

LAKES REGION PLANNING COMMISSION

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



LRPC Executive Board Meeting

Minutes of June 14, 2023

Approved September 13, 2023

PRESENT	Dean Anson, John Ayer (Chair), Mardean Badger, Bill Bolton, Patricia Farley (Secretary), Mark Hildebrand, David Katz (Vice Chair), David Kerr (Treasurer), Bob Snelling
ABSENT	Cristina Ashjian, Tavis Austin
STAFF	Jeff Hayes (Executive Director), Linda Waldron (Administrative Assistant)
OTHERS	Lianne Prentice (Tamworth Commissioner)
LOCATION	LRPC Office, 1 st Floor Conference Room, Meredith

1. Call to Order

Chair Ayer welcomed everyone and wished all a happy Flag Day. He called the meeting to order at 8:57 AM and a quorum was established. Tamworth Commissioner Lianne Prentice was recognized as present.

2. Minutes

Minutes of May's Executive Board meeting were acknowledged for comments and discussion. Vice Chair Katz put forth a motion to accept the minutes as presented, seconded by Mark Hildebrand. A voice vote was taken indicating all present were in favor. Motion passed.

3. Finance/Treasurer Report

Executive Director Hayes reviewed this report with the Board and noted that we were slightly in the red again. He attributes this to the low overhead ratio set by the DOT. LRPC's overhead has increased primarily due to some full time employees now being eligible for additional benefits – specifically retirement and dental. Attempts are being made to minimize overhead to the extent possible.

4. Monthly Executive Report (May)

Executive Director Hayes elaborated with additional detail in various areas such as PRLAC and Grants Administration.

5. Committee Reports (TAC)

Treasurer Kerr advised that June's TAC meeting was sparsely attended and, as such, there was no quorum. The informational topic was on glass recycling which was presented by the BCEP Solid Waste District Director who described the glass crushing process at their facility as well as how the final material is used by highway departments. He also provided information on how this saves money as compared to paying for offsite disposal. This is a win-win situation for both the transfer station and the highway department.

6. Old Business

- Annual Meeting Update. Executive Director Hayes and Administrative Assistant Waldron provided an update as to the number of registered attendees and answered various questions.
- By-Law Amendments/Proposed Language. Executive Director Hayes noted that the current proposed change being made was in an effort to clarify in Section 8.3 that nominees for Executive Board shall come from the full commissioner membership. After a brief discussion, Vice Chair Katz proposed a motion to accept the proposed change as drafted and refer same to the full Commission for adoption. The motion was seconded by Mardean Badger. A voice vote was taken indicating all present were in favor. Motion passed.

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Additionally, Executive Director Hayes asked the Executive Board to consider the election of two alternate members to the Board for the purpose of serving in the capacity of any absent member at any given meeting in order to establish a quorum. After extensive discussion on the proper wording to convey the proposed intent, consensus was that two alternates should be elected but more time was needed to draft the appropriate language for the By-Laws. Vice Chair Katz offered a motion that this matter be tabled for the current meeting and revisited at the next meeting with a draft of the proposed language. Motion was seconded by Secretary Farley. A voice vote was taken indicating all present were in favor. Motion passed.

7. New Business

- a. Request for Proposals for HHW Collection. Executive Director Hayes reviewed portions of the RFP and noted that it is anticipated that there will be an increase in appropriations of approximately 40% for the coming year. The RFP has been published, but we have not yet received any bids (aside from the previously unsolicited bid from our current contractor, Tradebe). A committee was established to review and evaluate any proposals received which will consist of Vice Chair Katz, Commissioner Bob Snelling, Commissioner Dean Anson, Meghan Theriault (Gilford DPW Director), and likely a couple LRPC staff members. Bob Snelling mentioned that it seemed unclear to him the length of term for the bid we are soliciting. After discussion, it was determined that we should issue a clarification stating that a complete bid package should contain a one-year bid followed by a three-year bid.

Executive Director Hayes advised that our universal waste contract (through a separate vendor) recently fell through so we will need to cancel this portion of the HHW collections for this year. We are reaching out to municipalities to offer alternate resources for disposal.

8. Roundtable

D. Katz, New Hampton—Dave noted that town's portion of Route 104 has three different types of zoning, but that no development has been done since 2005 in any of the zones. The Planning Board is looking to extend the mixed use district portion in order to promote growth and possibly encourage cluster development. A subcommittee has been formed tasked with rewriting the zoning ordinance which will likely take quite some time.

P. Farley, Tamworth—There was an Economic Development meeting last evening. They have scheduled a tentative forum for August 15th to discuss property legacy matters which will feature an attorney versed in this area as well as another forum proposed for the fall regarding the formation of various types of business entities.

L. Prentice, Tamworth—The selectboard voted not to sign a permit for the "Reach the Beach" relay that typically passes through the town in September. She states that the race has grown too large to control and notes safety issues, illegal parking, trespassing and litter problems among others. The event costs the town more than benefits it.

B. Bolton, Plymouth—Road construction continues on Route 3, but is scheduled to be complete by fall. Some engineering issues have come to light which caused delays. The town recently contracted for a housing study to be performed. A recent Planning Board/Town meeting involved discussion of zoning changes such as multiple use which met with mixed views.

M. Badger, Ashland—Mardean advised that the Catholic church property was sold to a private developer and will be repurposed for various housing. Proposal for the Mill Pond area development is still in a very early informational stage having town easement matters to contend with. The buyer of the golf course property still needs a site plan review for its development. They haven't come back with this yet, but likely will soon due to recent attorney involvement. She notes that PRLAC is also involved in this project.

D. Anson, Laconia—An interim planning director has been hired. She will be looking into a proposed project on Route 3 across from the Hack-ma-tack camping area to put in an RV facility to accommodate about 100 RVs for access from

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May to October. The Conservation Commission does not support this. The Planning Board advises there are multiple issues with this project including the need for third party review on stormwater, steep slopes, and blasting matters. The Lake Winnepesaukee Association received a grant to study Langley Brook as it pertains to Langley Cove and sediment deposits which have collected there. As such, residents are unable to access their docks.

R. Snelling, Holderness—Holderness is still waiting for approval on the access road to the cell tower. Consequently, there is still no cell service. The main concern is road construction erosion.

M. Hildebrand, Center Harbor—The property historically known as the Coe House was purchased by a group of developers a couple of years ago who have now constructed on the property a post and beam building with outdoor seating for event use. For the main house, they are looking to possibly have a restaurant on the first floor connected to the outdoor seating with condos or offices on the second floor. They have also purchased another parcel of property across the street on Wharf Road for future development.

D. Kerr, Barnstead—The Planning Board conducted a meeting a couple of weeks ago and invited a local property owner who had purchased a +/- 100 parcel to discuss a site plan review. He attended along with his attorney. The town advised the landowner that they have received numerous complaints of firearm use on the property at all times of the day and night which is disruptive to abutters. Internet research discovered that advertisements have been posted for courses in weapons training on the property. The landowner denies this is his doing and states that he has allowed a friend to use the property who is the responsible party. The Planning Board has asked to have the "friend" attend the next meeting to address the issue and to cease and desist all shooting activity until then. This matter will likely take some time to resolve.

J. Ayer, Gilford—John relays that the Airport Country Store & Deli will be torn down to make way for redevelopment along with the adjoining lot which will become a Haffner's location. Over at the movie theater complex, the new Ax and Ale Taphouse is about to open after a slight delay. Construction on the Starbucks location is about to get underway, and the other half of the building will house a Citizen's Bank branch.

9. **Adjournment**

Chair Ayer adjourned the meeting at 10:57AM.

Respectfully Submitted,
Linda Waldron
Administrative Assistant