



**TOWN OF NORTH HAMPTON, NEW HAMPSHIRE  
NORTH HAMPTON SELECT BOARD MEETING**

**JULY 10, 2023 7:00 PM**

**NORTH HAMPTON TOWN HALL**

***DRAFT MINUTES***

SELECT BOARD MEMBERS PRESENT: Chairman Jonathan Pinette, Vice-Chairman James Sununu, Selectman James Maggiore

ALSO PRESENT: Town Administrator Michael Tully

Chairman Pinette welcomed everyone to the Select Board Regular Meeting of July 10, 2023 and called the meeting to order at 7:03 pm, followed by the Pledge of Allegiance; coming from 2 Non-Public Sessions.

**Motion:** To seal the Non-Public Meeting Minutes of both Sessions I and II under conditions cited.

**Motioned:** Selectman Maggiore

**Seconded:** Vice-Chair Sununu

**Vote:** Motion approved 3-0

**First Public Comment Session**

*Phone: 603-758-1447*

No Public Comments.

**Consent Calendar**

- 6.1 Payroll Manifest of June 29, 2023 in the amount of \$124,551.66
- 6.2 Payroll Manifest of July 6, 2023 in the amount of \$91,576.03
- 6.3 Accounts Payable Manifest of June 8, 2023 in the amount of \$228,479.26
- 6.4 Accounts Payable Manifest of July 1, 2023 in the amount of \$1,373,600.83
- 6.5 Veteran's Exemption Application
- 6.6 Cemetery Deeds

***Disclaimer –These minutes are prepared by the Recording Secretary within five (5) business days as required by NH RSA 91-A:2, II. They will not be finalized until approved by majority vote of the Select Board.***

***A recording of the meeting can be found at: [http://www.townhallstreams.com/towns/north\\_hampton\\_nh](http://www.townhallstreams.com/towns/north_hampton_nh), and a DVD recording is available at the North Hampton Town Administrative Offices, 233 Atlantic Avenue, North Hampton, New Hampshire 03862***

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**Motioned:** Selectman Maggiore

**Seconded:** Vice-Chair Sununu

**Vote:** Motion approved 3-0

**Correspondence – Jennifer Emery, 19 North Road, July 12, 2023:** Chairman Pinette read the letter in full; Ms. Emery stated she was installing cameras in front of her home due to speeding traffic between her house and the Golfing Range and to the corner and there have been fatalities on that stretch. She asked about adding a street light from Route 1 to West Road, Rye, asked about installing speed bumps/strips and/or “your speed” signs, and expressed concern the Police Department is down officers.

Vice-Chair Sununu said DOT is seeing increased speeds across the State, and said a Warrant Article last year for a speed trailer with traffic monitoring capability did not pass the March vote. Selectman Maggiore said it is important to be able to gather the data to make a convincing argument to DOT.

#### **Committee Updates**

Selectman Maggiore said the *Heritage Commission* will be meeting next week; *Water Commission* has not met.

Vice-Chair Sununu said *Rails to Trails Committee* has not met working out schedules to discuss what is coming up with the trail and when State hand-off might be; met with Scott Bogle of RPC to discuss 501-c3 formed to help with administration and maintenance in coordination with other towns. *Budget Committee* will not meet again until fall.

Chairman Pinette said *CIP Committee* will meet this Friday.

#### **Report of the Town Administrator**

**Period June 27 – July 7, 2023:** FY2023 ended and books remain open until August due to incoming invoices; Police hired Ryan Stevens as fulltime officer starting Police Academy in July; Chief position background check ongoing with August start date; Fire seeking qualified candidates for open position; FD responded to 2<sup>nd</sup> motor vehicle crash in last 2 weeks; New Fire/Police Complex siding underway and interior work beginning; Old Home Day August 11 at Centennial Hall with fireworks August 12; First Annual Golf Tournament to be held at Sagamore Golf, September 13; Route 1 Culvert screen needs cleaning, inspected by DOT.

#### **Items Left on the Table**

#### **NEW BUSINESS**

##### **11.1 Fish House Septic Systems Update**

Building Inspector Jared Shaheen said during summer months or periods of heavy rain bacteria levels at the Beach are elevated, and there are concerns these may be linked to septic systems along the river or possibly the Fish Houses on Ocean Boulevard. He said he first asked for voluntary information from owners about types of septic in place and received several responses from owners that do have adequate septic systems or State-approved holding tanks, and from some who did not, one of which has been replaced and one is in progress at 51 Ocean Blvd; 41 and 43 share a holding tank as well as 45 and 47; 49 has an

approved holding tank. There are photos of Fish Houses without State-approved holding tanks but there is a subsurface structure; one is concrete, one dug out with concrete lid in ground, last one a pile of rocks which could be a cesspool, dry well, or other non-containment system.

Mr. Shaheen said he corresponded with State Compliance Specialist with Subsurface Systems Bureau at DES who confirmed his summation of the current situation there as to what is in place and what is lacking; not enough evidence to pursue enforcement. State Health Officer at DHS reached out to DES Groundwater Discharge Program who only deal with non-domestic wastewater and will not assist; also advised next steps would be identifying failures and solid evidence Fish Houses could be contributing to bacteria levels at the Beach, and more investigation would be needed.

Town Administrator Tully said this started under the last Building Inspector and said the problem here with DES help is we cannot prove the systems have failed and cannot step in. Vice-Chair Sununu said to do a dye test a property owner would need to agree; he recommended sending letters to those property owners not in compliance to put in an approved holding tank. Mr. Shaheen said they should continue to monitor the situation and continue to put forth effort to gain more information; he said he can also intervene if any building permits are applied for by the owners.

#### **11.2 Aquarion Water Company Quarterly Update**

Mr. Carl McMoran of Aquarion Water said they do a lot of meter testing and residential meters need to be replaced every 10 years; testing is done to make sure readings are accurate and ¾ of the meters are within 2% of their nominal accuracy. He said there are no current drought conditions with 8 in of rain since June 1st and showed a monthly chart of water supply with trailing 12-month total.

Mr. McMoran said there are currently 3 main replacements projects ongoing in Hampton; next year's big project is starting the Route 1A Bridge replacement at the beach with a new pipe under the bridge at the end. The Little River Treatment Plant for water treatment of Wells 7 and 22 with disinfection and corrosion control shows arsenic levels in Well 22 have dropped off requiring no further treatment; Well 7 has just enough PFAS to be over regulations; keep in compliance by blending Wells 7 and 22. Future of PFAS is still an open question; currently 4 compounds regulated with EPA talking about going up to 6.

#### **11.3 Presentation of Preliminary Assessment Values – Municipal Resources Inc. (MRI)**

Paul McKenney of MRI said he was the person in charge of the revaluation. Preliminary results for this year show overall values increased by 49% with taxable increase \$605,462,107; total assessment \$609,258,700 (49%). Residential properties up 51%, manufactured homes up 87%, condos up 75%, vacant land increased 25%, commercial properties up 38%. Looked at 187 sales between April 1, 2021 and March 31, 2023; did physical measures and inspected as many as we could, got into another 10-15% after letters.

Mr. McKenney said Preliminary Value Notices will be mailed out next week (July 17<sup>th</sup>) with hearings held August 1- August 8; taxpayers will have opportunity to come in and ask questions about their assessments; will take calls through August 4, 2023. Everything has gone smoothly so far and rates are similar to other towns with the market still on the increase.

Vice-Chair Sununu said it seems you are seeing similar increases in other towns; Mr. McKenney said Durham, NH went up 47% with 53% for residences, Sandown, NH was up 60%, and seeing a 50% increase in Hollis, NH. Selectman Maggiore requested that the information available from NHMA be posted on the website which explains that the situation is market-driven, how it is derived, what the legal requirements

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are, and what it means. He said when the tax rate is set in November/December we will find a drop since evaluations are significantly higher.

Vice-Chair Sununu explained that arriving at a tax rate is a math problem we do where we take the tax effort for Town, School, and County Budgets, DRA comes back and says the amount to raise, and we put that in a formula with total assessment of the Town to get a tax rate. He said the amount we are raising is set by the Budget we pass and with a higher assessment people will see more variation in the new tax rate on December bills.

Mr. McKenney said typically 1/3 of taxes go up, 1/3 of taxes go down, and 1/3 of taxes stay the same; has stayed true for the last 4-5 years. He said we expect a higher rate of hearings and are getting about 5-6%. Mr. Scott Marsh/Myers? of MRI said he looks at what the State looks at from September to October each year. He said right now if we had not done the revaluation, town properties assessed at about 59% of what they are selling for are at 96% with revaluation, which brings them closer to Market Value and increased equity so more people are close to the overall median ratio. Selectman Maggiore said it is good to see we are back in ranges we are supposed to be in. Chairman Pinette asked about structures going up a different percent based on the style; Mr. Marsh said they could gather that information.

## **MINUTES OF PRIOR MEETINGS**

### **12.1 Approval of Minutes of Regular Meeting of June 26, 2023**

**Motion:** To approve the Regular Meeting Minutes of June 26, 2023 as presented.

**Motioned:** Vice-Chair Sununu

**Seconded:** Selectman Maggiore

**Vote:** Motion approved 3-0

### **Any Other Item that may legally come before the Board**

Selectman Maggiore said he had fresh news from the office of the Planning & Zoning Boards that an application for a Cell Tower for back land off of Mill Road had been received; there are strict posting requirements with a hearing possibly in September; not all information yet available.

### **Second Public Comment Session**

*Phone: 603-758-1447*

No Public Comments.

**Next Regular Meeting:** July 10, 2023

## **ADJOURNMENT**

Chairman Pinette adjourned the meeting at 8:03 pm.

Respectfully submitted,

Patricia Denmark, Recording Secretary