

Carroll County Lands Subcommittee

Date: April 24 2023

Location: Carroll County Administration Building

Present: Commissioner Matthew Plache
Commissioner Terry McCarthy
Representative Mark McConkey
Representative Richard Brown (remote)
Representative David Paige (remote)
Mellisa Seamans, Executive Coordinator
David Babson (Ossipee)
Wendy Scribner (UNH Cooperative Extension) (remote)
Misty Ryder (Ossipee Concerned Citizens) (remote)
Brewster Lee (Sandwich)

Pledge of Allegiance

MOTION: **Approve April 14 2023 meeting minutes.** Passed 5-0

Comm'r Plache: Estimate from Marbury & Marbury (Wolfeboro law firm) for title search of specific properties \$3,000 - \$5,000.

Rep. McConkey: Register Scott agreed to do a rudimentary look at parcels

Comm'r McCarthy: Funding not in budget. Will need approval of the Commissioners and then Delegation

Ms. Ryder: Filed letter of intent to apply with Northern Borders grant program. Will know in a couple weeks if invited to apply. Land can be used as a match. Also pursuing CDBG funding. Estimated cost of build is \$3.7 million. Will send updated plans and costing to the group. A lot more work to do for finding funding

Comm'r Plache: Have not had the land appraised.

Rep. Paige: There is still ARPA money left in the childcare bucket that the Federal Delegation secured. Would not be surprised if part of the State budget is being offset with these funds. Talked to Executive Councilor Kenney about it.

Rep. McConkey: Water and sewer could be used as a match as well

Comm'r McCarthy: Will (DPW Director) thinks the water system will support the daycare.

Coord Seamans: Toured tiny house community under construction in Dover. (<https://www.businessinsider.com/tiny-home-village-for-workers-new-hampshire-cottage-court-2023-3>) (Harbor Homes)

Rep. Brown: Suggests a field trip to tour the community

Rep. McConkey: Will contact and arrange; Invite representatives from the town. If we work with the town we can get to a point where we can provide workforce housing in a more compact area. Another company in Manchester doing micro apartments. Life is evolving. What younger people think they need is a lot different than what we thought we needed.

Housing committee in Concord collecting data at this point. Developers identify building standards, zoning as barriers.

Need DPW Director at our meeting at some point to understand where wells located. If we can put another well where the others are located it is less land, we have to take from the County side. We can get his buy in or tell us why it won't happen.

Comm'r McCarthy: Even for this complex we are going to need another well.

Mr. Lee: What weight would be given to environmentally high quality or agriculturally high quality land when it comes to siting workforce housing, daycare, recovery. I support these and great need. How to balance the conservation with important land with these needs?

County Lands Subcommittee

Comm'r Plache: Talking about a small portion of the County property at this point

Rep. McConkey: The areas initially identified were on Route 171 and did not have highest ranking farm potential. I would like to limit how much space is taken away from agriculture purposes. We are paying to farm our own land and that production is not much money. We should preserve what we can. I like the idea of weighing and putting a factor to it.

Comm'r Plache: Historically, the County farm existed to benefit people in need. People lived here and farmed the land. That has long since stopped. We have people in need in this county and it's getting worse. People in recovery could farm the land. We are at the beginning of this process and please stay involved.

Rep. Paige: We are at the beginning. When it comes to prime ag soils, of course it is a huge factor. Right now we are keeping all options on the table.

Mr. Babson: Reminded that New Durham is in the cooperative school district. If housing built on county complex it will bring in more students and New Durham will be impacted.

Rep. McConkey: I don't want to start with negative energy until we've had a chance to explore

Mr. Babson: Ask for vacancy rate data on the Great Bridge complex on Route 16B in Center Ossipee.

Rep. Brown: Talking about recovery on County property because a lot of people don't want these facilities built near them.

Comm'r Plache: Tremendous opposition when White Horse was trying to do this in other areas. Would pay fair market for the property. Won't add students to the school district

Next Meeting: Friday, May 12, 2023 at 9:30 a.m.