

TOWN OF NEWMARKET, NEW HAMPSHIRE

TOWN COUNCIL REGULAR MEETING

May 18, 2022 7:00 PM

Council Chambers

Minutes

Approved June 1, 2022

Councilors Present: Council Vice-chair Katanna Conley, Councilor Scott Blackstone, Councilor Brian Ward, Councilor Joe Lamattina and Councilor Colin White, Sr.

Councilors Excused: Council Chair Toni Weinstein and Councilor Megan Brabec.

Staff Present: Town Manager Stephen Fournier, Environmental Services Director Sean Greig, and Wendy Chase, Recording Secretary.

Vice-chair Conley convened the meeting at 7:00 PM and led the Pledge of Allegiance.

AGENDA

PUBLIC FORUM

Vice-chair Conley opened the Public Forum at 7:01: PM.

Vice-chair Conley closed the Public Forum at 7:01:05 PM without public comment.

TOWN COUNCIL TO CONSIDER ACCEPTANCE OF MINUTES

April 13, 2022 Town Council/School Board Joint Meeting Minutes

Councilor Ward made a motion to Approve *the April 13, 2022 Town Council/School Board Joint Meeting Minutes*, which was seconded by Councilor LaMattina.

Motion was Passed by a vote of 5-0.

April 13, 2022 Non-Public Meeting Minutes

Councilor White made a motion to Approve *the April 13, 2022 Town Council/School Board Joint Non-public Meeting Minutes*, which was seconded by Councilor LaMattina.

Motion was Passed by a vote of 5-0.

May 4, 2022 Meeting Minutes

Councilor Lamattina corrected line 105 to change the name Ellen Snyder to Ellen Read.

Councilor Ward made a motion to Approve *the May 4, 2022 Town Council Meeting Minutes as amended*, which was seconded by Councilor LaMattina.

Motion was passed by a vote of 5-0.

REPORT OF THE TOWN MANAGER

Town Manager Fournier reported on the following:

- There will be no Memorial Day Parade in Newmarket this year. The Legion called to inform us that they have had to compete with surrounding towns for parade participants. The Legion intends to have a Memorial Day Parade next year.
- A reminder that the Town Council Goal Setting Workshop is scheduled for May 25th at 6:00 PM in the Town Hall Auditorium.
- **FY22 Budget:** At the end of April, 80% of the operating budget has been expended (less than last year at this time); revenues are also on track.
- **COAST Bus:** Due to a shortage of CDL licensed staff COAST will modify transportation services beginning May 21: Suspension of all Saturday Services, Portsmouth/Newington will be operated as through routes throughout the weekday, Dover/Somersworth/Berwick will be operated as through routes throughout the day on a 2-hour service frequency, Newmarket/Stratham/Exeter – Saturday service will be moved to Tuesday.
- **Red Cross Blood Drive:** Newmarket achieved 93% of the expected goal for blood donors as part of the Tri-Community challenge.

Water and Sewer Impact Fees Presentation:

Environmental Director Sean Greig and Michael Curry from Wright Pierce Engineering presented a PowerPoint presentation on Water & Sewer System Development Charge (SDC):

The current water and sewer fee structure are impact fee based on demand, impact fee rate (\$/gpd) and hookup fees. For a new single-family home using 183 gallons of water per day would total \$3,963.00 for water and sewer impact fees. Impact fees are dictated by NH RSA 674 and the funds are limited to use for capital improvements relating to the demand of new development.

A utility-based capital fee for water and wastewater is covered under RSA 149 (wastewater) and RSA 38 (water) – System Development Charges (SDC). This allows more flexibility; funds can flow directly to pay for the general capital needs of the system.

Environmental Services Director Greig recommends replacing the impact fees with a single system development utility charge for both wastewater and water.

The new calculation for a new single residence using 183 gallons of water per day would be as follows:

	Current Fee Calculation	Proposed Fee Calculation
Water Connection Fee	\$737	\$3,164
Water Hookup Fee	\$1,000	N/A
Wastewater Connection Fee	\$1,226	\$3,526
Wastewater Hookup Fee	\$1,000	N/A
Total Fee	\$3,963	\$6,690

The proposed recommendation is to update the town ordinance to replace impact fees with a single system development utility charge (SDC) for both wastewater and water per impact fee.

The proposal will have to go through the Planning Board where the Board would vote to amend the ordinance and the amended ordinance will go before Town Council for adoption.

Councilor LaMattina asked if the Town of Newfields opted to tie into the Newmarket water system would they be subject to the system development charges if approved. Environmental Services Director said that Newfields water users would get hit with a one-time large development fee, but it would solve their water problems for 20 years. Mr. Curry said that the fee could be adjusted because it would be a community tying in; the same would apply to large commercial enterprises coming to town.

Councilor Blackstone said that the SDC approach is a positive move and would give the Environmental Services Director a lot of flexibility to use the funds.

COMMITTEE REPORTS

Councilor LaMattina reported on the Riverfront Advisory Committee:

The Committee met Monday, May 23. They discussed the Schanda Park proposal, and the culvert next to the dock. Planning & Community Development Director Bart McDonough will be looking into studies and grant money that focuses on the riverfront, and they will discuss that at next month's meeting.

Councilor LaMattina reported on the Energy and Environment Committee:

The Committee met on May 3. Revision Energy has concluded their *Solarize Newmarket* campaign. 13 residents signed on to take advantage of the special offers.

Councilor Blackstone reported on the Planning Board meeting:

The Planning Board met on May 10. The applicant for 81 Exeter Road was granted an extension

of Conditional Approval and brought forth a new proposal to subdivide the property into two lots. The Industrial Park signed on a new tenant; the Planning Board approved an extension to allow more time to negotiate. Landscaping at the Industrial Park will be improved this summer. The first draft of the amendments to the Site Plan and Subdivision Regulations to modify Section 3.07 *Stormwater Management* has been completed.

Vice-chair Conley read Councilor Brabec's Arts & Tourism Commission Report:

The Business Association met last week. She reminded Councilors to RSVP to the Rec Connect event at the Stone Church on May 26. The Arts and Tourism Commission did not meet because they didn't have a quorum but plan to meet on May 30th.

Town Manager Fournier explained that the second reading for Resolution #2021/2022-33 Refunding the water bond will be held on June 1; the postponement was so that the public hearing could be properly posted in the newspaper.

CORRESPONDENCE TO THE COUNCIL

There was no correspondence to the Council.

CLOSING COMMENTS BY THE TOWN COUNCILORS

Councilor LaMattina asked the Town Manager about correspondence to the Town Council.

Town Manager Fournier explained that as part of his job he handles the day-to-day correspondence to the Town Council. He reports to the Council on important decisions he's made concerning the correspondence.

NEXT MEETING

June 1, 2022

ADJOURNMENT

Vice-chair Conley adjourned the meeting at 8:01 PM without objection.

Respectfully submitted,

Wendy V. Chase
Recording Secretary