



TOWN OF NEWMARKET, NEW HAMPSHIRE
OFFICE of the TOWN ADMINISTRATOR

TOWN OF NEWMARKET, NEW HAMPSHIRE
TOWN COUNCIL NON-PUBLIC MEETING

January 18, 2017 at 6:30pm

TOWN COUNCIL CHAMBERS

Approved February 1, 2017

Councilors Present: Gary Levy, Chair; Phil Nazarro, Vice Chair; Dale Pike, Amy Thompson, Toni Weinstein, Amy Burns and Kyle Bowden.

Others Present: Town Administrator Steve Fournier, Superintendent of Environmental Services Sean Greig, and Recording Secretary Wendy Chase.

Motion by Chair Levy to go into non-public session, at 6:30 p.m., pursuant to RSA 91-A: 3, II (d) – Consideration of the acquisition, sale, or lease of real or personal property. Seconded by Councilor Thompson. Motion carries 7-0.

Mr. Greig explained that the Sharon Tucker subdivision includes a 12.74 acre lot with a proven drinking water supply well that is offered to the Town to purchase for \$435,000. The well has been permitted through the State (a 4-year process) that will be transferred to the town once the lot is purchased. The well produces 275 gallons per minute and is roughly the same size as the Sewall well. The well will be accessed through an easement on Ms. Tucker's homestead property.

Councilor Nazarro questioned the necessity to purchase the entire lot of 12.74 acres. Town Administrator Fournier said it was how the lot was subdivided and being sold as. Mr. Greig said that they need a 400-foot radius around the well and intend to build a pump house on the lot; most of the land is wetlands and unbuildable.

Councilor Pike asked how they know whether or not \$435,000 is a fair price. Mr. Greig said that NH DES thinks it is a good price, and that the town paid \$400,000 for the MacIntosh well that included two (2) easements.

Mr. Greig was questioned on the potential affects this future well will have on area private wells. Mr. Greig explained that he did a 10-day pump test and the area wells were not affected. He said that they will be required to test the area two years before the well starts online and two years after its been online to make sure it is not affecting area private wells.

Chair Levy commented that the town has an obligation to get water to anyone who's well is adversely affected by a town well.

Mr. Greig explained that it would take 3 to 4 years to get the new well up and running. The entire project will cost approximately 4 million dollars. He said 1 million will come out of the capital reserve fund and 100,000 will come in the next budget session. He said down the road there will be bonding for the water main, pump house and improvements to the blending facility.

Councilor Pike asked if Mr. Greig felt that the new proposed well would give enough of a cushion for potential growth. Mr. Greig said that if they had all four wells they would be able to alternate them and rest them.

Councilor Nazarro asked how they could be sure the water pressure of area wells won't be affected by the proposed well.

Mr. Greig said that they can determine that by pump tests. He said that they have been monitoring the area wells and area streams during the drought and haven't seen an impact to the private wells; the streams are impacted by the drought.

Chair Levy asked Mr. Greig to get information and report back to the Council on how large the radius is from the well to the private wells that the town is obligated to monitor.

Motion by Councilor Nazarro to adjourn non-public session at 7:00 p.m. Seconded by Councilor Thompson. Motion carries 7-0.

Respectfully submitted,

Wendy V. Chase
Recording Secretary