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DRAFT
DURHAM TOWN COUNCIL
MONDAY, MARCH 2, 2026
DURHAM TOWN HALL - COUNCIL CHAMBERS
7:00 PM

MEMBERS PRESENT: Chair Joseph Friedman, Chair Pro Tem Sally Needell, Councilor Wayne Burton, Councilor Carden Welsh, Councilor Heather Grant, Councilor Robin Vogt, Councilor Curtis Register, Councilor Darrell Ford, Councilor Em Friedrichs (who uses the pronouns ze/zir/zirs/zirself and the title Mx. Friedrichs)

MEMBERS ABSENT: None

OTHERS PRESENT: Town Administrator Todd Selig, Town Assessor Darcy Freer, Town Planner Michael Behrendt, Planning Board Chair Paul Rasmussen

I. Call to Order

Chair Friedman called the meeting to order at 7 P.M.

II. Town Council grants permission for fewer than a majority of Councilors to participate remotely - Not needed.

III. Roll Call of Members

Councilor Heather Grant, Councilor Robin Vogt, Councilor Emily Friedrichs, Chair Joseph Friedman, Chair Pro Tem Sally Needell, Councilor Wayne Burton, Councilor Darrell Ford and Councilor Carden Welsh.

Chair Friedman said Councilor Curtis Register is expected to join the meeting soon.

IV. Approval of Agenda

Chair Pro Tem Needell MOVED that the Council approve the agenda as written. Councilor Grant SECONDED the motion. The agenda was APPROVED on a unanimous roll call vote of 8-0.

V. Special Announcements

Chair Friedman noted it is the last meeting of the Council before the Town Election on March 10 and recognized the Councilors whose terms are ending for their service.

Chair Friedman MOVED to accept Resolution #2026-03, which he read out loud, that recognizes Councilor Wayne Burton, Councilor Emily Friedrichs, Chair Pro Tem Needell and Councilor Carden Welsh. Councilor Grant SECONDED the motion. The motion PASSED on a unanimous roll call vote of 8-0.

Chair Friedman then addressed each of the Councilors from the podium and presented them with a certificate.

1 Councilor Burton served on the Town Council from 2013 to 2021 and 2023 to 2026;
2 represented the town on the Strafford Regional Planning Commission from 2013 to 2021
3 and 2022 to 2025; on the Cemetery Committee from 2014 to 2017; on the Rental
4 Housing Commission from 2014 to 2015; on the Energy Committee from 2015 to 2021
5 and from 2023 to 2024; on the Agricultural Commission from 2020 to 2021, on the
6 Conservation Commission from 2024 to 2025; and on the Historical District/Heritage
7 Commission from 2025 to 2026. Chair Friedman thanked him on behalf of himself, the
8 Councilors, town staff and the community.

9
10 Councilor Burton said once you rise to the occasion to serve in the town, you have an
11 obligation to serve well, and that there's a responsibility to be an example for other
12 people, and thanked everyone. Chair Friedman added Councilor Burton has also been a
13 steward of Wagon Hill Farm for many, many years.

14
15 Councilor Emily Friedrichs served on the Town Council from 2023 to 2026; as a
16 representative on the Planning Board from 2023 to 2025; on the Energy Committee from
17 2023 to 2025; and on the Land Stewardship Commission from 2023 to 2026. Chair
18 Friedman said it's been an honor to serve with zir and wished zir good luck in the
19 election as ze is running for another Town Council term.

20
21 Ze said it's been a pleasure working with Councilors and with all the town's residents. Ze
22 said ze loves how engaged they are. Ze thanked residents for continuing to bring a
23 variety of perspectives. Ze thanked them for the opportunity. Ze encouraged anyone
24 considering running for office or volunteering on a committee that it's an opportunity to
25 learn a lot about a diverse range of topics. Ze said it has been a pleasure to give back and
26 to learn more about the community.

27
28 Chair Pro Tem Needell served on the Town Council from 2020 to 2025; on the Cemetery
29 Committee from 2020 to 2024; on the Conservation Commission from 2020 to 2021; on
30 the Integrated Waste Management Advisory Committee from 2020 to 2022, and 2025; on
31 the Land Stewardship Commission from 2021 to 2024; and on the Human Rights
32 Commission from 2024 to 2025. Chair Friedman thanked her on behalf of himself and
33 Councilors, town staff and the community for her years of dedicated public service.

34
35 Councilor Needell said she's grateful for the opportunity to serve on the Town Council
36 and to work with town employees and recognize their dedication to the work they do. She
37 said it's been a privilege and an honor to work with her fellow Councilors. She said they
38 have made countless decisions, respectfully shared insights and accepted the outcomes of
39 each vote. She recognized the many volunteers who serve on the town's boards and
40 committees, and serve in other community roles. She said the town is blessed to have
41 them and thanked them for their work.

42
43 Chair Friedman said Councilor Welsh joined the Council in 2025 to fill the late Eric
44 Lund's position and has served the town for many years and on many committees before
45 that, and wished him good luck in the election as he is running for another Council term.
46

1 Councilor Welsh said he was appointed because Eric Lund passed away way too young,
2 and hopes he has served in a way to honor his legacy.
3

4 Councilor Register, who arrived at the meeting during the first presentation, expressed his
5 sincerest gratitude for those honored. He said Councilor Friedrichs is the reason he is on
6 the Council as ze recruited him and he thanked zir. He thanked Chair Pro Tem Needell,
7 who was chair when he joined the Council and taught him a lot. He thanked Councilor
8 Welsh for what he's learned from him about finances and the environment. He thanked
9 Councilor Burton for his service to the country, his work in the Legislature as a state
10 representative, and said his thumbprint will be on the town for decades.
11

12 **VI. Approval of Minutes - Feb. 16, 2026**

13 *Chair Needell MOVED to approve the minutes for the Town Council meeting of Feb.*
14 *16, 2026 as written minor changes. Councilor Welsh SECONDED the motion. The*
15 *minutes were APPROVED on a unanimous roll call vote of 9-0.*
16

17 **VII. Report from the UNH Student Senate External Affairs Chair or Designee**

18 UNH Student Senate External Affairs Council Chair Deeba Ajamian congratulated all the
19 honored Councilors and thanked them for their service to the town. She said the survey
20 on the student body's opinion of HB1793, the campus carry bill, is going well and they
21 will be collecting data until the end of this week.
22

23 Councilor Friedrichs reiterated ze is glad the Senate is taking the initiative. Ze said ze
24 didn't offer an opinion in the past on the bill as someone mentioned in last meeting's
25 Public Comment period. Chair Friedman asked if there would be a Student Senate vote
26 on the issue. Ms. Ajamian said the Student Senate will reflect the stance of the student
27 body in some way such as a resolution or open letter, and will consider other actions.
28

29 **VIII. Public Comments**
30

31 **Beth Olshansky, 122 Packers Falls Road,** acknowledged the outgoing councilors and
32 all their work. She honored Councilor Burton and said he embodies the true meaning of a
33 public servant and thanked him for being a role model for the rest of us. She said Chair
34 Pro Tem Needell is hard-working, detail-oriented and solid as a rock. She said her work
35 on the Swap Shop has enriched the community in so many ways. She honored Councilor
36 Welsh for his over 10 years of service and his balance of fiscal conservatism and small
37 town values. She praised Councilor Friedrichs for being bright, quick-minded and
38 working to reach compromise, having an understanding of short-term gains and long-
39 term impact, and zir support of neighborhoods.
40

41 **Jason Kolligs, 72 Piscataqua Road,** who is running for Town Council, introduced
42 himself, saying he's been married 20 years, has five kids, was in the Navy, earned a
43 Ph.D. in engineering, and served as a councilor in Aberdeen, Maryland. He proposed that
44 the disabled veteran tax exemption, which is under consideration at this meeting, be
45 calibrated to the Veterans Administration's percentage determination of a veteran's
46 disability level. He noted the concerns about spending and pointed out two areas in the

1 meeting's agenda that he feels need more transparency. He cited in the agenda item on
2 the purchase of two new dump trucks, that the cost of repairing the existing trucks should
3 be stated so residents can compare it to the new purchase cost, and in the item on
4 purchasing concrete for road projects, the detailed review and comprehensive cost
5 analysis that was done should be laid out for residents not just mentioned. He said
6 knowing more of that information and the work that's already been done would help
7 residents understand better and decide for themselves. He thanked everyone who has
8 taken time to educate him about the town as he runs for a Council seat. He said the more
9 you learn about the town; there's a lot to like here. He hopes residents will grant him an
10 opportunity to serve.

11
12 **David Richman, 16 Cowell Drive**, thanked Councilors for their service to the town. He
13 said Cowell Drive is a narrow street made narrower by snow. He said it is a dead-end
14 street with a hill and a bend, and is frightened walking on it as it has no sidewalk and
15 traffic. He said that rezoning a portion of it from residential to Church Hill zoning creates
16 the potential for business and commercial establishments and takes the problem from
17 frightening to terrifying. He said he fears elderly disabled people and schoolchildren
18 walking to school may be injured. He said it is not an appropriate street for commercial
19 or business development, but he said he would strongly support workforce housing there.

20
21 **Erin Sharp, 20 Cowell Drive**, said she has lived on Cowell for 17 years and chose it
22 intentionally as a pocket neighborhood of single-family, moderately priced homes just
23 off the downtown circle. Her family walks to work at UNH and to school. She supports
24 thoughtful growth and the need for a vibrant downtown. The question is whether Cowell
25 Drive is appropriate to locate in the Church Hill District and she feels it is not. She said
26 zoning decisions must be long-term and not based on current plans. Cowell Drive and its
27 single-family homes don't exist anywhere in Church Hill and said it does not have the
28 infrastructure suited to high-intensity commercial uses. She said rezoning Cowell Drive
29 to be part of the town's commercial district is not appropriate.

30
31 **Susan Richman, 16 Cowell Drive**, displayed a map of the Cowell Drive area under
32 consideration for rezoning, and expressed her concern about the traffic situation at
33 present in the area and, whatever happens with the zoning, she asked that a traffic study
34 be done. She said she agrees with Ms. Sharp's concerns about the area. She said the 10
35 Cowell lot is not surrounded on three sides by the Church Hill zoning district as some
36 have said. She showed several photos from the viewpoint of a walker on Cowell Drive.

37
38 **Jeff Berlin, 3 Cowell Drive**, owner of the 10 Cowell Drive lot, said he sent Councilors
39 an email last week after the Planning Board Public Hearing, and invited them to ask him
40 questions anytime. He said he hopes to do a site walk with them at the lot soon.

41
42 **Julian Smith, 3 Chesley Drive**, apologized for running over his speaking time at the last
43 meeting. During his terms on the Council, he opposed removing Mill Pond Dam and
44 proposed cheaper alternatives. He asked how many have studied the dam removal report
45 paid for by the town? He passed it around, said it is available at the Planning Office, and
46 suggested making it more available to the public at the library. He encouraged a public

1 informational meeting about what happens after the dam is removed. He said he will
2 discuss the report for the benefit of new councilors at the next meeting. He asked
3 everyone to think about recreational opportunities that could be created there.
4

5 **Dan Winans, 109 Madbury Road**, said he heard the Madbury Road project might be
6 sidelined. He said he has kids and family members who try to use the sidewalks and road,
7 and said he hopes the Council will move forward with the next phases as the road is
8 unsafe as it is now. He said he is also speaking on behalf of two other neighbors who feel
9 the same way. He thanked Councilors for their service.
10

11 **Robin Mower, 6 Britton Lane**, honored the four outgoing Councilors and saluted each
12 individually for their contributions to the town. She commended their respect and
13 consideration of residents' comments and input. She said at the last meeting she reminded
14 Councilors that the blessings of living in Durham today are gifts from previous
15 generations and need to be stewarded. She said the four Councilors have consistently
16 made decisions with respect for the public and Durham's blessings, seeking to safeguard
17 a sustainable future. She thanked them all for serving.
18

19 **Bruce Fenton, Durham Point**, said he doesn't see the outgoing Councilors' years of
20 service as something to celebrate. He said he sees them as something to be embarrassed
21 about and just sees spending. He reminded them of the residents who spoke to say they
22 can't afford to pay their tax bill anymore and may have to move away from the town.
23

24 Councilor Burton called on Chair Friedman for a point of order. Mr. Fenton said he was
25 allowed to continue speaking and should not be interrupted, raising his voice and
26 continuing to speak. Councilor Register requested a recess, and Chair Friedman said the
27 Council would take a recess at 7:56 p.m.
28

29 Chair Friedman ended the recess at 8 p.m.
30

31 Mr. Fenton continued his comments, saying he felt Administrator Selig is overpaid and
32 runs the town as his own personal fiefdom. He invited everyone to debate the issues with
33 him. He said the message was clear from many residents who have commented in
34 meetings that they can't afford the town's spending. He gave examples of spending and
35 said it is not something to pat yourself on the back about and be proud of. He said he
36 hoped the outgoing Councilors are replaced with new Councilors that respect residents.
37

38 **State Rep. Sam Farrington, R-Rochester, a UNH student and sponsor of HB 1793**,
39 the campus carry bill, spoke against the resolution opposing the bill, which the Council
40 passed at its last meeting. He said he knows Durham is a liberal town and residents are
41 "captured in their own bubbles" without different perspectives. He said when there is a
42 different perspective, Councilors "scream bloody murder, and act like children screaming
43 across the room" in a public hearing. He said he doesn't think that's how public officials
44 are supposed to act. He said as a legislator, his primary role is to defend the constitutional
45 rights of individuals. He said he is uncertain if Councilors take an oath and pledge to
46 protect the Constitution, but said even if they don't, they should still be concerned about

1 it. He said if a Council passes a resolution condemning campus carry, they are tyrants. He
2 said they are stripping lawful adults of their constitutional rights. He went on to say it's a
3 natural right, and Mr. Smith interjected it is not a natural right. Rep. Farrington insisted it
4 is a natural right given by God that can't be taken away. He said the Bill of Rights
5 protects the minority from the majority when it oppresses them as the Council does again
6 and again, referring to Mr. Fenton's argument that the Council oppresses taxpayers in the
7 town. He said he wanted to give a different perspective to enlighten Councilors. He said
8 92 percent of mass shootings happen in gun-free zones and if they care about safety for
9 students, they should look closer and present an alternative. He said it's only a matter of
10 time until something like Brown comes to New Hampshire and he wants to prevent that.
11 He asked if Councilors had any questions. Councilor Register asked him what the first
12 amendment is. Chair Friedman interrupted saying this is the Public Comment period and
13 councilors shouldn't speak, and thanked Rep. Farrington for his comments, noting this is
14 not the place for a debate.

15
16 **Alexander Fenton, a resident of UNH living in a dorm**, spoke to offer a student
17 perspective to Councilors. He said he is concerned about the Council decision to pass the
18 resolution opposing HB 1793 and said constitutional rights shouldn't disappear when a
19 student steps foot on a campus. He said New Hampshire doesn't protect the rights of
20 college students now. He said their rights are ignored by the universities they attend. He
21 said the solution is HB 1793, which should be celebrated. He said he is disappointed in
22 the Town Council's decision.

23
24 **State Rep. Michael Granger, 8 Water St., Milton Mills, N.H.**, said the decorum when
25 you are in a committee is to listen to whatever people say no matter what they say. He
26 said it doesn't matter how officials feel, the job is just to listen. He said the officials will
27 have their vote, but the speaker doesn't have a vote until the next election. He said he is a
28 co-sponsor of HB 1793. He said he began carrying machine guns at 19 in the military. He
29 said he doesn't think the students at UNH are any less mature or capable of handling guns
30 than he was. He said he thinks they should be able to carry a handgun. He cited recent
31 incidents of political violence. He said everyone has the natural right to keep and bear
32 arms to defend themselves. He said he supports the campus carry bill.

33
34 **Shawn Mickelonis of Dover** said he is a former state representative and spoke in favor
35 of second amendment rights. He said decorum is very important and that he agrees with
36 Mr. Farrington. He said the most important thing is to listen to people's opinions and give
37 them the respect they deserve. He said it's unacceptable to lose control and for officials to
38 lose their temper. He said UNH students deserve every constitutional right mandated by
39 the federal and state constitutions. He said some students are concerned for their safety.
40 The Council going against their constitutional right is unacceptable. He said he
41 appreciated the time to speak and for everyone standing up for their rights. He asked the
42 Council to listen to what they are saying and rethink what they are recommending.

43
44 Chair Friedman thanked everyone for their comments.

45
46 **IX. Unanimous Consent Agenda**

- 1 A. Shall the Town Council pass on First Reading Ordinance #2026-02, amending Chapter
2 132, "Tax Exemptions and Credits", Section 132-4 "Service-Connected Total Disability
3 Veteran Tax Credit" of the Durham Town Code to increase the Veteran Tax Credit
4 Threshold for veterans who are totally and permanently disabled to \$4,500 and schedule a
5 Public Hearing for Monday, March 23, 2026?
6 B. Shall the Town Council, upon recommendation of the Administrator, award the
7 construction contracts for the Madbury Road Complete Streets Phase 4A and 4B
8 Roadway, Drainage, Streetscape Project to G.W. Brooks and Sons, Inc. of Freedom, NH
9 for a total price not to exceed \$2,450,534, subject to available funding?
10 C. Shall the Town Council, upon recommendation of the Administrator award the paving
11 contracts for the Madbury Road Complete Streets Phase 4A and 4B Roadway, Drainage,
12 Streetscape Project to Continental Paving Inc. of Londonderry, NH for a total price not to
13 exceed \$444,382, subject to available funding?
14 D. Shall the Town Council, upon recommendation of the Administrator approve the
15 construction inspection, design and administration contracts for the Madbury Road
16 Complete Streets Roadway, Drainage, Streetscape Project Phases 4A and 4B with VHB
17 Engineers of Bedford, NH in the amount not to exceed \$244,034, subject to available
18 funding?
19 E. Shall the Town Council, upon recommendation of the Administrator, award the 2026
20 Road and Sidewalk Program to Continental Paving Inc. of Londonderry, NH in an amount
21 not to exceed \$846,000 and authorize the Administrator to sign the associated contract?
22 F. Shall the Town Council, upon recommendation of the Administrator authorize the
23 purchase of two new 2027 HV 507 SFA 6-Wheel International dump trucks with
24 Cummins L9 Diesel Engines from Allegiance Trucks of Manchester, NH in the amount of
25 \$224,230?
26 G. Shall the Town Council, upon recommendation of the Administrator authorize the
27 purchase of two new 2026 Conventional Stainless Steel Dump Body, Material Spreader,
28 Front and Wing Plows, and Cirus Freedom Sander Control from Viking Cives of
29 Lewiston, ME in the amount of \$217,110?

30
31 Councilor Friedrichs said ze would like to pull all items from the Unanimous Consent
32 Agenda. Chair Friedman said the Council would consider the items individually.
33

34 On Item A, which is about increasing the tax exemption for disabled veterans and setting
35 a Public Hearing on it, Councilor Welsh said the proposal is just to set a Public Hearing
36 so there isn't much to debate. Councilor Friedrichs agreed. A veteran, Councilor Burton
37 said he did not have to recuse himself from this item since he is not 100 percent disabled
38 and would not be eligible for the exemption, but that he would recuse himself. Chair Pro
39 Tem Needell pointed out that Tax Assessor Darcy Freer is in attendance if anyone has
40 any questions about this tax exemption. Councilor Register said he is 100 percent
41 disabled and said he doesn't feel the need to recuse himself because he still represents
42 members of the public and is not swayed at all by the financial incentive.
43

44 Administrator Selig said he was interested in hearing from the town assessor about the
45 legality of the suggestion made by Jason Kolligs during the Public Comment period in
46 terms of state law. Ms. Freer said the tax exemption is not based on the determination of

1 a percentage of disability by the Veterans Administration, but on if a veteran is
2 permanently and totally disabled. Mr. Kolligs proposed using a graduated tax exemption
3 that would reduce a veterans' tax bill by the percentage of disability he has.
4

5 Councilor Welsh asked what it will cost other taxpayers to increase the exemption. Ms.
6 Freer said it will cost nothing. She said state law was changed so a veteran cannot receive
7 both the optional tax credit of \$500 and the full tax exemption so veterans will no longer
8 receive the optional credit of \$500 and the proposal is to increase the tax exemption by
9 \$500 to a total of \$4,500 so the money is already available for the increase.
10

11 ***Chair Friedman MOVED the Council pass on First Reading Ordinance #2026-02 and***
12 ***schedule a Public Hearing for March 23. Councilor Friedrichs SECONDED the***
13 ***motion. The motion PASSED by a unanimous vote of 8-0 with Councilor Burton***
14 ***recusing himself.***
15

16 On Item B, phases 4A and 4B of the Madbury Road Complete Streets Project, Councilor
17 Friedrichs said ze pulled it to provide initial context. Ze asked if the town were not to
18 award these contracts at this time, would it change the 2026 budget or the residents' tax
19 bills for 2026? Administrator Selig said it would not change either of them because the
20 project is being bonded and the tax implications don't come into effect until 2028 when
21 the debt comes due and the town would begin to make payments at that time.
22 He said for Phase 4A, which would be the work on Madbury Road from Edgewood to
23 Emerson, the amount bonded would be \$1,374,020, for 20 years. The interest rate for the
24 N.H. Municipal Bond Bank in January 2026 was 3.43%. At that rate, the principal and
25 interest payment for year one would be approximately \$115,830 payable in 2028. He said
26 that translates to an impact of \$.05 per \$1,000 of assessed value so the average home of
27 \$650,000 would see an additional cost of \$32.50 in 2028. For Phase 4B, Emerson Road
28 to Route 4, \$1,530,400 would be bonded, the debt service payment would be \$129,013
29 and that would be an impact of \$.06 per \$1,000 of assessed valuation. For a \$650,000
30 home in Durham, the increase would be about \$39. That would be a total of \$71.50 for
31 both phases. He said the interest reduces over the life of the bond. The interest cost for
32 4A is approximately \$71,000 and for 4B is approximately \$79,000. He said if the town
33 came up with a different way to fund some of the cost of the project, and didn't have to
34 bond as much, the impact would be different.
35

36 Councilor Friedrichs asked if the grant required for the project had been awarded yet and
37 when does the town need to spend the grant. DPW Director Rich Reine said the TAP
38 (Transportation Alternatives Program) grant of \$1.8 million has not been awarded yet,
39 but has been viewed favorably by the Strafford Regional Planning Commission, by
40 NHDOT, and by the governor and Executive Council and has been recommended as part
41 of the state's 10-year transportation plan to the State Legislature. He said it's one of 17
42 TAP projects in the plan. Once it's approved by the Legislature, NHDOT will schedule it
43 and construction could begin. Accommodations for the shared pathway are in Phase 4A
44 and 4B to prepare for it.
45

46 Councilor Friedrichs asked if delaying 4A or 4B would make the town ineligible for the

1 grant. Mr. Reine said no, but it would add a level of complexity and higher costs. He said
2 one of the suppliers has held the prices of materials down for the project and this is the
3 last year they are willing to hold the price. Other suppliers are charging 20% more.
4

5 Councilor Friedrichs asked if the two phases could be split up, acknowledging the section
6 of road where 4A has already been torn up and asking the status of the 4B section. Mr.
7 Reine said the road is horrendous and one of the worst in town, with maybe the highest
8 traffic count in town.
9

10 Councilor Grant said the road was in bad shape before being dug up. Administrator Selig
11 said the town has received numerous complaints about Madbury Road over the years,
12 mostly about speed. He said several pilot projects were done and the town put off
13 repaving the road to align with the water line and sewer line replacement. He said Public
14 Works did a complete redesign of the road with feedback from residents. The project was
15 proposed in the 2024 capital budget.
16

17 Councilor Grant said it's just common sense that it had to be done. She asked about the
18 difference in price between the phases. He said that's due to the length of each segment,
19 and the drainage they were able to construct in the first phase through a grant, which
20 deferred some 4A costs. He said there is a lot of ledge in the 4B section and that will be
21 more effort. Councilor Burton said in 1989 the plan was to build an east-west highway
22 from Concord to Portsmouth and 393 was built, but not extended, and the town plan was
23 to block Madbury Road and have Edgewood go out to the new highway. So Madbury
24 Road was not intended to be the main road into town. Somehow the plan was never
25 completed. He said he supports finishing the Madbury Road project.
26

27 Councilor Burton commented on why he called for a point of order during the Public
28 Comment period earlier in the meeting. He read from the rules governing Public
29 Comment in the meeting agenda, which include the statement "Obscene, violent,
30 disruptive or disorderly comments or those likely to induce violence, disruption, or
31 disorder are not permitted and will not be tolerated. Complaints should be directed to the
32 Administrator." Chair Friedman interrupted him and said if he wants to talk about that
33 further, it can be discussed during the roundtable.
34

35 ***Chair Friedman MOVED to award the contracts for the Madbury Road project's***
36 ***Phase 4A and 4B. Councilor Ford SECONDED the motion.***
37

38 Chair Friedman invited further discussion. Councilor Welsh said the town has a real
39 problem in 2028 and said if the Council approves these two contracts it makes the
40 problem really difficult. He said he's tempted to approve them, but it will push out other
41 projects that some really want to do. He said saving money again this year can help.
42 Chair Friedman said in addition to saving, the town needs to identify and forecast
43 additional revenue coming into the town which may be used to do some of the projects,
44 but that's not the case now and the town needs to control expenses and increase revenue.
45

46 ***The motion PASSED on a unanimous roll call vote of 9-0.***

1
2 On Item C, the paving contracts for Phase 4A and 4B, Councilor Friedrichs said the town
3 needs to start thinking about what it's not going to do and not going to bond. Ze said
4 some things need to be put on the back burner. Councilor Ford pointed out these paving
5 contracts are for the Madbury Road project and ze apologized because ze thought the
6 three items involved in the Madbury Road project had been passed together.
7

8 ***Chair Pro Tem Needell MOVED to award the paving contracts. Councilor Grant***
9 ***SECONDED the motion. The motion PASSED on a unanimous roll call vote of 9-0.***
10

11 On Item D, the contract for monitoring and supervising the Madbury Road project, ***Chair***
12 ***Pro Tem Needell MOVED to award the contract. Councilor Grant SECONDED the***
13 ***motion. The motion PASSED on a unanimous roll call vote of 9-0.***
14

15 On Item E, which awards the contact for road paving and sidewalk improvement,
16 Administrator Selig said the total for 2026 is \$846,000 and includes three portions:
17 \$275,000 is for UNH roadways and paid by UNH; \$55,000 is for sidewalks and has zero
18 impact on the tax rate as the town collects a fee for motor vehicle registration, which goes
19 into a fund to pay for this; the remaining \$516,000 is in the budget. He said the town pays
20 cash for roadway repaving and keeps the amount consistent at about half a million a year.
21 So, he said it's not necessarily an increase, but not to do the program would be a saving.
22 It would be a 24 cent reduction in tax rate, and that equates to \$156 for a \$650,000 house.
23 He said the town does need to maintain roads, and if not done, the cost gets more
24 expensive because you begin to lose the underlying base of the roadway. He said Public
25 Works and he recommend doing the paving, but he understands the concerns.
26

27 Councilor Friedrichs asked if the contract could be split up. He said the contractor
28 Continental is holding the price for the town because it has a cost-effective, consistent
29 repaving program. Mr. Reine said often the overhead is spread out over the project as
30 presented, and if the town wants to just do a part of it, the overhead is still there and
31 spread over the smaller project making it more expensive and it would need to be
32 renegotiated. He said the town is lucky to be dealing with Continental because they are
33 one of the highest quality contractors in the area and have given the town very
34 competitive pricing on many materials. Administrator Selig disclosed he lives on one of
35 the streets to be repaved this year, and he has nothing to do with scheduling as Public
36 Works does that. Councilor Welsh said he checked and Administrator Selig's street
37 hasn't been repaved since 2009.
38

39 ***Chair Friedman MOVED to award the contract. Council Grant SECONDED the***
40 ***motion. The motion PASSED on a roll call vote of 8-1.***

41 ***Chair Pro Tem Needell - aye; Councilor Burton - aye; Councilor Ford - aye; Councilor***
42 ***Register - aye; Councilor Welsh - aye; Councilor Grant - aye; Councilor Vogt - aye;***
43 ***Councilor Friedrichs - nay; Chair Friedman - aye.***
44

45 On Item F, the purchase of two dump trucks for snow removal and other uses, Chair
46 Friedman noted Item G is the equipment that goes on top of the dump trucks.

1 Councilor Friedrichs said considering how much the town is bonding, it needs to consider
2 what purchases it can push out and delay further, even if the cost goes up. Ze said the
3 town needs a tighter budget until it can attain a steadier tax rate. Councilor Ford asked if
4 the trucks are being bonded and they are. Councilor Welsh said he asked Mr. Reine if the
5 truck purchase could be delayed and he said the cost of refurbishing the existing trucks
6 wouldn't extend the life of the trucks long enough to justify the cost of refurbishment.
7 Mr. Reine said that is accurate and the trucks are on a 10-year replacement schedule. He
8 said the lead time for the truck is one year. He said to refurbish a truck would be between
9 \$60,000 and \$100,000. Administrator Selig said they are usually bonded for 10 years, the
10 bond rate from the N.H. Bond Bank for January was 2.57%, the annual payment in year
11 one would be approximately \$28,186, and would taper down to about \$23,000. Tax
12 impact in 2027 depending on when the truck comes in would be a .01 increase in tax rate,
13 or \$6.50 increase in the tax payment for a \$650,000 house.

14
15 ***Chair Friedman MOVED to purchase the two dump trucks. Chair Pro Tem Needell***
16 ***SECONDED the motion.***

17
18 Councilor Friedrichs said it would be helpful in the future to have the refurbishment costs
19 and an estimation of the life extension in advance. Mr. Reine said he will try but it can be
20 difficult because it requires dismantling parts of the truck. He said the trade-in value
21 being offered is indicative of its worth, and for one of these trucks it's \$25,000.

22
23 ***The motion PASSED on a roll call vote of 8-1.***
24 ***Councilor Needell - aye; Councilor Burton - aye; Councilor Ford - aye; Councilor***
25 ***Register - aye, Councilor Welsh - aye; Councilor Grant - aye; Councilor Vogt - aye;***
26 ***Councilor Friedrichs - nay; Chair Friedman - aye.***

27
28 On Item G, ***Chair Friedman MOVED to purchase the equipment for the trucks. Chair***
29 ***Pro Tem Needell SECONDED the motion.***

30
31 Chair Friedman invited Councilor Friedrichs to comment. Ze said ze's assuming the town
32 has to buy the new equipment for the new trucks it's purchasing. Administrator Selig said
33 the equipment would be bonded over a ten-year period at 2.57%, that equates to a
34 payment of approximately \$27,291 annually, tapering to \$22,269 in the last year of the
35 bond, with a \$.01 tax impact which for a \$650,000 house it would be a \$6.50 increase in
36 the tax bill.

37
38 ***The motion PASSED on a unanimous roll call vote of 9-0.***

39
40 **X. Committee Appointments**

41 Shall the Town Council, upon recommendation of the Conservation Commission chair,
42 appoint Julian Smith, 3 Chesley Drive, to an unexpired alternate membership position on
43 the Conservation Commission with a term expiration of April 2027?

44
45 ***Councilor Ford MOVED to appoint Julian Smith to an alternate membership position***
46 ***on the Conservation Commission. Councilor Grant SECONDED the motion.***

1 Mr. Smith gave an overview of his history, noting he attended meetings of the new
2 Conservation Commission in 1965, has attended many since, owns two parcels in
3 conservation in Georgia, has served on the commission, was the Planning Board liaison
4 to the commission and is a firm supporter of conservation, but he does have reservations
5 about some of the commission's recent recommendations.
6

7 Chair Pro Tem Needell said she appreciates his interest, but his outspoken opposition to
8 removing the dam seems at odds with the commission's past work, and asked if he
9 intended to continue to fight removal on the commission. He said he hopes the
10 commission will take an interest in what happens after the dam is removed. They
11 continued to discuss his opposition to dam removal and the perception that a lot of his
12 energy will go into debating its removal.
13

14 Chair Friedman said he would not support Mr. Smith's appointment because of his
15 insistence on debating the dam's removal when the town decided its fate years ago.
16

17 Councilor Register said Mr. Smith's idea to make the report on dam removal more
18 accessible, for example at the library, was a good one. Administrator Selig said Mr.
19 Smith's argument that the company that prepared the report knowing what the town
20 wanted them to conclude was incorrect and that it had been directed to give the town its
21 best guidance. He said VHB was selected because they studied a very similar
22 controversial situation in Exeter. He also said Town Engineer April Talon had responded
23 to Mr. Smith's request and said the report cost \$330,000. Discussion continued about the
24 dam and the importance of having minority views represented on the town's boards.
25

26 Mr. Smith said he hoped once the dam is removed, the clean-up expense is known, and
27 the loss of a cultural, historical and environmental amenity is realized, that some will
28 change their mind about whether it should have been removed.
29

30 Councilor Welsh said the Council is still responsible for making a decision no matter
31 what a committee recommends. He reiterated the duty of the Conservation Commission,
32 and the many environmental organizations and local environmental experts that
33 advocated for removing the dam when the town was deciding what to do. He asked if Mr.
34 Smith would listen to scientists when serving on the commission. Mr. Smith gave an
35 overview of Durham resident and environmentalist Margery Milne's opinions about the
36 dam over the years and said she was a well-known scientist.
37

38 Councilor Vogt requested a three-minute recess. Chair Friedman granted his request. The
39 Council was in recess from 9:33 p.m. to 9:38 p.m.
40

41 ***The motion to appoint PASSED on a 5-4 roll call vote.***

42 ***Chair Pro Tem Needell - nay; Councilor Burton - aye; Councilor Ford - nay;***
43 ***Councilor Register - aye; Councilor Welsh - nay; Councilor Grant - aye, Councilor***
44 ***Vogt - aye; Councilor Friedrichs - aye; Chair Friedman - nay.***
45

46 **XI. Presentation Items**

1
2 **XII. New Business**

3 **A. First Reading on Ordinance #2026-03** amending Chapter 175, “Zoning,” the Zoning
4 Map of the Durham Town Code to re-zone Map 108, Lot 27, 10 Cowell Drive from
5 Residence A (RA) to Church Hill (CH) Zone, and scheduling a Public Hearing for
6 Monday, March 23, 2026.

7
8 ***Chair Friedman MOVED that the Town Council pass on First Reading Ordinance***
9 ***#2026-03 and schedule a Public Hearing for March 23. Councilor Needell***
10 ***SECONDED the motion.***

11
12 Councilor Burton asked if affordable housing would be able to be developed there as
13 several speakers mentioned. Planning Board Chair Paul Rasmussen said it would probably
14 be more of an apartment building that would be developed there to make it affordable. He
15 said it would be too expensive to develop a single-family home on the lot and keep it
16 priced for workforce housing. He said he thought trying to put just that lot into a
17 workforce overlay district would be spot zoning. Town Planner Michael Behrendt
18 concurred. He said the town would have to put about half the neighborhood into a
19 workforce overlay district.

20
21 Councilor Friedrichs asked if the Planning Board was still considering a workforce
22 overlay district for the downtown area. Chair Rasmussen said he thought the best way to
23 handle workforce housing downtown was not an overlay district, but requiring a certain
24 percentage of units in a multi-unit development to be priced as workforce housing or to
25 offer some 79-E support to a developer who puts in a certain amount of workforce
26 housing. He said the most effective way to get workforce housing is to increase the
27 density as a whole and bring in buildings with a larger number of units. Councilor
28 Friedrichs said it’s interesting that there is no place downtown for multi-unit use without
29 a commercial or industrial base. Ze said in the Church Hill zone development codes a
30 building has to connect to a sidewalk. Cowell Drive does not have a sidewalk. Ze said if
31 the zoning is changed, the town will be required to put in a sidewalk and widen the road.
32 Ze said the town needs to be very mindful because not all development is going to be
33 positive in its impact on the town’s tax base. The town has to look at whether changing
34 one lot is worthwhile when it would trigger infrastructure upgrades the town would have
35 to do.

36
37 The process of how to proceed on the ordinance was discussed. Administrator Selig
38 explained at this point the Council is considering the proposal, which originated at the
39 Planning Board and has already had a Public Hearing there. The Council can vote down
40 the proposed zoning change at this meeting or decide it merits a Public Hearing and
41 schedule a Public Hearing on it at its next meeting.

42
43 Councilor Register said he favors discretionary development to enhance the town’s
44 revenue, but feels the safety concerns Mr. and Mrs. Richman brought up are valid. He said
45 it would need the infrastructure to support the change, and that there are other areas
46 downtown that also need to be reviewed and possibly modified. He asked if a traffic study

1 could be done if the zoning change goes through. Mr. Rasmussen said if the Planning
2 Board thinks one is needed, it would be done, and also discussed with Councilors some of
3 the specifics of the 10 Cowell Drive site and how a site plan review may proceed and the
4 questions that would have to be decided.

5
6 Administrator Selig said when the present zoning was put into place, there was an effort
7 to protect Durham's traditional neighborhoods especially from commercial development.
8 He said the town has successfully controlled the impact of off-campus student housing,
9 the state law has changed so towns can't single out students as a class, and the town is
10 now looking to broaden its tax base. He said this parcel is one of several the town could
11 see as residential or commercial, and would not be spot zoning.

12
13 Councilor Welsh asked if there was any way to restrict the lot for an apartment building,
14 and Mr. Rasmussen said not without a major rewrite of the zoning ordinance and the
15 zoning change would open it up to any use the Church Hill zone allows.

16
17 ***The motion PASSED on a roll call vote of 8-1.***

18
19 ***Councilor Welsh - aye; Councilor Register - aye; Councilor Ford - aye; Councilor***
20 ***Burton - aye; Chair Pro Tem Needell - aye; Chair Joe Friedman - aye; Councilor***
21 ***Friedrichs - nay; Councilor Vogt - aye; Councilor Grant - aye.***

22
23 Chair Friedman said there will be a Public Hearing on the proposed change on March 23
24 during the Council meeting. Councilor Friedrichs reminded Councilors in case ze isn't
25 elected to consider the tax base in making their decision. Ze said even if the developer
26 pays for the road widening and sidewalk installation, the cost of maintaining the sidewalk
27 and road over the years falls to the town. Ze said the areas where the appropriate
28 infrastructure already exists such as Madbury Road when the project's done, Strafford
29 Avenue and Garrison Avenue should be considered for commercial development.

- 30
31 **B.** Discussion of the possibility of amending the zoning ordinance to increase the maximum
32 height of buildings to five stories and other changes in the Westerly portion of the Central
33 Business-1 Zoning District.

34
35 Chair Friedman opened the discussion about what the town's next steps for revitalizing
36 downtown should be. He said at the last Planning Board meeting, it discussed the ideas of
37 five stories by right in all of downtown, a possible setback requirement on the fifth story,
38 and reviewing the design guidelines to make them stricter since no design requirements
39 were included in the zoning change. He said he would like to see some tweaks made to
40 the four-story zoning including the retail space setback and number of bedrooms
41 required. He also raised the question of revising the economic development committee.
42 He said the structure is there, and there are so many talented people in town who could
43 serve on it.

44
45 Councilor Grant said the Planning Board discussed putting a group together to identify
46 places where five stories would be appropriate. She said they felt if the town allowed it

1 by conditional use, nothing would happen. Councilors discussed where five stories might
2 work between Pettee Brook around and around the one-way circle to 66 Main St.

3
4 Councilor Register said applying more resources to economic development will only help
5 the town. Councilor Welsh said he preferred the cutoff of the higher height limit at Town
6 and Campus to avoid the canyon-effect in Jenkins Court. He said that was a large topic of
7 discussion in 2012. He said the Planning Board looking at five stories everywhere in
8 town by right is strange in light of the opposition it faced in the recent zoning change
9 discussion. Councilor Grant said that discussion was not serious or long. Councilor
10 Welsh said he is in favor of putting the five stories back where they were allowed and
11 discussing whether it is conditional or by right. He supports going to 40 feet on the retail
12 space.

13
14 Mr. Rasmussen said it's a good time to begin discussing a vision for 2050, thinking about
15 what Durham should look like 25 years from now and putting the zoning in place to make
16 that happen. He said the 10-year Master Plan cycles are law and are good, but they don't
17 look far enough ahead. Councilor Welsh asked if he was thinking of outside help on this
18 planning, and Mr. Rasmussen said there are experts in town who could be recruited.

19
20 Councilor Burton asked why going to five stories is important, saying he's worried it is
21 being driven by developers who want to increase the sale value of their properties.

22
23 Mr. Rasmussen said in the recent tax assessments, commercial property values went
24 down. He said the town needs to look at bringing those values back up. He said that can
25 be done by attracting permanent residents, but also people to visit Durham and spend
26 time and money here. Councilors discussed where and how five stories would work.

27
28 Administrator Selig said he and Chair Friedman have seen very preliminary sketches of
29 what a developer could do on the 66 Main St. parcel owned by the town in both four
30 stories and five stories with the same number of occupants, but with five stories the
31 building's design was more of what the town wants with setbacks and more attractive.
32 He said he hopes the town moves ahead with some haste in allowing that height in that
33 location. He said it's mitigated there somewhat because there are tall university buildings
34 across the street.

35
36 Councilor Burton is concerned that the downtown stays attractive because that's what
37 keeps people coming here and that the town should focus on commercial development
38 out of the downtown area because that is actually more valuable in terms of tax value.

39
40 Chair Friedman thanked Mr. Rasmussen and Mr. Behrendt, and everyone for their
41 comments, and closed the discussion.

42
43 **XIII. Unfinished Business**

44
45 **XIV. Councilor and Town Administrator Roundtable**

46 **Chair Pro Tem Needell - Integrated Waste Management Advisory Committee**

1 She said the committee met Feb. 8 and heard an update from Assistant DPW Director
2 Sam Hewitt who discussed scheduling a kickoff meeting with Casella about the new
3 curbside trash collection program, how the town's old trucks would be turned in or
4 auctioned, and the importance of getting messaging out to the public, hopefully by the
5 end of March. She said a group of committee members is studying PFAS. The committee
6 also discussed planning future community education programs. She said Mr. Rasmussen
7 is working with UNH students on a lightbulb study and their findings will be shared with
8 the town and residents for use in their homes. She said the committee is interested in
9 encouraging the new Dunkin Donuts location to recycle and compost. She said the Swap
10 Shop will open in early April or maybe after Easter as long as the weather cooperates.

11
12 **Councilor Burton**

13 He gave an overview of legislation in progress. He said a bill has been proposed that
14 would change all public schools into charter schools. He said another bill would eliminate
15 superintendents across the state because they have too much power. He said the AG has
16 filed a lawsuit to reverse all the Claremont decisions. He said if any of these bills become
17 law, taxes will increase dramatically, and the Council only controls a small bit of tax rate.

18
19 Councilor Burton noted it's his last roundtable and thanked his fellow Councilors for
20 putting up with him. He said amazing people have served on the Council over the years.
21 He said Administrator Selig has always been "fantastic" to work with. He said he expects
22 more decorum from the Council than occurred during Public Comment, but said he could
23 not listen anymore to the speaker, who was violating the rules for Public Comment.

24
25 Councilors thanked Councilor Burton for his service.

26
27 **Councilor Ford - Conservation Commission**

28 He said the commission has not met since the last Council meeting, but it will meet
29 March 4 and work on the Wetland Shoreland Overlay District. He said it has one
30 development on Bay Road to look at for the Planning Board to give a recommendation.

31
32 **Councilor Register - Agricultural Commission**

33 He said the commission hasn't met since the last Council meeting. He said he should
34 have information about the summer Farmer's Market soon. Administrator Selig said he
35 believes the market will be located at the M&T Bank location this summer. The
36 commission will meet next on March 9.

37
38 **Councilor Register - Oyster River School Board**

39 He said he attended the Moharimet Listening Tour earlier in the evening. He said the
40 school board has posted a video about the proposed project for the elementary schools on
41 its website and encouraged residents to watch it. The project will be voted on at the
42 March 10 Town Election. He said the next meeting is March 5 at 7 p.m.

43
44 He said it's important to understand the role of the town administrator in the town's
45 government. He said Administrator Selig works hard, has integrity, is steadfast,
46 understands the need for transparency, and does an extraordinary job reaching out and

1 responding to residents. He encouraged residents to read the town charter. He said the
2 administrator executes the Council's orders. He apologized for his part in the incident
3 during Public Comment, saying he was "enflamed" by one of the speakers and that
4 democracy is not personal attacks. He said democracy is his first love and he is
5 exceedingly proud to be a part of the Council.
6

7 Councilor Welsh thanked Councilor Register, and said he's not saying anyone did
8 anything wrong and praised those who serve on the town's committees, but that the
9 Council cannot defer to the committees. What course of action to take is up to the
10 Council and it has the power to make the decisions and overrule the committees. He said
11 residents look to the Council to make the decision.
12

13 ***Councilor Register MOVED to extend the meeting to 11 p.m. Councilor Welsh***
14 ***SECONDED the motion. The motion PASSED on a roll call vote of 6-2.***
15

16 **Councilor Welsh - Land Stewardship Subcommittee**

17 He said the subcommittee has not met since the last Council meeting.
18

19 **Councilor Welsh**

20 He asked Mr. Rasmussen and Councilor Grant, who are on the Planning Board, to
21 prioritize a review of the town's design standards for possible revisions, which was
22 requested during public input in the discussion of raising the downtown building height
23 limit. Councilor Grant said she will bring it up during the next meeting.
24

25 **Councilor Grant - Planning Board**

26 She said the board met Feb. 25 and held a short Public Hearing on the Strafford Avenue
27 subdivision proposal, which is on hold because of pending issues about the town-owned
28 parking area there. The board also postponed considering 561 Bay Road because the
29 Conservation Commission did not have a chance to review it and make a
30 recommendation because of a snow cancellation. She said the board voted to move
31 forward on the EV charging station regulations allowing charging stations by right as an
32 accessory to a property and set a Public Hearing on them. She said the board is
33 continuing to discuss residential zoning changes suggested by the Housing Task Force.
34

35 **Councilor Vogt - Energy Committee**

36 He said the committee will meet March 3 at 7 p.m. and he will attend remotely because
37 of a childcare situation. The committee will be choosing a new chair and vice chair, and
38 continuing to discuss C-PACER, and Eversource and Community Power electricity rates.
39 Councilors complimented an email from Steve Holmgren, the town's representative to
40 Community Power, updating them on the situation.
41

42 **Councilor Vogt - Human Rights Commission**

43 He said the commission will meet on March 18 at 4:30 p.m. in Council chambers.

44 **Councilor Friedrichs**

45 Ze said ze feels the town desperately needs an economic development committee. Ze
46 asked why the town isn't looking at the Professional Office zoning district for

1 redevelopment, especially with the improvements of the Madbury Road Complete Streets
2 project. Ze said the town would get more bang for its buck if it recategorized the
3 Professional Office zoning district. Ze said the town also needs to be looking at places
4 where it can add multi-unit housing that doesn't include commercial and industrial bases.
5

6 Ze reminded everyone to vote next Tuesday, March 10, 7 a.m. to 7 p.m. at ORHS.
7

8 Chair Friedman agreed the town needs to look at all its downtown adjacent zones to find
9 opportunities for redevelopment.
10

11 **Chair Friedman - Parks and Rec Committee**

12 He said the committee met Feb. 24 and made updates to its strategic plan on parks and
13 trails, communication and engagement, and financial and CIP recommendations for 2026.
14 It is also working on its draft 2026 committee goals. Camp registrations and adult class
15 signups are ongoing, the Egg Hunt is April 4 at ORHS, the Memorial Day event is May
16 25, and Downtown Durham Day is Aug. 6. There'll be a rink report in April, but said it
17 has had a successful season. He said 122 skaters attended the Valentine's Day event. And
18 the Slush Cup is on March 15. The next committee meeting is March 24.
19

20 **Chair Friedman - Tri Region Economic Development Stakeholders**

21 He said there was a Zoom call Feb. 24 with 30 participants and a review of AI and its use
22 in economic development, and a roundtable. Next meeting is March 24.
23

24 **Chair Friedman - Strafford County Regional Planning**

25 He said the Strategy Committee for the county's economic development met and
26 reviewed a draft of its lenses, themes and goals for the year. Next meeting is March 27.
27

28 **Administrator Selig**

29 He said a member of the public criticizing him is OK and people have a right to their
30 opinion, referring to the incident during Public Comment. He noted there were 10 or 11
31 people in the Council Chambers with holstered firearms and he said there is no
32 prohibition against people openly carrying firearms in the Town Hall. He said that only
33 becomes problematic if the firearms are brandished or displayed in a threatening manner.
34 He said there was a report that some were overheard saying they may attend the next
35 Council meeting with long rifles and the same parameters would apply in that situation.
36

37 On the issues of dogs at Wagon Hill Farm, he said the Council put in place a leash law 20
38 years ago. On public property, the Council said the Town Administrator could make
39 exceptions. He said in consultation with the Parks and Recreation Department, he decided
40 that from sunrise to 10 a.m., dogs could be off leash at Wagon Hill Farm. He said there
41 have been reports that dogs have been off leash after 10 a.m. at Wagon Hill and he has
42 asked the police department to make an additional effort to do checks at the farm to make
43 sure dogs are leashed, which will take them away from some traffic enforcement duties.
44

45 He said he is hoping once a tenant is living at the farmhouse that they might be open to
46 checking and educating visitors on the leash rules. He said he is inclined to continue to

1 allow dogs to be off leash from sunrise to 10 a.m. at the farm. He said Land Stewardship
2 Coordinator Veronique Ludington is meeting with a group of residents who are dog
3 walkers and creating an ongoing effort to inform people of the rules. He said she
4 recommended changing the rules to keep dogs on leash during the shoreland
5 reconstruction project at Wagon Hill, but he is not planning to implement that. He asked
6 residents to let him know if they have questions or concerns.

7 He said there is no plan to expand the parking area at Wagon Hill Farm. He said he is
8 looking at the potential of charging non-residents to park there and estimating what the
9 revenue would be and will bring a proposal to the Council soon. He said the Council has
10 considered this twice in the past and had decided both times not to charge non-residents.

11
12 He said he is consulting with several real estate agents to set a fair rent for the apartment
13 in the renovated Bickford-Chesley House at the farm. He said it is a two-bedroom, 1,400-
14 square-foot apartment and he's thinking in the range of \$2,200 to \$2,600 per month. He
15 said two potential tenants who are children of longtime residents have approached the
16 town about living there. He said he's hoping to have it rented by April 1 or May 1.
17 Councilor Welsh asked if that revenue is in the budget and Administrator Selig said it is
18 at about \$2,000 a month for half the year.

19
20 He said the town should look at its Professional Office zoning district for development
21 opportunities. He noted specifically the Davis Court Apartments on Madbury Road,
22 which he said are "crying for redevelopment."

23
24 On the proposal to rezone 10 Cowell Drive, he asked Councilors to remember that
25 rezoning is not about the owner and what they want to do today, but what the property
26 could become in the long term and to keep an open mind.

27
28 He said he had proposed \$17,000 to fund a CALEA part-time position in the police
29 department because accreditation is the only way to professionally evaluate that a
30 department knows and adheres to up-to-date best practices and to get an outside review.
31 He said it also reduces liability insurance costs because the town gets a discount if the
32 department is accredited. He said in discussion with the police department it was realized
33 the department was earning the highest level of accreditation and if it just applies for a
34 lower level accreditation, it is much less work and the department doesn't need a part-
35 time person to work on the process.

36
37 Councilor Burton said when he brought up the CALEA accreditation during discussions
38 about the campus carry bill, he learned how rare it is that both the town's and the
39 university's police department in the same town are accredited.

40 **XV. Nonpublic Session (if required)**

41
42 **XVI. Adjourn (NLT 10:30 PM)**

43
44 ***Councilor Friedrichs MOVED to adjourn the meeting. Councilor Vogt SECONDED***
45 ***the motion. The motion PASSED on a unanimous hand vote of 9-0.***
46

- 1 The meeting was adjourned at 10:56 p.m.
- 2
- 3 - *Jane Murphy, Minutes Taker*