

Carroll County Lands and Annex Subcommittee

Date: September 7 2023
Location: Carroll County Annex
Time: 1:00 pm
Present: Subcommittee Chairman Mark McConkey
Representative Richard Brown
Representative David Paige (remote)
Mellisa Seamans, Executive Coordinator
Public Present: Bill Nelson
Dallas Emery
Pledge of Allegiance

Approval of Meeting Minutes

MOTION: Approve July 21 and August 18, 2023 meeting minutes by Rep. Paige, 2nd Rep. Brown. Passed 3-0

Rep. Brown gave an overview of the committee visit to the small home development (John & Maggie Randolph) and childcare centers on August 18. Hopeful the housing model is something this community can pursue in the future. Development of the small home community stemmed from the Randolphs having trouble attracting workers for their assisted living facility. Rent cap is tied to the federal rate. No government funding for the project but city of Dover very supportive through their zoning and building requirement processes.

NH Executive Councilor Joe Kenney has been invited to attend a committee meeting to discuss grant and other funds available to support childcare facility building and development.

Rep. McConkey: The goal is not to eliminate the County Farm. This process started with former Comm'r Plache asking for a committee to look at possible reuses of County property to support childcare, workforce housing and substance abuse recovery. Crawling through the process, taking our time.

Rep. Brown: We are trying to help the commissioners with legwork so it doesn't lose momentum. People in the community have approached us regarding these specific needs.

Rep. Paige: The real impetus to consider is why are we having trouble with recruitment and retention – if it is housing and childcare are two of the issues and we have the assets, can we leverage these to retain high quality people?

Mr. Nelson: Who will pay the cost of sending these children to Ossipee? The Town of Ossipee? Are they okay with that?

Rep. McConkey: I like the model we are seeing in Dover; a small 400 square foot unit with a loft. I grew up in a small ranch with two bedrooms and when the family got bigger we had to move. We need Ossipee zoning updates. They are in the process of updating their master plan. The County might have land for an overlay district. If we can move the daycare along at a better pace that would be good. I don't want Section 8, do not want public housing but workforce housing. Contact Jen Stillwell of MWV Housing Coalition and invite to next meeting.

Rep. Brown: Most schools are losing student population. Don't foresee this would cause the construction of new school facilities. This would support the people who work here

Mr. Emery: Workforce housing is a great idea but where's the work other than the nursing home. Workforce housing is supported by the government. Disgusted by the amount the government spends. Illegal immigrants to the south and the

north and they need housing, too. When you build housing who will get it. I'm looking at a home ownership level. We want people to own something.

Rep. McConkey reviewed the 2006 County Forest Stewardship Plan and shared some thoughts:

The report was generated in 2006 and is 17 years old. My noted highlights are what caught my attention on my initial review, from the content (pages 1-81) that the subcommittee requested.

- Page 3; Greatest Importance to the commissioners was income, scenic beauty and wood products. What would today's commissioners view as most important now?
- Page 5: Timber Harvest Activities/ Revenue Chart top of the page. shouldn't this be updated from 2004 to the present?
- Page 8: Soils the most prevalent soil type in our property is a Gloucester series. This soil type has both an impact on tree growth but also on potential septage loading potential for other uses.
- Page 16: stand #1, 66 Acres: Paragraph 2, White pine stands harvested in this conservative manner will be ready for a second thinning in 12-15 years. The remaining stands of white pine should receive this initial treatment over the next 10-15 years. Reentry into the recently thinned areas can occur in 10-15 years.
- Page 24: Stand#4, 207 acres. The second paragraph: The removal of approximately 50% of the volume or 4000 board feet per acre should occur over the next 10-15 years.
- Page 26: Stand 6, 245 acres. Paragraph one: The above timber sales should be accomplished over the next 20-25 years

Similar recommendations are made for each stand you pass through the report. My initial question is - have we followed these recommendations? Is there a prescribed time that this stewardship plan needs to be updated? How has our forest/timber revenue fared over the past 17 years, compared to revenue generated from 1963 to 2004? Let's make this a discussion point for our next meeting. Wendy (Scribner) has provided mapping that we can view. So once again when we are evaluating locations for possible repurposing land use, we need to be mindful of productive timber and our prime farm lands. If you don't have a scanned copy of this report please let me know.

Rep. Brown: Request timber income history 2006-present

Rep. Paige: Consideration of solar installation

Concerns about incremental creep into the County asset – consider conservation easements.

Rep. McConkey: The previous County land committee had a couple of organizations in to speak about easements. Once it is an easement, it is forever. All possible uses have to be identified prior to entering an easement.

Rep. Brown: Suggest a County policy on conservation of its land could be used instead of an easement.

Discussion about State process for disposing of State-owned surplus land.

Review of list of outstanding items:

- Deadline for submitting proposed zoning changes is December; any this committee might propose would not happen this year.
- Ossipee Master Plan consultant will hold two more public sessions. Potential to hold on at the Annex.
- Hoop house is owned by the County. Rep. McConkey suggest that if a farmer interested in the hoop house may move other operations to the County – use farmland, use building to store their equipment, etc. Imagine a family living here, running a farm. Rep. Paige: could serve as incubator.
- Chmn. McCarthy had agreed to ask CFO to provide a cost analysis of haying operation
- Do not have a written agreement re: haying on privately owned property
- Will (DeWitte) provided well locations; Might be able to use on productive farmland for wells
- Vendor interested in operating Meals on Wheels at Annex – what is their license, # of meals, does sewage load support this. We are hesitant to say that only one organization can use the kitchen, function room. Good that

function room could accommodate up to 3 functions, 150-160 people. Community kitchen could serve many. Could MOW cohabitate with others? Loading dock.

- Space for all County/Annex committees and documents in one location on website
- Wendy Scribner very helpful in working on digitizing maps

Rep. Brown: We need to flesh out how many people would need childcare in the community, workforce housing. What is the appetite of the commissioners in supporting housing. These two are the priority. As for recovery campus, is there a group really interested and will they bring something forward.

Rep. Paige: I want to make sure we are moving along with the commissioners. This came to us from Commissioner Plache but he is no longer here. I want to make sure we aren't moving way ahead of the commissioners. Looking for involvement from them to make sure we are moving together. If the commissioners have no appetite to work on this in the coming year, we are wasting our time.

Minutes approved on _____

Rep. Mark McConkey, Committee Chairman