

STRAFFORD COUNTY DELEGATION EXECUTIVE COMMITTEE
MINUTES OF MEETING OF AUGUST 25, 2023

1. Call Meeting to Order: Chairman Schmidt called the Public Meeting of the Strafford County Delegation's Executive Committee to order at 12:14 p.m. on Friday, August 25, 2023 in the Café Conference Room, Lower Level of the William A. Grimes Justice and Administration Building, 259 County Farm Road, Dover, New Hampshire with public access available via Zoom: <https://us06web.zoom.us/j/88441852804?pwd=a3JVbjU4TTFRNDBaWWN2bWNvN1ITQT09>; Meeting ID: 884 4185 2804, Passcode: 213977, Dial by your location +1 309 205 3325 US; One tap mobile +13092053325,,88441852804#,,, *213977# US.
2. Pledge of Allegiance to the Flag: Chairman Schmidt asked Rep. Kaczynski to lead the Executive Committee in the pledge of allegiance to the flag.
3. Moment of Silence: The pledge of allegiance was followed by a moment of silence.
4. Read Notice of Meeting: Acting Clerk Hilber read the Notice of the Public Meeting.
5. Roll Call: Acting Clerk Hilber called the roll, which showed the following members present:

PRESENT: Bailey, Burnham, Fitzpatrick, Harrington, Horrigan, Howard, Newton, Pitre, Potenza, C. Rich, Schmidt, Southworth, and Wall (13 of 15) (total physically present 13 of 15) Rep. Bixby attended via Zoom from the airport, but left early to board his plane.

ABSENT: Levesque

Also, present were: Representatives Kaczynski and Selig, Commissioners Maglaras, Watson, and Rollo, County Administrator Ray Bower, County Attorney Tom Velardi, Register of Deeds Cathy Berube, Chief Deputy Joe McGivern, Finance Director Diane Legere, HOC Superintendent Chris Brackett, Covid-19 Coordinator Brianna Haskins-Belanger, Maintenance Director Doug Kane, Population Health Director Tory Jennison, EMS Director Justin Bellen, Administrative Assistant/Deputy Treasurer Janet Hilber, Leslie Feliciano, Felice Higgins, Lou Archambault, Boston Globe Reporter Steven Porter, and other members of the public. Rep. Granger joined via Zoom along with several other members of the public.

6. Approve Minutes of Executive Committee Meeting of May 5, 2023: Rep. Wall motioned to approve the minutes of the May 5, 2023 Executive Committee Meeting, as written. The motion was seconded by Rep. Pitre and it was approved unanimously 14-0 by voice vote.
7. Update on Site Work and Design Planning for New Nursing Home: Chairman Schmidt recognized Administrator Bower who provided an update on the surveying of all the Strafford County land on this complex after the original site had too much wetlands, would cost hundreds of thousands of dollars and several years to rectify, resulting in re-siting the location of the new nursing home building near Erik Drive. Keeping the new nursing home on this complex would most likely allow the continuance of one administrator, saving the county money. Chairman Schmidt noted the New Nursing Home Building Advisory Subcommittee met with the Commissioners and architects, on August 15, 2023 for the presentation of the updated site location and proposed new building design. He noted the original site also had an issue with a report of indigenous people artifacts which effectively ruled out that location. He asked for members to confer with Administrator Bower to receive more information, and he noted the project is coming along well. In response to Rep. Southworth, Administrator Bower explained the new nursing home design should meet nursing home needs for 50 years with an expansion possibility on two wings for an additional 24 to 48 beds in the future. Chairman Schmidt noted the design is completely different and encouraged all members to review the attached presentation provided by Warrenstreet Architects which shows the new location would have the least wetlands impact of only 4,000 square feet and would allow for minor streamlined administrative permitting process. The building configuration was also changed from the original proposal of 330,000 square feet to consolidate and increase the building height to five stories above ground, resulting in only 285,000 square feet for 215 beds, but with an ability to expand by adding a floor to the top of two of the six wings, which have only four stories in this proposal. There is a centralized nursing station on each floor that can see down the six different corridors which have six residents' rooms to the end of the hallway. The Main Street concept with a community meeting room, church, café, boutique, and an atrium green space on all floors are on the front area of the first floor. The wings are all mirrored which would allow continuity for all nursing staff and ease for changing offered services locations on the different floors. It was reiterated that this is only a conceptual design and budget based off similar projects including escalation and contingencies resulting in an estimate of \$135,000,000 without furnishings, previously estimated at \$9 million. The main difference in cost is primarily the site change with a shorter timeline and fewer permit fees; the design goes up instead of out with a more vertical than horizontal concept. The design team was responsive to all the Republican Delegation members' questions and concerns. There will be additional meetings with the staff of Riverside Rest Home to receive ideas on what is most efficient and assist with proper planning of each department. He noted the importance of getting approval from the Delegation as soon as possible to meet the original goal and not lose over \$15 million in American Rescue Plan Act (ARPA) funds which requires construction to start by 2025.

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In response to Rep. Burnham's question as to why the site work and location issues were not discovered earlier, Administrator Bower explained that there had to be an appropriation of some amount before any study could begin, and that the previous delegation approved the appropriation of about \$6.2 million on December 5, 2022 to start the site work and design process. The first set of plans was just an architectural rendition of ideas for the new nursing home building and did not include any actual borings or other studies. The county property includes about 270 acres with a good portion in conservation easement, however there is a special easement clause that allows the removal if used for county purposes. The Commissioners provided an update on the initial exploration of new nursing home construction with a three-legged stool concept which also included the repurposing of the current nursing home for over 150 transitional housing units and supporting development of 750+ regional units of new obtainable housing to the full delegation on Wednesday, May 18, 2022. At that meeting they requested approval to proceed with hiring an architect to receive more specifics and exact numbers to bring a request for bond to the delegation in August, 2022. Also at that meeting Rep. Newton noted the County has proven their abilities with the success of the new jail and stated he was skeptical before this meeting, but is now in support of the new nursing home 100%. The three-legged stool concept is good for the communities and cities, and addresses numerous problems. He asked the Delegation to support the move forward. Rep. Wall motioned to authorize the hiring of an architectural firm for concept and cost plans, seconded by Rep. Salloway and approved unanimously. At the Commissioners' meeting on Thursday, May 26, 2022 the Commissioners and Administrator Bower reported on the review and interviews of six bidders and they unanimously awarded the contract to Warrenstreet Architects for \$60,000. Although asked by Rep. Newton about the separate appropriation by the delegation for that amount, it is now clarified that there was not a separate appropriation, but there was a unanimous delegation approval on May 18, 2022 to hire an architectural firm, which would include paying a company for their work. The payment was made from the general budget, which is under the purview of the Strafford County Commissioners.

In response to Rep. Pitre, Administrator Bower stated the approved bond for \$6.2 million has not been processed yet and the borrowing would only be done as needed while the project progressed to avoid paying interest on money not spent. He further clarified that you cannot invest at the same rate as what you are paying. He explained the amount spent to date for the architect's work has come from the county's cash flow and that the more than \$15 million allocated from the State of New Hampshire to Strafford County has not yet been accessed. If the project is not approved, any money used from that grant would have to be paid back, which would be through a bond, but would not and could not exceed the \$6.2 million already approved by the delegation.

In response to Rep. Harrington's question, Administrator Bower explained the nursing home needs and CMS regulations from the first design were transferred to the newest design, condensed into a smaller land footprint, but expanded to include more vertical stories. Chairman Schmidt noted an offsite location was discussed during the subcommittee meeting, but noted the expenses and timetable would be considerably more. The original design just would not fit on this county property.

8. Discuss and Recommend Approval of Increase in Sheriff's Fees as Outlined in HB 36: Chief Deputy McGovern explained the modest 7.0 percent increase in the user fee approved on May 4, 2023 by the House of Representatives as HB 36 is used to help offset the cost of serving writs. Administrator Bower noted on page 27 of the Second Quarter Budget Report under the Sheriff – Deputy Fees line through half the year, 66% has already been collected for a total of \$92,440. The increase allows for a 7% increase based on the consumer price index (CPI) at the time and then changes with the CPI in the future. Administrator Bower advised approving the recommendation to the full delegation for the increase, but have it effective January 1, 2024 to allow time for proper notification before implementation, and because we are already above projections on that line. There was a discussion regarding holding off the increase until the next year budget cycle, the fluidity of the CPI which impacts the percentage of change, and the collection procedures in the Sheriff's Office. Representative Southworth motioned to recommend the authorization for the increase in sheriff's fees starting January 1, 2024. The motion was seconded by Representative Wall. Chairman Schmidt asked if there were any further questions or comments; with none the Acting Clerk call the roll with the motion passing 11 to 2 as follows:

YEAS: Bailey, Burnham, Fitzpatrick, Harrington, Horrigan, Howard, Potenza, Rich, Schmidt, Southworth, and Wall
(11 of 13)

NAYS: Newton and Pitre (2 of 13)

9. Discuss Replacement of County Attorney Velardi: Chairman Schmidt recognized County Attorney Tom Velardi who explained his acceptance of the position of Director of Public Safety in the New Hampshire Attorney General's Office was based on his confidence in the stability and core experience of his current staff and timing in his career and personal life. He noted the people of Strafford County are very important to him and that he tried to stay until January 1st, but the Attorney General's Office has a great need for his experience and desire to replicate his accomplishments in Strafford County across the state. His last day in the County Attorney's Office will be October 5th and he will be starting at the AG's Office on October 6, 2023.

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Mr. Velardi reviewed the process for appointing his replacement pursuant to RSA 661:9 which entails soliciting applications and an open vote by the full delegation. Additionally, through prior precedent, the procedure will follow the same structure as the Pease Development Authority Representative, which starts with the Policy and Procedures Subcommittee (P & P) reviewing the submitted applications. Chairman Schmidt authorized Administrator Bower to post the public notice for applications in the paper of county wide circulation as soon as possible with a P & P meeting scheduled soon after, followed by a full delegation meeting to vote and swear-in the new County Attorney, probably in November. Chairman Schmidt noted the current Deputy County Attorney Emily Garod is currently administering the department and has Mr. Velardi's recommendation. Administrator Bower noted the Attorney General has given permission for Mr. Velardi to consult and assist the County Attorney's Office as needed until January 2024.

10. Review and Approve Second Quarter 2023 Budget Report: Chairman Schmidt asked if there were any questions regarding the second quarter budget report which was sent via e-mail, as well as USPS, and posted on the County Website. Administrator Bower noted the revenue is great and pointed out some one-time payments that were higher than expected. During the budget vote in March, some increases will not go into effect until next year's budget, so we will not see those revenues until January. In response to Rep. Harrington's questions, Administrator Bower noted the sheriff has received some scheduled payout which is why his line is over by four percent. He reported the overtime in the Sheriff's Department will be substantially lower next quarter due to a couple of moves made by the Chief Deputy after the Sheriff accepted administrative leave. Administrator Bower further explained the increase in warrants issued for individuals apprehended in another county is what caused the significant increase in travel. The planned capital expense for the paving has been completed, however our own maintenance department will be fixing the last few little spots going into Riverside Rest Home (RRH). The RRH Administration higher overtime line is from using transportation aides as nurses' aides. Other items which exceed predictions will come out of the bottom line of the budget. He reported the fees and outside services under the Nursing Department is from using pool nurses, which we try not to use whenever possible, but with 12 nurses' aides in orientation and training, he expects the percentage to improve by year-end and will be made up in other sections of Riverside and revenues. The increase in miscellaneous income is due to the Covid emergency refunds at a decreasing amount. Rep. Harrington thanked the House of Corrections for getting overtime much closer to projections. Administrator Bower happily noted we are projected to receive about \$800,000 more than in the budget if we continue at the current pace and with the cooperation with the Sheriff's Department transportation unit. He explained the transports are a necessity to having boarders in the House of Corrections. Chief Deputy McGivern has confirmed his commitment to make transports a guaranteed high priority in the department. Chairman Schmidt asked if there were any further questions or comments; there being none, Rep. Wall motioned to approve the Second Quarter 2023 Budget. The motion was seconded by Rep. Southworth, and was approved unanimously 13 to 0 by a voice vote.
11. Any Other Business Which May Legally Come Before the Committee: Administrator Bower announced that Covid Coordinator Haskins-Belanger has unfortunately submitted her resignation effective September 1, 2023. She reported on the difficult decision after working for Strafford County for more than 14 years, but the Infection Control Specialist she has worked with over the last three years is capable and she is now working with other individuals to properly train them on other aspects of her duties. The timing is right for the county and for her personal life. The Executive Committee members thanked her for her hard work, wished her well, and gave a round of applause to her and County Attorney Velardi.

Chairman Schmidt wished to address the obvious issues regarding Sheriff Mark Brave. He noted the letter notifying Sheriff Brave that he is under investigation from the Attorney General's Office was not initially made public, so it was not clear what the investigation was for, since it was confidential until the affidavit was filed with Superior Court. The media coverage brought on by Sheriff Brave himself announced that he was being investigated for theft, falsification of official documents and abuse of office, along with accusations of racism which Chairman Schmidt believes are fictitious. He pointed out that the Commissioners have no authority to regulate the Sheriff's Office. Administrator Bower felt obligated to clear up the misconception that the Commissioners had anything to do with the report which started the investigation. He discovered issues, confronted the sheriff, was uncomfortable with the responses he received, requested more information from the Accounting Department, then talked to the County Attorney, who in turn, contacted the Attorney General's Office. He then informed the three Commissioners of what he found and stated that any implication that the Commissioners were involved or knew anything is false. He took no pleasure in turning Sheriff Brave in after supporting him for years for elections, including for city council. He noted that list of potential witnesses which Sheriff Brave is to have no contact with did not include the Commissioners, and if they were involved in the investigation, they would have been sheltered from Sheriff Brave's contact. The grand jury convened about three weeks before the arrest, which is when several members of the Sheriff's Department were called to testify under oath, and who are all listed on the no-contact order.

Chairman Schmidt noted that there was a previous case involving the DWI arrest of Sheriff Brave's wife which included an investigation by two of the Commissioners, since Commissioner Maglaras had recused himself as a fact witness. The results of that investigation are confidential since it is a personnel matter, but Sheriff Brave has announced on his own what it involved.

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Chairman Schmidt reported the Commissioners had offered paid administrative leave twice to Sheriff Mark Brave, which he declined. After the third and final offer, Chairman Schmidt received an email from Sheriff Brave addressed to Strafford County accepting the paid administrative leave and subsequently he signed a written agreement, and Chief Deputy McGivern is running the department. Rep. Potenza questioned the authority of the Commissioners to put an elected official on paid administrative leave and noted a letter signed by the Republican delegation members which requested the full delegation be called to vote on the decision. Chairman Schmidt noted that County Attorney Velardi gave his written opinion before the meeting and he agrees with the opinion, further noting that had the sheriff not accepted the leave, then the full delegation would have to be petitioned to have him removed from office. County Attorney stated most elected officials usually step away without being asked while an investigation continues and don't refuse to leave while causing an office to tear itself apart, with potential lawsuits mounting and a leader who has been charged by the Department of Justice with some very serious crimes. He noted there was an extreme urgency to find a way to neutralize the situation, both for the staff and the sheriff. He further reported on a conversation he had with the sheriff after receiving the AG's letter advising the sheriff that he should step away or he could be charged with witness tampering by interfering with the staff. He cited a case from 2004 involving Rockingham County Sheriff Linehan which involved budgetary issues, not even the more serious criminal issues. The Supreme Court did reaffirm that the sheriff is not an island unto himself just by happenstance of that constitutional office, and it was recognized that the Commissioners have budgetary constraints over the sheriff and personnel policies over the office. County Attorney Velardi reported on his review of the statutes which are clear that the delegation would have to be invited in for a removal request, but silent on the general management of the payment of salaries, which is a clear separation of powers between the legislative and executive branches. The Commissioners are in charge of the financial affairs and control of the county property, while the delegation only has the authority to set the amount of an elected official's salary. The sheriff had signed off on the personnel policies, just as the county attorney and other elected officials had, and the policies are strictly adhered to by all, otherwise there would be no recourse when an elected official has the ability to ruin an office or harass staff with no recourse. County Attorney Velardi also reviewed RSA 23:7 establishing compensation, noting the delegation has the sole authority to set the rate of compensation, but RSA 23:5 payment of salaries states the payment of salaries is through the county treasury which is the purview of the county Commissioners. He noted the Commissioners considered numerous issues which would make the Sheriff's Department implode in the time it would take to convene a full delegation meeting including possible lawsuits, medical coverage, legal fees and back pay if found innocent and they discussed ways to limit the liability and the cost to the citizens, resulting in the decision to offer Sheriff Brave paid administrative leave for the third and final time before petitioning the delegation. He also noted he presented this issue to a Rockingham County judge who refused to present a petition of removal. The petition to remove the sheriff had been drawn up in case we had to go the route of having him removed by the delegation, but there were exigent critical issues with the staff in that department that needed immediate attention. Chief Deputy stated that due to the deplorable conditions, had the sheriff not accepted the leave on Monday most of the staff, including him, would have been gone on Wednesday. With the current workforce market, it would have been impossible to get them back. If there are not enough deputies to staff the transportation of the inmates and hospital duties, the House of Corrections would lose the boarders from the US Marshals and Immigration and Customs Enforcement contracts.

There was a lengthy discussion with several questions and comments from delegation members. Several agreed there should be a delegation meeting to affirm the Commissioners' decision to place Sheriff Brave on paid administrative leave. Chairman Schmidt noted he is open to the idea of ratifying the actions taken by the Commissioners at the next scheduled delegation meeting, but not call a meeting just to address this issue. There was a difference of opinions regarding the interpretation of the New Hampshire Revised Statutes Annotated (RSA) and discussion about creating a new bill to clearly define who is responsible for disciplinary actions taken against elected officials, separate and in addition to the removal for official misconduct. County Attorney reiterated that the Commissioners chose to pay the sheriff's salary as given the authority by the New Hampshire Supreme Court as stated in RSA 23:5. Rep. Selig requested some sort of guidance of how to respond to constituents regarding the public allegations, especially for the new representatives. County Attorney explained how the Exculpatory Evidence Schedule (EES), formerly known as the "Laurie List" works. The Department of Justice is prosecuting Mr. Brave and making the internal referrals. The Police Standards and Training is very interested in Mr. Brave's current ability to have law enforcement credentials and we are fully cooperating with all the agencies. In regards to questions regarding the possibility of tainted cases, County Attorney Velardi noted that it was already reviewed and he revealed that Sheriff Brave had not done any casework and was not involved in any situations which could impact any court cases going to trial if he were to be placed on the EES. He further noted that the agreement signed by Sheriff Brave was written by an employment attorney. Rep. Newton requested that a letter from each side of the isle be sent to County Attorney Velardi with any questions or concerns and that an official letter of response from County Attorney Velardi be sent to the full delegation. Chairman Schmidt noted he will rely on the County Attorney's opinion, which is well established, within the statutes as they currently exist, and agrees further legislation may be warranted.

Rep. Newton reported to the Executive Committee that he is trying to get a coalition between the Republicans and Democrats to universally move forward with the new nursing home building plans. He noted his efforts of cooperation is less than he expected, and he was unhappy with the numerous documents printed for him.

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Rep. Newton asked several questions regarding the grant funding from the Governor's Office for Emergency Relief and Recovery (GOFERR), repayment conditions, cash flow analysis, the 2022 Annual Comprehensive Financial Report, workshops, contracts, annual credit card charges, and allowable expenses, while providing some examples of his concerns. He continued with requesting additional workshops to review proposed plans for the new nursing home in an effort to convince both sides to vote for approving a bond, noting the new design and location are better. Rep. Howard noted the situation with the sheriff was handled well by the Commissioners and that a request of a full audit for all the credit cards would be too quick of an action. Administrator Bower noted it would be impossible to respond to each question, as too many were asked before he was allowed to provide any answers, but that documents were photocopied from the printed originals in the files and all the digital files were printed in an effort to make sure Rep. Newton received every single thing we had on file, as he requested. He also noted that some invoices provided to Rep. Newton from Warrenstreet Architects were copies of what had been received and that some had different amounts with the same payment due date because adjustments can be made up to date of payment and again, Rep. Newton was provided **"everything"** we had on file. There may have been some duplications due to the physical papers and the digital files, but we wanted to make sure nothing was missed, while other representatives asked for specific documents which were in digital form. Administrator Bower further explained the expense numbers given to Rep. Newton were as of the date they were handed to him. He noted that support from at least some of the Republicans in addition to the Democrats will be needed to get a desperately needed new nursing home built, so the idea that he would make any obstacles to achieve that, is inconceivable. He has continually given answers to any questions and/or provided requested documents within 48 hours of receipt, except when he was out for medical leave. He would happily rectify any situation if found.

In response to Rep. Burnham's question regarding the process of credit card procedures, Administrator Bower acknowledged the credit card holder processes the request for payment with receipts to the Accounting Department, which are then approved by the Commissioners and Treasurer, checks are printed with computer generated signatures, and sent for payment to Citizens Bank. He further explained that according to the affidavit filed by the Attorney General Office of Integrity Unit, Sheriff Brave lied and intentionally deceived the Accounting Department, the Commissioners, and the Treasurer with handwritten notes identifying the expenses as for law enforcement purposes. The Linehan court case ruled that the Commissioners have no authority over the law enforcement portion of the sheriff's operations. When the people elected the highest law enforcement officer in the county, and he lists each expense explanation in his own handwriting and signature, we all had a tendency to believe the sheriff. The one submission disbelieved by Administrator Bower caused the Attorney General's Office to investigate all the records backwards and then forward to current time. He admitted his wish that he had caught the problems sooner, but noted Sheriff Brave applied the charges to the budget line-items which is specifically for law enforcement functions as listed in in the budget book. The provided backup documentation was for travel to learn from other law enforcement entities to grow his department as was consistent with the budget message, but he did not over-expend that particular line-item. Administrator Bower further explained that every single credit card payment is audited by independent auditors, who questioned the first class flight which is not allowed as per county policy. The receipt was for "even more space seats" not specifically called first-class, but since he flies Jet Blue for personal reasons, he knows what that phrase actually means. He even noted that his personal budget does not allow him to fly in that manner. It was also reviewed to see if it was a last minute flight since the price was so high, but it was not. Administrator Bower reported Finance Director Diane Legere is one of the best employees he has ever worked with in her 25 plus years, and has won the Certificate of Achievement for Excellence in Financial Reporting for nine consecutive years, with only eight entities in New Hampshire winning the award this year. Administrator Bower expects we will receive it for this year also because we are the ones who discovered, researched and reported the issue, therefore we were not be written up in the auditor's report. Rep. Newton noted the good work and thanked Administrator Bower for explaining the extraordinary circumstances.

Rep. Potenza questioned the hiring of the unqualified employee for an extraordinary salary in the Sheriff's Department as reported in the court affidavit. Administrator Bower explained we couldn't stop the hiring of personnel in that office by NH statute. Commissioner Maglaras explained the sheriff did it without their knowledge, when they found out they questioned him. They informed him what he did was wrong, but he still needs to stay within his budget and he promised he would never do it again. Sheriff Brave stated she was very qualified and listed several qualifications which were later found out to be erroneous. They took him at his word because he was the chief law enforcement official. Obviously since then they found out he deceived and lied on multiple occasions. Through the thousands of transactions each month, someone who wants to deceive may be able to get away with it for a bit, but they will eventually get caught. It was further explained the employee is no longer employed by the county and the situation caused a very hostile work environment. There has been another employee who no longer works for the county since the sheriff accepted paid leave, and another who was demoted. In reference to the employee who gave Sheriff Brave his credit card, Administrator Bower explained that the employee was very intimidated by his sheriff boss, who is levels above him. This employee was quick to report it to his direct supervisor, who in turn notified Administrator Bower of what happened. He immediately canceled the credit card, since he is the only one with that authority. In response to Rep. Horrigan, Administrator Bower noted there are very few examples of any employees who travel out-of-state, unlike the sheriff.

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12. Adjournment: Chairman Schmidt noted that with no further business, a motion to adjourn was in order. Rep. Wall motioned to adjourn the meeting at 2:36 p.m. The motion was seconded by Rep. Howard and was accepted unanimously by voice vote.

Respectfully submitted,

Janet Hilber

Janet Hilber, Acting Clerk
Strafford County Delegation

STRAFFORD COUNTY
DELEGATION

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Peter Schmidt, *Chairman*
Daniel Fitzpatrick, *Vice Chairman*
Cassandra Levesque, *Clerk*

MOTIONS

EXECUTIVE COMMITTEE MEETING
AUGUST 25, 2023

Motion to approve the May 5, 2023 Executive Committee Meeting Minutes.

Motion made by: Rep. Wall
Seconded by: Rep. Pitre
Votes: 14 Yeas 0 Nays Abstains

Motion to Recommend Approval of an Increase in the Sheriff's Fees as Outlined in HB 36.

Background Info: As you are all aware with the passing of HB 36, the changes in the NH RSA 104:31 Fees of Sheriffs and Deputy Sheriffs will take effect on July 3, 2023. I have summarized below what that change will be.

The Annual percentage increase in the CPI for all items for All Urban Consumers, Northeast Region as published by the Bureau of Labor Statistics, US Department of Labor for the annual average increase for 2021 to 2022 is **7.0 percent**. **The increase would be added to the base cost of the writ service, which currently is \$30.30. The 7.0 percent increase will increase that base rate by \$2.12 to \$32.42.** We hope that all county delegations will support this increase in revenue fees so that no county falls behind and requires a larger increase be asked for once again in legislature. This service fee is not a tax to the citizens of the County, it is a service fee to only those that use this service.

Below is information regarding the subject matter that may assist with any questions about this request.

104:31 Fees of Sheriffs and Deputy Sheriffs.

XIII. The fees of sheriffs and deputy sheriffs specified in paragraphs I through IV and paragraphs VII through IX-b may be increased once annually by a vote of the county convention [and the total]. ***The percentage of the*** increase shall not exceed the ***annual percentage increase in the*** Consumer Price Index ***of all items*** for All Urban Consumers, Northeast Region as published by the Bureau of Labor Statistics, United States Department of Labor [using the amount published for the month of June in the year prior to the start of the fiscal year on a percentage basis] ***for the calendar year preceding the vote.***

10:2 Effective Date. This act shall take effect 60 days after its passage.

Approved: May 04, 2023 Effective Date: July 03, 2023.

Motion made by: Rep. Southworth - Motion to increase fees effective January 1, 2024
Seconded by: Rep. Wall
Votes: 11 Yeas 2 Nays Abstains

Motion to Approve and Accept the Second Quarter Budget Report as Presented.

Motion made by: Rep. Wall
Seconded by: Rep. Southworth
Votes: 13 Yeas 0 Nays Abstains

PROPOSED CONCEPTUAL DESIGN
STRAFFORD COUNTY NURSING HOME, DOVER, NEW HAMPSHIRE
JULY 19, 2023



In the fall of 2022, Warrenstreet completed a Conceptual Design for a New Nursing Home on the Site known as the “Hyder Field Site”. As part of the early due-diligence, we completed an archaeology study, historic review, and geotechnical test pits and found the site suitable for construction. In the fall of 2022, we completed a field survey of the property inclusive of wetland mapping. Although, to the laypersons eye, the land appears to be agricultural fields, they were determined to have scattered wetland throughout the proposed building site. The wetland impact was determined to be greater than (3) acres which would require a major permit with US Army Corps review, which would take a minimum of two years only after all the civil engineering had been completed. Onsite mitigation was deemed unreasonable and the financial penalty calculated at greater than \$600,000 to be paid to the State Wetland Mitigation Fund. A conscious decision was made to explore other opportunity sites within the County Farm Property.

In the spring of 2023, the Commissioners approved surveying the entire county farm, which was completed mid june. The Eric Drive Site was determined the best suitable site, with wetlands around the perimeter of the buildable location rather than scattered throughout. This site allows for a buildable site, although smaller in size, it was discussed exploring a building scheme more vertical in height, scaling the project from two stories to five stories. the overall wetland impact per the conceptual package within is in fact under 800 sf. Both parcels are comparable in size, with the Eric Drive site being of greater elevation and with an expected better soils composition for building.

All of the County Farm property is burdened with both “Conservation Easements” and “Special Easements” placed over the entire farm property in the early 1980’s. The Eric Drive Site is the better of the two situations, having a Special Easement which the County is allowed to remove for the expansion of county business. The proposed structure is set far back from property lines, and all of the abutting tree cover is proposed to remain providing a great buffer for adjoining properties. The flat roof of the building provides the opportunity to construct a local solar array to differ operating costs for the new building.

The cost of site development, utilities, and roadways is comparable. The cost of vertical construction however can be less expensive than the same square footage having a larger footprint. The proposed building has an approximate 57,000 sf footprint, is proposed to be five stories, with a basement level that houses the Kitchen, Housekeeping, Facilities and Mechanicals systems.

As a County Facility, the proposed project is exempt from local Dover zoning and planning requirements. The construction would be overseen by the State Fire Marshals Office.

For Registry of Deeds Use

GLOBAL POSITIONING SYSTEM NOTE:

GPS INFORMATION SHOWN IS BASED UPON OBSERVATIONS MADE BY THIS OFFICE USING A TRIMBLE 4800 GPS RECEIVER. BASE POINT LATITUDE, LONGITUDE AND ELEVATION HAVE BEEN DERIVED FROM A HIGH QUALITY SOLUTION REPORT. (WWW.NGS.NOAA.GOV/TOOLS/) STATE PLANE COORDINATES SHOWN HAVE BEEN DERIVED FROM SOFTWARE, VER. 1.0.0.0.

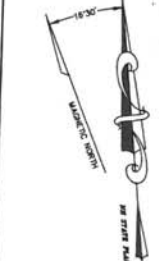
DATE OF OBSERVATION: SEPTEMBER 26, 2002
 DATE OF SOLUTION REPORT: SEPTEMBER 27, 2002
 BASE POINT DESCRIPTION: OAK HUB WITH TACK
 REFERENCE FRAME: NAD83 (CORNER) (EPOCH: 2002.0000)
 LATITUDE: N 43° 13' 15.4300"
 LONGITUDE: W 070° 56' 31.21330"
 DATUM: GEOID99 NAVD83
 ELEVATION: 155.62
 STATE PLANE COORDINATES:
 ZONE: NEW HAMPSHIRE
 NORTHING: 2800 (HNT)
 EASTING: 263,988.31409
 1,178,151.74378

NOTES:

- OWNER OF RECORD: STRAFFORD COUNTY
COUNTY FARM ROAD
DOVER, NEW HAMPSHIRE 03820
S.C.R.D. VOL. 238, PAGE 337
S.C.R.D. VOL. 241, PAGE 521
S.C.R.D. VOL. 255, PAGE 274
- 8/20 - DENOTES TAX MAP / LOT NO.
- THE INTENT OF THIS PLAN IS TO DELINEATE THE AREAS OF THE COUNTY LANDS WHICH ARE TO BE PLACED UNDER A CONSERVATION NEW HAMPSHIRE FORESTS. REFERENCE IS MADE TO THE EASEMENT DOCUMENTS FOR MORE PARTICULAR RESTRICTIONS OF THE VARIOUS TRACTS SHOWN.
- PORTIONS OF THE COUNTY LANDS MAY BE SUBJECT TO LEASES OR RESTRICTIONS THAT WERE NOT RESEARCHED AS PART OF THIS PLAN.
- THE COUNTY LANDS ARE SUBJECT TO THE FOLLOWING:
 - THAT PORTION OF THE PROPERTY ABUTTING THE COCHECO RIVER IS SUBJECT TO THE DAM PRIVILEGE AND FLOWAGE RIGHTS OF THE CITY OF DOVER KNOWN AS THE "MUSSEY MILL PRIVILEGE". SEE SORD BOOK 911, PAGE 112.
 - THAT PORTION OF THE PROPERTY ABUTTING THE COCHECO RIVER MAY BE SUBJECT TO AND AFFECTED BY THE DAM PRIVILEGE AND FLOWAGE RIGHTS OF THE WATSON HYDROELECTRIC ASSOCIATES AT THE WATSON/MALDEN DAM. (SEE SORD BOOK 1153, PAGE 440. OTHERS AS DESCRIBED IN SORD BOOK 238, PAGE 337, TRACT 3.
 - THE PROPERTY IS SUBJECT TO A PASSENGER IN COMMON WITH DOVER, NEW HAMPSHIRE.
 - THERE IS EXCEPTED FROM THE PROPERTY TWO BURIAL PLACES DESCRIBED IN SORD BOOK 241, PAGE 521. THESE BURIAL SITES WERE NOT FOUND DURING THIS SURVEY. THEIR LOCATION IS UNDETERMINED.
 - THE PROPERTY IS SUBJECT TO AN EASEMENT TO PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY PER SORD BOOK 854, PAGE 70.
 - THE PROPERTY IS SUBJECT TO AN EASEMENT TO NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY AND PUBLIC SERVICE COMPANY OF NEW HAMPSHIRE FOR A 20' WIDE UNDERGROUND UTILITY EASEMENT PER SORD BOOK 1001, PAGE 514.
- NO LAYOUT WAS FOUND FOR COUNTY FARM ROAD OR COUNTY FARM CROSS ROAD. THE RIGHTS OF WAY LINES WERE ASSUMED TO BE 3' PHYSICAL FEATURES, AND CALCULATED USING EXISTING MONUMENTATION, PHYSICAL FEATURES, AND ROAD CONSTRUCTION.

AREA TABLE

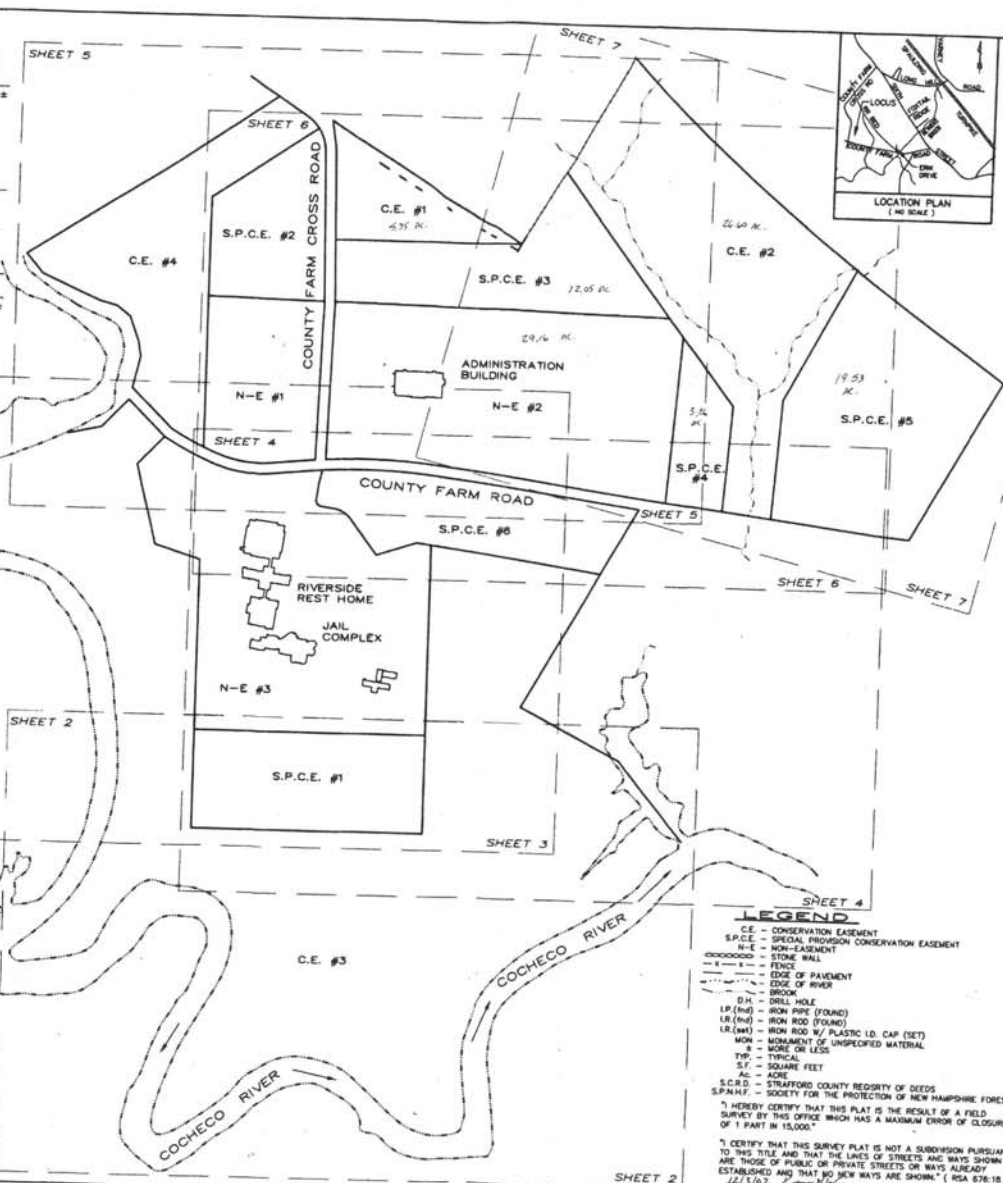
CONSERVATION EASEMENT			
#1	233,141 S.F.	/	5.35 Ac.
#2	1,158,611 S.F.	/	26.60 Ac.
#3	4,334,460 S.F.±	/	99.5 Ac.±
#4	690,923 S.F.	/	15.86 Ac.
SUBTOTAL			
	6,417,135 S.F.±	/	147.32 Ac.±
SPECIAL PROVISION			
#1	499,632 S.F.	/	11.47 Ac.
#2	345,206 S.F.	/	7.92 Ac.
#3	524,835 S.F.	/	12.05 Ac.
#4	168,145 S.F.	/	3.86 Ac.
#5	850,647 S.F.	/	19.53 Ac.
#6	452,253 S.F.	/	10.38 Ac.
SUBTOTAL			
	2,840,718 S.F.	/	65.21 Ac.
TOTAL AREA SUBJECT TO CONSERVATION EASEMENT			
	9,257,853 S.F.	/	212.53 Ac.
NON-EASEMENT			
#1	404,723 S.F.	/	9.29 Ac.
#2	1,270,343 S.F.	/	29.18 Ac.
#3	1,293,872 S.F.	/	29.70 Ac.
SUBTOTAL			
	2,968,938 S.F.	/	68.16 Ac.
TOTAL LAND AREA			
	12,226,791 S.F.±	/	280.69 Ac.±



REFERENCE PLANS:

- LAND OF COCHECO MFG. CO. IN DOVER, SCALE: 1" = 40'. DATED: 1871. RECORDED S.C.R.D. PLAN 7, PACKET 8, FOLDER 5.
- LAND IN DOVER, N.H. - ROBERT H. WENTWORTH ET AL, TRUSTEES OF THE PROPERTY OF THE BOSTON & MAINE CORPORATION TO HOLD A GREGORY KONTRELAKOS, SCALE: 1" = 100'. DATED: DEC. 1874. B.M. CORP. PLAN R4-2-1. RECORDED S.C.R.D. PLAN 15, PACKET 15, FOLDER 1.
- SUBDIVISION OF LAND FOR CHESTER & VOLA BOSTWICK, DOVER, N.H. SCALE: 1" = 100'. DATED: SEPT. 3, 1886. BY: WALKER & O'NEIL SURVEY ASSOCIATES. RECORDED S.C.R.D. PLAN 30-81.
- SUBDIVISION OF LAND FOR VOLA & CHESTER BOSTWICK IN DOVER, N.H. SCALE: 1" = 50'. DATED: FEBRUARY 18, 1880. REV. TO 4-4-1880. BY: BRUCE L. POMPOR. RECORDED S.C.R.D. PLAN 200-71.
- FIELDS CROSSING - 8TH STREET ASSOCIATES, INC. COUNTY FARM CROSS ROAD, DOVER, NEW HAMPSHIRE. DATED: JUNE 24, 1988. REV. TO 12-21-1988. BY: THOMAS F. MORAN, INC. RECORDED S.C.R.D. PLANS 37-90, 37-86, 37-128, 37-130, 37-131.
- SUBDIVISION OF LAND PREPARED FOR DAVID & JOHN WILES, COUNTY FARM ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'. DATED: FEBRUARY 12, 1996. BY THIS OFFICE. RECORDED S.C.R.D. PLAN 47-53.
- PLAN OF SUBDIVISION - DAVID & JORROUN, JOHN D. WILES, COUNTY FARM ROAD, DOVER, NEW HAMPSHIRE. SCALE: 1" = 100'. DATED: NOV. 1988. REV. TO JAN. 1989. BY: R.E. MOORE & B.G. STAPLES. RECORDED S.C.R.D. PLAN 37-54.
- LOT LINE ADJUSTMENT FOR W.P.L. N.H. 3, INC. AND GREGORIOS KONTRELAKOS & HELEN KONTRELAKOS UPPER SIXTH STREET IN DOVER, N.H. SCALE: 1" = 100'. DATED: JAN. 26, 1995. BY: BRUCE L. POMPOR. RECORDED S.C.R.D. PLAN 42-77.
- PRIZE LOT 1 THRU 14 ONLY - COCHECO PINES, DOVER, N.H. SCALE: 1" = 100'. DATED: DEC. 1876. BY: FREDERICK E. O'NEIL ASSOCIATES. RECORDED S.C.R.D. PLAN 18A-62.
- WATER IN FISHER TRAIL PLAN COVERED BRIDGE LOTS, DOVER, NEW HAMPSHIRE. SCALE: 1" = 50'. DATED: APRIL 1980. BY: G.L. SHAYS & ASSOCIATES. RECORDED S.C.R.D. 200-24.
- SUBDIVISION OF LAND FOR GREGORIOS KONTRELAKOS IN DOVER, N.H. SCALE: 1" = 100'. DATED: MARCH 8, 1978. BY: BRUCE L. POMPOR. RECORDED S.C.R.D. PLAN 100-100.
- SUBDIVISION OF LAND PREPARED FOR JAMES A. SMITH LOCATED AT COUNTY FARM CROSS ROAD, DOVER, N.H. SCALE: 1" = 100'. DATED: 37 APRIL 1988. REV. TO 3-12-1988. BY: ATLANTIC SURVEY COMPANY. RECORDED S.C.R.D. PLAN 53-28.

NO.	DATE	REVISIONS	BY	CHK
02-1400	EASEMENT	02-14	32-74	
PROJECT NO.	TYPE	FIELDBOOK & PAGES		
For Registry of Deeds Use				



- LEGEND**
- CE - CONSERVATION EASEMENT
 - S.P.C.E. - SPECIAL PROVISION CONSERVATION EASEMENT
 - N-E - NON-EASEMENT
 - - FENCE
 - - STONE WALL
 - - EDGE OF PAVEMENT
 - - EDGE OF RIVER
 - - BROOK
 - D.H. - DRILL HOLE
 - IP (nd) - IRON PIPE (FOUND)
 - IR (nd) - IRON ROD (FOUND)
 - IR (nd) - IRON ROD W/ PLASTIC I.D. CAP (SET)
 - MON - MONUMENT OF UNSPECIFIED MATERIAL
 - MORE OR LESS
 - TR - TYPICAL
 - S.F. - SQUARE FEET
 - AC - ACRE
 - S.C.R.D. - STRAFFORD COUNTY REGISTRY OF DEEDS
 - S.P.N.H.F. - SOCIETY FOR THE PROTECTION OF NEW HAMPSHIRE FORESTS

CONSERVATION EASEMENT PLAN
 OF
STRAFFORD COUNTY LANDS
 PREPARED FOR THE
SOCIETY FOR THE PROTECTION
OF NEW HAMPSHIRE FORESTS
 TAX MAP B, LOT No. 20 & TAX MAP C, LOT No. 4
COUNTY FARM ROAD and
COUNTY FARM CROSS ROAD
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

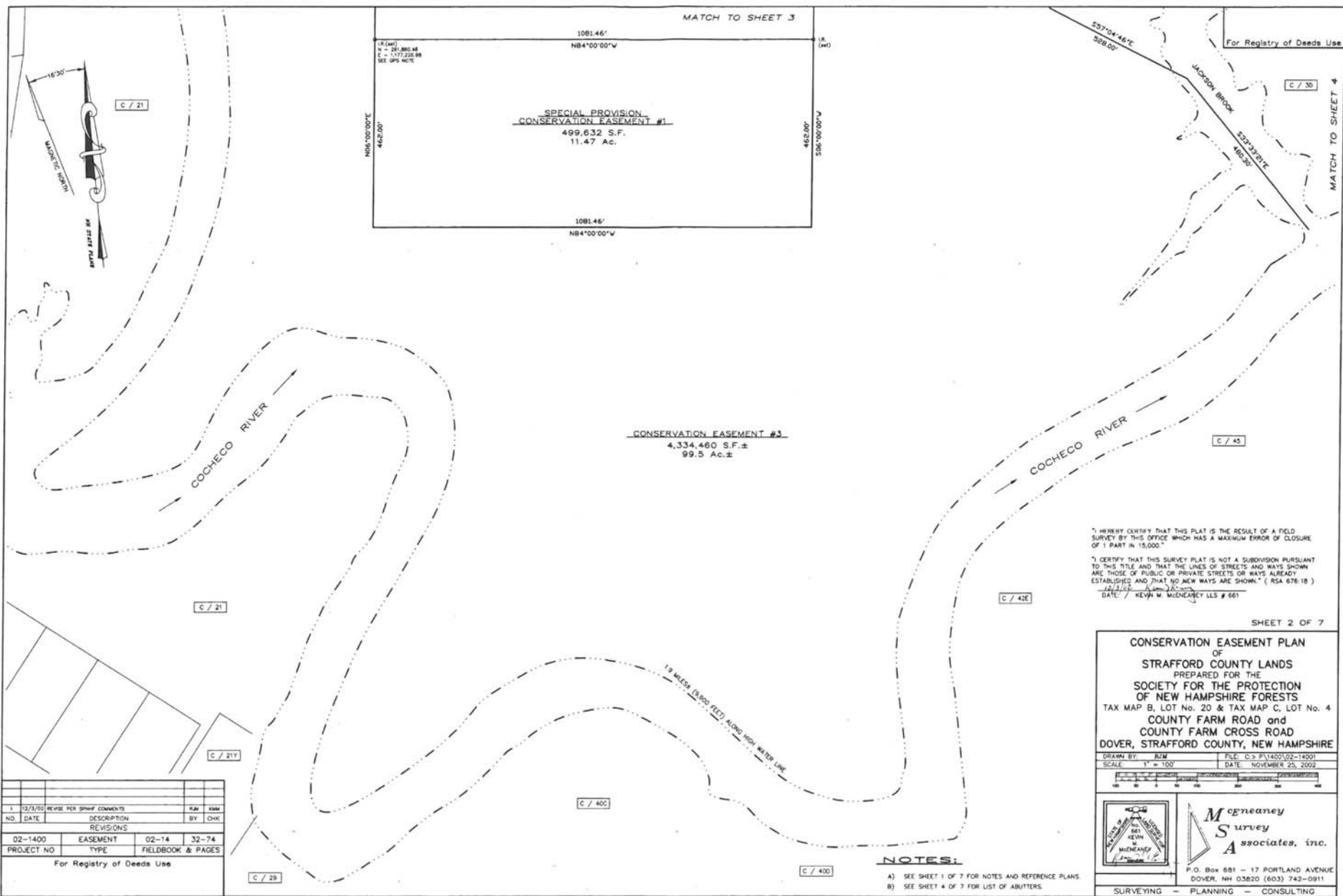
DRAWN BY: **RMW** FILE: **02-PY40002-14000**
 SCALE: **1" = 250'** DATE: **NOVEMBER 25, 2002**

M. McNeaney
Survey
Associates, Inc.
 P.O. Box 681 - 17 PORTLAND AVENUE
 DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

PLAN M-3

SHEET 1 OF 7



PLAN 08-5

I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000.
I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN. (RSA 676:16)
DATE: 11/21/02 BY: KEVIN W. MCGEANEY LLS # 561

SHEET 2 OF 7

CONSERVATION EASEMENT PLAN
OF
STRAFFORD COUNTY LANDS
PREPARED FOR THE
SOCIETY FOR THE PROTECTION
OF NEW HAMPSHIRE FORESTS
TAX MAP B, LOT No. 20 & TAX MAP C, LOT No. 4
COUNTY FARM ROAD and
COUNTY FARM CROSS ROAD
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY: ALM	FILE: C-2 P(1400)02-1400
SCALE: 1" = 100'	DATE: NOVEMBER 25, 2002

McGeaney
Survey
Associates, inc.

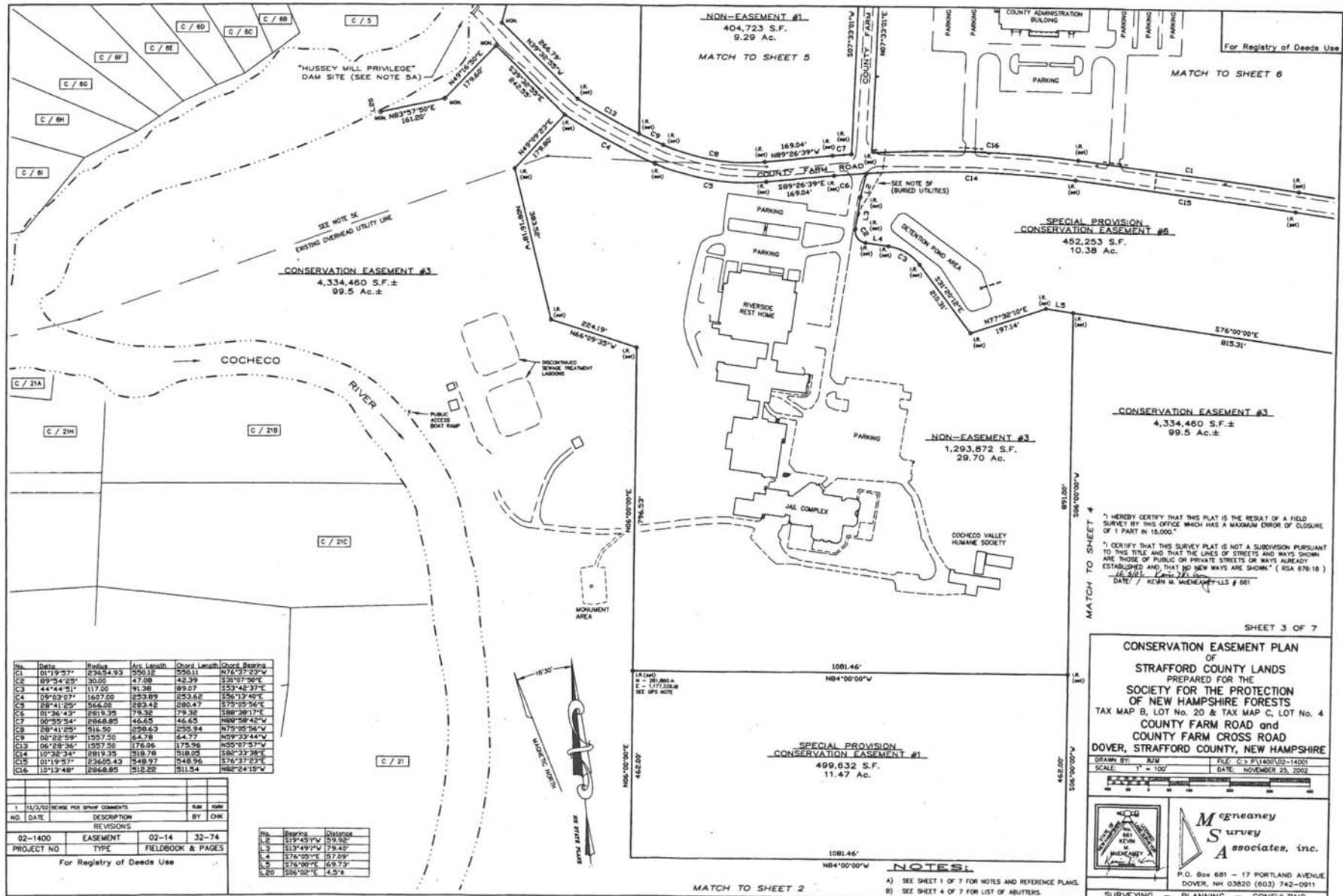
P.O. Box 581 - 17 PORTLAND AVENUE
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

NO.	DATE	REVISIONS	REVISOR	CHK
1	12/3/02	REVISE PER SHAW COMMENTS	ALM	KWM
		DESCRIPTION	BY	CHK
REVISIONS				
02-1400	EASEMENT	02-14	32-74	
PROJECT NO.	TYPE	FIELDBOOK & PAGES		

For Registry of Deeds Use

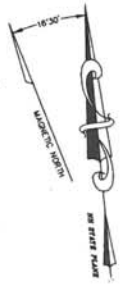
NOTES:
A) SEE SHEET 1 OF 7 FOR NOTES AND REFERENCE PLANS
B) SEE SHEET 4 OF 7 FOR LIST OF ABUTTERS



Sta.	Bearing	Feet	Ac. Length	Chord Length	Chord Bearing
C1	01°19'27"	23654.93	530.12	530.11	87°45'22"W
C2	89°54'25"	30.00	47.08	48.29	33°07'30"E
C3	44°44'51"	117.00	91.38	89.07	25°42'37"E
C4	09°03'37"	1007.00	853.89	853.62	354°13'49"E
C5	28°41'25"	566.00	883.42	880.47	57°05'56"E
C6	01°36'43"	2819.35	79.32	79.32	188°38'17"E
C7	00°25'34"	2868.85	46.65	46.65	188°28'42"W
C8	28°41'25"	516.50	258.63	255.94	87°05'56"W
C9	08°22'59"	1557.50	64.78	64.77	109°33'44"W
C10	04°08'36"	1557.50	176.95	175.96	109°01'51"W
C11	10°32'34"	8819.35	518.78	518.05	182°33'38"E
C12	01°19'27"	23665.43	548.97	548.95	174°31'23"E
C13	01°19'48"	23668.89	512.22	511.54	188°24'19"W

1. 11/2/02 REVIEW FOR SPINE COMMENTS				RAM	KRM
NO.	DATE	DESCRIPTION	BY	CHK	
REVISIONS					
02-1400	EASEMENT	02-14	32-74		
PROJECT NO.	TYPE	FIELDBOOK & PAGES			
For Registry of Deeds Use					

Sta.	Bearing	Distance
L2	219°45'11"W	59.50
L3	313°49'11"W	79.40
L4	374°05'11"E	57.50
L5	374°00'00"E	29.73
L6	306°00'00"E	4.52



I HEREBY CERTIFY THAT THIS PLAT IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

I CERTIFY THAT THIS SURVEY PLAT IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN."

DATE: 11/2/02
BY: KEVIN M. MCKENNEY - LLS # 661

SHEET 3 OF 7

CONSERVATION EASEMENT PLAN
OF
STRAFFORD COUNTY LANDS
PREPARED FOR THE
SOCIETY FOR THE PROTECTION OF NEW HAMPSHIRE FORESTS
TAX MAP B, LOT No. 20 & TAX MAP C, LOT No. 4
COUNTY FARM ROAD AND COUNTY FARM CROSS ROAD
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY: KRM FILE: C-2 PL1400-02-1400
SCALE: 1" = 100' DATE: NOVEMBER 23, 2002

Mckenney
Survey
Associates, inc.

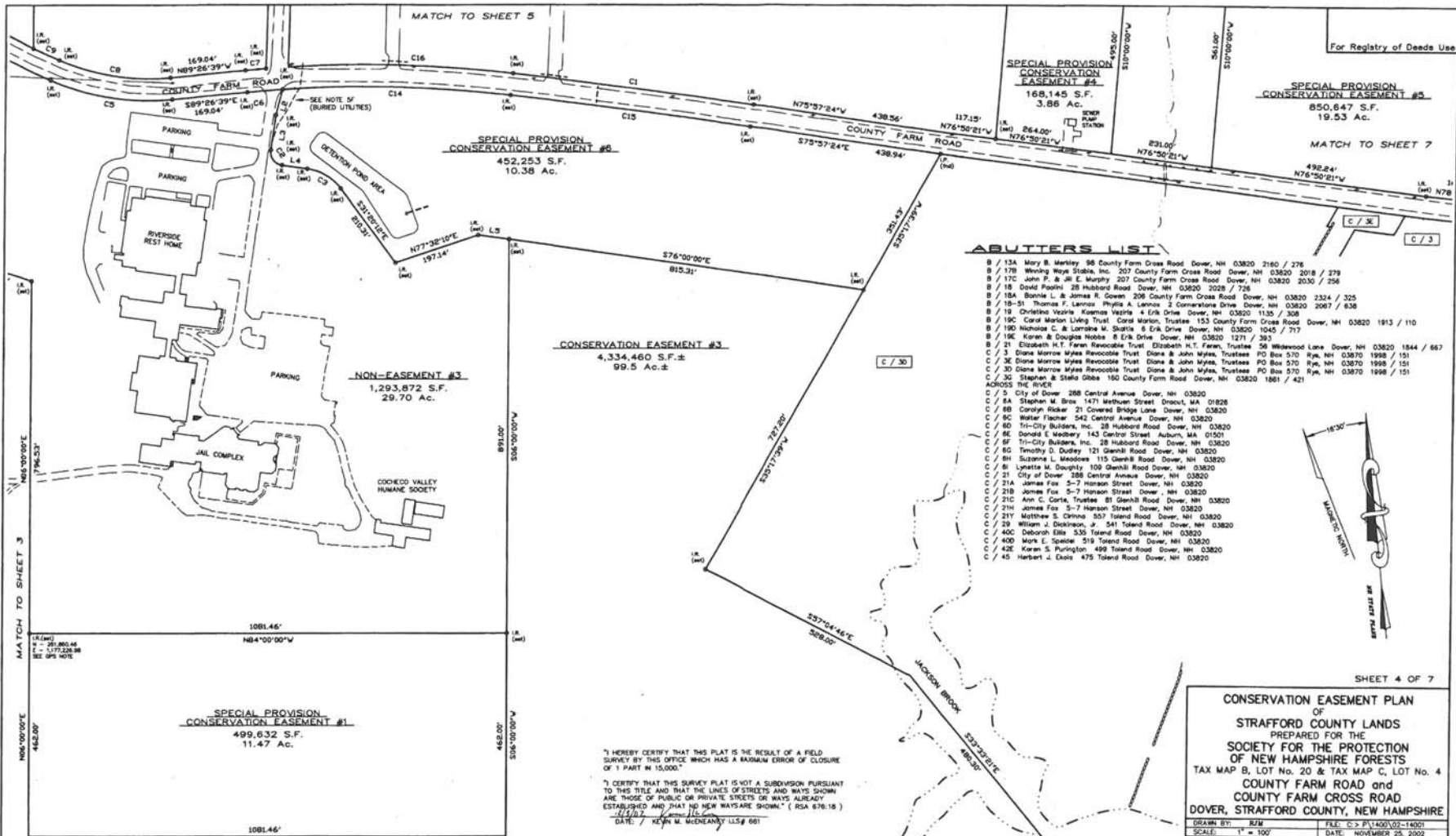
P.O. Box 681 - 17 PORTLAND AVENUE
DOVER, NH 03820 (603) 742-0911

SURVEYING - PLANNING - CONSULTING

- NOTES:**
- SEE SHEET 1 OF 7 FOR NOTES AND REFERENCE PLANS.
 - SEE SHEET 4 OF 7 FOR LIST OF ABUTTERS.

PLAN 08-7

LEJLD



SPECIAL PROVISION CONSERVATION EASEMENT #4
168,145 S.F.
3.86 Ac.

SPECIAL PROVISION CONSERVATION EASEMENT #5
850,647 S.F.
19.53 Ac.

SPECIAL PROVISION CONSERVATION EASEMENT #6
452,253 S.F.
10.38 Ac.

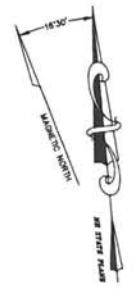
CONSERVATION EASEMENT #3
4,334,460 S.F.±
99.5 Ac.±

NON-EASEMENT #3
1,293,872 S.F.
29.70 Ac.

SPECIAL PROVISION CONSERVATION EASEMENT #1
499,632 S.F.
11.47 Ac.

ABUTTERS LIST

- B / 13A Mary B. Markey 96 County Farm Cross Road, Dover, NH 03820 2160 / 278
 - B / 17B Winding Ways Stable, Inc. 207 County Farm Cross Road, Dover, NH 03820 2018 / 279
 - B / 17C John P. & Jill E. Murphy 207 County Farm Cross Road, Dover, NH 03820 2030 / 258
 - B / 18 David Padon, 28 Hubbard Road, Dover, NH 03820 2028 / 726
 - B / 18A Bonnie L. & James R. Green 208 County Farm Cross Road, Dover, NH 03820 2324 / 325
 - B / 18-51 Thomas F. Lannos Phyllis A. Lannos 2 Cornerstone Drive, Dover, NH 03820 2067 / 638
 - B / 19 Christine Yacine Koumas Yacine 4 Erik Drive, Dover, NH 03820 1135 / 308
 - B / 19C Carol Marlon Living Trust Carol Marlon, Trustee 153 County Farm Cross Road, Dover, NH 03820 1913 / 110
 - B / 19D Nicholas C. & Lorraine M. Skaria 6 Erik Drive, Dover, NH 03820 1045 / 717
 - B / 19E Karen & Douglas Hoole 8 Erik Drive, Dover, NH 03820 1221 / 393
 - B / 21 Elizabeth H.T. Faren Revocable Trust Elizabeth H.T. Faren, Trustee 56 Willowood Lane, Dover, NH 03820 1844 / 667
 - B / 3 Diane Morrow Myes Revocable Trust Diane & John Myes, Trustees PO Box 570 Rye, NH 03870 1998 / 151
 - C / 3E Diane Morrow Myes Revocable Trust Diane & John Myes, Trustees PO Box 570 Rye, NH 03870 1998 / 151
 - C / 3D Diane Morrow Myes Revocable Trust Diane & John Myes, Trustees PO Box 570 Rye, NH 03870 1998 / 151
 - C / 3G Stephen & Sheila Gibbs 150 County Farm Road, Dover, NH 03820 1861 / 421
- ACROSS THE RIVER**
- C / 3 City of Dover 288 Central Avenue, Dover, NH 03820
 - C / 8A Stephen M. Dow 1471 Methuen Street, Dover, NH 03820
 - C / 8B Carolyn Rickard 21 Covered Bridge Lane, Dover, NH 03820
 - C / 8C Walter Fischer 542 Central Avenue, Dover, NH 03820
 - C / 8D Tri-City Builders, Inc. 28 Hubbard Road, Dover, NH 03820
 - C / 8E Donald E. Meadbery 143 Central Street, Auburn, MA 01501
 - C / 8F Tri-City Builders, Inc. 28 Hubbard Road, Dover, NH 03820
 - C / 8G Timothy D. Dudley 121 Glenhill Road, Dover, NH 03820
 - C / 8H Suzanne L. Meadows 115 Glenhill Road, Dover, NH 03820
 - C / 8I Lynette M. Daughly 105 Glenhill Road, Dover, NH 03820
 - C / 21 City of Dover 288 Central Avenue, Dover, NH 03820
 - C / 21A James Fox 5-7 Hanson Street, Dover, NH 03820
 - C / 21B James Fox 5-7 Hanson Street, Dover, NH 03820
 - C / 21C Ann C. Corta, Trustee 81 Glenhill Road, Dover, NH 03820
 - C / 21D James Fox 5-7 Hanson Street, Dover, NH 03820
 - C / 21Y Matthew S. Cimino 507 Toland Road, Dover, NH 03820
 - C / 29 William J. Dickinson, Jr. 541 Toland Road, Dover, NH 03820
 - C / 40C Deborah Ellis 535 Toland Road, Dover, NH 03820
 - C / 40D Mark E. Spaldie 519 Toland Road, Dover, NH 03820
 - C / 42E Karen S. Purington 489 Toland Road, Dover, NH 03820
 - C / 45 Herbert J. Davis 475 Toland Road, Dover, NH 03820



"I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1" PART IN 10,000."

"I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 876:18)

DATE: / KEVIN M. MCGEANNEY LLS# 661

SHEET 4 OF 7

CONSERVATION EASEMENT PLAN OF STRAFFORD COUNTY LANDS PREPARED FOR THE SOCIETY FOR THE PROTECTION OF NEW HAMPSHIRE FORESTS

TAX MAP B, LOT No. 20 & TAX MAP C, LOT No. 4
COUNTY FARM ROAD and COUNTY FARM CROSS ROAD DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY: KJM FILE: C:\P\1400102-14001
SCALE: 1" = 100' DATE: NOVEMBER 28, 2002

McGeanney Survey Associates, Inc.
P.O. Box 881 - 17 PORTLAND AVENUE
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

NOTES:

- A) SEE SHEET 1 OF 7 FOR NOTES AND REFERENCE PLANS.
- B) SEE SHEET 4 OF 7 FOR LIST OF ABUTTERS.

MATCH TO SHEET 3

No.	Bearing	Distance	Arc Length	Chord Length	Chord Bearing
C1	01°19'57"	23654.93	950.18	956.11	N76°37'23"W
C2	09°54'25"	30.00	47.68	42.39	S33°03'26"E
C3	44°44'51"	117.00	91.38	89.07	S53°42'37"E
C4	08°41'25"	568.00	883.42	890.47	S75°05'56"E
C5	01°36'43"	819.33	79.32	79.32	S88°30'11"E
C7	00°55'54"	8848.85	46.65	46.65	N88°38'42"W
C8	08°41'25"	516.50	858.63	855.94	N75°05'56"W
C9	08°22'59"	1537.50	64.78	64.77	N59°33'44"W
L1	10°30'34"	2819.35	518.78	518.05	S81°33'38"E
C15	01°19'57"	23605.43	948.97	948.96	S76°37'23"E
C16	10°13'48"	8968.85	512.22	511.54	N82°24'13"W

NO.	DATE	REVISIONS	BY	CHK
1	11/21/02	REVISE PER SPINOFF COMMENTS	KJM	KJM
2	11/21/02	REVISIONS	KJM	KJM

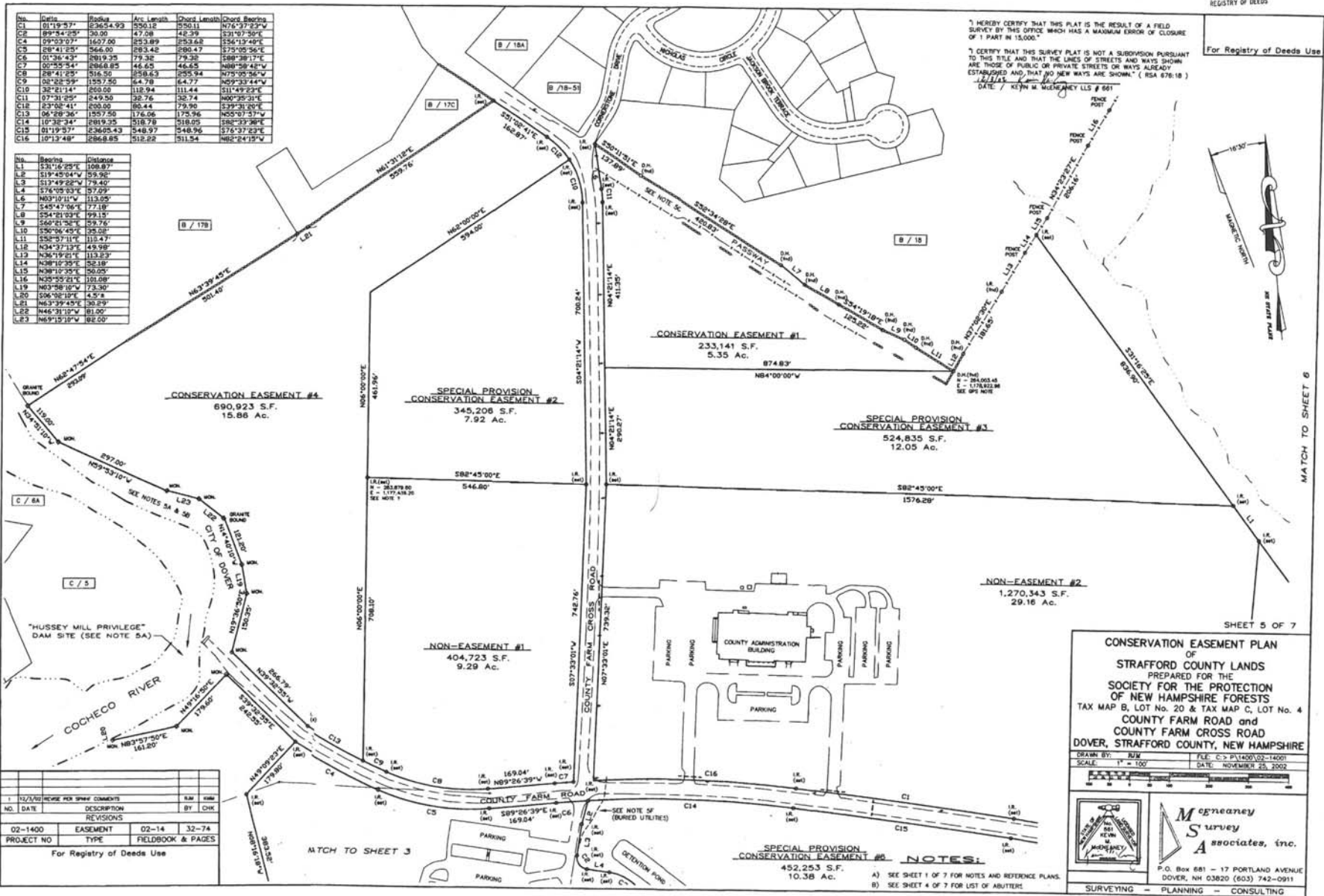
02-1400 EASEMENT 02-14 32-74
PROJECT NO. TYPE FIELDBOOK & PAGES
For Registry of Deeds Use

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN" (RSA 676:18)

DATE: / KEVIN W. MCGEANEY LLS # 661

For Registry of Deeds Use



No.	Bearing	Radius	Arc Length	Chord Length	Chord Bearing
C1	S11°19'57"	63654.93	250.12	250.11	N74°27'27"W
C2	89°34'25"	30.00	47.08	48.39	S31°07'30"E
C3	09°03'07"	1607.00	253.89	253.68	S56°13'49"E
C4	08°41'25"	564.00	283.42	280.47	S73°05'56"E
C5	01°36'43"	2819.35	79.32	79.32	S88°38'17"E
C6	00°55'54"	2868.85	46.63	46.63	S88°58'48"W
C7	08°41'25"	564.00	283.42	285.94	N73°05'26"W
C8	08°22'59"	1557.50	64.78	64.77	N59°33'44"W
C9	32°21'14"	205.00	118.94	111.44	S11°49'23"E
C10	07°31'05"	249.50	32.76	32.74	N00°25'21"E
C11	23°02'41"	200.00	80.44	79.90	S39°31'20"E
C12	06°28'36"	1957.50	176.06	175.96	N05°07'37"W
C13	07°32'34"	2819.35	518.78	518.05	S88°33'36"E
C14	01°19'57"	23605.43	548.97	548.96	S76°37'23"E
C15	10°13'48"	2868.85	512.22	511.54	N82°24'19"W

No.	Bearing	Distance
L1	S31°16'29"E	108.87
L2	S19°45'04"W	25.92
L3	S13°49'28"W	178.40
L4	S76°05'33"E	57.29
L5	N03°19'11"W	113.05
L6	S54°21'02"E	99.15
L7	S45°47'06"E	77.18
L8	S60°21'26"E	39.76
L9	S30°06'45"E	35.28
L10	S38°27'11"E	113.47
L11	N34°27'13"E	49.98
L12	N06°19'01"E	113.23
L13	N08°10'31"E	252.88
L14	N38°10'35"E	50.05
L15	N03°20'21"E	101.08
L16	N03°28'07"W	73.50
L17	S06°08'10"E	45.8
L18	N63°39'45"E	30.29
L19	N46°31'07"E	81.00
L20	N69°12'15"W	82.00

NO.	DATE	REVISIONS	DESCRIPTION	BY	CHK
02-1400		EASEMENT		02-14	32-74
PROJECT NO.		TYPE		FIELDBOOK & PAGES	

For Registry of Deeds Use

CONSERVATION EASEMENT PLAN
OF
STRAFFORD COUNTY LANDS
PREPARED FOR THE
SOCIETY FOR THE PROTECTION
OF NEW HAMPSHIRE FORESTS
TAX MAP B, LOT No. 20 & TAX MAP C, LOT No. 4
COUNTY FARM ROAD and
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

EXAM BY: JWB FILE: C-5 P1400(02-1400)
SCALE: 1" = 100' DATE: NOVEMBER 25, 2002

McGeaney
Survey
A associates, inc.
P.O. Box 681 - 17 PORTLAND AVENUE
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

PLAN 08-9

MATCH TO SHEET 6

SHEET 5 OF 7

NOTES:
A) SEE SHEET 1 OF 7 FOR NOTES AND REFERENCE PLANS.
B) SEE SHEET 4 OF 7 FOR LIST OF ABUTTERS.

For Registry of Deeds Use

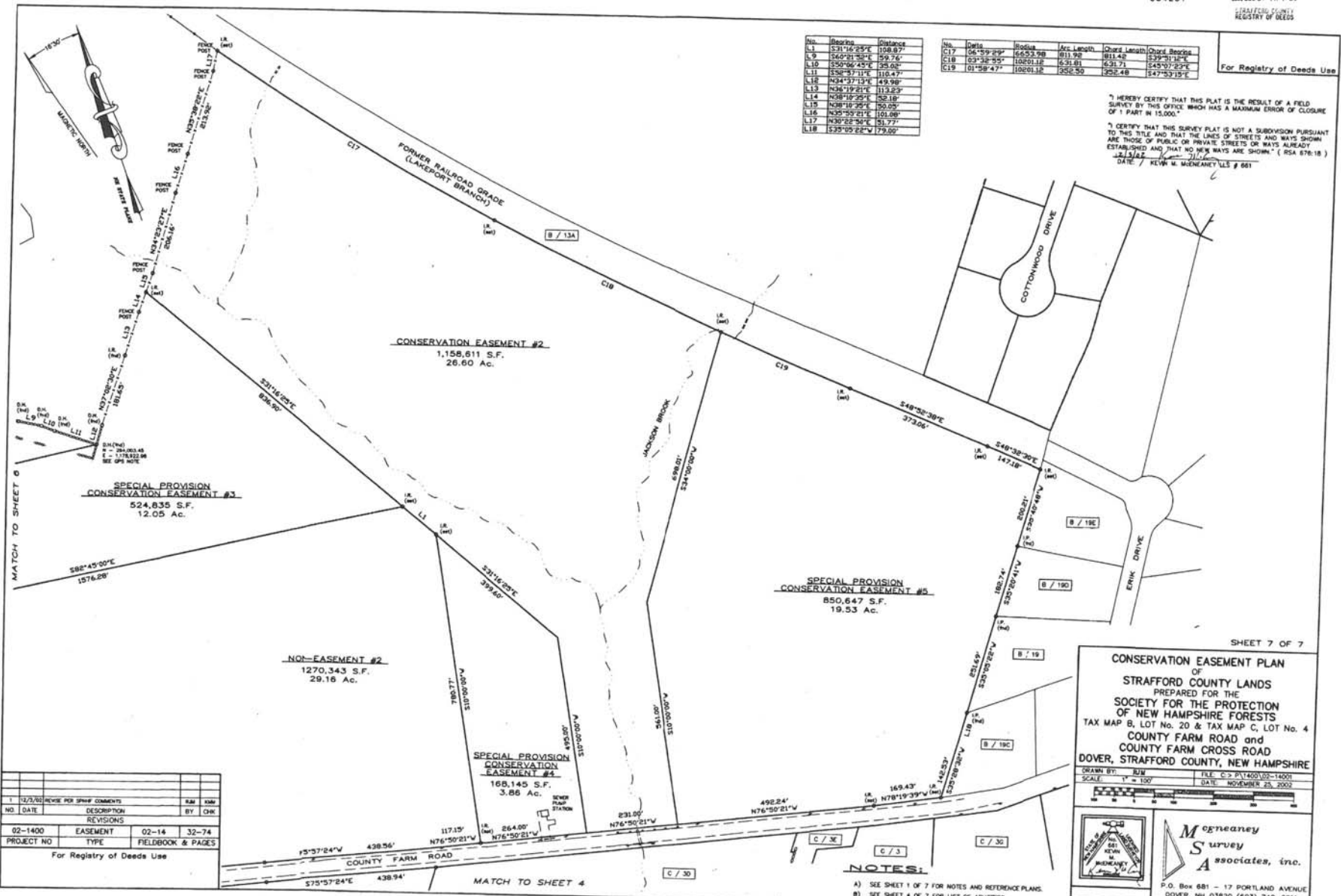
No.	Bearing	Distance
L1	S31°16'25"E	128.87'
L2	S40°21'33"E	59.76'
L3	S50°06'45"E	25.02'
L11	S35°07'11"E	116.47'
L12	N34°37'13"E	49.99'
L13	N06°19'21"E	113.23'
L14	N08°12'25"E	52.18'
L15	N08°18'35"E	50.05'
L16	N05°59'21"E	101.09'
L17	N09°22'34"E	51.77'
L18	S25°25'22"W	79.00'

No.	Date	Radius	Arc Length	Chord Length	Chord Bearing
C17	04°59'59"	6653.98	811.98	811.42	S25°31'32"E
C18	05°32'55"	10001.12	623.61	623.71	S45°07'23"E
C19	01°58'47"	10001.12	252.50	252.48	S47°33'15"E

I HEREBY CERTIFY THAT THIS PLAN IS THE RESULT OF A FIELD SURVEY BY THIS OFFICE WHICH HAS A MAXIMUM ERROR OF CLOSURE OF 1 PART IN 15,000."

I CERTIFY THAT THIS SURVEY PLAN IS NOT A SUBDIVISION PURSUANT TO THIS TITLE AND THAT THE LINES OF STREETS AND WAYS SHOWN ARE THOSE OF PUBLIC OR PRIVATE STREETS OR WAYS ALREADY ESTABLISHED AND THAT NO NEW WAYS ARE SHOWN." (RSA 876:18) 12/3/12

DATE: / KEVIN M. McNEANEY LLS # 661



NO.	DATE	REVISIONS	BY	CHK
1	12/3/10	REVISION PER STATE COMMENTS	RAM	KMM

PROJECT NO.	EASEMENT TYPE	DATE	PAGES
02-1400	EASEMENT	02-14	32-74

For Registry of Deeds Use

CONSERVATION EASEMENT PLAN
OF
STRAFFORD COUNTY LANDS
PREPARED FOR THE
SOCIETY FOR THE PROTECTION
OF NEW HAMPSHIRE FORESTS
TAX MAP B, LOT No. 20 & TAX MAP C, LOT No. 4
COUNTY FARM ROAD and
COUNTY FARM CROSS ROAD
DOVER, STRAFFORD COUNTY, NEW HAMPSHIRE

DRAWN BY: RMM FILE: C-171400102-14001
SCALE: 1" = 100' DATE: NOVEMBER 23, 2010

McNeaney
Survey
Associates, inc.
P.O. Box 681 - 17 PORTLAND AVENUE
DOVER, NH 03820 (603) 742-0911
SURVEYING - PLANNING - CONSULTING

NOTES:

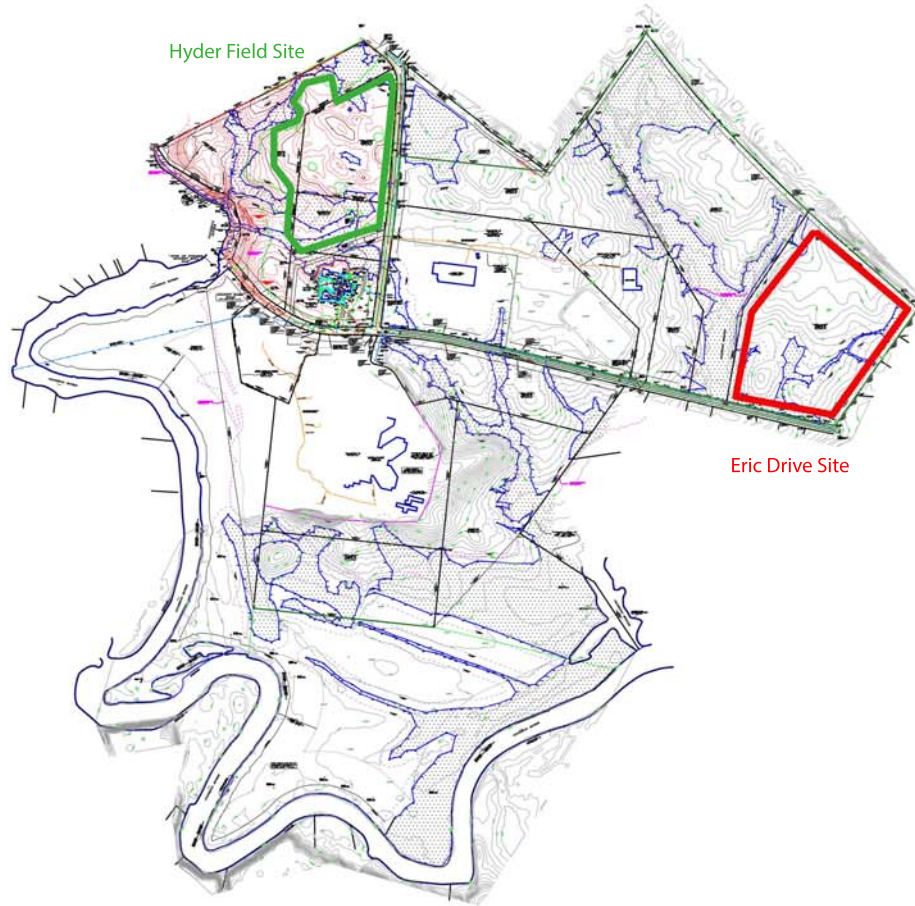
A) SEE SHEET 1 OF 7 FOR NOTES AND REFERENCE PLANS.

B) SEE SHEET 4 OF 7 FOR LIST OF ABUTTERS.

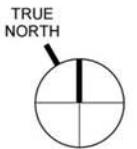
PLAN 44-11

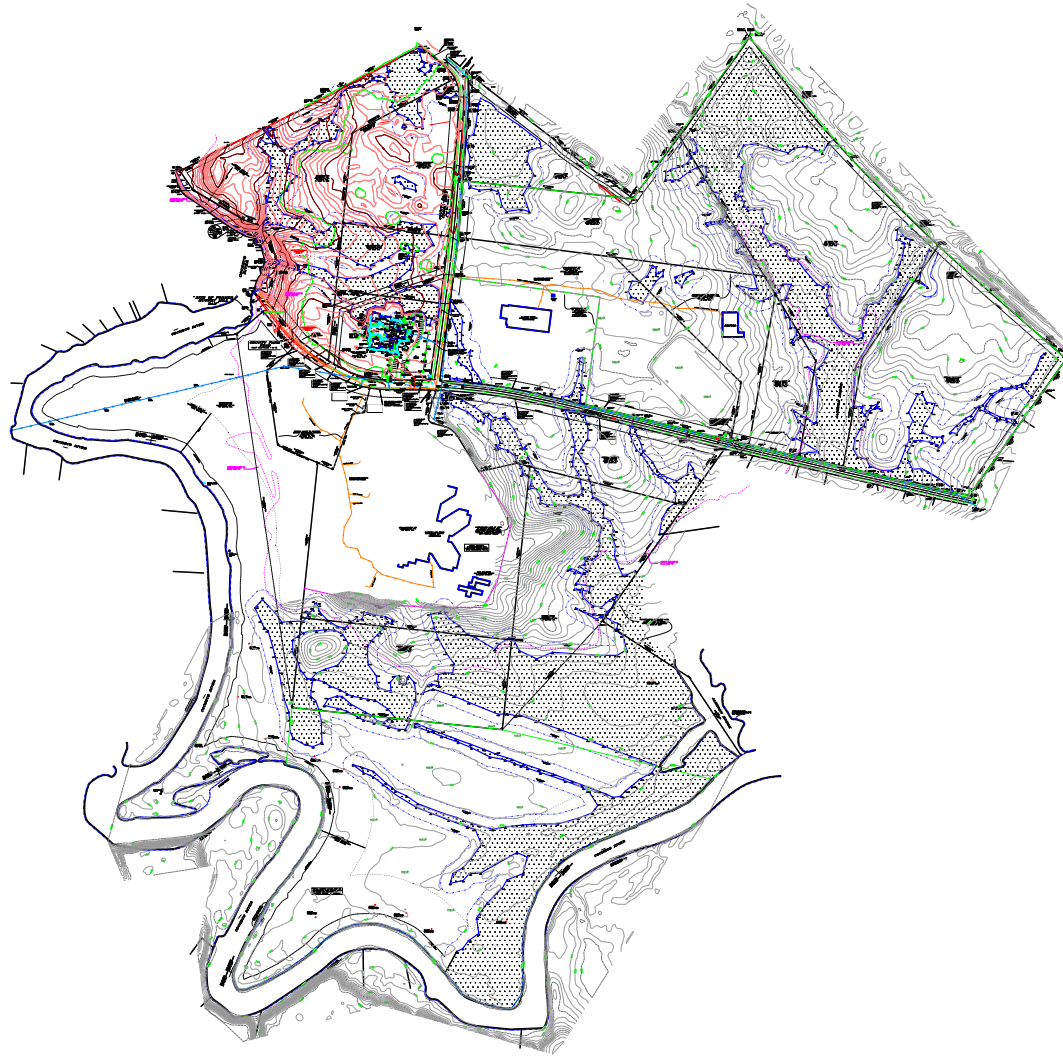
SHEET 7 OF 7

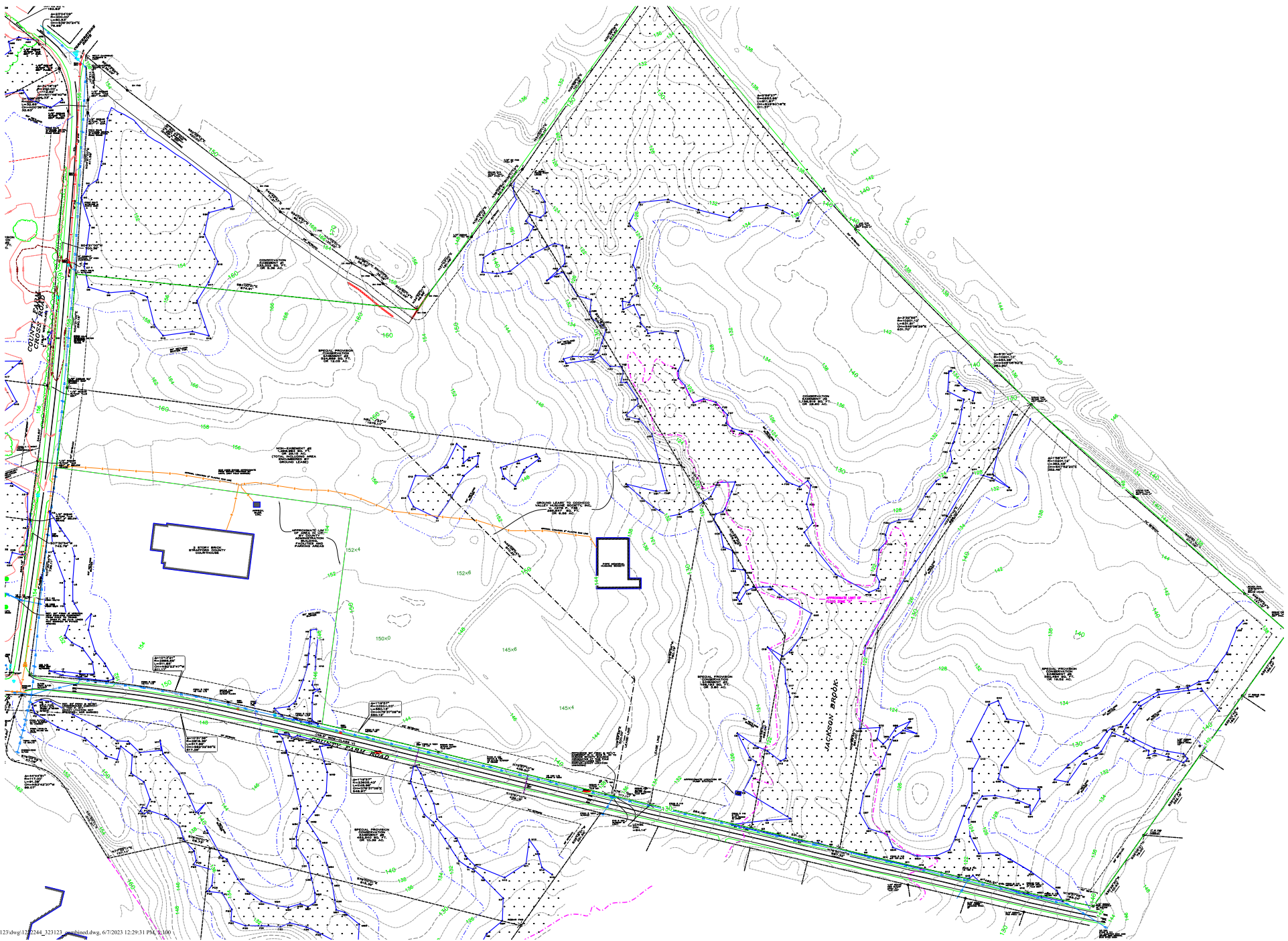
COUNTY FARM ROAD EXISTING CONDITIONS

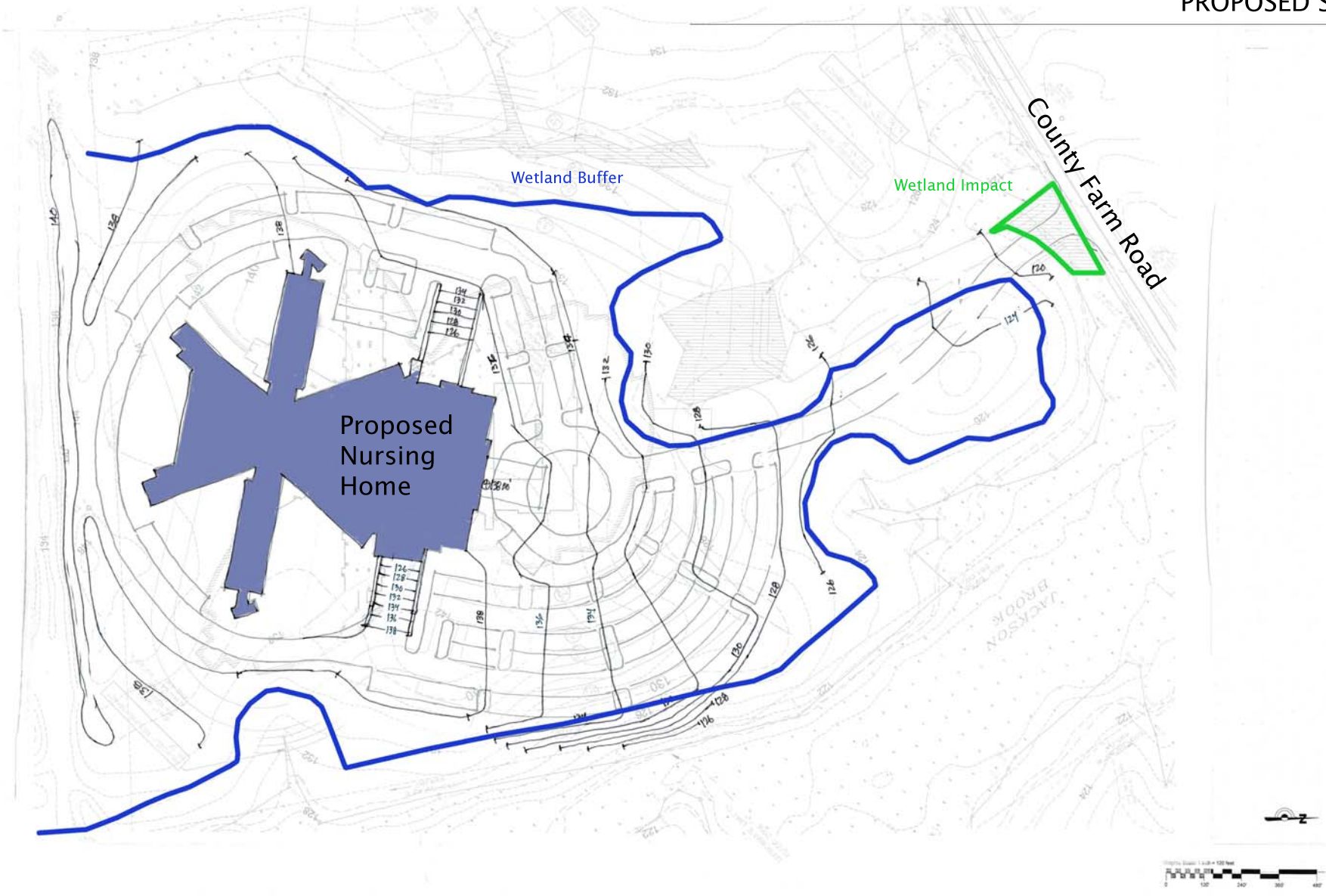


County Farm Survey
1" = 300'



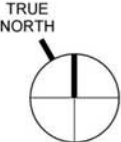
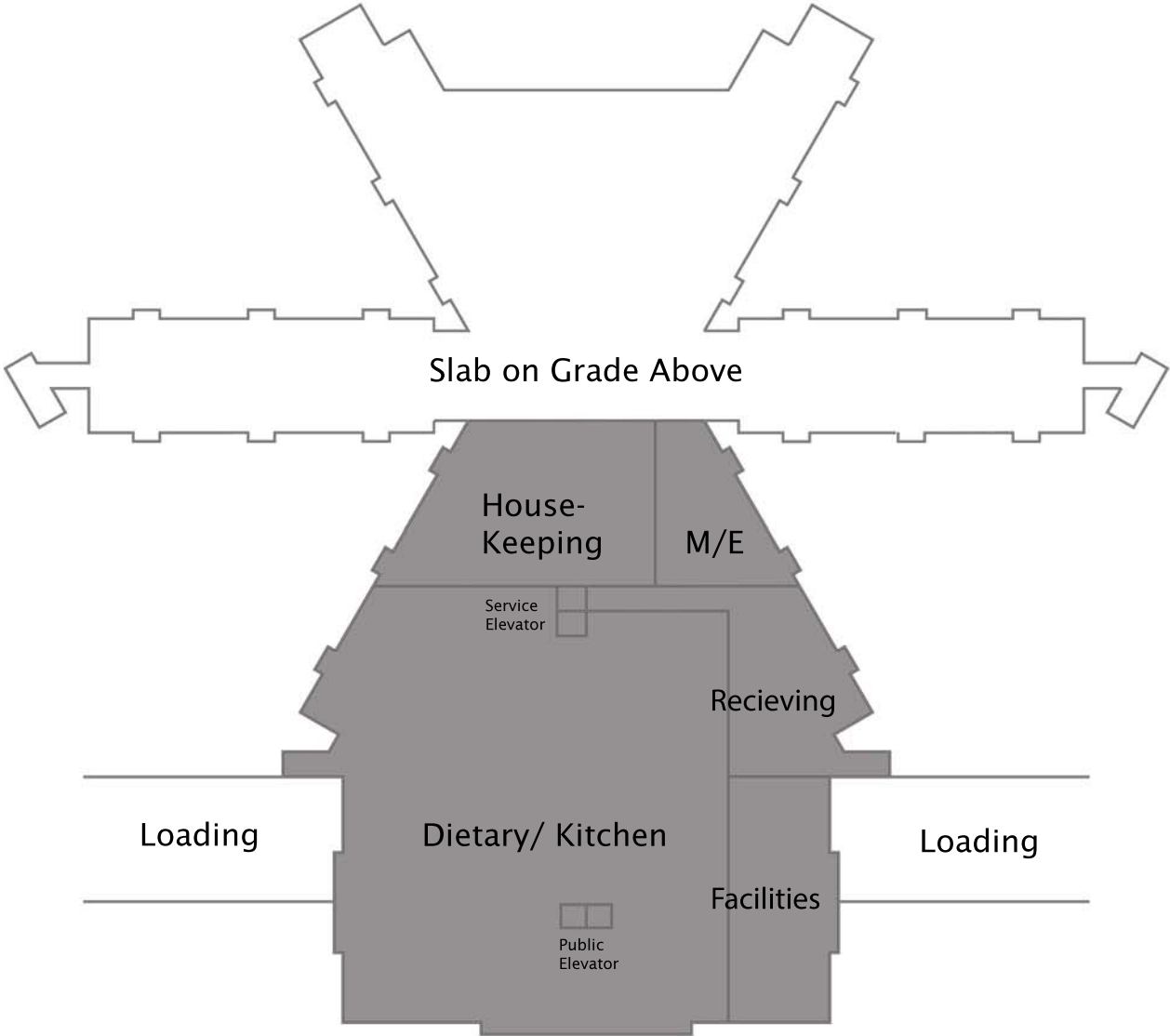


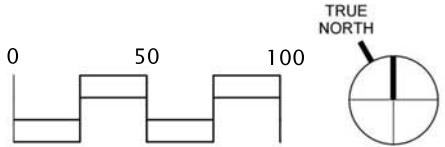
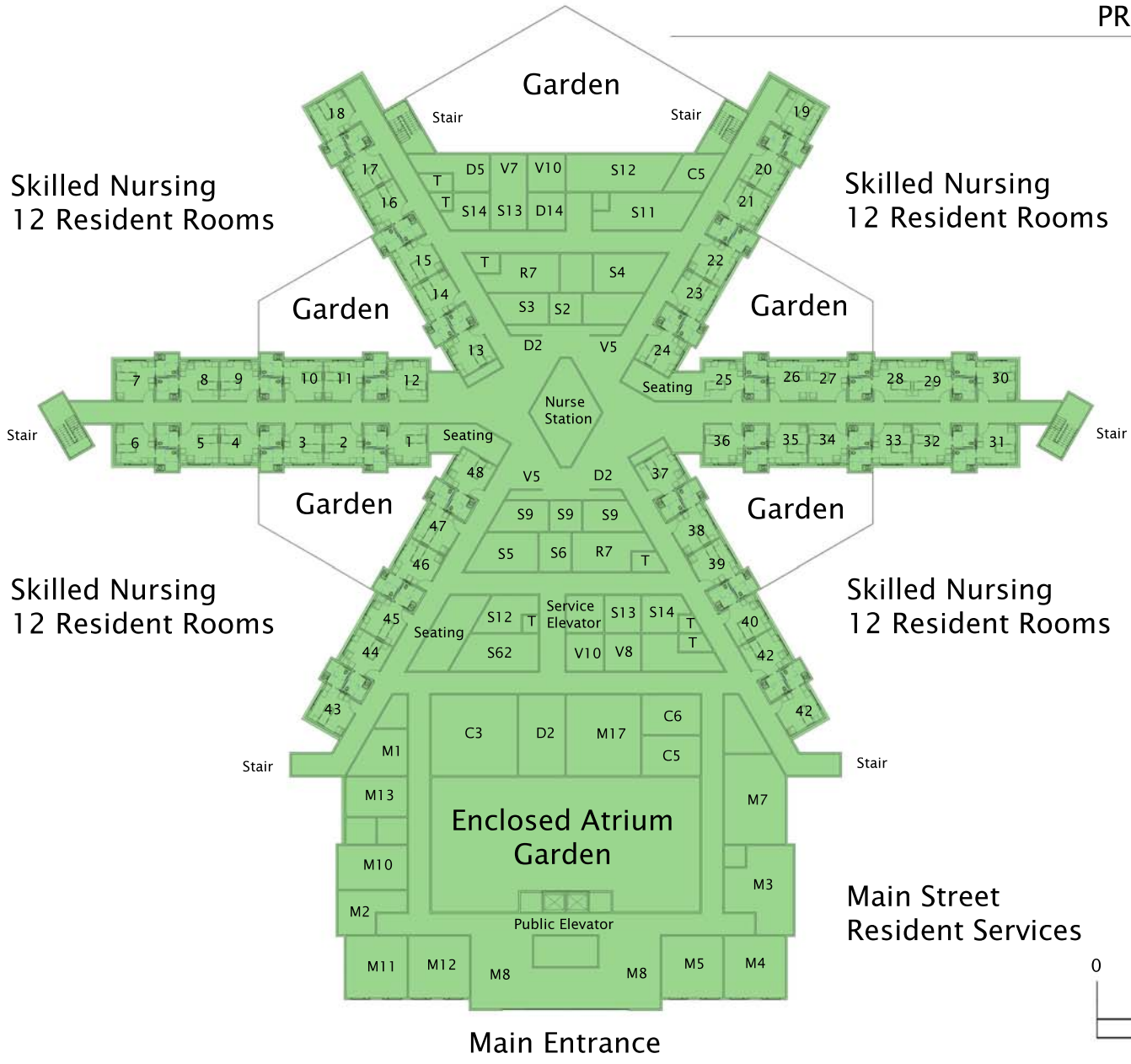


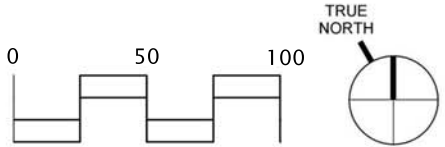
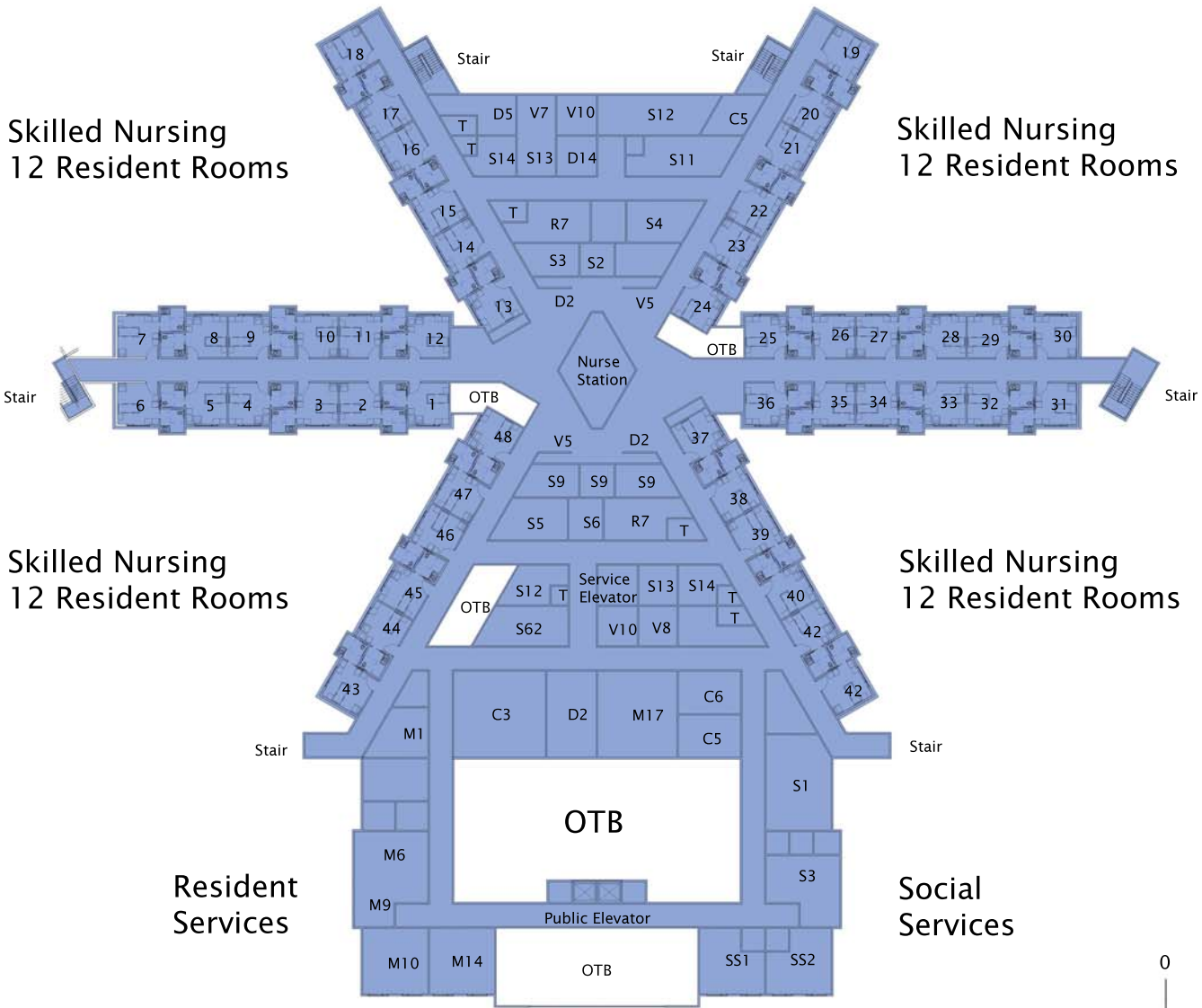


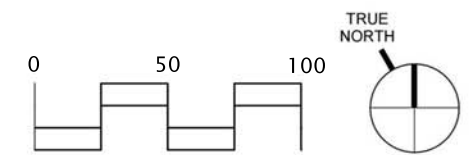
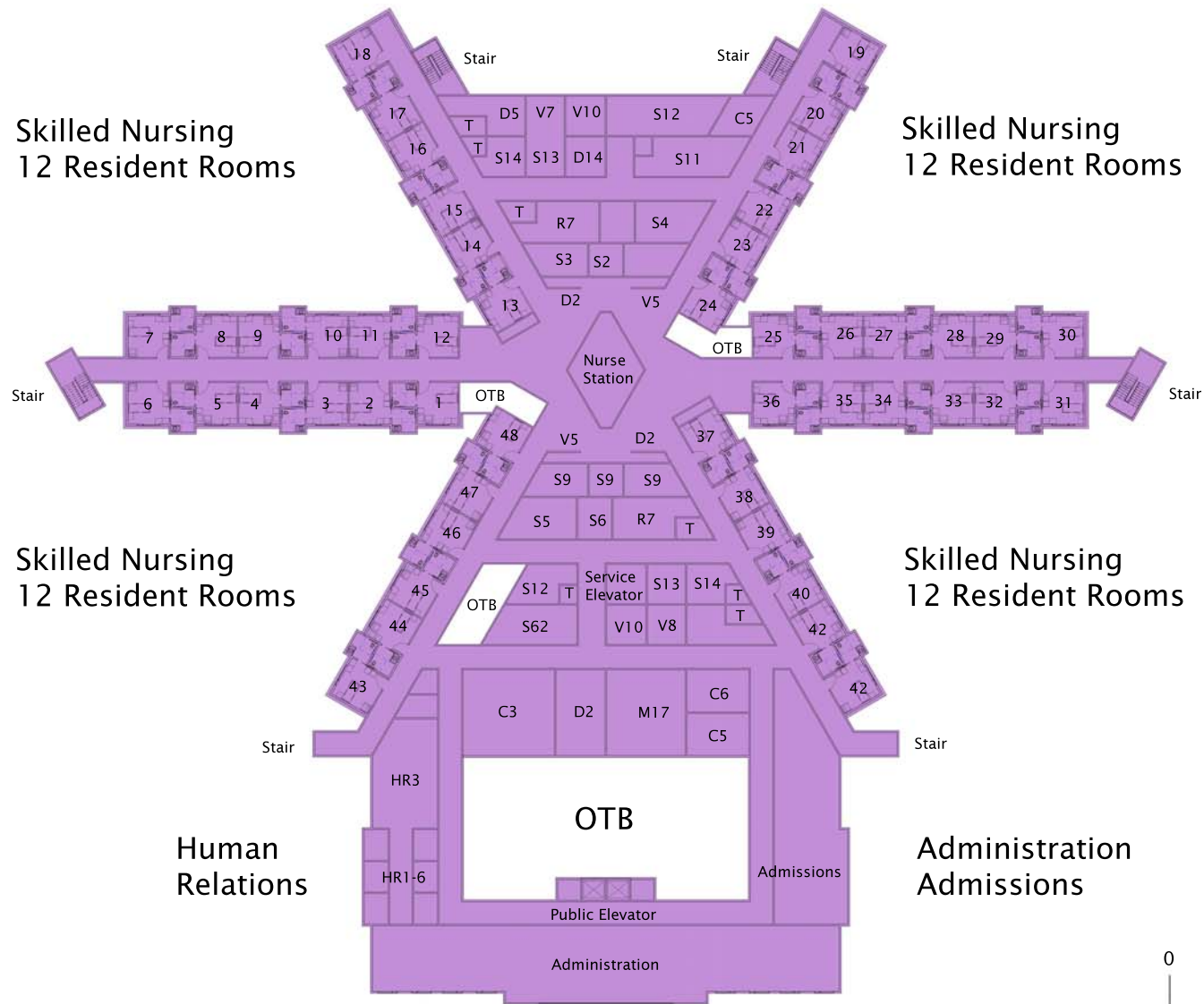
PROPOSED LOWER LEVEL FLOOR PLAN

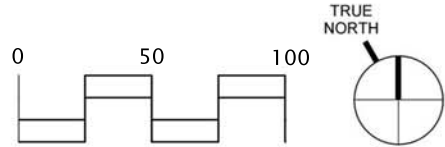
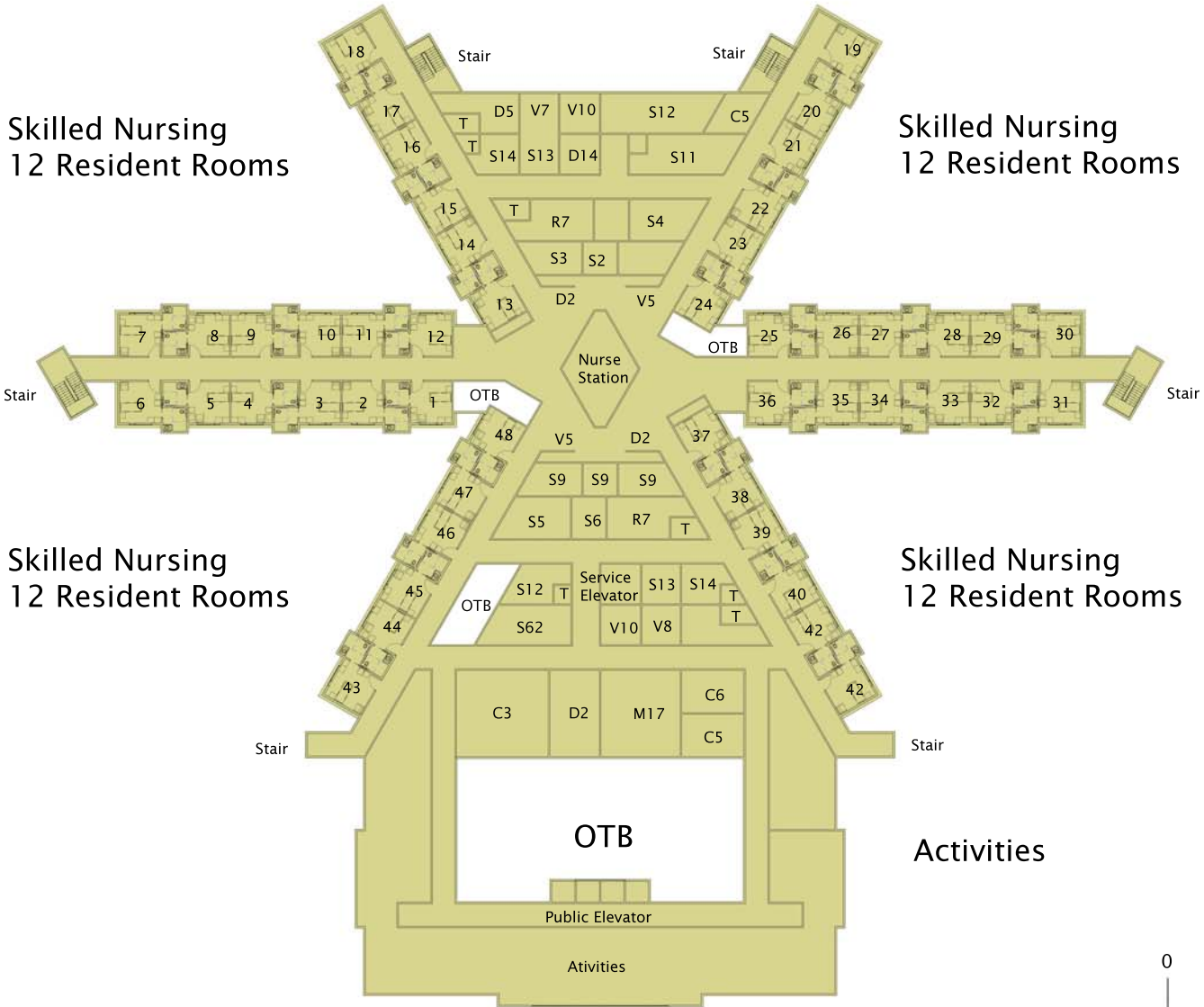
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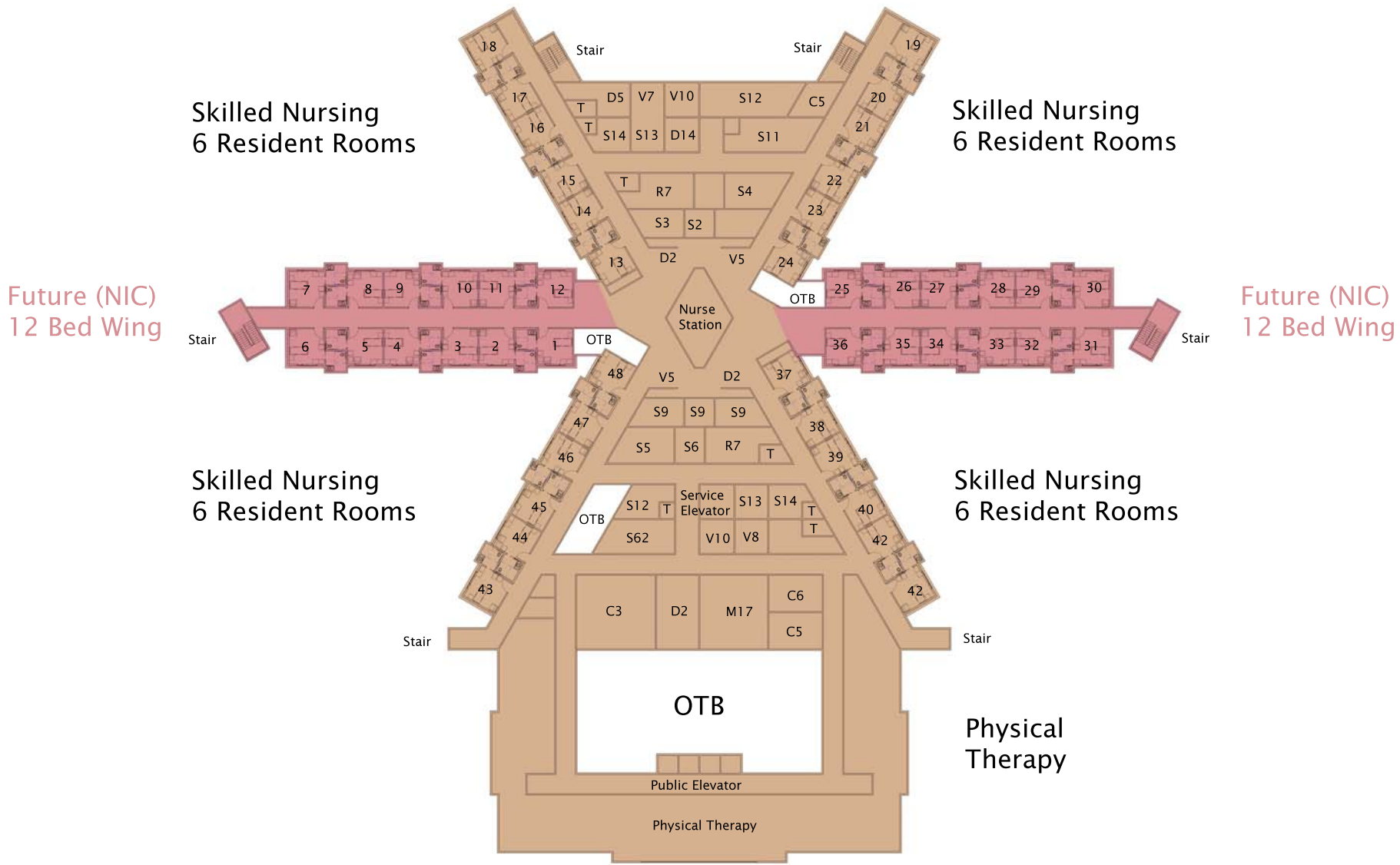




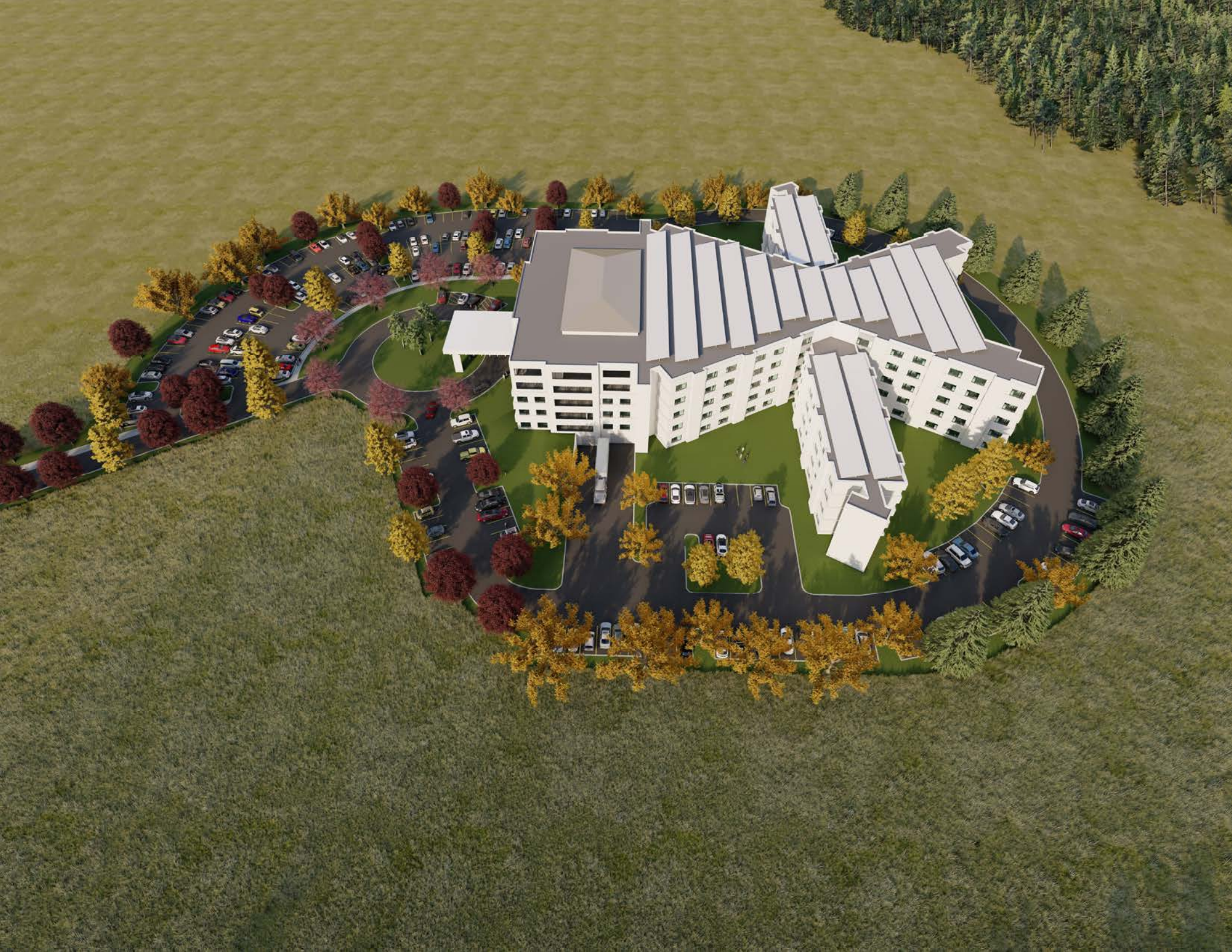




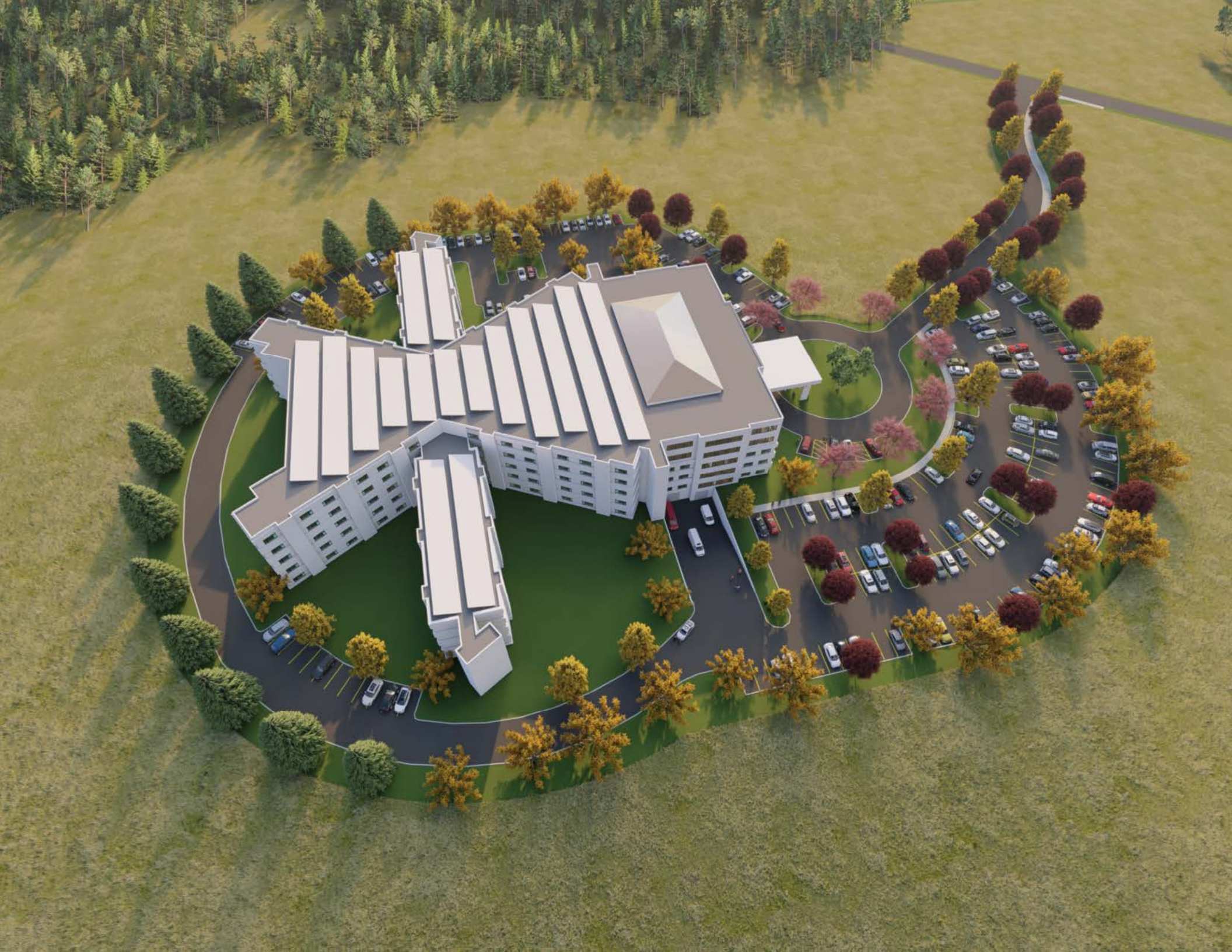
















Group	Phase	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
1000		GC'S & GR'S	30.00 mnth	380,000.00 /mnth	11,400,000
3000		CONCRETE	289,566.00 sf	15.78 /sf	4,570,333
4000		MASONRY	289,566.00 sf	22.02 /sf	6,377,490
5000		METALS	289,566.00 sf	36.04 /sf	10,436,456
6000		WOOD & PLASTIC	289,566.00 sf	15.60 /sf	4,517,230
7000		THERMAL/MOISTURE	289,566.00 sf	15.50 /sf	4,486,962
8000		OPENINGS	289,566.00 sf	14.91 /sf	4,318,341
9000		FINISHES	289,566.00 sf	42.07 /sf	12,183,172
10000		SPECIALTIES	289,566.00 sf	5.29 /sf	1,531,025
11000		EQUIPMENT	289,566.00 sf	10.28 /sf	2,977,451
12000		FURNISHINGS	289,566.00 sf	0.59 /sf	171,913
13000		SPECIAL CONST - SKYLIGHT	289,566.00 sf	3.80 /sf	1,100,000
14000		CONVEYING SYS	289,566.00 sf	4.14 /sf	1,200,000
210000		FIRE SUPPRESSION	289,566.00 sf	6.00 /sf	1,737,396
220000		PLUMBING	289,566.00 sf	25.66 /sf	7,430,264
230000		HVAC	289,566.00 sf	40.65 /sf	11,771,498
260000		ELECTRICAL	289,566.00 sf	39.35 /sf	11,395,661
310000		EARTHWORK	11.00 acre	400,000.00 /acre	4,400,000

Estimate Totals

Description	Amount	Totals	Rate	Cost Basis	Cost per Unit	Percent of Total
Labor						
Material						
Subcontract	102,005,191				352.269 /sf	85.86%
Equipment						
Other						
	102,005,191	102,005,191			352.269 /sf	85.86
Performance & Payment Bond	696,325			B	2.405 /sf	0.59%
P & P Bond Ext over 24 mths	20,401		0.020 %	T	0.070 /sf	0.02%
Builders Risk Insurance	148,507		1.250 \$ / 1,000	T	0.513 /sf	0.13%
General Liability & Umbrella P	1,063,314		0.895 %	T	3.672 /sf	0.90%
Software Licenses	166,328		0.140 %	T	0.574 /sf	0.14%
Pre Construction Services %	260,250		0.250 %	T	0.899 /sf	0.22%
CM Contingency %	5,218,018		5.000 %	T	18.020 /sf	4.39%
CM Fee %	3,287,350		3.000 %	T	11.353 /sf	2.77%
Escalation %	5,940,299		5.000 %	T	20.514 /sf	5.00%
Total		118,805,981			410.290 /sf	

October 2022

Const Costs	\$ 144,000,000
FF&E	\$ 3,500,000
Soft Costs	\$ 14,000,000
Owners Contingency	\$ 2,900,000
Inflation	\$ 8,000,000
Totals	\$ 172,400,000
	335,000 sf
	\$514/sf

December 2022

Const Costs	\$ 112,000,000
FF&E	\$ 3,500,000
Soft Costs	\$ 14,000,000
Owners Contingency	\$ 2,900,000
Inflation	\$ 7,000,000
Totals Revised	\$ 139,400,000
	235,000 sf
	\$593/sf

July 2023

Const Costs	\$ 119,000,000
FF&E	\$ 3,500,000
Soft Costs	\$ 14,000,000
Owners Contingency	\$ 2,900,000
Inflation	\$ 7,000,000
Sub-Totals	\$ 146,400,000
	Schematic Contingency 15% \$ 17,850,000
Totals	\$ 164,250,000
	289,500 sf
	\$567/sf

8/23 Current Project Costs \$146M - \$164M