

**Minutes of Meeting
CONWAY BOARD OF SELECTMEN
October 8, 2019**

The Selectmen's Meeting convened at 4:00 pm in the Meeting Room at Conway Town Hall in Center Conway with the following present: C. David Weathers, Mary Carey Seavey, Carl Thibodeau, John Colbath, Steven Porter, Town Manager, Thomas Holmes, and Executive Secretary, Krista Day

PLEDGE OF ALLEGIANCE

Mr. Weathers led the Board in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Mr. Weathers stated that in addition to Valley Vision filming the meeting, PBS Communications was also present.

Mr. Colbath moved, seconded by Ms. Seavey, to approve the agenda as written. The motion carried unanimously.

REQUEST FROM SACO RIVER FOREST ASSOCIATION

Randy Guida, resident of the Saco River Forest Association, appeared before the Board to request that paving the roads in the association be added to the town budget for some time in the future. He explained that these town-maintained dirt roads have continuous issues with clogged culverts, deep holes in the drainage, and other ongoing issues.

Mr. DegliAngeli explained that it wasn't just as simple as paving the existing roads as they are because they range from 15-17 feet wide and the minimum width for paved roads in Conway is 18 feet. He said that assuming the Public Works Department completed the work, it would cost approximately \$150,000 to complete the work. Mr. DegliAngeli also noted that it would be more expensive to maintain the paved roads than continue to maintain the dirt roads.

It was decided that this would be reviewed again during future budget discussions.

PRESENTATION OF THE AFFORDABLE HOUSING ORDINANCE

Victoria Laracy, the Executive Direct of the MWV Housing Coalition and Andy Dean, the Board Chair appeared before the Board to present an affordable housing ordinance proposal that they had been working on. They explained that the issue of affordable housing in the Valley is a large

one. Their goal is to look into how they can create a new ordinance that compliments the towns existing ordinance in order to promote the construction and availability of affordable housing.

Mr. Dean explained that they had met with the Planning Board and had since made some adjustments based upon their feedback.

Mr. Dean stated that they would classify their ordinance as a developer bonus. What that would mean would be that a developer would be able to construct more units than the current zoning ordinance allows if they agree to 25% of the units being affordable housing and that they would be unable to be used as short term rentals.

Mr. DegliAngeli expressed concern regarding the water and sewer issues that would occur with this ordinance.

It was determined that they would hear from Planner Tom Irving regarding any issues he sees with this ordinance and discuss it at a future meeting.

Mr. Weathers allowed Mr. Shakir to speak. Mr. Shakir stated he was concerned about the additional housing increasing costs like public services, social services, and school services. He noted that the taxes in town are already punishing and this would be a significant increase.

REQUEST FOR SECOND CURB CUT ON MAP/LOT 245-40

Mr. DegliAngeli stated that it is a Selectmen's ordinance that each property is entitled to one driveway cut for each road it fronts unless it is a horseshoe driveway. He noted that it was a long-standing tradition that when a request for a second cut comes in, it is brought to the Board. He explained that the existing house on the property has a mother in law apartment and the owners were requesting a second driveway to that apartment.

Mr. Thibodeau asked if there would be any issues with road maintenance if the second cut was granted. Mr. DegliAngeli did not see any problems.

Mr. Thibodeau moved, seconded by Mr. Porter, to grant the second curb cut for Map/Lot 245-40. The motion carried unanimously.

VALLEY VISION REQUEST FOR EQUIPMENT

Bill Edmunds from Valley Vision appeared before the Board to request permission to buy equipment from the PEG Fund which currently had a balance of \$14,607.48. He explained that both their main and backup video servers had died. This piece of equipment is what allows them to broadcast. They had looked at options to repair and purchased used equipment, but it was not going to work. He stated that the new model which would cost a total of \$11,933.00, is much more capable than their old equipment.

There was brief discussion on how they would replenish the PEG Fund. Discussions of warrant articles and grants were brought up.

Ms. Seavey stated that they really did not have a choice, it needed to be done in order to broadcast.

Mr. Colbath moved, seconded by Mr. Thibodeau, to approve the Valley Visions request for \$11,933.00 for the purchase of equipment. The motion carried unanimously.

REQUEST TO REDEEM TOWN OWNED PROPERTY MAP/LOT 225-20.2

Mr. Holmes stated that they had received a request from a former property owner to redeem a property that had been taken from them in 2016 through tax deeding.

Mr. Thibodeau moved, seconded by Mr. Porter, to approve the request for redemption of Map/Lot 225-20.2. The motion carried unanimously.

REQUEST FOR BIKE PATH NEPA LETTER

Mr. DegliAngeli stated that the path is currently in design from Skimobile Road to Walmart. He noted that the National Environment Protection Act was asking the committee to reach out to local officials to see if there were concerns prior to permitting the construction. Mr. DegliAngeli noted that if the Board wished, he would draft a letter stating that they were familiar with the projects and had no concerns.

Mr. Porter moved, seconded by Mr. Thibodeau, to write a letter in support of the Bike Path for NEPA and authorize the Chairman and Town Manager to sign it out of session. The motion carried unanimously.

DISCUSSION OF PUBLIC HEARING ON SHORT TERM RENTALS

Mr. Weathers noted that this discussion would not be open for public input today. He explained that they need to decide as a Board where to go from here in regards to trying to come up with a solution to help with the issues the Town is experiencing in regards to short term rentals.

Mr. Porter stated that he would like to create an in-house committee and he would like to be part of it.

Ms. Seavey stated that she believed there should be people from the public who feel strongly about it involved.

Mr. Thibodeau suggests that they create a committee of five to draft a proposal. He added that they could then hold another public hearing to get input from stakeholders.

Mr. Colbath suggested looking for other communities to see if there are things that Conway could adopt.

Mr. Holmes noted that he believed the first step would be to identify how many and where the short-term rentals were located in Town. He also noted that they would look at existing regulations and see what could be done prior to any decisions from the State on proposed legislation.

Mr. Thibodeau stated that he had done a great deal of research into this issue and would like to be part of the committee.

Mr. Porter moved, seconded by Ms. Seavey, to create a committee consisting of the following individuals: Thomas Holmes, Tom Irving, Steve Porter, Carl Thibodeau, and Steve Solomon. The goal of this committee would be to create a proposal and gather public input during the process to help with issues involving short term rentals in town. The motion carried unanimously.

Mr. Weathers allow resident Ray Shakir to speak. Mr. Shakir stated that he did not believe that was a fair committee and that the public should be able to be more involved.

Ms. Seavey stated that she agreed with Mr. Shakir.

REVENUE UPDATE AND ADJUSTMENTS PER DRA FORM MS-434

Mrs. Gilligan explained that they had discussed revenue, overlay, and fund balance during their last meeting in August. She noted that through her calculations, she has identified an additional \$170,000.00 in non-tax revenue. She added that with this additional revenue, the tax rate would reduce by 73 cents.

Notable areas of increase included motor vehicles, solid waste non recyclables, and building permits.

Mrs. Gilligan noted that the rooms and meals tax a town is given is calculated based on population. As population dwindles in Conway, so will the amount we receive from the rooms and meals tax. She noted that the amount Conway is projected to receive has not been that low since 2015.

Mr. Holmes noted that with more short-term rentals, more money is given to the state, however, less money is returned to the town due to fewer year-round residents.

Mrs. Gilligan stated that it was her recommendation to update the anticipated non-tax revenue to \$4,239,646.00 in order to set tax rate.

Mr. Colbath moved, seconded by Ms. Seavey, to update the revenue figure to \$4,239,646.00. The motion carried unanimously.

Mr. Thibodeau asked when tax bill would go out. Mr. Holmes stated the statute required they be mailed by November 1 and they were due by December 1.

CORRESPONDENCE FROM ASSESSOR REGARDING REVALUATION

Mr. Holmes explained that Assessor Dale Schofield has written a memo regarding the completion of the revaluation. The main points reviewed included that revaluation is required every 5 years and is completed to bring assessed values up to market value which is between 90%-110% of what the property would sell for at that time. Mr. Holmes also explained that they assess the properties uniformly.

Ms. Seavey noted that the average increase from 2015 to now is \$91,000 and that was a huge increase.

REVIEW OF RECEIPTS

The receipts were available for review.

SIGNING OF DOCUMENTS

- a. Permanent Application for Property Tax Credits/Exemptions for Map/Lot 225-11
- b. Permanent Application for Property Tax Credits/Exemptions for Map/Lot 219-146
- c. Timber Tax Levy for Map/Lot 272-14
- d. Warrant for Land Use Change Tax for Map/Lot 258-68.25
- e. Municipality Land Use Change Tax for Map/Lot 258-68.25
- f. Certification of Yield Taxes Assessed for Map/Lot 272-14
- g. License to Sell Pistols and Revolvers for Dewhurst Outfitters/White Mt. Firearms
- h. Request to the Trustees of the Trust for \$74,912.61 from the Capital Reserve Fund for Infrastructure Reconstruction
- i. Request to the Trustees of the Trust for \$9,339.73 from the PEG Cable Television Trust Fund

Mr. Colbath moved, seconded by Mr. Thibodeau, to sign the documents listed above in a. through i. The motion carried unanimously.

CONSIDERATION OF BILLS

- a. Accounts Payable Manifest dated 10/10/19
- b. Payroll dated 10/10/19

Mr. Colbath moved, seconded by Mr. Thibodeau, to sign the documents listed above in a. and b. The motion carried unanimously.

RATIFICATION OF DOCUMENTS SIGNED OUT OF SESSION

- a. AP Manifest dated 10/3/19
- b. Selectmen's Deed for Map/Lot 298-24

Mr. Colbath moved, seconded by Mr. Thibodeau. To ratify the documents above in a. and b. The motion carried unanimously.

REVIEW AND CONSIDERATION OF SPECIAL EVENT APPLICATION(S)

CONSIDERATION OF MINUTES

- a. Regular Minutes from 9/24/19

Mr. Thibodeau moved, seconded by Mr. Colbath, to adopt the minutes from 9/24/19 as written. The motion carried unanimously.

TOWN MANAGER REPORT

Mr. Holmes stated that he is going to be meeting with department heads over the next week and a half to discuss their proposed budgets for the next year.

Mr. Holmes noted that DOT had been given the notice to proceed with the Main Street Project from Kennett Middle School to the 4 corners.

Mr. Holmes stated that Lisa Towle had resigned as the minute taker for the Budget Committee and they will be searching for a replacement.

Mr. Holmes noted that they would be aiming for a yard sale at the old rec center during Columbus Day Weekend.

Mr. Holmes explained that the forest service is willing to increase their funding to help add a second attendant at Diana's Bath for next summer.

Ms. Seavey stated that she believed the money from the yard sale at the rec center should go back to the Friends of Rec. Mr. Holmes stated that he would look into the legality of that.

Mr. Colbath noted that Rotary would like to see the old scoreboard go somewhere it could be repurposed.

BOARD REPORTS AND COMMENTS

Mr. Colbath stated that the Budget Committee would be meeting in December and the ZBA would be meeting on Wednesday, October 16, 2019.

Mr. Thibodeau gave the activity report for the ESAA. He added that after 4 years they had received the award of the EDA Grant. This will allow them to go to bid this winter and begin construction this spring on the 10,000 square foot transient hangar. He noted that this will bring more activity to the airport with the added shelter from bad weather as well as increased security.

Mr. Weathers stated that the Conservation Commission would be meeting the next day.

PUBLIC COMMENTS AND MEDIA QUESTIONS

Daymond Steer from the Conway Daily Sun asked for an update on the Eastern Project. Mr. Holmes noted that there was no real news, just that he knew they were developing alternative designs.

Mr. Steer asked about the transient hanger. Mr. Thibodeau explained that the hangar was fully funded not using any of the funds that they request from the surrounding towns. He noted how much the hangar is going to help to increase the activity at the airport.

At 5:51 pm, Mr. Colbath moved, seconded by Mr. Thibodeau, to go into non-public session to discuss the dismissal, promotion, or compensation of any public employee.

NON-PUBLIC SESSION RSA 91-A:3 II(A) – THE DISMISSAL, PROMOTION OR
COMPENSATION OF ANY PUBLIC EMPLOYEE

At 6:48 pm, the Board returned to public session.

Mr. Thibodeau moved, seconded by Mr. Porter, to seal the minutes from this non-public session. The motion carried unanimously.

ADJOURN

At 6:48 pm, Ms. Seavey moved, seconded by Mr. Colbath, to adjourn the meeting. The motion carried unanimously.

Respectfully Submitted,

Krista Day
Executive Secretary