

**Minutes of Meeting  
CONWAY BOARD OF SELECTMEN  
January 11, 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 explained that they would be adding the following items to the agenda:

- 9.a. Selection of Grant Writer for Conway: Housing CDBG Application
- 11.o. Request for Transfer from Trustees of the Trust for \$78,597.96 from CRF for Maintenance of Town Buildings and Facilities
- 11.p. Request for Transfer from Trustees of the Trust for \$62,755 from CRF for Police Vehicles
- 11.q. Request for Transfer from Trustees of the Trust for \$83,900 from CRF for Solid Waste Equipment
- 19.a. Non-Public Session RSA 91-A :3 (d) – Acquisition, Sale or Lease

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

INTRODUCTION OF ACTION AMBULANCE – JOHN HATCH

John Hatch from Action Ambulance appeared before the Board.

Mr. Hatch thanked the Board for being selected during the RFP process.

He explained that he is grateful for the opportunity.

Mr. Hatch told the Board that Action had been in the community for the last two years and are community partners with Memorial Hospital.

Mr. Hatch stated that he was looking forward to working with Chief Solomon and Chief Preece to improve prehospital care in the Valley.

Mr. Weathers welcomed Mr. Hatch on behalf of the Board.

It was noted that Action would be taking over the current ambulance base in Redstone.

MWV RECOVERY – JANICE SPINNEY

Janice Spinney and Rose Normandin from MWV Supports Recovery appeared before the Board.

They explained that part of their strategic plan is to have a full renovation on their current building located at 1620 East Main Street in Center Conway.

Ms. Spinney explained that in the future, they plan to apply for a CDBG grant and may ask the Town for their support when that happens in 2023.

Ms. Spinney noted that they would like to turn the Victorian next door into a transitional housing location.

The plan would be to house 2-3 females, 2-3 males, and 1-2 small families.

Beginning in 2022, they plan to work with the Chamber of Commerce and Janice Crawford to meet with contractors to gauge interest in the project.

They plan to apply for grant funding from Northern Borders, NH Charitable Foundation, and potentially the Ham and Goldberg Foundations.

Ms. Seavey stated that she would like to know what an average stay in a Transitional Housing situation was.

Ms. Normandin explained that currently they have three women at the recovery center who are ready to move out of the center, and the transitional housing situation would be ideal for those individuals while they search for long term housing.

It was stated that preference would be given for those individuals from Carroll County.

Ms. Spinney stated that there is the potential that they will be requesting a letter of support from the Town for their grant applications.

#### REQUEST FOR COMMUNITY SUPPORT FOR CONTINUUM GRANT

Mr. Holmes noted that there is a large project proposed for Pine Hill.

He had been approached regarding Town support for a grant to build wood burning heating system on that property to heat those facilities.

Mr. Holmes noted that these individuals were supposed to attend the meeting today but were not present.

**Mr. Colbath moved, seconded by Mr. Porter, to table this discussion and request that the people involved with this project attend the next meeting. The motion carried unanimously.**

#### DISCUSSION OF BATHROOM TASK FORCE

Ms. Seavey stated that she is happy to hear that the Village Association is back and active.

However, Ms. Seavey explained that she was concerned over the proposed Bathroom Task force because it was not being headed by Town Staff and it was going to be on Town property and maintained by Town employees.

Ms. Seavey believed that a committee should be formed through the Town to include Town Staff, Selectmen, and Community Members that are vetted and interviewed.

It was also stated that she believed any outside funding would need to be approved by the Selectmen and they may need the support of the voters.

Ms. Seavey stated that she did not wish to be the Selectmen's representative on the current task force that was being created.

Mr. Holmes noted that he had a meeting later this week with a representative of the NCCC to continue pursuing the land swap discussion.

**Ms. Seavey moved, seconded by Mr. Thibodeau, to remove Ms. Seavey as the Selectmen's representative to the bathroom task force. The motion carried (4-0-1) with Mr. Weathers abstaining.**

Mr. Holmes wanted to clarify that the proposed bathrooms would be a 30' x 30' building on a .18-acre lot.

#### RECOMMENDATION OF WARRANT ARTICLE UPDATE FOR ALTERNATE ENERGY ORDINANCES

Mr. Holmes noted that in the early 1980's the Town had voted to include an exemption for alternative energy systems.

It was Mr. Holmes practice as an Assessor to not assess the value of these systems, and therefore not grant an exemption for the system.

However, the contract Assessor believed that the RSA's have been amended, and that they do need to assess these systems.

There was discussion regarding whether this action would create more work for the Assessing Department and therefore cost the Town more money.

Mr. Holmes noted that Ms. Walker says there is a Court case that would support the need to change to this new process of Assessing and then later granting an exemption upon application.

Mr. Thibodeau stated he would like to see that court case before voting.

The Board agreed.

#### DISCUSSION OF BONDING VS. CAPITAL RESERVE.

Mr. Holmes explained that the Budget Committee had brought up the discussion regarding why the Town continues to use a Capital Reserve Fund method of funding projects instead of a bonding process.

He explained that many of the older generation feel that they are paying for projects and equipment that they will never see in their lifetime.

It was stated that by using the CRF system, when it comes time to pay for a large project, the funds are already in the bank, where as if they used a bond, they would need to not only appropriate a large amount of money that may affect the tax rate, but they would also require a 60% vote by the voters.

Bill Marvel, resident and member of the Budget Committee, spoke about his feelings on the issue.

While he understood that it makes planning and managing operations easier, he would like them to consider bonds.

Mr. Marvel did add that operations of the Town have always been well-planned, managed, and closely monitored.

Mr. Weather stated that he believed that the CRF process worked because they are constantly saving and have the money when needed.

Town Engineer Paul DegliAngeli stated that he still believed the CRF process was the best thing for a number of reasons.

He discussed multiple ways in which their current process has worked for them and saved them money in the long run.

#### REQUEST FOR COMMUNITY SUPPORT FOR CONTINUUM GRANT

Charlie Niebling appeared before the Board on behalf of the stakeholders for the proposed project on Pine Hill.

Mr. Niebling noted that he had been a forester for 10-15 years, but had since developed an expertise in wood heating.

He added that he had worked with many school districts and municipalities.

Mr. Niebling explained that the proposed project would utilize burning woodchips as fuel in a roughly 50 x 60 foot building off of Eagle's Way.

He noted that the forest service had hired an engineering firm to look at the property and they had determined that there was a compelling opportunity to use this technology to heat and cool the campus.

He added that there was an attractive payback on the investment despite the initial 5-million-dollar investment for infrastructure.

Mr. Niebling noted that they have some significant grant opportunities and they were asking the Town to consider providing a general letter of support for their two grant proposals.

He explained that the emissions would be controlled and they would use 3,000-3,500 tons of chips a year that would be sourced locally.

Mr. Niebling also noted that using a process called absorption chilling, this system would be able to provide cooling as well.

He added that Holderness school, University of Maine at Farmington, and Colby College utilize this same technology as the operating costs are very low.

There was discussion regarding the fast-approaching deadlines for the grant applications.

Mr. Niebling explained that the benefits of the project included using a renewable energy source, advanced technology features which reduce the operating costs, and provide a market for low grade wood.

Mr. Weathers stated that he believed this project was a benefit to the public and forestry.  
Weathers: benefit to public, forestry, and renewable energy source.

Mr. DegliAngeli brought to light the issue of Town Staff giving their support when they had not had a chance to do their due diligence.

He noted that they had a scheduled visit to Holderness but it was not until after the grant deadlines.

He also noted that this project had not gone to the Planning Board yet.

Mr. Niebling stated that the system requires a State air permit.

Mr. DegliAngeli stated that the Town Staff was not in a position to make a recommendation to the Board at this point without doing their due diligence.

Mr. Niebling suggested that the Town could express support for the concept of the project but note that the Planning Board had yet to review the site plan.

Mr. DegliAngeli inquired as to how the Holderness system compared to the proposed system.

Mr. Niebling stated that the stack on the Holderness system was 30 feet and the proposed system on Pine Hill would be 1.5 times larger than the one at Holderness.

**Mr. Porter move, seconded by Mr. Colbath, to send a letter of support for the Continuum Grant project stating the Town supports the concept of the project, but withhold judgement on the project as a whole and any technical engineering aspects of the project pending site future site plan recommendations from the Town of Conway's Planning Board and furthermore, authorize the Chairman to sign the letters on behalf of the Board. The motion carried unanimously.**

#### SELECTION OF GRANT WRITER FOR CONWAY: HOUSING CDBG APPLICATION

**Ms. Seavey moved, seconded by Mr. Thibodeau, to select Donna Lane as the Grant Writer for Conway: Housing CDBG Application and to authorize Chairman Weathers to sign on behalf of the Board. The motion carried unanimously.**

#### REVIEW OF RECEIPTS

The receipts were available for review.

#### SIGNING OF DOCUMENTS

- a. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 219-251.101
- b. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 259-116

- c. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 250-19
- d. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 256-4
- e. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 254-29.022
- f. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 214-82.053
- g. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 268-93
- h. Permanent Application for Property Tax Credits/Exemptions on Map/Lot 216-61
- i. Yield Tax Levy on Map/Lot 205-12
- j. Yield Tax Levy on Map/Lot 268-86.1
- k. Certification of Yield Taxes Assessed on Map/Lot 205-12
- l. Certification of Yield Taxes Assessed on Map/Lot 268-86.1
- m. Notice of Intent to Cut Wood or Timber on Map/Lot 242-1
- n. Notice of Intent to Cut Wood or Timber on Map/Lot 243-21
- o. Request for Transfer from Trustees of the Trust for \$78,597.96 from CRF for Maintenance of Town Buildings and Facilities
- p. Request for Transfer from Trustees of the Trust for \$62,755 from CRF for Police Vehicles
- q. Request for Transfer from Trustees of the Trust for \$83,900 from CRF for Solid Waste Equipment

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

CONSIDERATION OF BILLS

- a. AP Manifest dated 1/13/2022
- b. Payroll dated 1/13/2022

**Mr. Colbath moved, seconded by Ms. Seavey, to sign the AP Manifest and Payroll dated 1/13/2022. 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 1/4/2022

**Mr. Colbath moved, seconded by Mr. Porter, to adopt the regular and non-public minutes from 1/4/2022 as written. The motion carried (4-0-1) with Ms. Seavey abstaining.**

TOWN MANAGER REPORT

Mr. Holmes stated that the Default Budget Committee met the previous evening and now Finance Director Kathleen Golding and Treasurer Diane Ryan would be working together to complete it.

BOARD REPORTS AND COMMENTS

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

Mr. Porter stated that the Planning Board would be on Thursday, January 13, 2022 at 6:00 pm in the Marshall Gymnasium.

This meeting would be a continuation for the Viewpoint North Conway full site plan review.

Mr. Weathers stated that the CCC would be meeting the following evening via Zoom.

PUBLIC COMMENTS AND MEDIA QUESTIONS

Resident Quintin Lewis from Center Conway explained that he had a solar panel system installed at his home 6 years ago, and had applied for an abatement with the Town and was denied.

He stated that it would be very important to somehow many the public aware that if they pass the ordinances discussed previously in the meeting, that they would need to apply for that exemption.

Mr. Holmes stated that that could send the owners a letter letting them know they were eligible for an abatement.

**At 5:30 pm, Mr. Colbath moved, seconded by Mr. Thibodeau, 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 5:53 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.**

**At 5:54 pm, Mr. Colbath moved, seconded by Mr. Thibodeau, 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 6:02pm, 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 6:02 pm, the meeting adjourned at the call of the Chair.

Respectfully Submitted,

Krista Day  
Executive Secretary