

1 **TOWN OF NEWMARKET, NEW HAMPSHIRE**

2 **TOWN COUNCIL REGULAR MEETING**

3 May 18, 2022 7:00 PM

4 Council Chambers

5 Draft Minutes

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8  
9 **Councilors Present:** Council Vice-chair Katanna Conley, Councilor Scott Blackstone,  
10 Councilor Brian Ward, Councilor Joe Lamattina and Councilor Colin White, Sr.

11  
12 **Councilors Excused:** Council Chair Toni Weinstein and Councilor Megan Brabec.

13  
14 **Staff Present:** Town Manager Stephen Fournier, Environmental Services Director Sean Greig,  
15 and Wendy Chase, Recording Secretary.

16  
17 Vice-chair Conley convened the meeting at 7:00 PM and led the Pledge of Allegiance.  
18  
19

20 **AGENDA**

21 **PUBLIC FORUM**

22  
23 Vice-chair Conley opened the Public Forum at 7:01: PM.

24  
25 Vice-chair Conley closed the Public Forum at 7:01:05 PM without public comment.  
26

27 **TOWN COUNCIL TO CONSIDER ACCEPTANCE OF MINUTES**

28  
29 **April 13, 2022 Town Council/School Board Joint Meeting Minutes**

30  
31 Councilor Ward made a motion to Approve *the April 13, 2022 Town Council/School Board Joint*  
32 *Meeting Minutes*, which was seconded by Councilor LaMattina.  
33

34 Motion was Passed by a vote of 5-0.  
35

36 **April 13, 2022 Non-Public Meeting Minutes**

37  
38 Councilor White made a motion to Approve *the April 13, 2022 Town Council/School Board Joint*  
39 *Non-public Meeting Minutes*, which was seconded by Councilor LaMattina.  
40

41 Motion was Passed by a vote of 5-0.  
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43

44 **May 4, 2022 Meeting Minutes**

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46 Councilor Lamattina corrected line 105 to change the name Ellen Snyder to Ellen Read.

47  
48 Councilor Ward made a motion to Approve *the May 4, 2022 Town Council Meeting Minutes as*  
49 *amended*, which was seconded by Councilor LaMattina.

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51 Motion was passed by a vote of 5-0.

52  
53 **REPORT OF THE TOWN MANAGER**

54  
55 Town Manager Fournier reported on the following:

- 56
- 57 • There will be no Memorial Day Parade in Newmarket this year. The Legion called to  
58 inform us that they have had to compete with surrounding towns for parade participants.  
59 The Legion intends to have a Memorial Day Parade next year.
  - 60 • A reminder that the Town Council Goal Setting Workshop is scheduled for May 25<sup>th</sup> at  
61 6:00 PM in the Town Hall Auditorium.
  - 62 • **FY22 Budget:** At the end of April, 80% of the operating budget has been expended (less  
63 than last year at this time); revenues are also on track.
  - 64 • **COAST Bus:** Due to a shortage of CDL licensed staff COAST will modify transportation  
65 services beginning May 21: Suspension of all Saturday Services, Portsmouth/Newington  
66 will be operated as through routes throughout the weekday, Dover/Somersworth/Berwick  
67 will be operated as through routes throughout the day on a 2-hour service frequency,  
68 Newmarket/Stratham/Exeter – Saturday service will be moved to Tuesday.
  - 69 • **Red Cross Blood Drive:** Newmarket achieved 93% of the expected goal for blood donors  
70 as part of the Tri-Community challenge.

71  
72 **Water and Sewer Impact Fees Presentation:**

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74 Environmental Director Sean Greig and Michael Curry from Wright Pierce Engineering presented  
75 a PowerPoint presentation on Water & Sewer System Development Charge (SDC):

76  
77 The current water and sewer fee structure are impact fee based on demand, impact fee rate (\$/gpd)  
78 and hookup fees. For a new single-family home using 183 gallons of water per day would total  
79 \$3,963.00 for water and sewer impact fees. Impact fees are dictated by NH RSA 674 and the funds  
80 are limited to use for capital improvements relating to the demand of new development.

81  
82 A utility-based capital fee for water and wastewater is covered under RSA 149 (wastewater) and  
83 RSA 38 (water) – System Development Charges (SDC). This allows more flexibility; funds can  
84 flow directly to pay for the general capital needs of the system.

85  
86 Environmental Services Director Greig recommends replacing the impact fees with a single system  
87 development utility charge for both wastewater and water.

88  
89

90 The new calculation for a new single residence using 183 gallons of water per day would be as  
91 follows:  
92

	<b>Current Fee Calculation</b>	<b>Proposed Fee Calculation</b>
Water Connection Fee	\$737	\$3,164
Water Hookup Fee	\$1,000	N/A
Wastewater Connection Fee	\$1,226	\$3,526
Wastewater Hookup Fee	\$1,000	N/A
Total Fee	\$3,963	\$6,690

93  
94  
95 The proposed recommendation is to update the town ordinance to replace impact fees with a single  
96 system development utility charge (SDC) for both wastewater and water per impact fee.

97  
98 The proposal will have to go through the Planning Board where the Board would vote to amend  
99 the ordinance and the amended ordinance will go before Town Council for adoption.

100  
101 Councilor LaMattina asked if the Town of Newfields opted to tie into the Newmarket water system  
102 would they be subject to the system development charges if approved. Environmental Services  
103 Director said that Newfields water users would get hit with a one-time large development fee, but  
104 it would solve their water problems for 20 years. Mr. Curry said that the fee could be adjusted  
105 because it would be a community tying in; the same would apply to large commercial enterprises  
106 coming to town.

107  
108 Councilor Blackstone said that the SDC approach is a positive move and would give the  
109 Environmental Services Director a lot of flexibility to use the funds.

110  
111 **COMMITTEE REPORTS**

112  
113 Councilor LaMattina reported on the Riverfront Advisory Committee:

114  
115 The Committee met Monday, May 23. They discussed the Schanda Park proposal, and the culvert  
116 next to the dock. Planning & Community Development Director Bart McDonough will be looking  
117 into studies and grant money that focuses on the riverfront, and they will discuss that at next  
118 month's meeting.

119  
120 Councilor LaMattina reported on the Energy and Environment Committee:

121  
122 The Committee met on May 3. Revision Energy has concluded their *Solarize Newmarket*  
123 campaign. 13 residents signed on to take advantage of the special offers.

124  
125 Councilor Blackstone reported on the Planning Board meeting:

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127 The Planning Board met on May 10. The applicant for 81 Exeter Road was granted an extension  
128 of Conditional Approval and brought forth a new proposal to subdivide the property into two lots.  
129 The Industrial Park signed on a new tenant; the Planning Board approved an extension to allow

130 more time to negotiate. Landscaping at the Industrial Park will be improved this summer. The first  
131 draft of the amendments to the Site Plan and Subdivision Regulations to modify Section 3.07  
132 *Stormwater Management* has been completed.

133  
134 Vice-chair Conley read Councilor Brabec's Arts & Tourism Commission Report:

135  
136 The Business Association met last week. She reminded Councilors to RSVP to the Rec Connect  
137 event at the Stone Church on May 26. The Arts and Tourism Commission did not meet because  
138 they didn't have a quorum but plan to meet on May 30<sup>th</sup>.

139  
140 Town Manager Fournier explained that the second reading for Resolution #2021/2022-33  
141 Refunding the water bond will be held on June 1; the postponement was so that the public hearing  
142 could be properly posted in the newspaper.

143  
144 **CORRESPONDENCE TO THE COUNCIL**

145  
146 There was no correspondence to the Council.

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148 **CLOSING COMMENTS BY THE TOWN COUNCILORS**

149  
150 Councilor LaMattina asked the Town Manager about correspondence to the Town Council.

151  
152 Town Manager Fournier explained that as part of his job he handles the day-to-day correspondence  
153 to the Town Council. He reports to the Council on important decisions he's made concerning the  
154 correspondence.

155  
156 **NEXT MEETING**

157  
158 June 1, 2022

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160 **ADJOURNMENT**

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162 Vice-chair Conley adjourned the meeting at 8:01 PM without objection.

163  
164 Respectfully submitted,

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166  
167 Wendy V. Chase  
168 Recording Secretary

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