



Town Council Regular Session

November 5, 2025 at 7:00 PM

Town Council Chambers

MINUTES

1. **6:30PM - Non-Public pursuant to RSA 91-A:3.II(d) Consideration of acquisition, sale, or lease of real or personal property, where public discussion could benefit a party whose interests are adverse to the municipality**

Motion: **Councilor Dornblut** made a motion to enter Non-Public Session at 6:30 PM pursuant to RSA 91-A:3.II(d) Consideration of acquisition, sale, or lease of real or personal property, where public discussion could benefit a party whose interests are adverse to the municipality

Second: **Councilor Ward**

Vote: **Unanimously Approved (6-0-0)**

Discussion: Chair Conley reconvened the Public Session at 7:00 PM.

Motion: **Councilor Ward** made a motion to seal the Non-Public Meeting Minutes because it is determined that divulgence of this information likely would render a proposed action ineffective.

Seconded: **Councilor Eagleson**

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

2. **Pledge of Allegiance**

Councilor Ward 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 Justin Glazebrook, Councilor Chase Eagleson.

Staff Present: Town Manager Stephen Fournier and Recording Secretary Wendy Chase

4. **Public Forum**

Chair Conley opened the public forum at 7:05 PM.

Chair Conley closed the public forum at 7:05 PM without public comment.

5. **Town Council to Consider Acceptance of Minutes**

- a. October 15, 2025

Motion: **Councilor Ward** made a motion to approve the October 15, 2025, meeting minutes as written.

Second: **Councilor Eagleson**

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

b. October 18, 2025 Budget Workshop

Motion: **Councilor Ward** made a motion to approve the October 18, 2025, Budget Workshop Meeting Minutes as written.
Second: **Councilor LaMattina**
Vote: **Unanimously Approved (7-0-0)**

6. **Town Council to Consider Nominations, Appointments, Elections, and Resignations**

a. Geraldine Bresnahan - Appointment to the Arts, Culture & Tourism Commission - Term Expiration April 2028

Motion: **Councilor Dornblut** made a motion to appoint Geraldine Bresnahan to the Arts, Culture & Tourism Commission with a term expiration of 2028.
Second: **Councilor Ward**
Vote: **Unanimously Approved (7-0-0)**

7. **Report of the Town Manager**

a. November 5, 2025

Tax Rate Setting: The Department of Revenue Administration (DRA) certified the Town's 2025 property tax rate at \$19.42 per \$1,000 of assessed valuation, reflecting an increase of \$1.14 over the prior year.

Assessed Valuation Overview:

- 2024 Total Valuation: \$1,713,850,837
- 2025 Total Valuation: \$1,725,850,442
- Net Increase: \$11,999,605

Tax Rate Components (Per \$1,000 Assessed):

<u>Portion</u>	<u>2024 Rate</u>	<u>2025 Rate</u>	<u>Change</u>
Town	\$4.37	\$4.87	+\$0.50
Local School	\$12.24	\$12.85	+\$0.61
State Education	\$1.10	\$1.11	+\$0.01
County	\$0.57	\$0.59	+\$0.02
Total	\$18.28	\$19.42	+\$1.14

The increase on a Single-Family Median Home (\$650,000 Assessment) is \$741.00 for the year.

Eliminating the Solid Waste Revenue Fund (Fund 07): The Fund was originally established with the expectation that revenues - such as bag fees and recycling proceeds - would be sufficient to cover the operating costs of the solid waste program. The Fund has not generated enough revenue to sustain those operations. The auditors recommend the fund be dissolved. If approved, the Fund's remaining balance would be transferred to the General Fund balance,

and ongoing solid waste operations would be budgeted within the General Fund moving forward. The 2.4 million dollars will replenish the fund balance and we will be closer to what our fund balance should be per our policy.

Councilor Blackstone mentioned that Environmental Services Director Greig has said that one of his 3 top priorities is wastewater system stability. He would like to see the data presented in a way that is easier to understand so that the Council can help better support Director Greig in his goals for the wastewater treatment plant. Town Manager Fournier said he would request that information from Director Greig.

Road Safety Audit: The Town of Newmarket partnered with NH DOT and Strafford Regional Planning Commission to conduct a Road Safety Audit (RSA) at the intersections of NH 108 (Exeter Road) with Bennett Way and Terrace Drive.

Highlights of the traffic study:

- Crash History (2013-2020) - 64 crashes reported; 13 involved injuries
- Pedestrian & Bicycle Safety Issues - Long crossing distances, insufficient lighting, high vehicle speeds and lack of buffered sidewalks or bike lanes
- Access Management Issues - Multiple closely spaced driveways increase conflict points
- Site Distance Issues - Utility poles, vegetation, and multiple lanes reduce driver visibility at key intersections

Recommend Improvements

1. Concept 1 Near-term (Est. Cost: \$70,000):

- Add rectangular rapid flashing beacons (RRFB)
- Clear vegetation, relocate signs, and consolidate utility poles
- Install pedestrian refuge island

2. Concept 2 Intermediate-term (Est. Cost: \$462,500):

- Eliminate southbound right-turn lane on Route 108
- Create shared access drive between Rite Aid and Nick's Place
- Restripe Bennet Way and widen sidewalks
- Add bump outs and additional RRFBs

3. Concept 3 Long-term (Est Cost \$3.67 million):

- Construct two roundabouts (dog-bone style)
- Raise median island and modify driveways for right-in/right-out access
- Improve crosswalks, lighting, and access management
- Address long-term drainage and utility relocation

8. Committee Reports

Councilor Glazebrook reported on the November 4th Arts, Culture and Tourism Commission Meeting:

The Commission approved the mosaic mural for the 250/300 anniversary. It will include 300 tiles designed by townspeople. It will be placed on the retaining wall across from the mills (Watershed Restaurant). The Commission discussed the \$3,000 decrease in their proposed budget and are not sure how to proceed with the Elm Street retaining wall project without the added funds. The Commission Chair has requested to discuss funding for it with Town Manager Fournier.

Councilor Ward reported on the October 27th Budget Committee Meeting:

There was no quorum. The School presented their budget, but there was no action taken because there was not a quorum.

Councilor Blackstone said that the Charter Commission has finished its work, and they will be presenting the proposed changes to the Charter to the Council. Town Manager Fournier will email the Councilors the "red-lined" version of the Charter.

9. Old Business

10. Resolutions/Ordinances in the 2nd Reading

- a. Resolution #2025/2026-17 - Approval of the Fiscal Year 2027 Budget

Motion: Councilor Ward made a motion to approve Resolution #2025/2026-17 - Approval of the Fiscal Year 2027 Budget

Second: Councilor Dornblut

Discussion: The Council agreed to increase the Welfare Budget by \$5,000.

Motion: Chair Conley made a motion to amend the budget by adding \$5,000.00 to the Welfare Budget.

Second: Councilor Ward

Vote: Unanimously Approved the Amendment to increase the FY27 Budget by \$5,000. (7-0-0)

Vote: Unanimously Approved the FY2027 Budget as Amended (7-0-0)

11. Resolutions/Ordinances in the 1st Reading

- a. Resolution #2025/2026-18 - WA Cushing Rd & Lubberland Dr Stormwater Improve Bond

Chair Conley read Resolution #2025/2026-18 into the record.

- b. Resolution #2025/2026-19 - WA Wastewater Master Plan

Chair Conley read Resolution #2025/2026-19 into the record.

- c. Resolution #2025/2026-20 - WA Water System Improvements Lead & Copper Rule

Resolution #2025/2026-20 will be corrected and placed on the November 19, 2025, Agenda for a first reading due to an error in the language.

- d. Resolution #2025/2026-21 - WA Purchase Rosa Property Conservation Easement

Chair Conley read Resolution #2025/2026-21 into the record.

- e. Resolution #2025/2026-22 - Rescind Solid Waste Fund

Chair Conley read Resolution #2025/2026-22 into the record.

12. New Business/Correspondence

- a. Correspondence to the Town Council

There was no correspondence to the Council.

- b. Closing Comments by Town Councilors

Councilor Glazebrook suggested moving the annual fireworks budget amount from the Arts, Culture and Tourism Commission line to another budget line, such as a special event or community event budget line, moving forward. He felt it would be easier to understand when reviewing and approving the budget.

Councilor Dornblut thanked all the first responders that helped in the Fieldstone Estate fire and hopes that the families affected have found a place to live and are well taken care of.

Councilor Conley expressed concern for the families affected by the Fieldstone Estate fire. She gave gratitude to the members of the Charter Commission for the work that they did and appreciated their care and dedication to the task.

- c. Next Meeting

- i. November 19, 2025

13. Adjournment

Chair Conley adjourned the meeting at 7:51 PM without objection,

Respectfully submitted,

Wendy V. Chase
Recording Secretary