short on River Road next to Custom Pools. Adequate parking is a concern and it is questioned if "No Parking" signs should be posted along River Road. Board concluded that the Highway Safety Committee should be consulted. Paul Kent will organize date and time for meeting.

Fred Smith reported that the Library Building has a bat problem and the Trustees have asked for help. Selectmen will make enquiries about a solution.

Meeting was adjourned at 8:25 p.m.

Pat Main, Sec'y.

Board of Selectmen

Town of Newington

August 21, 1995

Present: Chairman Margaret Lamson, Paul Kent, Fred Smith.
Meeting was opened at 6:30 p.m.

Minutes of meeting held July 17, were accepted on a motion by Kent, seconded by Lamson. The minutes of meeting held August 7, were accepted on a motion by Kent, seconded y Smith.

Board signed a request for a thirty day extension on submission of the form MS1, to the Dept. of Revenue Administration in order to give appraisers time to complete property value updates.

Received, from Department of Revenue Administration, their estimate of taxable market value of public utilities. Noted for the record that the Town is not in agreement with these values. Placed on file.

On a motion by Kent, seconded by Smith, the Board signed agreement for dispatch service between the Town and the Durham/UNH Communications Center for a fee of \$3,708. Dispatch by the City of Portsmouth had been suggested by the Fire Chief and Board will ask for an explanation of the change.

Read letter from COAST Transportation re: town's contribution. Noted for record that town appropriates what should be matching funds with the Mall's. The appropriated amount is less than COAST is requesting. Board tabled action until matter can be discussed with COAST.

Lulu Pickering, Will Gilbert, Candice Leighton, Jim Leger, were present to discuss a proposal to provide before and after school child care and training at the Old Stone School. The organizers will be filing for Non Profit status. Lulu advised that she had contacted the Superintendent of SU 50 and he had agreed to look into the possibility of using the school and school sponsorship. In the meantime the program is needed and use of the Old Stone School is requested.

Selectmen advised that liability insurance coverage would be required and instructed Pat Main to contact the NHMA (town's carrier) and ask if the proposed activity would be covered under the town's policy.

Held long discussion re: hours of operation and number of children. Selectmen concluded that the concept was acceptable and if the proposal was covered under the town's policy and the activity would not interfere with the recreation department's use of the building, they would not object.

On a motion by Smith, seconded by Kent, it was moved to approve, on condition that insurance requirements are met. Motion was amended to add that permission would have to renewed one year from start-up. Motion as amended carried.

Read letter from PDA Director Eugene Schneider re status report on regulations for Temporary Stipulation. Fred Smith suggested that the report is inadequate and that Attorney McNiel should be asked to respond with a letter to Mr Schneider.

Received notice of Public Hearing, in Concord, on 9/5 at 10 am, to collect input for the study of the duties etc. of the Pease Development Authority. Noted that the Selectmen should try to attend.

Approved use of the Picnic Grove by the Portsmouth Police Dept.
Approved use of the Town Hall by Pat Main for a family party.
Approved 1 day vacation for Tom Morgan.

Signed addition to the 1995 Resident Tax Warrant.

On a motion by Smith, seconded by Kent, it was voted to advertise the obsolete police cruiser for sale in the Portsmouth Herald.

Received copies of Dog Officers incident reports and a copy of letter sent to a resident regarding an incident of dogs running loose. Placed on file.

Received copy of letter mailed to 3 property owners from Town Planner advising that they apply for permits for new signs appearing on their properties.

Received letter re: rental of wood chipper. Agreed that this could eliminate the need to burn the wood piles in the transfer station. Will have Cliff Spinney get some costs.

Discussed the request for abatement for the Lordco Pier Co. and voted on a motion by Smith, seconded by Lamson, to deny request as review of assessments and methodology does not show Lordco is disproportionate.

Chairman Lamson stated that she had no response from McCarthy re: his use of the deRochemont property on Beane Lane. Will send a second letter.

Tom Morgan was asked to check with State Highway Dept. on the status of the Custom Pools sign.

Fred Smith made note of the following:

The need to set a meeting with the Sewer Commission to discuss property values and methods of funding sewer budgets.

The need to complete an updated personnel policy - Chairman Lamson agreed to contact the NHMA.

The need to check with Public Service re: possible oil leak from a cable house on the waterfront, Gundalow Landing.

Chairman Lamson reported on the Emergency Management Mock Drill scheduled for September 23rd. Details are still being worked out as to location for press and participants. Board agreed that the drill should not interfere with residents regular routines.

At 8:20 p.m. on a motion by Smith, seconded by Kent, it was voted to recess the meeting and reconvene at 3:30 August 22.

Meeting reconvened at 3:30 p.m. Tuesday August 22.

Present: Lamson, Smith, Kent. Also Lulu Pickering. Secretary reported that she had contacted the Town insurance carrier (NHMA) and was advised that the activity proposed by Lulu Pickering would not be covered under the town's policy, that the Town should require a general liability policy of all individuals using the town buildings. No further action was taken at this time. Selectmen will consult town attorney regarding this matter.

Sewer Commissioner George Fletcher and Bob Hankinson of Whitman & Howard were present to discuss the status of the rewrite of the Sewer Ordinance. The Sewer Commissioners have agreed to let Whitman & Howard provide an ordinance - Selectmen will contact town appraiser George Sansoucy to discuss the work he has completed to date.

Board received written complaint about a dog. Fred Smith received the complaint on behalf of the Selectmen. Fred reported that he had met with the dog's owner earlier and discussed the complaint further investigation will be needed - will report back to Board.

Cliff Spinney reported that he had contacted the company re: the Wood Chipper and has invited the owner to visit the transfer station to view the wood piles and give price including cost of hauling chips away.

Read letter from a new property owner thanking Planner Tom Morgan for his assistance.

Board signed letter to owner of Lordco Pier Co., advising that the application for abatement of property taxes is denied.

On a motion by Smith, seconded by Kent, it was voted to authorize Chairman Lamson to sign a pre application for the State Revolving Fund re: the Coakley Cleanup.

Chairman Lamson reported that Mr Paige of Advanced Wildlife Control had done a bat inspection at the Library. Board agreed to speak to Mr Paige re: price of bat proofing and cleanup.

Board proceeded to review the year to date budget expenditures.

Discussed viewing roads with Highway Agent. Also, to discuss with Chairman of Planning Board and Planner, any zoning violations.

Board of Selectmen

Town of Newington

September 6, 1995

Present: Chairman Margaret Lamson, Fred Smith, Paul Kent.
Meeting was opened at 6:35 p.m.

Minutes of meeting held August 21, were accepted on a motion by Smith seconded by Kent.

Tom Morgan, Town Planner, presented a report on the On and Off Site Improvements required of Home Quarters. Some items are still to be completed - noted that a bond is in place and should not be released until all site plan requirements are met.

Tom also reported that the salt is being delivered to the new location at Sprague terminal and at present is uncovered. A representative of Sprague advises that the pile will be covered no later than September 17, following another delivery. Also, on this same subject - Civil Consultants had checked the storm drainage system from the salt pile and found it built as shown on the approved plan.

Lulu Pickering was present and submitted a written listing of activities proposed by the after school care program. Lulu advised that she had contacted the State Agency which licenses day care facilities and had described to them her program and they concluded that the proposal was exempt from the licensing requirements - however they would not put this fact in writing stating that this was not their policy.

Selectmen stated that they all agree with the concept as proposed but still need some assurance that the program is exempt and Chairman Lamson agreed to call the agency and attempt to get something in writing.

Fred Smith stated that if the program was declared exempt based upon the descriptions submitted - then any agreement for use of the Stone School would be conditional upon the program as described. If there are any changes which could change the status a license could be required.

Chairman Lamson stated, for the record, that the after school care program would not be town sponsored, would not be subsidized by town and would not interfere with the town recreation programs. Also noted that the Old Stone School is not town owned but leased from the Air Force. Chairman Lamson also noted that a letter introducing the program to parents showed an address of Old Stone School and this was premature as the use of the building is still to be decided when insurance coverage and possible legal issues are resolved.

Cliff Spinney discussed several issues on the Town Transfer Station including the possibility of renting a large chipper to take care of the brush & wood pile. Board had some questions about the chipper and Cliff agreed to call and get answers. Agreed if the equipment worked out there may be no need to dispose of the material by burning.

David Sweeney, Fox Point Rd, was present and asked about a tree on his property that he is concerned may fall. Selectmen advised that the road agent had looked and determined that it is not a line tree but the responsibility of the land owner. However, a Public Service pole is very close to the tree and they have been asked to look and maybe trim the tree.

The Town Secretary reported that a tree company, working for Public Service, was in town and had been advised that all town roads were declared scenic and therefore a Public Hearing should be held before any cutting or trimming of line trees.

Board approved use of the Town Hall by the Margro's for a family party.

Read a letter from Planning Board Chairman requesting names to fill vacancy for Alternate member of his Board. Will advise that no one has applied to the Selectmen.

Discussed the proposal to have the bats removed from Town Library. Board has requested a proposal from Advanced Wildlife Control, Barrington NH. It was agreed to empower the Chairman sign a contract for the work if assured that the building will be bat proof. Costs will be charged to Town Building Maintenance.

Fred Smith left the table while Board considered bids for used police cruiser which had been advertised 8 days in Portsmouth Herald.

Received three bids and voted by Kent, seconded by Lamson to award to the high bid of \$2,680, from D & F Classics, York Maine.

Fred Smith returned to the table.

Chairman Lamson reported on a recent Budget Committee meeting. A schedule of meeting dates was set to hear the '96 budget requests and the Chairman of the Budget Committee will be asking the Selectmen for their recommendations re: COLA's.

Reported that the Fire Chief would like Selectmen to look at the edge of the new pavement which needs grading. Will check with Civil Consultants.

Discussed the need to meet with Road Agent to discuss future road work under the Service Management plan. Fred Smith suggested that any work done at intersections should include granite curbing.

Chairman Lamson noted that the Emergency Management Mock Drill is scheduled for September 23. A letter will be mailed to all residences advising that there may be some inconvenience between 9 am and 1 pm, especially to residents of Fox Point.

Chairman reported that a meeting was held on August 30, attended by representatives of the Air National Guard, Planning Board and Selectmen. Concluded that a Public Informational meeting will be held at the Town Hall on September 27, to give residents the opportunity to have their questions answered regarding possible increased activity at Pease.

Discussed the position of Dog Officer. Jan Stuart has no transportation at present. Board agreed that in an emergency she could use the town pickup truck. Also, town attorney is determining if the Dog Officer's private vehicle is covered by town insurance while she is using it for town business.

Discussed notices sent to three companies about temporary signs requiring permits. Tom Morgan advised that two companies had not responded and should get follow-up letters. Also, a second letter should be sent to Arthur McCarthy, Beane Lane re: his apparent lot line and change of use violations.

David Sweeney asked about the engineering of the work done at the Fire Station and River Road. Selectmen stated that the work seems to be satisfactory - that there were no problems between the engineer and contractor.

Meeting was adjourned at 8:45 p.m.

Pat Main
Sec'y.

Board of Selectmen Town of Newington September 18, 1995

Present: Chairman Margaret Lamson, Fred Smith, Paul Kent.
Meeting was opened at 6:30 p.m.

Minutes of meeting held September 6, were accepted on a motion by Kent, seconded by Smith.

Cliff Spinney was present to discuss various matters on the Transfer Station. He submitted a proposal to have the area around the dumpster filled to make the grade higher and to make it more convenient and safer for residents. Board agreed to include costs in the 1996 budget proposals.

Also discussed the plans to rent a chipper to clear up the wood piled in the Transfer Station and the options for disposing of wood chips. Cliff agreed to contact the State EPA to see if there are any regulations prohibiting piling wood chips.

Chairman Lamson signed proposal from Advanced Wildlife Control to have the bats removed from the Library and the building cleaned and batproofed for the sum of \$1,180.

Signed addition to the 1995 Resident Tax Warrant.

Chairman Lamson reported that she had visited the Sweeney Residence on Fox Point Road and determined that a tree that concerns Mr Sweeney is a line tree. Public Service has been asked to check if the tree needs to be trimmed back from their lines.

Signed to renew contract with TRIO, the towns computerized assessing program.

Read notice from PDA re: a public hearing on September 25, to receive input from local officials on PDA matters. Board agreed to present input and have Attorney McNiel present.

Emergency Management Director Eliza Smith was present to give the Board an update on plans for the Mock Drill scheduled for 9/23/95. Selectman Smith has been asked to be an observer at the site.

Chairman reported that Alan Smith who uses town land on Fox Point to grow hay, would like to use biosolids as fertilizer. Board discussed and concluded that they had some concerns and would prefer that this type of fertilizer is not used on town land.

Noted that representatives of the Air National Guard will hold a Public Informational Meeting at the Newington Town Hall on Wednesday September 27, from 4 to 9 pm, to give residents the opportunity to discuss the possibility of extended Air Guard activity at Pease.

Read letter from Cross Roads House re: their funding changes. Chairman Lamson will call to determine if the fees requested would be in addition to the town's yearly donation.

Discussed the heating oil price proposals for Town buildings. Agreed to review and make decision at a work meeting scheduled for Wednesday September 20.

Chairman Lamson reported that she had spoken to the State Agency responsible for licensing day care facilities and learned that the proposal by Lulu Pickering for after school care at the Old Stone School will most likely need to be licensed and would not be exempt. Lulu has submitted her proposed program to the Agency and they will review and give written decision.

To date there has been no report from Fire Department following the Fire Marshall's inspection of the Old Stone School.

The following meeting are scheduled:

With representative of COAST Transportation Tuesday Sept. 26, at 3:00 p.m. to discuss the amount the Town will donate.

View town roads with Highway Agent on Wednesday October 4, at 3:30 to determine needs.

Meet at the Transfer Station on Wednesday October 4, at 4:00 pm, to determine needs and make necessary plans.

Meeting was adjourned at 7:40 p.m.

Pat Main
Sec'y.

Board of Selectmen

Town of Newington

October 2, 1995

Present: Chairman Margaret Lamson, Fred Smith.

Absent: Paul Kent

Meeting opened at 6:30 p.m.

Minutes of meeting held September 18, were accepted.

Correspondence:

Letter from COAST requesting the \$3,500 appropriation. Funds will be sent. Also, will be talking to COAST representative re: their share of fees for engineering a proposed bus station at Fox Run Mall.

Approved use of Town Hall in 1996 for the DAV and Claire Rogers.

Received notice of open house at Pease on October 14, from 10 to 2, for self guided tours of the cleanup sites.

Received request from the Newington Congregational Ministry for permission to have a telephone installed at the Meeting House. Request was granted on motion by Smith seconded by Lamson.

Received a report from Planner Tom Morgan on the Planning Board Chairman' concern about site work being conducted on the Hodgdon Farm. Selectmen will check - no action taken.

Also, reported that Home Quarters is constructing a turning radius prior to review by the Planning Board.

Lulu Pickering was present to discuss a letter from the State Fire Marshall following an inspection of the Old Stone School.

Lulu advised that she had contacted the State about their decision that her after school program be licensed. She has also contacted Senators Shaheen and Cohen requesting their assistance.

Lulu asked that the Selectmen check for possible exemptions from State requirements at the Old Stone School as it is in a Historic Zone.

Board agreed to review and discuss the Fire Marshall's letter.

On a motion by Smith, seconded by Lamson, it was voted to recess this meeting at 7:15 p.m. and reconvene on Wednesday Oct. 4, at 6:00 p.m.

Meeting was reconvened at 7:00 Wednesday Oct. 4.

Present: Chairman Margaret Lamson, Fred Smith, Paul Kent.

On a motion by Smith seconded by Kent, it was voted to sign the annual agreement between the Town Emergency Management and the Red Cross.

Received letter from Attorney Dale Swanson re: a property lien and method of clearing the lien. Board agreed that lien can be transferred to a new owner and the Town will accept installment payments.

Discussed the work at the Meeting House just completed and the need to replace the sill at the front entrance. Agreed that custodian can patch with weather stripping. In the meantime the Building Maintenance budget will be checked. Tom Roy will be asked to give estimate for repairs.

Discussed the matter of possible zoning violation on Fox Point Road. To date the owner or lessee has not responded to the Boards letters.

Statute will be checked for proper procedure to enforce a cease and desist order.

Board signed the MS1 to be submitted to the Dept. of Revenue Administration for the '95 tax rate. Discussed the revisions to assessed values and agreed that a Selectmen's Forum should be scheduled to explain to the property owners the need for the revisions.

Meeting was adjourned at 7:25 p.m.

Board of Selectmen

Town Office

October 16, 1995

Present: Chairman Margaret Lamson, Fred Smith, Paul Kent.
Meeting was opened at 6:30 p.m.

Minutes of meeting held October 2, were accepted.

Chairman Peggy Lamson advised that a seminar on the Shoreline Protection Act will be held in Stratham on Oct. 26th. Peggy and Kay Akerley plan to attend.

Discussed architectural charge(\$1,047) for the proposed bus shelter at the Fox Run Mall. Cost was to be shared by COAST, Fox Run Mall and the Town. COAST has paid their share. On a motion by Lamson, seconded by Kent, it was voted to bill the owners of the Fox Run Mall asking that they live up to the agreement made by the previous management.

Received report from Fire Department re: costs of increasing manpower. Report will be taken into consideration when final recommendations are submitted by the Fire Department Review Committee.

Received notice of special program to collect donated junked cars to help fund the Special Olympics. Residents will be notified and given telephone number to call.

Received minutes of recent Highway Safety Committee meeting. Committee discussed the proposal at the Exxon Station and parking on River Road. Placed on file.

Received notice from NH Employment Program re: public information sessions concerning welfare reform. Board noted that changes could mean that town would have to meet more of the needs.

Considered request by Judy Poulin for use of the Old Stone School for 4H activities on Tuesdays from 12 to 6p.m. It is anticipated that students will be present from 2 to 5, the extra time is for setting up and picking up. Number to participate is not known at this time but estimate 10 to 20 children. Also not determined if program will be year round. Anticipated start date 1st Tuesday in November (11/7/95).

Judy was advised that the Reapers meet on Tuesdays from 12 to 2 pm and although they do not have exclusive rights to the building the 4H group should not interfere with them. Also advised that they must not encroach on the recreation use of the building.

Following discussion it was moved by Fred Smith and seconded by Peggy Lamson to approve with the conditions that a) Will not encroach on Recreation and Reapers activities.

b) Will renew permit to use one year from date. c) Will provide Selectmen with document showing group is an approved 4H Club.

The actual area to be used will be determined at a later time coordinated by Fred Smith.

Approved use of the Town Hall by Becky Navelski for a private party with provision that guest of honor is a Newington Resident or participants are employed in Newington.

Planner Tom Morgan was present to present a check for \$500 donated by developers of the Hodgdon Farm subdivision to be given to the Library in memory of Hattie Greenough. Check will be passed on to the Library Trustees.

Tom also submitted a report on various Fax Machines he had looked at - price range \$500 to \$700. Board will check budget.

Approved one day vacation for Tom Morgan on Oct 31.

Selectmen noted that a couple of new signs appear to be in violation of the Sign Ordinance and asked Tom Morgan to write to the owners asking that they apply for permits.

Laura Coleman, Fox Point Road, was present to discuss letters sent to her brother-in-law Arthur McCarthy, regarding his use of a property at the corner of Fox Point Rd and Beane Lane. Mrs Coleman stated that the letters were not acknowledged because they should have been sent to her mother, Nell deRochemont, the owner of the building.

Board stated that it appears that the use of the property has increased - a violation of the grandfathered non-conforming use - and they would like to meet with Mr McCarthy and discuss his plans for the property.

Mrs Coleman reminded the Board that she and Arthur McCarthy had attended a meeting in October '94, to discuss the Boards concerns about possible stockpiling of asphalt and had determined that the material was for use on the property with excess to be removed and therefore not a violation. Mrs Coleman also stated that Mr McCarthy was not running his construction business from this address. Selectmen acknowledged that the asphalt had been removed but the additional equipment, including a fuel tank, now parked on the property needed to be discussed.

Chairman Lamson agreed to write and again invite Mr McCarthy to meet with the Board at his earliest convenience.

Jack O'Reilly, Budget Committee Chairman, was present to ask if the Selectmen had set a proposed COLA for 1996. Fred Smith moved to provide a COLA of 2.5% in the Selectmen's budget. Motion was seconded by Kent and carried. O'Reilly will notify all those departments with personnel costs.

Board read letters from Sea-3, Inc. and Fuel Storage re: condition of the Old Dover Road at the entrance from Woodbury Avenue. Board will take a look and also have Road Agent consult with Iafolla to determine what is needed and the cost.

Received notice that the Lamprey Coop operations at the Durham Incinerator will cease November 20.

Future trash will go to MERC. Will notify Len Thomas.

Read notice, received after the fact, of action taken by the Pease Development Authority not to proceed with the Part 161 study. This will have significant impact on Newington. Will consult attorney about this decision.

Noted that Clifford Spinney had completed a course in Concord and had renewed his license to operate the Transfer Station for another year.

Received letter from Fire Chief expressing his concerns about the use of the Old Stone School for a Halloween party. Board will respond, in writing, advising that the basement of the building will not be used. Also will advise that appropriate action will be taken in response to the Fire Marshall's inspection of the building.

Received copy of letter from Pease Development Authority Director Eugene Schnieder to Tim & Elisabeth Connors in reply to their concerns about possible contamination of the aquifer near their property. Mr Schneider states that tests show no risk levels. Peggy Lamson stated that she plans to ask the State to check some of the wells around McIntyre Brook.

Peggy Lamson, as Health Officer, reported on the progress of the Haz.Waste site cleanup on Pease and the recent signing of Records of Decision for further cleanup.

Peggy Lamson reported that she had received a call from the Superintendent of Schools regarding a residents request for school bus service to her door. Board agreed that this matter is to be decided by the School Board. Will let the School Board know that the road on Fox Point, including unpaved area, is a Town Rd and can, if necessary, be used by school bus if authorized by School Board.

Recorded the following schedule of meetings:

Tour Town Roads with Highway Agent on Monday 10/23 at 3:30.

Department of Revenue Admin. will visit Town Office to set tax rate on Thursday Oct. 26th.

Selectmen will hold a budget work meeting on Monday Oct. 30 at 3:30.

Will hold a public informational meeting on Monday Oct 30, at 7:00 p.m. to discuss the need to revise many of the residential assessments based on real estate market and the need to keep the towns equalized ratio at an acceptable level.

Peggy Lamson reported that Mike Coffey of Public Service Co. had viewed the trees in front of the Sweeney property on Fox Point Rd and will have the telephone company check them before making any decision about the need for trimming or removing.

Discussed the Emergency Management Director's need for a Large Town Map. Will check what is available.

Discussed the budget to date and it was suggested that the various departments be made aware that unexpected expenses this year may call for expending only for those very necessary items.

Meeting was adjourned at 9:30 p.m.

Pat Main Sec'y.

Board of Selectmen

Town of Newington

November 6, 1995

Present: Chairman Margaret Lamson, Paul Kent, Frederick Smith.
Meeting was opened at 6:30 p.m.

Minutes of meeting held October 16, were accepted on a motion by Kent, seconded by Smith.

Chairman requested that the next meeting of the Board scheduled for 11/20 be changed to Monday November 27. So voted on a motion by Kent, seconded by Smith. Change will be posted.

Sewer Commissioner Leonard Eames was present to advise the Board that a 1981 dump truck, purchased by the Sewer Commissioners, was no longer needed and asked if the Town had any wish to purchase it for town use. Selectmen agreed that the Town has no use for this type of truck at this time and recommended that the Sewer Commission advertise for bids and sell it.

William Verge, owner of the Isaac Dow House, was present to talk about possible uses of the buildings on Fox Point and to ask if the Town would be interested in his submitting some plans. Board agreed that they would like to see some restoration of the Carriage House and would welcome ideas on uses for the Mott house, but question if the townspeople would agree to having Mr Verge restore the buildings and place restrictions on their use.

Set date of 11/8, at 5 pm, to meet with Highway Agent to review his 1996 budget request.

Don Beals was present and asked for the Boards assistance in determining how to have the funds for the perpetual care cemetery lots released to the Town. The Trustee of Trust Funds requires documentation. Concluded that the Trustee, Cemetery Committee and Selectmen would meet. Don Beals will set date.

David Sweeney, Fox Point Rd, was present to ask if the companies proposing the natural gas line had contacted the Selectmen. Companies have been contacting residents re: surveying their properties. Board stated that no official notice has been received this year but last year the Planning Board had made it very clear that the route of the gas line should not impact residential properties.

Discussed a report from the Town Planner re: the Home Quarters site and agreed to write to the store manager and request a meeting to discuss the various problems.

Chairman reported that Arthur McCarthy had called and agreed to meet with the Board to discuss his use of property at the corner of Fox Point Rd and Beane Lane. Set tentative date of Wednesday November 15, at 4pm.

Received notice of 1995 Tax Rate (\$4.32) - '94 Rate \$4.21.

Signed addition to the '95 Resident Tax Warrant - total \$110.00

On a motion by Smith, seconded by Kent, it was voted to sign the 1995 Property Tax Warrant in the amount of \$1,447,844.56.

Discussed the new regulations regarding employee drug & alcohol testing. Fred Smith, as an employer, will review regulation and determine what the town's participation should be.

Received letter from developers of the Hodgdon farm re: the possibility of lowering their construction bond. Board will schedule meeting and get up to date report from Civil Consultants prior to the meeting.

Appointed Laura Coleman as an Alternate to the Historic District Commission. Term to expire April 15, 1996.

Approved use of the Town Hall by Frank Reinhold for a family party.

Discussed Neslab's use of the Town Hall and agreed to write and advise that certain regulations, such as parking and cleanup, must be met.

Board signed notice to the State Retirement that Officer Jon Garvin was eligible for retirement when he came to work for the Town in mid July 1987 and agreed to petition for credit to his account for the 6 week period that S.S. was paid.

Discussed the request for tax abatement from the Travelers, former owners of the Newington Mall. Board authorized attorney to proceed with negotiations on the terms as proposed.

Discussed the proposed changes to the Sewer Ordinance and agreed to attend the Sewer Commissioners December meeting to work out details.

Chairman Lamson reported that she had attended a seminar on the Shoreline Protection Act and in her opinion the legislation is very weak. Fred Smith recommended that the town follow the State legislation and not attempt to have the town adopt different rules.

Fred Smith reported that the Town can expect to hear from Mark Rowell, Pease Airport Manager , re: trees in the flight path.

Reported that the Manager of the Fox Run Mall knows of two juveniles that have been ordered to do some community service and has asked if the Town has work they could do. Chairman Lamson will check.

Meeting was adjourned at 8:40 p.m.

Board of Selectmen

Town of Newington

November 27, 1995

Present: Chairman Peggy Lamson, Fred Smith, Paul Kent.

Meeting was opened at 6:30 p.m.

Minutes of meeting held November 6, were accepted on a motion by Paul Kent, seconded by Fred Smith.

Paul Bliss, State Fire Marshall, and Fire Chief Larry Wahl were present to discuss the use of the Old Stone School. Mr Bliss stated that the proposal to use the building for children's school type activities is most risky and he could not recommend using the building for this purpose without extensive modifications to bring it up to code. Discussed the State and Town Codes and the authority granted the Fire Marshall by RSA -153 and 154.

Discussed the possible uses and concluded that the building could be used for adult/business activities if the most critical item of patching walls and installing a fire resistant door on the furnace room is accomplished.

Fred Smith noted that the building is in a Historic Zone and modifications should preserve the historic character. Noted that installation of a sprinkler system may allow trade-off of some required structural changes.

Board agreed that plans to have building brought up to standards should start immediately in the meantime will cease use for children's activities.

Judy Poulin, Little Bay Rd, was present to ask the Board about the proposed Interstate Gas Line. There has been some surveying activity and markers come very close to her home. Board advised that the town has not been approached officially - Board has invited representatives of the companies to meet but to date they have not responded. Any property owner who is approached has the right to deny access to their property. Also noted that no action can be taken without Planning Board review and approval.

Discussed the obsolete Truck purchased by the Sewer Commission and agreed that the method of disposal was the decision of the Sewer Commissioners.

Received documents relative to the authority to borrow from the State Revolving Fund for the Coakley Cleanup. Chairman Lamson will discuss with Attorney Ahlgren prior to signing.

Received report of inspection of bridge on McIntyre Road. Bridge was rated E-2, no change from last year.

Read letter from State Department of Transportation re: lease of the Old Railroad Station. Will ask for a sample lease with any restrictions, before agreeing to the lease.

Chairman signed renewal of NHMA Medical Insurance for Group Health and Dental Benefits.

Signed letter to NH Retirement system agreeing to waive the statute of limitations and determine if Jon Garvin is eligible for credit to his account for a six week period in 1987.

Approved the use of the Town Hall by the Margro's on 12/17.
Approved vacation on November 30, for Tom Morgan.

Signed reappointment of Larry Wahl as Fire Warden and Richard Spinney Deputy Fire Warden for 1996.

Signed appointment of Chris Cross as town rep. to the Rockingham Planning Commission.

Received deed from the owners of the Hodgdon subdivision conveying bike path and 4 drainage easements. On a motion by Smith, seconded by Lamson, it was voted to approve the deed as presented for recording.

Board agreed to work on 1996 budget proposals at the next meeting 12/4.

Received request for abatement of property taxes from Fuel Storage and the Mareld Co. Will review and take necessary action at a later date.

Reported on a meeting with Sewer Commission re: change of ordinance. There will be further meetings to discuss the changes to the ordinance and possible settlement with Public Service Co.

Fred Smith reported on a recent trip to Washington DC to discuss Pease matters with representatives of the FAA. Stated meeting was very informative and he anticipates a favorable conclusion.

Noted some signs that are in violation of the ordinance. Planner will be asked to notify the party and also will remind Planner to send letters to any owner of a sign that is not permitted.

Reported that a site visit to Home Quarters found no enforcement problems, that the areas of concern had been cleared up.

Discussed the matter of possible expansion of non-conforming use of lot on Beane Lane. Agreed that the use has expanded and owner will have to be informed to cease or acquire a variance from the BOA.

Agreed to notify the Recreation Director that use of the Stone School for children's activities must cease until all safety issues are resolved.

Board discussed the load limits on various town roads and the requirement for waiving them under certain conditions.

Discussed the new regulations re: Driver Controlled Substance Abuse. Agreed to purchase training video tapes that will be shown to all employees who drive town vehicles in order to meet the state requirements.

Meeting was adjourned at 9:05 p.m.

Pat Main, Sec'y.

Board of Selectmen

Town of Newington

December 4, 1995

Present: Chairman Margaret Lamson, Paul Kent, Fred Smith.
Meeting was opened at 6:30 p.m.

Acceptance of minutes of meeting held November 27, will be considered at the next meeting.

Mark Phillips, developer of the Hodgdon subdivision, was present to request that his letter of credit be reduced as a good part of the road work has been completed. A report from Civil Consultants was read and confirmed that the work has been accomplished and recommended that the letter of credit be reduced to \$23,000, amount suggested to complete the work. On a motion by Fred Smith, seconded by Paul Kent, it was voted to reduce the letter of credit. Mr Phillips will provide a letter from the bank showing the amended amount.

Considered the following requests for use of the Town Hall:
By Portsmouth Housing Authority on 12/16 - approved.
By Anthony Nalli on 1/18/96 - approved.
By Leonard Eames on 1/13/96 - approved.

Approved vacation for Dick Rines first week in January '96. Dick stated that he would be in Town and available if there was a major snow storm.

Signed letter authorizing the Chairman of the Sewer Commission to borrow funds for operation of sewer system.

Signed addition to the 1995 Resident Tax Warrant (\$60).

Discussed a request from Sue Lembke, Fox Point, that she be allowed to pay her property taxes in three payments without penalty. Board concluded that under the circumstance of a large unexpected increase in taxes from the property revaluation they would allow the request and so voted on a motion by Fred Smith, seconded by Paul Kent. Ms Lembke will be notified that payments will be made on or before the dates specified or interest will be charged. Also noted that this option will be offered to any tax payer in similar circumstances for this tax period only (2nd billing 1995).

Discussed notifying Nell deRochemont that the property she owns at 178 Fox Point Road remains in violation of the zoning ordinance. Agreed to send letter citing the violation and action to be taken to bring use into conformance. Will give date of January 1, to start compliance procedures or be ordered to cease operation.

Discussed the visit to the HQ site and the items that still need to be addressed.

Fred Smith stated that HQ will be meeting with Planning Board to discuss items on the site plan which, to date, have not been completed. Noted that the letter of credit will be expiring on

Received notice from the NH National Guard that an environmental assessment was conducted relative to use of Pease by the Northeast Tanker Task Force and a 'Finding of No Significant Impact' was issued.

Discussed the recommendations made by George Sansoucy following his meetings to discuss property tax appraisals with individual owners. Agreed to meet Friday 12/8 at 6 pm to make decisions. Owners will be notified and invited to the meeting.

Also agreed to meet Monday 12/11 at 6:30 pm to start work on the 1996 budget proposals.

Consideration of applications for abatement of taxes will be made sometime in January.

Fred Smith suggested that equipment is missing from the town hall kitchen and he would recommend a charge to offset the cost of replacement. On a motion by Fred, seconded by Paul Kent, it was voted that as of January 1, 1996, a charge of \$20, will be made to anyone using the Town Hall kitchen.

Proceeded to work on the 1996 department budget proposals:

Highway - Selectmen will recommend a total of \$153,230. Major work proposed is on Airport Road and Old Post Road.

Cemetery - Will recommend \$11,950.

Conservation Commission \$1,639.

Library \$24,820.

Historical Society \$390.

Recreation \$38,550 - no change from '95.

Selectmen's recommendations will be passed onto the Budget Committee.

Meeting was adjourned at 9:40p.m.

Pat Main
Sec'y.

Present: Chairman Margaret Lamson, Fred Smith, Paul Kent.
Meeting was opened at 6:10 p.m.

This special meeting was called to review and take action on the recommendations from George Sansoucy following his meetings with property owners regarding their 1995 updated assessments.

The report was read and the following actions taken:

1. Granville Knox property Map 11, Lot 11 - Board accepted the recommendations of Sansoucy not to change the land value but did not accept his recommendation to leave the building value unchanged and on a motion by Smith, seconded by Kent, voted to lower the building value to \$74,000.
2. Bullock property Map 51, Lot 4 - Board noted that further review of this property showed less water frontage than shows on tax map and on a motion by Smith, seconded by Lamson, voted to accept the recommendations of Sansoucy and lower the assessment to \$310,520.
3. Ronda Baker property Map 11, Lot 11A - Voted on a motion by Smith, seconded by Kent, to accept a lower assessment of \$178,672, to bring value in line with neighborhood.
4. George Newick property Map 47 lot 6 and Map 51 Lot 7 - Lots are separated by Fabyan Lane, a private Road, and incorrectly treated as two lots. Mr Newick pointed out that his property has never been subdivided and therefore the land can not be further developed without an exception from town's zoning ordinance. On a motion by Smith, seconded by Kent, it was voted to accept the recommendation of Sansoucy and value as one parcel. Combined value \$182,802.
5. Blevins property Fox Point Map 4 Lot 3 - Voted on a motion by Smith, seconded by Kent, to accept Sansoucy's recommendation to lower the assessment to \$280,100, as it was shown that the Blevins have less waterfront than originally thought. The Tax Maps not being clear.
6. William Beals, Fabyan Point Rd - Board accepted the recommendation to make no changes to the value.
7. Leonard Thomas, Newington Road, - Board accepted recommendation to make no changes.
8. John Welch Map 53 Lot 12 - Voted on a motion by Smith, seconded by Kent, to accept recommendation and lower assessment to \$548,600, as the property cannot be subdivided as originally thought.
9. Susan Lembke, Fox Point - Board accepted recommendation to make no change.

10. Keith Frizzell, Map 17 Lot 9D - Voted on a motion by Smith, seconded by Kent, to accept the recommendation to lower the building value. Total assessment \$168,900.

11. Dennis Wheeler, Map 51 Lot 9E - Voted on a motion by Smith, seconded by Kent, to accept recommendation and lower assessment to \$195,664, as a site visit revealed that original value was too high.

12. David Watson, Fox Point Rd. - Board accepted recommendation to make no change.

13. Dorothy Watson, Map 17 Lot 11 and Map 18 Lot 3 - Voted on a motion by Kent, seconded by Smith, to accept recommendation not to change assessment on Map 18 Lot 3, and lower the building value on Map 17 Lot 11, for a total assessment of \$255,500.

14. Carl Akerley, Fox Point - Board accepted the recommendation to make no change.

15. Richard Stearns Map 7 Lot 5 - voted to accept recommendation, after site visit, to lower the building assessment. Total assessment \$181,167.

16. Thomas Butler, land on Nimble Hill Road - Board accepted the recommendation to make no change.

17. Thomas Roy, Fabyan Lane. Board accepted the recommendation to make no change.

18. Hodgdon Farm Map 51 Lot 3 - Board agreed not to accept recommendation to increase the value as the tax rate has been set, property has been subdivided and the next tax billing will show individual lot values which cannot be compared to the '95 assessments for equalization purposes in '96.

19. Marlon Frink - Map 23 Lot 33, Map 23 Lot 34, Map 23, Lot 12. Voted on a motion by Smith, seconded by Lamson, to reduce Map 23 Lot 33, to \$290,985 - Map 23 Lot 34, to \$292,315 - Map 23 Lot 12, to \$92,871, accepting the recommendation of Sansoucy following a site visit.

20. Lulu Pickering, et al, Little Bay Road. George Sansoucy had reviewed all of the values within the stretch of Little Bay Road between Map 23 Lot 6 and Lot 23, determined that these properties, because of their proximity to the runway and the restrictions placed by the Air Force, would be appropriate to create a separate neighborhood.

It was voted on a motion by Smith, seconded by Kent, to accept the following changes:

Lulu Pickering Map 23 Lot 6, lowered to \$103,636

Lulu Pickering Map 23 Lot 22, lowered to \$60,326

McCleod/Hook Map 23 Lot 7, lowered to \$59,400

John Mazeau Map 23 Lot 8, lowered to \$136,600

Curtis Pickering Map 23 Lot 19, lowered to \$173,226

Thomas Gordon Map 23 Lot 20, lowered to \$170,699
Judith Poulin Map 23 Lot 21, lowered to \$109,741
Ralph Estes Map 23 Lot 21A, lowered to 149,495
Marjorie Pickering Map 23 Lot 23, lowered to \$211,096

21. Richard Spinney Map 10 Lot 18 - voted on a motion by Smith, seconded by Lamson, to accept recommendation and lower assessment to \$542,700, due to wetlands that divide the property.

22. Al Cabrera Map 15 Lot 10 - voted on a motion by Smith, seconded by Kent to accept recommendation and lower assessment to \$312,240, due to topography and shoreland zoning restrictions.

23-25. Mike Mazeau, Beane Lane. Ann Hyland, Gundalow Landing. James St Amand, Carters Lane. Accepted the recommendation to make no changes.

26-31. Witham, Bowser, Mahoney, Little Bay Rd. Paul Harvey, Nimble Hill Rd. Jeff Lundgren, Patterson Lane. Peter Drinkwater, Fabyan Lane. Noreen Sullivan, Hannah Lane. Richard Hamelin, Gundalow Landing. Accepted the recommendation to make no changes.

32. Jack Mazeau Map 11 Lot 14. Voted on a motion by Smith, seconded by Kent, to accept recommendation and lower assessment to \$418,400, due to additional wetlands prohibiting development.

33. Berounsky lots Map 53 Lots 9/10/16. Accepted recommendation to make no changes.

Board agreed that each owner of property discussed at this meeting should be notified, in writing, of the action taken.

Scheduled the following meetings:

Monday 12/18, at 6:00, with the Sewer Commission, to discuss Public Service request for abatement.

Wednesday 12/20, 6:00, to work on '96 budget requests .

Meeting was adjourned at 6:55 p.m.

Pat Main
Sec'y.

Board of Selectmen

Town of Newington

December 18, 1995

Meeting was opened at 6:00 p.m., with the following present:
Selectmen Margaret Lamson, Fred Smith, Paul Kent.

Sewer Commissioners Leonard Eames, George Fletcher, David Low.

On a motion by Fred Smith, seconded by Paul Kent, it was voted to go into a non-public session to discuss pending litigation with Public Service Co.

Reviewed correspondence from Attorney Robert Upton. Agreed to FAX a copy to Attorney Loughlin for his opinion. Sewer Commission will meet 12/19/95 at 3 pm and Attorney Loughlin will be asked to attend.

On a motion by Smith, seconded by Kent, it was voted to close the non-public session at 7:07, without taking any action. Sewer Commission left. Selectmen immediately proceeded with their Regular meeting.

Minutes of meeting held 11/27/95 were accepted on a motion by Smith seconded by Kent.

Minutes of 12/4/95, were amended to specify the dates the Town Hall is being used by residents and to specify that it is the deRochemont property at corner of Fox Point Rd and Beane Lane, which is in violation of the zoning ordinance. Minutes as amended were accepted on a motion by Smith, seconded by Kent.

Board signed the assessment ratio survey for submission to the Dept. of Revenue Administration.

Received the notice reducing the amount of the letter of credit on the Hodgdon Subdivision - placed on file.

Approved vacation day on December 29, for Tom Morgan.

Received notice that Reclamation Technologies, Patterson Lane, has applied to the DES for a permit to collect, store and transfer used computer and electronic equipment.

Also, they have applied to WS&PCC for permit to discharge non-contact cooling water into a nearby stream. Board expressed desire for more details.

Noted that to date, there has been no reply from Nell deRochemont about the non-conforming use of her property by Arthur McCarthy.

Chairman stated that Fire Chief had asked if the funds collected for ambulance service could be placed in a separate account for use by the Fire Department. Board would like request in writing before coming to any conclusion.

Briefly discussed the town's volunteer recycling program. Fred Smith, who donates the bin, stated that while the Lamprey is going through changes he will continue to donate the bin.

Meeting adjourned at 7:30 p.m.

Pat Main, Sec'y.