

**Minutes of Meeting
CONWAY BOARD OF SELECTMEN
October 10, 2023**

The Selectmen's Meeting convened at 4:06 pm at Town Hall with the following present: Carl Thibodeau, John Colbath, Steve Porter and Ryan Shepard, Town Manager John Eastman and Executive Assistant Krista Day.

PLEDGE OF ALLEGIANCE

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

APPROVAL OF AGENDA

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

Vice-Chair Thibodeau noted that Chairman Seavey was on vacation so he would be acting Chair.

PUBLIC HEARING ON RENTAL LICENSING FOR 3 OR MORE UNITS

Mr. Thibodeau opened the public hearing at 4:07 pm.

Shawn Bergeron of Bergeron Technical Services stated that there is probably no individual or business that takes building safety more seriously than they do.

However, he said that he felt this plan was premature and not well planned out.

He referenced issues with the proposed checklist and a lack of protocols in writing,

Mr. Bergeron also noted that the appeal process was not specifically outlined yet.

Chief Solomon noted that to list every possible configuration of smoke detectors would take pages upon pages.

Mr. Bergeron suggested doing more of an education piece for the owners of these units.

Mr. Bergeron explained that he felt the unintended consequences of this program were going to be more detrimental than they intend.

Mr. Porter stated that he did not believe it would hurt them to wait to take a vote on this until they had Mr. DegliAngeli present and/or more detailed program information.

Mark Hounsell reiterated his support for the program and emphasized that the devil is in the details.

Tad Furtado stated that he felt this was going to fast and they should also go back and revisit the rental program for 1 and 2 rental units.

He stated that if they made housing more unaffordable there will also be consequences.

Daymond Steer from the Conway Daily Sun stated that given the fact that they have only completed a few rental inspections at this point, he did not feel that it was wise to expand the program at this time.

Chief Solomon reiterated that this was about life safety.

Mr. Thibodeau closed the public hearing at 4:30 pm.

VOTE ON RENTAL LICENSING FOR 3 OR MORE UNITS

Mr. Porter moved, seconded by Mr. Shepard, to table this vote until October 24, 2023. The motion carried unanimously.

PROPOSED DEPLOYMENT OF TEMPORARY CELL SITE IN NORTH CONWAY

Mr. Eastman explained that he had received an email from Chip Fredette from Verizon requesting that he come before the Board to see if the Town would be interested in allowing a temporary cell tower on the Town owned land behind the Ski Museum in order to help with cell service throughout ski season.

Since then, it had been determined that they were going to try and place the tower on the golf course property instead.

Chip Fredette from Verizon appear via zoom.

He explained that their initial idea was to approach the Town to see if they were interested in leasing town land for a temporary cell tower.

He stated that the “cell on wheels” or COW, is used in emergency and temporary situations to improve service.

He noted that data had been analyzed that showed the cell tower on top of Cranmore had a hard time handling the number of users last winter and wanted to provide this COW for this upcoming winter season.

Mr. Fredette explained that they had reached an agreement with the North Conway Country Club for their cell tower which would only have a height of 35-40 feet.

Mr. Thibodeau wondered why the data hadn't shown the need for this in the summer as it is as busy, if not busier, than the winter.

Mr. Fredette was unsure and agreed that may be true.

Town Planner Ryan O'Conner stated that they would need to apply to the Town for a non-applicable to have this on private property.

He stated he would be happy to talk with Mr. Fredette further.

There was brief discussion regarding a permanent solution.

Mr. O'Conner noted that there was a plan for a tower on Artist Falls Road but was being held up due to litigation.

Resident Jim McQueeney asked who is paying for the unit to be run.

Mr. Fredette stated that Verizon pays their own expenses.

Dave Swirk from the Conway Scenic Railroad noted that they need to make sure there is fiber to match the service they say they will be providing and that people pay for.

Mr. Hounsell asked if Mr. Fredette could talk about concerns many have regarding radiation that comes off the tower.

Mr. Fredette stated that the emissions are regulated by the FCC.

DISCUSSION OF RADAR SIGNS FOR MILL STREET

Mr. Smith explained that he had gotten a quote for two radar signs to place on Mill Street.

He suggested allocating \$5,500 towards the signs and the poles needed.

Mr. Porter moved, seconded by Mr. Shepard, to allocate up to \$5,500 of ARPA funds to purchase and install two radar signs on Mill Street by Conway Lake Beach. The motion carried unanimously.

It was the consensus of the Board that they would purchase the signs now and have them installed first thing in the Spring.

Mr. Jacques thanked the Board.

REVIEW OF RECEIPTS

The receipts were available for review.

SIGNING OF DOCUMENTS

- a. Notice of Intent to Cut Wood or Timber on Map/Lot 255-9 and 238-2
- b. Notice of Intent to Cut Wood or Timber on Map/Lot 206-1
- c. Notice of Intent to Cut Wood or Timber on Map/Lot 201-22
- d. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 272-33
- e. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 202-104

- f. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 225-22.022
- g. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 263-107
- h. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 260-25
- i. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 234-84
- j. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 203-137

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

CONSIDERATION OF BILLS

- a. AP Manifest dated 10/12/2023

Mr. Colbath moved, seconded by Mr. Shepard, to sign the AP Manifest dated 10/12/2023. The motion carried unanimously.

RATIFICATION OF DOCUMENTS SIGNED OUT OF SESSION

- a. AP Manifest dated 10/5/2023
- b. Payroll dated 10/5/2023

Mr. Colbath moved, seconded by Mr. Shepard, to ratify the documents listed above. The motion carried(3-0-1) with Mr. Colbath abstaining.

REVIEW AND CONSIDERATION OF SPECIAL EVENT APPLICATION(S)

(none)

CONSIDERATION OF MINUTES

- a. Regular Minutes from 9/26/23

Mr. Colbath moved, seconded by Mr. Shepard, to adopt the minutes from 9/26/2023 as written. The motion carried (3-0-1) with Mr. Colbath abstaining.

TOWN MANAGER REPORT

Mr. Eastman noted that the draw down of Conway Lake for the boat ramp repairs had begun.

He also stated that the budget process for the Town had begun.

Mr. Eastman stated that there would be a revaluation presentation by the Contract Assessor at the next meeting.

Mr. Eastman explained that Don Newton had offered to donate a piece of artwork of the Smith Eastman Bridge.

Mr. Porter moved seconded by Mr. Colbath, to accept the artwork from Don Newton. The motion carried unanimously.

BOARD REPORTS AND COMMENTS

Mr. Shepard noted that the Budget Committee would be meeting on October 18, 2023 at 6:30 pm.

He gave a shout out to everyone in Town who had been working hard all Summer and Fall.

Mr. Porter noted that the Planning Board would be meeting on Thursday.

Mr. Colbath stated that Ms. Seavey had attended the Economic Council meeting the previous week as he was on vacation.

He noted that the ZBA would be meeting next week.

PUBLIC COMMENTS AND MEDIA QUESTIONS

Rick Blank from the Conway Lake Association appeared before the Board to request that the Town cut part of the existing fence by the beach in order to allow their Lake Hosts to sit in a safer area.

After some discussion it was decided the Public Works Director Andrew Smith would meet with Mr. Blank at the beach to see exactly what was being requested.

Janine Bean wanted to bring it to everyone's attention that there would be some warrant articles coming regarding the Town taking over the precinct for January 1, 2025.

Mr. Eastman explained that they were already doing a lot of work at the staff level and that things were in the works.

Daymond Steer from the Conway Daily Sun asked if they had thought about the fact that if some rentals do not pass inspection this winter that people would become homeless.

Mr. Thibodeau noted that people would not be kicked out on the street.

He emphasized that life safety needs to be of the utmost concern.

ADJOURN

At 5:34 pm, the meeting adjourned at the call of the Chair.

Respectfully Submitted,

Krista Day
Executive Secretary