

Carroll County Lands Subcommittee

Date: April 7 2023

Location: Carroll County Administration Building

Present: Commissioner Matthew Plache

Commissioner Terry McCarthy

Representative Mark McConkey

Representative Richard Brown

Representative David Paige

Wendy Scribner (UNH Cooperative Extension) (remote)

Mellisa Seamans, Executive Coordinator

David Babson (former county commissioner)

Amanda Bevard (former county commissioner)

Misty Ryder & Ann Adjutant (Ossipee Concerned Citizens)

Josh Kaake (local developer)

Register of Deeds Lisa Scott

Daymond Steer (Conway Daily Sun)

Pledge of Allegiance

MOTION: **Approve the minutes of March 30 2023 meeting** by Rep. Brown, 2nd Rep. Paige. Passed.

Comm'r Plache: We've done some work on resolving questions from our last meeting.

There is a water capacity study being done by Underwood Engineers. That study was delayed because we were waiting for NH Executive Council to approve a NH DES grant we were awarded. We are now looking at beginning the next phase of the work on that study sometime this spring. There is an RFP being issued. The current system is designed for the capacity of 79,000 gallons per day. If everything is working as it should that is our maximum. Our current needs, based on the formulas supplied, is 76,000 per day. The 3,000 surplus gallons per day is not enough to supply any sort of development. So, whatever we do on County lands, we are going to be looking at increasing well capacity. We have asked Underwood to start looking at where another well would be located. That cost could and probably should be rolled into the cost of development.

Rep. McConkey: How many gallons are we providing to the Village? 3,000-gallon surplus would be enough to serve 10 two-bedroom homes. How many gallons a day are being used by the Village? How many gallons a day is our septic system designed for?

Comm'r Plache: When the County builds something, it bypasses municipal zoning.

Rep. Brown: We need to take a closer look at this while we move forward. Maybe invite Rep. Smith to a meeting soon

Rep. McConkey: There was a major zoning change in 2000ish; I was on the zoning board back then. We brought help from Lakes Region Planning Commission. We passed what we thought was innovative zoning which tended to push development into the nodes where the major intersections are. Allowed much higher density. We thought it was the best thing since sliced bread and passed it. It is just not working. The places we wanted high density, nothing is developing there. On large lots on Route 16 had these new restrictions and no one was going for them. There was little opportunity to allow for four or five units to be put in without a variance. The committee, led by Jonathan Smith, went through the ordinance from front to back and made allowance for up to five units. No one has tried to do a cluster development because of the restrictions. It's really commendable what the committee did. We own the two lots on Route 28. I had some simple GIS work done on those. Buildable lots.

Rep. McConkey provided an aerial photo of the County complex and suggests that the recovery center be constructed on the parcel next to the jail rather than on Route 171. Need for recovery center is a need that warrants a consideration. Having County Lands Subcommittee

the center next to the jail provides motivation for inmates with substance abuse issues and a deterrent for those in recovery who do not want to end up in jail.

Ms. Scribner: Land along County Farm land is considered prime agricultural farmland. The 15 acres on Route 28 is considered farmland of local importance. The 36 acres on Route 28 is not prime farmland at all – steep slopes, rocky terrain.

Rep. McConkey: Is there a town rule that prohibits development on prime agriculture land?

Ms. Scribner: No there is not.

Rep. McConkey: Prime agricultural lands you would like to preserve the best you can. It would have to be something on a local level that would make rules against development.

Ms. Scribner: We can certainly develop prime soils. My responsibility is to tell you what you are losing by developing the property.

Comm'r Plache: We have to talk about what is the best use of the County assets.

Ms. Scribner: Prime agricultural soils – land that has the best combination of physical and chemical characteristics for producing, food, feed, forage, fiber and other crops available for these uses. There is a study going on looking at farmers in our region. Available land is one barrier for them. In the future there may be a consideration for leasing property for farming.

Comm'r Plache: There is a question about what we are giving up as an asset for the future. I don't know how many hay bales the parcel is producing.

Rep. McConkey: In past committees, we made countless appeals for someone to come and use our land. Keep an open mind about where we can develop the land for these purposes. Our entire operation of haying this year was about \$45,000 plus we own all the equipment. We own 900 acres. I'm not saying to eliminate a resource. I am suggesting, other than agricultural being located next to a penitentiary, what is the best use?

Mr. Steer: Can we do the daycare, rehab facility and workforce housing all together – is there room for all three, are you picking one? What is the timeline?

Comm'r Plache: We've identified three pressing needs – daycare, housing, and recovery/mental health. We don't have enough residential treatment in Carroll County. With those needs in mind we developed an initial concept to include three acres for daycare adjacent to the administration building. Having it on the campus would help recruit employees and so will housing. Total acreage about 70 acres. The County owns two parcels on Route 28.

Mr. Babson: It appears to me that the school district will be the recipient of many increases in number of students.

Comm'r Plache: I don't want to stand in the way of development just because we don't want kids around. We believe in our State that we should pay for education. You can't sustain life without kids, no future in our community without kids.

Rep. McConkey: Don't get the impression that the Delegation is going to sell off County land. We aren't there yet. This committee was formed to look at ideas. This is just the beginning. As the stewards of this property, does it make sense to portion some of the property for specialized use. I don't want to see the pitchforks coming out at this point. We aren't there.

Comm'r Plache: We've been approached by several different groups. We are reaching crisis level with daycare and shortage of housing.

Ms. Bevard: You might do some homework on what was done years ago. We were looking at these same issues. There was a lot of research done on daycare and assisted living. We had maps. I passed all my records on to Commissioner McCarthy. You should look at the assisted living study.

Mr. Babson: We certainly supported daycare and assisted living.

Rep. Brown: Very early on. Looking at all options, get up to speed.

Reg. Scott: I have a lot of research available for you to look at downstairs, completed by previous registers. There was a map in the Delegation room on a poster board delineating all of the land parcels that made up the County complex – probably two dozen over time. The map was here the day I took office in January 2015 and the next day it was gone. Each of those titles would have to be examined. The buyer or the leaser should have the title search done. There was a ski slope on County property in the 1930's owned by the town that reverted back to the County.

Rep. McConkey: Can the register of deeds do a preliminary search and report?

Reg. Scott: I'm glad to help with anything you need but remember we are trying to run an office down there

Coord. Seamans: Research at Ossipee Town Hall this morning on all County properties; specifically, to current use.

Mr. Babson and Ms. Bevard both objected to the committee going into non-public session.

Comm'r Plache: Going to discuss what they are specifically looking to do – concept, needs, how they operate, financing, etc.

MOTION: To enter non-public session under NH RSA 91-A:3, II (d) by Rep. Paige, 2nd Comm'r McCarthy. Passed 5-0

Motion passed to return to public session and seal the minutes.

Next meeting is April 14, 2023 at 9:00 a.m.

Discussion about redoing the plans to include the meals and other services in the same new building as daycare.

Next Steps:

1. Reversionary clauses on County Land; requested Register to do a preliminary search and report back
2. Update on water system study
3. White Horse timeline, estimate water/sewer
4. Workforce Housing – estimate the land use change tax; possibility of selectmen ability to waive the tax if for betterment of the community of Ossipee
5. Current Use maps
6. Invite Rep. Jonathan Smith (part-time Ossipee zoning officer)