

LAKES REGION PLANNING COMMISSION

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



LRPC Commissioner Meeting

Location: Meredith Public Library | Meredith

Minutes of April 24, 2023

Approved May 22, 2023

Commissioners Present		Commissioners Absent	
Alexandria:	Gary Tomlinson (<i>de facto</i>)	Bridgewater:	Ken Weidman
	George Tuthill (<i>de facto</i>)	Danbury:	John Taylor
Andover:	Donna Crisp Duclos (virtual)	Effingham:	Mark Hempton
Ashland:	Mardean Badger	Freedom:	Jean Marshall
Barnstead:	David Kerr	Gilford:	John Ayer (excused)
Bristol:	Bill Dowey	Hebron:	Ivan Quinchia (excused)
Center Harbor:	Mark Hildebrand	Laconia:	Dean Anson, II
Danbury:	Mark Zaccaria		Stacy Soucy (excused)
Freedom:	Mark McConkey		Wes Anderson
Holderness:	Robert Snelling	New Hampton:	David Katz (excused)
Meredith:	Stephanie Maltais	Plymouth:	Bill Bolton (excused)
Moultonborough:	Cristina Ashjian		Zachary Tirrell
	Celeste Burns (virtual)	Sandwich:	Bonnie Osler (excused)
New Hampton:	Andy Anderson	Tamworth:	Pat Farley
Northfield:	Wayne Crowley		Kelly Goodson
	Doug Read		Wyatt Berrier
Plymouth:	John Christ	Tilton:	Jane Alden
Sanbornton:	Robert Lambert		
Sandwich:	David Rabinowitz		
Tilton:	Jeanie Forrester		
Wolfeboro:	Roger Murray, III		
	Tavis Austin		

LRPC Staff: Executive Director Jeff Hayes, Administrative Assistant Linda Waldron.

Also present was Bill Gassman, Member of Moultonborough's BroadBand Working Group.

1. Call to Order

The meeting was called to order by Executive Director Hayes. A quorum was established.

2. Approval of Minutes

Executive Director Hayes asked if there were any questions or concerns regarding the minutes of March's meeting as presented. There were none. Tavis Austin made a motion to approve the minutes; Bob Snelling seconded the motion. A voice vote was taken in which all members present were in favor and a roll call vote was taken from Celeste Burns and Donna Duclos, both signifying their assent. Motion passed.

3. Old Business

a. Executive Director Hayes, after having discussed with the Executive Board, recommended that we do not *adopt* the RHNA report, but instead *approve* the report due to potential legal implications to towns on enforcement. A handout was passed out entitled “Projected Housing Need for Lakes Region communities, including Fair Share Affordable Housing – 2040” to which reference was made noting that these numbers were arrived at utilizing population projections and 2020 census data. It’s a good set of figures for towns and planning boards to look at and it was Executive Director Hayes’ recommendation that all Commissioners speak with their planning boards regarding these numbers before we take any action. There was lengthy discussion concerning barriers in complying with these numbers including timeframes, funding, future interest rates, costs of construction, infrastructure issues, available land, finding developers willing to build, etc. Reference was also made to the RHNA Q&A pages of the meeting packet to the extent it may be helpful in addressing some questions/concerns. A motion was put forth by Mark Zaccaria that consideration for the adoption of the RHNA report be tabled until at least our next meeting. This was seconded by Jeanie Forrester. A voice vote was taken in which all members present were in favor and a roll call vote was taken from Celeste Burns and Donna Duclos, both signifying their assent. Motion passed.

b. Not addressed.

4. New Business

None.

5. Other Business

The NHARPC Legislative Bill Tracking document in the meeting packet was mentioned and it was suggested that if there is interest in any particular legislation, this would be a good resource for further information in addition to LRPC directly.

6. Presentations – Broadband Planning Updates

Executive Director Hayes introduced the presenters. Carol Miller, Director of Broadband Initiatives, NCDE began and spoke about broadband mapping initiatives. She stated that a partial map has been created, but they are having difficulties in getting data from about 10 – 15 communities in our region in order to fill the gaps. This information is essential to grow infrastructure of the future with an immediate view towards “fiber to the premise”.

Scott Valcourt introduced David Justice who provided a slide presentation regarding the mapping initiative and reviewed the project which involves working with internet service providers to gather and process their data for inclusion on a digital map such that one can enter address locations to determine what services are available at that address. As much as possible, they are attempting to use E 9-1-1 data, but this is privacy protected information. In order to access the data, towns must make a specific request to E 9-1-1 to disclose the information to them. As Carol stated, obtaining responses from several towns has been challenging. Executive Director Hayes interjected, stating that if communities are having connectivity issues, they need to be certain to get this information to BEA for inclusion on the map. A dashboard with the current map and other information is available for review at <https://NHBroadbandMapping.unh.edu>. There is also a connectivity survey available for citizens to report lack of internet availability as well as the ability to perform a speed test. (Links will be posted to the LRPC website.)

Dr. Robert McLaughlin next spoke about additional money available under the infrastructure bill – separate from broadband mapping and planning funds – (Digital Equity Funding) which is coming to every state to develop a plan for submission to apply for 4 years’ worth of funding for building capacity. He went over various types of uses and requirements for application.

Executive Director Hayes announced that also attending this meeting was Bill Gassman of Moultonborough who played a key role in developing the original Lakes Regions telecommunications plan. Mr. Gassman spoke about his current efforts in obtaining grant funds to secure county-wide coverage.

Scott Valcourt returned stating that his primary role in this project is to do the fiber analysis for the state (where is it, where is it not, and where could it be) which will have an impact on effectively building out the network.

6. Regional Updates/Announcements

None.

7. Commissioner Roundtable

B. Lambert, Sanbornton—The new town office building is now finished. They are preparing for the tourism season. A couple new police cruisers have been purchased and they have hired some new police and fire personnel.

B. Dowey, Bristol—A submission to Senator Shaheen for congressionally directed spending was completed and they are currently waiting to hear back on that. They are also experiencing a problem with a can of PFAS they believe was maliciously placed on a trail and they are attempting to ascertain who's responsibility it is to take care of.

W. Crowley, Northfield—A development, started about 15 years ago, has since gone bankrupt and is about to be sold to a new developer who is proposing to develop 60 – 80 housing units for seniors. The UPS warehouse distribution center has been built and will be operational in May, offering about 125 new jobs. The town hosted a job fair last week sponsored by the Economic Development Committee with 15 employers participating where approximately 50 people showed up resulting in several direct hires.

M. Badger, Ashland—No updates.

S. Maltais, Meredith—The town recently secured a HOP grant to hire a consultant to look at their housing needs chapter. They are finishing up 5 solar installations on town buildings.

M. McConkey, Effingham—With regard to a Carroll County project, they have 900+ acres of vacant land and have formed a land use committee to look at breaking out some of the acreage for 3 for projects to include construction of workforce housing, a rehabilitation facility, and a daycare facility.

J. Forrester, Tilton—The U-Haul expansion project is currently underway on Route 3 as is a dialysis center and the ginormous development – The Preserve at Winnisquam. They also have several grant applications pending.

J. Christ, Plymouth—The major drainage project on South Main Street is finally underway. There is a HOP grant they are partway through which prompted a lot of citizen participation. Building has begun again at Tenney Mountain.

George Tuthull, Alexandria—Voters approved a new transfer station and they are trying to arrange funding for that.

M. Zaccaria, Danbury—Noted that the town already has fiber connected to every premise with gigabytes in both directions.

M. Hildebrand, Center Harbor—Selectboard is having an open hearing on Wednesday regarding the town line development project approved by the Planning Board. Some abutters have filed an appeal.

C. Ashjian, Moultonborough—The ZBA has declined to hear the appeal regarding the town line development. Town meeting is coming up May 9th. The HUB community center is on a petition warrant article for a bond for \$15.9 million.

D. Kerr, Barnstead—There is a short-term rental matter which has aroused a local homeowners' association. They hope to resolve the matter with the Planning Board. The town is purchasing a new ladder truck which will hold 500 gallons of water for a cool \$1 million. It will be the only one of its kind in New Hampshire and will be available for mutual aid support.

B. Snelling, Holderness—No updates.

T. Austin, Wolfeboro—The town has started a short-term rental committee. There is a warrant article pending to define short term rentals. Voters have approved a new public safety building and construction is expected to begin this summer.

R. Murray, Wolfeboro—The ice arena renovation has been completed. The maker space is up and running.

A. Anderson, New Hampton—The Planning Board subcommittee is working on the master plan. Surveys have come in and they are entering the data for analysis. There is also a subcommittee to review the by-laws of the committee for rephrasing in order to make more sense and to provide terminology definitions. They are hoping to complete it for the 2024 town vote as a complete document.

D. Duclos, Andover—Andover will be purchasing a fire truck which will hold 1,800 gallons of water. They refined their zoning for the village and residential in order to encourage workforce housing which was a warrant article that passed overwhelmingly. There was also a bond to build a new highway department building which did not pass, but they have scrounged up the money in other ways so they will be building a scaled-down version of the garage. The Planning Board is beginning work on updating the master plan.

8. Adjournment

Executive Director Hayes thanked everyone for attending and the meeting adjourned at 7:50 PM.

Respectfully Submitted,

Linda Waldron
Administrative Assistant