

1                               **TOWN OF NEWMARKET, NEW HAMPSHIRE**

2                               **TOWN COUNCIL WORKSHOP SESSION**

3                               July 20, 2022 6:00 PM

4                               Council Chambers

5                               Draft Minutes

6  
7  
8  
9   **Councilors Present:** Council Chair Toni Weinstein, Council Vice-chair Katanna Conley,  
10 Councilor Megan Brabec, Councilor Scott Blackstone, Councilor Brian Ward, Councilor Joe  
11 Lamattina and Councilor Colin White, Sr.

12  
13 **Staff Present:** Town Manager Stephen Fournier, Community Development Director Bart  
14 McDonough and Wendy Chase, Recording Secretary.

15  
16 **Members of the Historical Society Present:** John Carmichael, Kris Carmichael and Mike  
17 Provost.

18  
19 Chair Weinstein convened the meeting at 6:00 PM.

20  
21 Councilor LaMattina explained that he requested a Workshop Session with members of the  
22 Historical Society to discuss the Historic District and the concerns addressed in a letter that  
23 members of the Historical Society sent to the Town Council, Planning Board, and ZBA. He  
24 assumed that at the end of the workshop the Town Council would recommend the Historical  
25 Society members go back to the Planning Board to discuss regulations for the historic district  
26 that are not too burdensome.

27  
28 John Carmichael of the Historical Society explained that he receives calls from people who own  
29 property within the historic district, and they ask what is allowed construction-wise with the  
30 buildings in the district. He always refers them to the Planning Board. As it stands there are no  
31 regulations in place that have any “teeth”. He said it would be a shame to lose the current look of  
32 the buildings on Main Street.

33  
34 Mike Provost, 16 Beech Street explained that the original historic district was to include New  
35 Village. He explained how the historic district was established. He was Chair of the Service club  
36 40 years ago and they hired an architectural historian, Richard Candy of York, Maine who  
37 inventoried every building in the district to determine each buildings contributory factors and  
38 significance. Mr. Provost said that the Planning Board does not refer to the report developed by  
39 Mr. Candy when it comes to any type of development in the downtown area. Each property  
40 owner within the district voted in favor of the historic district and that was the catalyst to move  
41 the nomination to the State who recommended it to the Secretary of the Interior National Parks  
42 Service and that’s how the district was established. He said the Town has never accepted the  
43 historic district formally. The Town Council created the Historic District Commission and Mike  
44 was the Chair, but it disbanded. The Historical Society believes there should be guidelines put

45 into place to ensure keeping the original intrinsic value of the building within the district. He said  
46 the NH Division of Historical Resources would help the Town draw up suitable guidelines and  
47 those guidelines would be a living document where things can be changed if they don't work out.  
48

49 Town Manager Fournier said that the Historical Society members should begin with the Planning  
50 Board.  
51

52 Mr. Provost suggested reestablishing the Heritage Advisory Committee.  
53

54 Mike Hoffman, Durham, NH was given permission to address the Council. He stated that he  
55 owns several buildings within the Historic District. He said the Heritage Commission in 2005 got  
56 too restrictive and eventually went away. He said the Town has an historic overlay district. There  
57 is a purpose but no requirements. He suggested reviewing the zoning ordinances and making  
58 changes there. The Masterplan does address the need for the Historic District. He suggested  
59 adding simple regulations because not all projects have to go before the Planning Board for  
60 review.  
61

62 Community Director Bart McDonough addressed the Council. He said they can add historic  
63 guidelines to the Site Plan and Subdivision regulations. He said that is something that can be  
64 done right away. He said they need to come up with a way to incorporate both modern  
65 architecture and preserving the past. He explained that changing the Site Plan and Subdivision  
66 Regulations would only affect the projects going before the Planning Board. He said the best  
67 "catch all" for all projects is for the Council to change the Ordinances.  
68

69 Chair Weinstein thanked everyone there who participated in the conversation and said that the  
70 Council would not be deciding tonight but is happy the conversation has started.  
71

## 72 **ADJOURNMENT**

73

74 Chair Weinstein adjourned the Workshop Session at 6:40 PM without objection.  
75

76 Respectfully submitted,  
77

78 Wendy V. Chase  
79 Recording Secretary  
80