

# LAKES REGION PLANNING COMMISSION

103 Main Street, Suite #3  
Meredith, NH 03253  
Tel 603.279.8171  
[www.lakesrpc.org](http://www.lakesrpc.org)



## M E M O R A N D U M

**TO:** LRPC Commissioners

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**FROM:** Jeff Hayes, Executive Director

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**DATE:** September 19, 2022

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**RE:** September 26<sup>th</sup> Commission Meeting

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The Lakes Region Planning Commission will hold its next Commissioner meeting on **Monday, September 26, 2022 at 6:00 PM** at the **Lake Opechee Inn & Spa** located at 62 Doris Ray Court in Laconia (Lakeport).

On our Agenda is the **proposed FY23 budget** which was reviewed, modified slightly, and accepted by the Executive Board on September 14, 2022 for submission to the Commission for approval. Additionally, the **proposed FY24 Municipal Appropriations** was also reviewed by the Executive Board, and it was recommended that it be submitted to the Commission for approval as drafted. **A quorum must be established at this meeting in order to conduct these votes, so please let Jeff or Linda know immediately if you cannot attend.**

Our featured topic for this meeting will be the **DRAFT Regional Housing Needs Assessment**. LRPC is mandated by NH RSA 36 to develop a housing production estimate to balance housing supply and demands throughout the regions of the State. Our presentation will include the latest 2020 census results as well as an initial estimate of unmet demand for housing in the region. Recommendations, strategies, and new funding opportunities for addressing housing supply issues will also be presented and discussed. If your community is concerned about housing issues, this is a meeting you will not want to miss!

Regional Planner **Dave Jeffers** will begin the discussion with a presentation on **Housing Affordability Trends** and Principal Planner **Susan Slack** will discuss **How Invest NH Funds Can Help**. We will be joined by guest speaker **George Reagan** from New Hampshire Housing Finance Authority and **Carmen Lorentz** from Lakes Region Community Developers.

Please join us to learn, share information, and strategize on behalf of our region. All LRPC meetings are open to the public. Feel free to contact us with any questions at 603.279.5334 or [admin3@lakesrpc.org](mailto:admin3@lakesrpc.org).

## ABOUT THE SPEAKERS

### **George Reagan**

**Community Engagement Manager  
New Hampshire Housing Finance Authority**



**George Reagan** has been the Community Engagement Manager at New Hampshire Housing since 2008. In that role, he helps communities and organizations show the connection between an adequate and balanced supply of housing and economic growth and stability. He works with public officials, organizations, and business partners as well as regional workforce housing advocacy groups, to provide education, technical assistance, and support.

Prior to joining New Hampshire Housing, Reagan held consumer and commercial lending positions with Fleet Bank and St. Mary's Bank, and was the campaign director for United Way of the Greater Seacoast and United Way of Greater Manchester.

### **Carmen Reed Lorentz**

**Executive Director  
Lakes Region Community Developers**



**Carmen Lorentz** is a proud native of the New Hampshire Lakes Region. After a decade in Washington, DC, and six years as a consultant in the Saratoga Springs, New York area, Carmen moved back to the Lakes Region in 2011 to serve as the Executive Director of Belknap Economic Development Council. In 2014, she was appointed by Governor Maggie Hassan to serve as the Director of Economic Development for the State of New Hampshire. In 2017, she assumed the role of Executive Director of Lakes Region Community Developers where she has worked with the Board of Directors to expand the organization's mission to respond to the changing affordable housing needs in the region.



## Lakes Region Planning Commission

Monday, September 26, 2022

6:00 PM

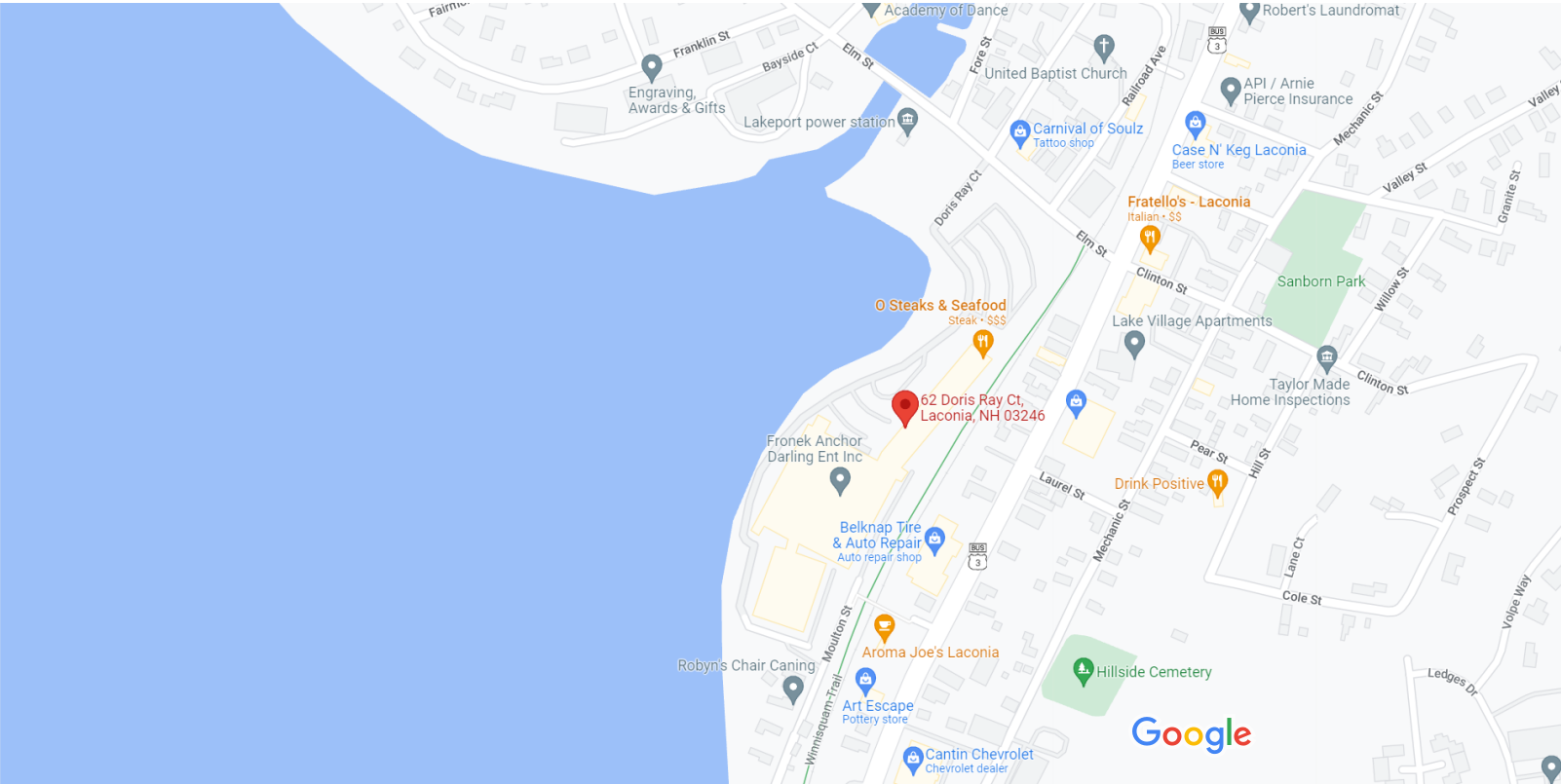
Lake Opechee Inn and Spa  
62 Doris Ray Court  
Laconia, NH

### AGENDA

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1. **Call to Order, Establish Quorum**
2. **Approve Draft Minutes** of September 27, 2021, October 25, 2021, March 28, 2022, April 25, 2022, May 23, 2022, & June 29, 2022 *Attachments*
3. **Old Business**  
FY23 Meeting Calendar *Attachment*  
(accepted by the Executive Board)
4. **New Business**
  - a. FY23 Budget Approval *Attachment*  
(recommended as amended for submission to the Commission by the Executive Board on 09/14/22)
  - b. FY24 Municipal Appropriations *Attachment*  
(recommended for submission to the Commission by the Executive Board on 09/14/22)
5. **Regional Housing Needs Assessment**
  - a. Housing Affordability Trends (*Dave Jeffers*)
  - b. How Invest NH Funds Can Help (*Susan Slack*)  
*Guest Speakers: George Reagan, New Hampshire Housing Finance Authority*  
*Carmen Lorentz, Lakes Region Community Developers*
6. **Regional Updates/Announcements**
7. **Commissioner Roundtable**  
Share noteworthy news and happenings from your communities.
8. **Adjourn**

**NEXT MEETING: October 24, 2022**



62 Doris Ray Ct  
Building

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62 Doris Ray Ct, Laconia, NH 03246

At this place





## Lakes Region Planning Commission

### DRAFT Minutes of September 27, 2021

6:00 PM

#### In-Person Attendance

Meredith Community Center, 1 Circle Drive, Meredith NH 03253

#### Virtual or Telephone-Only Attendance

Zoom Online: <https://us02web.zoom.us/j/89046121665> (audio only)

Zoom Telephone: Dial 1-929-205-6099 and enter Meeting ID 890 4612 1665

#### Commissioners Present

##### In Person

Mardean Badger, *Ashland*  
Mark Hildebrand, *Center Harbor*  
Jean Marshall, *Freedom*  
Rep. Mark McConkey (Carroll-3), *Freedom*  
Robert Snelling, *Holderness*  
John Ayer, *Gilford*  
Dean Anson, *Laconia*  
Cristina Ashjian, *Moultonborough*  
Celeste Burns, *Moultonborough*  
David Katz, *New Hampton*  
Doug Read, *Northfield*  
Patricia Farley, *Tamworth*  
Steve Wingate, *Tuftsboro*  
Roger Murray, *Wolfboro*

##### Virtual

Rob Mora, *Laconia*  
Stacy Soucy, *Laconia*  
Lynn Montana, *Meredith*

Bonnie Osler, *Sandwich*

David Rabinowitz, *Sandwich*

Jeanie Forrester, *Alternate, Tilton*

#### Others Present Included:

##### In Person

Rep. Suzanne Smith (Grafton-8), *Guest Speaker*  
Michelle Davis, *NH LAKES, Guest Speaker*  
Bobby Graham, *Special Assistant for Policies & Projects, Senator Hassan's Office*

##### Virtual

Senator Bob Giuda (District 2)  
Bree Rossiter, *Lake Winnepesaukee Association*  
Chuck Mitchell, *Tilton Conservation Commission Member*

#### LRPC Staff Present

Jeff Hayes, *Executive Director*  
Jessica Bighinatti, *Assistant Planner*  
Tracey Ciriello, *Meeting Recorder*

## 1. Call to Order

The meeting was called to order at 6:00 PM by LRPC Chair J. Ayer. Roll call attendance was taken by the Chair to determine whether a quorum was present physically:

Badger (**Ashland**)—present; Hildebrand (**Center Harbor**)—present; Marshall (**Freedom**)—present; McConkey—present; Snelling (**Holderness**)—present; Anson (**Laconia**)—present; Mora—present via Zoom; Soucy—present via Zoom; Ashjian (**Moultonborough**)—present; Burns—present; Katz (**New Hampton**)—present; Read (**Northfield**)—present; Osler—present via Zoom; Rabinowitz—present via Zoom; Farley (**Tamworth**)—present; Forrester, Alternate, present via Zoom; Wingate (**Tuftsboro**)—present; Murray (**Wolfboro**)—present.

The Chair announced a quorum was present at the location. Motion to allow remote participation by Commissioners attending virtually moved by D. Katz. P. Farley seconded the motion. Voice vote taken by those present in the room; motion carried with none opposed. **SO VOTED**

## 2. Announced at June 28, 2021 Informational-Only Meeting

- a. 50th Anniversary News  
J. Hayes recapped the announcement from June that the 50th anniversary celebration has been delayed until the June 2022 Annual Meeting, scheduled to be held in Franklin.
- b. FY22 Meeting Schedule  
The FY22 meeting schedule was also distributed in June (and with the materials for this meeting). Topics and locations are being determined based on availability due to COVID and ideas for preferred topics are always welcome.

## 3. New Business

- a. D. Anson moved to approve the minutes of April 26, 2021. D. Katz seconded the motion. Voice vote taken by those present in the room; motion carried with none opposed. **SO VOTED**
- b. The FY22 budget was reviewed by the Executive Board which recommended it be submitted to the Commission for approval. There were no questions or discussion. D. Katz moved to approve the FY22 Budget as presented. D. Anson seconded the motion. Voice vote taken by those present in the room; motion carried with none opposed. **SO VOTED**
- c. J. Hayes indicated that dues appropriations had remained the same for the past 3 years so the proposed FY23 membership appropriations reflect new Census numbers and a rise in inflation. D. Katz moved to approve the FY23 membership dues appropriations as presented. P. Farley seconded the motion. Voice vote taken by those present in the room; motion carried with none opposed. **SO VOTED**

## 4. Topic: Wake Boats

Guest Panel: **State Rep. Suzanne Smith**, Grafton – District 8  
*Wake Boat Study Commission Chair and Member representing NH House of Representatives*  
**Michelle Davis**, NH LAKES Policy & Advocacy Program Manager  
**Steve Wingate**, LRPC Executive Board Commissioner At Large, Tuftonboro  
*Member of Conservation Commission and Milfoil Committee, Tuftonboro*

Guest presenters Rep. Smith and Ms. Davis gave a joint update on wake boats, starting with the Wake Boat Study Commission created by the NH Legislature, who served on the commission, and what the findings were. Rep. Smith was the appointed members representing the NH House, and also chaired the study commission. She described 2021 legislation about wake boats, namely [HB115](#) defining wake surfing and [HB229](#) defining wake boats, and explained the gist of what is meant by wake boats in this context:

a recreational sport where no tow rope is used, personal flotation device (PFD) required, separate observer on deck, person wake surfs (on a board) directly behind boat, and can only wake surf behind a boat designed for that purpose (engine located under instead of behind the boat). Ballast is used to create a wake, the most popular being ballast bags filled with water when ready to start wake surfing, then discharged after. However, a bit of water always remains after emptying the bags or tanks, and discharging into a different area or lake than filled from can spread things like aquatic invasive species (AIS).

The study commission also looked at other positive and negative aspects of wake boat use in addition to AIS, such as relationship to shoreline erosion and private property impact, economic impact of recreational boating, popularity of water sports, and safety for others on the water like swimmers and non-motorized boaters. Balancing the competing uses and interests of NH's (public) waters—held in trust by the state for the reasonable use and enjoyment by the public—was the major challenge the study commission. The study commission did not reach a final overall consensus, reaching a consensus on some issues but not on others.

One of the positive things resulting from the study commission was that the amount of information gathered has helped make the boating industry more aware of issues, and in turn, look for solutions. For example, some in the industry are now looking into a type of fine mesh filter for dealing with AIS in ballast water bags. Relative House legislation proposed for 2022 so far is in the LSR (legislative service request) stage; nothing has been proposed from the Senate as yet. Commissioners asked questions such as whether photos shown

were of NH lakes, whether anecdotal data is discounted or taken into consideration, and whether a specific, unique impact could be attributed solely to wake boats.

S. Wingate gave a talk, accompanied by a photo slideshow, describing a 2021 Boat Wake Study that he, Abby Adams, and Joanne Akie conducted as citizen volunteers from June – September 2021. Assistance with the study was provided from Bob Craycraft, Lakes Monitoring Program Coordinator at the University of New Hampshire Extension; Pat Tarpey, Lake Winnepesaukee Association Executive Director; Andrea LaMoreaux, NH LAKES President; and Warren Muir of Wolfeboro Waters. His interest began because of his vantage point observing the lake over time, having inherited 750 feet of undeveloped waterfront property originally purchased in 1928 by his grandfather at Tuftonboro Neck, Winter Harbor, Lake Winnepesaukee. He presented photos spanning over 50 years, then depicted a graph showing results of their study, which took 25 hours to develop, 100 hours for the water sampling and boat counts, and 60 hours to analyze the data. The graph showed measurements in turbidity, phosphorous levels, high water levels, wind, and wave factors, by date and time of day as morning or afternoon. While more study will be needed, increases phosphorous and turbidity were both found, with higher increases on weekends.

## 5. Commissioner Roundtable

Due to time constraints, the roundtable was not held. Two Commissioners had announcements:

C. Ashjian announced that Plan NH had two upcoming charettes, as Moultonborough had done previously and Tilton did this past summer: October 22-23 in Wolfeboro and October 29-30 at Castle in the Clouds.

P. Farley announced that Carroll County Broadband is sending a letter to all Carroll County towns requesting that two people be nominated to the committee so it can ramp up its effort to apply for grants and other potential funding.

## 6. Adjourn

The Chair reminded everyone that the next meeting will be Monday, October 25, and declared the meeting adjourned at 7:54 PM.

*Respectfully Submitted,  
Tracey Ciriello  
Meeting Recorder*

## Motions Summary

Motioned / Seconded / Passed

- |  |                           |
|--|---------------------------|
| 1. Approve remote participation by Commissioners attending virtually | Farley / Katz / unanimous |
| 2. Approve minutes of April 26, 2021 as presented                    | Anson / Katz / unanimous  |
| 3. Approve FY22 Budget as presented                                  | Katz / Anson / unanimous  |
| 4. Approve FY23 Member Dues Appropriations as presented              | Katz / Farley / unanimous |

## Post-Meeting Follow-up Materials

- |  |                                       |
|--|---------------------------------------|
| 1. Wake Boat Update PowerPoint Presentation (Smith, Davis) | To be posted on website after meeting |
| 2. 2021 Boat Wake Study (Wingate)                          | To be posted on website after meeting |



**Lakes Region Planning Commission  
(DRAFT) Minutes of October 25, 2021**

**6:00 – 8:00 PM**

**In-Person Attendance**

Moultonborough Public Library  
4 Holland Street, Moultonborough NH 03254

**Virtual or Telephone-Only Attendance**

Zoom Online: <https://us02web.zoom.us/j/89046121665> (audio only)

Zoom Telephone: Dial 1-929-205-6099 and enter Meeting ID 890 4612 1665

**Commissioners Present**

***In Person***

Mardean Badger, *Ashland*  
David Kerr, *Barnstead*  
Bill Dowey, *Bristol*  
Steve Favorite, *Bristol*  
Rep. Mark McConkey (*Carroll-3*), *Freedom*  
John Ayer (Chair), *Gilford*  
Rob Mora, *Laconia*  
Lynn Montana, *Meredith*  
Cristina Ashjian, *Moultonborough*  
Celeste Burns, *Moultonborough*  
David Katz, *New Hampton*  
Doug Read, *Northfield*  
Patricia Farley, *Tamworth*  
Kelly Goodson, *Tamworth*  
Wyatt Berrier, *Alternate, Tamworth*

***Virtual***

Mark Hildebrand, *Center Harbor*  
Mark Hempton, *Effingham*  
Stacy Soucy, *Laconia*  
Bonnie Osler, *Sandwich*

David Rabinowitz, *Sandwich*  
Jeanie Forrester, *Alternate, Tilton*  
Steve Wingate, *Tuftonboro*

**Others Present Included:**

***In Person***

Rep. Brodie Deshaies (*Carroll-6*)  
Nancy Dowey, *Bristol Sustainability Committee Chair*  
William Farnum, *Tamworth Transfer Station Improvement Committee*  
Ken Filpula, *Moultonborough Transfer Station Supervisor*

***Virtual***

Heather Herring, *NRRA (guest speaker)*  
Michael Nork, *NHDES (guest speaker)*  
Rep. Karen Ebel (*Merrimack-5*)  
Rep. Suzanne Smith (*Grafton-8*)  
Richard Doucette  
Gabrielle Watson, *Tamworth Transfer Station Improvement Committee*

**LRPC Staff Present**

Jeff Hayes, *Executive Director*  
Paige Wilson, *Solid Waste Planner/Assistant Grants Administrator*  
Tracey Ciriello, *Meeting Recorder*

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**1. Call to Order**

- a. Determination of Quorum
- b. Remote Participation

The meeting was called to order at 6:00 PM by the Chair. Because a quorum was not physically present, no action could be taken on any matters but there was consensus to continue meeting due to having guest speakers and for announcements.

**2. New Business**

- a. Approve Minutes of September 27, 2021
- b. Approve FY23 HHW Appropriations

- c. Proposed Draft Bylaws Amendments (for consideration & comment period)
- d. News and Updates
  - November 29 Meeting Cancelled
  - Updated FY22 Meeting Calendar

New business items were reviewed for announcement purposes only and by default are tabled until the next meeting. J. Hayes described the change in the FY23 HHW appropriations request as the first increase after 3 years of no increases as a result of new data available from the 2020 census. The census occurs every 10 years so previous HHW appropriations have been based on population/housing data from 2010. Some towns lost population and housing stock while others increased. Although the Commission will not be able to vote on the HHW appropriations until March due to lack of a quorum physically present, the Executive Board reviewed them on October 13, 2021 and voted to submit them as presented to the Commission for approval.

J. Hayes explained that the Executive Board's proposed amendments to the bylaws amounted to essentially three small but substantive changes: changing the quorum requirement of 50% to 51% so that a majority of member municipalities is required for a quorum; deleting the text stating that the Chair may declare a quorum when action is essential and upon the unanimous approval of those present; and inserting a new section stating that electronic participation in meetings is permitted pursuant to RSA 91-A:2, III. A consideration and comment period is now open regarding the preliminary proposed changes, after which the Executive Board will submit a report to the Commission summarizing comments received along with recommendations of the Executive Board and the final form as a written ballot. Per the bylaws, adoption of amendments requires the affirmative vote of a two-thirds (2/3) majority of Commissioners present and voting.

The November 29, 2021 meeting was cancelled by the Executive Board at its October 13, 2021 meeting due to conflicts with Thanksgiving and holiday travel. An updated FY22 meeting calendar was included in the electronic meeting packet and posted on the Commission Meeting page on the website.

### **3. Topic: Updates on Recycling Markets and NH's Solid Waste Legislation**

J. Hayes gave some background history, noting that LRPC began its Solid Waste Management Program about 5-6 years ago, funded by a grant from USDA Rural Development while LRPC's annual Household Hazardous Waste program, now in its 35th year, began in 1986 and is one of the oldest and is the largest regional collection in the state, with 25 participating communities (the other 5 member communities belong to separate solid waste districts). He introduced Paige Wilson, LRPC's Solid Waste Planner and Assistant Grants Administrator, who gave an introduction/overview of LRPC's Solid Waste Management Program and introduced virtual guest speakers Michael Nork from the NH Department on Environmental Services (NHDES) and Heather Herring from Northeast Resource Recovery Association (NRRA).

Mr. York's presentation focused primarily on updates regarding recent solid waste legislation—recently passed as well as proposed legislation for 2022. He reviewed HB 617 and HB 413 which passed in 2019 and 2021, respectively, regarding a committee to study recycling streams and solid waste management, compost facility rules, and reduction goals. He discussed disposal reduction goals vs. waste management, noting two goals for municipal solid waste and construction & demolition, first to reduce by 25% by 2030 and the second to reduce by 45% by 2050. The state's Solid Waste Management Plan is being updated with a completion goal of November 2022.

Ms. Herring gave a slideshow and talk describing her organization, a municipal-membership based in the northeast for cooperative marketing and purchasing of recyclable commodities—connecting municipalities selling recyclables to companies that purchase them, and gave an update on the most recent/current recycling markets and trends especially in light of the changes with the China market since 2018. With photos and graphics, she illustrated the process and materials, from single stream to source separated; the financial resources of municipalities vs. cost and strategies such as waste diversion (i.e., recycling); problems with contaminated items and what the effects are on the equipment, cost, and lifecycle of the stream; to transportation and the types of markets themselves—including what items are of current and/or future value.

Some of the pros and cons/viability and issues of different market types included glass and crushed glass (processed glass aggregate, or PGA), fibers, and aluminum.

The guest speakers answered questions from Commissioners. State Representatives Brodie Deshaies, Karen Ebel, and Suzanne Smith were invited to comment and/or take questions regarding recent and proposed solid waste legislation and LSRs (legislative service requests).

#### **4. Commissioner Roundtable**

Due to the time (7:59 pm), the Chair confirmed that there would not be a roundtable. Moultonborough Commissioners Cristina Ashjian and Celeste Burns were acknowledged for the town hosting the meeting.

The next meeting is scheduled for March 28, 2022 and will be tentatively held in Plymouth.

#### **5. Adjourn**

The meeting adjourned at 8:00 PM.

*Respectfully Submitted,  
Tracey Ciriello  
Meeting Recorder*

#### **Motions Summary**

Motioned / Seconded / Passed

None (quorum not present).

#### **Post-Meeting Follow-up Materials**

- |  |                                 |
|--|---------------------------------|
| 1. Guest presentation: NHDES – LRPC Solid Waste Legislation 10.25.21 | Posted on website after meeting |
| 2. Guest presentation: NRRA – LRPC Recycling Markets 10.25.21        | Posted on website after meeting |

# LAKES REGION PLANNING COMMISSION

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



## Lakes Region Planning Commission

### (DRAFT) Minutes of March 28, 2022 Commission Meeting

Plymouth Town Hall  
6 Post Office Square  
Plymouth, NH 03264

#### PRESENT

Commissioners		Others	
Ashland:	Mardean Badger	Bristol Planning Board, Alternate	John Miller
Barnstead:	David Kerr	Plymouth Highway Dept. Mgr.	Joseph Fagnant
Bridgewater:	Ken Weidman		Frank Miller
Bristol:	William Dowey		
Center Harbor:	Mark Hildebrand		
Freedom:	Mark McConkey	LRPC Staff	
Gilford:	John Ayer	Executive Director:	Jeff Hayes
Holderness:	Robert Snelling	Principal Planner:	Susan Slack
Laconia:	Rob Mora	Regional Planner:	David Jeffers
	Stacy Soucy	Solid Waste Planner/Asst. Grants Admin:	Paige Wilson
Moultonborough:	Cristina Ashjian	Assistant Planner:	Jessica Bighinatti
	Celeste Burns	Admin. Asst./Meeting Recorder:	Linda Waldron
Northfield:	Wayne Crowley		
	Douglas Read		
Plymouth:	William Bolton		
	Zachary Tirrell		
Tamworth:	Kelly Goodson		
	Wyatt Berrier, Alternate		

#### 1. Call to Order

The meeting was called to order at approximately 6:10 PM by John Ayer, Chair.

Minutes of October 25, 2021 were not approved due to lack of quorum.

#### 2. New Business

An opening welcome message was delivered by the Executive Director Jeff Hayes who also provided a brief overview on current regional transportation matters.



### 3. Lakes Region Transportation Program Updates

Jessica Bighinatti, Assistant Transportation Planner, offered a more detailed overview regarding transportation updates following both printed and visual modalities. Jessica reviewed the Regional Transportation Plan highlighting that the LRPC is in the process of updating the Long-Range Transportation Plan for completion some time next year. She explained what a corridor is, the various sections of same, and how it impacts transportation planning. Jessica later went on to go over the 2012 walking and bicycling plan updates which started in the Fall of 2019 and is scheduled to be completed by May 2022. A survey was sent out in this regard in January and there have been 633 completed surveys received to date. Jessica reviewed a few responses by way of example. Moving forward, we need to update the plan with new data and information, work with the Transportation Advisory Committee (TAC) to obtain feedback on goals and visions for the bike/ped plan, schedule a planning workshop to obtain the public's input, and finally adopt a plan for the Lakes Region.

Susan Slack, Principal Planner discussed the current 10-year plan (2023 – 2032) which is now before the legislature pending approval and the start of the new 10-year plan (2025 – 2034). The four projects taking shape in the 2023 – 2032 plan is: 1) the Laconia Elm Street sidewalk and path project, 2) the Laconia Weirs Boulevard bridge replacement project, 3) the Meredith NH Route 25 intersection improvements, and 4) the Plymouth NH 25 Tenney Mountain Highway intersection improvements. This year the LRPC is working with a consulting engineer to review the scope of projects, conceptual design, and cost estimates to help get these in shape for proposal to the DOT. Susan suggested that cities and towns should be looking to submitting their projects for the 2025 - 2034 plan.

Susan also presented on the transportation topic of Streetscaping and Sidewalk Planning and explained the elements of a streetscape which include sidewalks, curb extensions, lighting, seating, bike parking, landscaped buffers, planters, etc. Planning should take into consideration not only motor vehicle travel, but also bicycling, walking, wheelchair, and stroller traffic safety. The LRPC can help cities and town in this planning process by providing information on design concepts, assisting with assessments, mapping, and potentially securing funding resources. By expanding on these elements, it improves safety, invites tourism and new residents to the area, promotes more social activities, and connects all facets of a community.

David Jeffers, Regional Planner spoke on the topic of sidewalk assessments and its importance in a city's/town's infrastructure. Dave provided insight into the pilot program recently launched which allowed for data collection via GPS for sidewalk assessments in the towns of Plymouth and Ossipee. This data has been compiled and a map has been created. He also explained how the gathering of this information correlates with the work the Statewide Asset Data Exchange (SADES) program is doing.

Paige Wilson, Solid Waste Planner/Assistant Grants Administrator submitted alternative funding sources for streetscaping and sidewalk assessments. She explained grant planning as a whole and recommended things to consider when looking to submit a grant application. She briefly examined USDA rural development grants and loans, and advised that applications are accepted year round through this organization. She explained the application deadlines and the criteria by which grant money is determined. Another source examined was Northern Border Regional Commission (NBRC) grants. These grants are limited to Belknap, Carroll, and Grafton counties and are dependent on the economic and demographic distress of those counties (i.e., poverty and unemployment levels). There is still funding available for "attainment" counties.

Susan submitted that there is funding for transportation projects through LRPC and the DOT via the:

- Ten Year Plan (TYP)
- Transportation Alternatives (TAP)
- Congestion Mitigation and Air Quality (CMAQ)
- Highway Safety Improvement Program (HSIP)

Please contact the LRPC for assistance in applying for any of these funds.

Jeff Hayes provided a recap on the Regional Transportation Plan, citing the 10-year plan which is revisited every 2 years, that needs for transportation planning should be figured out on a regional level, that streetscaping and sidewalk projects should be submitted for potential funding in the upcoming 10-year plan, that sidewalk assessments are available with grant funding and that communities need to reach out for these, and that there are alternative funding sources available for transportation projects that cities and towns may not know about so they should contact LRPC for assistance on how to locate them and how to migrate through the application process.

#### Floor Opened for Questions:

A question was presented regarding small town concerns and how they can compete with larger municipalities for funding.

The LRPC can help. Small towns need to have community support and involvement. They need to devise a 10-year plan to help in determining their needs and accomplishing their goals. They need to get estimates for their proposed projects – preplanning is the key.

Paige offered to make a follow-up document available to help municipalities identify funders, RFPs, proposal templates, and writing tips.

#### **4. Regional Updates/Announcements**

The housing needs assessment survey recently posted was mentioned and the results should be available for the April 25<sup>th</sup> Commissioner meeting.

#### **5. Commissioner Roundtable**

John Ayer/Gilford

Gilford hired a new building inspector from Massachusetts who is very experienced. The town is excited to have him. There are planning projects in the works for retail space and storage facilities.

David Kerr/Barnstead

The recent town meeting had 3 ballot questions, all of which passed. The first defining short-term rental properties, the second defining recreational vehicles, and the third limiting the quantity and occupancy of recreational vehicles on one's personal property. David thanked Susan for her advice on a development application before the planning board and thanked Dave for agreeing to meet with the town regarding the RSMS pitch to the selectboard.

Joseph Fagnant/Plymouth Highway Dept.

Mr. Fagnant commented that the downtown stormwater improvement project is on track and that the 10-year transportation plan regarding the Highland Street reconstruction project for drainage and sidewalk upgrades is in its preliminary stages.

Rob Mora/Laconia

Rob spoke on new housing developments in the works and the “new Lakeport”, mentioned a marina to be revitalized, and that the city is in the process of updating its Master Plan.

Bill Bolton/Plymouth

Mentioned Pemi River Conservation project and that the voters have approved Keno in the town.

Bob Snelling/Holderness

The town passed a solar ordinance for both residential and commercial use.

Ken Weidman/Bridgewater

This is his first meeting. Susan met with the planning board last Fall regarding changes in zoning which have been approved.

Bill Dowey/Bristol

A new public safety building has been approved. Introduced a colleague from Bristol who anticipates working with LRPC on her project.

Stacy Soucy/Laconia

Updated on the Colonial Theater.

Mardean Badger/Ashland

The downtown sidewalk project was finished last summer (utilizing TAP funds). She explained how the process went. The planning board has had numerous inquiries regarding the development of some large tracts of land.

Wayne Crowley/Northfield

The planning board last year approved an application to construct a UPS trucking distribution center on Route 140. Construction will begin this summer. The town is about to review an application for the construction of an RV park.

Zachary Tirrell/Plymouth

The town has restarted its Capital Improvements Planning Subcommittee – it has been inactive for a long time. Three zoning ordinance changes were passed at the town meeting. RV related issues were addressed. There are some solar array considerations on the table.

Cristina Ashjian (w/Celeste Burns)/Moultonborough

The Heritage Commission will be hosting a historic barn preservation tour. There is a new code enforcement officer. Town meeting is scheduled for May. There will be a second hearing on zoning amendments for 2022 this Wednesday (March 30<sup>th</sup>). There is a controversial application for a housing development in Moultonborough right on the Center Harbor line.

Mark McConkey/Freedom

A 10-year plan was passed through the house last week. Mark highlighted the major points. They are looking for more plans for the North Country. The DOT is coming for a listening session.

Kelly Goodson/Tamworth & Wyatt Berrier, Alternate

A proposal to improve the transfer station was passed at the town meeting.

Mark Hildebrand/Center Harbor

Commented about the proposed 60 unit development in Moultonborough to be located on the Center Harbor town line. This is very close to the town beach and boat launch. They feel the development will overwhelm these amenities. Infrastructure issues are problematic. The town has a new building inspector (the prior inspector passed away).

## **6. Adjournment**

Commissioner Ayer thanked the Town for hosting the meeting. The next meeting is scheduled for April 25, 2022 and will be held at the Tuftonboro Free Library.

Meeting adjourned at approximately 8:00 PM.

# LAKES REGION PLANNING COMMISSION

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



## Lakes Region Planning Commission

### Minutes of April 25, 2022 Commission Meeting

Tuftonboro Free Library  
221 Middle Road  
Center Tuftonboro, NH

#### PRESENT

Commissioners		Others	
Ashland:	Mardean Badger		
Bristol:	William Dowey		
Center Harbor:	Mark Hildebrand		
Gilford:	John Ayer		
Northfield:	Douglas Read		
Tamworth:	Patricia Farley	<b>LRPC Staff</b>	
	Kelly Goodson	Executive Director:	Jeff Hayes
	Wyatt Berrier, Alternate	Principal Planner:	Susan Slack
Tuftonboro:	Stephen Wingate	Regional Planner:	David Jeffers (via audio)
Wolfeboro:	Roger Murray, III	Solid Waste Planner/Asst. Grants Admin:	
		Assistant Planner:	
		Admin. Asst./Meeting Recorder:	Linda Waldron

#### 1. Call to Order

The meeting was called to order at approximately 6:04 PM by John Ayer, Chair.

#### 2. New Business

An opening introduction and welcome message were delivered by the Chair, John Ayer. John noted that there was a lack of quorum so the minutes of October 25, 2021 and March 28, 2022 could not be approved.

#### 3. Lakes Region Housing Needs Assessment Updates

Executive Director, Jeff Hayes thanked everyone for coming and stated that we expect the housing needs assessment to be done by December. He then introduced Dave Jeffers, Regional Planner, who was present via audio to begin the updates.

Dave started by stating that we are working on the Housing Needs Assessment Survey and that affordability is a real issue. The purpose of the survey is to obtain feedback from municipalities and the community generally as to what areas they feel need addressing and to formulate a plan to assist them in meeting the new requirements

of RSA 674:58-61. This project will also meet the requirements of RSA 36 which requires RPCs to complete regional housing needs assessments approximately every 5 years.

Susan Slack, Principal Planner, then took the floor to explain the workforce housing statute RSA 674:58-61. She explained that municipalities must be certain not to exclude the moderate/low income workforce if they plan to exercise power to adopt land use ordinances and regulations. They must also provide reasonable and realistic opportunities for development of this type of housing.

Dave indicated that we are also working with other RPCs and agencies doing research and data gathering. This data will be processed and put into understandable formats. He mentioned the survey current out for public input as well as another one that recently went out to employers. Other surveys will be routed soon targeting social service providers, property owners/managers, real estate developers, and other focus groups. Unfortunately, as of this meeting, the quantity of surveys that have been responded to are relatively minimal. About 70% of the public responses have been from those in single-family homes and of the 100+ responses from employers, most have been made up of the construction and retail industries indicating that housing needs is a big reason for them being unable to find employees. Employers feel there needs to be more variety on multi-family housing as well.

We are looking to formulate a 'toolkit' of strategies which can be adopted by our cities/towns to assist them in their attempts to resolve housing needs in their communities. Not every community's needs will be the same, so we are hopeful that the LRPC will be able to provide the tools/resources that will be useful to them. A slide presentation was reviewed showing some of the examples of how data is expected to be presented in a dashboard or infographic format.

Jeff interjected and stressed that we need to get input from everyone and asked commissioners to spread the word throughout their communities. He explained that it was a great opportunity for each community to get regional, as well as town specific, results tallied up for them. The data we receive can be used in so many ways, including extrapolating data specific to individual municipalities so they have a picture of the needs in their own communities and in the Lakes Region as a whole.

Susan returned to go over some of the sample tools that have been developed for potential use and she is looking for some feedback on these items:

1. Accessory Dwelling Units (ADUs) – restrictions need to be more flexible
2. Mixed Use Development – allowing 2 or more uses in the same building
3. Dimensional requirements – allow reductions of these requirements
4. Form-Based Code – focus more on exteriors than interiors (i.e., streetscaping, neighborhood aesthetics)
5. Cluster development – open space subdivisions and why is this not done more often
6. Housing Commission – encourage diverse housing supply
7. Allowing small homes on smaller lots, design standards
8. Converting and reusing existing buildings – less restrictive
9. Inclusionary zoning – providing incentives to allow for increased density
10. Transfer of development rights – sending/receiving zones
11. Public water/sewer – expanding and/or installing in village centers
12. Workforce Housing Ordinance
13. Community Revitalization Tax Relief Incentive – establish housing opportunity zones
14. Eliminate or reduce parking requirements

Susan mentioned that the UNH Cooperative Extension has published an article on Community Outreach and Engagement that may be worth viewing here: [Community Planning New Hampshire](#). She again stressed that we need our commissioners to get the word out in their municipalities and urge government, businesses, and citizens to complete the survey.

Dave wrapped up the presentation stating that in addition to the surveys, we will be doing individual focus groups by Fall. He also urged everyone to complete the surveys if they have not done so already and to tell other to do so as well.

Jeff asked if anyone had any ideas on how we can solicit more responses to the survey and a few suggestions were to put a copy of the survey in the Laconia Sun (and possibly other community papers) containing the QR code to the survey for responding. This is a widely viewed, free newspaper, possible public service announcements on radio stations, and forwarding to school districts for administrative and teach input. An additional suggestion was to post the survey on community bulletin board/local newsletter websites.

#### **4. Commissioner Roundtable**

John Ayer/Gilford

John applauds the new building inspector. He has been making great strides in bringing enforcement up to par. The town has approved a new Italian restaurant to be located at the former Cherrystone restaurant on Weirs Road. Due to limited parking at that site, they will be offering valet parking from a lot at the nearby Sawyer's Dairy Bar. Additionally, due to the inability to obtain responses to job postings, the owners have applied for a variance to use a building they have also purchased as a dormitory so they can offer housing to exchange-type employees. Patrick's Pub has applied for a variance to offer permanent outdoor dining. Beans & Greens will be adding an outdoor playground for their patrons.

Bill Dowey/Bristol

Bill spoke about looking into EV charging stations for Bristol. He indicated that the utility demand charges are so high that it makes it economically impossible to sustain. The USDA has a renewable energy pilot program available for which the town has put together a 3-phase plan which they plan to send in with a letter of interest.

Mark Hildebrand/Center Harbor

Mark commented on the ongoing contentious issue about the proposed 60 high-end unit development in Moultonborough on the Center Harbor town line and how the town feels the additional population so close to Center Harbor will put a strain on their resources.

Roger Murray, III/Wolfeboro

Roger said voters approved the funding to take down the old ice skating rink and to build a new facility utilizing private donations.

Mardean Badger/Ashland

Mardean stated that the Lakes Region Community Developers and Lakes Region Community Services have proposed to renovate the St. Agnes Catholic Church property and create 10 units to be used for supportive housing (clients with disabilities). There is a group trying to round up the public's disapproval. The project in which a B&B on Main Street was being converted to transitional housing has been completed. They had their own funding, so this was completed fairly quickly.

Steve Wingate/Tuftsboro

Steve didn't have anything to report. Said things are pretty much status quo.

Pat Farley/Tamworth

Pat advised that they had a visitor from Consolidated Communications to inform them about their intentions to offer fiber plans to the smaller communities and that they were looking for individual towns to support this plan. They have a federal grant money which will provide the funding so there will be little to not cost to the communities who join.

Wyatt Berrier (alternate)/Tamworth

Wyatt said that they presentation was very useful not only from a municipality prospective but also from a real estate prospective. He very briefly mentioned a proposal for a gentleman's club which he feels is quite unlikely to succeed.

Kelly Goodson/Tamworth

Kelly spoke on the village's sewer problem being a big concern. It does not allow for any growth in the village due to its limitations. It can't be expanded because the location is landlocked. A subcommittee has been formed to work on finding a solution.

Doug Reed/Northfield

Doug stated that construction of the new cell tower will begin this week by Exit 19. There has been a proposal submitted for a 300 site campground, and the Spaulding Youth Center is preparing plans to make the school larger.

## **5. Adjournment**

Chairman Ayer thanked the Town for the use of their library for this meeting. The next meeting is scheduled for May 23, 2022 and will be held at the Gilford Public Library.

Meeting adjourned at approximately 7:55 PM.



# LAKES REGION PLANNING COMMISSION

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## Lakes Region Planning Commission

### Minutes of May 23, 2022 Commission Meeting

Gilford Public Library  
31 Potter Hill Road  
Gilford, NH

#### PRESENT

Commissioners		Others	
Barnstead:	David Kerr	Laconia HHW Site Coordinator	Tyler Smith
Center Harbor:	Mark Hildebrand		
Laconia:	Rob Mora		
	Stacy Soucy		
Moultonborough:	Cristina Ashjian		
	Celeste Burns	LRPC Staff	
New Hampton:	David Katz	Executive Director:	Jeff Hayes
Northfield:	Wayne Crowley	Regional Planner:	David Jeffers
	Douglas Read	Solid Waste Planner:	Matt Rose
		Admin. Asst./Meeting Recorder:	Linda Waldron

#### 1. Call to Order

The meeting was called to order at approximately 6:02 PM by David Katz, Vice Chair. It was noted that no quorum has been established for this meeting, therefore no minutes can be approved. Vice Chair Katz asked if there were any non-commissioners present and Tyler Smith rose to state he was there as Site Coordinator of Household Hazardous Waste in Laconia at the invitation of Dave Jeffers to offer insight and comment regarding this topic.

#### 2. Household Hazardous Waste Collection Program Overview & Impact

Executive Director, Jeff Hayes spoke briefly and introduced Dave Jeffers, Regional Planner, and Matt Rose, Solid Waste Planner. Jeff stated that there are currently 24 of 31 towns participating this year in the Household Hazardous Waste (HHW) collection program at 8 collection sites. Jeff turned the floor over to Dave.

Dave started by stating that this is the 35<sup>th</sup> year of HHW collecting in the Lakes Region. Dave had put together a slide presentation which was shown while he went over the information contained in the slides. The slides are attached to these minutes in lieu of reiterating their contents here. To highlight, various types of HHW was identified. The LRPC website contains lists of items which are considered hazardous waste, information about collection days & sites along with a list of items not accepted, a host of educational information, and suggestions

for low toxic alternatives. Dave mentioned that the Lakes Region generates approximately 500,000 pounds of HHW per year, but only around 64,000 – 86,000 pounds is collected. There are other collection sites available for HHW outside of our annual collection events which can be viewed on our website as well. The LRPC is currently attempting to address proper disposing of and/or reducing HHW through these collection events, by performing outreach activities through newspapers, transfer stations, social media, and town postings as well as direct contact with the participants during collection days. Current funding for these efforts is provided by municipal appropriations and competitive grants, as well as donations.

Dave then introduced Matt Rose who spoke about his visit at the HHW production facility in Wolfeboro. Matt explained how, working within a grant, he has purchased a medical sharps informational pamphlet and some sharps clips which hold 1,500 needle points allowing for proper disposal. He plans on undertaking outreach efforts to promote this method of disposal during the HHW collection days as well as visiting various sites to talk to residents and provide them with handouts. He would also like to schedule monthly meetings with site coordinators for each participating town for idea sharing and networking generally.

Tyler Smith was introduced as the site coordinator of HHW in Laconia. Tyler spoke about how the facility and the program works generally and stated that the biggest way to get information out there is through person-to-person contact with the taxpayers and that HHW collection days is perfect for this.

Dave wrapped the presentation up by mentioning that there are plans for additional outreach and education. The contract with our current hauler is at a fixed price and good for only one more year. We will need to solicit bids for a new contract in 2023 for 2024. We are also looking into a pilot SQG (small quantity generator) collection program which will allow for small businesses to dispose of waste where they would register and pay a per item fee thereby reducing pressure on the HHW collection sites.

Matt took the floor again and educated the members about battery disposal and how the various parts of a battery are broken down, separated, and disposed of. He also talked about having meetings with the various transfer stations to coordinate resources and develop a program to be more cohesive and reduce costs.

Vice Chair Katz thanked Dave, Matt and Tyler for their participation.

### **3. Regional Updates**

Jeff stated that registrations for the annual meeting have been slow and speculates this may be due to continued COVID concerns. We may need to reduce our expectations of attendance by half. He also states that attendance at LRPC meetings is also suffering such that we are unable to establish quorums for voting purposes. We plan to investigate livestreaming meetings in the near future.

### **4. Commissioner Roundtable**

Dave Katz/New Hampton

The town is revisiting ADU zoning ordinances.

David Kerr/Barnstead

There was a planning board session last week where Dave advised members of the housing survey and urged members to take part in the survey and pass it along to others. There was also a presentation by the Superintendent and the School Board relative to capital work on the elementary school.

Celeste Burns/Moultonborough

CDAC reinvigoration. There was a town meeting, nothing new.

Cristina Ashjian/Moultonborough

Planning is underway for a barn tour on June 11<sup>th</sup>. The Town Planner has forwarded the housing survey to the planning board, the zoning board, the conservation commission, and the heritage commission.

Wayne Crowley/Northfield

A workforce housing application has been submitted which requires a special exception due to the UPS warehouse distribution center location across the street. The ZBA denied the application and the developer has appealed.

Rob Mora/Laconia

The City is amending zoning standards to allow denser development in an effort to increase housing. There are multiple projects in Laconia which are ongoing.

Mark Hildebrand/Center Harbor

Ongoing matters regarding the 60 unit dense housing project on the town line. The last meeting of the zoning board in Moultonborough determined that the planning board did not follow the rules regarding density matters and allowed development, and is sending it back to the planning board. There are also well and septic issues. Abutters are worried about potential ground water problems.

## **5. Adjournment**

The Vice Chair made a motion to adjourn the meeting which was seconded. The meeting adjourned at approximately 7:50 PM.

# LAKES REGION PLANNING COMMISSION

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## Minutes of June 29, 2022 Commission Annual Meeting

Mojalaki Country Club  
Franklin, NH

### PRESENT

Commissioners		LRPC Staff	
Ashland:	Mardean Badger	Executive Director:	Jeff Hayes
Barnstead:	David Kerr	Regional Planner:	David Jeffers
Bristol:	William Dowey	Principal Planner:	Susan Slack
	Steve Favorite	Finance Administrator:	Carl Carder
Center Harbor:	Mark Hildebrand	Grants Administrator:	Tracey Secula
Franklin:	Tony Giunta	Sr. Transportation Planner:	Sean Chamberlin
Freedom:	Mark McConkey	Solid Waste Planner:	Matt Rose
Gilford:	John Ayer	Administrative Assistant:	Linda Waldron
Laconia:	Rob Mora	Summer Intern:	Alex Lermond
	Stacy Soucy	Summer Intern:	Eilish Bennet
Moultonborough:	Cristina Ashjian	Summer Intern:	Ryan Paterson
	Celeste Burns		
New Hampton:	David Katz		
Northfield:	Douglas Read		
Plymouth:	William Bolton		
	Zachary Tirrell		
Tamworth:	Patricia Farley		
	Wyatt Berrier (alternate)		
Tilton:	Jeanie Forrester (alternate)		
Tuftsboro:	Stephen Wingate		

### 1. Call to Order

The meeting was called to order at approximately 5:15 PM by John Ayer, Chair. Recognitions were given to the Gold and Silver Sponsors of the annual meeting, current LRPC Executive Board members and former Executive Board members in attendance, current LRPC Commissioners and former Commissioners in attendance, LRPC Executive Director and staff, and various special guests. Robert Graham, Special Assistant to Senator Maggie Hassan read a letter prepared by the Senator.

Chair Ayer was able to determine that a quorum was present to conduct business. (It was previously decided that minutes of the last meeting would be held for approval until the first meeting of FY23 in September.)

Executive Director Jeff Hayes took the podium to explain the changes being made to the By-Laws and the reasons therefore. Chair Ayers asked for a motion to approve the changes as proposed at which time Dave Katz made the motion and Pat Farley seconded same. There was a show of hands to approve the changes which was unanimous.

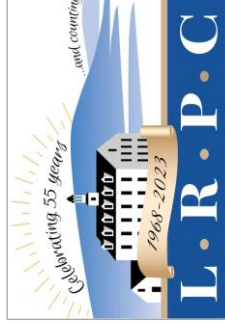
Secretary Farley read the slate of candidates and announced that of the ballots cast, the results were unanimous to accept the ballot as presented.

Having no further business, Chair Ayers adjourned the meeting at approximately 5:45 PM.

DRAFT

# FY23 Meeting Calendar\*

July 1, 2022 – June 30, 2023



July – December 2022						
Executive Board	September 14, 2022	Wednesday	9–11 AM	LRPC, 1 <sup>st</sup> Fl Conf Rm	FY22 Audit Presentation FY23 Calendar	
COMMISSION	SEPTEMBER 26, 2022	MONDAY	6–8 PM	Lake Opechee Inn – Laconia (confirmed)	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 <sup>st</sup> Fl Conf Rm	FY24 Dues Allocation and FY23 LRPC Annual Report	
COMMISSION	OCTOBER 24, 2022	MONDAY	6–8 PM	Moultonborough Public Library (unconfirmed)	FY23 SW Mgt Grant (Matt) and HHW (Dave) Overview	
Executive Board	November 9, 2022	Wednesday	9–11 AM	LRPC, 1 <sup>st</sup> Fl Conf Rm		
COMMISSION	NOVEMBER 28, 2022	MONDAY	6–8 PM	Pease Public Library - Plymouth (confirmed)	Transportation Program Overview (Sean)	
Executive Board	<b>December 7, 2022*</b>	Wednesday	9–11 AM	LRPC, 1 <sup>st</sup> Fl Conf Rm	*Requested meeting date change	
January – June 2023						
Executive Board	March 8, 2023	Wednesday	9–11 AM	LRPC, 1 <sup>st</sup> Fl Conf Rm	FY24 Budget Proposal	
COMMISSION	MARCH 27, 2023	MONDAY	6–8 PM	(TBD)	Regional Housing Needs Toolbox Implementation (Dave and Susan)	
Executive Board	April 12, 2023	Wednesday	9–11 AM	LRPC, 1 <sup>st</sup> 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 <sup>st</sup> Fl Conf Rm		
COMMISSION	MAY 29, 2023	MONDAY	6–8 PM	Lake Opechee Inn - Laconia (unconfirmed)	Open	
Executive Board	June 14, 2023	Wednesday	9–11 AM	LRPC, 1 <sup>st</sup> 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

## FY23 PROPOSED BUDGET

	FY21 Budget	FY22 Budget	FY23 Budget
	Proposal	Proposal	Proposal
<b>Ordinary Income/Expense</b>			
<b>Income</b>			
4010 · Contract Income	\$ 442,101.00	\$ 546,470.00	\$ 624,441.00
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	\$ 8,000.00
4055 · Office Cost Recovery	\$ -		
4056 · Miscellaneous	\$ -		
Total 4050 · Miscellaneous Income	\$ 6,500.00	\$ 6,000.00	\$ 8,000.00
4060 · Local Appropriation Dues <sup>(1)</sup>	\$ 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
<b>Total Income</b>	<b>\$ 736,674.94</b>	<b>\$ 810,300.00</b>	<b>\$ 935,886.00</b>
<b>Gross Profit</b>	<b>\$ 736,674.94</b>	<b>\$ 810,300.00</b>	<b>\$ 935,886.00</b>
<b>Expense</b>			
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	\$ 7,500.00
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	\$ 15,750.00
7020 · Miscellaneous Expense	\$ 750.00	\$ 758.00	\$ 500.00
7030 · Office Improvements	\$ 1,000.00	\$ 500.00	\$ 1,000.00
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

<sup>(1)</sup> Local Appropriations Dues does not include Town of Alton



# Lakes Region Planning Commission

## FY23 PROPOSED BUDGET

	FY21 Budget	FY22 Budget	FY23 Budget
	Proposal	Proposal	Proposal
<b>7050 · Payroll Expenses</b>			
<b>7051 · Salaries &amp; Wages</b>	<b>\$ 418,817.26</b>	<b>\$ 452,118.00</b>	<b>\$ 513,186.00</b>
<i>Core Staff</i>	\$ 393,704.00	\$ 440,778.00	\$ 464,026.00
<i>Inflation Adjustment (included in Core Staff Total)</i>	\$ 37,440.00	\$ 42,363.00	\$ 23,938.00
<i>Summer Staff</i>	\$ 25,113.26	\$ 11,340.00	\$ 49,160.00
<b>7052 · Health Insurance</b>	<b>\$ 59,413.00</b>	<b>\$ 50,823.00</b>	<b>\$ 90,539.00</b>
<b>7053 · Life Insurance</b>	<b>\$ 300.00</b>	<b>\$ 300.00</b>	<b>\$ 432.00</b>
<b>7054 · Long Term Disability Insurance</b>	<b>\$ 1,162.00</b>	<b>\$ 1,200.00</b>	<b>\$ 1,200.00</b>
<b>7055 · Retirement Fund</b>	<b>\$ 33,223.00</b>	<b>\$ 42,755.00</b>	<b>\$ 41,695.00</b>
<b>7056 · Dental Insurance</b>	<b>\$ 4,867.26</b>	<b>\$ 4,676.00</b>	<b>\$ 6,586.00</b>
<b>7057 · Payroll Taxes</b>	<b>\$ 32,040.00</b>	<b>\$ 34,587.00</b>	<b>\$ 39,259.00</b>
<b>7058 · Workmans Comp.</b>	<b>\$ 800.00</b>	<b>\$ 800.00</b>	<b>\$ 1,000.00</b>
<b>7059 · Unemployment Insurance</b>	<b>\$ 1,000.00</b>	<b>\$ 1,000.00</b>	<b>\$ 1,000.00</b>
<b>7061 · Short Term Disability Insurance</b>	<b>\$ 2,040.00</b>	<b>\$ 2,040.00</b>	<b>\$ 2,947.00</b>
<b>Total 7050 · Payroll Expenses</b>	<b>\$ 553,662.52</b>	<b>\$ 590,299.00</b>	<b>\$ 697,844.00</b>
<b>7060 · Postage &amp; Printing</b>			
<b>6064 · Postage Fee</b>	<b>\$ 300.00</b>	<b>\$ 300.00</b>	<b>\$ 300.00</b>
<b>7062 · Postage</b>	<b>\$ 700.00</b>	<b>\$ 700.00</b>	<b>\$ 1,000.00</b>
<b>Total 7060 · Postage &amp; Printing</b>	<b>\$ 1,000.00</b>	<b>\$ 1,000.00</b>	<b>\$ 1,300.00</b>
<b>7070 · Professional Services</b>			
<b>7072 · Consultant</b>	<b>\$ -</b>	<b>\$ 17,661.00</b>	<b>\$ 42,661.00</b>
<b>7073 · USDA Expenses</b>	<b>\$ -</b>	<b>\$ 2,000.00</b>	<b>\$ -</b>
<b>7075 · Payroll Service</b>	<b>\$ 300.00</b>	<b>\$ 300.00</b>	<b>\$ 300.00</b>
<b>Total 7070 · Professional Services</b>	<b>\$ 300.00</b>	<b>\$ 19,961.00</b>	<b>\$ 42,961.00</b>
<b>7071 · Audit</b>	<b>\$ 7,000.00</b>	<b>\$ 7,000.00</b>	<b>\$ 7,000.00</b>
<b>7074 · Legal</b>	<b>\$ 500.00</b>	<b>\$ 500.00</b>	<b>\$ 500.00</b>
<b>7080 · Rent</b>	<b>\$ 9,672.00</b>	<b>\$ 9,672.00</b>	<b>\$ 10,680.00</b>
<b>7090 · Traffic Equipment</b>	<b>\$ 7,600.00</b>	<b>\$ 4,125.00</b>	<b>\$ -</b>
<b>8010 · Travel Expense</b>	<b>\$ 6,500.00</b>	<b>\$ 5,000.00</b>	<b>\$ 5,000.00</b>
<b>8050 · Utilities</b>			
<b>6090 · Internet</b>	<b>\$ 2,000.00</b>	<b>\$ 2,400.00</b>	<b>\$ 3,960.00</b>
<b>8051 · Utilities-Propane</b>	<b>\$ 3,750.00</b>	<b>\$ 3,500.00</b>	<b>\$ 4,000.00</b>
<b>8052 · Telephone</b>	<b>\$ 7,500.00</b>	<b>\$ 7,500.00</b>	<b>\$ 4,171.00</b>
<b>8053 · Electric</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>	<b>\$ 2,500.00</b>
<b>Total 8050 · Utilities</b>	<b>\$ 15,750.00</b>	<b>\$ 15,900.00</b>	<b>\$ 14,631.00</b>
<b>8060 · Vehicle O&amp;M</b>	<b>\$ 4,500.00</b>	<b>\$ 4,500.00</b>	<b>\$ 4,500.00</b>
<b>Total Expense</b>	<b>\$ 762,994.52</b>	<b>\$ 810,300.00</b>	<b>\$ 935,886.00</b>
<b>Net Ordinary Income</b>		<b>\$ -</b>	<b>\$ -</b>

# Lakes Region Planning Commission

## Municipal Appropriations

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

Municipality	2020 Census	Comparison			FY24 Share
		2020 Total Eq. Valuation (\$000's)	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

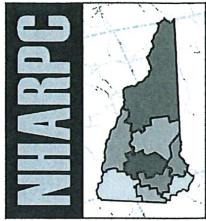
\$ 142,787

\$ 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.*



# How Much Housing Do We Need? New Hampshire'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

**H**ousing is a hot issue. In New Hampshire 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.

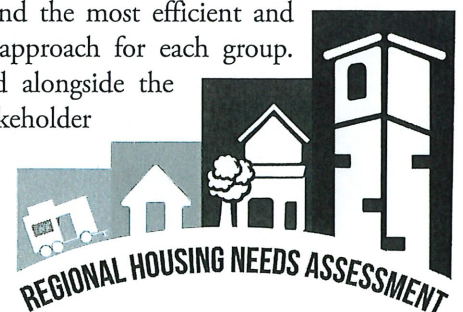
In the North County Region alone, over 420 people gave input on their housing needs, and those of their community, through our resident survey. The surveys are shining a light on some of the regions' biggest challenges. In the Southwest Region, for example, among the 57 employers that responded

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 are 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

# NHMBB New Hampshire Municipal Bond Bank

## The Bond Bank's Next Bond Issue will be on January 4, 2023

### June 2022 Bond Sale Results - True Interest Cost for:

5 year loans	<b>2.36%</b>
10 year loans	<b>2.64%</b>
15 year loans	<b>3.10%</b>
20 year loans	<b>3.38%</b>
25 year loans	<b>3.66%</b>
30 year loans	<b>3.81%</b>

### Are you planning a capital project for 2023?

We can assist you with your planning by providing various scenarios based on level debt or level principal payments for different terms. Contact us now for your estimated debt schedules.

To schedule a meeting, obtain debt service schedules, or for details about our schedule, fees, Bond Anticipation Note programs, and current interest rates, please contact Tammy J. St. Gelais, Executive Director, at [tstgelais@nhmbb.com](mailto:tstgelais@nhmbb.com). Visit our website at [www.nhmbb.org](http://www.nhmbb.org).

### Basic Loan Requirements:

- Bond issue approved by governmental entity
- Completed application approved by Bond Bank Board
- Audit by CPA firm
- Local bond counsel opinion





## HOW MUCH? *from page 17*

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. SNHPC's results identified many groups overlap and that the populations were largely concentrated in Manchester's City Center.

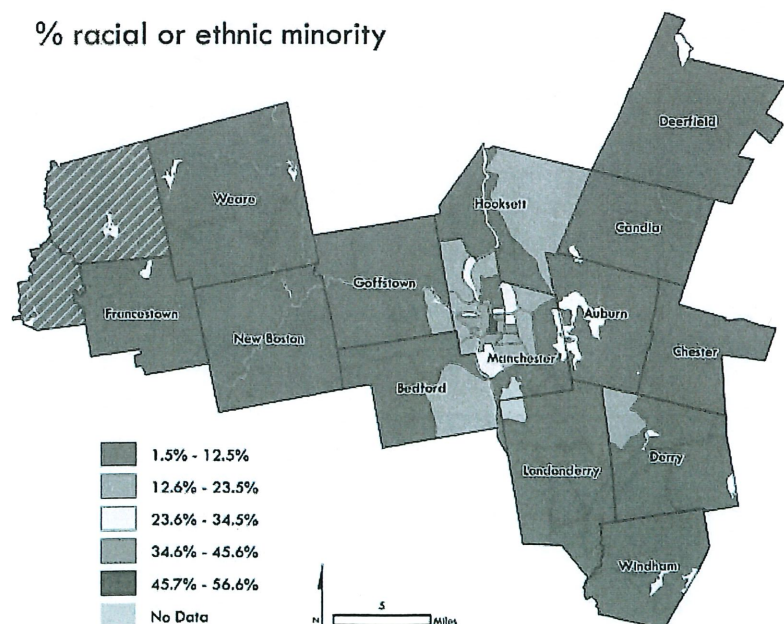
This analysis helps the RPCs to explore housing needs specific to areas under distress from the combination of housing vulnerabilities and to identify solutions and housing strategies municipalities can use to address disparate housing conditions.

### 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 RHNAs.

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.

% racial or ethnic minority



Created by SNHPC, 2022. Sources: NH Department of Transportation; US Census Bureau; US Geological Survey.



Together, the RPCs are identifying a short list of additional future conditions to consider in the RHNA's. 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's 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



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| ● Data Verification | ● Computerized MS-1             |
| ● Timber Taxes      | ● Tax Map Updates & Maintenance |

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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 develop-

ment, 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.

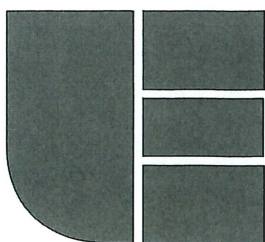
Some examples of the tools to be included in the toolbox include Cluster Development (or Open Space) ordinances, Accessory Dwelling Unit (ADU) ordinances, Planned Unit Developments, Tax Increment Finance (TIF) districts, Workforce Housing ordinances, and the development of Housing Commissions. Basically, 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/](http://www.nharpc.org/rhna/)

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# 9 years later, officer reunited with boy whose life he saved

By ADAM DRAPCHO  
THE LACONIA DAILY SUN

LACONIA — Ben Black, a detective sergeant with the Laconia Police Department, had taken a rare opportunity last week to help chaperone his daughter's field trip, when a woman asked him a question that flooded him with memories

from years prior.

"Officer Black, do you remember this little boy you saved?"

The question came from a mother, also a chaperone on the Pleasant Street School field trip aboard the M/S Mount Washington, and with her was her son, Ethan, a member of the same third grade class that includes Black's daughter.

## 'Like lightning'

"It clicked immediately," Black said afterward. The memory of the moment involving the mother and her son hit him "like lightning."

On one day in the late fall of 2013, Black was

see **REUNION** page 7

# The Laconia Daily Sun

WEDNESDAY

WEDNESDAY, JUNE 22, 2022

VOL. 23 NO. 12

LACONIA, N.H.

527-9299

FREE

## Mill City Park officially open

### Occasion marked with ribbon cutting, Winni River Days festival

By THOMAS P. CALDWELL  
FOR THE LACONIA DAILY SUN

FRANKLIN — Six years of work at transforming the Three Rivers City from a former mill town to that of a modern micro-urban community reached its goal on June 17 with the ribbon-cutting ceremony for Mill City Park's first river feature — a stationary wave that allows kayakers to hone their skills while remaining in one spot — and an amphitheater for spectators to watch the river activities.

The event celebrating the first whitewater park in New England kicked off the city's annual Winni River Days, running June 17-19 this year and drawing 1,740 adults, as measured by over-21 wristbands that provided access to the beer from Kettlehead and Vulgar brewing companies. Many attendees, including children, came to downtown Franklin to enjoy the river, live music, and the items offered by other vendors lining Central Street.

City Manager Judie Milner introduced speakers ranging from Congressman Annie Kuster to resident Bob Grevior, who had donated the riverfront property for Trestle View Park and the Franklin Savings Bank Amphitheater.

Mayor Jo Brown gave credit to her predecessor, Tony Giunta, for helping to secure some of the commercial support that made the project possible, and she issued a proclamation naming the third weekend in June as Winni River Days so "all will come to enjoy our beautiful river and park, and to realize that dreams can come true. You just have to believe."

When Kuster spoke, she said, "My husband was teasing me and said, 'How many ribbon-cuttings are you gonna do in Franklin?' And I said, 'I'm going to go every year as they keep building Mill City Park.' This is just amazing."

The newly dedicated kayak

see **MILL CITY** page 6



Franklin Savings Bank President Ron Magoon cuts the ribbon marking the official opening of Mill City Park in Franklin as a kayaker plays in the newly created river feature on June 17. (Alan MacRae photo/for The Laconia Daily Sun)

**QUESTION**  
of the week  
see page 2

**WINNIPESCUKE MUSKRATS**  
**GO MUSKRATS!**  
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**MILL CITY** from page 1

wave is the first stage of a three-phase plan to engineer features into the bottom of the Winnepesaukee River as it cascades from Cross Mill Bridge to downtown Franklin. On-shore work has been taking place for many years.

Prior to any discussion of Mill City Park, there was the Winnepesaukee River Trail, running from Franklin to Northfield, with plans calling for it to eventually connect with the multi-use trail between Tilton and Belmont, where it turns into the Winnisquam-Opechee-Winnepesaukee (WOW) Trail going through Laconia.

When work began on Mill City Park, land across the river was purchased for a parking lot and path leading to the eastern side of the Winnepesaukee River. A community garden was created beneath the old railroad trestle that spans the river, and eventually there will be a pavilion and camping area. Plans also call for the trails on both sides of the river to be connected with a pedestrian walkway.

When completed, the park will consist of 13 acres with an adjacent 21 acres of preserved land, and three whitewater features. A groundbreaking ceremony for the first feature took place on July 12, 2021, and work was completed in December of that year. The amphitheater, dedicated to Franklin Savings Bank, is an integral part of that project.

Ron Magoon, FSB's president, said the bank had an opportunity to begin participating in the "vision" for the city when Todd Workman arrived in Franklin with his "permaculture" approach to the city's revitalization. His PermaCity Life venture led to creative adaptation of the city's buildings to attract new businesses and investment.

"Shortly thereafter, Marty [Parichand] started with Mill City Park, and we realized we had something special happening," Magoon said. "Not that there haven't been a number of attempts to revitalize Franklin, because there have been, but the thing that changed... was that everyone got on board... And I'll be honest with you, that's why we were so successful."

Inspiration for Mill City Park came from Salida, Colorado. That community — which, like Franklin, had been languishing since its railroad economy collapsed — came together to create a whitewater park along 1,200 feet of its waterway on the Arkansas River. Salida experienced an economic renaissance built around the riverfront activities.

Parichand saw the same opportunity in Franklin which already was a destination for kayakers attracted to the Class IV rapids in the Winnepesaukee River. The section of river between the Cross Mill bridge in Northfield and Franklin's railroad trestle descends an average of 77 feet per mile, making it ideal for whitewater kayaking. Debris



**Kayakers practice their skills on Mill City Park's artificial wave. (Tom Caldwell photo/for The Laconia Daily Sun)**

from the crumbling mills made the river dangerous, however. Cleaning up that debris and placing artificial structures that would create permanent waves required government permission.

Support from the state's congressional delegation was important in obtaining the permits and federal funding that made the project possible. In addition to Kuster, representatives of senators Jeanne Shaheen and Maggie Hassan came with messages of congratulations.

Cailee Griffin, special assistant to Shaheen, read a letter in which the senator said the park represents "a new era of sustainable and innovative development."

Ben Belanger read Hassan's letter in which she said, "this project will strengthen the economic vitality of Franklin and the region as a whole, and will also highlight the natural beauty of this region while allowing for conservation and preservation efforts."

In his remarks, Bob Grevior said, "The first thing I want to say is I thank my wife for giving up her waterfront property for nothing." He quoted his father as telling him, "If you're gonna do something, do it while you're alive."

Jeremy Laucks, owner of Blackfly Canoes in New Hampton and president of the Mill City Park Board of Directors, introduced some of the people whose financial assistance made the project possible.

Katy Easterly Martey, executive director of the Community Development Finance Authority, recalled first touring Franklin with the mayor 10 years ago when the Twin Rivers Intergenerational Program Center was to be moved from downtown Franklin to

the former Bessie Rowell Elementary School. "And I really saw how this community cared," she said. "We've learned so much about what it takes to build and rebuild these communities by participating."

Eric Feldbaum, community recreation specialist with the Division of Parks & Recreation, NH Department of Natural and Cultural Resources, cited some of the financial numbers involved. He said about \$2.5 million has come into New Hampshire for local and state development projects, with \$735,000 coming in the last six years to purchase land and develop the plans.

"I don't think there's a better project in this state that truly links recreation to redevelopment," he said.

Don Berry, president of the Lakes Region Conservation Trust, offered his congratulations and said he looks forward to enjoying it in the years ahead.

The whitewater park has received five federal grants, totaling more than \$1.7 million; a \$250,000 matching grant from Franklin Savings Bank; and donations by the Tim Horne Foundation, Gilbert Block, Capital Region Development Corporation, and the Franklin Business & Industrial Development Corporation. Watts Water Resources and the Grappone Automotive were among the businesses buying tax credits in support of the project.

The park also received the Project of the Year award from the New Hampshire chapter of the American Planners Association and Northern New England Chapter of American Planners Association; the Lakes Region Planning Commission Community Service Award; and "Most Promising Downtown Development" award from the NH Business Review.

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