

Town of Newmarket, NH  
Town Council Business Meeting  
February 1, 2006  
Town Council Chambers  
Meeting Minutes  
*Non-Public*

**Present:**

Al Dixon, Town Administrator  
Lorrienne Caprioli, Chairman  
Gerry Hamel, Vice Chairman  
Dana Glennon  
Wil Hamel  
Brian Hart  
Jen Jarvis

**Absent:**

Brian Morrison, excused

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**11. Non-Public RSA 91-A:3 II (d)**

**Motion:** To enter into Non-Public RSA 91 A:3 II at 9:35p.m.

**Motioned:** Councilor Hart

**Seconded:** Councilor Jarvis

**Vote:** 6-0 Motion carries

Councilor Hart	Aye
Councilor Morrison	Absent
Councilor G. Hamel	Aye
Councilor W. Hamel	Aye
Councilor Glennon	Aye
Councilor Jarvis	Aye
Councilor Caprioli	Aye

**Councilor Caprioli** suggested that the Council discuss whether or not to seal the past non-public minutes at the March Workshop.

**Administrator Dixon** stated that the prospective buyer of the Rousseau Property had come back with a price of \$225,000. The Council needed to decide whether or not to sell it. The contract was subject to a bank appraisal.

**Administrator Dixon** explained that the property owner of the house that burned down on Exeter Street was interested in selling the property at 10% above the assessed tax value. Authorization would need to be given in order to negotiate a purchase and sales agreement. There was a question as to which tax assessment the property owner was going on; the land and house value of \$129,800 or the land value of \$114,400. The Council discussed possibilities of the lot. The lot would be purchased with Black Bear TIF funds and authorized Town Administrator to get the necessary vote to amend the

district and support the acquisition from the Black Bear TIF; and negotiate the acquisition price subject to Black Bear TIF Committee approvals and Town Council final vote.

**Administrator Dixon** stated that they should proceed with the contract with Doucet Survey and West Environmental to provide information on the wetlands to do the yield analysis. He explained that \$1,640 would go to Doucet Survey and \$1,680 to Mark West for Phase I aerial interpretation. There would be some miscellaneous fees incurred including mileage. He asked that the Council authorize an amount not to exceed \$4,000 to be taken from the Water Fund balance.

**The Council** was concerned that all this testing and yield plan designing would be completed prior to the purchase and sales agreement being signed. Administrator Dixon assured that the appraisal contract would not be signed until the purchase and sales agreement was in hand.

**Motion:** To seal the minutes because any release of the information could undermine the Town's position in negotiations.

**Motioned:** Councilor Hart

**Seconded:** Councilor Glennon

**Vote:** 6-0 Motion carries

Councilor Hart	Aye
Councilor Morrison	Absent
Councilor G. Hamel	Aye
Councilor W. Hamel	Aye
Councilor Glennon	Aye
Councilor Jarvis	Aye
Councilor Caprioli	Aye

**Motion:** To leave Non-Public at 10:05p.m.

**Motioned:** Councilor Hart

**Seconded:** Councilor W. Hamel

**Vote:** 6-0 Motion carries

Councilor Hart	Aye
Councilor Morrison	Absent
Councilor G. Hamel	Aye
Councilor W. Hamel	Aye
Councilor Glennon	Aye
Councilor Jarvis	Aye
Councilor Caprioli	Aye

Respectfully submitted,  
Erica Spechuilli