

Town of Newmarket, NH  
Town Council Business Meeting  
June 7, 2006  
Town Council Chambers  
Meeting Minutes  
*Non-Public Meeting*

**Present:**

Al Dixon, Town Administrator  
Jennifer Jarvis, Chairman  
Brian Hart, Vice-Chairman  
Dana Glennon  
Gerry Hamel  
Wil Hamel  
Michael LaBranche  
Michael Ploski

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**13. Non-Public RSA 91-A:3 II Black Bear TIF**

**Motion:** To enter into Non-Public RSA 91-A:3 II at 9:23 p.m.

**Motioned:** Councilor W. Hamel

**Seconded:** Councilor Glennon

**Vote:** 7-0 Motion carries

Councilor Ploski	Aye
Councilor G. Hamel	Aye
Councilor W. Hamel	Aye
Councilor LaBranche	Aye
Councilor Glennon	Aye
Councilor Hart	Aye
Councilor Jarvis	Aye

**Clay Mitchell** discussed the possibility of opening the Black Bear TIF District to allow a residential development, which could improve the funding capability and allow further growth within the District. He explained that they have been looking for non-residential development to go within the TIF District, but due to the fact that Pease has so many available lots and opportunities, he was skeptical to whether or not Newmarket would see non-residential development in the immediate future. He explained that the parcel that could be developed into residential units would open the door for development on the parcel behind it, which is owned by Lionel Labonte. He explained how the residential units can be developed in such a way as to not have a negative impact on the schools. He presented his findings in a number of graphs and charts.

**Administrator Dixon** added that a bond could not be sought until there was a new tax revenue base. The land was there, they just needed to be able to get to it. He explained that George Conway and Mark Stevens were willing to commit to 1-bedroom units if the Town was on board with that.

**Clay Mitchell** added that the parcel in question was located in the B2 Zone. If the development were to move forward, that parcel would need to be rezoned. He talked about New Road and the residents located thereon as well as the bridge and Newfields interest in creating a parallel access road to access their land.

Councilor Ploski noted that the residential development would affect more than just the schools. It would affect the other services in town as well.

**Clay Mitchell** stated that if this was something the Council was willing to discuss, he would look into how the residential units would affect the water, sewer, police, fire, DPW, emergency accesses and private roads. He would present information on the logs history of Glengarry and Montrose from the Stratham Fire Department, estimated sale prices of the units, the timeframe in which to build out once the ordinance was passed, road frontage possibilities, and an estimated tax base generation. He explained that because residents had voted in the TIF, they would have the opportunity to have input on this issue as well.

**Administrator Dixon** explained that he had negotiated with Cingular to a \$2,000 per month lease for twenty years with four five-year renewals. There would be a 3% adjustment on the monthly fee each anniversary date. Payments would commence on September 1, 2006.

**Motion:** To leave Non-Public RSA 91-A:3 II at 10:3 p.m.

**Motioned:** Councilor Hart

**Seconded:** Councilor Ploski

**Vote:** 7-0 Motion carries

Councilor Ploski	Aye
Councilor G. Hamel	Aye
Councilor W. Hamel	Aye
Councilor LaBranche	Aye
Councilor Glennon	Aye
Councilor Hart	Aye
Councilor Jarvis	Ay

Respectfully submitted,  
Erica Spechuilli