



Town Council Regular Session

June 3, 2026 at 7:00 PM

Town Council Chambers

MINUTES

1. Pledge of Allegiance

Chair Ward convened the meeting at 7:00 PM.

Councilor LaMattina led the Pledge of Allegiance.

2. Roll Call

Present: Council Chair Brian Ward, Council Vice-chair Joe LaMattina, Councilor Scott Blackstone, Councilor Sonke Dornblut, Councilor Justin Glazebrook, Councilor Stella McShera.

Staff Present: Acting Town Manager Lyndsay Butler, Environmental Services Director Sean Greig, Recreation Director Aimee Gigandet, Recording Secretary Wendy Chase.

3. Public Forum

Chair Ward opened the public forum at 7:02 PM.

Chair Ward closed the public forum at 7:02 PM without public comment.

4. Town Council to Consider Acceptance of Minutes

a. May 6, 2026 Non-public Meeting Minutes

Motion: **Councilor LaMattina** made a motion to approve the May 6, 2026 Non-public Meeting Minutes as written.

Second: **Councilor Dornblut**

Discussion: Chair Ward reminded the Council that if there were any changes to be made to the non-public minutes they would have to enter non-public session to make the changes.

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

b. May 20, 2026 Non-public Meeting Minutes

Motion: **Councilor LaMattina** made a motion to approve the May 20, 2026 Non-public Meeting Minutes as written.

Second: **Councilor Conley**

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

c. May 20, 2026 Regular Meeting Minutes

Motion: **Councilor LaMattina** made a motion to approve the May 20, 2026 Regular Meeting Minutes as amended.

Second: **Councilor Conley**

Discussion: Chair Ward made an amendment to the minutes to include speaker Pam Myers-Morgan's comments.

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

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

- a. Timothy Littlefield - Reappointment as Cemetery Trustee - Term Expiration April 2029
Motion: **Councilor LaMattina** made a motion to reappoint Timothy Littlefield as a Cemetery Trustee with a term expiration of April 2029.
Second: **Councilor Dornblut**
Vote: **Unanimously Approved (7-0-0).**
- b. Judi Case - Resignation as Alternate Member of the Arts, Culture & Tourism Commission
Motion: **Councilor LaMattina** made a motion to accept Judi Case's resignation as an alternate member to the Arts, Culture & Tourism Commission.
Second: **Councilor Conley**
Vote: **Unanimously Approved (7-0-0).**
- c. Judi Case - Appointment to the Arts, Culture & Tourism Commission - Term Expiration April 2029.
Motion: **Councilor LaMattina** made a motion to appoint Judi Case to the Arts, Culture & Tourism Commission with a term expiration of April 2029.
Second: **Councilor Conley**
Vote: **Unanimously Approved (7-0-0).**

6. Report of the Town Manager

- a. TM Report June 3, 2026
Town Engineer Lyndsay Butler was Acting Town Manager for the meeting and gave a presentation of the Stormwater Management Program.

She explained that the Department of Public Works/Engineering, with help from Wright-Pierce, created a Stormwater Asset Management Program (AMP) and User Manual, supported by a New Hampshire Department of Environmental Services sustainability grant. The AMP User Manual aims to help the Town effectively manage its stormwater systems, avoid unexpected expensive repairs, and enhance overall system performance and resilience.

The initial focus is on the downtown area, which includes three large stormwater catchments with nearly 10,000 feet of storm drains. The program will be expanded town-wide as more stormwater assets are identified. NH DES is currently offering support through engineering firms to develop or expand asset management programs. A pre-application for technical assistance was submitted to the Clean Water State Revolving Fund at NHDES to broaden the stormwater asset inventory beyond downtown and include condition assessments in data

collection. NH DES is reviewing the pre-applications and will announce a Project Priority List later this summer, with updates expected in August or September.

The Stormwater AMP and User Manual create a proactive, data-driven method for managing stormwater, promoting resilience and sustainability for Newmarket's infrastructure.

Town Engineer Butler added that the Department of Public Works, Engineering, and Wright-Pierce will present an overview of the Stormwater Asset Management Program to the Long-Range Planning Subcommittee of the Planning Board at a public meeting on Thursday, July 16th at 6 PM. Those interested in learning more about the Stormwater AMP and User Manual are encouraged to attend.

7. Committee Reports

Councilor LaMattina reported on the Energy & Environment Meeting: The Committee met with Freedom Energy regarding more competitive electric rates. A follow-up meeting is scheduled for this Friday to explore potential agreements. In the context of rate discussions, it was noted that Community Power has been under Eversource for the last three rate cycles. The PUC is being consulted; if they proceed within one rate cycle, an additional 2 cents will be added to the rate. Future discussions will involve other entities to potentially take over Community Power.

Councilor McShera attended the Arts, Culture & Tourism Commission meeting last night, where the mosaic unveiling on June 14th was discussed. All Councilors were encouraged to attend the event and to help out with the ice-cream social. Budget discussions indicated sufficient funds, with plans to seek additional funding. An RFP was issued for concepts related to the project, along with discussions on the budget.

Councilor Dornblut reported on the COAST meeting last Wednesday, where the proposed fare increase was formally adopted. There will be a period before this increase becomes effective.

8. Old Business

9. Resolutions/Ordinances in the 2nd Reading

a. Resolution # 2025/2026 - 48 Water Rate Increase

Motion: **Councilor LaMattina** made a motion to approve Resolution # 2025/2026 - 48 Water Rate Increase

Second: **Councilor Dornblut**

Discussion: Environmental Services Director Greig presented on the water rate increase, noting that sewer rates would not be increased due to separate septage income and grant funding received. The information infiltration project anticipated for next year is expected to be accommodated within the upcoming budget. The Bay Road Project is a

\$5.5 million initiative, with over \$1 million in grants secured, alongside an application for \$700,000 in EPA funds. An asset management plan is currently being developed, but no sewer rate increases are recommended at this time. A recent facility plan indicated the need for constructing a new water tower, a project initially approved in 2005 but not executed. The average family home uses 36,000 gallons of water, resulting in an expected increase of \$24 per year. Dover remains the lowest in comparison to Newmarket. Councilor Dornblut inquired about potential dynamics related to reduced water usage. Director Greig noted a decrease in overall water usage, which may result in a deficit of \$20,000 to \$30,000. A charge of 1 cent per gallon of water is anticipated.

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

- b. Resolution #2025/2026-49 - Transferring Schanda Park Responsibilities from Cons Comm to Public Works and Riverfront Advisory Committee

Motion: **Councilor LaMattina** made a motion to approve Resolution #2025/2026-49 - Transferring Schanda Park Responsibilities from the Conservation Commission to the Public Works Department and the Riverfront Advisory Committee.

Second: **Councilor Dornblut**

Discussion: Councilor LaMattina proposed the following amendment: NOW, THEREFORE, BE IT RESOLVED BY NEWMARKET TOWN COUNCIL THAT the Newmarket Town Council does hereby ordain that from this day forward, maintenance and improvements of the Richard Schanda Park be transferred from the Conservation Commission to the Newmarket Department of Public Works and,

BE IT FURTHER RESOLVED:

Permitting responsibilities that are relative to usage of the Richard Schanda Park and management of the Richard Schanda Park Fund be transferred to the Newmarket Recreation Department and

BE IT FURTHER RESOLVED:

The Newmarket Riverfront Advisory Committee shall serve in an advisory capacity to both The Newmarket Department Of Public Works and The Newmarket Recreation Department on matters pertaining to The Richard Schanda Park and on matters relating to goals and objectives of the

Newmarket Riverfront Master Plan.

Motion on the Amendment: **Councilor LaMattina made a motion to amend Resolution #2025/2026-49 - Transferring Schanda Park Responsibilities from the Conservation Commission to the Public Works Department and Riverfront Advisory Committee.**

Second: **Councilor Dornblut**

Discussion:

Recreation Director Gigandet noted a discussion with Karen Bloom regarding the fiscal impact of the maintenance responsibilities.

Councilor Dornblut addressed the management and maintenance funds, suggesting that management may involve a fee structure contributing to the maintenance fund.

Councilor Conley supported the idea.

Vote on the Amendment:

Unanimously Approved (7-0-0).

Vote on the Resolution as Amended: **Motion Passed as amended (6-0-1). Councilor Blackstone abstained.**

10. Resolutions/Ordinances in the 4th Reading

a. Resolution #2025/2026 - 40 - Adopting Municipal Debt Policy

Motion: **Councilor LaMattina** made a motion to approve Resolution #2025/2026 - 40 - Adopting the Municipal Debt Policy

Second: **Councilor Dornblut**

Discussion: Councilor Dornblut commented that the new Debt Policy Version #10 is clean and clear.

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

Motion: **Councilor Dornblut** made a motion to amend Resolution #2025/2026 - 40 - Adopting the Municipal Debt Policy to include Version #10.

Second: **Councilor LaMattina**

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

11. Resolutions/Ordinances in the 1st Reading

a. Resolution #2025/2026-42 - Purchase of Two Lucas Chest Compression Systems

Councilor LaMattina read Resolution #2025/2026-42 into the record.

b. Resolution #2025/2026-43 Cruiser Purchase

Councilor LaMattina read Resolution #2025/2026-43 into the record.

- c. Resolution #2025/2026-50 - Town Manager 2026 Employment Contract Agreement

Councilor LaMattina read Resolution #2025/2026-50 into the record.

12. New Business/Correspondence

- a. Correspondence to the Town Council

There was no correspondence to the Town Council.

- b. Closing Comments by Town Councilors

Councilor LaMattina congratulated the Newmarket boys' baseball team. They won every game this season and will be in the playoff tournament on Saturday.

Councilor Conley reminded the Councilors that they have to complete the Town Manager's evaluation by August 17th, and pointed out that there is only one meeting in both July and August. Councilor LaMattina said he would not be at the August 17th meeting, but would be able to attend remotely.

Councilor Dornblut would like Newmarket to adopt a Heritage Commission. He would like it to be an agenda item at the annual goal-setting session. He congratulated all the Newmarket High School Seniors on their upcoming graduation Friday evening.

Councilor Blackstone said that he attended the Rec Connect in May, and it was very well attended. Rec Director Aimee Gigandet and staff did a great job putting it together; it was very well done.

- c. Next Meeting

- i. June 17, 2026

13. Adjournment

Chair Ward adjourned the meeting at 7:59 PM without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary