

Carroll County Lands and Annex Subcommittee

Date: August 4 2023
Location: Carroll County Annex
Time: 2:30pm
Present: Subcommittee Chairman Mark McConkey
Representative Richard Brown (remote)
Representative David Paige (remote)
Facilities Director Bob Murray
Mellisa Seamans, Executive Coordinator
Delegation Chairman Rep. Lino Avellani (remote)

(a quorum of the committee was not present in-person therefore no official actions were taken)

Pledge of Allegiance

Introductions

Rep. Avellani:

- Will the proposed projects have influence on the 2024 budget
- Anything getting done this year that we can put out now to be aware of cost for 2024

Rep. McConkey:

- Updated Chmn. Avellani on the committee's work to date
- Adopting position on uses of County property as a slow, long look
- Asked those with interest in County land if they still have interest
- Public input session sometime in September; perhaps with September Delegation meeting
- Business plan for the Annex; additional funding for staffing
- Rep. Brown has information about a veteran's group interested in using the building
- Annex possibly being used for the new location of Meals on Wheels; what would their daily presence be, three to four hours five days a week
- End 48 Hours of Hunger expressed interest in using the kitchen
- If we to agree that it would be of great benefit to the County if Meals on Wheels operated out of here, we should think of exterior doors, other adjustments when we meet with the architect

Rep. Avellani:

- Scheduling will be at a premium once this is up and running
- Want to make sure of any insurance requirements, licensing to make sure the County is indemnified in case there are any issues that arise due to products produced in the kitchen
- Suggest the Commissioner Chairman be asked to add to their next agenda an update from the Committee
- For Meals on Wheels should be handicap accessible; loading dock at the kitchen area for their bulk food deliveries; food separation lock-up/cages if sharing refrigeration spaces

Dir. Murray:

Two exterior doors – one off back of kitchen and one off storeroom. No loading dock off kitchen. Planning to put one off a wing. Adding one to kitchen could be a mechanical loading dock. Building is ADA compliant – due to being an old nursing home. Consider separation between the kitchen and the meeting space so there is no visual or audible interruption if activities in the kitchen while the meeting space is being used.

Rep. Brown

- We need commissioner involvement. Can we make arrangements for at least one to Zoom in at our meetings so we can get their feedback directly? We need their involvement because this is something we need them to drive and agree to in the future. To be sure we aren't getting off-track.
- Gary Bent is leading up the Carroll County veteran's group. They are looking for meeting space. I suggest he contact Mellisa.

Coord. Seamans

- We currently have two commissioners and both had previously scheduled prior obligations and could not be here today.

Rep. McConkey

- If uses of property expanded looking at cohabitating wells across the street to see if wells could be put over there on the large property. Sewer system and water system appear to be at capacity. Any other use of the property beyond this building would probably require their own well and sewer.
- Will has identified all of the farm property that we are using by hayfield. When we have time we will digitize the maps to come up with acreage. Then will assign highest value. Waiting for cost analysis of haying operation

Rep. Paige

- Farm advisory report really helpful but it was 5 years ago. I would love to see our current CFO update these tables, get the true cost, with her attention on it. There were questions about how things were allocated, equipment not being depreciated, etc.

Coord. Seamans

- On August 3 the commissioners approved the drainage easement requested by Town of Ossipee to address the water run off issues affecting County Farm Road, pending Delegation approval if necessary.

Rep. McConkey

- At the lower end of the field that has the hay and blueberries, there is a tremendous amount of storm water that comes across the road and flows down County Farm Road and flooding the mattress company and others. The Town approached the commissioners and I viewed the site. The Town will take care of the culvert work and send a swale out onto the lower end of our property wide enough so tractors can cross and so forth. This will also give the County an opportunity to tie in some swales on property that has become unproductive because of all the storm water.

Rep. Avellani

- By statute the easement is likely not under the purview of the Delegation. It is not a sale or lease. Agreeable to putting it on the September Delegation agenda.

Rep. Brown

- Viewed the site, the project makes sense. Will support if on the Delegation agenda

Coord. Seamans

- Contacted John Randolph of Harmony Homes; willing to host the committee for a tour of the tiny home village in Dover on August 18 at 10:00 a.m.
- The County received notice from Senator Shaheen's office that the \$2 million congressionally directed funding has made it through the Senate appropriations committee with recommendation.

Rep. McConkey

- Jen Stillwell (MWV Housing Coalition Executive Director) invited the Delegation to meet the MWVHC Board, hear updated housing statistics, and discuss upcoming housing legislation. Meetings will be held August 11 and August 29, 9am-10am, at Tech Village in Conway. RSVP to Ms. Stillwell at jen@mwvhc.org

Rep Paige

- Request copy of the Forest Management Plan (2006). Would like understanding from Ms. Scribner as to how the timber values were factoring into her recommendation on the parcels
- Hope is that we have a rigorous process of soliciting public input. We have value of possible uses (housing, childcare), value of timber lands and farmlands, soil conservation – all important, sometimes can be in tension with one another. Want to make sure we have a structured way of listening.

Rep McConkey

- Add as an agenda item. Consider going to Gibson Center, Moultonborough Library

Rep. Brown

- Can arrange for use of the library

Coord. Seamans

- Have planned to digitize the Forest Management Plan, will prioritize

Rep. McConkey

- Determine if there are updates to the 2006 plan available

Coord. Seamans

- Annex project is anticipated to all be funded with grant dollars. All grants have timelines. Is it the intent of the committee to recommend the Annex project as a whole project or in parts? Siemens is coming to the Commissioners' meeting August 10. The Commissioners approved a dumpster so we will begin working on cleaning out what we can.

Rep. Brown

- Request clarification on scope of work allowable under the GOFERR Nursing Home grant

Rep. Paige

- We heard that from you, that we need to get Siemens working and spend that down. The Commissioners should say to Siemens that we have to spend this money by a certain date. I understand it will need approval (Delegation) but I can't imagine anyone at this point saying we're not doing anything with the Annex.

Rep. Avellani

- Suggest contacting GOFERR to ask about encumbering the funds, getting an extension if project delayed

Meeting adjourned.