

Master Plan Subcommittee
Meeting Minutes – May 21, 2015

Note: Draft Minutes are subject to review, correction and approval. Review and approval of Minutes generally takes place at the next regularly scheduled meeting.

The May 21, 2015 meeting commenced at 4 p.m. at Town Hall. Members present: Glenn Page, Don Skiba and Scott Self. Also present Sara Carbonneau (Director of Planning & Community Development) and Judy Bohannon (Interim Administrator of the Carpenter Home and also in her capacity as the Chair of the Recreation Committee).

Bohannon provided an update regarding the current status of the Carpenter Home. Noted that it is licensed for 16 residents and 2 spaces for adult daycare (804 license). Currently has 16 hours of nursing coverage and 8 hours of on-call nursing coverage. Bohannon stated that the Home is in the process of developing marketing and promotional materials to get more private pay customers.

Staff coverage continues to be an issue. Noted that she can only offer 29 hours per week; if more hours, the Town will need to provide health insurance. Also noted that while she has been able to raise the hourly rate so that it is comparable to other similar facilities, however, the limitation of hours restricts her ability to hire the staff that she needs. Felt that additional hours would help recruit and retain staff – many need health care coverage.

Page stated that it was his opinion that the Town should give the property back to the heirs of Lucy Carpenter – feels that Swanzey is the only town in the state that operates an assisted living facility and that the Town should not be in the assisted living business. Questioned whether the town could rent the facility to a private operator – it was Bohannon's opinion that we "wouldn't find a taker."

Similar facilities, such as the Woodard Home and Prospect Hill both have good endowments and do not take any Medicaid patients. Bohannon stated that the state pays \$2,185.00 per month, which is less than the costs. Bohannon stated that she would like to limit occupancy to 4 Medicaid residents – 2 men and 2 women. Also noted that all rooms at the Woodard Home and Prospect Hill have private bathrooms – unlike the Carpenter Home.

Bohannon stated that for the Carpenter Home to be successful, the Town should look at adding another facility that provides for nursing home care. Bohannon also noted that to make money, the town needs to spend money – and make the facility look presentable. The lowest room rate per month at the Carpenter Home is \$2,450.00.

Changes/updates to the Community Facilities Section – Carpenter Home are attached.

Richardson Park – Bohannon stated that the building is in need of updating. Fairly recent repairs/upgrades include a new roof and having the building re-painted. Approximately 6 years ago windows were installed with screens. Bohannon stated that the restrooms are in need of updating. Use of the building is limited, as it does not have a heating system. Wiring is also in need of being updated.

Discussion Regarding Recreation Programming – In 2015, the Town of Swanzey has a part time recreation director (scheduled for 12 hours per week). It is anticipated that the recreation director will also schedule events at Whitcomb Hall – once that facility is opened. The Recreation Committee consists of Judy Bohannon, Polly Seymour and Matt Rodeck (who is moving out of town soon). Bohannon stated that the recreation programming has been increasing year by year. However, she noted that the free-skate program time in the winter is up in the air, as the Cheshire Ice Arena has closed its doors. Bohannon also noted that she could not offer basketball leagues, as there is not enough gym space available. With reference to ball fields, Bohannon stated that the Town is developing rental agreements with the organizations that utilize the fields.

Decided that the next meeting would be a joint meeting with the Municipal Facilities Review Committee on June 8, 2015 at 4:00 p.m., as both groups are evaluating municipal facilities.

Meeting adjourned at 5:30 p.m.

Submitted by,

Sara H. Carbonneau
Secretary to the Committee