

**NEW CASTLE, NH TOWN MEETING MINUTES MAY 9, 2023  
FINAL/CERTIFIED**

Minutes for the New Castle Town Election and Town Meeting May 9, 2023

Town Election: May 9, 2023, from 9:00 am to 7:00 pm.

Town Meeting: May 9, 2023, Time: 7:00 pm, Location: Recreation Center, 301 Wentworth Road, New Castle, NH

Moderator Tom Maher called the meeting to order at 08:12 pm and requested a moment of silence for those we have lost in the past year including David Borden, who very recently passed away from cancer.

Selectman Bill Stewart spoke of Mr. Borden's many accomplishments and contributions to the town. He was a State Representative and worked on many projects in town including Safe Path. David worked with tenacity, purpose, and care, and was always willing to help. He will be greatly missed.

Moderator Maher then led the audience in the Pledge of Allegiance.

Moderator Maher introduced members of the Select Board: Chair Dave McGuckin, Selectman Bill Stewart, Selectwoman Jane Finn, Town Council Keriann Roman, Town Clerk Lisa English, and Town Administrator Lori Ruest.

Over 400 people were in attendance. Moderator Maher read the general rules of procedure for the meeting. Tom Smith, 254 Wentworth Rd., moved to accept the general rules. Peter Rice, 11 Atkinson St., seconded. Motion carried to proceed with the meeting.

**ARTICLE 01:** To choose all necessary Town Officers for the following year.

**one School Board Member for three years,**

<i>Write in: Kate Hermon</i>	71
Write in: Larry Doyle	13
Write in: Tom Smith	02
Write in: Tom Maher	02
Write in: Julie White	02
Write in: Federico Clerici	02

**one Select Board Member for three years,**

<i>Pamela P. Cullen</i>	214
Write in: Todd Baker	02

**one Budget Committee Member for three years,**

<i>Michael Traister</i>	176
Write in: Jim Wilbur	02

**one Cemetery Trustee for three years,**

*Maisley Jones* 200

**one Library Trustee for one year,**

Write in: Glen Kirsh 02  
Write in: Mary Ann Driscoll 02  
Write in: Glika Kaplan 02  
Write in: Brad Greeley 02

\*Winning candidate to be determined by Library Committee\*

**one Library Trustee for three years,**

*Pamela Fessenden Stearns* 261

**one Trustee of the Trust Funds for three years,**

*Ruth Zikaras* 245

**one Treasurer for three years,**

*Tom Smith* 220  
Write in: Tim Driscoll 03  
Write in: Nancy Jackson 02

**one Town Clerk for one year,**

*Lisa English* 250  
Write in: Pricilla Hodgkins 02

**one Tax Collector for one year,**

*Write in: Pricilla Hodgkins* 73  
Write in: Andy Schulte 06  
Write in: Tom Smith 03  
Write in: Pam Cullen 02

**(ON THE BALLOT)**

**ARTICLE 02: Zoning Amendment #1**

Are you in favor of adopting Zoning Amendment Number 1, as proposed by the Planning Board to amend the Zoning Ordinance as follows:

(~~Strike through~~ means deleted text, **bolded and underlined text means added text**):

9.0 OVERLAY ZONING DISTRICTS  
9.3 HISTORIC DISTRICT ORDINANCE  
9.3.7 Application Procedure:  
9.3.7.3 Hearings and Notices:

9.3.7.3.b The Commission shall issue a Certificate of Approval or Notice of Disapproval within ~~ten~~ **five** days of the final hearing date unless the applicant shall agree to an extension in writing.

9.3.7.3.c Failure to render a decision within ~~ten~~ **five** days of the final hearing date or failure to render a decision within 70 days of the filing of a completed application, shall be deemed to constitute approval by the Commission, unless the applicant shall agree to an extension in writing.

**(ON THE BALLOT)**

**YES: 252 NO: 26**

**ARTICLE 03: Zoning Amendment #2:**

Are you in favor of adopting Zoning Amendment Number 2, as proposed by the Planning Board to amend the Zoning Ordinance as follows:

(~~Strike through~~ means deleted text, **bolded and underlined text means added text**):

9.0 OVERLAY ZONING DISTRICTS  
9.3 HISTORIC DISTRICT ORDINANCE  
9.3.7 Application Procedure:  
9.3.7.4 Notice of Approval or Disapproval:  
9.3.7.4.c Notice of Filing of Decision

All decisions of the Commission shall be made available for public inspection within ~~72 hours~~, **five days** and placed on file with the Town Clerk.

**(ON THE BALLOT)**

**YES: 246 NO: 36**

**ARTICLE 04:** Building Code Amendment #1

Are you in favor of adopting Building Code Amendment Number 1, as proposed by the Planning Board to amend the Building Code Ordinance as follows:

(~~Strike through~~ means deleted text, **bolded and underlined text means added text**):

BUILDING CODE

Be it ordained by the Town of New Castle at its Town Meeting held on March 7, 1972, further amended by its Town Meeting held on June 27, 1975, its Town Meeting held on March 2, 1976, its Town Meeting held on April 1, 1978, its Town Meeting held on May 13, 1980, its Town Meeting held on May 11, 1982, its Town Meeting held on May 14, 1985, ~~and~~ its Town Meeting held on May 14, 1996, ~~and~~ its Town Meeting held on May 13, 2008, ~~and at~~ its Town Meeting held on May 13, 2014, **and its Town Meeting held on May 9, 2023** pursuant to the provisions of the New Hampshire Revised Statutes Annotated Chapter 156-A as amended that the ~~2009 issue of the INTERNATIONAL BUILDING CODE and the 2009 issue of the INTERNATIONAL RESIDENTIAL BUILDING CODE as amended is adopted for the Town.~~ **Town of New Castle has adopted the Building and Fire codes as amended by the State of New Hampshire.**

(ON THE BALLOT)

YES: **245** NO: 32

**ARTICLE 05:** Building Code Amendment #2

Are you in favor of adopting Building Code Amendment Number 2, as proposed by the Planning Board to amend the Building Code Ordinance as follows:

(~~Strike through~~ means deleted text, **bolded and underlined text means added text**):

BUILDING CODE

Section 1 Code Adoption

(a) ~~The 2009 International Building Code and the 2009 International Residential Code are hereby adopted by reference for the Town of New Castle.~~ **The Town of New Castle has adopted the Building and Fire Codes as amended by the State of New Hampshire. (May 2008; May 2014, May 2023)**

(ON THE BALLOT)

YES: **267** NO: 23

**ARTICLE 06:** Building Code Amendment #3

Are you in favor of adopting Building Code Amendment Number 3, as proposed by the Planning Board to amend the Building Code Ordinance as follows:

(~~Strike through means~~ deleted text, **bolded and underlined text means added text**):

BUILDING CODE

Section 13 Permits

- (a) A permit will not be required ~~for painting nor~~ for normal maintenance and repairs **for work below \$2,000 including materials and labor. Painting shall not require a permit from the Building Inspector.** (March 2, 1976, May 2023)

**(ON THE BALLOT)**

**YES: 260 NO: 38**

**ARTICLE 07:** Passage of this article shall override the 10 percent limitation imposed on this appropriation due to the non-recommendation of the Budget Committee. To see if the Town will vote to purchase the U.S. Coast Guard property at Ocean Street, Map 19, Lot 2-3 consisting of approximately 1.1 acres (the "Property") and to raise and appropriate the sum of Five Million dollars (\$5,000,000) (gross budget) for the purpose of purchasing and performing any rehabilitation of the Property to include tear down costs of the building currently located on the Property and to authorize the Select Board to issue not more than \$5,000,000 of bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA chapter 33); and further, to authorize the Board to issue and negotiate and to determine the dates, maturities, interest rates, and other details of such bonds or notes; and to further authorize the Board to apply for, accept on behalf of the Town, and expend federal, state, or private grants, donations, or loans or other aid that may become available to offset the net cost of this purchase and project; and further to raise and appropriate an additional sum of \$125,000 for the first year's interest payment on the bonds or notes (final sum \$5,125,000).

**RECOMMENDED BY THE SELECT BOARD  
NOT RECOMMENDED BY THE BUDGET COMMITTEE (3-2)  
(3/5 ballot vote required to pass)**

It was moved and seconded to initiate Article 7.

Selectman Bill Stewart explained the genesis of Article 7 and the details of the Article.

Tom Smith, 254 Wentworth Rd, Treasurer and Budget Committee Chair explained that as there are other items in town that need to be addressed (town hall, historical society building) the Budget Committee did not recommend the passage of Article 7.

There was further debate between the Select Board and Mr. Smith.

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Moderator Maher opened the floor to voter comments.

There were several comments regarding water and sewer issues that will need future funding, increases to the tax rate, concern for what the Town would do with the land, health concerns for what might be in the ground (military installation), exceeding the budget, and increased car/foot traffic.

Other comments that were supportive of the Article called out the unique opportunity of the purchase, securing additional green space, not wanting to lose control of what may be developed there, how purchasing the property gives the Town time to determine best use, and leaving a legacy for future generations.

Some of the residents that shared comments are:

Phil Llewellyn, 12 Main St.  
Steven Cook, 17 Seabreeze Ln.  
Curt Springer, 98 Cranfield St.  
Barb Pierce, 100 Abigale Ln.  
Guy Stearns, 22 Lavenger Ln.  
Gary Rumph, 59 Spring Hill Rd.  
Catherine Eames, 69 Marina Heights  
Madeline Alana, 58 Cranfield St.  
Beth Barnhorst, 14 Pit Ln.  
Emily Paxton, 22 Walton Rd.  
Alyson Tanguay, 15 Main St.  
Nancy Euchner, 20 Ocean Rd.  
Pam Stearns, 22 Lavenger Ln.  
Mary Ann Driscoll, 4 Cranfield St.  
John Bush, 17 Becker Ln.  
David Murray, 38 Ducks Head  
Randy Bryan, 34 Wentworth Rd.  
J.D. Barker, 28 Colonial Ln.  
Elisabeth Robinson, 131 Cranfield St.  
Ken McCord, 70 Abigale Ln.  
Michael Rubin, 22 Locke Rd.  
Paul Legere, 58 North Gate Rd.

Jeff Reilly, 70 Main St., proposed an amendment to Warrant Article 7 to the effect that if the article is to pass, that a short-term resale by public auction would be done with funds used to supplement the existing properties New Castle has at present.

He read his proposed amendment in its entirety for the benefit of those in attendance. Attorney Roman stated that the purpose of the proposed amendment would be to purchase and sell the property whereas the purpose of Warrant Article 7 as included in the warrant is to purchase. She informed that the Department of Revenue Administration would disallow this amendment in accordance with RSA 33 as the purpose of a warrant article cannot be changed. She noted that the matter could be petitioned for amendment next year.

Mr. Reilly withdrew his amendment.

Motion to move the question by Dave Severance, 24 Elm Court, seconded by Jane Lannon, 55 Locke Rd. Motion moved.

Article 7 was read by Moderator Maher and called for voting to begin.

Voting began at 09:29 pm with registered voters casting secret ballots and the voting period ended at 10:29 pm.

**VOTED WITH SECRET BALLOTS**

**YES: 281 NO: 109**

**ARTICLE 08:** To see if the Town will vote to raise and appropriate the sum of One Hundred Thousand Dollars (\$100,000) (gross budget) for planning for the Force Main Bridge Crossing Replacement project and to authorize the borrowing, issuance, and incurrence of debt of not more than \$100,000 in long-term bonds or notes in accordance with the provisions of the Municipal Finance Act (RSA Chapter 33) for this purpose; and further to authorize the Select Board to apply for and accept a Clean Water State Revolving Fund loan for such purpose in an amount up to \$100,000 and to execute all necessary documents in connection therewith and further to authorize the Select Board to accept and expend such monies as they become available from Federal and State Governments. This article is contingent upon approval and receipt of such Clean Water State Revolving Fund loan in the amount of \$100,000 with 100% principal loan forgiveness.

**RECOMMENDED BY THE SELECT BOARD  
and the BUDGET COMMITTEE  
(3/5 ballot vote required to pass)**

Donald Gough 35 Little Harbor Rd. motioned to initiate Article 8, Randy Bryan 34 Wentworth Rd., seconded.

Chair McGuckin explained Article 08, Planning for Main Force Bridge Crossing Replacement

There were no public comments.

Moderator Maher read the Article and called for voting to begin.

Voting began at 10:15 pm with registered voters casting secret ballots and the voting period ended at 11:15 pm.

**VOTED WITH SECRET BALLOTS**

**YES: 72 NO: 3**

**ARTICLE 09:** To see if the Town will vote to raise and appropriate the Budget Committee’s recommended operating budget in the amount of \$4,424,643 for the general operation of the Town. This amount excludes all appropriations contained in special or individual warrant articles addressed separately.

**RECOMMENDED BY THE SELECT BOARD  
and the BUDGET COMMITTEE**

Moderator read Article 9.

It was moved and seconded to vote on Article 9.

**APPROVED BY MAJORITY**

**ARTICLE 10:** To see if the Town will vote to raise and appropriate the sum of \$11,000 to be used to pay Town donations to local non-profit agencies that serve the New Castle community as follows:

1.	Area Home Care & Family Services	\$	750
2.	CASA – Court Appointed Special Advocates	\$	500
3.	Center for Wildlife	\$	300
4.	Child Advocacy Center	\$	500
5.	Waypoint	\$	500
6.	Community Toolbox	\$	450
7.	Families First	\$	750
8.	Haven	\$	750
9.	Ritchie McFarland Children’s Center	\$	500
10.	Rockingham County Meals on Wheels	\$	1,000
11.	American Red Cross	\$	300
12.	RSVP (Retired Senior Volunteer Program)	\$	750
13.	Gather	\$	750
14.	Seacoast Mental Health Center	\$	1,000
15.	Home Health Visiting Nurses Association	\$	700
16.	Womanaid of Greater Portsmouth	\$	400
17.	Cross Roads House, Inc.	\$	250
18.	Salvation Army	\$	400
19.	Southern NH Services	\$	250
20.	One Sky	\$	200
	TOTAL	\$	11,000

**RECOMMENDED BY THE SELECT BOARD  
and the BUDGET COMMITTEE**

Moderator read Article 10.

It was moved and seconded to vote on article 10.

**APPROVED BY MAJORITY**

**ARTICLE 11:** To see if the Town will vote to establish a contingency fund for the current year for unanticipated expenses that may arise and further to raise and appropriate the sum of \$35,000 to go into the fund. This sum to come from taxation. Any appropriation left in the fund at the end of the year will lapse to the general fund.

**RECOMMENDED BY THE SELECT BOARD  
and the BUDGET COMMITTEE**

Moderator read Article 11.

It was moved and seconded to vote on article 11.

**APPROVED BY MAJORITY**

**ARTICLE 12:** To see if the town will vote to raise and appropriate the sum of \$10,000 to be added to the Vehicle and Equipment Capital Reserve Fund previously established.

**RECOMMENDED BY THE SELECT BOARD  
and the BUDGET COMMITTEE**

Moderator read Article 12.

It was moved and seconded to vote on article 12.

**APPROVED BY MAJORITY**

**ARTICLE 13:** To see if the Town will vote to raise and appropriate the sum of \$60,000 to be added to the Roads and Streets Capital Reserve Fund previously established.

**RECOMMENDED BY THE SELECT BOARD  
and the BUDGET COMMITTEE**

Moderator read Article 13.

It was moved and seconded to vote on article 13.

**APPROVED BY MAJORITY**

**ARTICLE 14:** To see if the Town will vote to raise and appropriate the sum of \$105,000 to be added to the Government Buildings and Facilities Capital Reserve Fund previously established.

**RECOMMENDED BY THE SELECT BOARD  
and the BUDGET COMMITTEE**

Moderator read Article 14.

It was moved and seconded to vote on article 14.

**APPROVED BY MAJORITY**

**ARTICLE 15:** Shall the town re-adopt the All-Veterans Tax Credit in accordance with RSA 72:28-b, for an annual tax credit on residential property which shall be equal to the same amount as the standard veteran's tax credit voted by the town under RSA 72:28?

**(Majority vote required)**

Bill Kingston, 81 Mainmast Circle, expressed his gratitude that New Castle was getting on par with the State and other communities in making this change.

Moderator read Article 15.

It was moved and seconded to vote on article 15.

**APPROVED BY MAJORITY**

**ARTICLE 16:** Shall the town re-adopt the Optional Veterans Tax Credit in accordance with RSA 72:28, II, for an annual tax credit on residential property of \$500?

**(Majority vote required)**

Bill Kingston, 81 Mainmast Circle, again expressed his gratitude that New Castle was getting on par with the State and other communities in making this change.

Moderator read Article 16.

It was moved and seconded to vote on article 16.

**APPROVED BY MAJORITY**

**ARTICLE 17:** Are you in favor of discontinuing the *elected* office of Tax Collector? If approved, the person currently elected to that office will continue to serve until May 14, 2024 (2024 Election), at which point the Select Board will thereafter *appoint* an individual to serve as Tax Collector.

**(Majority vote required)**

Moderator read Article 17.

It was moved and seconded to vote on article 17.

**APPROVED BY MAJORITY**

**ARTICLE 18:** To hear the reports of agents, officers, committees, boards, and others heretofore chosen and to pass any vote in relation thereto.

Chair McGuckin recognized the hard work of Water and Sewer committee members John Ireland, Walter Liff, and Norman Houle.

Selectman Stewart recognized Chair McGuckin's retirement from the Select Board. Dave previously served two terms and returned for a third. All of his hard work is greatly appreciated, and he received a hearty round of applause and a standing ovation.

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**ARTICLE 19:** To transact such other business as may legally come before the meeting.

Public comments:

Damon Frampton: 10 Neals Ln., expressed his thanks to all who made the town meeting happen.

Moderator Maher: Agreed with Damon and appreciated everyone's patience during the evening.

The meeting was paused at 10:54 pm until Article 8 voting was completed.

Meeting reopened 11:22 pm with the results of Article 8 announced.

Motion to dissolve meeting by Selectwoman Jane Finn, seconded by Chair McGuckin.

Meeting dissolved at 11:23 pm by Moderator Maher.

Respectfully submitted,

*Lisa K. English*  
*Town Clerk*