

LAKES REGION PLANNING COMMISSION

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LRPC Commissioner Meeting

Location: Colonial Theater, Laconia

Minutes of November 27, 2023

Approved March 25, 2024

Commissioners Present		Commissioners Absent	
Andover:	Harold Tuttle	Alexandria:	George Tuthill
Ashland:	Mardean Badger	Danbury:	John Taylor
Barnstead:	David Kerr	Franklin:	David Liberatore
Belmont:	Rod Cameron	Laconia:	Stacy Soucy
Bridgewater:	Ken Weidman		Wes Anderson
	Judith Faran	Moultonborough:	Celeste Burns
Bristol:	Bill Dowey	Plymouth:	William Bolton
Center Harbor:	Mark Hildebrand		Zachary Tirrell
Danbury:	Mark Zaccaria	Sandwich:	Bonnie Osler
Franklin:	Chip Ach	Tamworth:	Wyatt Berrier
	Jo Brown	Tilton:	Jeanie Forrester
Freedom:	Mark McConkey	Tuftonboro:	Tim Galvin
Gilford:	John Ayer	Wolfeboro:	Roger Murray, III
Gilmanton:	Stephanie Verdile		
Hebron:	Ivan Quinchia		
Laconia:	Dean Anson, II		
Meredith:	Stephanie Maltais		
Moultonborough:	Cristina Ashjian		
New Hampton:	David Katz		
	Andy Anderson		
Northfield:	Wayne Crowley		
	Doug Read		
Plymouth:	John Christ		
Sanbornton:	Robert Lambert		
Tamworth:	Lianne Prentice		
	Richard Doucette		
Tilton:	Jane Alden		
Wolfeboro:	Tavis Austin		

LRPC Staff: Executive Director Jeff Hayes, Administrative Assistant Linda Waldron, Land Use Planner Christine Marion.

Public: Ted Diers, Assistant Director, NH DES Water Division (presenter), Rich James (Hebron Selectboard Member), Trish Stafford (Sanbornton Town Administrator).



1. Call to Order

The meeting was called to order at 5:59 PM by Chair Ayer who welcomed everyone. A quorum was established.

2. Approval of Minutes

Chair Ayer asked if there were any questions or comments concerning the October 23, 2023 minutes. As there were none, he offered to take a motion to approve same. Cristina Ashjian provided the motion to approve the minutes which was seconded by Jane Alden. A voice vote was taken, and a majority of the members present were in favor. **Motion passed.**

3. Old Business

None

4. New Business

None

5. Presentation

Executive Director Hayes provided an introduction of Ted Diers, Assistant Director of the NH Department of Environmental Services Water Division and explained the need for water and sewer infrastructure in order to build new housing. Mr. Diers took the podium and conducted his presentation on water infrastructure funding programs. He commented that the remaining funds available are limited and any municipality considering a project of this nature should act now. Several informative slides were shown in conjunction with the presentation which will be posted to LRPC's website for reference. At the conclusion of the presentation, Mr. Diers asked the audience not to forget that dams are water infrastructures too and fall within the funding programs. Time was taken for a question and answer session.

6. Regional Updates/Announcements

None.

7. Commissioner Roundtable

D. Kerr, Barnstead—Trying to get the selectmen to agree to the usage of exaction language in developer's plans. Dave explains that exaction language can be added to a developer's plan by the planning board which would require the developer to contribute to required offsite improvements. Of particular concern is a current project which will likely more than double the traffic on an already busy dirt road where the development is being built. If there was an exaction in the developer's plan, the town would be able to pave that section of the road and require the developer to pay a portion of the cost. This would require selectmen involvement to commit to using town funds to make the recommended improvements on a cost share basis with the developer.

Jane Alden, Tilton—No real changes since last meeting. The town did have a wonderful Halloween party with over 1,000 people attending and is currently planning their Christmas parade. Jane also mentioned that the large resort project is moving along nicely. Due to some concerns regarding additional traffic in and out of the resort, the developer has volunteered to construct an additional turn lane to mitigate potential traffic problems.

B. Dowey, Bristol—The public safety building is now fully on schedule. Interestingly, they will be installing a water treatment facility in the front of the building to treat runoff water from the fire engines when they return from a fire.

L. Prentice, Tamworth—Lianne was curious about how many municipalities were sticking to their plan cycles concerning revisions to their master plans. They are trying to motivate their planning board to update theirs.

K. Weidman, Bridgewater—From a planning board perspective, the most significant accomplishment this past year was to go to town meeting with a change to their zoning in the area of Bridgewater Hill. There have been a couple of site plan reviews which were prompted by a change of use, not a new project; they are unlikely to see any major subdivision requests. Ken notes that the planning board would like to do an update of their master plan, but the selectmen have yet to fund it.

B. Cameron, Belmont—Belmont has been working on updating some of their ordinances. Bob believes there is a general disinterest in expanding the water and sewer systems in the community and he wonders if there is a program available (on the state level) which could educate communities and individuals regarding the need for these types of systems and the potential impact of not having them. He feels that if not, planning commissions along with the state should take this on. Also, concerning the lack of available water treatment plant personnel, is there a program available where an individual could obtain free training? In his opinion, if there was, it might draw in young people looking to make a career move without the need to go to college.

W. Crowley, Northfield—Like Belmont, Northfield does not seem to have the appetite or capacity to expand their water and sewer systems.

S. Maltais, Meredith—They are in the middle of their community engagement for housing. They have an online survey and workshops trying to gather perspective.

R. Lambert, Sanbornton—Assessments have gone out. The new police station is now operational.

A. Anderson, New Hampton—The planning board was working on a revision of their master plan simultaneously with all ordinances and requirements, but determined this was not efficient given that the master plan needed priority. The master plan should be completed in the next month, then they can move on to the ordinances next year where they will need to address solar energy for the first time.

D. Katz, New Hampton—Some language has been drafted regarding solar ordinances addressing residential, community, and commercial uses. Dave thanked Christine Marion for assisting in their master plan improvements. In response to Lianne's question about master plan updates, they do not address their master plan in cycles but, rather, through continuous improvement projects.

J. Brown, Franklin—On the issue of solar ordinances, Jo urges municipalities to write their zoning ordinances very clearly. Franklin is in the midst of a lawsuit on this issue concerning visibility and Eversource's need for additional equipment on the poles. Stephens Mill is being renovated and one of the upsides of this is that it is in town where there is existing infrastructure which will be upgraded by the developer to accommodate the renovation of over 150 housing units.

C. Ach, Franklin—Chip advises that there was a recent gas station leak in the downtown area which required some evacuation. Clean Harbor has been onsite and getting it cleaned up. Franklin is having their holiday parade on Friday.

J. Christ, Plymouth—The town is going forward with their municipal solar array but in the process, they have discovered that their zoning ordinance does not allow for solar use. This is something that needs to be looked at. They are having their holiday parade on Saturday. There are 7 zoning ordinances coming forward this year, most having to do with housing issues. The downtown drainage project is winding down.

M. Badger, Ashland—The planning board has finished revising their site plan review regulations and has started updating their subdivision regulations. There is a cell tower proposal coming in which will likely need a determination of regional impact.

M. Hildbrand, Center Harbor—Concerning the ongoing battle between the Center Harbor/Moultonborough town line development project, Mark advises that DES has determined that the developer cannot draw down from the 2 wells they installed on the property between the abutting laundromat and gas station as it will affect 30 or more wells within range.

C. Ashjian, Moultonborough—The planning board continues to look at the new master plan proposal and they are working on ordinance changes. From the Heritage Commission, the new *images* book has now been published and will be launched at the Moultonborough library on Wednesday.

M. Zaccaria, Danbury—The entire town is zoned residential, so any commercial entity requires a variance. The planning board has updated the master plan, but it has not been approved and there does not seem to be an interest in doing so at the next town meeting. There currently is no water infrastructure and no one can financially justify the need given the size of the town.

T. Austin, Wolfeboro—Their master plan was updated in 2019, but they may revisit the housing chapter in the next year or two. The town is consistently putting aside about \$1 million in CIP for wastewater treatment plant system maintenance, but that does not cover any increase in capacity. There are also plans to revamp the shorefront regulations again.

S. Verdile, Gilmanston—Working on zoning and budgeting amendments. The planning board's plate is full with a large 8-lot subdivision.

M. McConkey, Freedom—Zoning amendments are coming forward to town meeting and an interesting one is that the planning board would like the town to adopt state standards concerning shorelines, rather than the more restrictive and difficult to administer regulations currently in place.

I. Quinchia, Hebron—They are looking at their second 3-lot subdivision for the year. Also, starting work on a 10-year plan. Zoning ordinances for solar systems were implemented 3 years ago.

J. Ayer, Gilford—Hoping not to receive any more requests for storage facilities, but did get a new inquiry on using shipping containers which raise some interesting building code issues.

8. Adjournment

Chair Ayer adjourned the meeting at 7:22 PM.

Respectfully Submitted,

Linda Waldron
Administrative Assistant