

# LAKES REGION PLANNING COMMISSION

103 Main Street, Suite #3  
Meredith, NH 03253  
Tel 603.279.8171  
www.lakesrpc.org



## LRPC COMMISSIONER'S MEETING

Monday, April 22, 2024

6:00 PM

**Runnells Hall @ Chocorua Public Library**

25 Deer Hill Road | Chocorua

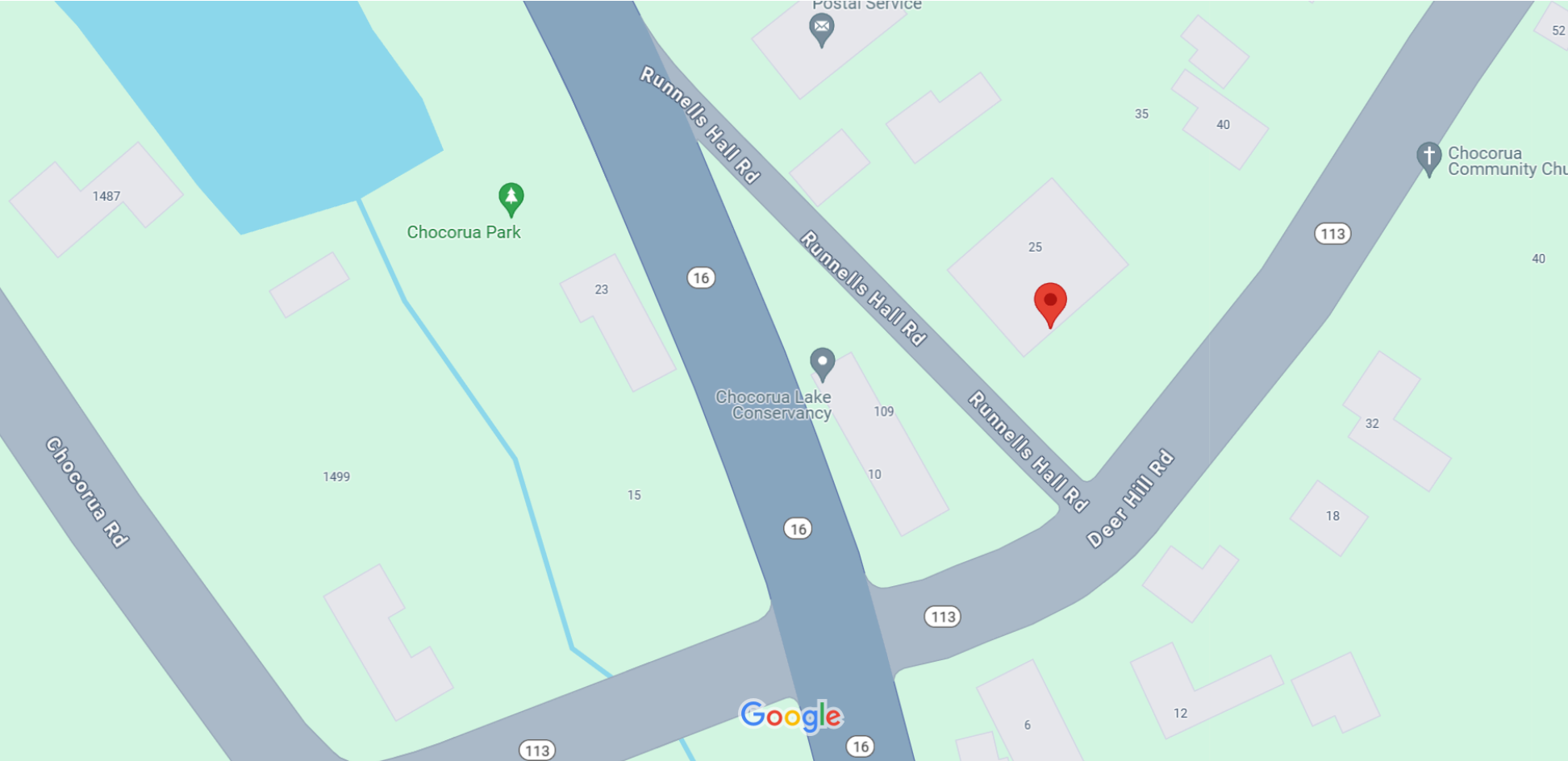
## AGENDA

1. **Call to Order, Establish Quorum**
2. **Approve Draft Minutes** of March 25, 2024 (*actionable item*) *Attachment*
3. **Old Business**  
None
4. **New Business**  
Annual Meeting Update
  - Request for Nominations – Get the Word Out – Deadline May 1<sup>st</sup>
  - Invitations with final details will be disbursed early May
  - Election ballot will be distributed mid-May (request return in advance of annual meeting)
5. **Presentations**
  - a. LRPC Brownfields Assessment & Cleanup Funding, Renewable Energy on Brownfield Sites, and Solid Waste Update  
*Presenters:* Matt Rose, LRPC Solid Waste Planner *biography attached*
  - b. Brownfields Planning & Reuse  
*Presenters:* Lisa Nagle & Mark Westa, Environmental Design & Research *biographies attached*
6. **General Updates/Announcements**
  - a. Executive Board Changes
  - b. Staff Changes
  - c. Website Updates (in progress)
7. **Commissioner Roundtable**  
Share noteworthy news and happenings from your communities.
8. **Adjourn**

**NEXT MEETING: June 17, 2024  
ANNUAL MEETING**

The Lakes Region Planning Commission reserves the right to hold a non-public session whether noted on the Agenda or not. Notice of a non-public session on an agenda is for planning purposes only. The citations to the Right-to-Know Law are provisional and may be revised as circumstances required. The LRPC complies with the ADA regulations. Please contact the LRPC office if you need special assistance in order to attend this meeting.

All meeting dates and times are subject to change.



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## LRPC Commissioner Meeting

Location: Bristol Town Office

Minutes of March 25, 2024

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

**LRPC Staff:** Executive Director Jeff Hayes, Administrative Assistant Linda Waldron, Sr. Transportation Planner Sean Chamberlin.

**Public:** Bryan Richardson, Sr. (Alexandria Planning Board Chair), Brian Reed (Alexandria Planning Board Member), Scott McWilliam (Laconia Planning Board Member).

### 1. Call to Order

The meeting was called to order at 6:01 PM by Chair Ayer who welcomed everyone. A quorum was established.



## 2. Approval of Minutes

Chair Ayer presented the minutes of November 27, 2023 for comment. Jane Alden offered a motion to approve the minutes which was seconded by Tavis Austin. A voice vote was taken indicating all present were in favor. **Motion passed.**

## 3. Old Business

None

## 4. New Business

None

## 5. Presentation

Chair Ayer turned the floor over to LRPC's Sr. Transportation Planner, Sean Chamberlin. Sean stated that he would be providing updates on the ten year plan and the bike/ped plan, speaking about the Mid-State Regional Coordinating Council (RCC) survey, and providing an overview of the Statewide Asset Data Exchange System (SADES).

Ten Year Plan: Sean advises that the most recent plan (2025 – 2034) has been reviewed by the Governor and is awaiting legislative approval. LRPC is currently accepting applications for the next round which will cover 2027 – 2036, and can collaborate with communities to develop and structure initial proposal concepts. Ten year plan projects are 100% funded – no matching funds needed. Application requirements were also reviewed.

Bike/Ped Plan: The bike/ped plan is being updated in order to meet grant application requirements. Multiple types of information were accumulated, and improvement is underway to increase connectivity. Survey results indicate more of an interest in separate facilities for bike lanes.

Mid-State RCC Ridership Survey: LRPC is collaborating with Central NH Regional Planning Commission to update the RCC plan, required to be accomplished every 5 years for funding. A survey has been distributed which will remain active until the end of March.

SADES: This is a partnership with other regional planning commissions, DOT, and the UNH T<sup>2</sup> program. Sean discussed the extensive data available via a dashboard (<https://nhsades.maps.arcgis.com/home/index.html>) which provides an overview and estimate of road system conditions and approximate costs for future improvement. The presentation also covered how this information and LRPC can assist communities in utilizing funds and managing assets more efficiently. To date, 13 member communities have participated in this program. LRPC can also provide stream crossing and pedestrian assessments upon request.

## 6. Regional Updates/Announcements

- a. Chair Ayer listed the new Executive Board and Commissioner appointments. Self-introductions were made by all those in attendance.
- b. Executive Director Hayes spoke about the proposed ballot for the upcoming annual meeting.
- c. Executive Director Hayes advised that the organization recently updated its Title VI Policy (anti-discrimination) to stay in compliance for receiving federal funding.
- d. Chair Ayer mentioned some minor updates to the meeting calendar and Executive Director Hayes noted that there is only one more meeting before the annual meeting which ends the fiscal year.
- e. Executive Director Hayes stated that the FY23 Annual Report contains some interesting information and is available for review on LRPC's website or upon request.

## 7. Commissioner Roundtable

J. Ayer, Gilford—At town meeting, Gilford passed an ordinance to combine the senior housing and workforce housing provisions. Storage facility construction continues to be on the rise.

J. Faran, Bridgewater—Bridgewater voted to withdraw from the local school system at town meeting. They are now waiting for results from Hebron's town meeting which doesn't occur until May.

M. Badger, Ashland—The Owl's Nest golf club continues to submit applications for small improvements. Of note was that the town had required them to submit a boundary survey which revealed some issues, including one building being located on a neighboring property.

S. McWilliam, Laconia—The Laconia State School property is back in the headlines with another closing delay; now pushed to April. There was a recent turnover in the planning department naming Rob Mora the new Director. They have a new Assistant Director as well.

T. Austin, Wolfeboro—Wolfeboro's budget was not passed at town meeting. The town is now trying to figure out how to keep things moving over the next 12 months. Main Street's water and sewer lines are being redone and they are trying to tie this in with their ten year plan.

J. Christ, Plymouth—Seven housing/zoning ordinance amendments were approved. A meeting is scheduled for tomorrow morning to discuss what is next in overlays. Planning Board applications are still coming through. A collaborative economic development project with the university is underway to study the downtown area.

G. Tuthill, Alexandria—George notes that Alexandria is also waiting for Hebron's vote concerning withdrawal from the school district. He voices a concern over the aging population and not doing enough to keep young people from leaving the area.

C. Ashjian, Moultonborough—Moultonborough's town meeting is not until May. The planning board held a hearing on proposed zoning amendments, noting there were some issues from residents on the Center Harbor side of town concerning a couple of the them. The planning board is also beginning to discuss another master plan round.

C. Burns, Moultonborough—Celeste added that the recent school district meeting had the largest turnout ever. The town is now spending close to \$10m as they fix up the elementary school. She notes the town is seemingly more divided.

R. Cameron, Belmont—All zoning amendments were approved; however the budget was not.

Jane Alden, Tilton—A petition warrant article to build an overlay district in a resort/commercial area was defeated. Building at The Preserve continues. The new dialysis center still has not opened as they have not been able to staff it. Jane is pleased to report that they received a \$500,000 grant from Senator Shaheen for the Island Park Bridge repairs.

B. Osler, Sandwich—Sandwich citizens passed additional zoning for more density and to allow duplexes. The planning board is working on Airbnb issues.

S. Maltais, Meredith—An amendment to Meredith's short term rental zoning ordinance did not pass at town meeting, however a CMAQ grant was supported by the taxpayers for fixing Laker Lane. The Brook Hill residential development has built about 55 units so far and is coming back to the planning board for approval to construct another 24 units, along with 2 storage buildings on an adjacent lot for those units. The planning board has also received an application for the conversion of a single family home on Main Street to a brew pub/restaurant.

B. Dowey, Bristol—There had been a push to take out the voting machines opting for hand counting, but this was voted down. Bristol is looking to expand their parks and trails by connecting Pemi Park to Profile Falls Park.

G. Tuthill, Alexandria—George noted that all the warrant articles were approved, and they are inching forward on the transfer station project, likely breaking ground this spring or summer.

J. Taylor, Danbury—Danbury had a zoning ordinance revision which passed at town meeting redefining buildable acreage. The town received word concerning a landowner who has recently leased 125 acres to a solar installation company. Consequently, the town is seeking information in the creation of an ordinance to address solar farms and has been in touch with LRPC in this regard. John mentions that they have not received a formal application for this project as of yet.

D. Kerr, Barnstead—The select board and the planning board had agreed to switch from an elected road agent to a public works director at about the same time their road agent resigned. This led to the select board aiming to make the director's position an appointed position rather than an elected one. Through warrant article at town meeting, it passed without discussion. The planning board had over 20 questions on the ballot, mostly to do with housekeeping, along with a statutory growth management ordinance which was renewed. Lastly, there was a petition warrant article to convert to an SB2 town which was defeated.

K. Weidman, Bridgewater—Ken added to Judy Faran's oration that Bridgewater recently upgraded its HMP. He noted that with respect to the school withdrawal issue, attendance is typically 50 – 60 people, however this time drew a larger audience resulting in a vote of 191 to 26 to withdraw. The Newfound Lake Region Association owns a 34 acre parcel of land in Hebron which is in conservation on which they have been working towards the construction of a conservation center building. A fundraiser is currently underway to reach financing goals.

I. Quinchia, Hebron—There will be an informative session on the school withdrawal issue tomorrow night and voting will take place in May. For zoning, they have adopted the FEMA flood maps resulting in some minor zoning amendments/changes. Short term rental ordinance discussions have begun.

S. Verdile, Gilmanton—Gilmanton taxpayers passed two zoning amendments, but the budget was voted down. Last year they voted to have a DPW director and by amendment this year, voted to return to a road agent.

J. Brown, Franklin—Jo stated that the Stevens Mill building is filling up, however these are market rate units primarily being purchased by non-locals with commercial units on the first floor. Franklin is also the beneficiary of a Senator Shaheen grant of \$2.5 million for use in adding two more features to the water park. The Easter Seals project for the Veterans Campus is beginning and will include approximately 25 permanent apartments to be constructed in phases.

A. Anderson, New Hampton—All warrant articles passed at town meeting, one of which was to provide money for the planning board to engage a consultant to finalize their master plan. At the last planning board meeting, changes were made to all fire department regulations which will be going to public hearing at next planning board meeting.

D. Katz, New Hampton—Dave notes that New Hampton had the shortest ballot in years due to having no zoning ordinance amendments. For the 5<sup>th</sup> year, voters agreed to fund \$250,000 for RSMS implementations.

## **8. Adjournment**

Chair Ayer adjourned the meeting at 8:06 PM.

Respectfully Submitted,

Linda Waldron  
Executive Administrative Assistant

# Matt Rose

Solid Waste Planner

Lakes Region Planning Commission



Matt Rose has been the new Solid Waste Planner for Lakes Region Planning Commission since April 2022. Matt has a passion for solid waste management and renewable energies. In 2017, Matt graduated from SUNY ESF with a bachelor's degree in Sustainable Energy Management. He also worked 4 years with Madison County Solid Waste Department in the State of New York.

Since working for LRPC, Matt has helped coordinate LRPC's yearly Household Hazardous Waste event, conducted several HHW resident outreach events, and is currently working on updating PRLAC's Pemigewasset River Corridor Management Plan.



Mark Westa, RLA  
Sr. Landscape Architect

- 30+ years of experience
- Master in Landscape Architecture II, Harvard University Graduate School of Design
- Bachelor of Science, Landscape Architecture, Cornell University
- Professional Affiliations
- ROVE Team Leader – Landscape Architecture Accreditation Board
- American Society of Landscape Architects
- Council of Landscape Architecture Registration Board
- Friends of the West River Trail Steering Committee, Brattleboro, VT
- Registered Landscape Architect – NY





Lisa C. Nagle, AICP, RLA  
Planning Practice Leader

- 35+ years of experience
- Master of Science, Geography, concentration in recreation and natural resource management, University of Akron
- Bachelor of Science, Geography, concentration in urban planning, SUNY Geneseo
- Professional Affiliations
  - American Institute of Certified Planners
  - American Planning Association (APA)
  - Upstate American Planning Association
  - NY State Council on the Arts' Architecture Planning & Design Panel
  - Registered Landscape Architect – NY
  - Registered Certified Planner AICP