

Newington Board of Selectmen's Meeting Minutes
Monday, October 17, 2011 Town Hall 7:00pm

Chr. Cosmas Iocovozzi called the meeting to order at 7:02pm.

Present: Chairman Cosmas Iocovozzi, Selectmen Jack O'Reilly and Rick Stern, Craig Daigle of the Transfer Station, Building Inspector John Stowell, AA Beatrice Marconi and Tom Morgan arriving at about 7:45pm.

Transfer Station Pad and New Traffic Flow: Director Craig Daigle gave the Selectmen an overview of the layout to come regarding pad placements for the hoppers and traffic flow. The elevation will need to be raised in an area about 16" over a 30' stretch. He has talked to our Road Agent about his plans and any effect it will have on snow removal. Will need two slaps 10' x 60' each. He will get prices for the Board. Weather and fund availability, we may move forward with it this year.

Fox Point Rental Energy Audit: Mr. Stowell told the Board how he and a contractor toured the house and found quite a few issues. Some of the insulation had sunk and was spotty. The basement was so wet it had 87% humidity causing deterioration in both the structure and boiler. To fix it up, you will still have a dwelling 150 years old. Vinyl siding had issues, paint problems. Tearing it down should be an option to consider. He suggested replacing it with a stick built or modular. Septic seems to be in good shape. Has 100 amp service. S. Stern felt the Board should bring it to the people and let them decide. S. O'Reilly felt then a cap res could be established. Perhaps two separate warrant articles giving a choice. In renovations or strip down, Chr. Iocovozzi is concerned about the unknowns. It cost \$3,600 to heat last season and was still cold. John was asked to come up with some strip down – rebuild costs. Needless to say, there is work that needs to be done no matter what is decided. Boiler needs tuning and minor electrical. Mr. Stowell was given the authority by the Board of Selectmen to proceed with what he feels must be done now until a decision is made at town meeting. He did add that Mr. Keidaisch offered to get involved in a dwelling replacement plan if the Board needed help.

Town Hall Window Panel Replacement: The Board authorized to get the Derochmont window replaced at the same time as John Stowell had prices for the 2 lobby windows on hand. He will forward a PO with the total.

Town Hall Attic Area: Mr. Stowell commented about the bathroom venting into that area after the false chimney was taken down. He spoke of the debris left up there over the years and with his review of the area with a couple of insulation firms, he hoped to address some of those concerns in the insulation project. He would like a cat walk set up for accessibility and safety. Mr. Stowell was given the authority to proceed as he sees necessary and will forward proposals to the Board.

Fox Point Pavilion: S. Stern wanted to make sure that the tree trimming that was needed for the potential placement of the pavilion met DES requirements. Mr. Stowell received a price from Haas and is still awaiting a proposal from Careno. He will ask Haas on lead time needed. The Planning Board will be hosting a public hearing on or about November 14th (TBD) whereas the layout and all prices will be discussed. Light fixtures will not be included in the proposals. Mr. Morgan will handle the meeting details, postings, etc.

BayRing – Internet/Phone Contract: Both Mr. Morgan and Chief Tretter are working to get town wide proposals from both companies.

Old Dover Road: As a result of an earlier meeting with D.O.T. regarding Old Dover Road and the audio and visual concerns of the Town on behalf of the property owners in that area, DOT will be meeting with Tom on Friday at 9:00am on site to see what they can do to assure their work will protect both those issues. There will also be the first of TWO public hearings on the .01 ac acquisition for the Spaulding Project and the 10,000+- sq. feet of slope easement needed along Woodbury and Old Dover Road. The public hearing will be on Tuesday, October 25 at 6:30 here at town hall. Property owners will be notified immediately.

Minute Approval:*The Board voted to approve the minutes of August 19 (public & non); Sept 19; October 3 (public & non). (Selectman Stern abstained on the Vote for Sept 19, and Selectman O'Reilly abstained on the vote for the Oct 3 minutes) All passed.*

Manifest Approval: *S. O'Reilly moved to approve the manifests dated Oct 11 and 18 in the amounts of \$67,529.60 and \$72,905.22 respectively. S. Stern seconded. Roll Call vote passed 3-0.*

Facility Use Request: O. Town Hall – Seacoast Mother's Assoc – Approved – Oct 29 – Fee & Dep waived

Health Care Costs: After careful consideration and thought, the Selectmen asked the AA to draft up a 250/500 employee deductible contribution worksheet for the Comp2500 plan along with new hires paying 10% towards the premium. This will be needed information for the department heads when figuring their 2012 budget. They would like to meet with the Health Care Cost Option Committee. The AA is also going to draft up a procedures plan to ensure confidentiality for the Selectmen to consider. S. Stern suggested we seek legal consultation regarding the needed personnel policy amendments and suggested Warrant Article.

At 8:24 pm, S. O'Reilly moved to adjourn. S. Stern seconded and hearing no objections, Chr. locovozzi called the meeting to a close.

Respectfully Submitted,

Beatrice A. Marconi
Administrative Assistant