

Minutes of Meeting
CONWAY BOARD OF SELECTMEN
January 4, 2022

The Selectmen's Meeting convened at 4:00 pm in the Meeting Room at the New Town Hall with the following present: C. David Weathers, 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 Ms. Seavey was unable to attend tonight's meeting.

Mr. Weathers stated that they would be removing agenda items number 5, 7a., 7b. and 19.

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

INTRODUCTION OF THE BLUEBIRD PROJECT – ELIZA GRANT & KIT HICKEY

Kit Hickey and Eliza Grant appeared before the Board to introduce their new undertaking, the Bluebird Project.

They explained that as many are aware, affordable housing in the area is a huge issue.

The two are planning a creative way to preserve the housing that is already in the area that makes the Town beautiful, but also create more affordable options.

Ms. Hickey explained that they were before the Board to request that they hold a public hearing for a potential CDBG grant that would allow them to convert the current Spruce Moose Inn and Cottages into long term rental units.

She added that there would be a lien on the deed that 3 of the 4 units would have to remain affordable.

They were looking for a \$475,000 CDBG grant that would cost the taxpayers no money, but would use the Town as a fiscal passthrough.

They defined affordable as 30% or less of a family's total income.

They added that these units would have a property manager and annual leases.

They noted that they had another project in the works on Pine Street, but that would be more of a long-term project.

Mr. Porter moved, seconded by Mr. Colbath, to hold a public hearing regarding the CDBG Grant for the Bluebird Project on January 18, 2022. The motion carried unanimously.

Mr. Colbath thanked the two for serving the community.

Mr. Holmes explained that he and Mr. Thibodeau had a discussion regarding what the Town could do to build more housing.

He stated that the only vehicle seems to be establishing a Housing Authority.

Welfare Director BJ Parker explained that she had started look into this today and that the Board would need to declare the establishment of a Housing Authority as a necessity.

They would then appoint five commissioners.

Ms. Parker apprised the Board of the many different things that the Housing Authority would be able to do and stated that she believed it would be the answer.

Ms. Grant asked if the Town should have another employee to keep track of the housing trends in the Valley.

Ms. Parker explained that the NH Housing Finance Authority does keep track of these trends.

Director of the MWV Housing Coalition, Harrison Kanzler, explained that he had received the data from the North Country Council and the Housing Finance Authority and would be compiling the Conway specific data.

DISCUSSION OF WHITAKER HOMESITE BUILDING

John Eastman explained that Cort Hanson from the MWV Ski Touring asked how the Town felt about whether the Whitaker House should remain closed or open this winter.

The MWVST would rather the building remain closed.

The High School Ski Team would like it open when they are practicing, but they have a key and would take the responsibility of opening and closing.

Mr. Colbath moved, seconded by Mr. Porter, to allow the Parks and Recreation Director to make the decision regarding the opening and closing of the Whitaker Homesite Building. The motion carried unanimously.

VOTE ON WARRANT ARTICLES

- a. ~~Non-Precinct Fire and Rescue Protection Agreement with CVFD~~
- b. ~~Non-Precinct Fire and Rescue Protection Agreement with NCWP~~
- c. Ambulance Agreement with CVFD
- d. Ambulance Agreement with Action Ambulance

It was clarified that there is no statute that requires the Town to have an ambulance service.

It was also clarified that this is a subsidy that the Town is voting on and not the entire cost to run an ambulance service.

Mr. Porter moved, seconded by Mr. Colbath, to recommend that the following be placed on the warrant:

Article ___: (Separate not included in Budget Appropriation Article # ___). To see if the Town will vote to approve a Five year and Eight-month Memorandum of Agreement for contributions to an EMERGENCY AMBULANCE SERVICE between the Town of Conway and Conway Village Fire District beginning May 1, 2022 through December 31, 2027.

Year 1: \$120,000

Year 2: \$180,000

Year 3: \$185,000

Year 4: \$190,000

Year 5: \$200,000

Year 6: \$220,000

Further, to raise and appropriate one hundred and twenty thousand dollars to be disbursed to the Conway Village Fire District in accordance with the provisions of the Emergency Ambulance Service Memorandum of Agreement. This amount is in addition to the Forty Two Thousand Eight Hundred Eighty Eight Dollars (\$42,888) contained in Warrant Article ___, which is the cost of the ambulance agreement with Conway Village Fire Department from January 1, 2022 through April 30, 2022.

The motion carried unanimously.

Mr. Porter moved, seconded by Mr. Colbath, to recommend that the following be placed on the warrant:

Article ___: (Separate not included in Budget Appropriation Article # ___). To see if the Town will vote to approve a Five year and Eight-month Memorandum of Agreement for contributions to an EMERGENCY AMBULANCE SERVICE

between the Town of Conway and Action Ambulance Service Inc. beginning May 1, 2022 through December 31, 2027.

**Year 1: \$103,340
Year 2: \$159,660
Year 3: \$164,450
Year 4: \$169,383
Year 5: \$174,465**

Further, to raise and appropriate one hundred three thousand and forty dollars to be disbursed to the Action Ambulance Inc. in accordance with the provisions of the Emergency Ambulance Service Memorandum of Agreement beginning May 1, 2022. This amount is in addition to the Forty Two Thousand Eight Hundred Eighty Eight Dollars (\$42,888) contained in Warrant Article, which is the cost of the ambulance agreement with CarePlus Inc. (now Brewster Ambulance) from January 1, 2022 through April 30, 2022.

The motion carried unanimously.

NOTIFICATION OF DEMOLITION PERMIT

- a. Map/Lot 252-14 (656 Eastman Road – Old Brennan's Pizza)

The Board was made aware that there was a demolition permit application submitted to the Town for the property above.

DISCUSSION OF BOAT TRAILER PARKING ON TOWN PROPERTY ON MILL STREET

Public Works Director Andrew Smith explained that he was looking into potential ways to increase boat trailer parking near Conway Lake.

He explained that near the Walker Conservation Area on Mill Street, there was space to create some perpendicular boat trailer parking.

He noted that the restrictions on that property were limited to promoting recreation, which he believed this would do.

It was also noted that there are signs on the Walker Conservation Land that need to be replaced.

Mr. Colbath moved, seconded by Mr. Thibodeau, to enter into expanding the boat trailer parking as presented. The motion carried unanimously.

REVIEW OF RECEIPTS

The receipts were available for review.

SIGNING OF DOCUMENTS

- a. Abatement of Taxes on Map/Lot 219-251.101

Mr. Colbath moved, seconded by Mr. Thibodeau, to sign the document listed above. The motion carried unanimously.

CONSIDERATION OF BILLS

- a. AP Manifest dated 1/6/2022

Mr. Colbath moved, seconded by Mr. Thibodeau, to sign the AP Manifest dated 1/6/2022. The motion carried unanimously.

RATIFICATION OF DOCUMENTS SIGNED OUT OF SESSION

- a. AP Manifest dated 12/30/21
- b. Payroll dated 12/30/21

Mr. Colbath moved, seconded by Mr. Thibodeau, to ratify the documents signed out of session as listed above. The motion carried unanimously.

REVIEW AND CONSIDERATION OF SPECIAL EVENT APPLICATION(S)

- a. Joyce Endee Craft Fairs (5/28/22 – 5/29/22, 8/20/22-8/21/22, 10/1/22-10/2/22, 10/15/22-10/16/22)

Mr. Colbath moved, seconded by Mr. Thibodeau, to approve the special event permit for the events listed above. The motion carried unanimously.

CONSIDERATION OF MINUTES

- a. Regular and Non-Public Minutes from 12/21/2021

Mr. Colbath moved, seconded by Mr. Thibodeau, to adopt the minutes listed above. The motion carried unanimously.

TOWN MANAGER REPORT

Mr. Holmes explained that the Chamber of Commerce had called and asked about the potential for forming a task force for Bathrooms in North Conway Village. They are looking for the Town's support and participation and to move forward with the land swap between the Town and the North Conway Community Center.

Mr. Colbath moved, seconded by Mr. Porter, to have the Town participate in the committee as presented. The motion carried unanimously.

Mr. Colbath moved, seconded by Mr. Porter, to appoint Ms. Seavey to sit on that committee. The motion carried unanimously.

The Board instructed staff to move forward with negotiations with the North Conway Community Center for the land swap.

Mr. Holmes noted that the Library Trustees were adjusting their bylaws to allow members to dial in and vote remotely. However, the meetings will still be open to the public and must have a physical quorum present.

It was stated the Selectmen had donated another bench for Town Hall through the Lions Club and it had been delivered.

Mr. Holmes stated that he had met with the Budget Committee the night before and that there would also be a Default Budget meeting on Monday, January 10, 2022 at 5:00 pm.

BOARD REPORTS AND COMMENTS

Mr. Colbath explained that the Budget Committee would be meeting the next evening and that the ZBA would be meeting on January 19, 2022.

Mr. Weathers stated that the Conservation Commission would be meeting the next week via Zoom.

PUBLIC COMMENTS AND MEDIA QUESTIONS

Daymond Steer from the Conway Daily Sun asked the Board members how they felt about the Bluebird Project.

Mr. Colbath and Mr. Porter both stated that it was wonderful and the Town needs more of it.

Mr. Steer asked if there was any enthusiasm to create a Housing Authority.

Mr. Holmes stated that tonight was the first time it was brought up and they needed to look more into it.

Mr. Steer asked if the voters would need to vote on the land swap with the North Conway Community Center.

Mr. Holmes stated that they would not because the Selectmen had been granted that authority.

At 4:47 pm, Mr. Colbath moved, seconded by Mr. Porter, to go into non-public session under RSA 91-A:3 II (D). The motion carried unanimously.

NON-PUBLIC SESSION RSA 91-A:3 II(D) – CONSIDERATION OF ACQUISITION, SALE
OR LEASE

At 5:40 pm, the Board returned to public session.

Mr. Colbath moved, seconded by Thibodeau, to seal the minutes from this non-public session as divulgence of the information would render the proposed action ineffective. The motion carried unanimously.

ADJOURN

At 5:40 pm, the meeting adjourned at the call of the Chair.

Respectfully Submitted,

Krista Day
Executive Secretary