

Town of Newington, NH
Board of Selectmen Meeting Minutes
Monday February 13th, 2023

Present: Chair Ted Connors, Vice-Chair Bob Blonigen, Selectman Brandon Arsenault, Resident Huddy Grandy, Building Inspector Jeremy Boston, Zoning Board Chair Jennifer Kent Weiner, Library Trustee Chair Jack O'Reilly, Town Planner John Krebs, Planning Board Chair Denis Hebert, Planning Board member Russell Cooke, Fire Engineer Ann Hyland Hebert, Town Administrator Martha Roy, Finance Director Sheryl Bagley and Eleanor Boy, Recorder.

B. Arsenault moved to enter a nonpublic session at 5:30pm per RSA 91-A:3 II (e). B. Blonigen seconded the motion. T. Connors asked for a roll call vote: B. Arsenault-Yes, B. Blonigen-Yes, T. Connors-Yes. All were in favor.

B. Arsenault moved to return to public session at 6:10pm, seconded by B. Blonigen. T. Connors asked for a roll call vote: B. Arsenault-Yes, B. Blonigen-Yes, T. Connors-Yes. All were in favor.

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

T. Connors called the meeting back to order at 6:10pm. Followed by the Pledge of Allegiance.

Minutes Approval: B. Arsenault moved to approve the minutes of January 23rd, 2023. B. Blonigen seconded the motion. All were in favor.

Manifest Approval: B. Blonigen moved to approve the manifests for \$19,379.85 dated 1/19/2023 and \$51,419.88 dated 1/26/23. B. Arsenault seconded the motion. All were in favor.

Huddy Grandy-Millionaire Update:

H. Grandy updated the Board on the Millionaire proposal at Pease. This proposal is for a fuel farm that would service small planes. As far as H. Grandy can tell the fuel farm would be located on the land that is in the middle of the runway. This property is surrounded by wetlands and is near the wells that supply water to many communities. They have asked for a waiver from the DES to fill in the wetlands. There have been studies on the wetlands in 2017 and 2022. The 2017 study showed the wetlands to be much larger than the 2022 study. The PDA technical review committee will have to give their approval before the project can move forward. At the most recent meeting

there were lots of public comments about the health of the wetlands, the watershed and the local residents. H. Grandy believes that there should be an independent review of the project. H. Grandy believes there is a conflict of interest because the engineering company that has been hired by the developer works for the PDA. They are basically reviewing their own work. H. Grandy would like to see an independent wetland specialist review the Millionaire proposal. The technical review committee asked the PDA Board of Directors to look at the wetland concerns, but two weeks later the proposal passed right through with no public discussion by the Board. The new concerns fell on deaf ears, which is very concerning. The PDA Board of Directors will be voting on this proposal next month. H. Grandy would like to see another public meeting about this project and would also like to invite a hydrogeologist to attend the meeting and talk to the residents. T. Connors thanked H. Grandy for all her hard work on behalf of the town and was glad she will be serving on the Pease Restoration Advisory Board.

NH Dept of Transportation-Jennifer Reczek and Robert Landry, VHB Engineering-Discussion of General Sullivan Bridge Project and Woodbury Ave Close Out:

J. Reczek explained that the NHDOT is asking Newington to support the General Sullivan Bridge 2023 RAISE Grant. This grant would be for the removal of part of the bridge, leaving the piers and then completing a bike & pedestrian bridge. The NHDOT would also like to know Newington's opinion on the lighting and the maintenance of lighting on the new bridge. The State will be putting out the information for the bids for the project. Work is only allowed between Nov 15th – March 15th. B. Arsenault expressed concern over the lighting because there is going to be a new subdivision that will look out at the new bridge. B. Blonigen expressed concern about light shining in peoples' windows. R. Landry said that they had already met with the City of Dover and they had some ideas on lighting that he will pass on to the Board. B. Blonigen asked if the current lighting from the bridge would be enough to cover the new pedestrian bridge. J. Reczek said that lighting may not be needed on the new bridge. Discussion ensued about the maintenance of the lights and the plowing of the new pedestrian bridge during the winter months. B. Arsenault asked about the road maintenance that will be needed. J. Reczek said that the NHDOT will do the summer maintenance. There will have to be a municipal work zone agreement for the Board to consider. The agreement would include the State's ability to have equipment and flaggers in Newington and the requirement to use Newington Police officers for the details. B. Blonigen asked M. Roy to send the agreement to both Chiefs for their review when it is received.

Bloody Point Update:

M. Roy asked for an update on the Bloody Point property. J. Reczek said that the State is currently putting together a building assessment that will include the needed repairs and the best reuse of the property and building. A site plan is being developed that can be used for future development. Any future development will include language in the

deed that has restrictions to keep the historical building intact and maintained. B. Blonigen asked that all this information be shared with the Board as soon as it is completed which will allow the Board to revisit the issue before deciding about the property. B. Arsenault asked if the State had done a shore line mitigation study. J. Reczek said that they just did a study on the building and land.

Woodbury Ave. Deed Update:

J. Reczek said that they are wrapping up the construction audit on Woodbury Ave and have sent the town of Newington an invoice for approximately \$26,000. M. Roy said that she had received the invoice but would like to have dates added to the back up to invoice that would correspond with the work listed on the invoice. The town would like to receive the deed to Woodbury Avenue as well. M. Roy asked if this is the final bill. J. Reczek said she would check on it.

Library 2022 Excess Funds Payment:

B. Arsenault said that he had spoken to the Library Director about the end of the year payment from the Town to the Library. This amount is the unspent funds in their budget. B. Arsenault thought that this was more of a Budget Committee issue. If the committee is approving a budget that has a large amount left at the end of the year that is paid to the Library, then it should be addressed during the budget process. The amount to be paid to the Library for leftover 2022 funds is \$3,709.77. **B. Arsenault moved to pay \$3,709.77 to the Library for their unspent 2022 budget. B. Blonigen seconded the motion. B. Blonigen opposed. T. Connors and B. Arsenault in favor.**

Stone School Update-Meeting February 21st at 5:30pm:

M. Roy said that there is a meeting scheduled for Tuesday February 21st at 5:30pm to discuss the future of the Stone School. Members of several Boards have been invited to attend, The HDC, Planning Board, Budget Committee, plus Town Planner John Krebs and Building Inspector Jeremy Boston. This project will be a collaborative effort between departments.

Town Budget Warrant Article #3 Recommendation:

M. Roy said that this warrant article #3 is for the entire town budget. The Board of Selectmen's recommendation is \$32,000 less than the Budget Committee's recommendation. Would the Board like to amend their recommendation to match the Budget Committee's recommendation? B. Blonigen thought that the higher amount is the wish of the Budget Committee and would like to adjust the Selectmen's amount to match the Budget Committee's amount.

B. Blonigen moved to increase the Board of Selectmen's amount to match the Budget Committee's amount for Warrant Article #3. B. Arsenault seconded the motion. All were in favor.

1965 Portsmouth Water Supply & Infrastructure MOU Agreement:

The Board reviewed an amendment to the Town's 1965 Water agreement with Portsmouth. M. Roy said that this amendment has been reviewed and modified by the Fire Department, the Building department, Altus Engineering and Town Counsel. B. Arsenault said that he is concerned about the condition of Newington roads by Portsmouth Water after they complete a project. B. Arsenault also thought that there should be language in the agreement that clarifies what Newington residents are responsible for, what the builders are responsible for and what Portsmouth is responsible for during water projects. **B. Arsenault moved to table this issue until a future meeting. B. Blonigen seconded the motion. All were in favor.**

Little Bay Waterline Replacement-Access Agreement and Easement:

Portsmouth Water is planning on adding a water pipe crossing Little Bay from Durham to take the stress off the 2 pipes that are currently in the bay now. There will be a lay down area on Fox Point where the pipes will be assembled and then put into the bay. The Town had already signed an agreement with Portsmouth Water for this project, but then the project got delayed and the agreement ran out, so a new agreement needs to be signed. Before the new agreement is signed it is important to hear from the community about the project. B. Arsenault suggested that there be a public hearing about how to protect Fox Point during this project after Town Meeting. J. Kent Weiner said she was glad the public will have an opportunity to voice their concerns and to look at another way to do the project. D. Hebert said that community input is needed. T. Connors asked that Jeremy Boston be involved. J. Kent Weiner will give M. Roy the information about the oyster farmer off Fox Point.

SAU Formula-Legislation Change:

There is currently a movement to add a trailer to the current legislation in reference to the way Newington's share is calculated. The utilities pay a state education tax of \$6.60, but it all goes to the State and is divided between all of the towns. T. Connors said that Paul Deschaine would be a good "point person" for this project because he knows his way around the State House. This is going to be a long fight, but it is worth it.

Kara Anderson-HDC Appointment Request:

B. Arsenault moved to appoint Kara Anderson to the Historic District Commission. B. Blonigen seconded the motion. All were in favor. B. Arsenault said the Town is lucky to have K. Anderson on the commission.

Old Town Hall Rental During Recreation Summer Camp:

B. Arsenault moved to allow use of the Old Town Hall on weekends during the summer. B. Blonigen seconded the motion. All were in favor. B. Blonigen pointed out that it says in the contract that the YMCA will maintain the Old Town Hall in neat and clean condition. The Town should include language in the Facility Use agreement

that explains that the Old Town Hall is used for summer camp and the renters understand that.

Unitil-30-day Extension-Gosling Road Lane Closure:

B. Arsenault moved to approve a 30-day extension, until March 8th, 2023, for Unitil's project on Gosling Road which includes the closure of one lane. B. Blonigen seconded the motion. All were in favor.

Town Buildings Electricity Increase:

J. Boston explained that many of the buildings will over expend their electricity budgets in 2023 because of the increased rates, especially the Old Town Hall with the air conditioning used during summer camp. B. Arsenault thought that the town should live with the budgets that the Budget Committee already approved. J. Kent Weiner thought that the Town should reduce the budget in other areas to absorb the extra costs.

Recreation Summer Program Contract:

B. Arsenault moved to approve the YMCA 2023 Summer Camp contract. B. Blonigen seconded the motion. All were in favor.

New Warrant Article:

M. Roy explained that the Cemetery Trustees had originally given her two warrant articles that did not require raising and appropriating any funds. However, M. Roy has learned from the town attorney that they needed to be worded differently and now one does need Selectmen and Budget Committee approval. There is no new money being raised, it is just the closing of one capital reserve account and moving it to a new capital reserve account. **B. Arsenault moved to approve the new Cemetery warrant article. B. Blonigen seconded the motion. All were in favor.**

Fox Point Kayak Discussion:

The Board discussed the kayak racks at Fox Point and the kayaks that are left on the rack during the winter with no ID information on them. The Board would like to see the kayaks removed from the racks and moved to the Highway Shed and the residents will have to pay a fee to get them back. Dock Master Peter Welch agrees with this action. An ID system needs to be developed for the kayaks on the racks so the Town can contact residents about their kayaks. **B. Blonigen moved to charge a \$20 fine for abandoned kayaks that are moved to the Highway Garage. B. Arsenault seconded the motion. All were in favor.**

Adjournment: B. Arsenault moved to adjourn at 7:45pm. B. Blonigen seconded the motion. All were in favor.

Respectfully submitted,
Eleanor Boy, Recorder