



Town Council Regular Session

June 18, 2025 at 7:00 PM

Town Council Chambers

MINUTES

1. **6:00 PM Non-Public Session Pursuant to RSA 91-A:3,II (a),(c) - Personnel**

Motion: **Councilor White** made a motion to seal the Non-Public Session Minutes indefinitely, because it is determined that divulgence of this information likely would affect adversely the reputation of any person other than a member of this Council.

Second: **Councilor Ward**

Vote: **Unanimously Approved (7-0-0)**

2. **Pledge of Allegiance**

Chair Conley convened the meeting at 7:00 PM. Councilor White led the Pledge of Allegiance.

3. **Roll Call**

Present: Council Chair Katanna Conley, Council Vice-chair Brian Ward, Councilor Scott Blackstone, Councilor Joe LaMattina, Councilor Sonke Dornblut, Councilor Colin White, Councilor Justin Glazebrook.

Staff Present: Town Manager Stephen Fournier, Community Development Director Bart McDonough, Environmental Services Director Sean Greig, Recording Secretary Wendy Chase.

4. **Public Forum**

Chair Conley opened the public forum at 7:03 PM.

Chair Conley closed the public forum at 7:04 PM without public comment.

5. **Public Hearing**

- a. Ordinance # 2024/2025-1 – Proposed Amendments to Chapter 32 *Zoning*
Community Development Director McDonough gave a brief overview of the proposed ordinance. He thanked the residents that participated and the Planning Board members. It took over 8 months to vet. Through guidance from the Planning Board they decided to focus on the route 108 corridor. The proposed amendments seek to modify the special use permit criteria for multifamily and mixed-use developments, modify definitions for clarity and dissolve M-1 and M2A zoning districts and replace the affected areas with a new zoning district, the Village Corridor (VC). The zoning map will be updated to reflect the proposed changes.

Chair Conley opened the Public Hearing at 7:13 PM.

Valerie Shelton, 124 Cushing Road, resident and current chair of the Planning

Board, spoke in favor of the proposed ordinance. She recognized all the work Community Development Director McDonough did. She said not only will the proposed changes expand the success of the downtown, but will also increase the tax base.

Chair Conley closed the Public Hearing at 7:15 PM.

6. Town Council to Consider Acceptance of Minutes

a. June 4, 2025 Non-public Meeting Minutes

Motion: **Councilor Ward** made a motion to approve the June 4, 2025 Non-public Meeting Minutes
Second: **Councilor Dornblut**
Vote: **Unanimously Approved (7-0-0)**

b. June 4, 2025

Motion: **Councilor Ward** made a motion to approve the June 4, 2025 meeting minutes.
Second: **Councilor Dornblut**
Vote: **Unanimously Approved (7-0-0)**

7. Town Council to Consider Nominations, Appointments, Elections, and Resignations

a. Elizabeth Dudley - Alternate Member of the Conservation Commission - Term Expiration April 2026

Motion: **Councilor Dornblut** made a motion to appoint Elizabeth Dudley as an Alternate Member to the Conservation Commission with a Term Expiration of April 2026.
Second: **Councilor Ward**
Vote: **Unanimously Approved (7-0-0)**

b. George Anderson - Appointment as Alternate Member to the Conservation Commission - Term Expiration April 2027

Motion: **Councilor Dornblut** made a motion to appoint George Anderson as an Alternate Member to the Conservation Commission with a Term Expiration of April 2028.
Second: **Councilor LaMattina**
Vote: **Unanimously Approved (7-0-0)**

c. Ellen Read - Resignation from the Energy & Environment Committee

Motion: **Councilor White** made a motion to accept, with regret, Ellen Read's Resignation from the Energy & Environment Committee.

Second: **Councilor Ward**
Discussion: Councilor LaMattina thanked Ellen for her work on the Committee.
Vote: **Unanimously Approved (7-0-0)**

8. Report of the Town Manager

a. June 18, 2025

- FY25 Expense and Revenue Report: May completes 83% of the fiscal year. The operating budget is 86% spent. Direct Assistance is over-spent. Rental Assistance continues to be higher than anticipated due to the housing crisis. The vehicle repair budget is also over, due to the repair of a number of vehicles.
- Lamprey River Advisory Committee (LRAC) Pledge Support for Rosa-Follett's Brook: The LRAC has unanimously pledged up to \$100,000 to support the Rosa-Follett's Brook Conservation Project, protecting 40 acres across Newmarket and Durham. It connects to 133 acres of existing conservation land.
- Senate Bill 297 (Establishing a regulatory regime that would create new obligations for municipalities that are members of risk pools): Both the House and the Senate did not concur, so the Bill dies.
- The Goal-Setting Session will be held on Wednesday, June 25 at 6:00 PM.
- The Town offices will be closed tomorrow June 19th, in observance of Juneteenth.

b. Department Reports - May 2025

Councilor LaMattina questioned the reduction in police calls. Town Manager Fournier explained that there were less calls during a time when the Department was short-staffed and now that they are full-staffed it takes time to fully train the officers.

9. Committee Reports

Councilor LaMattina reported on the June 16th Energy & Environment Committee meeting:

The Master Plan is complete and will be reviewed by the Planning Board. The Backyard Bash is August 1st and the committee will kickoff their recycling education campaign at that event.

Councilor Dornblut reported on the June 11th Public Transportation meeting: The Committee is working on the classification of town roads to aid in developing a streetscape for the town. They will schedule a site visit in New Village sometime in July to see how people interact with the streetscape there, being a one-way road.

Councilor Ward reported on the June 11th Newmarket300 Celebration meeting: The committee received their \$500.00 back for the Library mural. They are looking at incorporating the recreation center's children's activities with the 300th celebration.

Concilor Ward reported on th June 12th Conservation Commission Meeting: The Commission is purchasing signs for turtle crossings and the DPW will erect them. They received a \$275 donation to camp Altus for a student. They are working on developing a more formal path in the woods between Riverbend Rd. and the school for kids to use to go to school.

10. Old Business

11. Resolutions/Ordinances in the 2nd Reading

a. Resolution # 2024/2025 - 42 - Water Rate increase

Motion: **Councilor Dornblut** made a motion to approve Resolution # 2024/2025 - 42 - Water Rate increase.

Second: **Councilor LaMattina**

Discussion: Environmental Services Director Greig explained that water rates are increased due to the many water upgrades that have been done. He said the sewer rates will not be increased because the town is making money from septage the town has received. The rate increase information will be placed on the website to help spread the word.

Motion passed (6-1-0). Councilor White opposed.

b. Resolution 2024/2025-43 Vehicle Purchase 2025 Chevrolet Tahoe

Motion: **Councilor Dornblut** made a motion to approve Resolution 2024/2025-43 - Vehicle Purchase 2025 Chevrolet Tahoe

Second: **Councilor Ward**

Discussion: Chief Jordan explained that the Chevy Tahoe is a little bigger and will be used by the supervisors who need the extra space because they are equipped with more tools. He explained that his department and area municipalities have been having troubles with Ford and many are switching over to Chevy vehicles, including NH State Police. He also explained that at this time it's not practical to purchase a hybrid vehicle; they are unreliable.

Vote: **Unanimously Approved (7-0-0)**

c. Ordinance # 2024/2025-1 – Proposed Amendments to Chapter 32 *Zoning*

Motion: **Councilor Ward** made a motion to approve Ordinance # 2024/2025-1 – Proposed Amendments to Chapter 32 *Zoning*

Second: **Councilor Dornblut**

Discussion: Community Development Director McDonough said these amendments to the zoning will add more value per square footage to existing dwellings and change current non-conforming lots to conforming lots. The focus was to mirror downtown for North Main Street.

Vote: Unanimously Approved (7-0-0)

12. Resolutions/Ordinances in the 1st Reading

- a. Resolution 2025/2026-01 - Master Plan Contract Amendment with Strafford Regional Planning Commission
Councilor Conley read Resolution #2025/2026-01 into the record.

13. New Business/Correspondence

- a. Correspondence to the Town Council
There was no correspondence to the Council.
- b. Closing Comments by Town Councilors
Councilor Glazebrook reminded everyone of the Art & Garden Tour and Reception and Auction, Saturday, June 21st. The public can get more details on the Rec Dept. website recdesk@newmarketnh.gov.

Councilor Blackstone said he attended the Business Association meet and greet at Panzenellas and met the new owners.

Councilor Conley reminded the Councilors of the June 25th Goal Setting Session at 6:00 PM.

- c. Next Meeting
 - i. June 25, 2025, Primex Goal Setting (6:00 PM)
 - ii. July 16, 2025, Council Meeting (7:00 PM)

14. Adjournment

Chair Conley adjourned the meeting at 7:56 PM without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary