

Town of Newington, NH
Board of Selectmen
Meeting Minutes for Monday, February 4, 2013

Call to Order: Chair Jack O'Reilly called the February 4, 2013 meeting at 6:30 PM.

Present: Chairman Jack O'Reilly, Selectmen Rick Stern and Jan Stuart

Absent: Beatrice Marconi, Administrative Assistant

Public Guests: Gup Knox, Melissa Prefontaine, and Doreen Stern

Minutes Approval: *Rick Stern moved to approve the January 7, 2013 Meeting Minutes and the January 23, 2013 Non-Public Meeting Minutes.*

Jan Stuart seconded, and the Motion passed 3-0

PSNH Letter re: Lighting on McIntyre Road: Rick Stern started out the discussion by pointing out there is already a light on the corner, and expressing concern that no neighbors were present, and placing a light near the Prefontaine property at 888 McIntyre Road would light up the neighbors' yards. Jan Stuart agreed, noting that the streetlight near her property is bothersome. Melissa Prefontaine said the area is very dark even with the corner light and outside light on their house, and believes it is a traffic safety issue with animals from nearby Great Bay National Wildlife Refuge, as well as neighboring pets and children.

Ms. Prefontaine said that Comcast told them that they required a utility access every 400 feet, but the existing posts are more than 483 feet. Jan Stuart said that would fall under the Highway Safety Commission, which includes the Fire and Police Departments, Road Agent, and herself.

Library and Books: Jack O'Reilly began the discussion by asking that the Library take out their portion for payment of a bill recently received by Town Counsel, Matt Upton.

Jan Stuart asked if the library was still using their debit card after receiving a letter from the auditor regarding an overdraft last summer, and Gup Knox said they no longer use, and the overdraft may have been before the account was changed. Melissa Prefontaine said she would have their treasurer, Lee Lamson look into it at their next meeting.

Melissa Prefontaine updated the Selectmen on the status of the books stored in the attic of the library, and put out an inquiry where they might be stored during renovations. Ms. Prefontaine reported that engineers had examined the attic after the earthquake, and the insurance adjuster determined the damage was not due to the earthquake because there were no broken windows. They determined the structural damage was due to the weight of the historical collection, and they would need to be moved in order to retain their insurance coverage, however there is no safe place to move them in the library, and not sure who's insurance would cover them if stored offsite. They had considered external POD trailer storage, but they are not waterproof.

Jack O'Reilly asked if they considered storing the books in sealed containers on pallets in the dehumidified basement with the furnace, and Ms. Prefontaine said New England Preservation says not to store books in basements.

Jan Stuart suggested they look into storing them at the Old Town Hall, or at the Old Meeting House where historical items are stored. Gup said they could look into it, but they

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would be concerned with pilferage. Rick Stern said it is usually locked. Rick Stern said there is also an unused storage area in the new Town Hall as well. Melissa Prefontaine said the storage of books requires 150-lbs/sq foot, noting that most residential buildings hold 35-lbs/sq foot and commercial buildings hold up to 50-lbs/sq foot. The Selectmen said they would need to check with the Building Inspector to see if the Old Town Hall could handle the weight. Everyone then took a look at the storage area, which would involve bringing the books up a steep ladder, but it was noted that they would have to come down a steep and narrow stairwell from the Library attic too.

Melissa Prefontaine said there is a serious concern that they will lose half of their collection if the building expansion proposal doesn't pass, and they will still need to find a new place to store the historical collection in the attic for structural repairs anyhow. Jack O'Reilly said his preference would be to have them stored in the Historical District, and recommended that the Library Trustees attend their next meeting to discuss.

Warrant Article 5: Conveying Property to TWA, Realty: A brief discussion ensued regarding the January 18, 2013 letter from John Chagnon, LLS with Ambit Engineering on behalf of TWA Realty, LLC (Todd Adelman) regarding their offer to grant the Town an easement to a drainage pipe that crosses the frontage to be conveyed back to TWA Realty. It was agreed that conveying the property would be contingent upon access to the drainage pipe.

Olive Garden Escrow: Jack O'Reilly referred to Town Planner, Tom Morgan's December 13, 2012 memo to the BOS, Planning Board and Treasurer in response to Town counsel's recommendation that the Olive Garden Restaurant escrow account that was established in 1993 to build a bridge between the back lot at 2048 Woodbury Ave be dissolved as no longer necessary.

Jan Stuart moved not to build the bridge and dissolve the escrow account. Rick Stern seconded and the motion passed 3-0.

FEMA Floodplain Mapping: Jack O'Reilly informed the Selectmen that Town Planner, Tom Morgan recommended accepting the changes FEMA had made to the Town's floodplain maps.

Rick Stern moved to accept the floodplain mapping done by FEMA. Jan Stuart seconded, all the motion passed 3-0.

Lamprey Regional Co-op Representative: A brief discussion ensued regarding the Lamprey Regional Cooperative (LRC) request to reappoint a representative. Jack O'Reilly suggested they could rotate the position, and Rick Stern said they could, but since LRC wants a name, they could use his, and then someone else could go if he wasn't available.

Jan Stuart moved to name Rick Stern as representative to the Lamprey Regional Cooperative. Jack O'Reilly seconded, and the motion passed 3-0.

OTH Flooring Issue: Rick Stern expressed concern that the flooring expert wasn't able to explain what caused the floor tiles to come up throughout the Old Town Hall everywhere except the bathrooms. The contractor refuses to acknowledge any responsibility for problems with the glued "resilient" tiles. Further actions are pending on more information.

Facility Use Request Revision: Jack O'Reilly said Bea worked on the new form with two pages back to back and it looks good. Jan Stuart said she would prefer to see one page. Rick Stern said he would like to compare the revision to the previous version

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Airport Road Water Problem: Jack O'Reilly said a resident had recently complained about a problem with water backing up on their property that had never occurred before. Jan Stuart said she didn't see any problem with looking into the issue.

Jan Stuart moved to have Altus Engineering review the water issue on Airport Road. Rick Stern seconded, and the motion carried 3-0.

Lawsuits regarding Waste Water Treatment Upgrades: *It was recently announced that the Town of Newmarket who supported the EPA's recommendations, has found legal representation with the Conservation Law Foundation (CLF) for a counter suit by Towns of Dover, Portsmouth and Rochester.*

Jan Stuart moved to support the CLF as a supporter of the counter suit at no charge to the Town. Rick Stern seconded, and the motion carried 3-0.

Facility Use:

Newington Fire and Rescue, Town Hall Kitchen and Auditorium

Jan Stuart moved to allow the Fire Department to hold a Pancake Breakfast at the Town Hall on March 3, 2013 from 7:00 am – 1:30 pm contingent upon availability. Rick Stern seconded, and the motion carried 3-0.

Portsmouth Basketball Banquet, Town Hall

A brief discussion ensued regarding the need to provide a certificate of insurance for non-Town events held in Town facilities.

Clicker Request:

Jan Stuart moved to allow Peter MacDonald a clicker to the Arboretum Drive gate. Rick Stern seconded, and the motion carried 3-0.

Doreen Stern asked what would happen to the gate if there were a power outage, and Jack O'Reilly said there's a battery backup and solar charge.

Announcements: Jack O'Reilly said he attended the LGC's municipal employees insurance meeting and would make copies of the information.

Next Meeting: Monday, March 4, 2013

Adjournment: ***Rick Stern moved to adjourn at 7:30 pm. Jack O'Reilly seconded and all were in favor.***

Respectfully

Submitted by: Jane K. Kendall, Recording Secretary