

# **TOWN OF NEWMARKET, NEW HAMPSHIRE**

## **TOWN COUNCIL WORKSHOP SESSION**

July 20, 2022 6:00 PM

Council Chambers

Minutes

Approved August 17, 2022

**Councilors Present:** Council Chair Toni Weinstein, Council Vice-chair Katanna Conley, Councilor Megan Brabec, Councilor Scott Blackstone, Councilor Brian Ward, Councilor Joe Lamattina and Councilor Colin White, Sr.

**Staff Present:** Town Manager Stephen Fournier, Community Development Director Bart McDonough and Wendy Chase, Recording Secretary.

**Members of the Historical Society Present:** John Carmichael, Kris Carmichael and Mike Provost.

Chair Weinstein convened the meeting at 6:00 PM.

Councilor LaMattina explained that he requested a Workshop Session with members of the Historical Society to discuss the Historic District and the concerns addressed in a letter that members of the Historical Society sent to the Town Council, Planning Board, and ZBA. He assumed that at the end of the workshop the Town Council would recommend the Historical Society members go back to the Planning Board to discuss regulations for the historic district that are not too burdensome.

John Carmichael of the Historical Society explained that he receives calls from people who own property within the historic district, and they ask what is allowed construction-wise with the buildings in the district. He always refers them to the Planning Board. As it stands there are no regulations in place that have any “teeth”. He said it would be a shame to lose the current look of the buildings on Main Street.

Mike Provost, 16 Beech Street explained that the original historic district was to include New Village. He explained how the historic district was established. He was Chair of the Service club 40 years ago and they hired an architectural historian, Richard Candy of York, Maine who inventoried every building in the district to determine each buildings contributory factors and significance. Mr. Provost said that the Planning Board does not refer to the report developed by Mr. Candy when it comes to any type of development in the downtown area. Each property owner within the district voted in favor of the historic district and that was the catalyst to move the nomination to the State who recommended it to the Secretary of the Interior National Parks Service and that’s how the district was established. He said the Town has never accepted the historic district formally. The Town Council created the Historic District Commission and Mike

was the Chair, but it disbanded. The Historical Society believes there should be guidelines put into place to ensure keeping the original intrinsic value of the building within the district. He said the NH Division of Historical Resources would help the Town draw up suitable guidelines and those guidelines would be a living document where things can be changed if they don't work out.

Town Manager Fournier said that the Historical Society members should begin with the Planning Board.

Mr. Provost suggested reestablishing the Heritage Advisory Committee.

Mike Hoffman, Durham, NH was given permission to address the Council. He stated that he owns several buildings within the Historic District. He said the Heritage Commission in 2005 got too restrictive and eventually went away. He said the Town has an historic overlay district. There is a purpose but no requirements. He suggested reviewing the zoning ordinances and making changes there. The Masterplan does address the need for the Historic District. He suggested adding simple regulations because not all projects have to go before the Planning Board for review.

Community Director Bart McDonough addressed the Council. He said they can add historic guidelines to the Site Plan and Subdivision regulations. He said that is something that can be done right away. He said they need to come up with a way to incorporate both modern architecture and preserving the past. He explained that changing the Site Plan and Subdivision Regulations would only affect the projects going before the Planning Board. He said the best "catch all" for all projects is for the Council to change the Ordinances.

Chair Weinstein thanked everyone there who participated in the conversation and said that the Council would not be deciding tonight but is happy the conversation has started.

## **ADJOURNMENT**

Chair Weinstein adjourned the Workshop Session at 6:40 PM without objection.

Respectfully submitted,

Wendy V. Chase  
Recording Secretary