

**Minutes of Meeting
CONWAY BOARD OF SELECTMEN
February 27, 2024**

The Selectmen’s Meeting convened at 4:00 pm at Conway Town Hall with the following present: Mary Carey Seavey, Carl Thibodeau, John Colbath, Steve Porter, Ryan Shepard, Town Manager John Eastman and Executive Assistant Krista Day.

PLEDGE OF ALLEGIANCE

Ms. Seavey led the Board in the Pledge of Allegiance to the Flag.

APPROVAL OF AGENDA

Ms. Seavey noted that there would be two additions:

- 4a. Discussion of CRF for Recreation Vehicles
- 6k. Intent to Cut Wood or Timber on Map/Lot 253-90

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

DISCUSSION OF RENTAL LICENSING NEXT STEPS WITH BOS

Mr. DegliAngeli directed the Board to a draft letter in their packets that read as follows:

Re: Certificate of Rental Compliance

Dear Property Owner,

You are receiving this letter because our records indicate that this is a rental property and that you have not yet made application for your Certificate of Rental Compliance. The Selectmen previously enacted a requirement that all rental property pass a Life Safety Inspection in order to obtain a Rental Certificate and that Rental Certificates are mandatory for all rental property in the Town of Conway as of February 1, 2024. Chapter 72 of the Conway Code “Minimum Housing Standards” was adopted by the Town at its Annual Meeting in 1965, pursuant to the provisions of RSA 48-A. This year the Town meeting will be voting on revisions to Chapter 72, which mimics the Selectmen’s Rental License Requirement currently in place. Please be advised, applications for Rental Compliance shall be received at Town Hall no later than Wednesday, April 10, 2024. Failure to acquire the required documentation, will result in corrective actions including fines in accordance with the Statutes.

Should you have any questions or require assistance in the application process, please do not hesitate to contact our office at (603) 447-3811. We are here to help you navigate the

licensing requirements and address and concerns you may have. Thank you for your cooperation and commitment to maintaining the standards of our community.

Sincerely,

Nicholas DeVito
Zoning Officer

Mr. DegliAngeli was looking for direction from the Board on whether they would like these letters sent out and if the Board was agreeable to wait on further enforcement until after the vote on April 9, 2024.

He noted that waiting on enforcement would not be a requirement as they had acted on the authority granted to them, but it may be best to wait.

There was brief discussion regarding codes in the assessing software for those properties that had been identified as rentals by Host Compliance in the past.

Mr. DegliAngeli noted that they had given out 300 rental licenses at this point.

Mr. Porter moved, seconded by Mr. Shepard, to authorize Staff to send the letter as drafted and not to pursue further enforcement relating to rental licensing until after the April 9, 2024 vote. The motion carried unanimously.

Mr. Shepard stated that he believed this was the right way to go and they were acting in good faith.

DISCUSSION OF RECREATION REVOLVING FUND

Mr. Smith explained that the truck they were looking to purchase using \$50,000 is now going to cost \$58,000.

He told the Board that the money was in the Capital Reserve Fund and he just needed the Selectmen's permission.

Mr. Colbath moved, seconded by Mr. Thibodeau, to authorize the spending of \$58,000 from the Capital Reserve Fund for Recreation Vehicles for the purchase of a truck. The motion carried unanimously.

REVIEW OF RECEIPTS

The receipts were available for review.

SIGNING OF DOCUMENTS

- a. Abatement of Taxes on Map/Lot 262-79.7
- b. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 276-51
- c. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 261-50.088
- d. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 214-30

- e. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 261-50.32
- f. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 259-38
- g. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 259-95
- h. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 254-29.080
- i. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 230-105
- j. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 234-23
- k. Intent to Cut Wood or Timber on Map/Lot 253-90

Mr. Colbath moved, seconded by Mr. Thibodeau, to sign the document listed above in a. through k. motion carried unanimously.

CONSIDERATION OF BILLS

- a. AP Manifest dated 2/29/2024

Mr. Colbath moved, seconded by Mr. Porter, to sign the AP manifest dated 2/29/2024. The motion carried unanimously.

RATIFICATION OF DOCUMENTS SIGNED OUT OF SESSION

(none)

REVIEW AND CONSIDERATION OF SPECIAL EVENT APPLICATION(S)

(none)

CONSIDERATION OF MINUTES

- a. Regular and Non-Public Minutes from 2/13/2024
- b. Regular Minutes from 2/20/2024

Mr. Colbath moved, seconded by Mr. Shepard, to adopt the minutes listed above in a. and b. as written. The motion carried unanimously.

TOWN MANAGER REPORT

Mr. Eastman noted that he had received a letter from the Town of Albany in support of HB 1254.

He stated that he had also been in communication with Katherine Heck from the NHMA and the Town of Lincoln and Lebanon.

Mr. Eastman stated that after a conversation with Town Counsel it was determined that if the Board wished to revote on the Common Court warrant article, an amendment should be made at Deliberative up or down a dollar in order to have the opportunity to do so.

Mr. Thibodeau stated that he had also been busy reaching out to people regarding HB 1254.

Mr. Colbath stated that he believed New Hampshire was only one of four states that do not have the authority to charge the fees as outlined in HB 1254.

Mr. Eastman noted that Steve Steiner had a petition online for people to sign. It was mentioned that if the survey asked anyone to donate money, they did not have to as that money does not go to the Town, it goes to the website in order to provide the petition service.

DEPUTY TOWN MANAGERS REPORT

Mr. DegliAngeli noted that they would be having the master plan open house the next evening.

He stated that Contract Assessor Mary Beth Walker had said they had over 100 abatement applications.

Mr. DegliAngeli stated that they had a meeting on Thursday with DOT to discuss the next phase of the Main Street project.

He added that they are still waiting for more information regarding the land for the Skate Park. He noted that next they would be inquiring about the Conservation parcels around Puddin Pond.

Mr. Thibodeau asked if the eminent domain process was holding up the proposed rental units on the Echo property.

Mr. DegliAngeli stated that it was not, but they have some drainage issues that they are figuring out.

There was some discussion regarding the large parcels near Mt. Street in Redstone.

BOARD REPORTS AND COMMENTS

Mr. Shepard noted that the Historic District Commission would be meeting the next evening.

Mr. Colbath explained that the ZBA meeting had been lengthy, but they had everything from administrative appeals to variances.

Mr. Colbath stated that the Economic Council would meet the next morning.

Mr. Porter explained that they were having the open house for the draft master plan on Thursday at Cranmore in order to get input from the public.

He also apologized for the warrant being so lengthy, but explained that the Planning Board had been working diligently to modernize the Town zoning ordinances.

It was noted that the deadline to declare candidacy was March 1, 2024.

PUBLIC COMMENTS AND MEDIA QUESTIONS

Jim LeFebvre expressed how important it is for people to attend the deliberative sessions.

Linda Burns noted that for the school portion, childcare was going to be provided. Daymond Steer from the Conway Daily Sun asked if the Board thought the area needed more helicopters.

Rick Davis appeared with Charlene Brown to express their confusion and opposition to many aspects of the rental licensing program.

There was discussion regarding why inspections are needed every three years as suggested by the Fire Chiefs.

It was noted that after two successful inspections every three years, rentals would be eligible to extend their next inspection to seven years.

Wryan Feil asked that when referring to Chapter 72, the Board and Staff make it clear that the amendments as discussed in previous meetings have not yet been adopted since they will be voted on in April.

ADJOURN

At 5:25 pm, Mr. Colbath moved, seconded by Mr. Porter, to adjourn the meeting. The motion carried unanimously.

Respectfully Submitted,

Krista Day
Executive Assistant