

LAKES REGION PLANNING COMMISSION

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



LRPC Executive Board Meeting

Minutes of November 9, 2022

Approved March 8, 2023

PRESENT	Dean Anson, II, Cristina Ashjian, John Ayer (Chair), Mardean Badger, Pat Farley (Secretary), Mark Hildebrand, David Katz (Vice Chair), David Kerr (Treasurer), Bob Snelling
ABSENT	Bill Bolton, Steve Favorite, Steve Wingate
STAFF	Jeff Hayes (Executive Director), Linda Waldron (Administrative Assistant), Sean Chamberlin (Sr. Transportation Planner)
LOCATION	LRPC Office, 1 st Floor Conference Room, Meredith

1. Call to Order

Chair Ayer called the meeting to order at 9:00 AM and noted that a quorum was present.

2. Minutes

Minutes of October's Executive Board meeting was presented for approval. There were no comments or discussion. Bob Snelling submitted a motion to approve the minutes as presented which was seconded by David Katz. A voice vote was taken and all were in favor. Minutes were approved as presented.

3. Finance/Treasurer Report

Executive Director Hayes noted that Vice Chair Katz had made some inquiries of the Finance Administrator regarding certain items in the report since receiving it and asked Vice Chair Katz to share some of his questions and the responses received with the Board. Executive Director Hayes also noted that we still show a small deficit, but this is trending up and we should be caught up by December.

4. Monthly Executive Report (October)

Chair Ayer asked Executive Director Hayes if he would like to highlight any items of specific interest or importance contained in the report and he briefly mentioned a couple items.

5. Committee Reports (TAC)

Treasurer Kerr stated that November's TAC meeting topic was on prioritizing ten year transportation plans which will be addressed further in the meeting (see: 7a). Executive Director Hayes noted that attendance and quorum issues plague the TAC as well.

6. Old Business

a/b. Attendance & Vacancy Letters. The language in the proposed letters was mostly favorable. It was suggested that a letter addressing those municipalities that currently have no commissioner be sent out after town meetings in March and members agreed. Vice Chair Katz asked if there were similar attendance letters used by the TAC for their members. Currently there is no attendance policy as it relates to the Executive Board or the TAC, and Executive Director Hayes offered that we should use the same attendance policy for the Executive Board and TAC members as are in the Commission By-Laws. Vice Chair Katz agreed that we should strive for

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consistency across the organization by responding in the same manner regarding attendance/absences and vacancies.

As an aside, Executive Director Hayes noted that recently we changed our By-Laws to reflect a two-year term for officers, however it has been pointed out that RSA 36:48 states that we shall elect officers annually. This puts our By-Laws in direct opposition to the RSA. As such, we will need to amend the By-Laws to reflect consistency with the RSA.

- c. Censure Letter Follow-up. Executive Director Hayes recapped the reason for issuing this letter. He stated that the member receiving same has continued to be non-compliant. Executive Director Hayes has spoken with the town officials of the member's municipality and has been advised that the selectboard will be taking up the matter at their next meeting. We will wait until we know the outcome of the selectboard meeting to determine if further action is necessary on our part.

7. New Business

- a. Ten Year Transportation Plan Priorities. Executive Director Hayes stated that one of the TAC's duties is to prioritize ten year plan funding. We have a \$6.1 million dollar target allocation to prioritize projects in the Lakes Region every two years. The TAC receives proposed projects from municipalities which they review and score, subsequently providing recommendations to the Executive Board who has the ultimate authority to recommend submissions to the NH DOT. Executive Director Hayes reviewed the scoring results, noting that we have two fairly good engineering reports; one from Meredith and one from Plymouth, but the third, from Laconia, is problematic regarding its validity in that it is an estimate from 2019. Executive Director Hayes also mentioned that it was concerning that there was not a quorum for the TAC meeting, especially given that this is the most importance TAC meeting of the year. There was discussion about whether or not to attempt to move all three projects forward despite the outstanding issues of Laconia's lack of updated values and Meredith's problem of being underfunded. Consensus was that we should move forward with preliminary recommendation of the TAC to submit all three projects to the DOT with the understanding that the Laconia project would be *at risk*. In the meantime, we should attempt to get a more current estimate from Laconia. Vice Chair Katz made a motion to recommend that Meredith be listed as first priority at \$2.4 million, Plymouth Phase 1 as second priority at \$4.5 million, and Laconia as third priority at \$2.2 million. Mardean Badger seconded the motion. Chair Ayer conducted a voice vote which resulted in a unanimous approval. Motion passed.
- b. Brownfield Community-Wide Assessment Grant Application. Executive Director Hayes provided an update that we are working on a new grant application for an additional \$500,000 in funding for the region. Franklin, Laconia, and Ashland will be the target communities, but funds are open to the entire region. We have submitted a DES source water protection grant application to assist towns with groundwater overlay districts and are looking to apply to the USDA to fund a clean energy circuit rider in order to support local communities with renewable energy projects.
- c. Private Mapping Companies in the Lakes Region. Executive Director Hayes pointed to the list provided which included the 5 or so mapping companies serving the region and advised that the LRPC can provide additional services to communities at very low member rates. This would include zoning changes, lot line adjustments, parcel lines, etc. We can do future capacity buildouts as well. Executive Director Hayes is interested in growing

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our GIS mapping services into a fulltime position for the organization. On that front, LRPC is participating in a DOT pilot program concerning local traffic counting and undertaking more outreach to municipalities.

- d. Obtaining a ".gov" Website. Executive Director Hayes advised that we are investigating the possibility of converting from a .org domain name to a .gov domain name in order to boost our cybersecurity via additional services provided by the federal government. We need to conduct more research into the pros and cons, and talk with other communities that have made this transition.
- e. Executive Board Biographies. Executive Director Hayes noted that we would like to obtain a short biography from EB members who do not currently have one on file with the organization. This would be posted to our website and assist community members in identifying their representatives and learn a little more about them.

Vice Chair Katz asked to discuss briefly preliminary considerations for the 2023 annual meeting. It was noted that this will take place on June 26th and the focus will be on clean energy alternatives. We would like to put together a panel of participants in the clean/renewable energy field and potential locations to hold the meeting were offered. We will attempt to put together some more ideas and information for the next meeting.

8. Roundtable

D. Katz, New Hampton—Going through the budgeting process. Looking to enter a warrant article to continue work on RSMS plan and updating. The planning board is going through their zoning amendments.

P. Farley, Tamworth—There will be a broadband forum on December 7th via Zoom regarding currently available choices. The planning board is working on a groundwater protection ordinance which will likely be on the ballot in March.

C. Ashjian, Moultonborough—The little schoolhouse project is progressing. There is a lot of new development movement. The Village school's electronic video message board is going forward. The planning board will be considering an updated Koss application for Bean Road.

M. Hildebrand, Center Harbor—The Carroll County Superior Court shut down the developer's high density calculations for the Center Harbor/Moultonborough project, but the developer will be submitting a new application tonight at the planning board meeting.

Sean Chamberlin, LRPC—We will be pushing through the ten-year plan projects and conducting future outreach to municipalities regarding discretionary grant opportunities for other transportation projects.

J. Perez, Plymouth—Advised Scott Weden has been named the new Town Manager. They are actively working on ten-year plan projects. They have been awarded an *InvestNH* grant which will be used for hiring a consultant to conduct a housing needs analysis, the consultant will conduct an audit of the Town's current regulations, and the consultant will draft a plan which includes public engagement.

D. Anson, Laconia—Concerning the issue of affordable housing, there are two big development projects in the works which include the previous state school property and the Langley Cove project of which only the state school property proposal mentions any affordable housing; the Langley Cove project is all high-end. There is a new City Manager. There are openings in the DPW and the planning department. There are meetings being scheduled about the

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homeless issue. Dean attended a NH Association of Conservation Commission meeting recently and spoke about an app that can be downloaded to a phone that will allow an individual to identify plants and animals which can then be used to update a community's natural resource inventory and used to share this information with other communities. Finally, it is noted that Laconia's ability to fight any forest fires is not adequate and the danger of having one due to climate change concerns is elevated.

R. Snelling, Holderness—Nothing new to report in Holderness.

M. Badger, Ashland—There are information discussions being conducted between the planning board and the Mill Pond developers. Current issues are primary access to the property and a secondary access point which has an easement to the ballfield.

D. Kerr, Barnstead—There are normal planning board issues such as lot lines and subdivisions. Residents' expressing concerns regarding short term rentals such as noise, traffic, and capacity. The Town is not interested in RSMS even after Dave Jeffers' previous presentation concerning same. It is expected that a proposed school board construction project will be on the ballot in March. There is a massive piece of privately owned property, part of which is being parsed out to various tenants, but a large part of the property is essentially a scrap yard which is of concern.

J. Ayer, Gilford—The new Michael's store is now open. Progress is continuing on the construction of 2 large self-storage buildings across from the Walmart plaza. Two subdivisions have come in for property on Glidden Road which are slated for high-end housing.

9. **Adjournment**

Chair Ayer adjourned the meeting at 11:00 AM.

Respectfully Submitted,
Linda Waldron
Administrative Assistant