

# LAKES REGION PLANNING COMMISSION

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## Lakes Region Planning Commission

### Minutes of November 28, 2022 Commission Meeting

**Approved March 27, 2023**

Pease Public Library  
1 Russell Street  
Plymouth, NH

#### PRESENT

Commissioners		Others	
Ashland:	Mardean Badger	Hebron, PB Chair:	Ivan Quinchia
Barnstead:	David Kerr	Plymouth Resident:	Frank Miller
Gilford:	John Ayer		
Holderness:	Robert Snelling		
Laconia:	Stacy Soucy		
Meredith:	Stephanie Maltais		
Moultonborough:	Cristina Ashjian		
	Celeste Burns	LRPC Staff	
Northfield:	Wayne Crowley	Executive Director:	Jeff Hayes
	Douglas Read	Sr. Transportation Planner:	Sean Chamberlin
Sandwich:	Bonnie Osler	Land Use Planner:	Christine Marion
Tilton:	Jane Alden	Transportation Intern:	Ryan Paterson
	Jeanie Forrester, Alt.	Administrative Assistant:	Linda Waldron

#### 1. Call to Order

The meeting was called to order at approximately 6:00 PM by Chair John Ayer.

#### 2. Approval of Minutes

A quorum was not established; therefore approval of the October minutes will be moved to next meeting.

#### 3. Old Business

None

#### 4. New Business

##### **Proposed By-Laws Update: Term of Office**

Executive Director Hayes stated that it was noted that our By-Laws conflict with RSA 36 regarding the election of officers in that it currently states that elections shall be held every two years, but RSA 36:48 states that officers shall be elected annually. We need to amend our By-Laws in order to be in compliance.

A draft of the proposed amended language was provided and, in accordance with Article 10 of our By-Laws, a period of at least 30 days will be allowed for consideration and comment. At the next meeting of the Commission, the Executive Board will submit a report summarizing any comments received, the recommendation of the Board, and a proposed amendment in final form as a written ballot for adoption.

## **5. Presentations (Transportation Program Overview; Data Collection & GIS Programs)**

Executive Director Hayes provided a brief introduction stating that transportation is our biggest program area and our primary focus. He introduced Sr. Transportation Planner Sean Chamberlin and Transportation Intern Ryan Paterson.

Sean Chamberlin took the podium and reported on the topics of Regional Transportation Plan, Ten Year Plan Funding and Project Prioritization, Bicycle and Pedestrian Plan, Streetscaping, and Alternative Funding Opportunities.

Ryan Chamberlin spoke on the topic of Sidewalk Inventory Assessment as well as Traffic Counts & Mapping.

This oration also included a PowerPoint presentation, and a copy of the slides are attached for more information.

Executive Director Hayes made mention of the Bipartisan Infrastructure Bill which is only available for a period of 5 years and filled with many funding opportunities for which municipalities need only a 20% match. He urged members to advise their city/town officials to move quickly and submit applications.

## **6. Regional Updates/Announcements**

- a. Reappointed/Newly Appointed Commissioners. Chair Ayer announced that the Town of Danbury has reappointed John Taylor and newly appointed Mark Zaccaria as Commissioners to the LRPC. The Town of Tilton has newly appointed Jane Alden and Lee Ann Moynihan has stepped down effective immediately. Finally, the Town of Meredith has newly appointed Stephanie Maltais.
- b. Planner's Roundtable Discussion. Land Use Planner Christine Marion addressed the audience providing a biography and work background. She stated that she would like to share her knowledge with and learn about our communities. She is excited to be here and encouraged open communication. She noted that she has recently been working with Regional Planner Dave Jeffers on the Regional Housing Needs Assessment project. There was also a question and answer session.

## **7. Commissioner Roundtable**

J. Ayer, Gilford—The Town has been working on a short term rental ordinance, the new Michael's store in the Walmart Plaza is now open, and construction on two large self-storage projects continues to move forward.

D. Kerr, Barnstead—Dave recently attended the NH Municipal Association's annual conference and highly recommended attending next year's conference. He said that the speakers and exhibitions were excellent. The planning board is requesting a performance bond regarding the construction of 8 – 9 houses on a Class 6 road.

S. Soucy, Laconia—Referred to a series of homeless forums recently conducted for which turnout was dismal. The planning department waived a lot of zoning requirements for ADUs (accessory dwelling units) to encourage this type of construction but because of the increase in construction costs, this did not occur. Also, the Planning Board has been waiving its fees on infill development applications which has spread like wildfire where people have been modifying huge homes with more living space.

Frank Miller, a citizen representative for Plymouth spoke. He has a local business where he does research and development and creates specific programs associated with master plans, housing, parking, and other infrastructure issues. He has been working on a master plan update for Main Street and the village commercial zone whereby he is rewording the Town's plan in simplified terms and

adding visuals in an effort to make it more understandable to the layperson. He noted that during his review and inventory of Plymouth, it was discovered the Plymouth is the only *town* in the State that has all 7 modes of transportation infrastructure within its bounds. The only others are 3 *cities* (Concord, Manchester & Portsmouth).

J. Forester, Tilton—Introduced Jane Alden as new commissioner and asked her to provide an update. Jane said there are exciting things happening in Tilton, one of which is the approval of a plan for a resort on the lake which should be a positive asset. A dialysis center recently opened, and a second microbrewery is scheduled to open soon. She also noted that the island in town which is primarily used for summer concerts is currently closed due to needed repairs on the footbridge connecting the island property. The bridge is the oldest of its type in the U.S. so saving it is paramount.

M. Badger, Ashland—Nothing new to report.

B. Snelling, Holderness—Nothing new to report.

W. Crowley, Northfield—The previously approved UPS facility is now under construction which will add about 200 jobs to the local economy. There is a 200' cell tower which has been built but not yet operational.

D. Read, Northfield—Noted that the fire department is refusing to pay for the hydrants.

C. Ashjian, Moultonborough—The new update on the Bean Road project is scheduled for December 14<sup>th</sup> before the Planning Board. There is a DOT meeting schedule for December 1<sup>st</sup> focused on the Route 25/Lakeshore Drive/Glidden Road improvement project. The foundation for the old schoolhouse will be constructed to be historically correct. The school is moving forward on the installation of an electronic video message board.

C. Burns, Moultonborough—The recreational department is putting up the holiday happenings throughout the town and local businesses will be having open houses over the next weeks. Christmas tree lighting is this coming weekend. Holiday PTA fair is scheduled. Construction of luxury toybox homes continues at the intersection of Redding Lane despite that this intersection is declared one of the most dangerous in the state.

B. Osler, Sandwich—The broadband project was funded and most of the fiber has been strung. Houses are now being connected. Christmas/holiday activities are underway.

S. Maltais, Meredith—The Town has entered into an agreement to purchase solar panels for a number of municipal buildings. Looking to obtain grant funding to modify their housing plan. Groundwork has begun on the Speare Memorial clinic located at the round-about.

Ivan Quinchia, Hebron (Planning Board Chair)—Hebron is close to completing their hazard mitigation plan. In the planning stages for a community center and library. Possibly looking to expand accessory dwellings with detached and are weighing out the pros and cons. Beginning the process of updating their master plan.

## **8. Adjournment**

Chair Ayer adjourned the meeting at 7:48 PM.