

Board of Selectmen Meeting Minutes

Monday, August 1, 2011

Town Hall 6:30pm

Chairman Cosmas Iocovozzi called the meeting to order at 6:30pm

Present: Chr. Iocovozzi, Selectmen Jack O'Reilly and Rick Stern, Planner Tom Morgan, Bldg Inspector John Stowell, Transfer Station Director Craig Daigle, Road Agent Len Thomas, Representing State of NH DOT- Keith Cota, Peter Sailor, Chris Waschuk, and Steve Ireland (dist 6); Doreen Stern, MiKe Marconi, Cliff Abbott, Jane Kendall, Deb & Victor McLean and Administrative Assistant Beatrice Marconi.

Minutes of July 18 were tabled.

Manifest Approval: S. O'Reilly/2nd by S. Stern moved to approve manifest dated 7-28-2011 in the amount of \$ 25,895.65 and manifest dated 08-04-2011 in the amount of \$ 102,604.32. Motion passed 3-0 on a roll call vote.

Transfer Station Paving Estimate: Mr. Daigle handed another proposal from Bourassa that included the changes the Selectmen had suggested (pad configuration). Also, RG Young submitted pricing. He went on to say that he was researching appliance, metal and electronics estimates and information would be forthcoming. The Selectmen then thanked Craig for moving the fence back and addressing the long standing entrance problem.

Spaulding Project: Keith Cota of D.O.T. addressed the Selectmen and introduced Peter Sailor, Chris Waschuk and Steve Ireland. Their purpose was to bring the Board up to date on progress and to introduce a draft agreement relating to the Town taking ownership of Fox Run Road and Woodbury Avenue. They spoke about the Selectmen's concern with the land taking on Old Dover Road and slope easement. The current gate will be replaced and relocated just west of its existing site. The State will review the configuration currently on the turning of plow trucks. Road Agent Len Thomas stated that right now the Town turns in the former Libby driveway. S. Stern spoke of blocking off that end. A cul-de-sac won't work, per Keith. Regarding the slope easement, Keith showed a map indicating that area and said it would be brush cut and planted. A curb and drainage system is planned and he made note of the sidewalks going in as part of the project. The Selectmen mentioned that they are looking for the State to do its best to maintain any visual or audio buffer that they can with regard to the houses in that neighborhood. Keith did state that there will be visibility to the Turnpike but will look at earth berms. Selectmen want to lessen the noise as much as possible and suggested perhaps pine trees should be a consideration. Regarding the above noted sidewalks, they will begin at the lights and extend to the north side of the roundabout. Exit 2 will be closing (and replaced with the roundabout configuration to be known as exit 3) which is currently the ramp at the north end of Fox Run Road onto the Spaulding. The State will construct a cul de sac at the closing point for plow trucks. They are looking at a 2013 closing date, all dependent on road construction improvements. Len Thomas asked after exit 2 is closed, who will maintain Fox Run Road? There was unsurity in the discussion about plowing Fox Run Road now, also questionable maintenance and plowing of the roadway at the base of Fox Run to Woodbury. According to Steve, this area is a class II roadway and the Town is supposed to be maintaining both areas. Perhaps the mall is clearing it. State will look into this. Also, back on Old Dover Road, the guard rail shown on plans a few months ago has been re-thought and will not be placed there. There was concern expressed about the extended pressure that would surely be placed on the intersection at the end of Fox Run Road with 2 lanes coming in (one being a yield) and having to cross into 2 out bound lanes, especially at the holidays. The State will examine this area of concern. They will also be addressing light co-ordination. Keith then handed out a draft of an agreement for the town to take Woodbury, maintain Fox Run and sidewalk maintenance once the project is complete. D.O.T. will be buying land from Pease (PDA). It will belong to the STATE.

Approx 24 to 28 acres they are purchasing for the Spaulding project plus roughly 30 acres of Conservation land. They are also taking basically half of the Portsmouth Property where the water tower is and in return, they will be transferring approx. 2.5 acres to Portsmouth waterworks for their future needs – expansion of

their facility. The State will then enter into an agreement (in process now) for maintenance. It will be a joint effort with Portsmouth. Ports will be maintaining some of the property being bought. PDA & FAA agreements are also in process. The only property in that round-a-bout area that Newington is involved with is the sidewalks. (to Arboredum). The water tower and 2.26 acres is owned by Portsmouth now. Of that 2.26 acres, the highway expansion project is taking approx. half and giving them 2.5 acres approx. as a trade-off which is a portion of the 24 acres they are buying from the PDA. Rail Road brook will be restored by the State which will address the flow. DOT will be meeting with the Conservation Commission shortly. The State was gearing up to addressing the agreement with Newington in the fall. The roads and sidewalks are scheduled to be turned over to Newington in 2014. D.O.T. will again have a sitewalk with the Board in an effort to develop a check list prior to the transfer. They stated they would pave Woodbury. The State also stated that if Newington does not want to sign this agreement or do not want ownership of Woodbury/Fox Run, there are provisions in the RSA's that enables the State to do so, however, DOT says they have always had a good relationship with Newington and hope to amicably come up with a means to do so and partner with the State. With the taking of Woodbury and Fox Run, Newington's highway block grant amount will be adjusted upward. The State more than likely will sell the Dover Road maintenance facility and are looking at the site of the former movie theatre. Approximately 10 acres are needed for this task. Regarding access, the State will be looking at their need. Chr. Iocovozzi suggested the State contact our Cemetery Committee to speak about existing graves in that area. The State is hoping to again meet with the Board in the fall to discuss further the proposed agreement.

Carriage House Paint Proposals: FA Gray \$ 6,495 Haas \$ 6,800 D&R \$ 8,840. ***S. O'Reilly moved to accept the FA Gray proposal not to exceed \$ 6,495. S. Stern seconded and on a roll call vote, motion passed 3-0.*** Bldg Insp Stowell will oversee the project.

Fox Point Pavilion: The JSN plans are in but not stamped as yet per Mr. Stowell. A copula is worked into the plan and spoke to the engineers about stain, plate connectors, paint, water and power. Engineer will continue to work with John with prices expected then to be put out to bid. Conduits for power should be included as well as water. Outside spicket? Hydrant? Chr. Iocovozzi hopes to take the most effective route bearing in mind the cost. It may be just the pad done this fall. S. Stern with work with Mr. Stowell and stake. The Board would like the public hearing once John Stowell gets a worked up ball park. Perhaps consideration will be given to a second public hearing once the bids come in if that is the feel from the public hearing.

Fox Point Rental Unit Windows: Mr. Stowell spoke to the occupants about their costly heating bills and noted that not only the windows need addressing, but the door as well. 4 estimates were received.

Lajoie \$ 16,245 Haas \$ 33,600 Granite State \$ 9,240 Glass Routes \$ 13,387

With the costs to renovate coming in so high, the Board has asked that Bld Insp John Stowell go and assess the needs of the bldg. bringing it up to code. A plan is needed. Renovate? Rebuild? From the audience came "get a modular". The Board discussed the costs the occupants are experiencing and felt that consideration to a reduce rent should be discussed. The Board will await a report back from Mr. Stowell.

Town Hall Landscaping: Bldg Inspector Stowell will gather some thoughts and analyze what should be done regarding landscaping. He will then contact Landscaping companies and ask for a bid on the specs he produces.

Rail Road Depot: Selectman Stern and Planner Tom Morgan attended the walk through. The land is approx. 3 acres. DOT and NH Historical Resources conducted the walk through and invited Gail Pare, Chairman of the Historical District Commission. This depot is in a declared Historical District. The Board would like all correspondence to go through Planner Morgan as the town contact.

Fire Station Drainage: After reviewing the plans, Chr. Iocovozzi stated he would like the lines traced. This will show from where the drain services and what the route is to the tanks. It will cost a couple of hundred dollars. The Board all concurred. Chr. Iocovozzi will make the necessary arrangements.

Appointments: The Board made the following appointments:

Martin Callahan to Recreation

Lee Lamson as Langdon Library Trustee

Grace Simms at Langdon Library Trustee Alternate

The Board also accepted with regret the resignation of Luanne O'Reilly as Langdon Library Trustee.

Fuel Oil Bids: With receiving very limited bidders, the Board asked that we go out to re-bid and to not only fax the Town's request to miscellaneous oil companies but to place an ad in the paper as well.

Fox Point Road – on to Fox Point: By a request from a resident, the Board agreed to post Fox Point Road at 10 miles per hour. 2 signs heading in, 1 coming out.

Clicker Requests: V. McLean and R. Fletcher *were approved by the board on a roll call vote 3-0.*

Facility Use Requests:

Spinney – Fox Point – Sept 10

Piscataqua Rive Brass – fee & dep waived 9/6

Portsmouth Symphony – fee & dep waived 9/7

Rockingham Planning Comm – Oct 12, 19 and 26 Law Lecture Series – Fee & Dep waived

With S. O'Reilly abstaining for the Piscataqua River Brass & Ports Symphony, *the Board voted to approve the above requests.*

Highway Garage Tool Crib Relocation Proposal: \$750 to relocate from the original area. Will need to adjust grounding the base – cannot drill into the floor. Chr. Iocovozzi will speak to Mr. Careno to try to find a less expensive means.

Shattuck Way Drainage Covers: Len Thomas was asked to put out drainage reflectors. There is also a cover that is getting damaged as when pulling onto Shattuck, the tire goes over the curbing and bangs down on the sewer cover. Chr. Iocovozzi will look at the problems and will call PSNH on the Shattuck Ring. Len will get pole number for Cos.

D.O.T. Mitigation – Proposed Easement: S. Stern has read the proposed agreement and stated that this land will not be for general public access. He felt if the Town used public funds, general recreation should be allowed. S. Stern would like standard verbiage written so that each easement is treated equally. He hopes to go to the Conservation Commission meeting August 11.

Nitrogen in the Bay: An amended cover letter was drafted which will be reviewed by the Chair which will be sent to communities with treatment plants.

Kennard Dam: Planner Morgan reviewed information he had on file regarding ownership of the dam. He believes it belongs to the Town. The Chair disagrees. Chr. Iocovozzi stated that the Dam goes with the property. The branches are piling up. In 1956, the dam shows up on Newington's inventory per Tom. The Board will go to the site individually and discuss at next meeting.

Town Hall Kitchen: In an event held 2 weeks ago, the kitchen was reported to be in an unusable condition. Saw dust everywhere. The deposit will be returned with apologies from the Board. Perhaps have it professionally cleaned once or twice a year. Bldg Inspector/Health Inspector John Stowell will be asked to do a walk through and report back to the Board his thoughts on cleanliness.

At 9:05pm a motion to adjourn was seconded and passed 3-0 on a roll call vote.

Respectively Submitted, Beatrice Marconi, Administrative Assistant