

This set of minutes was approved at the June 6, 2022 Town Council meeting

**DURHAM TOWN COUNCIL
MONDAY, APRIL 4, 2022
DURHAM TOWN HALL - COUNCIL CHAMBERS**

MEMBERS PRESENT: Councilor Kitty Marple (Chair); Councilor Sally Needell (Chair Pro Tem); Councilor Sally Tobias, Councilor Ellie Lonske, Councilor Eric Lund, Councilor Chuck Hotchkiss (*arrived at 6:55 PM*), Councilor James Lawson, Councilor Carden Welsh, Councilor Joe Friedman

MEMBERS ABSENT None

OTHERS PRESENT: Administrator Todd Selig, Police Chief Rene Kelley; Director of Public Works Richard Reine; Town Engineer April Talon

I. Call to Order

Chair Marple called the meeting to order at 6:43 PM.

Chair Marple MOVED that the Town Council go into Nonpublic Session in accordance with RSA 91-A:3 (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of the public body itself, unless such person requests an open meeting. This exemption shall extend to any application for assistance or tax abatement or waiver of a fee, fine, or other levy, if based on inability to pay or poverty of the applicant. The motion was SECONDED by Councilor Tobias and PASSED 8-0 by a roll call vote:

Councilor Marple—Yes; Councilor Needell—Yes; Councilor Tobias—Yes; Councilor Lonske—Yes; Councilor Lund—Yes; Councilor Hotchkiss—Absent; Councilor Lawson—Yes; Councilor Welsh—Yes; Councilor Friedman—Yes

The Durham Town Council entered Nonpublic Session at 6:44 PM.

The Durham Town Council returned to Public Session at 6:57 PM.

Chair Marple MOVED to SEAL the Nonpublic Minutes of Monday, April 4, 2022 until the applicant passes, at which time the matter will no longer be relevant. The motion was SECONDED by Councilor Lawson and PASSED unanimously 7-0 by a roll call vote:

Councilor Marple—Yes; Councilor Needell--Yes; Councilor Tobias—Yes; Councilor Lonske—Yes; Councilor Lund—Yes; Councilor Hotchkiss—Absent; Councilor Lawson—Yes; Councilor Welsh—Yes; Councilor Friedman—Yes

- II. **Town Council grants permission for fewer than a majority of Councilors to participate remotely** – Not applicable
- III. **Roll Call of Members.** Those members participating remotely state why it is not reasonably practical for them to attend the meeting in-person

Roll call was taken: *Councilor Welsh--Yes; Councilor Tobias--Yes; Councilor Lonske--Yes; Councilor Lund--Yes; Councilor Needell--Yes; Councilor Marple--Yes; Councilor Hotchkiss--Yes; Councilor Lawson--Yes; Councilor Friedman--Yes.*

IV. **Approval of Agenda**

Councilor Marple MOVED to APPROVE the agenda as presented, which was SECONDED by Councilor Needell and PASSED 9-0.

V. **Special Announcements** – None

VI. **Public Comments (*)** – **Please state your name and address before speaking**

William Hall, Smith Park Lane, spoke about the water system.

Michael Lehrman, 20 Cedar Point Road, spoke on the proposed development of an air cargo facility at Pease. Mr. Lehrman asked the Council to begin examining the issue and its implications on Durham.

Mr. Lehrman also provided some background on the project. On January 20th, Kane Development partnered with ProCon Construction and sought lease options for four parcels of land, or 49 acres, which was granted in February. The description of the project provided in the proposal was a phased construction of up to 724,00 square feet of cargo facilities adjacent to the runways.

Mr. Lehrman expressed concern that there would be political pressure to approve this project. Some of the concerns with the project include a significant increase in nighttime aircraft and large truck operations, and potential negative health impacts including disrupted sleep and air pollution. Mr. Lehrman asked that the Council incorporate a presentation on the topic into its agenda, and to update Durham residents about the situation via Friday Updates.

Councilor Lawson asked if Mr. Lehrman could give more details on the Pease approval process of the Pease Development Authority. Lehrman answered that the Pease Development Authority is a seven-member board who are appointed by various government entities, including by the Governor, State Speaker, President of the Senate,

and Strafford County Delegation. Statue gives them authority equal to a town like Durham with similar legislative processes.

Councilor Lawson asked if this Board usually holds public hearings or was planning to hold a public hearing on this topic. Mr. Lehrman replied that they did receive public input at their meetings.

Joshua Meyorwitz, 7 Chesley Drive, continued his presentation giving background on Durham zoning laws and the Mill Plaza project.

Malcolm McNeill, 44 Colony Cove Road, spoke on his professional background with Pease as an attorney, and raised concern that the distributors interested in the project were not being disclosed to the public, and whether disclosure of those parties would affect opposition to the project.

Vi McNeill, 44 Colony Cove Road, continued her husband's statement by asking the Council to look into the issue. She suggested that the Council schedule a public meeting and invite PDA and other Pease officials to go over the proposal and answer questions. In that meeting, she suggested that usual hours of operation, noise generation, and other logistics questions should be asked. Additionally, she asked that a liaison be established between the Council and PDA for timely communication.

Aaron Grueter, 22 Cedar Point Road, also spoke on the Pease development project, raising concern over noise disruption and other impacts, and asked what residents gain from the project.

Scott Letourneau, 26 Newmarket Road, introduced himself and noted that they were to hear from him later in the agenda about his proposed plan to redevelop the old Town Hall, and that he would be glad to answer any questions that Councilors may have. He also thanked Administrator Selig and Planner Michael Behrendt for their time helping work out the proposed solution.

Jeffrey Smith, 195 Piscataqua Road, noted that the town needed to look into the quality of life and development costs that will come with the Pease development project.

Joe Ullman, 23 Cedar Point Road, voiced his concerns about the Pease development project, namely the effects increased air traffic will have on hearing.

Diane Freedman, 28 Laurel Lane, also spoke on the Pease development project, noting that her street would be right in the middle of the takeoff strip and affected by the noise increase.

Administrator Selig asked if Malcom McNeill would be able to answer a few questions. Mr. Selig asked who oversees land use at Pease. Attorney McNeill responded that there is a Zoning Ordinance that applies only to the land side, not the airport side, which also uniquely makes Pease essentially both the regulator and the landlord. Administrator Selig

asked what, if any, authority does Portsmouth or Newington have for projects within their boundaries. Attorney McNeill replied that they have ordinances and site review authority.

Administrator Selig then asked if once a cargo project is permitted, to what extent could Pease regulate limitations on use. Attorney McNeill said the state's deal to accept Pease for \$1 was dependent on sponsorship from the FAA, which also gives them authority in those matters, making regulation difficult.

Councilor Lawson asked if both facilities were located in Newington. Attorney McNeill replied that 40 acres of the project land was located in Newington, and the rest in Portsmouth. Councilor Friedman asked if those towns were required to notify surrounding towns about a project with this much impact, to which Attorney McNeill replied that they had a policy of doing so.

VII. Approval of Minutes – February 21 and March 7, 2022

Councilor Marple MOVED to APPROVE the February 21st minutes as amended, which was SECONDED by Councilor Needell and PASSED 6-0.

There were some clerical and grammatical corrections that had to be made to the March 7th minutes.

Councilor Marple MOVED to APPROVE the March 7th minutes as amended, which was SECONDED by Councilor Welsh and PASSED 6-0.

VIII. Councilor and Town Administrator Roundtable

Councilor Tobias--Planning Board

- Planning Board last met on the 23rd of March.
- The Board discussed a conditional use application for a driveway on Durham Point Road. A site walk is scheduled on April 16th at 10AM with a public hearing on April 27th.
- The 32/34 Madbury Road expansion application was accepted, and a public hearing will be held on the 20th of April.
- The Board received a revision to the 74 Main Street conceptual plan of 74. Discussion will continue on April 27th.
- Continued discussion was held on the 19/21 Main Street parking lot, which will again be looked at on April 20th.

Councilor Lonske

- Councilor Lonske had nothing to report.

Councilor Lund--Historic District/Heritage Commission

- Historic District Commission will meet this coming Thursday. Items on the agenda include: Review of two applications, 44 Newmarket Road and Churchill sidewalk replacements and continued discussion on the Lafayette plaque.

Councilor Marple

- Councilor Marple apologized for forgetting to read out the Councilor committee assignments at the last meeting. The assignments are as follows:
- Agriculture Committee: Councilor Lonske
- Cemetery Committee: Councilor Needell and Councilor Lonske
- Conservation Commission: Councilor Welsh
- Housing Taskforce: Councilor Tobias
- Energy Committee: Councilor Lawson
- Historic District/Heritage Commission: Councilor Lund
- Human Rights Commission: Chair Marple
- Integrated Waste Management Advisory Committee: Councilor Welsh
- Land Stewardship Subcommittee: Councilor Needell
- Parks and Recreation: Councilor Friedman
- Planning Board: Councilor Tobias and Councilor Hotchkiss.

Councilor Lawson noted that he would be happy to fill the open third position on the cemetery Committee.

Councilor Marple MOVED to APPOINT Councilor Lawson to the Cemetery Committee, which was SECONDED by Councilor Hotchkiss and PASSED 9-0.

Councilor Needell--Land Stewardship Subcommittee

- Land Stewardship Subcommittee meets next Thursday.
- The Stevens Woods questionnaire developed by the Subcommittee's working group is now available in the Friday Updates.

Councilor Hotchkiss--Planning Board

- On April 16th at 9AM, a second site walk at 52 Oyster River Drive will also be taking place.

Councilor Lawson--Energy Committee

- Energy Committee has not had a regular meeting since the last Council meeting, but instead have had weekly working meetings on the Earth Day event.
- Residents will have the opportunity to talk to local electric vehicle owners, as well as dealerships, view an educational presentation from IWMAC on composting, and learn about GCOM and Community Power Aggregation. The event will end with a solar tour, looking at 3 local solar system installations.
- The event will occur at the Pettee Brook metered parking lot.

Councilor Welsh--Conservation Commission

- Conservation Commission last met on the 28th of March, where they discussed two projects: 1) the Durham Point Road driveway application, which would go through wetlands; and 2) the removal of vegetation and within the Shoreland Protection Overlay District at 52 Oyster River Road.
- The commission will be joining the Planning Board on their site walks for these projects.

- Also discussed were goals for the coming year and the filling of three empty slots on the Commission. Part-time committee members have stepped up to fill the full-time positions, and the third new member will be joining the committee.

Councilor Welsh--IWMAC

- IWMAC met on the 30th of March.
- Northeast Resource Recovery Association (NRRC) is a non-profit focusing on recycling that has done solid educational work that the Committee is looking to see how they might adopt.

Councilor Friedman--Parks and Rec

- Parks and Rec last met on March 22nd.
- The Committee had some questions on what their authority in policymaking was in Durham's parks. Specifically, they examined if charging a fee for entry to parks like Wagon Hill would be possible. They also examined if the Wagon Hill Barn and House might be made usable to the public
- The Committee currently has one regular and three alternate seats they are looking to fill.
- Churchill Rink closed for the season, which seems to have been a successful season.
- Summer camp sign ups have begun, which are quickly filling up.
- Committee is also currently working on its yearly goals.

Administrator Selig

- Parks and Recreation Department is in the middle of Memorial Day planning, which will be held on May 30th. This usually includes a parade that has not happened the last two years due to COVID, as well as a ceremony. Feedback from veterans indicates that a ceremony alone would better honor the spirit of the holiday. However, Mr. Selig wanted to check in with the Council before making the parade removal official.
- As noted in the most recent Friday Updates, the town has chosen to break off discussion with Elliot Sidewalk Communities for potential redevelopment of 66 Main Street.
- Senate Bill 249, currently being debated in the legislature, would ban local municipalities from regulating short-term rentals in any way. Durham's opposition to the bill has been noted.
- Selig noted that the town's IT manager has been out on leave recently, and thanked volunteer Jay Gooze for holding down the fort in the meantime, with the help of JPS Computing. He also thanked other town staff that have pitched in to help in the meantime as well.
- The town has budgeted for an additional IT position for this year, an advertisement that went live today.
- DPW is pursuing grant opportunities to support the engineering and design for dam removal.
- Planning for the Farmers' Market this summer is underway. The organization that has managed these in the past have folded, and Seacoast Eat Local will now fill that role. They are being actively encouraged to move the Farmer's Market to 66 Main Street.
- Mr. Selig is working on ideas to improve communications with local legislative delegation, which he'll keep the Council updated on.
- Demolition of the old middle school is now actively underway.

- A budget modification will likely soon come to the Council asking to provide a rebate to ORCSD of unutilized funds given as deposit to the Town to cover time at materials cost of the Town's Building Department.
- The Durham Human Rights Commission has shown interest in pursuing Diversity, Equity, and Justice training.
- A sea level rise analysis, funded through grants, has just been completed that studied the impact of sea level rise on Durham groundwater. Leadership team will receive the report tomorrow, which will later be presented to the Council.
- Durham Public Library is moving forward with a Strategic Plan.

IX. Report from UNH Student Senate External Affairs Chair or Designee

Derek Cotter, External Affairs Chair of the UNH Student Senate, greeted the Council. He noted that the election for Student Body President and Vice President is approaching, with the debate this coming Wednesday and the election itself occurring a few days later. Other position changes that come with the end of semester also occurred, including a vote last night for a new speaker.

He also noted that he will be out-of-town and not able to attend the next Council meeting, and that if he had anything to report he would submit it to Administrator Selig prior to that meeting.

Councilor Welsh asked what the key issues were at the coming debate. Mr. Cotter responded that the specific topics will be presented at the debate but focus on ideas for change within the student body.

X. Unanimous Consent Agenda *(Requires unanimous approval. Individual items may be removed by any councilor for separate discussion and vote)*

Shall the Town Council, upon recommendation of the Administrator, approve a Special Event Permit /Road Closure application submitted by Maura M. Slavin to close certain sections of Town roads for the annual "Marina's Miles" 5K Road Race to be held on Saturday, June 18, 2022?

Councilor Marple MOVED to APPROVE the Unanimous Consent Agenda as presented, which was SECONDED by Councilor Lund and PASSED 9-0.

XI. Committee Appointments

Begin the process for annual appointments of citizens to various town boards, commissions, and committees

Agriculture Commission – 3 regular and 1 alternate vacancies.

Anton Bekkerman, David Langley, Theresa Walker to fill the regular positions; Dan Winans to fill the alternate position.

Conservation Commission – Proposed change to move Erin Hardy-Hale and Roanne Robbins from alternate to regular members. Additionally, a new candidate has

volunteered to fill the third role, Neil Slepian. Mr. Slepian greeted the Council, gave some background on himself, and thanked them for considering him.

Downtown TIF District Advisory Board – One proposed applicant, Craig Seymour.

Historic District/Heritage Commission - Aaron Slepian has applied for reappointment as a regular member.

IWMAC - Al Howland has applied for a regular member position.

Oyster River Local Advisory Committee - One position open with no applicant. Councilor Welsh noted that there was a resident interested in the position, Catherine Ashcraft, but she has not officially applied.

Parks & Recreation Committee - Al Howland has applied for a regular member position, with one regular and three alternate positions still open.

Pease Airport Noise Compatibility Study Committee - There are two applicants for one position, Craig Seymour and Michael Lehrman. The proposed candidate for approval is Michael Lehrman. Councilor Lawson noted that he previously was concerned with Mr. Lehrman as a candidate due to his vocal opposition for air cargo, but upon further research learned that the study committee is advisory in nature and would not cause a conflict of interest situation.

Planning Board - there are two members applying for reappointment; Richard Kelly and Lorne Parnell, as well as a third alternate applying for regular member. Unfortunately, there are only two slots available, with Messrs. Kelly and Parnell proposed to fill those vacancies.

Strafford Regional Planning Commission - There are two open positions with one applicant applying for re-appointment, Dr. Wesley Merritt.

Trustees of the Trust Funds – Tom Bebbington and Theodore Howard have applied for alternate positions.

Zoning Board of Adjustments - Two applicants have applied for reappointment as regular members; Neil Niman and Mark Morong, with two alternate positions still open.

Councilor Needell MOVED to ADOPT the Town Board and Committees Appointment Roster as amended, which was SECONDED by Councilor Hotchkiss and PASSED 9-0.

XII. Presentation Items

Update on temporary shift staffing at Durham Police Department due to shortage of police officers –

Chief Rene Kelley greeted the Council and explained that Administrator Selig asked him to report on how the DPD is addressing the effects the national shortage of police officers has had on Durham's staffing levels.

Under normal circumstances, Durham is authorized to have 21 full-time police officers. Currently, DPD has 17 full-time officers working. For budgetary reasons, filling of one vacant spot is put off until October, and one of the 17 officers will be at Police Academy until he graduates in June. That leaves three vacant positions the department is currently looking to fill. Additionally, another DPD officer is likely going to move on to the Massachusetts State Police Academy, which will cause another vacancy. In addition to the full-time officers, DPD also has one part-time officer.

DPD is currently going through the hiring process for one candidate, which is currently in the background check stage. Additionally, there are four applicants that will be taking the physical-agility test this coming Saturday. In the best-case scenario, those candidates will then move on to the Police Academy in June with an October graduation and full-time work starting in January, although this is not guaranteed.

The normal schedule for the DPD is a cycle of four 10-hour shifts with three days off. This cycle overlaps shifts on weekends to accommodate higher traffic. Due to the staffing shortages, that system no longer works. Department members came to Chief Kelley and proposed switching to a 12-hour shift, including a 6AM to 6PM shift, a 6PM to 6AM shift, and a 2PM to 4AM weekend shift. Each officer will be working two hours of overtime each week to make this schedule work. The new schedule was launched last week.

Additionally, another officer is planning to take a six-week paternity leave in June. Fortunately, this role will be filled by the Academy candidate graduating in June. Once staffing levels have been normalized, the DPD plans to return to the four 10-hour shift model.

DPD has also met with UNH Police, who are also understaffed, to brainstorm ways they could assist each other. UNH Police will be acting as DPD backup if called to a large party or for bar closing.

Chief Kelley noted that the DPD is actively recruiting, going to job fairs at Plymouth, and New England College. They recently expanded their search into Maine and Massachusetts.

Councilor Welsh asked how the officers have been responding to the change. Chief Kelley replied that the officers have been favorable to the new schedule, as it gives them an extra day off bi-weekly.

Councilor Welsh also asked if hiring bonuses have been considered. Chief Kelley said that it was discussed during the contract process but is not something that he actively

favors. A union-supported solution was raising the starting salary of an officer, rather than a one-time sign-on bonus.

Councilor Lund asked if DPD was recruiting in states other than New Hampshire, Maine, and Massachusetts. Chief Kelley said that it was.

Councilor Lawson noted that the DPD and Council have a unique and positive relationship and offered whatever help the DPD may need with recruiting. Chief Kelley thanked the Council and the Town for their support.

XIII. Unfinished Business

A. OVERVIEW AND AWARD of the Wastewater Treatment Plant odor control Project– Richard Reine, DPW Director, and April Talon, Town Engineer

1. Shall the Town Council, upon recommendation of the Administrator, award the Construction Contract for the Durham WWTP Odor Control Upgrade Project to Apex Construction, Inc. of Somersworth, NH for a total bid price of \$973,000 and authorize the Administrator to sign associated documents? and;
2. Shall the Town Council, upon recommendation of Administrator, approve the Construction Inspection and Contract Administration Contract for the WWTP Odor Control Upgrade Project with Wright-Pierce of Portland, Maine in the amount of \$145,200 and authorize the Administrator to sign associated documents?

Town Engineer April Talon greeted the Council and noted that odor control had been a priority for a few years. Due to the current bidding prices, the town was unsure of what this contract might cost and was extremely happy with the prices settled on.

Ms. Talon also shared a few presentation slides giving an overview of the project. Route 4 runs east/west of the treatment plant property, with the Oyster River on the right side. The proposed odor control units would be located near the sludge holding tanks and the dewatering building.

These locations are the highest odor producers, and improvement with an odor treatment plan will improve working conditions, not only for both the workers at the wastewater treatment plant, but also the DPW which can sometimes be affected by the odor. The primary odor causer is a chemical called hydrogen sulfide.

The dewatering building odor control unit will be placed on a concrete pad estimated 20 by 13 feet in area, with the unit itself on top approximately 16 by 11 feet in area and 12 feet in height. The sludge tank odor control unit will be placed on a concrete pad of the same size with a unit also the same size.

Councilor Lawson noted that the funding for this project was coming from the Wastewater Treatment Plant and had been earmarked for clarifiers and asked if that project had been completed. Talon answered that it was in progress but had not been completed. Councilor Lawson then asked if that extra funds were being pulled in because the cost was more than planned, which Ms. Talon confirmed.

Councilor Needell MOVED to, upon recommendation of the Administrator, award the Construction Contract for the Durham WWTP Odor Control Upgrade Project to Apex Construction, Inc. of Somersworth, NH for a total bid price of \$973,000 and authorize the Administrator to sign associated document, which was SECONDED by Councilor Lund and PASSED 7-2.

Councilor Needell MOVED to, upon recommendation of the Administrator, approve the Construction Inspection and Contract Administration Contract for the WWTP Odor Control Upgrade Project with Wright-Pierce of Portland, Maine in the amount of \$145,200 and authorize the Administrator to sign associated documents, which was SECONDED by Councilor Lonske and PASSED 9-0.

XIV. New Business

- A. Initial discussion and possible action to authorize the Administrator to enter into a parking agreement/license between the Town of Durham and Slipknot Properties LLC (Scott & Karen Letourneau) for property located at 15 Newmarket Road for Durham's 10 spaces to facilitate a food truck court.

Michael Behrendt greeted the council and gave a brief introduction to the matter. The town retained a permanent ten parking spaces easement when they sold the property across the street from 15 Newmarket Road in 2015. The Letourneaus approached Administrator Selig and Mr. Behrendt with interest in using that space to create a food truck court. The current owners are willing to sell due to their employees preferring to work remotely.

The Letourneaus' vision is a court of eight trucks on the left side of the building, another food service building on the inside, and covered outdoor seating in the back of the building. This style of court is popular in other parts of the U.S. but has not seemed to catch on in the Seacoast area. A preliminary plan has been presented to both the Planning Board and the HDC, which both received it with positive feedback.

The main obstacle in this process is that the area is currently being used for town officials parking. In order to work out a solution, Administrator Selig and Mr. Behrendt have looped in the Fire and Police Departments in the discussion, although no solution has yet been found. The owners of the land behind the Town Hall seemed to be receptive to letting the Town expand into their land, but Mr. Behrendt notes that this is super early in the works and not guaranteed. Another proposed solution would allow the Food Court to use the ten spaces, but in the agreement allow the Town to reclaim those spots if the business closed.

Mr. Behrendt explained that they are looking for an endorsement of the agreement and to allow the Town Administrator to execute it, with any minor adjustments needed.

Councilor Lawson asked that even with this agreement, the town is retaining the previous easement, which Mr. Behrendt confirmed. He also asked if the town would be provided with those ten spots somewhere else, which Mr. Behrendt also confirmed.

Councilor Welsh expressed confusion that replacement parking had not yet been located. Mr. Behrendt clarified that there were potential solutions in the works, but that none of them had been finalized. This was echoed by Scott Letourneau.

Councilor Friedman asked a few questions about the Access Use Agreement. He noted that the Council packet did not have the diagram in Mr. Behrendt's copy, and asked to be provided with that, which Mr. Behrendt agreed to provide. He also asked to confirm that the Administrator would not be able to sign an agreement until the sale closed, which Mr. Behrendt confirmed.

Councilor Friedman then asked if non-payment of taxes would be another cause of termination. Councilor Lawson noted that the town would likely seek more significant remedies for lack of tax payment before termination.

Councilor Friedman then asked if the town was self-insured, or if there was a third-party carrier. Administrator Selig replied the town had a third-party carrier called Primex that suggested the language written in the agreement clauses in question.

Lastly, Councilor Friedman asked if there is a transfer in ownership, would the new owner have the same rights and duties. Mr. Behrendt responded that the agreement would remain the same if ownership was transferred but would need to be renewed by the Council.

Councilor Lawson noted that because the town keeps the easement, he has no problem moving parking in order for the community to gain this kind of resource.

Councilor Welsh asked whether this agreement might set an unwanted precedent for other Durham businesses to ask for similar treatment. Administrator Selig noted that because of the unique circumstance of this business it would not be able to be used as a standard.

Councilor Lawson MOVED to AUTHORIZE the Administrator to enter into a parking agreement/license agreement between the Town of Durham with SlipKnot Properties LLC (Scott & Karen etournear), as presented with minor changes and contingent on closing of the sale and approval from the Planning Board and HDC for property located at 15 Newmarket Road for Durham's 10 spaces to facilitate a food truck court. The motion was SECONDED by Councilor Tobias and PASSED 9-0.

B. Other Business - Discussion of the PEASE Cargo Development Project

Councilor Friedman began the discussion with a question about whether towns like Portsmouth and Newington were required to notify surrounding towns like Durham when a project like this affects quality of life. He also noted the request for a presentation seems odd when the plan has not yet been submitted, suggesting that they might instead wait until the plan was submitted.

Councilor Welsh added that the client might not be revealed until late in the process. He also brought up a letter written by three Maine representatives asking for more information and involvement.

Chair Marple said with her own issues, mainly concerned about how much authority Durham has in the situation, as the town does not own the property. She also noted that many cargo flights happen at night due to the daytime flights being taken up by passengers, which would not be an issue at Pease.

Councilor Lawson added that he was more interested with a Pease representative coming in to explain their process, rather than an overview of this specific project. Councilor Lonske seconded that idea, stating that she was interested in gathering as much information as possible. Councilor Tobias noted that information gathering would benefit the residents as much as the Councilors.

Councilor Needell noted that she was in favor of understanding the process first, before hearing from the community again in order to better understand their feedback.

Administrator Selig recommended reaching out to the Director of the PDA and inviting them in for a presentation. After that, he would recommend community feedback so that the Council knows where to focus their attention.

He also added that himself, Mr. Lehrman, Councilor Welsh, Newmarket Town Administrator and Strafford County representative to the PDA Steve Fournier all met when Mr. Lehrman first raised this issue. After this meeting, Mr. Selig reached out to the developers for more information, who both indicated that they were in the due diligence phase seeking an identified user.

Mr. Selig also spoke to Councilor Friedman's earlier question about project notification. When a project might have a wider regional impact, the municipal Planning Board has the ability to reach out to the Regional Planning Commission to identify the project as of regional significance. The Regional Planning Commission would then in turn reach out to the affected communities, gather their feedback, and provide a recommendation.

XV. Nonpublic Session (if required)

XVI. Extended Councilor and Town Administrator Roundtable (if required)

XVII. Adjourn (NLT 10:30 PM)

Councilor Lonkse MOVED to ADJOURN the meeting, which was SECONDED by Councilor Needell and PASSED 9-0.

The meeting was ADJOURNED at 11:14 p.m.

Evie Wiechert, Minute Taker