

**Minutes of Meeting
CONWAY BOARD OF SELECTMEN
March 22, 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, 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 noted that they would be adding the following items to the agenda:

- 12d. Permit to Sell Raffle Tickets for Friends of Conway Rec (3/19/22-4/15/22)
- 15b. Pride in the White Mts. Pride Day (6/25/22)
- 15c. Old Car Club Monday Car Club Nights (Monday Nights 5/23/22-9/19/22)
- 20a. Non Public Session RSA 91-A :3 II (A) Personnel

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

CONSIDERATION OF UNANTICIPATED REVENUE LESS THAN \$10,000/RSA 31:95-B III

- A. \$1,000 From JD Tool For Girls Softball Uniforms

Mr. Colbath thanked Mr. Thibodeau for this donation.

Mr. Colbath moved, seconded by Ms. Seavey, to accept the \$1,000 From JD Tool For Girls Softball Uniforms. The motion carried unanimously.

DISCUSSION OF PILOT AGREEMENT WITH 302 SOLAR

Mr. Holmes explained that this was a PILOT agreement that the Board had signed back in June, but the company was looking for a 6-month extension due to supply chain issues.

Mr. Colbath moved, seconded by Ms. Seavey, to authorize the Chairman to sign the PILOT on behalf of the Board. The motion carried unanimously.

NOTICE OF APPLICATION FOR DEMO PERMIT FOR CRANMORE BASE LODGE

The Selectmen were made aware of the application for a demolition permit for the Cranmore Base Lodge.

DISCUSSION OF ARPA FUNDS

Chief Preece, Chief Solomon and Chief Mattei were present to request the use of ARPA funds towards the purchase of further radio equipment to fix the dead spots in Town.

Chief Solomon reminded the Board that in 2013 the Town had obtained some grant funding to update the radio system.

They were told that it would give better coverage for 98% of the call volume.

However, they have found significant problems in North Conway Village, Memorial Hospital and the North Conway Fire Station.

These areas are very important to be able to receive radio calls at these locations in order to respond.

Chief Preece explained that he spent the last year looking for a solution and discovered that if they put an antenna on Mt. Cranmore it will help.

They have received a quote for \$139,040.

They were requesting consideration for the funds to be taken from ARPA as it would be town-owned equipment.

They stated that they had a 100% guarantee from the vendor that this will do what they need it to do to improve coverage.

Mr. Porter moved, seconded by Ms. Seavey, to approve the expenditure of \$139,040 for the antenna on Mt. Cranmore. The motion carried unanimously.

REQUEST FOR USE OF REC REVOLVING FUNDS

a. Fertilizer

Mr. Eastman noted that as he had explained the previous week, the price of fertilizer has increased and is projected to increase even further over the next year.

He inquired as to whether the Board would like to purchase the fertilizer now for next year as they had ample space to store it.

Mr. Colbath moved, seconded by Mr. Thibodeau, to authorize the purchase of fertilizer for 2022 and 2023 for a total of \$7,924. The motion carried unanimously.

DISCUSSION OF STR AND RESIDENTIAL BUILDING INSPECTION

Building Inspector David Pandora had the Board review his proposal for residential building inspection.

Mr. Pandora believes that the Town had the authority to conduct residential inspections when they adopted the New Hampshire State Building Code in 2003.

Mr. Weathers stated his primary concern is always life safety.

Mr. Pandora said that currently the Town's practice is just to look and inspect for the placement of the foundation.

Mr. Pandora noted that currently there is no process to ensure that the work is done to code unless the owner requests him to inspect.

Ms. Seavey stated that residential inspection is long overdue.

Mr. Holmes stated that he has reached out to NHMA for their opinion.

Mr. Thibodeau clarified that a homeowner can in fact do their own work.

Chief Preece urged the Selectmen to begin this inspection process.

He stated that homes need to be inspected for life safety.

He added that many people are buying homes in the Valley under the assumption that they have been inspected and are safe.

Mr. Colbath asked if we have the manpower to enforce this.

Mr. Holmes said they do not currently and that they would need to hire more staff.

Ms. Seavey noted that the proposal would bring in revenue and ultimately pay for itself.

Mr. Thibodeau inquired as to how long a person would have to wait for inspection in order to continue work.

Mr. Pandora said that if they can call a few days prior to being ready for an inspection, they could get there within a day or two.

Resident Mark Hounsell stated that he was glad to hear that tonight was just a discussion because he was in opposition to this.

He noted that this would drive prices up for affordable housing.

Mr. Hounsell stated that residential inspection had failed with the voters twice.

Mr. Hounsell stated that contractors know that they have to build by the code and most contractors do it right.

He noted that this program would cost more for the taxpayers.

He stated that the timing of this seems very much connected to short-term rentals.

Mr. Holmes noted that they will need more staff to carry this out and that is not budgeted for at the current time. Therefore, this program most likely would not start until after the next budget seasons.

Linda Burns stated that she is concerned about people who are coming and staying in our Valley that are not aware that the homes they are staying in have not been inspected.

Mr. Hounsell stated that inspections don't make things safe, they are just to make people jump through bureaucratic hoops.

Mr. Torres went through each of his suggestions for the proposed short-term rental regulations.

Mr. Holmes noted that they would pass this proposal on to the attorney, but will have to wait to see the ruling on SB 249 and what kind of language the bill has if it is ultimately passed.

Mr. Thibodeau stated that he would be in favor of sending this proposal to the attorney, but would want to wait to adopt anything until the ruling on SB 249.

Mr. Thibodeau noted that he believed that every property that is rented both long term or short term should be inspected.

Mr. Thibodeau stated that he does not think that the State or Town should be able to tell him what to do with his primary home.

REVIEW OF RECEIPTS

The receipts were available for review.

SIGNING OF DOCUMENTS

- a. Permit to Sell Raffle Tickets for Vaughan Community Service, Inc. (6/25/2022)
- b. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 266-30
- c. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 247-19
- d. Permit to Sell Raffle Tickets for Friends of Conway Rec (3/19/22-4/15/22)

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

CONSIDERATION OF BILLS

- a. AP Manifest dated 3/24/2022
- b. Payroll dated 3/24/2022

Mr. Colbath moved, seconded by Mr. Thibodeau, to sign the AP Manifest and Payroll dated 3/24/2022. The motion carried unanimously.

RATIFICATION OF DOCUMENTS SIGNED OUT OF SESSION

(none)

REVIEW AND CONSIDERATION OF SPECIAL EVENT APPLICATION(S)

- e. Vaughan Community Service, Inc. Strawberry Festival (6/25/2022)
- f. Pride in the White Mts. Pride Day (6/25/22)
- g. Old Car Club Monday Car Club Nights (Monday Nights 5/23/22-9/19/22)

Mr. Colbath moved, seconded by Mr. Thibodeau, to approve the special event applications as listed above. The motion carried unanimously.

CONSIDERATION OF MINUTES

- a. Regular Minutes from 3/15/2022

Mr. Colbath moved, seconded by Mr. Thibodeau to approve the minutes as written for 3/15/2022. The motion carried unanimously.

TOWN MANAGER REPORT

Mr. Holmes stated that they had been contacted by a family in Hampton Falls New Hampshire who were organizing an eight-foot-tall card for the people in Ukraine and had asked if the Town was interested in having it here for people to sign.

Mr. Porter moved, seconded by Ms. Seavey, to authorize Mr. Holmes to coordinate the display/signing of this card. The motion carried unanimously.

Mr. Holmes requested permission from the Board to move forward with looking into potential electric car charging stations for the Town Hall parking lot.

The Board was in agreement.

BOARD REPORTS AND COMMENTS

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

Mr. Colbath stated that the Budget Committee would be meeting the next evening and that the ZBA met the previous week.

Ms. Seavey stated that the Economic Council would be meeting the next day.

Ms. Seavey asked Mr. Eastman to report on the Skimobile Auction that the Friends of Rec had put on.

Mr. Eastman stated that the Marshall Family donated two skimobile cars to be auctioned off.

The red skimobile was auctioned for \$9,100 and the green for \$10,100.

Mr. Eastman also noted that Selectman Colbath had donated \$800 to make the total funds raised \$20,000.

These funds would go towards providing summer camp scholarships.

Mr. Thibodeau stated that the ESAA is excited about the runway extension.

He noted that the Canadian Helicopter was scheduled to visit the airport the third week of April and are also planning to visit for a week in the fall.

PUBLIC COMMENTS AND MEDIA QUESTIONS

Tom Eastman from the Conway Daily Sun inquired as to where the Ski Mobiles that had been auctioned off by the Friends of Rec ended up.

John Eastman stated that he would need to find out and get back to him.

Mr. Eastman asked about the Board stance on now allowing general assistance clients to be housed in short-term rentals.

On top of the contradiction that would create due to the ongoing litigation between the Town and Short-Term Rentals, Mr. Colbath stated that due to the Town's current practice of not inspecting residential buildings, it would be a liability to the Town as we cannot be sure the units are safe.

At 5:21 pm, Mr. Colbath moved, seconded by Mr. Porter to go into non-public session under RSA 91-A:3 II (C). The motion carried unanimously.

NON-PUBLIC SESSION RSA 91-A :3 II (C) – TAX MATTER

At 5:24 pm, the Board returned to public session.

Mr. Colbath moved, seconded by Mr. 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.

At 5:24 pm, Mr. Colbath moved, seconded by Mr. Porter to go into non-public session under RSA 91-A:3 II (A). The motion carried unanimously.

NON-PUBLIC SESSION RSA 91-A :3 II (A) – PERSONNEL

At 5:38 pm, the Board returned to public session.

Mr. Colbath moved, seconded by Mr. Porter, 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 5:38 pm, the meeting adjourned at the call of the Chair.

Respectfully Submitted,

Krista Day
Executive Secretary