

LAKES REGION PLANNING COMMISSION

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



LRPC EXECUTIVE BOARD MEETING

Wednesday, September 14, 2022

9:00 – 11:00 AM

LRPC Office, First Floor Conference Room
Humiston Building, 103 Main Street, Meredith, NH

AGENDA

NOTE: Seven (7) Executive Board members must be present in-person at the meeting location to establish a quorum, so please let Jeff or Linda know if you cannot attend.

1. **Call to Order**
2. **Approve Draft Minutes of June 8, 2022** *Attachment*
3. **Finance/Treasurer Report** *(June & July/August)* *Attachments*
4. **Monthly Executive Reports** *(July & August)* *Attachments*
5. **Committee Reports**
 - a. Transportation Advisory Committee (TAC)
6. **Old Business**
 - a. Approval of FY23 Meeting Calendar *Attachment*
7. **New Business**
 - a. Audit Presentation (Charlene Vallee of Hennessey & Vallee, PLLC)
 - b. Solid Waste Grant Award
 - c. FY24 Municipal Appropriations *Attachment*
 - d. FY23 Proposed Budget *Attachment*
 - e. Commitment to Serve/Conflict of Interest Policy
8. **Non-Public Session**
9. **Roundtable**
10. **Public Input**
11. **Adjourn**

NEXT MEETING: October 12, 2022

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 Executive Board Meeting Minutes of June 8, 2022

PRESENT John Ayer (Chair), Bill Bolton, Pat Farley (Secretary), Steve Favorite, Tony Giunta, David Katz (Vice Chair), David Kerr (Treasurer), Bob Snelling, Steve Wingate

ABSENT Dean Anson, II, Mardean Badger, Jean Marshall

STAFF Jeff Hayes (Executive Director), Linda Waldron (Administrative Assistant)

PUBLIC None

LOCATION LRPC Office, 1st Floor Conference Room, Meredith

1. Call to Order

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

2. Minutes

Vice Chair Katz made a motion to accept all three sets of minutes needing approval in one vote. Steve Favorite seconded this motion. There were 8 approvals and 1 abstention. Minutes were approved as submitted.

3. Finance Report

Executive Director Hayes presented the finance report indicating that we have a surplus. He mentioned that the overhead rate needs to be reviewed and stated we did have some unexpected costs this past year by way of a new server and phone system.

4. Committee Report

Treasurer Kerr highlighted the events of the TAC meeting of June 1st which was held at the Meredith Library, and he applauded their exemplary meeting room. Minutes were not yet available for review. He noted there was no quorum to conduct official business. Representative McConkey, Vice Chair of the Transportation Committee (TC), was in attendance and expressed concern with Route 153 being used as a bypass alternative to Route 16 in the Conway area. McConkey said that the NHDOT is being directed to look at this project to gather data and devise a solution. The Route 11 study project is ongoing with a goal towards realignment of various sections/intersections. There was also a 10-year plan update.

5. Old Business

Annual Meeting Update

Executive Director Hayes stated that registrations are much lower than the anticipated 200 – 250. We are probably looking for an attendance of 125 at best. This is likely due to COVID concerns. ED Hayes also reviewed the new Household Hazardous Waste (HHW) award whereby we will be recognizing 8 of our communities who have hosted the collection day events for many years. We will also be presenting a special award to Regional Planner David Jeffers for his many years of coordinating this event.

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Vice Chair Kerr reviewed the changes to the Proposed Slate of Executive Board Members and Ballot. After discussion, Pat Farley moved to accept the proposed ballot as drafted and Treasurer Kerr seconded same. The motion was unanimously approved. Ballots may be completed and left at the conclusion of this meeting, mailed to LRPC, or brought to the annual meeting.

EB Alternates – Bylaws

ED Hayes began by stating that quorum issues need to be addressed in the bylaws (proposed changes attached to agenda). The LRPC initially started out as a non-profit organization, but is now considered a political subdivision (a governmental body). Electronic meetings are an option, but this doesn't solve the quorum issues as non-physically present members cannot be counted for voting purposes. When counting for a quorum, only one commissioner (or alternate) per municipality can be counted and only those municipalities who have commissioners will be counted in the total. For example, we have 30 municipality members. Of those, 7 currently do not have appointed commissioners. This brings the voting municipality members to 23. To achieve a quorum, we would need 51% of those municipalities or 12 commissioners in attendance. EB alternates are also appointed positions and their acceptance of that position should be conditioned upon their agreement to regularly attend EB meetings. ED Hayes will prepare draft language for submission at the next EB meeting in these regards. It was also mentioned that the bylaws provide for Associate Commissioner memberships for those who have an interest in regional planning without the need for dues and without voting privileges.

6. New Business

Pat Farley mentioned that retiring executive board members might be recognized at the annual meeting. There was discussion on this as well as a suggestion that we might take a moment to recognize all executive board members who have served in the past 10 years (exclusive of current board members) at the annual meeting. Pat made a motion that this be implemented, and Steve Favorite seconded. 8 commissioners were in favor and 1 abstained. Motion granted.

7. Roundtable

D. Katz, New Hampton—The historic 1798 Town House is undergoing a condition assessment to identify needed repairs. They will be seeking to obtain grant money to assist with the cost. This building is the longest, continually used meeting house in the state.

P. Farley, Tamworth—At the last planning board meeting the master plan was discussed. They are planning to tackle it one chapter at a time.

B. Bolton, Plymouth—Bill received an ARPA (American Rescue Plan Act)/GOFERR (Governor's Office for Emergency Relief and Recovery) funds announcement this morning from Representative Joyce Weston. He mentioned that Joyce is stepping down from her position and that Bill will be running for her state representative position. He also received the Road Surface Management Report (RSMR) report from LRPC. The Main Street infrastructure project has been placed on hold until next spring.

T. Giunta, Franklin—Tony states that the City of Franklin is excited to be hosting our annual meeting and that the owners of Mojalaki Country Club have been extremely cooperative with organization efforts. There was a press release about the renovations to the Stephens Mill buildings and that \$30 million has been secured for upgrade. There will

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be about 150 new housing units and about 50 business units when completed. Also, the deal on the new Cumby's building has closed.

S. Wingate, Tuftonboro—the Lakes Management Advisory Committee will be conducting a Winni tour to assess any potential lake management issues.

R. Snelling, Holderness—Concerns about wake boats on Squam. A piece of White Oak Pond property was purchased by a family who experienced a tragic loss which has been converted into a park to honor those lost. There was a hotel on the property as well which has been converted to summer housing for AmeriCorp members. This facility is free to anyone in the watershed area.

D. Kerr, Barnstead—At last Thursdays meeting, they received a conceptual proposal from an online gun and sporting goods dealer. The previously mentioned application for a subdivision has still not been approved due to continued engineering issues and constant changes. St. A's housing survey is done relative to affordable housing.

S. Favorite, Bristol—Steve says they are still trying to build a unity building for the Fire Dept. and the Police Dept., but are facing funding issues. The Town Administrator will be leaving to accept a new position in Lebanon. They are looking for a replacement. In the interim, the State will offer a temporary fill in. They are also having wake issues. The State has offered to provide a boat for training purposes regarding proper operation on the water and prevention of boat hazards. They have finished the photocell buildout.

J. Ayer, Gilford—The new Michaels' store should be open by the end of July. The Starbucks store is progressing slowly due to water table issues. There is a subdivision application pending for land near the Alton town line which currently has multiple apple trees and blueberry bushes on it. The applicant intends to implement them into the planning design. There would be several high end units starting at around \$1.2 million. The new building inspector is still going strong. He is very knowledgeable about the codes and multiple other matters, so he has been a great asset to the Town.

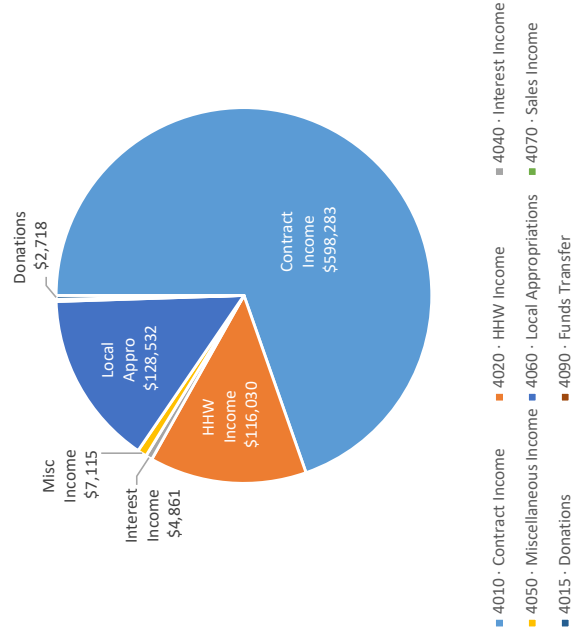
8. **Adjournment**

Chair Ayers declared the meeting adjourned at 11:05 AM.

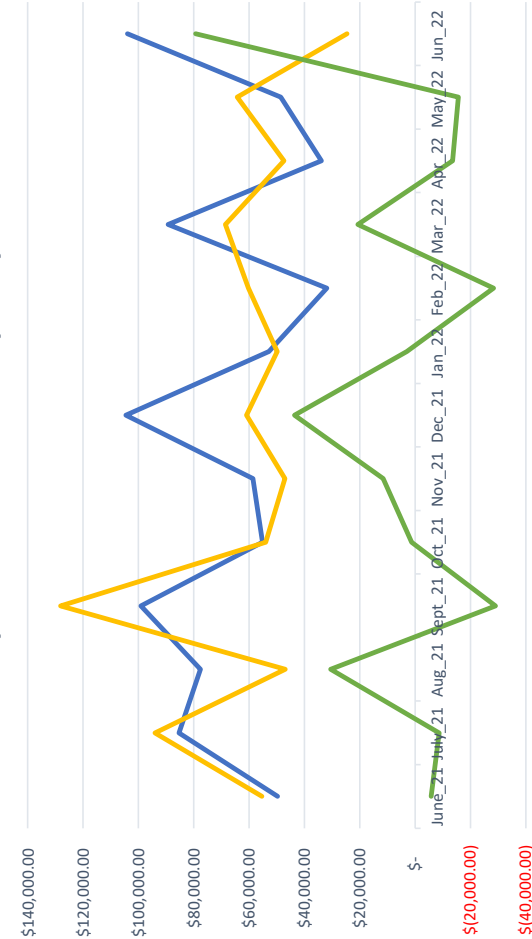
Respectfully Submitted,
Linda Waldron
Administrations Assistant

Lakes Region Planning Commission - Dashboard

Revenue by Source Type



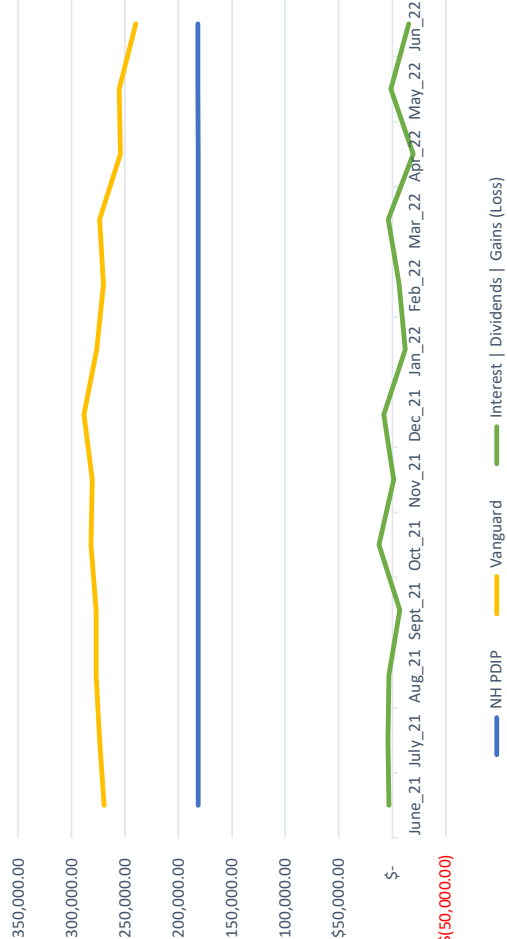
Income, Expenses, and Deficit/Surplus by Month



YTD Operating Results



Vanguard and NH PDIP Investments





Lakes Region Planning Commission
STATEMENT OF FINANCIAL POSITION
As of June 30, 2022

| | Jun 30, 22 |
|--|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1011.00 · Operating Account | 13,730.76 |
| 1040.00 · Petty Cash | 150.00 |
| 1070.00 · Cash Management | 153,310.44 |
| 1071.00 · Savings | 1,588.42 |
| Total Checking/Savings | 168,779.62 |
| Accounts Receivable | |
| 1110.00 · Accounts Receivable | 262,754.25 |
| Total Accounts Receivable | 262,754.25 |
| Other Current Assets | |
| 1451.00 · Prepaid Postage | 130.62 |
| 1452.00 · Bulk Mail Permit 98 | 30.46 |
| 1510.00 · Vanguard Investments | 239,920.88 |
| 1580.00 · NH PDIP | 181,893.19 |
| Total Other Current Assets | 421,975.15 |
| Total Current Assets | 853,509.02 |
| Fixed Assets | 0.00 |
| TOTAL ASSETS | 853,509.02 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2010.00 · Accounts Payable | 11,014.06 |
| Total Accounts Payable | 11,014.06 |
| Other Current Liabilities | |
| 2110.00 · Accrued Salaries & Wages | 21,042.07 |
| 2120.00 · Accrued Vacation Payroll | 18,223.20 |
| 2130.00 · Payroll Liabilities | |
| 2132.00 · NHRS | 63.63 |
| 2135.00 · 401(k) Contribution | 1,345.77 |
| Total 2130.00 · Payroll Liabilities | 1,409.40 |
| 2350.00 · Deferred and Unearned Revenue | |
| 2351.00 · Deferred Town Assessment | 134,955.00 |
| 2352.00 · Deferred HHW Income | 99,661.00 |
| 2353.00 · Deferred Other Income | 5,000.00 |
| Total 2350.00 · Deferred and Unearned Revenue | 239,616.00 |
| Total Other Current Liabilities | 280,290.67 |
| Total Current Liabilities | 291,304.73 |
| Total Liabilities | 291,304.73 |
| Equity | |
| 3110.00 · Unrestricted Net Assets | 553,425.45 |
| Net Income | 8,778.84 |
| Total Equity | 562,204.29 |
| TOTAL LIABILITIES & EQUITY | 853,509.02 |



Lakes Region Planning Commission
FY22 Budget Performance
 June 30, 2022

| | Fiscal Year (22)-to-Date | | | |
|--|--|----------------------------|---|-------------------------------|
| | FY22 Approved Annual Budget | FY22 YTD Actual | Difference (Budget v Actual) | % of Annual Budget |
| Income | | | | |
| 4010 · Contract Income | \$ 546,470 | \$ 598,283 | \$ 51,813 | 109.48% |
| 4020 · HHW Income | \$ 119,000 | \$ 116,030 | \$ (2,970) | 97.50% |
| 4040 · Interest Income | \$ 4,000 | \$ 4,861 | \$ 861 | 121.53% |
| 4050 · Miscellaneous Income | \$ 6,000 | \$ 7,115 | \$ 1,115 | 118.58% |
| 4060 · Local Appropriations | \$ 128,530 | \$ 128,532 | \$ 2 | 100.00% |
| 4070 · Sales Income | \$ 3,800 | \$ 1,535 | \$ (2,265) | 40.38% |
| 4015 · Donations | \$ 2,500 | \$ 2,718 | \$ 218 | 108.73% |
| 4090 · Funds Transfer | \$ - | \$ - | \$ - | |
| Total Income (est.) | \$ 810,300 | \$ 859,074 | \$ 48,774 | 106.02% |
| | | | | Target: 100.00% |
| Expense | | | | |
| 6030 · Custodian | \$ 4,160 | \$ 3,900 | \$ 260 | 93.75% |
| 6050 · Education and Training | \$ 1,000 | \$ 485 | \$ 515 | 48.50% |
| 6060 · Equipment Maintenance | \$ 11,650 | \$ 21,761 | \$ (10,111) | 186.79% |
| 6070 · HHW Expense | \$ 103,000 | \$ 102,247 | \$ 753 | 99.27% |
| 6080 · Insurance - Bonds and Business | \$ 3,000 | \$ 2,739 | \$ 261 | 91.30% |
| 7010 · Publishing/Memberships/Meetings | \$ 18,275 | \$ 24,091 | \$ (5,816) | 131.83% |
| 7020 · Miscellaneous Expense | \$ 758 | \$ 2,803 | \$ (2,045) | 369.82% |
| 7030 · Office Improvements | \$ 500 | \$ 864 | \$ (364) | 172.79% |
| 7040 · Office Expense | \$ 10,000 | \$ 14,143 | \$ (4,143) | 141.43% |
| 7050 · Payroll Expenses | \$ 590,299 | \$ 558,626 | \$ 31,673 | 94.63% |
| 7060 · Postage and Printing | \$ 1,000 | \$ 935 | \$ 65 | 93.54% |
| 7069 · Allowance for Direct Grant Expenses | \$ - | \$ 12,490 | \$ (12,490) | |
| 7070 · Professional Services | \$ 27,461 | \$ 27,767 | \$ (306) | 101.12% |
| 7080 · Rent | \$ 9,672 | \$ 9,672 | \$ - | 100.00% |
| 7090 · Traffic Equipment | \$ 4,125 | \$ 11,059 | \$ (6,934) | 268.10% |
| 7095 · SADES Equipment | \$ - | \$ - | \$ - | |
| 8010 · Travel Expense | \$ 5,000 | \$ 2,915 | \$ 2,085 | 58.30% |
| 8050 · Utilities | \$ 15,900 | \$ 16,140 | \$ (240) | 101.51% |
| 8060 · Vehicle O&M | \$ 4,500 | \$ 3,574 | \$ 926 | 79.42% |
| Total Expense | \$ 810,300 | \$ 816,213 | \$ (5,913) | 100.73% |
| | | | | Target: 100.00% |
| Net Ordinary Income¹ | \$ - | \$ 42,861 | | |
| Realized Gain (Loss)² | | \$ 175 | | |
| Unrealized Gain (Loss)² | | \$ (34,257) | | |
| Net Income | | \$ 8,779 | | |

¹Net Ordinary (Operating) Income is as of June 30, 2022.

²Realized and Unrealized Investment Gain (Loss) are as of June 30, 2022.

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Lakes Region Planning Commission
FY22 Budget Performance
June 30, 2022

| | Fiscal Year (22)-to-Date | | | |
|--|-----------------------------------|--------------------|---------------------------------|-----------------------|
| | FY22 Approved Annual Budget | FY22 YTD Actual | Difference (Budget v Actual) | % of Annual Budget |
| Membership | 128,530 | 128,532 | 2 | 100.00% |
| Local Contracts | | | | |
| PRLAC | \$ 2,700 | \$ 2,700 | \$ - | 100.00% |
| Energy Aggregation | | | \$ - | |
| Other Traffic Counts | | \$ 480 | \$ 480 | |
| Northfield Circuit Rider | \$ 4,000 | \$ 6,399 | \$ 2,399 | |
| Bristol Master Plan Development | | \$ 6,500 | \$ 6,500 | |
| Center Harbor Circuit Rider | \$ 4,000 | \$ 81 | \$ (3,919) | |
| Plymouth Circuit Rider | | \$ 3,544 | \$ 3,544 | |
| NBRC Bristol | | \$ 1,504 | \$ 1,504 | |
| NBRC Laconia Area Community Land Trust | | | \$ - | |
| CDBG Wolfeboro GALA | \$ 10,000 | \$ 20,750 | \$ 10,750 | 207.50% |
| NBRC G.A.L.A. Community Center | | \$ 1,160 | \$ 1,160 | |
| NBRC LR Community College | | \$ 1,213 | \$ 1,213 | |
| Lakeshore Redevel Laconia State School | \$ 10,000 | \$ 3,027 | \$ (6,973) | 30.27% |
| CDBG Grafton County Micro Enterprise | | \$ 10,114 | \$ 10,114 | |
| CDBG Grafton County Micro Enterprise | \$ 12,000 | \$ 23,341 | \$ 11,341 | |
| CDBG Grafton County Micro Enterprise | \$ 35,000 | \$ 35,000 | \$ - | |
| NBRC State School | \$ 14,000 | | \$ (14,000) | |
| RSMS Project Hebron | \$ 6,000 | \$ 3,250 | \$ (2,750) | |
| RSMS Project Plymouth | \$ 5,000 | | \$ (5,000) | |
| CCDS Project Plymouth | \$ 5,000 | | \$ (5,000) | |
| Additional NBRCs | \$ 10,750 | | \$ (10,750) | 0.00% |
| Subtotal | \$ 118,450 | \$ 119,062 | \$ 612 | 100.52% |
| State / Federal Contracts | | | | |
| NCCRPC Coordinated Public Transit | \$ 1,350 | \$ - | \$ (1,350) | 0.00% |
| NRPC NH Geodata Portal | \$ 1,375 | \$ 1,375 | \$ - | 100.00% |
| USDA CF Disaster TAT Streetscaping | \$ 30,000 | \$ 23,083 | \$ (6,917) | 76.94% |
| DOS HSEM - Center Harbor | | \$ 1,500 | \$ 1,500 | |
| DOS HSEM - Sanbornton | | | \$ - | |
| DOS-HSEM - Bridgewater | \$ 3,000 | | \$ (3,000) | 0.00% |
| DOS-HSEM - Tilton | \$ 3,000 | \$ 6,000 | \$ 3,000 | 200.00% |
| DOS-HSEM - Tuftonboro | \$ 2,000 | \$ 7,500 | \$ 5,500 | 375.00% |
| USDA Solid Waste Management FY21 | \$ 34,000 | \$ 38,159 | \$ 4,159 | 112.23% |
| EPA Composting & Gardening | | \$ 17,965 | \$ 17,965 | |
| APR Regional Housing Assessment | | \$ 54,342 | \$ 54,342 | |
| USDA Solid Waste Management FY22 | \$ 74,999 | \$ 68,100 | \$ (6,899) | 90.80% |
| DOT UPWP FY 22 / 23 | \$ 267,185 | \$ 250,087 | \$ (17,098) | 93.60% |
| OEP Targeted Block Grant | \$ 11,111 | \$ 11,111 | \$ - | 100.00% |
| Subtotal | \$ 428,020 | \$ 479,221 | \$ 51,201 | 111.96% |
| Other Income | | | | |
| 4020 · HHW | \$ 119,000 | \$ 116,030 | \$ (2,970) | 97.50% |
| 4021 · HHW Local | \$ 103,000 | \$ 99,668 | \$ (3,332) | 96.77% |
| 4022 · DES HHW | \$ 16,000 | \$ 16,362 | \$ 362 | 102.26% |
| 4015 · Donations | \$ 2,500 | \$ 2,718 | \$ 218 | 108.73% |
| 4040 · Interest & Dividends | \$ 4,000 | \$ 4,861 | \$ 861 | 121.53% |
| Land use book sales / GIS | \$ 3,800 | \$ 1,535 | \$ (2,265) | 40.38% |
| Other/Misc Income/Annual Meeting | \$ 6,000 | \$ 7,115 | \$ 1,115 | 118.58% |
| Fund Balance | | | \$ - | |
| Subtotal | \$ 135,300 | \$ 132,259 | \$ (3,041) | 97.75% |
| TOTAL | \$ 810,300 | \$ 859,074 | \$ 48,774 | 106.02% |
| | | | Target: | 100.00% |

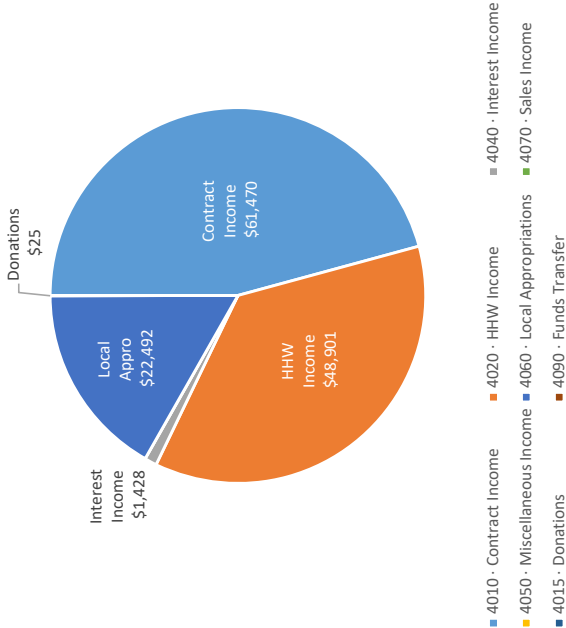


Lakes Region Planning Commission
FY22 Budget Performance
 June 30, 2022

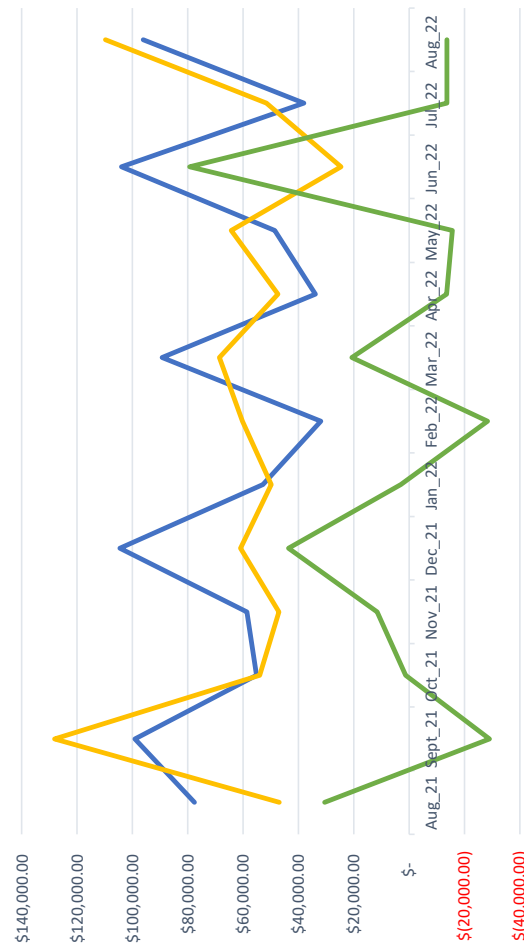
| Expense Account | Fiscal Year (22)-to-Date | | | |
|---|-----------------------------------|--------------------|---------------------------------|-----------------------|
| | FY22 Approved Annual Budget | FY22 YTD Actual | Difference (Budget v Actual) | % of Annual Budget |
| 6030 · Custodian | \$ 4,160 | \$ 3,900 | \$ 260 | 93.75% |
| 6050 · Education and Training | \$ 1,000 | \$ 485 | \$ 515 | 48.50% |
| 6060 · Equipment Maintenance | \$ 11,650 | \$ 21,761 | \$ (10,111) | 186.79% |
| 6062 · Equipment/Computer Maintenance | \$ 11,650 | \$ 7,655 | \$ 3,995 | 65.71% |
| 6061 · Equipment Purchases | \$ - | \$ 14,106 | \$ (14,106) | |
| 6070 · HHW Expense | \$ 103,000 | \$ 102,247 | \$ 753 | 99.27% |
| 6080 · Insurance - Bonds and Business | \$ 3,000 | \$ 2,739 | \$ 261 | 91.30% |
| 7010 · Publishing/Memberships/Meetings | \$ 18,275 | \$ 24,091 | \$ (5,816) | 131.83% |
| 7020 · Miscellaneous Expense | \$ 758 | \$ 2,803 | \$ (2,045) | 369.82% |
| 7030 · Office Improvements | \$ 500 | \$ 864 | \$ (364) | 172.79% |
| 7040 · Office Expense | \$ 10,000 | \$ 14,143 | \$ (4,143) | 141.43% |
| 7043 · Copier Lease | \$ 5,000 | \$ 4,890 | \$ 110 | 97.80% |
| 7041 · Supplies | \$ 5,000 | \$ 9,253 | \$ (4,253) | 185.07% |
| 7050 · Payroll Expenses | \$ 590,299 | \$ 558,626 | \$ 31,673 | 94.63% |
| 7051 · Salaries and Wages | \$ 452,118 | \$ 429,661 | \$ 22,457 | 95.03% |
| 7052 · Health, Dental, Disability, Life & Unemp | \$ 60,839 | \$ 57,659 | \$ 3,180 | 94.77% |
| 7055 · Retirement Fund | \$ 42,755 | \$ 40,191 | \$ 2,564 | 94.00% |
| 7057 · Payroll Taxes | \$ 34,587 | \$ 31,116 | \$ 3,471 | 89.96% |
| 7060 · Printing & Postage | \$ 1,000 | \$ 935 | \$ 65 | 93.54% |
| 7069 · Allowance for Direct Grant Expenses | | \$ 12,490 | \$ (12,490) | |
| 7070 · Professional Services | \$ 27,461 | \$ 27,767 | \$ (306) | 101.12% |
| 7071 · Audit | \$ 7,000 | \$ 6,600 | \$ 400 | 94.29% |
| 7072 · Contracted Services | \$ 19,661 | \$ 20,921 | \$ (1,260) | 106.41% |
| 7074 · Legal | \$ 500 | \$ - | \$ 500 | 0.00% |
| 7075 · Payroll Service | \$ 300 | \$ 246 | \$ 54 | 82.00% |
| 7080 · Rent | \$ 9,672 | \$ 9,672 | \$ - | 100.00% |
| 7090 · Traffic Equipment | \$ 4,125 | \$ 11,059 | \$ (6,934) | 268.10% |
| 7095 · SADES Equipment | | \$ - | | |
| 8010 · Travel Expense | \$ 5,000 | \$ 2,915 | \$ 2,085 | 58.30% |
| 8050 · Utilities | \$ 15,900 | \$ 16,140 | \$ (240) | 101.51% |
| 8051 · Electricity and Propane | \$ 6,000 | \$ 5,226 | \$ 774 | 87.10% |
| 8052 · Telephone and Internet | \$ 9,900 | \$ 10,914 | \$ (1,014) | 110.25% |
| 8060 · Vehicle O&M | \$ 4,500 | \$ 3,574 | \$ 926 | 79.42% |
| Totals | \$ 810,300 | \$ 816,213 | \$ 6,606 | 100.73% |
| | | Target: | 100.00% | |

Lakes Region Planning Commission - Dashboard

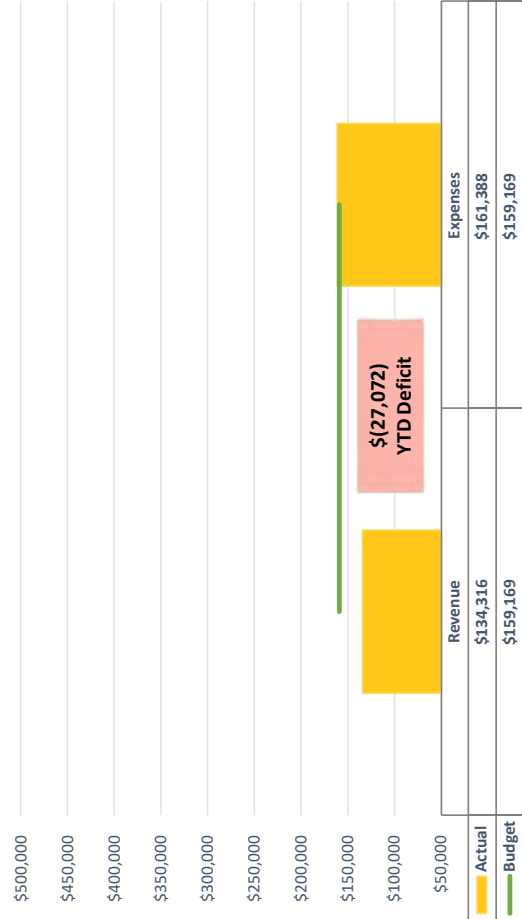
Revenue by Source Type



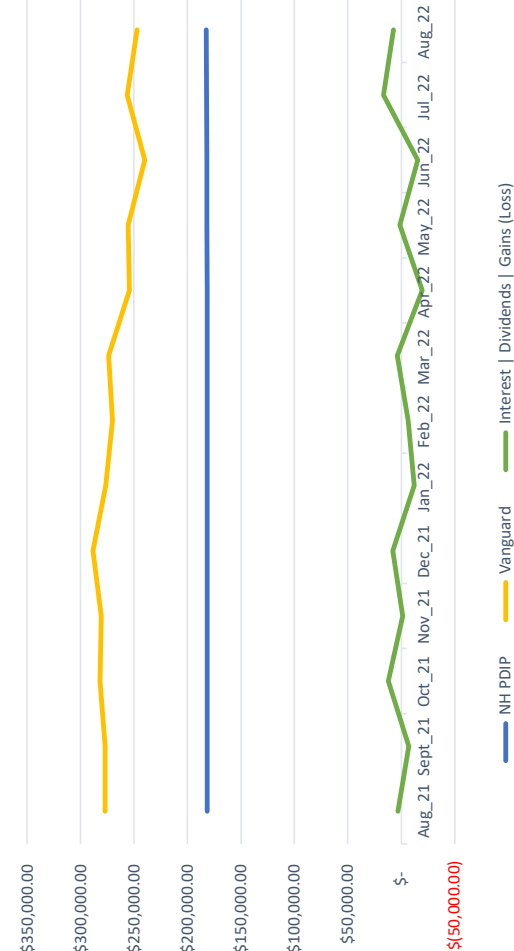
Income, Expenses, and Deficit/Surplus by Month



YTD Operating Results



Vanguard and NH PDIP Investments





Lakes Region Planning Commission
STATEMENT OF FINANCIAL POSITION
As of August 31, 2022

| | Aug 31, 22 |
|---|-------------------|
| ASSETS | |
| Current Assets | |
| Checking/Savings | |
| 1011.00 · Operating Account | 9,638.23 |
| 1040.00 · Petty Cash | 150.00 |
| 1070.00 · Cash Management | 243,035.64 |
| 1071.00 · Savings | 1,538.57 |
| Total Checking/Savings | 254,362.44 |
| Accounts Receivable | |
| 1110.00 · Accounts Receivable | 88,347.54 |
| Total Accounts Receivable | 88,347.54 |
| Other Current Assets | |
| 1451.00 · Prepaid Postage | 130.62 |
| 1452.00 · Bulk Mail Permit 98 | 30.46 |
| 1510.00 · Vanguard Investments | 246,849.63 |
| 1580.00 · NH PDIP | 182,485.58 |
| Total Other Current Assets | 429,496.29 |
| Total Current Assets | 772,206.27 |
| Fixed Assets | 0.00 |
| TOTAL ASSETS | 772,206.27 |
| LIABILITIES & EQUITY | |
| Liabilities | |
| Current Liabilities | |
| Accounts Payable | |
| 2010.00 · Accounts Payable | 51,622.57 |
| Total Accounts Payable | 51,622.57 |
| Other Current Liabilities | |
| 2111.00 · Direct Deposit Liabilities | (14,127.93) |
| 2120.00 · Accrued Vacation Payroll | 17,728.34 |
| 2130.00 · Payroll Liabilities | |
| 2132.00 · NHRS | 63.63 |
| 2135.00 · 401(k) Contribution | 2,422.69 |
| Total 2130.00 · Payroll Liabilities | 2,486.32 |
| 2350.00 · Deferred and Unearned Revenue | |
| 2351.00 · Deferred Town Assessment | 112,463.00 |
| 2352.00 · Deferred HHW Income | 50,760.23 |
| 2353.00 · Deferred Other Income | 10,000.00 |
| Total 2350.00 · Deferred and Unearned Revenue | 173,223.23 |
| Total Other Current Liabilities | 179,309.96 |
| Total Current Liabilities | 230,932.53 |
| Total Liabilities | 230,932.53 |
| Equity | |
| 3110.00 · Unrestricted Net Assets | 562,204.29 |
| Net Income | (20,930.55) |
| Total Equity | 541,273.74 |
| TOTAL LIABILITIES & EQUITY | 772,206.27 |



Lakes Region Planning Commission
FY22 Budget Performance
August 31, 2022

| | Fiscal Year (23)-to-Date | | | |
|--|-----------------------------------|--------------------|---------------------------------|-----------------------|
| | FY23 Proposed Annual Budget | FY23 YTD Actual | Difference (Budget v Actual) | % of Annual Budget |
| Income | | | | |
| 4010 · Contract Income | \$ 639,441 | \$ 61,470 | \$ (577,971) | 9.61% |
| 4020 · HHW Income | \$ 119,688 | \$ 48,901 | \$ (70,787) | 40.86% |
| 4040 · Interest Income | \$ 4,000 | \$ 1,428 | \$ (2,572) | 35.71% |
| 4050 · Miscellaneous Income | \$ 12,125 | \$ - | \$ (12,125) | 0.00% |
| 4060 · Local Appropriations | \$ 134,957 | \$ 22,492 | \$ (112,465) | 16.67% |
| 4070 · Sales Income | \$ 1,300 | \$ - | \$ (1,300) | 0.00% |
| 4015 · Donations | \$ 2,500 | \$ 25 | \$ (2,475) | 1.00% |
| 4090 · Funds Transfer | \$ 41,000 | \$ - | \$ (41,000) | |
| Total Income (est.) | \$ 955,011 | \$ 134,316 | \$ (820,695) | 14.06% |
| | | | | Target: 16.67% |
| Expense | | | | |
| 6030 · Custodian | \$ 4,160 | \$ 675 | \$ 3,485 | 16.23% |
| 6050 · Education and Training | \$ 1,000 | \$ - | \$ 1,000 | 0.00% |
| 6060 · Equipment Maintenance | \$ 12,360 | \$ 7,810 | \$ 4,550 | 63.19% |
| 6070 · HHW Expense | \$ 103,000 | \$ 48,901 | \$ 54,099 | 47.48% |
| 6080 · Insurance - Bonds and Business | \$ 3,000 | \$ 2,719 | \$ 281 | 90.63% |
| 7010 · Publishing/Memberships/Meetings | \$ 30,375 | \$ 527 | \$ 29,848 | 1.73% |
| 7020 · Miscellaneous Expense | \$ 500 | \$ 133 | \$ 368 | 26.50% |
| 7030 · Office Improvements | \$ 5,500 | \$ - | \$ 5,500 | 0.00% |
| 7040 · Office Expense | \$ 10,700 | \$ 2,458 | \$ 8,242 | 22.97% |
| 7050 · Payroll Expenses | \$ 697,844 | \$ 91,557 | \$ 606,287 | 13.12% |
| 7060 · Postage and Printing | \$ 1,300 | \$ 165 | \$ 1,135 | 12.71% |
| 7069 · Allowance for Direct Grant Expenses | \$ - | \$ - | \$ - | |
| 7070 · Professional Services | \$ 50,461 | \$ 48 | \$ 50,413 | 0.10% |
| 7080 · Rent | \$ 10,680 | \$ 1,612 | \$ 9,068 | 15.09% |
| 7090 · Traffic Equipment | \$ - | \$ 100 | \$ (100) | |
| 7095 · SADES Equipment | \$ - | \$ - | \$ - | |
| 8010 · Travel Expense | \$ 5,000 | \$ 225 | \$ 4,775 | 4.50% |
| 8050 · Utilities | \$ 14,631 | \$ 2,053 | \$ 12,578 | 14.03% |
| 8060 · Vehicle O&M | \$ 4,500 | \$ 2,405 | \$ 2,095 | 53.44% |
| Total Expense | \$ 955,011 | \$ 161,388 | \$ 793,623 | 16.90% |
| | | | | Target: 16.67% |
| Net Ordinary Income¹ | \$ - | \$ (27,072) | | |
| Realized Gain (Loss)² | | | | |
| Unrealized Gain (Loss)² | | \$ 6,141 | | |
| Net Income | | \$ (20,931) | | |

¹Net Ordinary (Operating) Income is as of May 31, 2022.

²Realized and Unrealized Investment Gain (Loss) are as of May 31, 2022.



Lakes Region Planning Commission
FY22 Budget Performance
August 31, 2022

| | Fiscal Year (23)-to-Date | | | |
|--|-----------------------------------|--------------------|---------------------------------|-----------------------|
| | FY23 Proposed Annual Budget | FY23 YTD Actual | Difference (Budget v Actual) | % of Annual Budget |
| Membership | 134,957 | 22,492 | (112,465) | 16.67% |
| Local Contracts | | | | |
| PRLAC | \$ 2,700 | | \$ (2,700) | |
| Other Traffic Counts | | \$ 90 | \$ 90 | |
| Northfield Circuit Rider | \$ 4,000 | | \$ (4,000) | |
| Bristol Master Plan Development | | | \$ - | |
| Center Harbor Circuit Rider | | | \$ - | |
| Plymouth Circuit Rider | \$ 2,500 | | \$ (2,500) | |
| NBRC Laconia Area Community Land Trust | | | \$ - | |
| NBRC G.A.L.A. Community Center | | | \$ - | |
| Pardoe | \$ 10,000 | | \$ (10,000) | |
| CDBG Grafton County Micro Enterprise | | | \$ - | |
| NBRC Gale School | \$ 7,500 | | \$ (7,500) | |
| NBRC Town of Sandwich | \$ 12,405 | | \$ (12,405) | |
| CDBG Grafton County Micro Enterprise | \$ 20,000 | | \$ (20,000) | |
| RSMS Project Hebron | | | \$ - | |
| RSMS Project Plymouth | | | \$ - | |
| CCDS Project Plymouth | | | \$ - | |
| Additional NBRCs | | | \$ - | |
| Subtotal | \$ 59,105 | \$ 90 | \$ (59,015) | 0.15% |
| State / Federal Contracts | | | | |
| USDA CF Disaster TAT Streetscaping | \$ 10,000 | | \$ (10,000) | |
| PRLAC Corridor Management Plan | \$ 15,000 | | \$ (15,000) | |
| DOS-HSEM - Bridgewater | \$ 6,000 | | \$ (6,000) | |
| DOS-HSEM - Tilton | | | \$ - | |
| DOS-HSEM - Tuftonboro | \$ 6,000 | | \$ (6,000) | |
| APR Regional Housing Assessment | \$ 55,000 | \$ 24,005 | \$ (30,995) | 43.65% |
| USDA Solid Waste Management FY22 | \$ 22,400 | | \$ (22,400) | |
| USDA Solid Waste Management FY23 | \$ 75,000 | | \$ (75,000) | |
| Regional Plan Update | \$ 100,000 | | \$ (100,000) | |
| DOT UPWP FY 22 / 23 | \$ 279,825 | \$ 37,375 | \$ (242,450) | 13.36% |
| OEP Targeted Block Grant | \$ 11,111 | | \$ (11,111) | |
| Subtotal | \$ 580,336 | \$ 61,380 | \$ (518,956) | 10.58% |
| Other Income | | | | |
| 4020 · HHW | \$ 119,688 | \$ 48,901 | \$ (70,787) | 40.86% |
| 4021 · HHW Local | \$ 103,000 | \$ 48,901 | \$ (54,099) | 47.48% |
| 4022 · DES HHW | \$ 16,688 | | \$ (16,688) | 0.00% |
| 4015 · Donations | \$ 2,500 | \$ 25 | \$ (2,475) | 1.00% |
| 4040 · Interest & Dividends | \$ 4,000 | \$ 1,428 | \$ (2,572) | 35.71% |
| Land use book sales / GIS | \$ 1,300 | | \$ (1,300) | 0.00% |
| Other/Misc Income/Annual Meeting | \$ 12,125 | | \$ (12,125) | 0.00% |
| Fund Balance | \$ 41,000 | | \$ (41,000) | 0.00% |
| Subtotal | \$ 180,613 | \$ 50,354 | \$ (130,259) | 27.88% |
| TOTAL | \$ 955,011 | \$ 134,316 | \$ (820,695) | 14.06% |
| | | | Target: | 16.67% |



Lakes Region Planning Commission
FY22 Budget Performance
August 31, 2022

| Expense Account | Fiscal Year (23)-to-Date | | | |
|---|-----------------------------------|--------------------|---------------------------------|-----------------------|
| | FY23 Proposed Annual Budget | FY23 YTD Actual | Difference (Budget v Actual) | % of Annual Budget |
| 6030 · Custodian | \$ 4,160 | \$ 675 | \$ 3,485 | 16.23% |
| 6050 · Education and Training | \$ 1,000 | | \$ 1,000 | 0.00% |
| 6060 · Equipment Maintenance | \$ 12,360 | \$ 7,810 | \$ 4,550 | 63.19% |
| 6062 · Equipment/Computer Maintenance | \$ 12,360 | \$ 6,080 | \$ 6,280 | 49.19% |
| 6061 · Equipment Purchases | \$ - | \$ 1,730 | \$ (1,730) | |
| 6070 · HHW Expense | \$ 103,000 | \$ 48,901 | \$ 54,099 | 47.48% |
| 6080 · Insurance - Bonds and Business | \$ 3,000 | \$ 2,719 | \$ 281 | 90.63% |
| 7010 · Publishing/Memberships/Meetings | \$ 30,375 | \$ 527 | \$ 29,848 | 1.73% |
| 7020 · Miscellaneous Expense | \$ 500 | \$ 133 | \$ 368 | 26.50% |
| 7030 · Office Improvements | \$ 5,500 | | \$ 5,500 | 0.00% |
| 7040 · Office Expense | \$ 10,700 | \$ 2,458 | \$ 8,242 | 22.97% |
| 7043 · Copier Lease | \$ 5,000 | \$ 818 | \$ 4,182 | 16.35% |
| 7041 · Supplies | \$ 5,700 | \$ 1,640 | \$ 4,060 | 28.77% |
| 7050 · Payroll Expenses | \$ 697,844 | \$ 91,557 | \$ 606,287 | 13.12% |
| 7051 · Salaries and Wages | \$ 510,543 | \$ 64,858 | \$ 445,685 | 12.70% |
| 7052 · Health, Dental, Disability, Life & Unemp | \$ 103,704 | \$ 15,589 | \$ 88,115 | 15.03% |
| 7055 · Retirement Fund | \$ 44,540 | \$ 4,765 | \$ 39,775 | 10.70% |
| 7057 · Payroll Taxes | \$ 39,057 | \$ 6,345 | \$ 32,712 | 16.24% |
| 7060 · Printing & Postage | \$ 1,300 | \$ 165 | \$ 1,135 | 12.71% |
| 7069 · Allowance for Direct Grant Expenses | | | \$ - | |
| 7070 · Professional Services | \$ 50,461 | \$ 48 | \$ 50,413 | 0.10% |
| 7071 · Audit | \$ 7,000 | | \$ 7,000 | 0.00% |
| 7072 · Contracted Services | \$ 42,661 | | \$ 42,661 | 0.00% |
| 7074 · Legal | \$ 500 | | \$ 500 | 0.00% |
| 7075 · Payroll Service | \$ 300 | \$ 48 | \$ 252 | 16.00% |
| 7080 · Rent | \$ 10,680 | \$ 1,612 | \$ 9,068 | 15.09% |
| 7090 · Traffic Equipment | \$ - | \$ 100 | \$ (100) | |
| 7095 · SADES Equipment | \$ - | | \$ - | |
| 8010 · Travel Expense | \$ 5,000 | \$ 225 | \$ 4,775 | 4.50% |
| 8050 · Utilities | \$ 14,631 | \$ 2,053 | \$ 12,578 | 14.03% |
| 8051 · Electricity and Propane | \$ 6,500 | \$ 361 | \$ 6,139 | 5.55% |
| 8052 · Telephone and Internet | \$ 8,131 | \$ 1,693 | \$ 6,438 | 20.82% |
| 8060 · Vehicle O&M | \$ 4,500 | \$ 2,405 | \$ 2,095 | 53.44% |
| Totals | \$ 955,011 | \$ 161,388 | \$ 793,652 | 16.90% |
| | | | Target: | 16.67% |



Monthly Executive Report

Regional

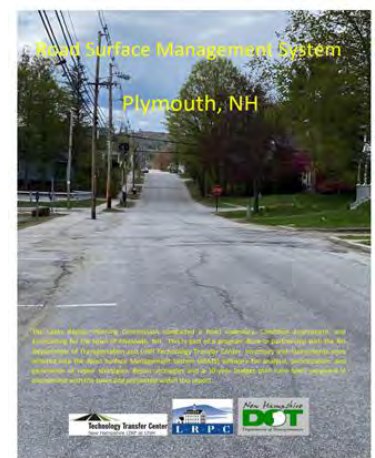
- **USDA Streetscape.** Worked to coordinate sidewalk assessments and discuss examples of best practices in the region. Assessed pedestrian infrastructure along NH 25. Researched streetscaping and local projects in the region. Discuss new sidewalk proposal with Northfield DPW Director.
- **GIS.** Finalized license and maintenance renewal with ESRI. Completed GIS map of highway corridors for each of the seven corridors.
- Continue traffic counting in various municipalities. Process previous counts.
- Respond to UNH researcher's questions about 2019 Moultonborough septic system project.

Economic Development

- **Regional Housing Needs Assessment** – Worked on data acquisition, formatting, and analysis. Contributed to a project article in *Town & City* magazine. Prepared for and participated in Housing Needs Projections, Fair Share, Data, and Toolbox group meetings. Relayed comments from local planners to NH OPD regarding anticipated big housing projects and their potential to impact population projections.
- **Northern Border Regional Commission (NBRC).** Remind the 4 NBRC awardees about quarterlies due at end of month.
- **CDBG - Grafton Co - Microenterprise TA.** Complete and file contract for Grafton Co (LRPC)'s GA and GW for FY23. Develop 4 subrecipient contracts and send out for review.

Local

- **Holderness.** Responded to technical assistance questions about map sets and provided roads data – spreadsheet and shapefile.
- **Tamworth.** Corresponded with Planning Board Chair, NH DES Water Bureau, and GIS staff regarding Groundwater and Wellhead Protection data. Supplied layer and materials to Planning Board Chair.
- **Laconia.** A municipal traffic count was conducted and submitted to DPW. Additionally, the report on the bike week counts were completed and submitted.
- **Effingham.** Nine municipal counts were set out at the request of the Board of Selectmen. A report will be submitted in August.
- **Plymouth:** Assisted (along with senior transportation planner) with Ten Year Transportation application priorities.
RSMS – Completed forecasting, submitted report to town, and presented to BoS.
- **Hebron RSMS.** Met with Road Agent and guided intern on forecasting.
- **Tuftonboro.** Hazard Mitigation Plan completed and HSEM and FEMA approval obtained.
- **Bristol.** Master Plan Land Use chapter submitted to planning board.
- **Northfield.** Development of Regional Impact memo provided to Northfield Planning Board on Winnepesaukee River Campground proposal. Assisted Planning Board and Zoning Board of Adjustment with applications and appeals under Circuit Rider contract.
- **Hill.** Safety concerns involving Murray Hill Road (a state-maintained road) relayed to NH DOT District 2.



- **Sandwich.** Assisted Land Use Clerk with questions about Development of Regional Impact process.
- **Meredith.** Discussed NH 25 traffic and pedestrian safety issues at Inter-Lakes school campus with Meredith Community Development director.
- **Center Harbor.** Assisted Center Harbor land use clerk with Planning Board site plan application under Circuit Rider contract.
- **Tilton.** Compiled and submitted quarterly report to NH HSEM.

Household Hazardous Waste & Solid Waste

- Twenty-four communities participating (committed and paid for – more than \$99K). Arranged for half a dozen site visits with the Tradebe project manager. Held third Coordinators' meeting. This year, LRPC staff focused on increasing resident participation in towns/sites that normally did not receive most of the attention. As a result, the July 30th collections attracted nearly 700 residents/property-owners.



Franklin HHW



Belmont HHW

- **Outreach & Advertisement Continues.** Travel to various transfer stations in the Lakes Region to promote the 2022 HHW collection days. Advertisement was offered to all participating members in the HHW collections. The towns visited in July 2022 were Sandwich, Ossipee, Gilmanston, and Alexandria. Total number of residents reached: 767.
- **Tradebe site visits.** These site visits allow LRPC coordinating staff and contracted toxic waste vendor (Tradebe) to visually identify issues with traffic flow, designated entrance/exit sites and pull off areas for unorganized participants as well as universal waste pull off areas. On 7/6/22, Matt Rose (LRPC), Dave Jeffers (LRPC), and Glen Wilkenson (Tradebe) visited Gilford, Meredith, and Franklin sites for inspection. One of these sites were to illustrate a sound site plan, the second had improvements to the traffic flow (by request) and the third required a completely new traffic flow/setup.
- **Municipal Site visits.** The Solid Waste Planner, Matt Rose has been conducting site visits for all transfer stations across the Lakes Region since his employment. Sites visited have been Meredith, Moultonborough, Tuftonboro, Wolfeboro, LRHHWPF, Gilford, Casella (Belmont), Franklin, Alexandria, Sandwich, Bristol, Alton, Gilmanston, Ossipee and Sanbornton. Bristol was also visited by Matt in order to understand how their source separated facility worked, what types of materials they take in and don't take in, and to identify improvements they would like to make to their facility. Site visits have helped Matt obtain a greater understanding of how recycling works in New Hampshire, challenges our transfer stations face and direction on how to reduce waste entering our New Hampshire waste stream.



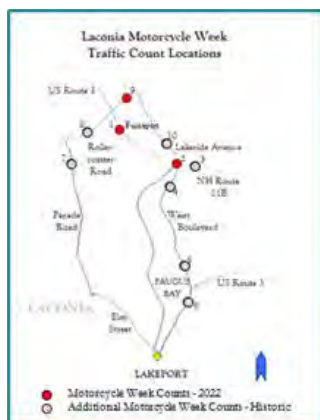
- Gilford Styrofoam recycling project.** This is an extremely innovative way to reduce the ever-growing waste of Styrofoam packaging. Meghan Theriault (Gilford DPW Director) has purchased and installed a Styrofoam recycling machine that can reduce the air in the Styrofoam and palletize it for transport. The machine's total cost was \$82,500. Matt Rose has reached out to Meghan as a means of helping her retrieve the remaining amount of funds required to make this project sustainable. This directly relates to the USDA FY22 grant Matt is currently fulfilling as a task to help plan and execute a regional purchase related to solid waste in the Lakes Region. Once the machine is paid for and running, Gilford and other participating towns will be able to reduce Styrofoam from their respective waste streams. The added bonus to this form of recycling is revenue. Gilford plans on sending their palletized Styrofoam to a company called Soprema located in Canada. This will pay Gilford's recycling center \$900/ton, making it the highest priced material leaving a transfer station in the Lake's Region. The Canadian company will use the material to manufacture molding material for construction projects.



- Research into New Hampshire DES Waste Oil Grant.** Matt has been researching ways to implement waste oil burners/storage tanks for transfer stations around the Lakes Region. Through site visits and public outreach, it had been determined that many residents change their own motor oil and wish to dispose of it properly. Some small transfer stations do not accept used oil. This grant opportunity may be away to provide smaller transfer stations with an option for waste oil removal.

Transportation

- Coordinated traffic counting efforts. As of late July approximately 60% of the NH DOT counts have been completed.
- Laconia Motorcycle Week Traffic Counts



Total Traffic Volume by Day - Motorcycle Weekend (2012 - 2022)
Final Friday, Saturday, and Sunday only

| Location | Day | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2022 | Percent Change 2022 vs. 2012 | Percent Change 2022 vs. 2018 | Historic Average 2012 - 2022 | 2022 Compared to Historic Average |
|-------------------------------|----------|---------------------|--------|--------|--------|--------|--------|--------|--------|--------|------------------------------|------------------------------|------------------------------|-----------------------------------|
| 1. US Route 3 at Funspot | Friday | 28,191 | 26,442 | 25,620 | 21,469 | 20,227 | 15,248 | 22,535 | 21,412 | 20,329 | -27.9% | -5.1% | 22,386 | -9.2% |
| | Saturday | 23,673 | 27,148 | 26,290 | 23,567 | 18,864 | 24,824 | 25,730 | 21,251 | 13,728 | -42.0% | -35.4% | 22,786 | -39.8% |
| | Sunday | 16,683 | 16,176 | 16,211 | 10,538 | 14,141 | 14,525 | 14,096 | 10,804 | 10,833 | -35.1% | 0.3% | 13,779 | -21.4% |
| 2. US Route 3 at Weirs Bridge | Friday | 33,064 | 26,168 | 33,415 | 17,499 | 17,752 | 27,168 | 22,925 | 23,483 | 20,435 | -38.2% | -13.0% | 24,657 | -17.1% |
| | Saturday | 30,182 | N/A | 31,015 | 16,191 | 17,033 | 32,655 | 23,364 | 24,612 | 18,119 | -40.0% | -26.4% | 24,146 | -25.0% |
| | Sunday | 21,222 | N/A | 24,473 | 14,131 | 15,408 | 25,762 | 12,015 | 15,165 | 15,023 | -29.2% | -0.9% | 17,900 | -16.1% |
| 9. Watson Road | Friday | 14,461 | 13,559 | 12,618 | 12,765 | 12,423 | 4,610 | N/A | 10,170 | 9,397 | -35.0% | -7.6% | 11,250 | -16.5% |
| | Saturday | 15,620 | 17,030 | 13,668 | 13,058 | 14,792 | 12,209 | N/A | 13,691 | 7,868 | -49.6% | -42.5% | 13,492 | -41.7% |
| | Sunday | 8,411 | 7,733 | 7,925 | 2,695 | 6,795 | 6,333 | N/A | 2,692 | 3,362 | -60.0% | 24.9% | 5,743 | -41.5% |
| | | 10-year high volume | | | | | | | | | | | | |
| | | 10-year low volume | | | | | | | | | | | | |

- Conducted 7 corridor metings to help in development of the Regional Transportation Plan.
- Worked with Plymouth and DOT to figure out possibility of adjusting timeline of TYP projects.
- Assisted Plymouth and Tilton develop TYP proposals.

ACRONYMS

| | |
|---------|---|
| BoS | Board of Selectmen |
| CDBG | Community Development Block Grant |
| DPW | Department of Public Works |
| ESRI | Environmental Systems Research Institute, Inc, |
| FEMA | Federal Emergency Management Agency |
| GA | ? |
| GW | ? |
| GIS | Geographic Information System |
| HHW | Household Hazardous Waste |
| HSEM | Homeland Security and Emergency Management |
| LRHHWPF | Lakes Region Household Hazardous Waste Product Facility |
| LRPC | Lakes Region Planning Commission |
| NH DES | NH Department of Environmental Services |
| NH DOT | NH Department of Transportation |
| NH OPD | NH Office of Planning & Development |
| RSMS | Road Surface Management System |
| TA | Technical Assistance |
| TYP | Ten Year Plan |
| UNH | University of New Hampshire |
| USDA | United States Department of Agriculture |



Monthly Executive Report

Local

- **Hebron.** RSMS - Forecasting has been completed and with the town for review. The report has been drafted.
- **Effingham.** Reviewed and edited report on nine municipal counts requested by the town.
- **Meredith.** Created multiple maps for Inter Lakes School district to use for bus route planning.
- **Holderness.** Provided slopes shapefile to Holderness land use office.
- **Barnstead.** Provided stream crossing shapefile to Barnstead to locate culverts.
- **Center Harbor.** Provided information to Building Inspector regarding regulations and definitions for retaining walls and fences.

Environmental

- **PRLAC.** Explained what a DRI is to PRLAC Chair and representatives, and provided handouts. Discussed steps that PRLAC might take to address concerns about development and cumulative water withdrawals. Discussed scope and timing of contract with colleagues, NH DES Rivers Coordinator, and PRLAC Chair.
- The **Corridor Management Plan** is an indication of resources, wildlife, laws, public input/recommendations for the Pemigewasset River watershed. LRPC was award grant money by NH DES in April 2022 to update the corridor management plan since it's last revision in 2013. LRPC staff, Dave Jeffers and Matt Rose will be working on this update directly to improve the information provided to PRLAC and other stakeholders regarding the watershed.

Economic Development

- **Regional Housing Needs Assessment.** Worked on data acquisition, formatting, and analysis. Began compiling draft report. Population Projects are being released and an update on the Fair Share Analysis is due out this month.
- **Community Development Finance Authority (CDFA).** Received close-out technical assistance documentation for FY20 (07/01/20 to 06/30/21).
- Started review of one-on-one direct grant awards for four new technical assistance awards.

Household Hazardous Waste & Solid Waste

- **HHW Collection Days.** The August 6th collections were held in Bristol, Laconia, Moultonborough, and Ossipee and attracted just under 1,000 residents/property-owners (total collection 1,697). LRPC has gathered collections data and has begun to prepare a draft report which will be posted on our website. A final coordinator's meeting will be held September 14th.
- **Gilford Foam Recycling Project.** The Gilford Department of Public Works has recently taken initiative towards starting a foam recycling program in Northern New England. The goal of the project is to reduce waste in our landfills, save money on trash disposal, and potentially generate revenue through recycling the foam material (#6 plastic). A company called Foam Cycle, located in the State of Pennsylvania, has provided Gilford DPW with their patented foam recycling setup to start densifying expanded polystyrene (a/k/a Styrofoam) collected in the Town. Approximately \$50,000 of the \$82,000 cost of the machine has already been obtained by Meghan Theriault (DPW director, Gilford) through the Foam Recycling Coalition's grant program. LRPC is currently assisting Director Theriault with obtaining further funding to help pay for the machine and provide collection bins. The hope is to include other surrounding communities in foam recycling with Gilford as the recycling hub. More equipment, like collection bins, would need to be purchased as a way for communities to collect and transport their foam. Other ideas like monthly free collection days for outside residents, have also been mentioned to include other communities in foam recycling/collection. Once the program is in place, the Lakes Region will have an option for a more responsible, and economic way to dispose of foam plastic (#6 plastic).



- After visiting with many transfer stations and talking with residents, it became apparent that in New Hampshire we have a lot of "do-it-yourselfers" when it comes to vehicle oil changes. What is also apparent, is that many residents are not sure of where to bring their used oil. Matt Rose has reviewed information from solid waste operators, contacted local car garages, and confirmed locations with local Walmarts in the Lakes Region for the purpose of making an interactive map. The interactive Google map is located on the LRPC website (lrpc.org) under the Services tab for Solid Waste and identifies multiple waste oil drop off locations. As more locations are discovered, they will be added to the current map.

Transportation

- As of mid-August approximately 39% (65/165) counts have been *accepted* by NH DOT. Processed an additional 43 counts and submitted to NHDOT (108 of 160 counts are now complete). Data collection is expected to wrap-up by the end of September.
- Negotiations with on-call engineers (reduced profit margins).
- Attended Wolfeboro NH 28 PAC meeting. Discussed funding sources with the Town and NH DOT.
- Completed UPWP mid-contract review.
- Planning and scheduling routes – municipal outreach.
- Finished Ashland and Northfield pedestrian assessments. Completed their sidewalk maps and assessment reports.
- Completed selection of engineering consultant for Ten Year Plan transportation projects.

ACRONYMS

| | |
|--------|---|
| DPW | Department of Public Works |
| HHW | Household Hazardous Waste |
| LRPC | Lakes Region Planning Commission |
| NH DES | NH Department of Environmental Services |
| NH DOT | NH Department of Transportation |
| PAC | Project Advisory Committee |
| PRLAC | Pemigewasset River Local Advisory Committee |
| RSMS | Road Surface Management System |
| UPWP | Unified Planning Work Program |

FY23 Meeting Calendar*

July 1, 2022 – June 30, 2023



| July – December 2022 | | | | | | |
|----------------------|--------------------------|-----------|--|--|---|--|
| Executive Board | September 14, 2022 | Wednesday | 9–11 AM | LRPC, 1 st Fl Conf Rm | FY22 Audit Presentation FY23 Calendar | |
| COMMISSION | SEPTEMBER 26, 2022 | MONDAY | 6–8 PM | Laconia Location (TBD) | FY23 Budget Approval Housing Affordability Trends (Dave) and How Invest NH Funds Can Help (Susan) | |
| Executive Board | October 12, 2022 | Wednesday | 9–11 AM | LRPC, 1 st Fl Conf Rm | FY24 Dues Allocation and FY23 LRPC Annual Report | |
| COMMISSION | OCTOBER 24, 2022 | MONDAY | 6–8 PM | Tilton/Northfield Location (TBD) | FY23 SW Mgt Grant (Matt) and HHW (Dave) Overview | |
| Executive Board | November 9, 2022 | Wednesday | 9–11 AM | LRPC, 1 st Fl Conf Rm | | |
| COMMISSION | NOVEMBER 28, 2022 | MONDAY | 6–8 PM | Pease Public Library - Plymouth (unconfirmed) | Transportation Program Overview (Sean) | |
| Executive Board | December 7, 2022* | Wednesday | 9–11 AM | LRPC, 1 st Fl Conf Rm | *Requested meeting date change | |
| January – June 2023 | | | | | | |
| Executive Board | March 8, 2023 | Wednesday | 9–11 AM | LRPC, 1 st Fl Conf Rm | FY24 Budget Proposal | |
| COMMISSION | MARCH 27, 2023 | MONDAY | 6–8 PM | TriCap – Tamworth (unconfirmed) | Regional Housing Needs Toolbox Implementation (Dave and Susan) | |
| Executive Board | April 12, 2023 | Wednesday | 9–11 AM | LRPC, 1 st Fl Conf Rm | | |
| COMMISSION | APRIL 24, 2023 | MONDAY | 6–8 PM | Meredith Library (unconfirmed) | Updating the Lakes Region Comprehensive Plan - Overview and Feedback (Team Approach) | |
| Executive Board | May 10, 2023 | Wednesday | 9–11 AM | LRPC, 1 st Fl Conf Rm | | |
| COMMISSION | MAY 29, 2023 | MONDAY | 6–8 PM | LOCATION TBD | Open | |
| Executive Board | June 14, 2023 | Wednesday | 9–11 AM | LRPC, 1 st Fl Conf Rm | | |
| ANNUAL MEETING | June 26, 2023 | Monday | 4:30–8 PM <i>tentative start time</i> | Castle in the Clouds? | Renewable Energy Speaker? Annual Meeting • Dinner & Awards | |

Lakes Region Planning Commission

Municipal Appropriations

7/1/2023 - 6/30/2024 | Fiscal Year 24

| Municipality | 2020 Census | 2020 Total Eq. Valuation (\$000's) | Comparison | | FY24 Share |
|----------------|----------------|---|---|--------------------------|---------------|
| | | | 2021 Total Eq. Valuation (\$000's) | Total Eq. % Change | |
| Alexandria | 1,776 | \$ 241,449 | \$ 286,189 | 18.53% | \$ 1,653 |
| Alton | 5,894 | \$ 1,850,355 | \$ 2,615,908 | 41.37% | \$ 8,922 |
| Andover | 2,406 | \$ 309,039 | \$ 362,290 | 17.23% | \$ 2,187 |
| Ashland | 1,938 | \$ 294,840 | \$ 376,092 | 27.56% | \$ 1,935 |
| Barnstead | 4,915 | \$ 688,076 | \$ 808,876 | 17.56% | \$ 4,609 |
| Belmont | 7,314 | \$ 857,348 | \$ 1,110,890 | 29.57% | \$ 6,668 |
| Bridgewater | 1,160 | \$ 462,030 | \$ 625,362 | 35.35% | \$ 1,984 |
| Bristol | 3,244 | \$ 563,362 | \$ 758,831 | 34.70% | \$ 3,506 |
| Center Harbor | 1,040 | \$ 573,866 | \$ 717,206 | 24.98% | \$ 2,101 |
| Danbury | 1,250 | \$ 142,802 | \$ 172,106 | 20.52% | \$ 1,103 |
| Effingham | 1,691 | \$ 205,997 | \$ 263,885 | 28.10% | \$ 1,556 |
| Franklin | 8,741 | \$ 720,394 | \$ 845,724 | 17.40% | \$ 6,975 |
| Freedom | 1,689 | \$ 624,645 | \$ 876,376 | 40.30% | \$ 2,818 |
| Gilford | 7,699 | \$ 2,297,705 | \$ 2,890,465 | 25.80% | \$ 10,568 |
| Gilmanton | 3,945 | \$ 593,019 | \$ 710,184 | 19.76% | \$ 3,825 |
| Hebron | 632 | \$ 305,313 | \$ 410,082 | 34.32% | \$ 1,224 |
| Hill | 1,017 | \$ 105,285 | \$ 120,498 | 14.45% | \$ 857 |
| Holderness | 2,004 | \$ 1,003,825 | \$ 1,061,558 | 5.75% | \$ 3,388 |
| Laconia | 16,871 | \$ 2,673,831 | \$ 3,242,400 | 21.26% | \$ 16,783 |
| Meredith | 6,662 | \$ 2,432,152 | \$ 3,283,198 | 34.99% | \$ 10,757 |
| Moultonborough | 4,918 | \$ 3,819,913 | \$ 4,642,282 | 21.53% | \$ 12,516 |
| New Hampton | 2,377 | \$ 359,454 | \$ 454,054 | 26.32% | \$ 2,359 |
| Northfield | 4,872 | \$ 428,013 | \$ 516,710 | 20.72% | \$ 3,981 |
| Ossipee | 4,372 | \$ 909,081 | \$ 1,042,496 | 14.68% | \$ 4,766 |
| Plymouth | 6,682 | \$ 523,662 | \$ 601,379 | 14.84% | \$ 5,239 |
| Sanbornton | 3,026 | \$ 579,584 | \$ 737,225 | 27.20% | \$ 3,331 |
| Sandwich | 1,466 | \$ 493,947 | \$ 588,686 | 19.18% | \$ 2,091 |
| Tamworth | 2,812 | \$ 417,844 | \$ 556,147 | 33.10% | \$ 2,830 |
| Tilton | 3,962 | \$ 643,519 | \$ 865,088 | 34.43% | \$ 4,155 |
| Tuftsboro | 2,467 | \$ 1,320,637 | \$ 1,680,675 | 27.26% | \$ 4,942 |
| Wolfeboro | 6,416 | \$ 2,578,499 | \$ 3,130,675 | 21.41% | \$ 10,295 |
| | | | | | |
| Total: | 125,258 | \$ 23,700,700 | \$ 36,353,539 | 53.39% | \$ 149,924 |

Total Appropriations for Municipalities:

\$ 149,924

\$ 142,787

\$ 7,139

\$ 149,926

(1) Although the U.S. CPI Unadjusted 12-mos ended May 2022 is 8.6%, LRPC is proposing an increase in appropriations by only 5%.

Note: Dues are derived by calculating each municipality's share of the region's overall population and equalized property valuation on the year of the decennial census. Population and equalized valuation are weighted equally by taking the average of the two shares for each municipality. Dues are then increased annually according to the US Bureau of Labor Statistics CPI index.

Lakes Region Planning Commission

FY23 PROPOSED BUDGET

| | FY21 Budget | FY22 Budget | FY23 Budget |
|--|----------------------|----------------------|----------------------|
| | Proposal | Proposal | Proposal |
| Ordinary Income/Expense | | | |
| Income | | | |
| 4010 · Contract Income | \$ 442,101.00 | \$ 546,470.00 | \$ 639,441.00 |
| 4015 · Donations | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 |
| 4020 · HHW Income | | | |
| 4021 · HHW Local Income | \$ 103,000.00 | \$ 103,000.00 | \$ 103,000.00 |
| 4022 · HHW State Income | \$ 15,090.00 | \$ 16,000.00 | \$ 16,688.00 |
| Total 4020 · HHW Income | \$ 118,090.00 | \$ 119,000.00 | \$ 119,688.00 |
| 4040 · Interest Income | \$ - | | |
| 4045 · Interest & Dividends - Invest | \$ 2,700.00 | \$ 4,000.00 | \$ 4,000.00 |
| 4050 · Miscellaneous Income | | | |
| 4053 · Annual Meeting | \$ 6,500.00 | \$ 6,000.00 | \$ 12,125.00 |
| 4055 · Office Cost Recovery | \$ - | | |
| 4056 · Miscellaneous | \$ - | | |
| Total 4050 · Miscellaneous Income | \$ 6,500.00 | \$ 6,000.00 | \$ 12,125.00 |
| 4060 · Local Appropriation Dues | \$ 128,530.00 | \$ 128,530.00 | \$ 134,957.00 |
| 4070 · Sales Income | | | |
| 4071 · Land Use Book Sales | \$ 1,000.00 | \$ 3,800.00 | \$ 1,300.00 |
| Total 4070 · Sales Income | \$ 1,000.00 | \$ 3,800.00 | \$ 1,300.00 |
| 4090 · Fund Balance | \$ 35,253.94 | | \$ 41,000.00 |
| Total Income | \$ 736,674.94 | \$ 810,300.00 | \$ 955,011.00 |
| Gross Profit | \$ 736,674.94 | \$ 810,300.00 | \$ 955,011.00 |
| Expense | | | |
| 6030 · Custodian | \$ 4,160.00 | \$ 4,160.00 | \$ 4,160.00 |
| 6050 · Education & Training | \$ 5,450.00 | \$ 1,000.00 | \$ 1,000.00 |
| 6060 · Equipment Maintenance | | | |
| 6062 · Equip. Maint | \$ 1,650.00 | \$ 1,650.00 | \$ 1,650.00 |
| 6063 · Computer Maint. | \$ 1,500.00 | \$ 1,500.00 | \$ 1,500.00 |
| Total 6060 · Equipment Maintenance | \$ 3,150.00 | \$ 3,150.00 | \$ 3,150.00 |
| 6061 · Equipment Purchases | \$ - | | |
| 6070 · HHW Expense | | | |
| 6072 · HHW Contractors | \$ 103,000.00 | \$ 103,000.00 | \$ 103,000.00 |
| Total 6070 · HHW Expense | \$ 103,000.00 | \$ 103,000.00 | \$ 103,000.00 |
| 6080 · Insurance - Bonds & Business | \$ 3,000.00 | \$ 3,000.00 | \$ 3,000.00 |
| 7010 · Publishing/Memberships/Meetings | | | |
| 6020 · Books Land Use | \$ - | \$ 2,700.00 | \$ - |
| 7011 · Annual Meeting | \$ 7,500.00 | \$ 10,025.00 | \$ 22,125.00 |
| 7012 · Memberships | \$ 6,000.00 | \$ 6,000.00 | \$ 6,000.00 |
| 7013 · Commissioner/Other Meetings | \$ 1,750.00 | \$ 1,750.00 | \$ 1,750.00 |
| 7015 · Publications, Subscriptions | \$ 500.00 | \$ 500.00 | \$ 500.00 |
| Total 7010 · Publishing/Memberships/Meetings | \$ 15,750.00 | \$ 18,275.00 | \$ 30,375.00 |
| 7020 · Miscellaneous Expense | \$ 750.00 | \$ 758.00 | \$ 500.00 |
| 7030 · Office Improvements | \$ 1,000.00 | \$ 500.00 | \$ 5,500.00 |
| 7040 · Office Expense | | | |
| 7041 · Supplies | \$ 6,000.00 | \$ 5,000.00 | \$ 5,700.00 |
| 7042 · Software Renewal | \$ 8,500.00 | \$ 8,500.00 | \$ 9,210.00 |
| Total 7040 · Office Expense | \$ 14,500.00 | \$ 13,500.00 | \$ 14,910.00 |
| 7043 · Copier Lease | \$ 5,750.00 | \$ 5,000.00 | \$ 5,000.00 |

Lakes Region Planning Commission

FY23 PROPOSED BUDGET

| | FY21 Budget | FY22 Budget | FY23 Budget |
|---|----------------------|----------------------|----------------------|
| | Proposal | Proposal | Proposal |
| 7050 · Payroll Expenses | | | |
| 7051 · Salaries & Wages | \$ 418,817.26 | \$ 452,118.00 | \$ 510,543.00 |
| | \$ 393,704.00 | \$ 440,778.00 | \$ 461,383.00 |
| | | | \$ 11,059.00 |
| | \$ 25,113.26 | \$ 11,340.00 | \$ 49,160.00 |
| 7052 · Health Insurance | \$ 59,413.00 | \$ 50,823.00 | \$ 90,539.00 |
| 7053 · Life Insurance | \$ 300.00 | \$ 300.00 | \$ 432.00 |
| 7054 · Long Term Disability Insurance | \$ 1,162.00 | \$ 1,200.00 | \$ 1,200.00 |
| 7055 · Retirement Fund | \$ 33,223.00 | \$ 42,755.00 | \$ 44,540.00 |
| 7056 · Dental Insurance | \$ 4,867.26 | \$ 4,676.00 | \$ 6,586.00 |
| 7057 · Payroll Taxes | \$ 32,040.00 | \$ 34,587.00 | \$ 39,057.00 |
| 7058 · Workmans Comp. | \$ 800.00 | \$ 800.00 | \$ 1,000.00 |
| 7059 · Unemployment Insurance | \$ 1,000.00 | \$ 1,000.00 | \$ 1,000.00 |
| 7061 · Short Term Disability Insurance | \$ 2,040.00 | \$ 2,040.00 | \$ 2,947.00 |
| Total 7050 · Payroll Expenses | \$ 553,662.52 | \$ 590,299.00 | \$ 697,844.00 |
| 7060 · Postage & Printing | | | |
| 6064 · Postage Fee | \$ 300.00 | \$ 300.00 | \$ 300.00 |
| 7062 · Postage | \$ 700.00 | \$ 700.00 | \$ 1,000.00 |
| Total 7060 · Postage & Printing | \$ 1,000.00 | \$ 1,000.00 | \$ 1,300.00 |
| 7070 · Professional Services | | | |
| 7072 · Consultant | \$ - | \$ 17,661.00 | \$ 42,661.00 |
| 7073 · USDA Expenses | | \$ 2,000.00 | \$ - |
| 7075 · Payroll Service | \$ 300.00 | \$ 300.00 | \$ 300.00 |
| Total 7070 · Professional Services | \$ 300.00 | \$ 19,961.00 | \$ 42,961.00 |
| 7071 · Audit | \$ 7,000.00 | \$ 7,000.00 | \$ 7,000.00 |
| 7074 · Legal | \$ 500.00 | \$ 500.00 | \$ 500.00 |
| 7080 · Rent | \$ 9,672.00 | \$ 9,672.00 | \$ 10,680.00 |
| 7090 · Traffic Equipment | \$ 7,600.00 | \$ 4,125.00 | \$ - |
| 8010 · Travel Expense | \$ 6,500.00 | \$ 5,000.00 | \$ 5,000.00 |
| 8050 · Utilities | | | |
| 6090 · Internet | \$ 2,000.00 | \$ 2,400.00 | \$ 3,960.00 |
| 8051 · Utilities-Propane | \$ 3,750.00 | \$ 3,500.00 | \$ 4,000.00 |
| 8052 · Telephone | \$ 7,500.00 | \$ 7,500.00 | \$ 4,171.00 |
| 8053 · Electric | \$ 2,500.00 | \$ 2,500.00 | \$ 2,500.00 |
| Total 8050 · Utilities | \$ 15,750.00 | \$ 15,900.00 | \$ 14,631.00 |
| 8060 · Vehicle O&M | \$ 4,500.00 | \$ 4,500.00 | \$ 4,500.00 |
| Total Expense | \$ 762,994.52 | \$ 810,300.00 | \$ 955,011.00 |
| Net Ordinary Income | | \$ - | \$ - |

LETTERS TO THE EDITOR

A decision with long-lasting consequences

To the Editor:

If you live on Ossipee Lake, or vacation here or own a business here, the water you drink comes from a well fed by the Ossipee Aquifer. In a new video we produced with Green Mountain Conservation Group (<https://bit.ly/OLAGMCG>), our drinking water receives its due for the gift it is. A gift like the breathtaking view of Mount Shaw as you enter the big lake from the channel, or the call of the loons during summer, or the way the ice cracks loudly at night in the dead of winter.

If you're like me, you'll remember the first time you saw that view, heard the loons, and listened to the ice crack. You may also, like me, remember the first time you tasted the local water. Clear, clean, icy cold. Different, somehow, from the water where I lived when I wasn't on the lake.

The longer you've been around the lake, the more changes you've seen. Yet the lake's special qualities endure, even when we take things for granted—like the availability of clean drinking water from the Ossipee Aquifer.

As I wrote last November in an op-ed in this paper, the Meena issue is not really about a gas station, *per se*. The proposal could have been for a wastewater lagoon, a junk yard or a solid waste landfill—any of the twelve land uses that Effingham voters decided should be prohibited in areas where there is a high risk of contaminating the Aquifer. Areas like the Meena site.

The true issue for the public to contemplate is how easy it was for the town's ZBA to grant relief from the gas station prohibition to provide a benefit for a single individual while creating an environmental risk for the rest of us. That a state court judge ruled the ZBA's variance was "not illegal" means it could happen again as long as a board's procedural deliberations are done 'by the book.'

So, now it's up to the Planning Board to determine whether Meena can demonstrate, despite abundant evidence to the contrary, that a gas station over the Aquifer in a former gravel pit isn't an unreasonable threat to the public's health and safety. Here's what we've seen thus far in the process:

The board-hired independent third-party engineering firm North Point's analysis of two key sections of Meena's Site Plan Application found

the material was flawed enough to require major revisions.

North Point's finding that the zoning ordinance should require Meena to apply for a Special Use Permit—which would provide an extra level of environmental protection through performance standards—was rejected by Meena's attorney as "legally incorrect," and will likely be appealed if the town sides with the engineering firm it hired.

And lest we forget, it's worth recalling Meena's decision to start building the gas station last year without obtaining the required approvals, an action it later admitted it knew was illegal but thought necessary in order not to miss out on the summer gas business.

So, no, we're not encouraged by what we've seen, and we're in good company. Seven of the towns identified in the "Development of Regional Impact" ruling have looked at the plan and either raised serious concerns or stated their opposition.

But meanwhile, there's the new video. It's a paean to our area, narrated by Green Mountain's Moselle Spiller, that combines the science of the Aquifer, a summary of why our towns voted to protect our water supply with local laws, and a list of the specific risks a gas station would create at the Meena site.

The video is short. You'll recognize the landscape, and you'll be reminded that underneath it all, where you can't see it, is the essential ingredient of our way of life and our tourism economy—the Ossipee Aquifer. We urge everyone on the lake to watch it. We hope the Effingham Planning Board will watch it as well.

As the narration concludes: "We need to be thoughtful about economic growth...but when the level of risk is obvious, and our drinking water is at stake, we believe established groundwater protections must be honored and take priority."

The Planning Board will take up the Meena LLC case again on July 7. When it rules on the Meena proposal, its decision will be long-lasting, just as the ZBA's variance decision was, and is. That's something everyone who treasures our area should keep in mind.

David L. Smith
Ossipee Lake Alliance
Freedom

No support for WOW Trail feasibility study from Meredith Selectboard

BY JON DECKER
THE LACONIA DAILY SUN

MEREDITH — Organizers of the WOW Trail must rethink their strategy after the Meredith Selectboard voted 3-2 not to support a feasibility study for a trail connecting Weirs Beach to Meredith at their meeting on April 18. Now, WOW Trail proponents are contemplating their next steps, and assessing the community's desires for a trail.

"It was very unfortunate," said Meredith Economic Development Committee member Bob Manley, "It was apparent at the meeting that about half the citizens were supportive of pursuing a feasibility study, and half that spoke up were against it."

The plans for the trail suggested following along the railroad tracks from the Weirs all the way into Meredith. However, this would result in portions of the trail intersecting private communities and properties.

"Some of these trails would be right in people's yards," said selectboard member Jonathan James, who did not vote in favor of the study. "There's many concerns about the people that live on Needle Eye Road."

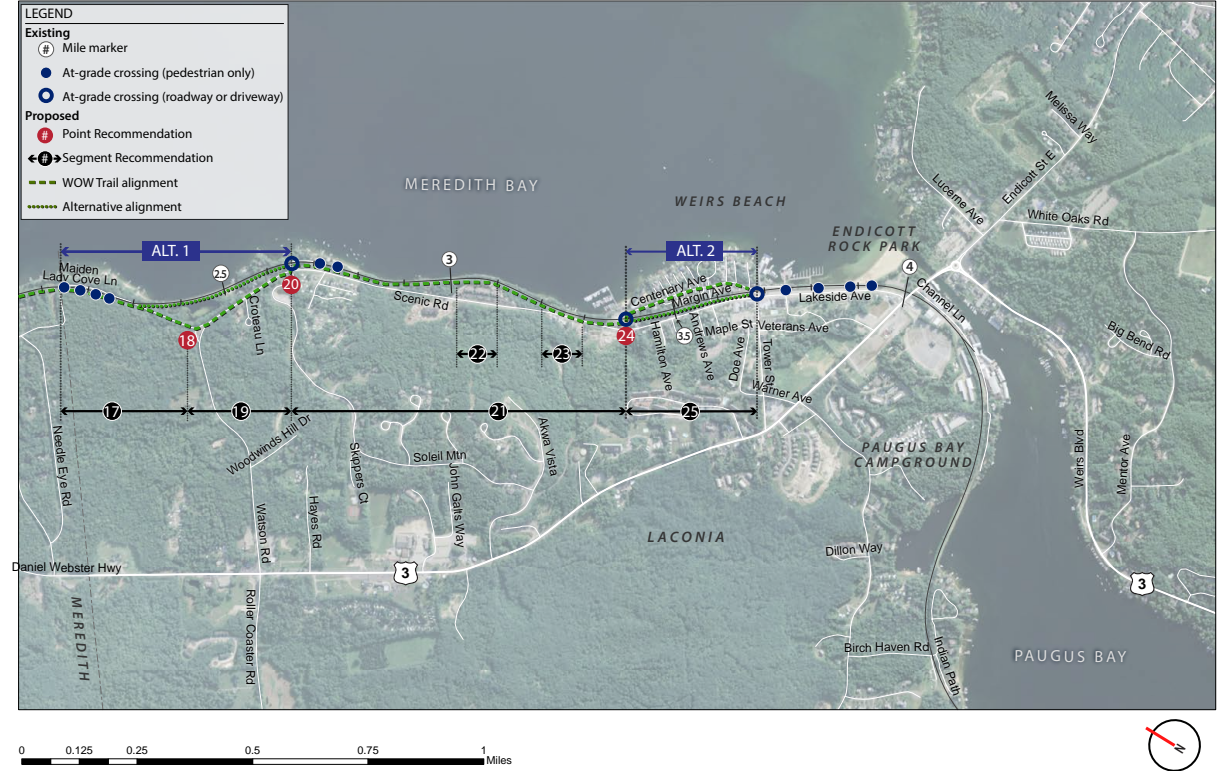
"The tracks are in their backyards as it is, you'd have to add fences, then people couldn't get to their beach."

Selectboard member Lynne Layton has a home near Needle Eye. Layton however, voted in favor of the study, but is not necessarily in favor of the trail's current proposed location.

"I felt knowledge is power," Layton said. "To get more information was what I was agreeing to. It wasn't that I was necessarily agreeing to the trail itself, because there are different factors that would be involved such as the liability portion, the increased police, fire, department of public works, those are all things I would need to know to make a decision."

"First of all, for the property owners, the trail goes through their front or backyard. It splits their lots," said selectboard member Mike Pelczar who did not vote in favor of the study. "We have three communities

Project Recommendations: Laconia



A preliminary feasibility study on extending the WOW Trail to Meredith through the Weirs was completed in 2016. (Courtesy image)

in Meredith that could or could not file a lawsuit to stop it, and the town's responsibility for who's on it, maintaining it [is another factor]."

Pelczar added that he is in favor of having some kind of trail, but that he saw more opposition than support for the current proposal.

"There would be some loss of privacy, on the other

hand a world class amenity would be adjacent to their property," said WOW Trail President Alan Beetle. "Many people would find that attractive, maybe not them, to be able to jump on your bike and ride from Meredith to Weirs safely on flat ground with beautiful

see **STUDY** page 11

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Celebrating 87 years of the NASWA

Gov. Chris Sununu helps NASWA matriarch Hope Makris cut the resort's 87th birthday cake on Wednesday as other members of the family and District 1 Executive Councilor Joe Kenny look on. (Alan MacRae photo/for The Laconia Daily Sun)

STUDY from page 8

vistas along the way. If you haven't experienced it as an adjacent abutter to the trail, you're very concerned and I understand that.

Although the selectboard was not in favor of the feasibility study, there's technically nothing stopping the WOW Trail from conducting it. However, the public's opinion on the matter remains unclear. According to Manley and Beetle, the next step is to suss out the public's needs instead of conducting a study for a project that has no chance of getting off the ground.

"Honestly, we're a small committee that's inspired to create this trail and think it would be a real asset," Manley said. "But if the greater Meredith community doesn't feel that way, we'd be spinning our wheels. So we'd like to get a better sense from our community."

The methodology for getting this infor-

mation has yet to be decided upon.

"What's the best way to give the entire community confidence that it's been done properly and we have a good pulse in how interested and committed the community is in this project?" Beetle asked. "If they're not, then we're done with this project. But if there's tremendous interest from both residents and people who visit, maybe we should continue on."

Selectboard member Pelczar stated that there should be more town meetings and public discussion regarding the trail.

"A bike trail connecting everything would be awesome," Pelczar said. "Most feel the same way, they just feel the location isn't the best from people I've heard from. It would take a lot of public hearings. Having sat on the selectboard for eight years, unless there's something in their backyard, no one shows up about it. I think this one would get a lot of participation."

RACES from page 5

Rochester, and Democrat Ruth Larson, of Alton.

Belknap County House Seats:

District 1 (Center Harbor, New Hampton): Republican incumbent Tom Ploszaj, and Democrat Sean Kavanagh.

District 2 (Meredith): Democrats Matthew Coker and Sandra Mucci.

District 3 (Tilton, Sanbornton): Democrat Sheryl Anderson.

District 4 (Belmont): Democrat Justin Borden.

District 5 (Laconia Wards 1, 3, 4, 5, 6):

Democrats Eric Hoffman, David Huot, Charlie St. Clair, and Patrick Wood.

District 6 (Laconia Ward 2, Gilford, Gilmanton): Democrats Edward Craft, Lisa DeMartino, Dana Hackett, Bob McLean.

District 7 (Alton, Barnstead): Democrats Stephen Copithorne, and William O'Neil.

District 8 (Belmont, Sanbornton, Tilton): Republicans Nikki McCarter, and Douglas Trottier, and Democrats George Condodemetraky, and Don House.

District 3 County Commissioner: Democrat Eliza Leadbeater.



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The Laconia Daily Sun

WEEKEND

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Housing still unaffordable for many but solutions on the drawing board

BY MICHAEL MORTENSEN
THE LACONIA DAILY SUN

At a premium. Few and far between. Hard to come by. Scarce as hen's teeth. All of these expressions describe the availability of affordable housing in the Lakes Region. The situation is not unique to the area,

those who are on the front lines of the issue stress. It's a problem across the state and the country too. But in the Lakes Region where, as Jeff Hayes, executive director of the Lakes Region Planning Commission noted, housing costs are higher than average while wages are below average, the problem is particularly acute.

None of this comes as news to local residents who have suddenly found themselves having to look for a new place to live.

Last spring Melissa Jackson, her husband, and their four sons were forced to move from their Meredith apartment when

see **HOUSING** page 8

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Making a splash

The Laconia Fire Department cools off participants of the On Goal Soccer Summer Camp at Leavitt Park on Friday. (Jon Decker/The Laconia Daily Sun photo)

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Leaders statewide are looking at creative ways to increase housing availability

HOUSING from page 1

their landlord told them to vacate because he wanted to renovate the place. They were unable to find a suitable house in the Meredith area, and ultimately ended up buying a house in Ossipee, more than 25 miles away.

“There was nothing else available that fit what we needed,” Jackson said. “Anything else that was in our price range was too small. I can’t imagine trying to find something now.”

Jackson works remotely, but her husband and oldest son still work in Meredith. But the other children quit their jobs because of the commuting distance. “Our [oldest] son wants to move back to Meredith ... but there are no long-term rentals there,” she said.

Real estate brokers, planning officials, and affordable housing advocates all acknowledge that the area’s housing stock is out of kilter.

Most of the residential units that have been built in recent years or that are now under construction have price tags far above what most people in Belknap County can afford.

According to the 2020 Census, the median household income in Belknap County is \$67,328, an income adequate to purchase a home priced at \$189,516, according to Mortgage Calculator.

However, the median sale price for a house in the county during the past 12 months was \$388,500, according to the New Hampshire Association of Realtors. The median sale price for a condominium was somewhat lower at \$318,100.

The hot real estate market has been steadily pushing home prices higher, and the rising cost of building materials will further drive up the cost of units that are under construction or that are on the drawing boards.

The situation for those looking to rent an apartment is even more grim.

In most local communities there has been relatively little increase in the number of apartments. Not surprisingly, Laconia has the largest number of apartments in the county, with 3,347 as of 2019, according to the state Department of Employment Security.

“We have fallen behind and we are still falling behind,” Laconia Planning Director Dean Trefethen said of the city’s apartment shortage.

Balancing the market

For decades the production of new housing has failed to keep pace with demand in the state, according to the

see **HOUSING** page 13



This six-unit apartment building on Summer St. will be renovated to offer at least one more apartment. (Jon Decker/The Laconia Daily Sun photo)

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HOUSING from page 8

New Hampshire Housing Finance Authority which estimated it will take at least 20,000 housing units to achieve a balanced market.

There are no current statistics on how large the housing deficit is here in the Lakes Region. Hayes said his agency is currently working on a housing study. The last one was completed in 2013.

Add to the shortage the current turbulence in the housing market due to the combination of rising interest rates, soaring building material costs which have risen 35% since the start of the COVID pandemic, and the increasing home prices and rents, all making it just that much harder for entry-level buyers and renters.

The escalation of home and condominium prices in the region has been enormous.

From June 2018 to June 2019 almost half — 47.9% — of the single family homes in Belknap County sold for \$250,000 or less. In just three years — from June 2021 to June 2022 — the number of homes in that price range plummeted to 15.5%, according to the local Realtors group. The drop in the number of condos sold in that price range during the same period was not as dramatic, but still substantial, from 71.3% to 38.7%.

The scarcity of homes and condos for sale or apartments for rent serves to drive prices higher and higher.

Bob Quinn, the chief executive officer of the New Hampshire Association of Realtors, said in a healthy real estate market there would be a four- to six-month inventory of housing units for sale, meaning a unit would typically sell between four and six months after being listed. Today the inventory in New Hampshire is closer to three weeks, he said. The price of a single-family home has increased 45% in the last two years, he pointed out.

The lack of inventory helps to explain why housing units are being grabbed while a project is under construction or in the very early stages of development.

The groundbreaking for the 48-unit Lookout Lake Winnepesaukee condominium project in Weirs Beach was two months ago, and already seven units in the first phase are under agreement, according to Matthew Maggiore, president of Maggiore Companies, the developer. Units at the complex off Endicott Street North are currently priced from the low \$700,000s to the high \$800,000s, Maggiore said.

More than half of the 32 units at Lakeside at Paugus Bay, which is being built on the former site of Barton's Motel, are under agreement, according to Frank Roche, owner of Roche Realty Group which has the listing. Prices for units at the waterfront complex currently start at \$899,900, according to

the project's website.

Roche is also the listing agent for Brook Hill, a 70-unit condominium complex currently under development off Route 3 in Meredith a half mile north of the Laconia line where 31 houses are under agreement. When the units were first being marketed the price was in the mid- to upper-\$400,000s, Roche said. Now the asking price is up to \$550,000, he said.

Meeting local needs

While there is a market for these residences, they are beyond the reach of most people who work in the greater Laconia area.

"We don't need \$850,000 condominiums. We need lower priced housing that blue collar workers can afford to live in," said Renee Kordas, human relations manager at Viant, a medical device manufacturer which employs 170 people at its facility in the O'Shea Industrial Park.

Kordas said the lack of affordable homes makes it difficult to hire people to work at the facility which manufactures medical devices used in non-invasive surgery. She said the company is working on plans to bring in 15 workers from one of its other plants this summer to help fill orders. But she is unsure if she will be able to find housing for the workers during their two- to three-month stint.

Housing availability was the top concern of local business leaders from the Lakes Region and central New Hampshire at a roundtable hosted by the New Hampshire Business and Industry Association last month.

Participants, including representatives from Lakes Region Community College, Meredith Village Savings Bank, Castle in the Clouds, Prescott Farm and several chambers of commerce, outlined top challenges to their growth before brainstorming potential solutions and new approaches to those issues.

Some say the main reason the amount of lower-priced housing has not kept up with the demand is because those projects are seen as unprofitable.

Michelle Palys, owner of the Allegory Inn in Twin Mountain, and member of the Lakes Region Chamber of Commerce as well as the Twin Mountain/Bretton Woods and Littleton Chambers, emphasized that it is impossible to attract workers to your business when there is no available housing, let alone housing within their budget.

"We all want to provide affordable housing," Roche said, acknowledging the situation. "The problem is the cost to develop a project" — costs such as the price of land, the costs a developer incurs during the planning process, the cost to put in infrastructure such as water, sewer, and roads, as well as the cost to build the residences themselves.

See next page

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Roche pointed out that it cost \$4 million for land development for the 50-acre Brook Hill site.

The only way for affordable housing projects to be profitable, he said, is if the developer can access tax credits or federal funds to bring down the up-front costs.

Carmen Lorentz, executive director of Lakes Region Community Developers, a non-profit landlord providing affordable housing, said about 70% of the funds the agency needs to build new housing comes from tax credits or government grants. But even that funding can prove inadequate in the current housing and building market.

Community Developers ended up dropping plans for a 20-unit single-family home project in Wolfeboro when the estimated cost to build each unit came in at \$450,000, \$100,000 more than what the unit would be appraised for, Lorentz said. The agency is now considering developing a rental project on the same site.

The median household income for the county is \$67,328, meaning that half of the households have incomes below that figure. Lorentz noted many of those looking for affordable housing in the 31 area communities the agency serves are single-parent families where the annual household income can be closer to \$35,000.

About 60% of the agency's tenants receive a federal rent subsidy. Thirty percent of their income goes toward the rent with the subsidy covering the rest.

But qualifying for housing assistance is no guarantee of a place to live.

Combating scarcity

Tom Corchan, executive director of the Laconia Housing Authority, said the voucher program is underutilized because affordable housing is so scarce. While 505 people in the immediate Laconia area have qualified for rental vouchers, just 445 voucher holders have found an apartment, with the rest still looking, he explained.

In an effort to provide more affordable housing — if only by a little bit — the authority has purchased a six-unit apartment building on Summer Street, with plans to remodel it to accommodate another one or two apartments. It is also looking to buy a building which once contained professional offices on South Main Street, with plans to turn it into four apartments. And the agency is going through the planning process to add 12 more units to its Perley Pond Townhouses complex on Blueberry Lane.

For all practical purposes the vacancy rate for apartments in the city is 0%. Trefethen explained that the only time an apartment is unoccupied is for one or maybe two weeks between tenants when the landlord goes in to clean and repaint the premises and



Laconia Housing Authority is also looking to buy a building on South Main Street, which once contained professional offices. The agency plans to turn it into four apartments. (Jon Decker/The Laconia Daily Sun photo)

perform any needed repairs.

Public support across the state for affordable housing has been mixed, but a recently released survey shows opinion shifting in favor of greater support of such initiatives.

More than two-thirds of Granite Staters support building affordable housing in their communities, even if it is in their own neighborhood, according to a survey released last month by the Center for Ethics in Society at St. Anselm College. The study also found that 61% of respondents opposed the idea that such housing be limited to cities.

There have been initiatives designed to improve the situation.

Performance zoning

Laconia created an urban-commercial zone about four years ago which allows for a greater apartment density in the downtown area, according to Trefethen. Whereas the former ordinance allowed six to eight residential units per acre in the central business district, the new ordinance permits up to 20 units.

Other changes include the introduction of performance zoning in certain parts of the city which streamlines the planning process, and also allows the Planning Board to grant relief from zoning rules, thereby eliminating the need for a developer to make a separate request to the Zoning Board.

One of the obstacles Trefethen sees is the lack of available land where multifamily housing could be built.

"There's land available, but it's not for sale," he said.

Despite such obstacles, there is some movement in the area of more moderate priced housing.

Plans for a 90-unit apartment complex off Province Street in the city's South End are expected to come before the Planning Board in August. The developer has said the apartments would be market rate, meaning the rents will be whatever renters are able and willing to pay.

In addition, the former Holy Trinity School is being rehabilitated into 12 apartments. And the owner of Water Street Cafe has told the Planning

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See next page

from preceding page

Department he plans to tear down the restaurant later this year and construct an 14-unit apartment building on the site.

While the Planning Board is aware of the Water Street plan it has not been formally brought to the board for action.

Statewide action

A major initiative to address the problem has been put forward by Gov. Chris Sununu which would put an unprecedented \$100 million to provide more workforce housing statewide. The governor is using COVID relief money to fund the InvestNH initiative.

About \$50 million will go to developers on projects that are nearly ready to start, with conditional permitting and most financing in place. Some \$30 million will go mostly to reward municipalities that permit new multifamily rental housing within six months of application at \$10,000 per unit with a maximum of \$1 million per municipality. Another \$10 million would go to New Hampshire Housing to augment their programs. Another \$5 million will be used to encourage communities to revamp zoning regulations to increase housing stock, and \$5 million will go to the demolition of vacant or dilapidated buildings which can't be made into housing, if that building removal would help set the stage for an improvement in the community's housing situation.

Local officials say it's hard to tell exactly what impact Sununu's InvestNH program will have, in part because the details of how it will work and how developers and municipalities can access the funds need to be spelled out.

"We still are waiting to hear the mechanics on how to apply for the money," Trefethen said.

He said Laconia has already taken a number of steps to incentivize developers interested in building affordable workforce housing, but that the city cannot be expected to shoulder the entire burden for the region.

"We're cooperative and we're willing, but in other communities in the state that's not the case," he said.

Sununu has said candidly that smaller communities need to step up to the plate to help solve the state's housing crisis. Recently, in Portsmouth, he told an audience that the idea that multifamily housing was only for cities "is just really antiquated."

Attitudes in the region

Gilford Town Planner John Ayer said the town's Planning Board has had little discussion about multifamily housing. But, he noted, there are some serious obstacles to building workforce housing in the town, notably most of the town has no water or sewer systems, and the amount of acreage



Laconia Housing Authority is planning to add 12 units to its Perley Pond Townhouses complex on Blueberry Lane. (Jon Decker/The Laconia Daily Sun photo)

placed in conservation has taken away land that might otherwise be available for housing.

"Our town is fairly pro-development," he said, but noted that it is willing to look at ways to "make things more inviting."

Quinn noted that the land-use regulations in many communities date back to the 1980s when the state was experiencing tremendous growth, and it was felt restrictions were needed to prevent overbuilding and to preserve the state's rural character.

Further, some see single-family homes as the best type of housing because they are symbolic of the American way.

"The older generation tends to see what they wanted when they were young as the ideal," Quinn said.

While Hayes wondered just how many New Hampshire residents see housing availability as a big issue, Quinn believes the issue is gaining attention and political traction.

"The winds are shifting, but they are not there yet. It's starting to get the attention of elected officials," he said.

While the upper-tier residential construction is adding millions to the tax base for Laconia and other Lakes Region communities, the region's housing stock needs to be more balanced.

In addition to the Holy Trinity and Province Street projects, Laconia City Manager Scott Myers said including starter homes as part of the development of the Laconia State School property could potentially have a big impact on the city's economy by providing more housing for people who work locally.

"We don't want just second homes and luxury condos," he said.

Targeted investments and access to affordable housing could help New Hampshire build a more robust and inclusive recovery, according to Phil Sletten, a senior policy analyst with the New Hampshire Fiscal Policy Institute.

Writing in the institute's blog Sletten said changes in public policy and targeting money to incentivize the construction of affordable housing have the potential of making it easier for "the state's residents and newcomers [to] find homes for themselves and their families, bolster financial stability, and grow the state's workforce."

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AWARD OF EXCELLENCE FOR MOULTONBOROUGH HERITAGE COMMISSION

At the Lakes Region Planning Commission's 2022 Annual Meeting and 55th Anniversary Celebration on June 29th, the Moultonborough Heritage Commission received an Award of Excellence for the Main Street Banners project in Moultonborough Village. This award serves to recognize organizations with exciting and in-

novative projects that have been successfully conceived and implemented in a community over the past year.

Jeff Hayes, Executive Director of the Lakes Region Planning Commission, with David Katz, Executive Board Vice Chair, presented the annual awards at the event. In his comments, Katz noted how "creating banners to define the



LRPC Award of Excellence for Moultonborough Heritage Commission for Main Street Banners: Celeste Burns (LRPC Commissioner); Eliza Tappe (Doublewhirler Design); Bruce Woodruff (former Town Planner); Cristina Ashjian (LRPC Commissioner and Heritage Commission chair); Diane MacArthur (Heritage Commission)

members and other attendees who had participated in planning efforts focused on the revitalization of Moultonborough Village, including the Plan NH Charrette of 2018 and the UNH First Impressions downtown assessment of 2019. She also recognized collaborator Eliza Tappé of Doublewhirler Design, who designed both the banners and the accompanying Main Street Banners brochure.

Successfully fulfilling both Planning and Historic Preservation goals, the Main Street Banners and informational brochure have met with praise from residents, visitors and the business community. Intended to welcome visitors, and to physically and visually define the historic Main Street and its gateways, the banners also identify landmark buildings and celebrate existing natural, cultural and historical resources in the Village area.

This is the second Lakes Region Planning Commission award to recognize the important role and activities of the Moultonborough Heritage Commission with regard to community planning and economic development. In 2019, Cristina Ashjian received a Community Service Award, given annually to individuals who have made exceptional and sustained contributions to their community and/or to the economy of the Lakes Region.

Village and celebrate its historical resources accomplished a planning goal to slow down traffic on Route 25 and offer education to residents and visitors about Moultonborough's rich history."

Cristina Ashjian, Chair of the Heritage Commission, accepted the award with Bruce Woodruff, former Town Planner, who had nominated the project. Woodruff gave full credit to Ashjian for the banner project, noting how enhancing Moultonborough Village's appeal was key to the community's comprehensive Village Vision planning exercise of 2014-2015, and recognizing the Main Street Banners as a first action step in the Village Vision Plan.

In her comments, Ashjian thanked Heritage Commission

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Women's Club celebrates July 4th

The Moultonborough Women's Club joined the 4th of July Parade in Moultonborough. "It was great! Lots of enthusiastic folks along the parade route from the high school all the way to Rec. Center," says Amy Corston, director of the Moultonborough Women's Club who with Co-Pres. Julie Osgood and Pam King waved to the crowds. A picture-perfect day to celebrate the anniversary of our country's independence at this annual event. A special thanks to John Corston who drove the ladies in his 1934 Ford roadster. (Courtesy photo)

August schedule of activities at Laconia Library

LACONIA — The month starts with multi-colored Ocean Sand Art on Monday, Aug. 1 at 11 a.m., for ages 3-12. Dungeons and Dragons for teens. Also held on Monday, Aug. 1 from 3-6 p.m., signups are required.

Lego Club meets Tuesday, Aug. 2 at 2 p.m. Best suited for ages 5-12. Kids age 12 and under are invited to join the Wednesday special at the Laco-

nia Community Center on Aug. 3 at 1 p.m. for Sea Animal Movement.

Make ocean-themed slime Friday, Aug. 5, for kids through teens at 11 a.m.

The final week of summer reading begins on Monday, Aug. 8 with creating your very own Ocean

see **LIBRARY** page 47

Lakes Region Planning Commission honors regional award winners

FRANKLIN — The Lakes Region Planning Commission hosted its annual meeting and 55th Anniversary Kick-off Celebration on June 29 at the Mojalak Country Club in Franklin. Approximately 115 municipal, regional, and political guests and friends joined the LRPC Commissioners, Executive Board, and staff for this celebration. Guest speaker Marty Parichand, executive director of Mill City Park, highlighted the renovations and achievements resulting in reinvigorating the City of Franklin and the LRPC presented five Awards of Excellence, three Community Service Awards, eight Household Hazardous Waste Awards, as well as a special award to our Household Hazardous Waste Coordinator.

Awards of Excellence were presented to The Andover Community Hub, the Belknap EDC & City of Laconia, Lakes Region Community Developers, Meredith Village Pathways Committee, and the Moultonborough Heritage Commission. This award serves to recognize organizations with exciting and innovative projects that have been successfully conceived, implemented, and completed in a community over the last year.

Community Service Awards were presented to Amelia Capone-Muccio of Wolfeboro, Edward "Rusty" McLear of Meredith, and Kenneth Mertz of New Hampton. The Community Service Award has been given annually since 2015 by the Lakes Region Planning Commission to

individuals who have made exceptional and sustained contributions to their community and/or to the economy of the Lakes Region.

Household Hazardous Waste awards were presented to eight communities in recognition of their long-standing hosting of these annual collection events held the last week in July and the first week in August. These communities were the Town of Belmont, the Town of Bristol, the City of Franklin, the Town of Gilford, the City of Laconia, the Town of Meredith, the Town of Moultonborough, and the Town of Ossipee. A special award was presented to LRPC's Regional Planner, David Jeffers, whose 20 years of coordinating these events has been invaluable to their success.

Date: July 27, 2022

FOR IMMEDIATE RELEASE

Contact: David Jeffers
Lakes Region Planning Commission
(603) 279-8171

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Residents and residential taxpayers in the Lakes Region Planning Commission's 24 participating communities may bring up to 10 gallons or 50 pounds of Household Hazardous Waste (HHW) to any one of the 8 collection sites in the Lakes Region on either one of the next two Saturdays:

On **July 30th** bring your hazardous waste to the Belmont Fire Station or Public Works Garages in Franklin, Gilford, & Meredith. On **August 6th** HHW will be collected at the Newfound Regional High School in Bristol (enter off River Rd.), the Public Works Garage in Laconia on Bisson Avenue, and the Town Highway Garages in Center Ossipee and Moultonborough. All 8 collections will run from **8:30 AM to 12:00 noon.**

As a reminder: **Latex/Acrylic paint and alkaline batteries are not considered HHW and will not be accepted.** These products can go in with the household trash (dry out the paint before disposal).

To get maps to the collection sites, learn more information about wastes, or make a donation to the program, visit the Lakes Region HHW website at <http://www.lakesrpc.org/serviceshhw.asp>, find us on Facebook (under Lakes Region Planning), 279-8171 or 279-5341.

XXXX

Date: August 2, 2021

FOR IMMEDIATE RELEASE

Contact: David Jeffers, Lakes Region Planning Commission
(603) 279-5341

Final batch of HHW Collections this Saturday

Last weekend the first set of Lakes Region Household Hazardous Waste (HHW) Collections were held. Nearly 700 households took the opportunity to safely dispose of substances from the home and garage that could be toxic or polluting. The second round of regional collections will be held this coming weekend. It is the last opportunity to dispose of items such as oil-based paints and stains, old gas, pesticides, fertilizers, fluorescent bulbs, and pool chemicals without a fee.

This Saturday **August 6th**, residents and residential taxpayers in the 24 participating Lakes Region communities may bring up to 10 gallons or 50 pounds of Household Hazardous Waste (HHW) to any one of the four collection sites throughout the region.

HHW will be collected at the Newfound Regional High School in Bristol (access from River Rd), the Public Works Garage in Laconia (27 Bisson Ave.), the Town Highway Garage in Moultonborough (68 Hwy Garage Rd.), and the Ossipee Public Works Garage (55 Main St.).

The collections will run from 8:30 AM to 12:00 PM. The participating communities for the 2022 collection are: Alexandria, Andover, Belmont, Bridgewater, Bristol, Center Harbor, Effingham, Franklin, Freedom, Gilford, Gilmanton, Hebron, Hill, Holderness, Laconia, Meredith, Moultonborough, New Hampton, Ossipee, Sanbornton, Sandwich, Tamworth, Tilton, and Tuftonboro.

As a reminder: **acrylic/latex paint and alkaline batteries are NOT considered HHW and will not be accepted on the collection days.** These products can go in with the household trash (dry out the paint before disposal).

To **read the most recent collection updates**, get a list of products that are accepted, and see FAQs, visit the LRPC HHW website www.lakesrpc.org/serviceshhw.asp or call 279-5334 or 279-5341. Find us on Facebook and Instagram (@lakesrpc).

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BUSINESS

Makers Mill is granted certificate of occupancy for community makerspace

WOLFEBORO — Almost a year to the day since the renovation construction began, Makers Mill received its certificate of occupancy from the Town of Wolfeboro's Planning and Development department for their community makerspace and vocation hub at 23 Bay Street.

"This has been such an exciting project to be a part of and we couldn't be happier to see the space ready for use by the community," said Leslie Benson of Leslie Benson Designs. "Through an amazing fundraising effort and years of perseverance we were able to pack a lot of great spaces and design features into Phase 1 of this project and are thrilled with the outcome."

"Makers Mill leadership and volunteers have, from their beginning to the development of this incredible economic development resource, demonstrated a strong commitment to community and to building a stronger, more resilient local economy," said Katy East-erly Martey, Executive Director of the NH Community Development Finance Authority. "We are proud to be a funding partner of this project and to support the community in the development of this incredible place."

"The volunteer turnout has been

incredible. In order to cut down on construction costs, we saved nearly all of the interior painting for our team of volunteers, as well as the build out of the kitchenette, workbenches, greeter's desk, dust collection system, tool restoration, and so much more which is still underway," says Josh. "Equally impressive has been the amount of time volunteers have spent carefully thinking through the floor plans for each shop, how tools will be stored, organized, and inventoried, and all of the different policies and procedures needed to open in a manner that is welcoming and safe."

Now that their certificate of occupancy has been issued, when can we expect a grand opening? While preparations are still underway, it sounds like we can expect news of a "soft opening" later in August with a series of weekly open-houses and tours. These will spread out the introduction of this new facility to the community, allowing ample space and time for people to have their questions answered while also keeping group sizes small to help mitigate the lingering covid risk. A larger event will be planned for a later date when the shops are more furnished and the organization can solicit sponsors for entertainment and



Makers Mill, 23 Bay St. Wolfeboro, the former Wolfeboro Power Equipment building. (Courtesy photo/Makers Mill)

refreshments.

Classes and workshops, however, are already being put on the calendar for the fall and are expected to be ongoing thereafter. If you or anyone you know is interested in teaching a class, contact Makers Mill's Program Director, Carol Holyoake by emailing carol@makersmill.org or calling the office at 603-569-1500. Membership options will be posted soon for people to learn how

to access the forthcoming community workspaces for woodworking, metal-working, fiber arts, fine arts, crafts, electronics, robotics, computer software and media, bicycle and ski tuning, and much more.

Anyone interested in learning more is also encouraged to visit the website at makersmill.org and follow construction and shop build out progress on social media at @makersmillnh.

Madeira USA promotes Jasmyn Bristol to assistant supervisor

GILFORD — In her new role, Jasmyn will assist with management of the day-to-day operations of the department, helping the team of representatives provide excellent customer service and the top-quality machine embroidery thread and supplies that Madeira is known for worldwide.

Jasmyn, with 13 years of experience as an embroidery operations manager, joined the customer sales and support team in 2021 as a representative and found her fit



BRISTOL

as a valuable and knowledgeable member of her department. Always willing to offer her expertise to customers, and her assistance and encouragement to her fellow team members, Jasmyn quickly rose to the task of helping Madeira's customer sales and support department lead the industry in supporting the decorated apparel market.

Madeira USA is eager to let the community know that they are currently hiring.

Forbes Magazine ranks Franklin Savings Bank #2 in America's Best Banks in New Hampshire list

FRANKLIN — Franklin Savings Bank claimed the #2 spot in the 2022 list of America's Best Banks for New Hampshire by Forbes Magazine. Only 2.7 percent of all banks nationwide were included in the rankings, based on the results of an independent survey of 26,000 bank customers from all 50 states.

"This recognition is a direct result of the work all our employees do each and every day," commented Ron Magoon, president and CEO. "It is truly amazing to be included in such an exclusive group of banks, and one of only three from New Hampshire to qualify. I could not be prouder of our team and the work we do to provide the best products and services delivered with exceptional customer service."

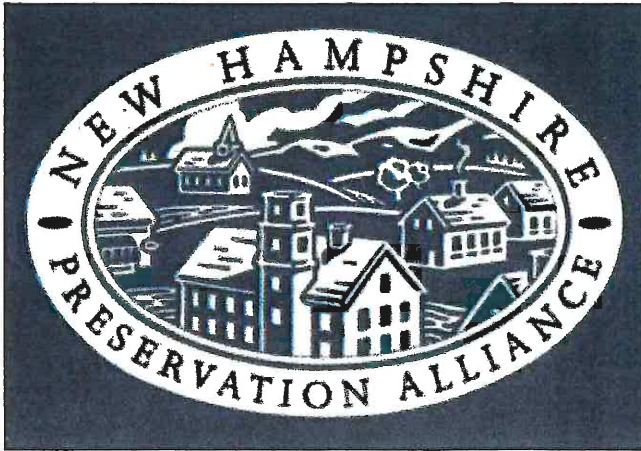
To identify the best banks in each state,

Forbes went directly to its customers, partnering with market research firm Statista to conduct in-depth interviews of more than 26,000 U.S. citizens from all 50 states to learn more about their banking relationships. For every bank at which a participant had a checking account, each provided an overall satisfaction score and was asked if they would recommend their bank to friends or family. In addition, respondents had to answer a detailed list of questions focused on six separate facets of their banking relationship, including trust, terms and conditions, branch services, digital services, customer service, and financial advice. Scores ranged from 74.2 to 93.6 based on a scale of 1-100.

Visit www.fsbnh.bank to learn more or follow the bank on Facebook, LinkedIn, Instagram, Twitter and YouTube.

EVENTS & ACTIVITIES

Old House & Barn Detective Workshop



New Hampshire Preservation Alliance will be holding an Old House & Barn Detective Workshop on Saturday, August 6th at Roaring Creek Farm, 1260 Dartmouth College Highway (Route 10), North Haverhill, NH.

The workshop goes from 10am- 1:30pm

Don't miss this opportunity to explore this distinctive architectural landmark property of the Upper Valley with historic preservation experts Ian Blackman, Ian Blackman LLC, Restoration & Preservation and Steve Bedard, Bedard Preservation & Restoration. Roaring Creek Farm's grand porticoed house and Yankee barn sit on a rise above Route 10 in North Haverhill.

Bedard will lead attendees on an exploration of the tavern house to find clues of the building's early 19th century evolution from the original 1767 structure. Physical inspection will include distinctive masonry styles, the unusual timber frame in the attic, and a variety of interior features. Workshop participants will join Blackman as he conducts a barn assessment of the c. 1830 barn with its barn bridge, three-story interior silo, wagon scale and wooden cow ramp to the basement all still intact!

There will be ample time for Q&A with our experts as participants tour the buildings and during the lunch break.

Whether you're an old house and barn owner or just appreciate historic properties, sign up today! Space is limited. NHPA members - \$35, Non-members - \$50, Membership Special (workshop + 1 year membership) - \$60. To register visit www.nhpreservation.org

Light refreshments will be provided, participants encouraged to bring their own lunch.

Weir Times — 8/4/22

Hazardous Waste Collection Day



Safely rid your home of hazardous products such as oil-based paint and stain, lawn and garden chemicals, kitchen and bathroom cleaners, old gas, and automotive products. Because these products can have severe impacts on the environment, contaminating our water, soil, air, ecosystems, and bodies, it is important to dispose of these items properly. It does not take much to contaminate these precious resources: one quart of oil can pollute 250,000 gallons of water.

Residents and residential taxpayers in the Lakes Region Planning Commission's 24 participating communities may bring up to 10 gallons or 50 pounds of Household

Hazardous Waste (HHW) to any one of the 8 collection sites in the Lakes Region on either one of the next two Saturdays:

On Saturday, August 6th HHW will be collected at the Newfound Regional High School in Bristol (enter off River Rd.), the Public Works Garage in Laconia on Bisson Avenue, and the Town Highway Garages in Center Ossipee and Moultonborough. Collections will run from 8:30 AM to 12:00 noon.

As a reminder: Latex/Acrylic paint and alkaline batteries are not considered HHW and will not be accepted. These products can go in with the household trash (dry out the paint before disposal).

To get maps to the collection sites, learn more information about wastes, or make a donation to the program, visit the Lakes Region HHW website at <http://www.lakesrpc.org/serviceshhw.asp>, find us on Facebook (under Lakes Region Planning), 279-8171 or 279-5341.

How To Preserve Your I For Future Generat

Do you own a home or lakeside property that serves as a touchstone for family and friends? Would you like to preserve this place you love for future family generations? Passing It On is a forum discussing strategies on how to transfer family property to subsequent generations.

Two Squam property owners will address how their families have approached this important issue and offer their perspective on the challenges and solutions of transferring family property to subsequent generations. Their stories will illustrate how they communicated with family members, worked with professional advisors, and set up approaches that are designed of their properties. Hear about the limitations, triumphs and p

The panel will consist of Larry Tarica of Center Harbor and Kerdra Breed of McLane-Middleton (retired) will be on hand to offer materials will be available and books on the topic will be on questions answered and share your own experiences regarding Due to Covid, Passing It On has not been held since 2019. We event this year on Thursday, August 11th from 10am to 11:4 Library, 866 US Route 3 in Holderness. Refreshment from So served. This is an in-person, indoors event co-sponsored by t Society and the New Hampshire Preservation Alliance. Spac denise@foreversquam.org.



Bluegrass Sunday Service I

The 1st Congo Bluegrass Band is very excited to present the Service at the 1st Congregational Church of Meredith, on Su is a date change from July 31.)

The band has a full compliment of talented musicians, messa life's winding journey of sorrows, happiness, and hope. With mandolin, bass, harmonica, rhythm instruments, and vocals, as seasoned favorites. Many songs are familiar and have ct join in with singing, clapping, and toe tapping to various rhyth

All are welcome to join the energy and fun of this musical located at 4 Highland Street, Meredith and parking is in the t

In new Belmont House District 4, two incumbents compete for single nomination

By CATHERINE McLAUGHLIN
THE LACONIA DAILY SUN

BELMONT — Redistricting often creates atypical campaigns: districts might be combined or moved, and incumbents — rather than take on challengers — sometimes face one of their colleagues. In such races, the advantages of incumbency are swept aside as candidates' records can be compared directly.

In the newly formed Belknap District 4, Reps. Travis O'Hara and Michael Sylvia — currently representing Districts 9 and 6, respectively — vie for the Republican nomination to a single seat.

The race is closely watched for several reasons.

The new Belmont district is the only race in the county delegation with more incumbents than open seats and without any challengers. In this race, the typical strengths of incumbency — name recognition and established record, especially — could pose as weaknesses.

Yet there is also an imbalance to this incumbency factor. Sylvia is the chair of the Belknap County delegation and



REP. TRAVIS O'HARA



REP. MIKE SYLVIA

running for his sixth term in Concord. O'Hara is in his first reelection campaign against an opponent who sparked his involvement in politics in the first place.

Next, because of the New York Times' coverage of Croydon's "come-to-Jefferson moment" with the Free State Project, the spotlight on some candidates' status as Free Staters has

see BELMONT page 8

Primary Election 2022



The Laconia Daily Sun

WEDNESDAY

WEDNESDAY, AUGUST 31, 2022

VOL. 23 NO. 62

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FREE

State School panel pulling up stakes

Lakeshore Redevelopment Planning Commission to pause work as proposals evaluated at state level

By MICHAEL MORTENSEN
THE LACONIA DAILY SUN

LACONIA — The panel formed to study the development potential of the Laconia State School complex has essentially wrapped up its work. The panel authorized a final draft of a report about the historic value of buildings on the property on Tuesday.

"We don't disband, but we go into hibernation," George Bald, chair of the Lakeshore Redevelopment Planning Commission, said toward the end of the commission's meeting.

The seven-member, volunteer panel was formed four years ago under the provisions of a bill passed by the New Hampshire Legislature in 2017.

Since then the commission has been working to prepare the property for marketing to one or more private developers. The commission's work has included preparing a master plan, doing environmental assessments to determine whether hazardous materials are present, and a survey of wetlands on the site.



The real estate broker hired to market the former Laconia State School property received several proposals for redevelopment, and four have been selected for final consideration. According to a study, of the 35 buildings in the complex, 13 are seen as strong possibilities for preservation or rehabilitation as part of the site's redevelopment. (Jon Decker/The Laconia Daily Sun photo)

see STATE SCHOOL page 6



EARLY DEADLINES

Saturday, Sept. 3rd and
Tuesday, Sept. 6th

**Ad Deadline is
Thurs. Noon Sept. 1st**

Call 603-737-2020 or
email ads@laconiadailysun.com

*We hope you enjoy a
happy holiday weekend!*



Join Us in Supporting the Cure for Huntington's Disease
Monday, September 5th (Labor Day) from 10am-6pm
"Race for a Cure" Day at Weirs Beach Go-Kart Track
 All proceeds go to HDSA, 582 Endicott Street North, Laconia, NH 03246



LACONIA POLICE LOG

LACONIA — Police handled 80 service calls from noon Monday until noon Tuesday.

Three people were arrested.

Edward J. Bolduc Jr., 57, no fixed address, was arrested on five charges of stalking.

Cedric E. Gatanti, 43, of Gale Avenue, in Laconia, was arrested on multiple bench warrants.

Jeff J. Deforge, 54, of Harvard Street, in Laconia, was arrested on a charge of domestic violence simple assault.

Officers conducted 20 motor vehicle

stops which resulted in 19 drivers being given written warnings.

One call dealt with a juvenile matter.

Police investigated a report of an assault on North Main Street.

Reports of thefts on Messer Street, Admirals Lane, and on High Street were investigated.

Police investigated a report of fraud on Paugus Park Road.

Officers responded to three disturbance calls, including one call that was classified as a domestic disturbance.

GILFORD POLICE LOG

GILFORD — Police handled 110 service calls from last Thursday through Monday.

There were no arrests.

Officers conducted 18 motor vehicle stops, and investigated traffic accidents on Intervale Road (Route 11B), Lakeshore Road (Route 11), Weirs Road (Route 11B), Hoyt Road, and on Meadowbrook Lane.

One call dealt with a juvenile matter.

Police investigated reports of four thefts on Meadowbrook Lane.

Reports of harassment on Country Club Road, Hickory Stick Lane, Belknap Mountain Road, and on Area Road were investigated.

Police investigated reports of criminal mischief on Intervale Road, Morrill Street, and on Saltmarsh Pond Road.



Lakeshore Redevelopment Planning Commission members George Hurt, left, and Gino Baroni examine part of a draft of an historic assessment of buildings on the Laconia State School site. The state is moving toward the eventual sale of the property to a private developer. (Michael Mortensen/The Laconia Daily Sun photo)

STATE SCHOOL from page 1

Bald said the research and analysis enhances the ability to redevelop the 225-acre property, because they provide information which will give developers a much clearer picture of the benefits as well as the drawbacks of the property.

"The developer won't need to start from ground zero" in implementing their plan, Bald explained.

The commission's responsibilities initially included identifying appropriate private firms to take on the project of developing the site. The property starting in 1903 was the location of the state institution for people with developmental disabilities, and then for about 20 years afterward was used as a state prison.

But last year the commission was sidelined from the process of finding potential buyers, with that responsibility being shifted to the state Department of Administrative Services — the state's landlord — which then, with the approval of the Executive Council, hired a major real estate brokerage firm to market the property. In June the broker put out a request for proposals from firms that were seriously interested in redeveloping the property. The deadline for submitting those proposals was Aug. 19, and the proposals from four firms have now been selected for the final round of consideration.

The names of the four finalists have not yet been disclosed.

Lakeshore Commissioner Peter Spanos urged that once the finalists are identified that Bald reconvene the

commission to discuss the finalists and recommend which of the proposals to select.

Bald said that he would contact Administrative Services Commissioner Charlie Arlinghaus and to discuss with him how the commission can still play a role in the process.

Much of the meeting was taken up with a review of a study draft which identifies the historic significance of the buildings of the property and to identify those which should be strong candidates for preservation.

Of the 35 buildings in the complex, 13 are seen as strong possibilities for preservation or rehabilitation as part of the site's redevelopment.

But Laconia Planning Director Dean Trefethen told the commissioners there are serious questions about the structural soundness of some of the buildings. Many have holes in the roof which have existed for years and so the floors and other parts of the interiors have deteriorated due to the exposure to the elements, he said.

Commission Vice Chair Robert Cheney noted the condition of the buildings prevented those working on the historic assessment report to go inside to examine their condition firsthand, or to be inspected by a structural engineer.

Some details of the draft report were explained to commissioners by Quinn Stuart, director of cultural resources for VHB, a planning and consulting group, which acted as a subcontractor for NBBJ, an architecture, planning and design firm which prepared the master plan for the property's redevelopment.

Dave DeVoy

FOR STATE SENATE DISTRICT 2



*Vote September 13th
 Republican Primary*

- Retired Army Veteran with 30 years of Service
- Small Business Owner for 33+ Years
- "A" Rating from the National Rifle Association

- Strong Supporter of Second Amendment



District 2 Towns

Ashland • Belmont • Campton,
 Center Harbor • Gilford • Holderness,
 Laconia • Meredith • New Hampton,
 Sanbornton • Sandwich • Thornton

www.davedevoy.com

Paid for by Dave DeVoy, fiscal agent, PO Box 280, Sanbornton, NH 03269



Updated: 10:38 PM EDT Sep 1, 2022

Marissa Tansino

News Anchor/Reporter

Applications due Friday for program to fund affordable housing in New Hampshire

MANCHESTER, N.H. —

More than half of \$100 million is designated for developers to build affordable multi-family homes as builders hit budget roadblocks when trying to get the supplies they need.

The state rolled out the [InvestNH housing fund program in July](#) and the last day to submit an application is Friday.

There are well over 100 applications in the pipeline already for this program that aims to make more money available for builders to get affordable housing up fast for not just families, but also employers that need it.

"We're facing the perfect storm we have record high inflation, we have supply chain issues. We're having issues with grading of lumber," said Matt Mayberry, executive vice president of the New Hampshire Home Builders Association.

Mayberry said the need has been dire among builders to get the funding needed to build significant projects that families can afford.

"If you had a budget to build 72 residential units but the cost of materials kept going up, you would scale back the budget, so that meant you scaled back the amount of units you built," Mayberry said. "So, you may have proposed 72 but you can only build 48."

Those impacts have a trickle-down effect, leaving families with limited rental options and forcing them to look elsewhere.

It eventually hits employers who need help filling positions.

"Every day, I hear from businesses who are like, 'if we could build our own housing and put our employees up in that housing, we would seriously consider that for a lot of employers,'" said Taylor Caswell, Department of Business and Economic affairs commissioner.

The program has some requirements. The money needs to be used to build multifamily housing and affordable to families at or below 80% of the area median income. There is also a goal for units to hit the market within 18 months.

The deadline is Friday and a link to apply can be found at invest603.com.

Staff will start going through applications next week to figure out who is eligible.

If the money doesn't go far enough for everyone who's applied, it will get competitive.

Caswell said they hope to have announcements by the end of September.



InvestNH

InvestNH makes \$100 million available to accelerate the approval and construction of affordable workforce housing in New Hampshire. It is a new, one-time flexible resource to benefit small and large projects across the state plus the municipalities in which they will be located.

InvestNH is funded through the Governor's Office for Emergency Relief and Recovery using the state's allocation of Fiscal Recovery Funds. The funds are for multifamily rental housing that is affordable to individuals and families at or below 80% of area median income (AMI). Other municipal programs under InvestNH will provide grants to communities that approve these projects, grants to update or review zoning, and dilapidated building demolition grants. More details here:

- Capital Grant Program (\$60 million)
For developers and/or owners of multi-family rental housing of three (3) or more units per structure that add housing stock, which will be used for long-term residential rentals only.
 - [Capital Grant Program Guidance](#)
 - [Capital Grant Program Overview](#)
 - [Capital Grant Program Frequently Asked Questions](#) (updated 8/25/2022)
 - [Capital Grant Program Webinar July 7, 2022 Recording](#)
 - [Capital Grant Program Application](#), application closes September 2, 2022 at 4pm.
- Municipal Grants (\$40 million)
For municipalities.
 - [Municipal Grant Programs Overview](#)
 - [Municipal Grant Program Webinar Transcript](#)
 - Municipal Per Unit Grant Program
 - [Municipal Per Unit Grant Program Guidance](#)
 - [Municipal Per Unit Grant Program Application](#)
 - Municipal Demolition Grant Program
 - [Municipal Demolition Grant Program Guidance](#)
 - [Municipal Demolition Grant Program Application](#)
 - [Municipal Planning & Zoning Grants](#)

<https://www.nheconomy.com/about-us/investnh>

How Much Housing Do We Need? NH's Regional Housing Needs Assessments

Contributing authors from New Hampshire's nine Regional Planning Commissions: Sylvia von Aulock, SNHPC; Jennifer Czysz, SRPC; Rachel Dewey, SRPC; Dave Jeffers, LRPC; J.B. Mack, SWRPC; Jay Minkarah, NRPC; Emma Rearick, NRPC; Zack Swick, SNHPC; Mike Tardiff, CNHRPC; Sarah Tatarczuk, RPC; Kaela Tavares, NCC; Olivia Uyizeye, UVLSRPC; James Vayo, SNHPC

Housing is a hot issue. In NH and throughout the country, scarce available housing is putting a strain on working families and preventing businesses from recruiting and retaining workers. Impacts from the housing crisis are rippling through communities. Studying housing issues is a core-function of NH's Regional Planning Commissions (RPCs) and through 2022, each RPC has been hard at work preparing a Regional Housing Needs Assessment (RHNA) aimed at addressing this issue. These updates are a function of RPCs per NH State Statute, RSA 36:47.

This project, funded by the American Rescue Plan State and Local Fiscal Recovery Fund Grant and coordinated by NH Office of Planning and Development (OPD), provides an in-depth look at housing needs within each region and across income levels. The RHNA's are built upon a common framework, extensive public outreach, data analysis and research. They will provide a foundation for change by including tools, recommendations, and strategies for local decision makers to address these issues in their communities.

Project Surveys and Kick-Off

In advance of the public launch of the RHNA process, the RPCs collaboratively created standard surveys to collect input from a wide range of stakeholder groups (residents, businesses, and social service providers) essential to understanding the on-the-ground conditions of our regional housing markets. These surveys were launched through a joint press release and housed on a central website developed by the NHARPC where a member of the public could access individual surveys for each region.

In the North County Region alone, over 420 people gave input on their housing needs, and those of their community, through our resident survey. The surveys are shining a light on some of the regions' biggest challenges. In the Southwest Region, for example, among the 57 employers that responded to the business survey, approximately 80% of employers said that the housing supply shortage has impacted their ability to keep and attract workers and 63% of the employers reported a financial loss in the last 5 years due to staffing shortages.

Key survey and outreach questions were developed for various stakeholder groups including residents of the regions; employers and businesses; social service providers; housing professionals such as builders, contractors, and developers; landlord and property managers; and municipal leadership. Those key questions, intended to focus in on the expert knowledge and input of each group, have been used to inform focus group events and key informant interviews conducted by each RPC. Additionally, the RPCs have coordinated with other housing outreach and data collection occurring across NH such as the efforts of the Governor's Council on Housing Stability.

Outreach and Engagement

Early in the RHNA development, the RPCs identified a common need for various components of outreach and engagement resources which included guidance for an inclusive process, common language for promotional materials, stakeholder contact lists, and best practices for outreach methods. The RPCs worked together to provide statewide resources that could be leveraged by each in RPC throughout their community outreach and engagement efforts. This included an Outreach Matrix, which identified key audience groups and stakeholders and the most efficient and effective outreach approach for each group. The group worked alongside the drafting of the stakeholder surveys to provide best practices for distribution, contact databases for stakeholders such as regional employers, and troubleshooting survey platform hosting across the nine regions.

The RHNA project's central website has been instrumental in allowing statewide promotion while maintaining region-specific platforms and engagement opportunities. Ultimately, each RPC has unique and diverse community outreach and engagement strategies and tools but hosting common resources and leveraging statewide tools have been beneficial to the overall process and level of engagement. RPCs have hosted focus groups, one-on-one interviews, and roundtable events with employers, developers, municipal staff and volunteers, and other key stakeholders such as state agencies, housing advocates and realtors.

In the Rockingham Planning Commission region, staff recently hosted a series of municipal focus groups to discuss housing trends, challenges, and opportunities with our municipal staff and volunteers. Each focus group included representatives from various communities facing unique challenges which allowed for new and innovative ideas to be shared across municipal boundaries. The Rockingham Planning Commission has also been working to follow up with employers and community members to participate in spotlight interviews which will be featured in the RHNA.

Existing Conditions and Trends

To understand future housing needs, the RPCs must first understand existing conditions and trends that impact each region. The RPCs identified demographic, socio-economic, and housing supply metrics that illustrate current trends. These metrics look at the people – who lives in each region, what they can afford for housing, and whether they rent or own their homes; as well as the housing choices available to them – how many housing units exist, how much do they cost, and are there affordable housing options for people who qualify for various housing assistance programs. For example, New Hampshire Housing Finance Authority's 2021 NH Residential Rental Cost Survey Report showed that only 14 percent of 2-bedroom units in Strafford County were below what was considered affordable market rent. Meanwhile, homes in the Strafford Region were selling at an exceptionally fast pace – in 2021, single family homes spent an average of 23 days on the market, down from 49 days in 2019.

The nine RPCs are working closely with OPD, NH Housing, and Root Policy Research to reduce duplicative efforts, expand each partner's data analysis capability, and ensure comparable data is available from region-to-region. Staff from each of the RPCs have analyzed statewide data from various sources including the U.S. Census Bureau and Department of Housing and Urban Development; NH Housing Finance Authority, Economic and Labor Market Information Bureau, Department of Education,

Secretary of State Vital Statistics, Department of Revenue Administration, Coalition to End Homelessness, Association of Realtors; Federal Financial Institutions Examination Council; Substance Abuse and Mental Health Services Administration, and Zillow.

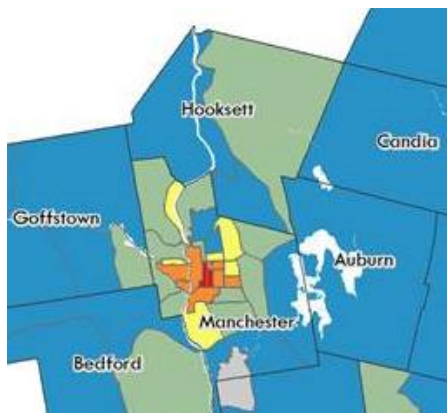
Current Housing Needs

Does available housing meet the needs of the current populations around the state and regions? Identifying current need builds upon the work described in the two previous sections –input gained from the outreach processes and broad, yet detailed, statistical data. For example, seventy-five percent (75%) of the responses received on the Employer Survey in the Lakes Region (86/115) indicated that a housing supply shortage was impacting their ability to attract or retain employees.

In addition to the availability of and waiting lists for income-restricted housing, the RHNA's each assess the affordability of market-rate housing as a share of people's income. Further, each region has characterized the quality of housing stock, overcrowding, and the specific needs of communities of interest, as well as potential impacts on affordability.

Communities of Interest, Concerns, and Segregation

As the Regional Planning Commissions set out to understand housing needs, they account for populations vulnerable to housing shocks. Population groups such as minorities, religious groups, people of specific familial status are protected by the Federal Fair Housing Act. Additional groups such as young and elderly persons are protected by the State of New Hampshire. The Commissions gathered location data and population trends on these groups to better understand the housing vulnerabilities they face.



The map included here demonstrates where minority populations live within the Southern New Hampshire Planning Commission's (SNHPC) region. Using a standard deviation calculation, commissions can determine census tracts where populations are living in high concentrations. When several populations are measured together, an index can be created to identify "Communities of Concern." RPCs are doing so for low income, minority, limited-English proficient, senior, disabled, and no car access populations within their region. SNHPCs results identified many groups overlap and that the populations were largely concentrated in Manchester's City Center.

This analysis helps the RPCs to explore housing needs specific to areas under distress from the combination of housing vulnerabilities and to identify solutions and housing strategies municipalities can use to address disparate housing conditions.

Future Housing Needs

The RHNA will also be informed by trends and shocks with potential to influence future housing needs. Some conditions are supported by long standing demographic and lifestyle trends, such as aging demographics driving future housing needs for smaller and more accessible homes. The RPCs are in

close coordination with consultant Root Policy Research, who is modeling the state's projected population and housing needs to be included in the RHNA.

The largely unexpected, COVID-19 pandemic significantly impacted the dynamics of the state's housing with increases in cost, more out-of-state buyers, a building trades workforce shortage, and supply chain challenges for essential building materials. The effects were felt in housing markets across all regions. For example, in Strafford County, the annual median price for single family homes went from \$305,000 in 2020 to \$360,000 in 2021 – an 18% increase. Communities and regions across the state need to be better prepared for the next new trend or shock than when the COVID-19 pandemic started.

Together, the RPCs are identifying a short list of additional future conditions to consider in the RHNA. These include the state of the short-term rental market, student fluctuation in college towns, construction costs, economic disruptions affecting supply and demand, federal monetary policy, federal legislation, and climate change impacts and related climate migration. Although each trend or shock will vary in its impact across the regions of the state, the RHNA share a foundation of resources.

Fair Share Allocation of Workforce Housing Needs

New Hampshire Statute (RSA 674:59) requires that municipal zoning ordinances and land use regulations “provide reasonable and realistic opportunities for the development of workforce housing.” RSA 674:59, III, further states that a municipality is in compliance if its “existing housing stock is sufficient to accommodate its *fair share* (emphasis added) of the current and foreseeable regional need for (workforce housing) ...” It is essential, therefore, to develop a reasonable and defensible methodology to estimate the region's overall workforce housing need and each community's fair share to allow municipalities to evaluate their compliance with the workforce housing law. Further, this information aids development of local master plans and ensures housing needs of all existing and future residents are considered when adopting or amending local land use ordinances and regulations.

Recognizing the importance of the unified effort to address New Hampshire's pressing housing needs, the New Hampshire Community Development Finance Authority (CDFA) contracted with Root Policy Research, a nationally recognized firm with extensive expertise in housing related issues to assist the RPCs in developing a robust fair share housing methodology. Root Policy is working with a subcommittee comprised of representatives from the state's RPCs and OPD to conduct a “peer review” of other states with similar workforce housing statutes to identify fair share housing allocation scenarios for consideration so that a methodology best suited to the distinct needs of New Hampshire can be developed. It is anticipated that this unprecedented effort will be completed in the early fall of 2022.

Housing Choice Opportunities and Barriers

For many of those that call New Hampshire home, housing costs are often shocking and housing availability appears to be quite limited. Interestingly, many residents across the state have shared that there is not enough affordable housing yet are uncertain how to help their communities grow while maintaining their community charm. This section of the RHNA is intended to identify barriers and to provide opportunities to increasing affordable housing. Barriers may be due to limited infrastructure, restrictive attitudes, or out-of-date regulations. Opportunities to increase housing may come in the form of innovative zoning allowances, collaborative approach to processing development

requests, or improving infrastructure. For example, some communities in the Nashua Region rely on private wells and septic systems, which limits how many housing units can be built and increases the cost of development, while others have access to municipal water and sewer service, which can support higher density housing.

New housing units benefit residents the most when they are located near essentials such as jobs, transportation, healthcare, and schools. “Opportunity areas” refers to places where residents have easy access to amenities correlated with health, educational achievement, and economic stability. To consistently identify these opportunity areas across the state, the RPCs collaborated to select specific, relevant indices that measure transportation, housing, and job availability. Understanding barriers and identifying opportunities, for housing and for people, is the key to this section.

Housing Solutions Toolbox

The current RHNA effort places emphasis on implementing change and providing resources to enable the housing New Hampshire communities’ need. There are many tools available for municipalities to support and encourage a variety of housing opportunities, but they can be difficult to implement or promote, especially in smaller communities without staff to support some of the more complex tools. The goal of the housing toolbox is to develop clear and concise descriptions of the tools that outline how a tool can be used, how to get started, things to keep in mind, and provide examples and success stories about how the tools have been used in other New Hampshire communities. Different tools may be included or emphasized in the individual RHNAs developed by each RPC, and all will be included in an interactive, online-based housing toolkit to be completed in early 2023.

Some examples of the tools to be included in the toolbox include Cluster Development (or Open Space) ordinances, Accessory Dwelling Unit (ADU) ordinances, Planned Unit Developments, Tax Increment Finance (TIF) districts, Workforce Housing ordinances, and the development of Housing Commissions. Basically, the intent of the toolbox is to provide communities with a straightforward set of tools to assist in the implementation of the housing strategies that they may wish to implement in the future.

To Learn More

Interested in learning more or getting involved? Reach out to your Regional Planning Commission.

www.nharpc.org/rhna/

