

LAKES REGION PLANNING COMMISSION

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



LRPC EXECUTIVE BOARD MEETING

Wednesday, December 13, 2023

9:00 AM

LRPC Office, First Floor Conference Room

Humiston Building, 103 Main Street, Meredith, NH

AGENDA

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

1. **Call to Order**
2. **Approve Draft Minutes of September 13, 2023** (*actionable item*) Attachment 1
3. **Finance/Treasurer Report** (*September, October, November*) Attachment 2
4. **Monthly Executive Report** (*September, October, November*) Attachment 3
5. **Committee Reports**
Transportation Advisory Committee (TAC)
6. **Old Business**
 - a. Brownfields RFP Selection Committee
 - b. Transformational Planning Grant Update
 - c. RHNA Update Attachment 4
7. **New Business**
 - a. New CEDS Committee
 - b. NHARPC Appointment Attachment 5
 - c. HealthTrust 14.6% Increase (starting July 1st)
 - d. Granite State Clean Cities Coalition Attachment 6
8. **Roundtable**
9. **Adjourn**



NEXT MEETING: March 13, 2024
HAPPY HOLIDAYS TO YOU AND YOUR FAMILIES!
HAVE A SAFE WINTER.

The Lakes Region Planning Commission reserves the right to hold a non-public session whether noted on the Agenda or not. Notice of a non-public session on an agenda is for planning purposes only. The citations to the Right-to-Know Law are provisional and may be revised as circumstances required. The LRPC complies with the ADA regulations. Please contact the LRPC office if you need special assistance in order to attend this meeting.

All meeting dates and times are subject to change.

Attachment 1

LAKES REGION PLANNING COMMISSION

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LRPC Executive Board Meeting Minutes of September 13, 2023

PRESENT	Dean Anson, Cristina Ashjian, Tavis Austin, John Ayer (Chair), Mardean Badger, Bill Bolton, Patricia Farley (Secretary), David Katz (Vice Chair), David Kerr (Treasurer)
ABSENT	Mark Hildebrand
STAFF	Jeff Hayes (Executive Director), Linda Waldron (Administrative Assistant), Carl Carder, Finance Administrator)
OTHERS	Charlene Vallee (Auditor)
LOCATION	LRPC Office, 1 st Floor Conference Room, Meredith

1. Call to Order

Chair Ayer called the meeting to order at 9:00 AM and welcomed everyone back from summer break. A quorum was established.

2. Minutes

Minutes of June'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 Mardean Badger. A voice vote was taken indicating all present were in favor. **Motion passed.**

3. Finance/Treasurer Reports

Finance Administrator Carl Carder briefly summarized the reports stating that August's report shows a large deficit, but noted that the current quarter ends in September and end of quarters typically provide a large reimbursement opportunity. Therefore, he expects by the end of September to show in the black. We have some good projects this fiscal year which include a brownfields grant and a new USDA solid waste contract. Executive Director Hayes mentioned that brownfields begin October 1st and we are looking for projects. We recently have had conversations with Franklin and Laconia in these regards.

4. Monthly Executive Reports

Executive Director Hayes indicated that we had a busy summer. A few local items in the reports were discussed. There were additional discussions regarding the amount of flooding we had this year and Executive Director Hayes noted that LRPC's culvert inventory program is a valuable asset to communities. Participating in this program is a proactive way to avoid or mitigate flooding situations such as those we have seen this year. A full report is prepared documenting where each culvert is located and targets potential drainage issues such as condition, blockages, size, etc. There was also a brief review of this summer's HHW collections, noting we are having a special Fall collection this year. David Kerr asked what freight maps consisted of as it pertains to the Transportation section of July's report to which Executive Director Hayes advised that it concerned tracking freight trucking routes and showing the conditions of the roads, obstacles, traffic circle maneuvering, areas of improvement, etc.

5. Committee Reports

Transportation Advisory Committee (TAC). Treasurer Kerr informed us that there was a meeting of the TAC last week. The topic of the meeting was the bike/ped plan. Unfortunately, our plan is contingent on the State's plan which is behind, but still in the works. There was also a discussion concerning a free bus service to begin running between

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Penacook and Tilton in early October to allow for citizens to work at places along the bus route who don't otherwise have transportation. GACIT hearings are now underway. A new Chair and Vice Chair were voted in. FY24 TAC Meeting calendar was noted.

6. Old Business

- a. Proposed By-Law Revisions. The By-Laws have been overhauled in terms of reordering and clarifying. Changes have been reviewed extensively with input from Vice Chair Katz. The only substantive change was with regard to appointing alternates to the Executive Board (Section 8.3.3). After some discussion, and an agreed-upon minor amendment to allow the Executive Board Chair or in the absence of the Chair the presiding member – changed from the Executive Board – to temporarily fill vacancies on the Executive Board (Section 8.4), Vice Chair Katz proffered a motion that the Executive Board accept the current revision, as amended, and refer same to the full Commission for a 30-day review period and adoption. Bill Bolton seconded the motion. A voice vote was taken indicating all present were in favor. **Motion passed.**

Due to the above clarification, it was decided to reaffirm and obtain the Executive Board's vote concerning Chair Ayer's prior temporary appointment of Tavis Austin to the Board. Chair Ayer made a motion to appoint Tavis Austin as a member of the Executive Board. A voice vote was taken indicating all present were in favor, Tavis Austin abstaining. **Motion passed.**

- b. Annual Meeting Review. Executive Director Hayes stated that we had a great meeting with great speakers. We are looking to follow up on some work with ReVision Energy. Vice Chair Katz advised that he received a note from former Commissioner Steve Wingate indicating that he was extremely thrilled with the recognition award he received at the meeting.
- c. RHNA Adoption Discussion. Executive Director Hayes described that this matter has been on hold since last Spring due to issues with the fair share table and whether it should be included. Former Chair and current Commissioner Wayne Crowley had suggested that we move forward to accept the plan without the fair share table. This has been discussed in several Executive Board and Commissioner meetings throughout the year. Executive Director Hayes went over the draft plan, needs, strategies, barriers, etc. and agrees with Mr. Crowley's suggestion. Therefore, it is his recommendation that we accept the plan without the fair share table as there are certain legal implications in accepting it with the table as well as it being nonactionable in certain communities. Vice Chair Katz proposed a motion that the Executive Board accept the housing needs assessment and forward it on to the full commission with a recommendation that they accept same without the fair share table. Motion was seconded by Mardean Badger. A voice vote was taken indicating all present were in favor. **Motion passed.**

7. New Business

- a. Audit Presentation. Charlene Vallee of Hennessey & Vallee provided a little background and reviewed their firm's auditing standards as well as the areas which they audit and report on. She explained various sections of the report, and went into detail on certain aspects. At the conclusion of Ms. Vallee's presentation, Vice Chair Katz put forth a motion to accept the draft report as final subject to any minor updates forthcoming from Ms. Vallee. Motion was seconded by Treasurer Kerr. A voice vote was taken and all present indicated they were in favor. **Motion passed.**
- b. FY24 Proposed Budget. The Finance Report was compared to the Proposed Budget and Vice Chair Katz noted that the list of contracts did not match. Executive Director Hayes explained that this was likely due to the timeframe in which each document was created. Contracts come through quite regularly such that lists could differ from report to report depending on when a contract was received. Vice Chair Katz and Executive Director

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Hayes discussed and agreed that rather than list each individual contract, they could be consolidated to show only the total income figure in order to simplify and avoid continued discrepancies. Forwarding to the full commission for acceptance is recommended.

- c. FY25 Municipal Membership Appropriations. Executive Director Hayes made it known that this needs to be calculated in advance – due to differences in fiscal years – in order for municipalities to include it in their budgets which are being prepared now. The FY25 figures reflect standard inflation costs. No questions; no discussions.
- d. FY24 Proposed EB & Commissioner Meeting Calendar. The proposed calendar was reviewed. Chair Ayer stated that he previously advised Executive Director Hayes that he would be unable to attend the annual meeting traditionally scheduled for the last Monday in June. The calendar presented modifies this date, and the annual meeting is now tentatively scheduled for Monday, June 17th. Chair Ayer stated that he would also be unavailable on this date as it conflicts with his town's planning board meeting. There was some discussion on where we should hold the 2024 annual meeting and several suggestions were voiced. It was finally determined that we should contact Mill Falls to see if we can return there. It was also mentioned that the October meeting location listed on the calendar is unavailable, and we are working on finding an alternative location. Vice Chair Katz put forward a motion recommending that the proposed FY24 calendar be forwarded to the full Commission, subject to the aforementioned changes, which was seconded by Tavis Austin. A voice vote was taken and all present indicated they were in favor. **Motion passed.**
- e. Tradebe Contract. Executive Director Hayes communicated that Tradebe provided the only submission as a result of our request for proposal which is largely similar to our previous contract with them. The new contract does come with a 40% increase, which increase was satisfactorily explained, and the cost breaks down to \$140,000 per year. The primary change (aside from cost) is that going forward, we will be breaking up the collection event into 4 separate dates. Executive Director Hayes stated that it is important to get the contract in place in order for municipalities to include appropriations in their budgets for the next fiscal year. Dean Anson questioned the non-acceptance of DEA regulated drugs and the necessity of communicating to communities the proper way to dispose of these. After discussion, it was suggested that LRPC might communicate in its marketing of the event that prescription drugs are not accepted and one should contact their local police department for proper disposal options. A motion was made by Vice Chair Katz to grant the Executive Director authority to sign the contract. A second to the motion was provided by Secretary Farley. A voice vote was taken and all present indicated they were in favor. **Motion passed.**
- f. CEDS and EDA District Process. CEDS – Comprehensive Economic Development Strategies – was explained by Executive Director Hayes. Most of the RPCs in the state have prepared a CED strategy to make themselves available for Economic Development Administration funding. It was noted that the Bureau of Economic Affairs has now grouped the Lakes Region with the North Country (who has benefited from this funding for many years). However, this is unsettling as the Lakes Region has double the population and number of employees as the North Country. Executive Director Hayes feels he can assert that the Lakes Region should be its own district with its own CEDS plan, and that our communities should be eligible to apply for public works grant funding based on the strategy we maintain in this region. In order to accomplish this, we need a comprehensive approach including the formation of a CEDS committee, formulation of a strategy (which has been partially done), and the gathering of letters from individual communities supporting our being a designated district under the Economic Development Administration. Secretary Farley provided a motion that the Executive Board grant authority to the Executive Director to apply for a Lakes Region economic development district and to form a CEDS committee for

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this purpose. This was seconded by Vice Chair Katz. A voice vote was taken and all present indicated they were in favor. **Motion passed.**

8. Roundtable

D. Katz, New Hampton—Dave noted that the town has completed its RSMS update, and it is being incorporated into the next Capital Improvement Program. There will be a meeting on this next week. New Hampton has requested support from LRPC for a Master Plan update. They are suspending any changes to the zoning ordinance for 2024 in order to focus on the Master Plan. There will be one new ordinance amendment on the warrant for next year being a solar ordinance. Additionally, there is one red-listed bridge in town and it has been discovered that they can apply to the National Guard's Innovative Response Training (IRT) program for help. This is a DOD sponsored program whereby municipalities can be considered for installation assistance on certain projects through an application and internal bid process. Finally, the town is looking for a Town Administrator.

P. Farley, Tamworth—Pat advised that effective as of the end of this meeting, she will be retiring as Commissioner, Executive Board member, and Secretary of the LRPC, and she will be moving out of state. In order to fill the vacancies as soon as possible, Vice Chair Katz proposed a motion that Commissioner Lianne Prentice be appointed to the Executive Board which was seconded by Bill Bolton. A voice vote was taken indicating all present were in favor, Pat Farley abstaining. **Motion passed.** Next, it was asked if there was interest from any other Executive Board member in filling this position, which there was not. Vice Chair Katz proposed a second motion to also appoint Lianne Prentice as Secretary which was also seconded by Bill Bolton. A voice vote was taken indicating all present were in favor, Pat Farley abstaining. **Motion passed.**

Executive Director Hayes took a moment to present Pat Farley with a recognition award for her many years of outstanding service to the LRPC.

T. Austin, Wolfeboro—Wolfeboro had its last public information forum on the Ten Year Plan project concerning Route 28. Due to public input, the DOT is holding public survey open until the end of September, but construction should be on track for 2026-2027. The Economic Development Committee is starting to work with the Chamber of Commerce concerning the handling of logistics on the tearing up of Main Street. The town has picked up a project for water and sewer upgrades and a complete streets project from Pickering Corner to the Main Street bridge. Wolfeboro is wrapping up their CIP for next year. The Planning Board is having an informational forum on October 17th to obtain the public's input regarding affordable housing. Possible changes to zoning ordinances.

D. Anson, Laconia—There is a meeting tonight regarding Langley Bridge on Route 3. The City is looking to dovetail this project with Langley Cove and the sediment problems from Langley Brook. There is still concern regarding climate change impact on stormwater and the ability to accommodate additional volume.

B. Bolton, Plymouth—Plymouth is going to get a bus. A meeting has been scheduled with Tri-County CAP to work out the details. The Main Street project is nearly done and will have been completed in only one season. The town is trying to shut down the annual party which has been occurring downtown for nearly 40 years where several thousand kids take over the area leaving a mess in their wake.

M. Badger, Ashland—Mardean advised that the planning board is still dealing with White Mountain Country Club/Owl's Nest in enforcing procedures and rules; they are making progress. A couple of years ago, the ZBA turned down a request for excavation of a quarry in the West Street area. The owner is now making an informal proposal for 160+ townhouses on the property, but would need to lower the land – in essence still creating a quarry.

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D. Kerr, Barnstead—The town is still trying to recover from the floods and resulting road work. The Planning Board has concerns about the State's emphasis on ADUs. They have received an application to build 7 houses on a lot on a gravel road. A site walk has been done and it was noted that survey points have not been made and a good part of the land is wet land. The Planning Board is requesting that additional engineering be performed.

It was announced that Commissioner Bob Snelling has retired as Commissioner and Executive Board member due to recent health issues which have also forced him to move from Holderness to an assisted living facility in Meredith. He has been notified that if circumstances change such that he is able to recommence involvement with the LRPC in the future, he could seek to serve as a Commissioner for Meredith given that there is currently only one appointed Commissioner. A suggestion was made that we might consider some form of recognition or appreciation for Bob as one of our longest serving members at the next annual meeting.

J. Ayer, Gilford—John relays that he has nothing to add that hasn't already been stated in the past couple of meetings. There is a lot going on, but no changes significant enough to mention.

9. **Adjournment**

Chair Ayer adjourned the meeting at 11:49 AM.

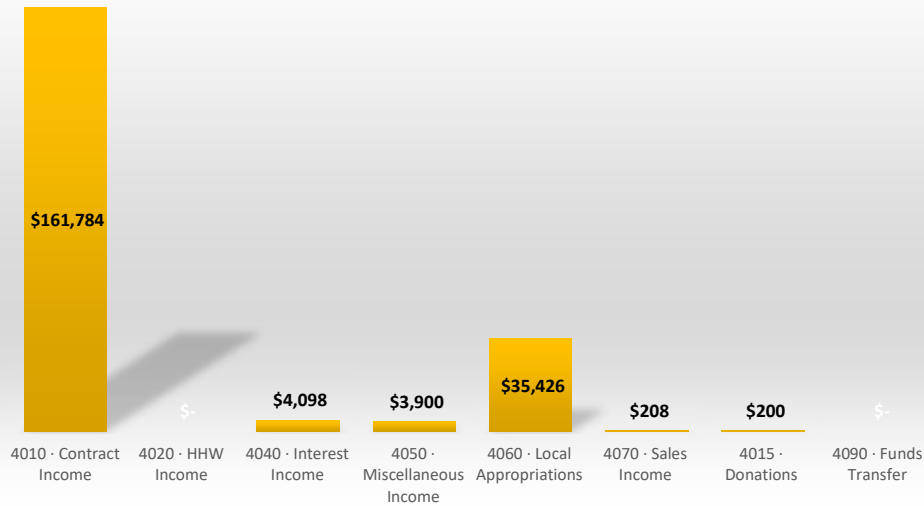
Respectfully Submitted,
Linda Waldron
Administrative Assistant

Attachment 2

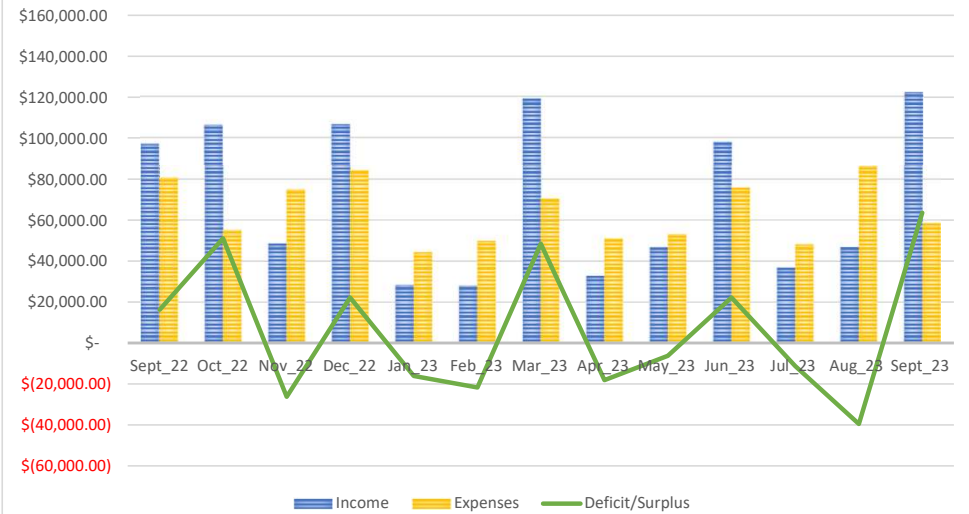
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Lakes Region Planning Commission - Dashboard

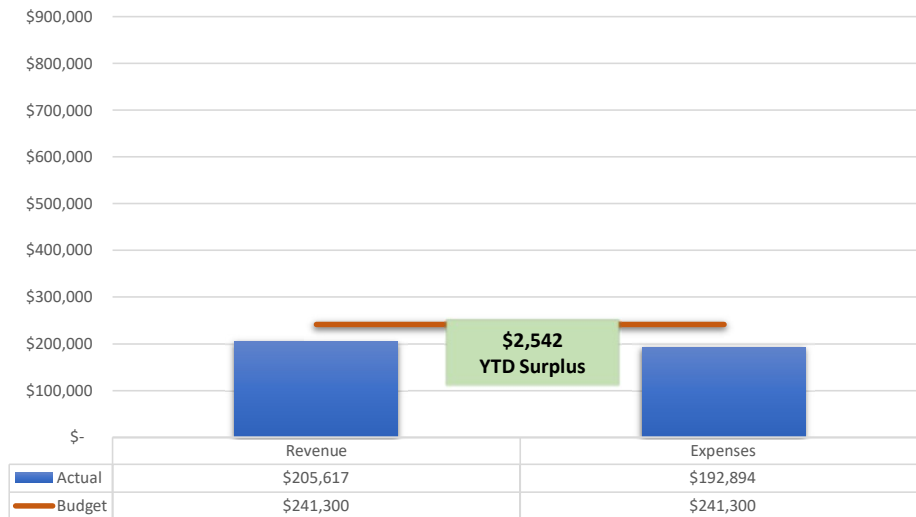
Revenue by Source Type



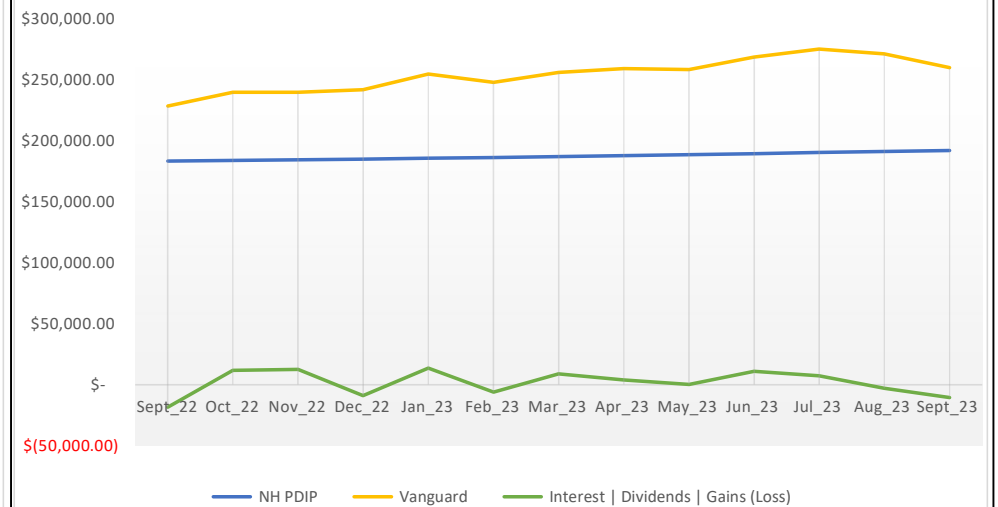
Income | Expenses | Deficit/Surplus by Month



YTD Operating Results



Vanguard and NH PDIP Investments



DRAFT

Lakes Region Planning Commission
STATEMENT OF FINANCIAL POSITION
As of September 30, 2023

	Sep 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1011.00 · Operating Account	(2,664.91)
1040.00 · Petty Cash	150.00
1070.01 · Money Market	161,270.37
1071.00 · Savings	2,014.33
Total Checking/Savings	160,769.79
Accounts Receivable	
1110.00 · Accounts Receivable	176,252.40
Total Accounts Receivable	176,252.40
Other Current Assets	
1451.00 · Prepaid Postage	51.04
1452.00 · Bulk Mail Permit 98	30.46
1510.00 · Vanguard Investments	259,422.54
1580.00 · NH PDIP	191,588.45
Total Other Current Assets	451,092.49
Total Current Assets	788,114.68
Fixed Assets	0.00
TOTAL ASSETS	788,114.68
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
2010.00 · Accounts Payable	4,243.44
Total Accounts Payable	4,243.44
Credit Cards	
2550.00 · First National Bank of Omaha	906.90
Total Credit Cards	906.90
Other Current Liabilities	
2110.00 · Accrued Salaries & Wages	838.00
2120.00 · Accrued Vacation Payroll	10,549.83
2130.00 · Payroll Liabilities	5,021.09
2350.00 · Deferred and Unearned Revenue	208,827.01
Total Other Current Liabilities	225,235.93
Total Current Liabilities	230,386.27
Total Liabilities	230,386.27
Equity	
3110.00 · Unrestricted Net Assets	555,186.70
Net Income	2,541.71
Total Equity	557,728.41
TOTAL LIABILITIES & EQUITY	788,114.68



Lakes Region Planning Commission
FY24 Budget Performance
 September 30, 2023

	Fiscal Year (24)-to-Date				
	FY24 Approved Annual Budget	FY24 YTD Actual	Difference (Budget v Actual)	% of Annual Budget	
Income					
4010 · Contract Income	\$ 694,886	\$ 161,784	\$ (533,101)	23.28%	
4020 · HHW Income	\$ 115,148	\$ -	\$ (115,148)	0.00%	
4040 · Interest Income	\$ 6,163	\$ 4,098	\$ (2,065)	66.50%	
4050 · Miscellaneous Income	\$ 6,000	\$ 3,900	\$ (2,100)	65.00%	
4060 · Local Appropriations	\$ 141,704	\$ 35,426	\$ (106,278)	25.00%	
4070 · Sales Income	\$ 1,300	\$ 208	\$ (1,092)	16.02%	
4015 · Donations	\$ -	\$ 200	\$ 200		
4090 · Funds Transfer	\$ -	\$ -	\$ -		
Total Income (est.)	\$ 965,201	\$ 205,617	\$ (759,584)	21.30%	
Expense			Target:	25.00%	
6030 · Custodian	\$ 4,420	\$ 1,105	\$ 3,315	25.00%	
6050 · Education and Training	\$ 1,000	\$ 3,828	\$ (2,828)	382.83%	
6060 · Equipment Maintenance	\$ 14,350	\$ 8,070	\$ 6,280	56.24%	
6070 · HHW Expense	\$ 99,662	\$ -	\$ 99,662	0.00%	
6080 · Insurance - Bonds and Business	\$ 3,450	\$ 3,018	\$ 432	87.48%	
7010 · Publishing/Memberships/Meetings	\$ 14,750	\$ 1,847	\$ 12,903	12.52%	
7020 · Miscellaneous Expense	\$ 750	\$ 105	\$ 646	13.93%	
7030 · Office Improvements	\$ 1,000	\$ -	\$ 1,000	0.00%	
7040 · Office Expense	\$ 15,580	\$ 4,362	\$ 11,218	27.99%	
7050 · Payroll Expenses	\$ 717,933	\$ 155,989	\$ 561,944	21.73%	
7060 · Postage and Printing	\$ 1,050	\$ 95	\$ 955	9.03%	
7069 · Allowance for Direct Grant Expenses	\$ -	\$ 1,188	\$ (1,188)		
7070 · Professional Services	\$ 48,220	\$ 2,360	\$ 45,860	4.89%	
7080 · Rent	\$ 9,672	\$ 2,418	\$ 7,254	25.00%	
7090 · Traffic Equipment	\$ 8,000	\$ 874	\$ 7,126		
7095 · SADES Equipment	\$ -	\$ -	\$ -		
8010 · Travel Expense	\$ 4,500	\$ 1,503	\$ 2,997	33.39%	
8050 · Utilities	\$ 15,364	\$ 3,184	\$ 12,180	20.72%	
8060 · Vehicle O&M	\$ 5,500	\$ 2,949	\$ 2,551	53.61%	
Total Expense	\$ 965,201	\$ 192,894	\$ 772,307	19.98%	
			Target:	25.00%	
Net Ordinary Income ¹	\$ (0)	\$ 12,723			
Realized Gain (Loss) ²					
Unrealized Gain (Loss) ²	\$ (10,181)				
Net Income	\$ 2,542				

¹Net Ordinary (Operating) Income is as of September 30, 2023.

²Realized and Unrealized Investment Gain (Loss) are as of September 30, 2023.



Lakes Region Planning Commission
FY24 Budget Performance
 September 30, 2023

	Fiscal Year (24)-to-Date			
	FY24 Approved Annual Budget	FY24 YTD Actual	Difference (Budget v Actual)	% of Annual Budget
Membership	141,704	35,426	(106,278)	25.00%
Local Contracts				
PRLAC	\$ 2,700	\$ 300	\$ (2,400)	11.11%
DES SWP (Belmont-Northfield-Sandwich)	\$ 24,825		\$ (24,825)	
RSMS Project New Hampton Update	\$ 1,298	\$ 1,298	\$ -	100.00%
Other Traffic Counts		\$ 540	\$ 540	
NBRC Gale School			\$ -	
NBRC Town of Sandwich			\$ -	
NBRC Town of Hebron				
CDBG Grafton County Micro Enterprise	\$ 45,333	\$ 22,576	\$ (22,757)	49.80%
Additional NBRCs			\$ -	
Subtotal	\$ 74,156	\$ 24,714	\$ (49,442)	33.33%
State / Federal Contracts				
OEP Targeted Block Grant	\$ 11,111	\$ 2,907	\$ (8,204)	26.17%
PRLAC Corridor Management Plan	\$ 1,700		\$ (1,700)	
DOS HSEM - Gilmanton	\$ 7,500		\$ (7,500)	
DOS HSEM - Moultonborough	\$ 7,500		\$ (7,500)	
DOS HSEM - Wolfeboro	\$ 9,000		\$ (9,000)	
DOS HSEM - Andover	\$ 7,500		\$ (7,500)	
DOS-HSEM - Bridgewater	\$ 1,500		\$ (1,500)	
DOS-HSEM - Tilton			\$ -	
USDA Solid Waste Management FY23	\$ 39,063	\$ 39,063	\$ 0	100.00%
EPA FY24/25 Brownfields	\$ 72,133	\$ 14,307	\$ (57,826)	19.83%
USDA Solid Waste Management FY24	\$ 106,500		\$ (106,500)	
DOT UPWP FY 24 / 25	\$ 305,411	\$ 80,794	\$ (224,617)	26.45%
DOS HSEM - Gilford				
DOT HSIP Data Collection			\$ -	
HUD Region Plan (Sheeheen Ear Mark)	\$ 41,812		\$ (41,812)	
NBRC Admin and Coaching	\$ 10,000		\$ (10,000)	
Subtotal	\$ 620,730	\$ 137,071	\$ (483,659)	22.08%
Total 4010 - Contract Income	\$ 694,886	\$ 161,784	\$ (533,101)	23.28%
Other Income				
4020 - HHW	\$ 115,148	\$ -	\$ (115,148)	0.00%
4021 - HHW Local	\$ 99,662		\$ (99,662)	0.00%
4022 - DES HHW	\$ 15,486		\$ (15,486)	0.00%
4015 - Donations	\$ -	\$ 200	\$ 200	
4040 - Interest & Dividends	\$ 6,163	\$ 4,098	\$ (2,065)	66.50%
Land use book sales / GIS	\$ 1,300	\$ 208	\$ (1,092)	16.02%
Other/Misc Income/Annual Meeting	\$ 6,000	\$ 3,900	\$ (2,100)	65.00%
Fund Balance	\$ -		\$ -	
Subtotal	\$ 128,611	\$ 8,407	\$ (120,204)	6.54%
TOTAL	\$ 965,201	\$ 205,617	\$ (759,584)	21.30%
			Target:	25.00%

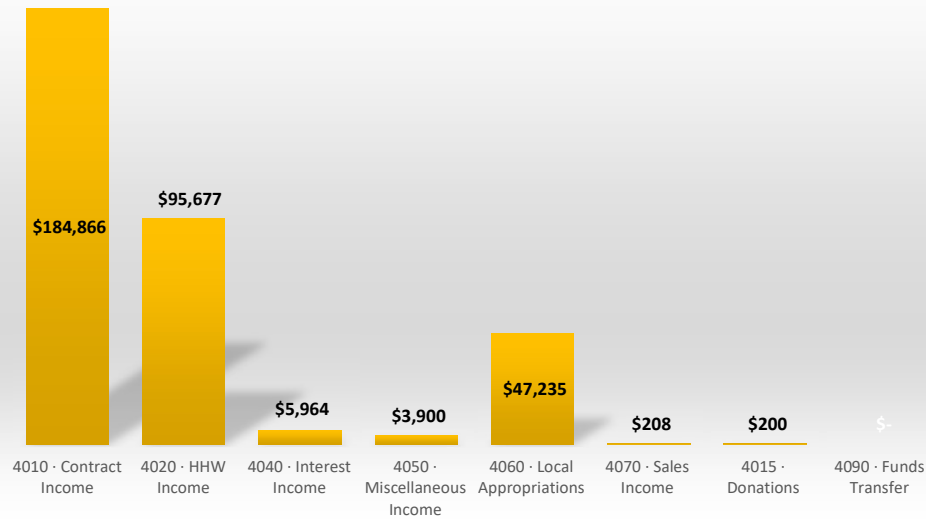


Lakes Region Planning Commission
FY24 Budget Performance
 September 30, 2023

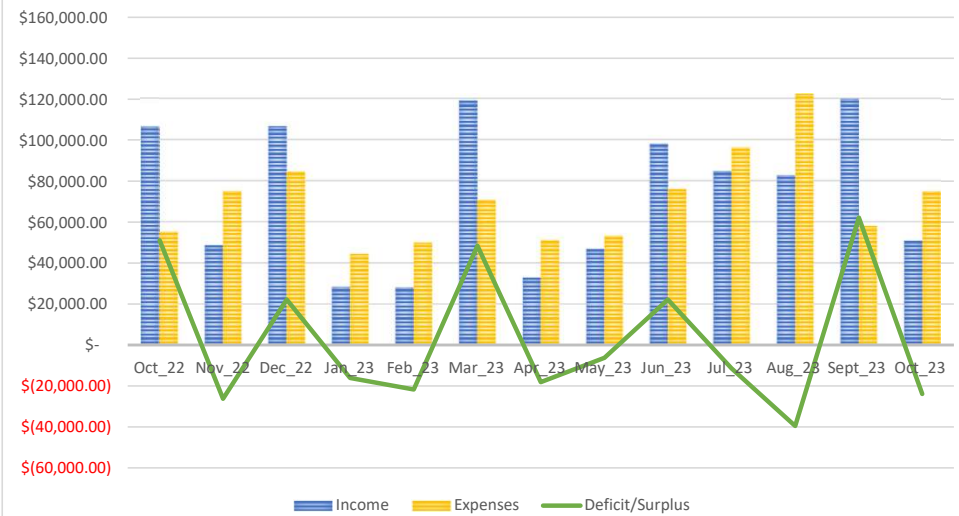
Expense Account	Fiscal Year (24)-to-Date			
	FY24 Approved Annual Budget	FY24 YTD Actual	Difference (Budget v Actual)	% of Annual Budget
6030 · Custodian	\$ 4,420	\$ 1,105	\$ 3,315	25.00%
6050 · Education and Training	\$ 1,000	\$ 3,828	\$ (2,828)	382.83%
6060 · Equipment Maintenance	\$ 14,350	\$ 8,070	\$ 6,280	56.24%
6062 · Equipment/Computer Maintenance	\$ 14,350	\$ 7,970	\$ 6,380	55.54%
6061 · Equipment Purchases	\$ -	\$ 100	\$ (100)	
6070 · HHW Expense	\$ 99,662	\$ -	\$ 99,662	0.00%
6080 · Insurance - Bonds and Business	\$ 3,450	\$ 3,018	\$ 432	87.48%
7010 · Publishing/Memberships/Meetings	\$ 14,750	\$ 1,847	\$ 12,903	12.52%
7020 · Miscellaneous Expense	\$ 750	\$ 105	\$ 646	13.93%
7030 · Office Improvements	\$ 1,000	\$ -	\$ 1,000	0.00%
7040 · Office Expense	\$ 15,580	\$ 4,362	\$ 11,218	27.99%
7043 · Copier Lease	\$ 5,000	\$ 1,189	\$ 3,811	23.77%
7041 · Supplies	\$ 10,580	\$ 3,173	\$ 7,407	29.99%
7050 · Payroll Expenses	\$ 717,933	\$ 155,989	\$ 561,944	21.73%
7051 · Salaries and Wages	\$ 526,833	\$ 110,022	\$ 416,811	20.88%
7052 · Health, Dental, Disability, Life & Unemp	\$ 105,161	\$ 24,147	\$ 81,014	22.96%
7055 · Retirement Fund	\$ 45,636	\$ 12,393	\$ 33,243	27.16%
7057 · Payroll Taxes	\$ 40,303	\$ 9,428	\$ 30,875	23.39%
7060 · Printing & Postage	\$ 1,050	\$ 95	\$ 955	9.03%
7069 · Allowance for Direct Grant Expenses		\$ 1,188	\$ (1,188)	
7070 · Professional Services	\$ 48,220	\$ 2,360	\$ 45,860	4.89%
7071 · Audit	\$ 7,000	\$ 2,200	\$ 4,800	31.43%
7072 · Contracted Services	\$ 40,000	\$ -	\$ 40,000	0.00%
7074 · Legal	\$ 500	\$ -	\$ 500	0.00%
7075 · Payroll Service	\$ 720	\$ 160	\$ 560	22.22%
7080 · Rent	\$ 9,672	\$ 2,418	\$ 7,254	25.00%
7090 · Traffic Equipment	\$ 8,000	\$ 874	\$ 7,126	10.92%
7095 · SADES Equipment	\$ -	\$ -	\$ -	
8010 · Travel Expense	\$ 4,500	\$ 1,503	\$ 2,997	33.39%
8050 · Utilities	\$ 15,364	\$ 3,184	\$ 12,180	20.72%
8051 · Electricity and Propane	\$ 6,000	\$ 739	\$ 5,261	12.31%
8052 · Telephone and Internet	\$ 9,364	\$ 2,445	\$ 6,919	26.11%
8060 · Vehicle O&M	\$ 5,500	\$ 2,949	\$ 2,551	53.61%
Totals	\$ 965,201	\$ 192,894	\$ 773,524	19.98%
			Target:	25.00%

Lakes Region Planning Commission - Dashboard

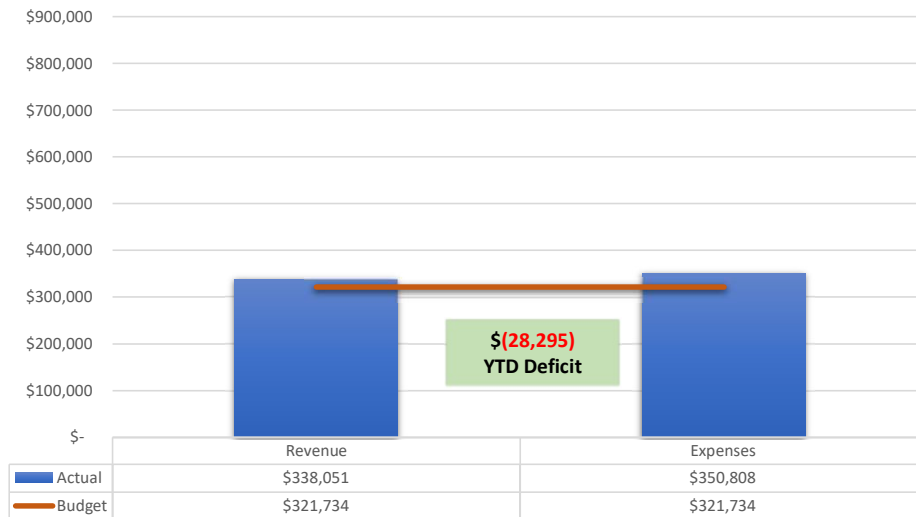
Revenue by Source Type



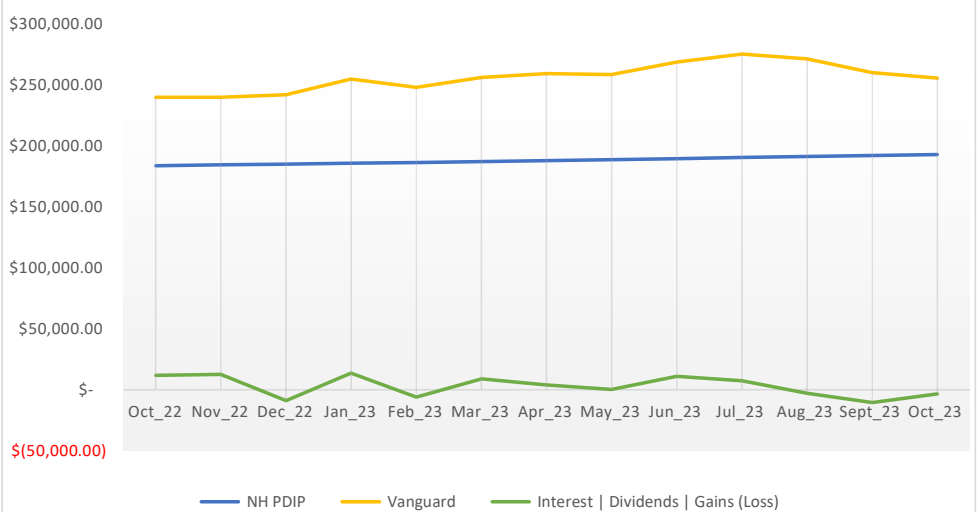
Income | Expenses | Deficit/Surplus by Month



YTD Operating Results



Vanguard and NH PDIP Investments



Lakes Region Planning Commission
STATEMENT OF FINANCIAL POSITION
As of October 31, 2023

	Oct 31, 23
ASSETS	
Current Assets	
Checking/Savings	
1011.00 · Operating Account	(2,397.58)
1040.00 · Petty Cash	150.00
1070.01 · Money Market	143,997.63
1071.00 · Savings	1,940.87
Total Checking/Savings	143,690.92
Accounts Receivable	
1110.00 · Accounts Receivable	156,661.08
Total Accounts Receivable	156,661.08
Other Current Assets	447,547.49
Total Current Assets	747,899.49
Fixed Assets	0.00
TOTAL ASSETS	747,899.49
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	103,612.68
Credit Cards	
2550.00 · First National Bank of Omaha	84.60
Total Credit Cards	84.60
Other Current Liabilities	
2110.00 · Accrued Salaries & Wages	838.00
2120.00 · Accrued Vacation Payroll	11,121.98
2130.00 · Payroll Liabilities	
2134.00 · FSA	(28.68)
2135.00 · 401(k) Contribution	4,038.45
Total 2130.00 · Payroll Liabilities	4,009.77
2350.00 · Deferred and Unearned Revenue	101,341.01
Total Other Current Liabilities	117,310.76
Total Current Liabilities	221,008.04
Total Liabilities	221,008.04
Equity	
3110.00 · Unrestricted Net Assets	555,186.70
Net Income	(28,295.25)
Total Equity	526,891.45
TOTAL LIABILITIES & EQUITY	747,899.49



Lakes Region Planning Commission
FY24 Budget Performance
October 31, 2023

	Fiscal Year (24)-to-Date			
	FY24 Approved Annual Budget	FY24 YTD Actual	Difference (Budget v Actual)	% of Annual Budget
Income				
4010 · Contract Income	\$ 694,886	\$ 184,866	\$ (510,019)	26.60%
4020 · HHW Income	\$ 115,148	\$ 95,677	\$ (19,471)	83.09%
4040 · Interest Income	\$ 6,163	\$ 5,964	\$ (199)	96.77%
4050 · Miscellaneous Income	\$ 6,000	\$ 3,900	\$ (2,100)	65.00%
4060 · Local Appropriations	\$ 141,704	\$ 47,235	\$ (94,469)	33.33%
4070 · Sales Income	\$ 1,300	\$ 208	\$ (1,092)	16.02%
4015 · Donations	\$ -	\$ 200	\$ 200	
4090 · Funds Transfer	\$ -	\$ -	\$ -	
Total Income (est.)	\$ 965,201	\$ 338,051	\$ (627,150)	35.02%
				Target: 33.33%
Expense				
6030 · Custodian	\$ 4,420	\$ 1,445	\$ 2,975	32.69%
6050 · Education and Training	\$ 1,000	\$ 3,938	\$ (2,938)	393.84%
6060 · Equipment Maintenance	\$ 14,350	\$ 8,769	\$ 5,581	61.11%
6070 · HHW Expense	\$ 99,662	\$ 95,669	\$ 3,993	95.99%
6080 · Insurance - Bonds and Business	\$ 3,450	\$ 3,018	\$ 432	87.48%
7010 · Publishing/Memberships/Meetings	\$ 14,750	\$ 2,736	\$ 12,014	18.55%
7020 · Miscellaneous Expense	\$ 750	\$ 136	\$ 614	18.13%
7030 · Office Improvements	\$ 1,000	\$ -	\$ 1,000	0.00%
7040 · Office Expense	\$ 15,580	\$ 5,357	\$ 10,223	34.38%
7050 · Payroll Expenses	\$ 717,933	\$ 208,442	\$ 509,491	29.03%
7060 · Postage and Printing	\$ 1,050	\$ 201	\$ 849	19.16%
7069 · Allowance for Direct Grant Expenses	\$ -	\$ 1,188	\$ (1,188)	
7070 · Professional Services	\$ 48,220	\$ 7,248	\$ 40,973	15.03%
7080 · Rent	\$ 9,672	\$ 3,224	\$ 6,448	33.33%
7090 · Traffic Equipment	\$ 8,000	\$ 147	\$ 7,853	
7095 · SADES Equipment	\$ -	\$ -	\$ -	
8010 · Travel Expense	\$ 4,500	\$ 1,793	\$ 2,707	39.85%
8050 · Utilities	\$ 15,364	\$ 4,287	\$ 11,077	27.90%
8060 · Vehicle O&M	\$ 5,500	\$ 3,211	\$ 2,289	58.38%
Total Expense	\$ 965,201	\$ 350,808	\$ 614,393	36.35%
				Target: 33.33%
Net Ordinary Income¹	\$ (0)	\$ (12,758)		
Realized Gain (Loss)²				
Unrealized Gain (Loss)²		\$ (15,538)		
Net Income		\$ (28,295)		

¹Net Ordinary (Operating) Income is as of October 31, 2023.

²Realized and Unrealized Investment Gain (Loss) are as of October 31, 2023.



Lakes Region Planning Commission
FY24 Budget Performance
 October 31, 2023

	Fiscal Year (24)-to-Date			
	FY24 Approved Annual Budget	FY24 YTD Actual	Difference (Budget v Actual)	% of Annual Budget
Membership	141,704	47,235	(94,469)	33.33%
Local Contracts				
PRLAC	\$ 2,700	\$ 300	\$ (2,400)	11.11%
DES SWP (Belmont-Northfield-Sandwich)	\$ 24,825		\$ (24,825)	
RSMS Project New Hampton Update	\$ 1,298	\$ 1,298	\$ -	100.00%
Other Traffic Counts		\$ 540	\$ 540	
NBRC Gale School			\$ -	
NBRC Town of Sandwich			\$ -	
NBRC Town of Hebron				
CDBG Grafton County Micro Enterprise	\$ 45,333	\$ 21,725	\$ (23,608)	47.92%
Additional NBRCs			\$ -	
Subtotal	\$ 74,156	\$ 23,863	\$ (50,293)	32.18%
State / Federal Contracts				
OEP Targeted Block Grant	\$ 11,111	\$ 2,763	\$ (8,348)	24.87%
PRLAC Corridor Management Plan	\$ 1,700		\$ (1,700)	
DOS HSEM - Gilmanton	\$ 7,500		\$ (7,500)	
DOS HSEM - Moultonborough	\$ 7,500		\$ (7,500)	
DOS HSEM - Wolfeboro	\$ 9,000		\$ (9,000)	
DOS HSEM - Andover	\$ 7,500		\$ (7,500)	
DOS-HSEM - Bridgewater	\$ 1,500		\$ (1,500)	
DOS-HSEM - Tilton			\$ -	
USDA Solid Waste Management FY23	\$ 39,063	\$ 39,063	\$ 0	100.00%
EPA FY24/25 Brownfields	\$ 72,133	\$ 14,307	\$ (57,826)	19.83%
USDA Solid Waste Management FY24	\$ 106,500		\$ (106,500)	
DOT UPWP FY 24 / 25	\$ 305,411	\$ 104,871	\$ (200,540)	34.34%
DOS HSEM - Gilford				
DOT HSIP Data Collection			\$ -	
HUD Region Plan (Sheeheen Ear Mark)	\$ 41,812		\$ (41,812)	
NBRC Admin and Coaching	\$ 10,000		\$ (10,000)	
Subtotal	\$ 620,730	\$ 161,004	\$ (459,726)	25.94%
Total 4010 - Contract Income	\$ 694,886	\$ 184,866	\$ (510,019)	26.60%
Other Income				
4020 - HHW	\$ 115,148	\$ 95,677	\$ (19,471)	83.09%
4021 - HHW Local	\$ 99,662	\$ 95,677	\$ (3,985)	96.00%
4022 - DES HHW	\$ 15,486		\$ (15,486)	0.00%
4015 - Donations	\$ -	\$ 200	\$ 200	
4040 - Interest & Dividends	\$ 6,163	\$ 5,964	\$ (199)	96.77%
Land use book sales / GIS	\$ 1,300	\$ 208	\$ (1,092)	16.02%
Other/Misc Income/Annual Meeting	\$ 6,000	\$ 3,900	\$ (2,100)	65.00%
Fund Balance	\$ -		\$ -	
Subtotal	\$ 128,611	\$ 105,949	\$ (22,662)	82.38%
TOTAL	\$ 965,201	\$ 338,051	\$ (627,150)	35.02%
			Target:	33.33%

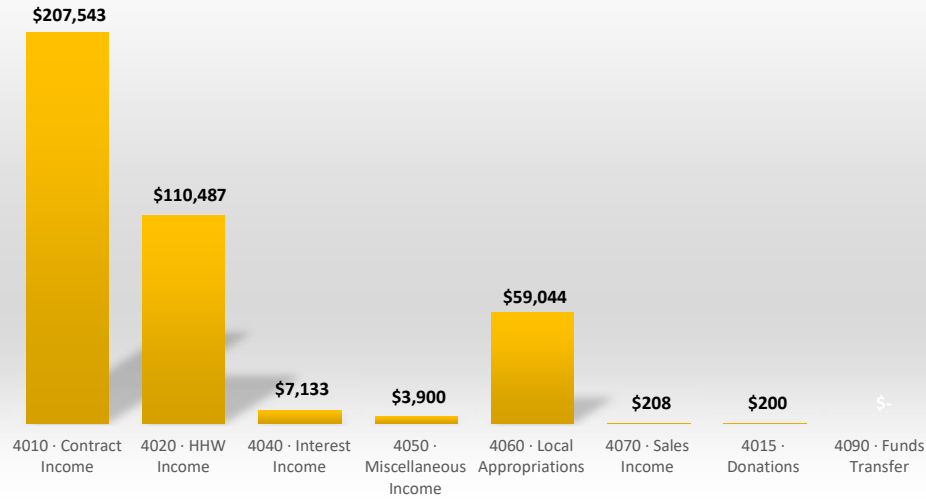


Lakes Region Planning Commission
FY24 Budget Performance
 October 31, 2023

Expense Account	Fiscal Year (24)-to-Date			
	FY24 Approved Annual Budget	FY24 YTD Actual	Difference (Budget v Actual)	% of Annual Budget
6030 · Custodian	\$ 4,420	\$ 1,445	\$ 2,975	32.69%
6050 · Education and Training	\$ 1,000	\$ 3,938	\$ (2,938)	393.84%
6060 · Equipment Maintenance	\$ 14,350	\$ 8,769	\$ 5,581	61.11%
6062 · Equipment/Computer Maintenance	\$ 14,350	\$ 8,669	\$ 5,681	60.41%
6061 · Equipment Purchases	\$ -	\$ 100	\$ (100)	
6070 · HHW Expense	\$ 99,662	\$ 95,669	\$ 3,993	95.99%
6080 · Insurance - Bonds and Business	\$ 3,450	\$ 3,018	\$ 432	87.48%
7010 · Publishing/Memberships/Meetings	\$ 14,750	\$ 2,736	\$ 12,014	18.55%
7020 · Miscellaneous Expense	\$ 750	\$ 136	\$ 614	18.13%
7030 · Office Improvements	\$ 1,000	\$ -	\$ 1,000	0.00%
7040 · Office Expense	\$ 15,580	\$ 5,357	\$ 10,223	34.38%
7043 · Copier Lease	\$ 5,000	\$ 1,664	\$ 3,336	33.28%
7041 · Supplies	\$ 10,580	\$ 3,693	\$ 6,887	34.90%
7050 · Payroll Expenses	\$ 717,933	\$ 208,442	\$ 509,491	29.03%
7051 · Salaries and Wages	\$ 526,833	\$ 147,968	\$ 378,865	28.09%
7052 · Health, Dental, Disability, Life & Unemp	\$ 105,161	\$ 32,449	\$ 72,712	30.86%
7055 · Retirement Fund	\$ 45,636	\$ 15,896	\$ 29,740	34.83%
7057 · Payroll Taxes	\$ 40,303	\$ 12,129	\$ 28,174	30.09%
7060 · Printing & Postage	\$ 1,050	\$ 201	\$ 849	19.16%
7069 · Allowance for Direct Grant Expenses		\$ 1,188	\$ (1,188)	
7070 · Professional Services	\$ 48,220	\$ 7,248	\$ 40,973	15.03%
7071 · Audit	\$ 7,000	\$ 7,038	\$ (38)	100.54%
7072 · Contracted Services	\$ 40,000	\$ -	\$ 40,000	0.00%
7074 · Legal	\$ 500	\$ -	\$ 500	0.00%
7075 · Payroll Service	\$ 720	\$ 210	\$ 510	29.17%
7080 · Rent	\$ 9,672	\$ 3,224	\$ 6,448	33.33%
7090 · Traffic Equipment	\$ 8,000	\$ 147	\$ 7,853	1.84%
7095 · SADES Equipment	\$ -	\$ -	\$ -	
8010 · Travel Expense	\$ 4,500	\$ 1,793	\$ 2,707	39.85%
8050 · Utilities	\$ 15,364	\$ 4,287	\$ 11,077	27.90%
8051 · Electricity and Propane	\$ 6,000	\$ 1,030	\$ 4,970	17.16%
8052 · Telephone and Internet	\$ 9,364	\$ 3,257	\$ 6,107	34.78%
8060 · Vehicle O&M	\$ 5,500	\$ 3,211	\$ 2,289	58.38%
Totals	\$ 965,201	\$ 350,808	\$ 615,610	36.35%
			Target:	33.33%

Lakes Region Planning Commission - Dashboard

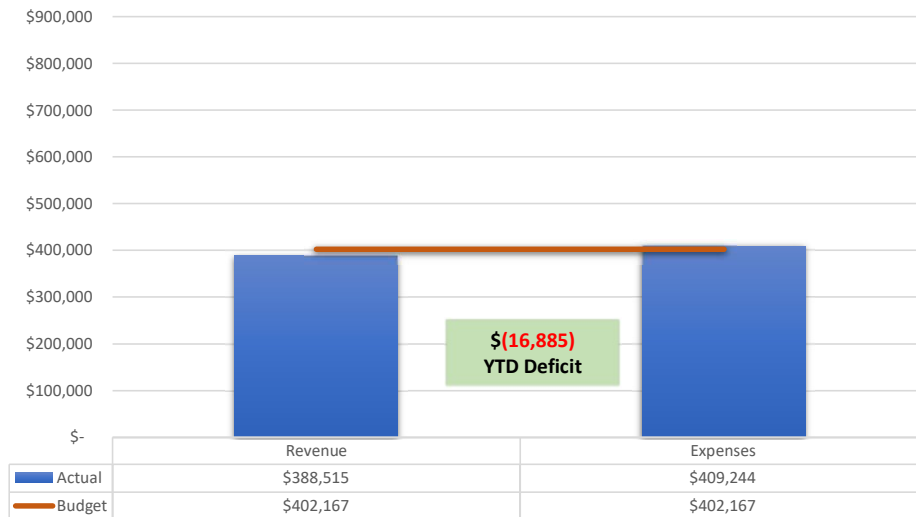
Revenue by Source Type



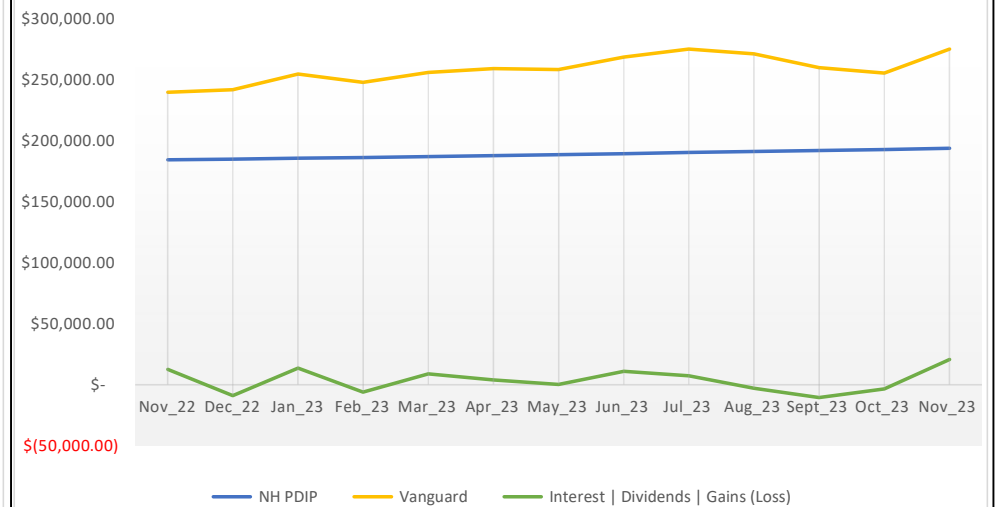
Income | Expenses | Deficit/Surplus by Month



YTD Operating Results



Vanguard and NH PDIP Investments



Lakes Region Planning Commission
STATEMENT OF FINANCIAL POSITION
As of November 30, 2023

	Nov 30, 23
ASSETS	
Current Assets	
Checking/Savings	
1011.00 · Operating Account	(2,716.04)
1040.00 · Petty Cash	150.00
1070.01 · Money Market	185,529.95
1071.00 · Savings	1,911.03
Total Checking/Savings	184,874.94
Accounts Receivable	91,640.54
Other Current Assets	
1451.00 · Prepaid Postage	51.04
1452.00 · Bulk Mail Permit 98	30.46
1510.00 · Vanguard Investments	274,647.86
1580.00 · NH PDIP	193,342.54
Total Other Current Assets	468,071.90
Total Current Assets	744,587.38
Fixed Assets	0.00
TOTAL ASSETS	744,587.38
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	98,096.09
Credit Cards	
2550.00 · First National Bank of Omaha	397.46
Total Credit Cards	397.46
Other Current Liabilities	
2110.00 · Accrued Salaries & Wages	838.00
2120.00 · Accrued Vacation Payroll	12,439.68
2130.00 · Payroll Liabilities	
2134.00 · FSA	405.92
2135.00 · 401(k) Contribution	4,576.91
Total 2130.00 · Payroll Liabilities	4,982.83
2350.00 · Deferred and Unearned Revenue	89,532.01
Total Other Current Liabilities	107,792.52
Total Current Liabilities	206,286.07
Total Liabilities	206,286.07
Equity	
3110.00 · Unrestricted Net Assets	555,186.70
Net Income	(16,885.39)
Total Equity	538,301.31
TOTAL LIABILITIES & EQUITY	744,587.38



Lakes Region Planning Commission
FY24 Budget Performance
 November 30, 2023

	Fiscal Year (24)-to-Date			
	FY24 Approved Annual Budget	FY24 YTD Actual	Difference (Budget v Actual)	% of Annual Budget
Income				
4010 · Contract Income	\$ 694,886	\$ 207,543	\$ (487,343)	29.87%
4020 · HHW Income	\$ 115,148	\$ 110,487	\$ (4,661)	95.95%
4040 · Interest Income	\$ 6,163	\$ 7,133	\$ 970	115.74%
4050 · Miscellaneous Income	\$ 6,000	\$ 3,900	\$ (2,100)	65.00%
4060 · Local Appropriations	\$ 141,704	\$ 59,044	\$ (82,660)	41.67%
4070 · Sales Income	\$ 1,300	\$ 208	\$ (1,092)	16.02%
4015 · Donations	\$ -	\$ 200	\$ 200	
4090 · Funds Transfer	\$ -	\$ -	\$ -	
Total Income (est.)	\$ 965,201	\$ 388,515	\$ (576,686)	40.25%
				Target: 41.67%
Expense				
6030 · Custodian	\$ 4,420	\$ 1,785	\$ 2,635	40.38%
6050 · Education and Training	\$ 1,000	\$ 3,938	\$ (2,938)	393.84%
6060 · Equipment Maintenance	\$ 14,350	\$ 9,527	\$ 4,823	66.39%
6070 · HHW Expense	\$ 99,662	\$ 96,398	\$ 3,264	96.73%
6080 · Insurance - Bonds and Business	\$ 3,450	\$ 3,469	\$ (19)	100.55%
7010 · Publishing/Memberships/Meetings	\$ 14,750	\$ 3,351	\$ 11,399	22.72%
7020 · Miscellaneous Expense	\$ 750	\$ 243	\$ 508	32.33%
7030 · Office Improvements	\$ 1,000	\$ -	\$ 1,000	0.00%
7040 · Office Expense	\$ 15,580	\$ 6,331	\$ 9,249	40.64%
7050 · Payroll Expenses	\$ 717,933	\$ 260,504	\$ 457,429	36.29%
7060 · Postage and Printing	\$ 1,050	\$ 231	\$ 819	22.01%
7069 · Allowance for Direct Grant Expenses	\$ -	\$ 1,188	\$ (1,188)	
7070 · Professional Services	\$ 48,220	\$ 7,308	\$ 40,913	15.15%
7080 · Rent	\$ 9,672	\$ 4,030	\$ 5,642	41.67%
7090 · Traffic Equipment	\$ 8,000	\$ 147	\$ 7,853	
7095 · SADES Equipment	\$ -	\$ -	\$ -	
8010 · Travel Expense	\$ 4,500	\$ 2,019	\$ 2,481	44.86%
8050 · Utilities	\$ 15,364	\$ 5,474	\$ 9,890	35.63%
8060 · Vehicle O&M	\$ 5,500	\$ 3,301	\$ 2,199	60.01%
Total Expense	\$ 965,201	\$ 409,244	\$ 555,957	42.40%
				Target: 41.67%
Net Ordinary Income¹	\$ (0)	\$ (20,729)		
Realized Gain (Loss)²				
Unrealized Gain (Loss)²		\$ 3,843		
Net Income		\$ (16,885)		

¹Net Ordinary (Operating) Income is as of November 30, 2023.

²Realized and Unrealized Investment Gain (Loss) are as of November 30, 2023.



Lakes Region Planning Commission
FY24 Budget Performance
 November 30, 2023

	Fiscal Year (24)-to-Date			
	FY24 Approved Annual Budget	FY24 YTD Actual	Difference (Budget v Actual)	% of Annual Budget
Membership	141,704	59,044	(82,660)	41.67%
Local Contracts				
PRLAC	\$ 2,700	\$ 600	\$ (2,100)	22.22%
DES SWP (Belmont-Northfield-Sandwich)	\$ 24,825		\$ (24,825)	
RSMS Project New Hampton Update	\$ 1,298	\$ 1,298	\$ -	100.00%
Other Traffic Counts		\$ 540	\$ 540	
NBRC Gale School			\$ -	
NBRC Town of Sandwich			\$ -	
NBRC Town of Hebron				
CDBG Grafton County Micro Enterprise	\$ 45,333	\$ 21,725	\$ (23,608)	47.92%
Additional NBRCs			\$ -	
Subtotal	\$ 74,156	\$ 24,163	\$ (49,993)	32.58%
State / Federal Contracts				
OEP Targeted Block Grant	\$ 11,111	\$ 2,763	\$ (8,348)	24.87%
PRLAC Corridor Management Plan	\$ 1,700		\$ (1,700)	
DOS HSEM - Gilmanton	\$ 7,500		\$ (7,500)	
DOS HSEM - Moultonborough	\$ 7,500		\$ (7,500)	
DOS HSEM - Wolfeboro	\$ 9,000		\$ (9,000)	
DOS HSEM - Andover	\$ 7,500		\$ (7,500)	
DOS-HSEM - Bridgewater	\$ 1,500		\$ (1,500)	
DOS-HSEM - Tilton			\$ -	
USDA Solid Waste Management FY23	\$ 39,063	\$ 39,063	\$ 0	100.00%
EPA FY24/25 Brownfields	\$ 72,133	\$ 14,307	\$ (57,826)	19.83%
USDA Solid Waste Management FY24	\$ 106,500		\$ (106,500)	
DOT UPWP FY 24 / 25	\$ 305,411	\$ 127,247	\$ (178,164)	41.66%
DOS HSEM - Gilford				
DOT HSIP Data Collection			\$ -	
HUD Region Plan (Sheeheen Ear Mark)	\$ 41,812		\$ (41,812)	
NBRC Admin and Coaching	\$ 10,000		\$ (10,000)	
Subtotal	\$ 620,730	\$ 183,380	\$ (437,350)	29.54%
Total 4010 - Contract Income	\$ 694,886	\$ 207,543	\$ (487,343)	29.87%
Other Income				
4020 - HHW	\$ 115,148	\$ 110,487	\$ (4,661)	95.95%
4021 - HHW Local	\$ 99,662	\$ 95,677	\$ (3,985)	96.00%
4022 - DES HHW	\$ 15,486	\$ 14,810	\$ (676)	95.63%
4015 - Donations	\$ -	\$ 200	\$ 200	
4040 - Interest & Dividends	\$ 6,163	\$ 7,133	\$ 970	115.74%
Land use book sales / GIS	\$ 1,300	\$ 208	\$ (1,092)	16.02%
Other/Misc Income/Annual Meeting	\$ 6,000	\$ 3,900	\$ (2,100)	65.00%
Fund Balance	\$ -		\$ -	
Subtotal	\$ 128,611	\$ 121,928	\$ (6,683)	94.80%
TOTAL	\$ 965,201	\$ 388,515	\$ (576,686)	40.25%
			Target:	41.67%



Lakes Region Planning Commission
FY24 Budget Performance
November 30, 2023

Expense Account	Fiscal Year (24)-to-Date			
	FY24 Approved Annual Budget	FY24 YTD Actual	Difference (Budget v Actual)	% of Annual Budget
6030 · Custodian	\$ 4,420	\$ 1,785	\$ 2,635	40.38%
6050 · Education and Training	\$ 1,000	\$ 3,938	\$ (2,938)	393.84%
6060 · Equipment Maintenance	\$ 14,350	\$ 9,527	\$ 4,823	66.39%
6062 · Equipment/Computer Maintenance	\$ 14,350	\$ 9,354	\$ 4,996	65.18%
6061 · Equipment Purchases	\$ -	\$ 173	\$ (173)	
6070 · HHW Expense	\$ 99,662	\$ 96,398	\$ 3,264	96.73%
6080 · Insurance - Bonds and Business	\$ 3,450	\$ 3,469	\$ (19)	100.55%
7010 · Publishing/Memberships/Meetings	\$ 14,750	\$ 3,351	\$ 11,399	22.72%
7020 · Miscellaneous Expense	\$ 750	\$ 243	\$ 508	32.33%
7030 · Office Improvements	\$ 1,000	\$ -	\$ 1,000	0.00%
7040 · Office Expense	\$ 15,580	\$ 6,331	\$ 9,249	40.64%
7043 · Copier Lease	\$ 5,000	\$ 2,074	\$ 2,926	41.47%
7041 · Supplies	\$ 10,580	\$ 4,258	\$ 6,322	40.25%
7050 · Payroll Expenses	\$ 717,933	\$ 260,504	\$ 457,429	36.29%
7051 · Salaries and Wages	\$ 526,833	\$ 185,831	\$ 341,002	35.27%
7052 · Health, Dental, Disability, Life & Unemp	\$ 105,161	\$ 40,508	\$ 64,653	38.52%
7055 · Retirement Fund	\$ 45,636	\$ 19,399	\$ 26,237	42.51%
7057 · Payroll Taxes	\$ 40,303	\$ 14,766	\$ 25,537	36.64%
7060 · Printing & Postage	\$ 1,050	\$ 231	\$ 819	22.01%
7069 · Allowance for Direct Grant Expenses		\$ 1,188	\$ (1,188)	
7070 · Professional Services	\$ 48,220	\$ 7,308	\$ 40,913	15.15%
7071 · Audit	\$ 7,000	\$ 7,038	\$ (38)	100.54%
7072 · Contracted Services	\$ 40,000	\$ -	\$ 40,000	0.00%
7074 · Legal	\$ 500	\$ -	\$ 500	0.00%
7075 · Payroll Service	\$ 720	\$ 270	\$ 450	37.50%
7080 · Rent	\$ 9,672	\$ 4,030	\$ 5,642	41.67%
7090 · Traffic Equipment	\$ 8,000	\$ 147	\$ 7,853	1.84%
7095 · SADES Equipment	\$ -	\$ -	\$ -	
8010 · Travel Expense	\$ 4,500	\$ 2,019	\$ 2,481	44.86%
8050 · Utilities	\$ 15,364	\$ 5,474	\$ 9,890	35.63%
8051 · Electricity and Propane	\$ 6,000	\$ 1,520	\$ 4,480	25.33%
8052 · Telephone and Internet	\$ 9,364	\$ 3,954	\$ 5,410	42.23%
8060 · Vehicle O&M	\$ 5,500	\$ 3,301	\$ 2,199	60.01%
Totals	\$ 965,201	\$ 409,244	\$ 557,174	42.40%
			Target:	41.67%

Attachment 3



Monthly Executive Report

Local

- **Belmont.** Addressed questions about HHW appropriations with Belmont Town Administrator.
- **Belmont, Northfield, Sandwich** | NHDES Stormwater Protection. Met with Pierce Rigrod and Melissa Mancheras of NHDES concerning proposed changes to the model Source Water Protection Ordinance. Informed towns of the significant proposed changes by DES to the model Source Water Protection Ordinance and advised they move forward with the current proposed changes (2015).
- **Center Harbor.** Communicated with town regarding review of site plan regulations. Provided initial draft to Land Use Secretary.
- **Freedom.** Responded to request for providing in-house training to new planning board members. Collected and presented statistics on Freedom residents attending 2023 HHW collection.
- **Gilford.** Discussed scoping of culverts and closed drainage systems update with Gilford; provided quote. Completed Local Development District contract for Gilford Foam Recycling Program/NBRC grant award.
- **Laconia.** Provided technical assistance to local business (North Water Marine) concerning replacement and disposal of fluorescent tubes.
- **New Hampton.** Provided culverts and closed drainage systems quote. Completed planning board map. Submitted RSMS update.
- **Northfield.** Met with Department of Public Works Director and Town Administrator regarding RSMS. Discussed possible participation in HHW collections with Northfield Town Administrator.
- **Ossipee.** Provided instructions on accessing the draft Housing Needs Assessment Report on the website and data on household size by age for those 65 years and older to planning consultant for Ossipee for developing their Housing Plan.
- **Tamworth.** Responded to request for examples of source water protection enforcement and implementation measures. Provided Town Administrator with Belmont's regulations and Best Management Practices, as well as information from the Department of Environmental Services as examples. Performed site visit for Tamworth's October HHW collection event.

Grant Administration

- Awarded 4 new NBRC grant administration contracts totaling over \$30,000.
- Earned Grafton County Commissioner's support for new CDBG grant entitled *Transformational Planning Grant* program.
- Processed payments to economic development organizations operating in the region through Grafton County microenterprise grant administration contract.

Household Hazardous Waste

- **2023 Collections.**
 - Worked with coordinators concerning volunteers and signage.
 - Dispatched e-blast to coordinators, communities and commissioners, as well as an email list of over 750 names concerning fall collection. Developed press release for publication. Addressed several HHW calls/emails regarding October 7th collection from Tamworth, Moultonborough, Laconia, Freedom, and LRPC Barnstead Commissioner.

- Discussed and provided universal waste disposal options to Bristol Commissioner and Town Administrator.
- **2024 Collections.**
 - Worked on finalizing sites and dates for 2024.
 - Prepared for finalization of contract and appropriations.

Regional

- **TBG/CEDS.** Edited CEDS StoryMap and RHNA report.
- **PRLAC.** Corresponded with PRLAC Chair regarding administrative funding and participated in September meeting.
- **Pemi Corridor Plan.** Worked to finalize plan for review. Received data on state-owned lands from NHDES.

Solid Waste

- Conducted roundtable on Universal Waste Management training for solid waste operators. Scheduled 3 guest speakers, providing notification to town administrators and solid waste operators.
- Continued work on FY25 Solid Waste Management grant application.
- Met with NHDES to discuss the LRPC compost PBN (permit by notification) guide and how to move forward with the information.



Training

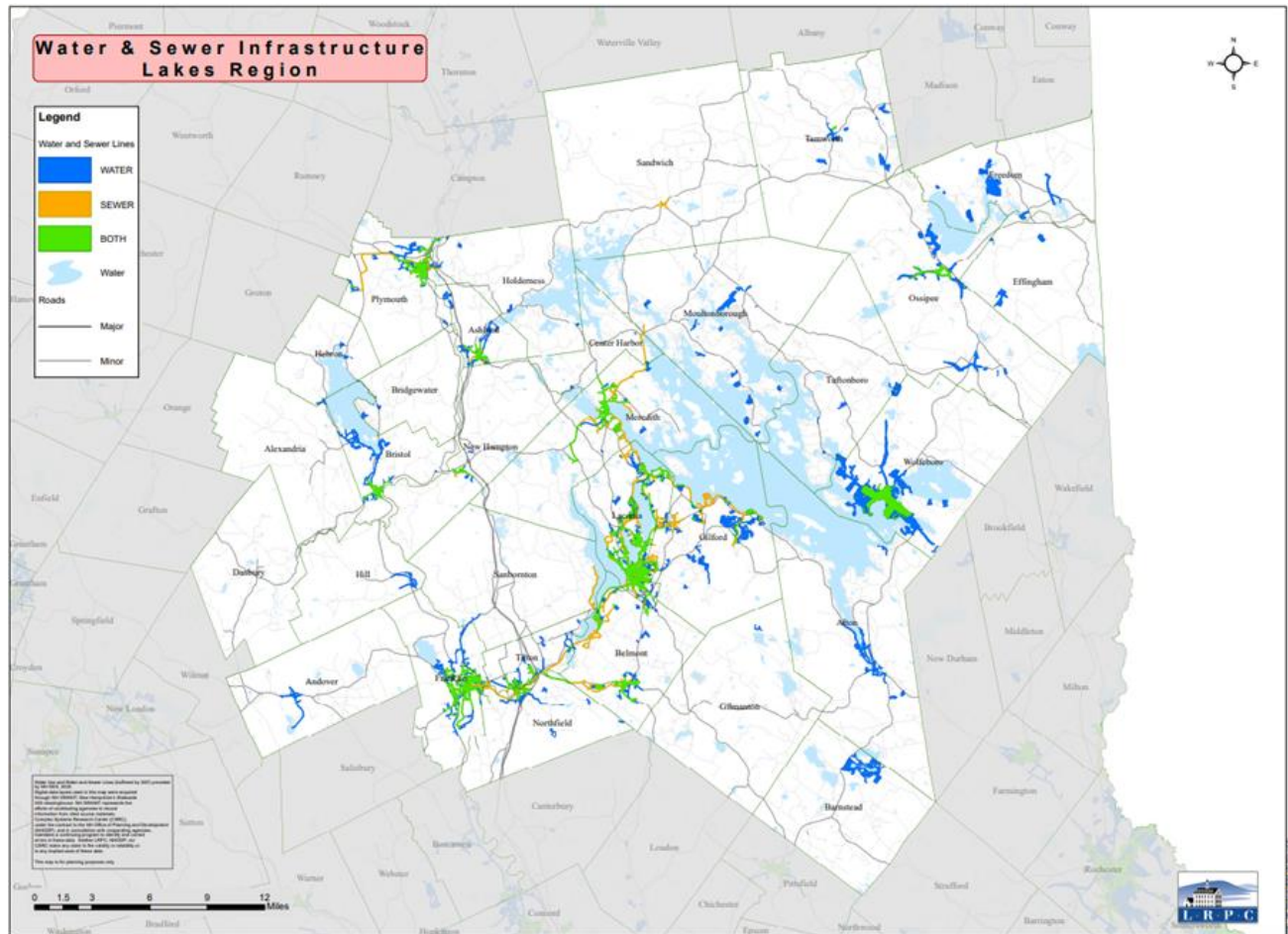
- Attended *Clean Energy is a Terrible Thing to Waste* webinar on recycling our nation's spent nuclear fuel.
- Attended MS2 training.
- Conducted CCDS field training.

Transportation

- **Traffic Counting.** Reviewed progress, results, and planning. We are into the final weeks of count collections. Worked with NHDOT on pilot program for regional planning commissions to QA/QC their own traffic data and upload to MS2. Created traffic count status report.
- **Mapping.**
 - Completed crash data heat map for TAC meeting.
 - Created regional bike/ped infrastructure map.
 - Created regional Level of Traffic Stress (LTS) map.
 - Completed economic development standard maps.
 - Worked on Labor Market Area (LMA) standard maps.
- **Data Management.** Compiled a variety of census data to be posted to LRPC website.
- Hosted monthly TAC meeting.
- Attended five GACIT hearings, presenting at four of them.
- Coordinated with TAC subcommittee on regional bike/ped plan draft development.

- Met with Mid State Regional Coordinating Council on transit plan.
- **GIS.** Worked on development of standard map sets. Continued working with ESRI Technical Support to troubleshoot issues on StoryMaps and Business Analyst.

Standard Map Set - Water and Sewer Infrastructure



ACRONYMS

CCDS	Culverts and Closed Drainage Systems
CDBG	Community Development Block Grant
CEDS	Comprehensive Economic Development Strategy
ESRI	Environmental Systems Research Institute
FY	Fiscal Year
GACIT	Governor's Advisory Commission on Intermodal Transportation
GIS	Geographic Information System
HHW	Household Hazardous Waste
LRPC	Lakes Region Planning Commission
NBRC	Northern Border Regional Commission
NHDES	NH Department of Environmental Services
NHDOT	NH Department of Transportation
PBN	Permit by Notification
PRLAC	Pemigewasset River Local Advisory Committee
QA/QC	Quality Assurance/Quality Control
RHNA	Regional Housing Needs Assessment
RSMS	Road Surface Management System
TAC	Transportation Advisory Committee
TBG	Targeted Block Grant



Monthly Executive Report

Local

- **Belmont, Northfield, Sandwich** | NHDES Source Water Protection. Submitted 2nd quarterly report to DES. Researched and began compiling public education and outreach materials for publicizing Source Water Protection ordinance changes and educating public on source water protection. Attended Belmont Planning Board meeting on October 23rd to discuss proposed updates to their Groundwater Protection Ordinance; Belmont decided not to add the changes to the 2024 warrant.
- **Freedom**. Guided Freedom Conservation Commission representative regarding potential mapping projects for master plan. Created reference map and table of conserved lands for review. Provided contact information for NH GRANIT staff in order for town to obtain updated state layer of conserved lands.
- **Gilford**. Provided Gilford DPW Director with final culverts and closed drainage system (CCDS) quote.
- **Holderness**. Directed Land Use Board Assistant to Innovative Land Use Handbook.
- **New Hampton**. Prepared overview and wrote two documents for New Hampton regarding statutory requirements and planning basics for master plan with resources. Will meet on November 10th to discuss master plan request for proposal.
- **Northfield**. Provided Northfield Town Administrator and DPW with information on the usefulness of data provided in the RSMS and traffic counts. They presented this information to the selectboard.
- **Tamworth**. Met with town officials to discuss their past NBRC Catalyst program application to determine procedure to move forward with the Tamworth Recycling Facility project. Completed overview of the project.
- **Wolfeboro**. Presented at Wolfeboro's public hearing on housing on October 17th. Provided information on cluster housing.
- **HSEM (Andover, Bridgewater, Gilmanton, Moultonborough, Tilton, Wolfeboro)**. Submitted quarterly reports to HSEM. Corresponded with Emergency Management Directors. Developed strategy for an efficient and effective plan update process.

Grant Administration

- Submitted quarterly and year-end financial documents for 4 active NBRC projects: Gale School, Town of Hebron, Town of Sandwich, and Laconia WOW Opechee Loop.
- Submitted 1st quarter technical assistance claims for all 5 subrecipients of Microenterprise Technical Assistance (BEDC, CEDC, GRDC, WEDCO, WREN) and LRPC's grant administration.
- Received 4 new Local Development District (LDD) contracts with NBRC awards.
- Presented at the October Commissioner's meeting on CDBG Microenterprise Technical Assistance program.
- Assisted the Town of Gilford in working towards a "notice to proceed" with their NBRC 2023 Catalyst Program grant award to begin the regional foam recycling program, including preparing and filing LDD grant agreement document.

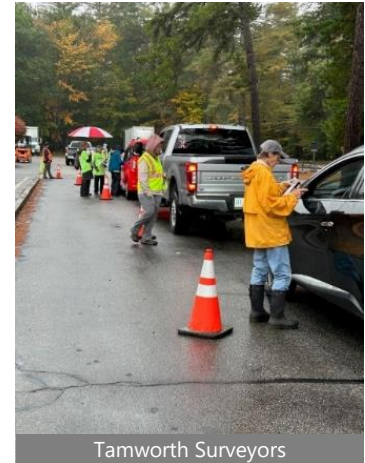
Household Hazardous Waste

- **2023 Collections.**

Conducted education and outreach in advance of the October 7th final collection event. Managed the successful HHW collection in Tamworth with 179 households participating. Distributed data and links regarding alternate HHW disposal options and National Prescription Drug Takeback Day to HHW coordinators, communities, and commissioners, as well as incorporating same into a press release and posting to our website.

- **2024 Collections.**

Signed a multi-year (2024 - 2027) fixed price contract with Tradebe, which included the possible rejoining of Northfield as the 25th HHW community. Appropriation and commitment letters to be sent out shortly. Arranged meetings with Tamworth and Tuftonboro regarding serving as a host site.



Regional

- **Pemi Corridor Plan.** Reviewed NHDES feedback and input from PRLAC members on local examples of meanders along with recommendations. Worked on incorporating these into final plan.
- **PRLAC.** Passed along correspondence received regarding a wetlands permit submitted for property located in Ashland. Participated in October PRLAC meeting. Administrative funding letters were prepared for distribution.
- **TBG/CEDS.** Regional Planner Jeffers attended September's Commissioners' meeting on housing and its impacts on the region, and participated in follow-up discussions.

Solid Waste

- **USDA.** Provided resources to Bristol, Northfield, and Tamworth regarding local, and possibly regional, options for disposal of universal waste products, including connections to three vendors, our website link to the Universal Waste Roundtable, a suggestion of neighboring communities to talk with about their experience, and contact for our Solid Waste Planner.
- **Solid Waste Management Grant.** Completed FY25 budget, scope of work, timeline, et cetera for new FY25 application.
- Complied all *in-kind* match hours for final report, totaling over \$15,000 worth of volunteer hours, for the FY22 USDA grant period.

Training

- Attended two Primex training sessions: 1) The Do's and Don'ts of Employee Handbooks and 2) HR for the Non-HR Professional.

Transportation

- Hosted Transportation Advisory Committee (TAC) meeting in Bristol which focused on updates for the ten year plan and GACIT hearings.
- Attended Moultonborough public meeting on NH DOT project for NH Route 25 between east and west Lake Shore Drive.
- Continued to track state's progress of electric vehicle infrastructure by attending webinars hosted by NHDOT and NHDES.

ACRONYMS

BEDC	Belknap Economic Development Council
CDBG	Community Development Block Grant
CEDC	Coos Economic Development Corporation
CEDS	Comprehensive Economic Development Strategy
DPW	Department of Public Works
FEMA	Federal Emergency Management Agency
GACIT	Governor's Advisory Commission on Intermodal Transportation
GRDC	Grafton Regional Development Corporation
HHW	Household Hazardous Waste
HR	Human Resources
HSEM	Homeland Security & Emergency Management
LDD	Local Development District
LRPC	Lakes Region Planning Commission
NBRC	Northern Border Regional Commission
NHDES	NH Department of Environmental Services
NHDOT	NH Department of Transportation
PRLAC	Pemigewasset River Local Advisory Committee
RSMS	Road Surface Management System
TBG	Targeted Block Grant
USDA	United States Department of Agriculture
WEDCO	Wentworth Economic Development Council
WREN	Women's Rural Enterprise Network



Monthly Executive Report

Local

- **Barnstead.** Forwarded information on off-site impact fees to LRPC Commissioner for Barnstead.
- **Belmont, Northfield, Sandwich** | NHDES Source Water Protection.
 - Communicated with Belmont concerning changes to town ordinance for adoption consideration in 2025.
 - Attended Northfield Planning Board meeting to review modifications to town ordinance based on model ordinance. Completed initial draft ordinance changes. Contacted NHDES regarding state's pre-emption of hazardous waste regulation and use of the term *impervious*. Reviewed town's groundwater protection district against NHDES's current mapping. Assistant Planner Ryan Paterson created a map showing the stratified drift aquifers and wellhead protection areas based on NHDES current data.
 - Spoke with Mark Longley (Sandwich) regarding biosolids land application ban. Attended meeting in Sandwich with Mark Longley, Tim Miner, Rick Van de Poll, and Susan McLeod to review proposed updates to Sandwich's groundwater protection ordinance. Drafted changes to the Sandwich groundwater protection ordinance and forwarded to working committee for review.
- **Effingham** | Development of Regional Impact (DRI). Responded to phone calls from two citizens concerning Effingham DRI (Meena gas station). Reviewed history of DRI determination by Effingham ZBA and Planning Board.
- **Freedom.** Provided training session for new Freedom planning board members. Supplied link to list of engineering firms for 3rd party review as requested by the Freedom Planning Board Chair. Fulfilled request for 5 years of HHW information.
- **New Hampton.** Met with two planning board members to discuss status of master plan and zoning ordinances, as well as possible request for proposal (RFP).
- **Sanbornton.** Provided professional advice to Sanbornton's Town and Land Use Administrators about zoning compliance permits and possible zoning ordinance amendments for conditional use permits (CUP). Commented on proposed Conditional Use Permit application form.
- **Tamworth.** Responded to inquiry concerning NBRC grant application and how to obtain regional cost savings data. Completed sources/uses budget for town for use in pursuing solid waste facility project.

Grant Administration

- Five direct grants for WREN processed.
- Four direct grant equipment grants for GRDC processed.

Household Hazardous Waste

- **2023 Collections.**
Followed up on expenses, manifests, and completion of final report to NHDES.
- **2024 Collections.**
Met with Tuftonboro HHW Coordinator and Board of Selectmen as well as the Tamworth Coordinators concerning serving as a host site. Host site commitments were received from six out of eight sites. Addressed questions regarding appropriations and commitment from Bridgewater & Tuftonboro.

Regional

- **PRLAC.** Participated in November PRLAC meeting. Administrative funding letters were distributed.
- **HMP.** Drafted a project planner for working with communities to meet FEMA requirements including timeline and materials.

Solid Waste

- **USDA/Solid Waste Management (SWM) Grant.**
 - FY22: Completed final report to close out the FY22 solid waste management grant and forwarded to USDA for final reimbursement. The reimbursement request was accepted by USDA.
 - FY23: Finished draft report of completed research and finalized project work for the FY23 solid waste management project.
 - FY24: Sent out requests for letters of support by agencies/municipalities for the USDA FY24 solid waste management application. Filed all required documentation, including budget sheet, scope of work, timeline for project, supporting documents, and letters of support.
- Edited solid waste story map to bring it up to date.
- Designed HHW banner for 2024 collection event and forwarded it to printing company.
- Reviewed CDFA energy fund program information (solar energy project for transfer stations/capped landfills).
- Evaluated all Lakes Region municipalities' median household income, population, and solar potential maps in order to locate the best potential solar sites (capped landfills) near 3-phase electricity.
- Prepared checklist of information being sought prior to reaching out to transfer station operators concerning roundtable schedule for 2024 and operator license expirations.

Transportation

- Created regional standard maps for our communities' use.
- Created individual community standard maps for aquifers.
- Assisted NHDOT in adding municipal traffic counts to MS2 so that information could be accessed by municipalities online.
- Created transportation newsletter for our municipalities.
- Hosted November TAC meeting with guest speakers on electric vehicle infrastructure and grant opportunities.
- Coordinated/developed Mid-State Regional Coordinating Council plan with CNHRPC. Release of public survey planned.
- Researched municipal transition to DPW. Communicated with President of NH Public Works Assoc.

ACRONYMS

CDFA	Community Development Finance Authority
CNHRPC	Central NH Regional Planning Commission
DPW	Department of Public Works
FEMA	Federal Emergency Management Agency
GRDC	Grafton Regional Development Corporation
HHW	Household Hazardous Waste
LRPC	Lakes Region Planning Commission
MS2	Traffic count database system. Cloud-based software that allows transportation planners and traffic engineers to map, manage, and analyze vehicle traffic count data.
NBRC	Northern Border Regional Commission
NHDES	NH Department of Environmental Services
NHDOT	NH Department of Transportation
PRLAC	Pemigewasset River Local Advisory Committee
TAC	Transportation Advisory Committee
USDA	United States Department of Agriculture
WREN	Women's Rural Enterprise Network
ZBA	Zoning Board of Adjustments

Attachment 4

Admin3

From: Jeff Hayes
Sent: Tuesday, October 24, 2023 8:34 AM
To: John Ayer (jayer@gilfordnh.org); Admin3
Subject: EB packet fair share disclaimer

One more addition to the EB packet on this, here is the disclaimer used by Rockingham Planning Commission who has put their RHNA in final draft, but there was no evidence that they ever adopted it. So that would mean five of the nine were in draft form as of last night.

The disclaimer supports some of what I was saying last night about how the numbers are disputed on all sides, including from New Hampshire housing finance authority, who requested this disclaimer. Jeff

Disclaimer

This Regional Housing Needs Assessment and the methodology by Root Policy Research that resulted in the fair share table in Appendix E does not break out the current municipal fair share of regional need for workforce housing and therefore shouldn't be relied on for current compliance with the state's Workforce Housing Law, RSA 674:58 – 61. For a municipality to demonstrate that its existing housing stock supplies its current fair share of regional need for workforce housing would require an analysis at the municipal level undertaken separately from this assessment. Specifically, RSA 674:59, III states, "A municipality's existing housing stock shall be taken into consideration in determining its compliance with this section. If a municipality's existing housing stock is sufficient to accommodate its fair share of the current and reasonably foreseeable regional need for such housing, the municipality shall be deemed to be in compliance with this subdivision and RSA 672:1, III-e".

Get [Outlook for iOS](#)



Regional Housing Needs Assessment

[Home](#) / [Regional Housing Needs Assessment](#)



Housing is a hot issue. In NH and throughout the country, scarce available housing is putting a strain on working families and preventing businesses from recruiting and retaining workers. Impacts from the housing crisis are rippling through communities. Studying housing issues is a core-function of NH's Regional Planning Commissions (RPCs), and by March 2023, each RPC completed a Regional Housing Needs Assessment (RHNA) aimed at addressing this issue. These updates are a function of RPCs per RSA 36:47.

This project, which is funded by the American Rescue Plan State and Local Fiscal Recovery Fund Grant, and coordinated by NH Office of Planning and Development, will allow the RPCs to look in-depth at housing needs within each region and across income levels. The RHNAs will provide a foundation for change by including tools, recommendations, and strategies for local decision makers to address these issues in their communities

◆ Central NH Regional Planning Commission

[View the project page.](#)

[Access the 2023 RHNA \(draft\).](#)

[Contact us.](#)

◆ Lakes Region Planning Commission

[View the project page.](#)

[Access the 2023 RHNA \(draft\).](#)

[Contact us.](#)

◆ Nashua Regional Planning Commission

[View the project page.](#)

[Access the 2023 RHNA.](#)

[Contact us.](#)

◆ North Country Council

[View the project page.](#)

[Access the 2023 RHNA \(draft\).](#)

[Contact us.](#)



◆ Rockingham Planning Commission

[View the project page.](#)

[Access the 2023 RHNA.](#)

[Contact us.](#)

◆ Southern NH Planning Commission

[View the project page.](#)

[Access the 2023 RHNA.](#)

[Contact us.](#)

◆ Southwest Region Planning Commission

[View the project page.](#)

[Access the 2023 RHNA \(draft\).](#)

[Contact us.](#)

◆ Strafford Regional Planning Commission

[View the project page.](#)

[Access the 2023 RHNA.](#)

[Contact Us.](#)

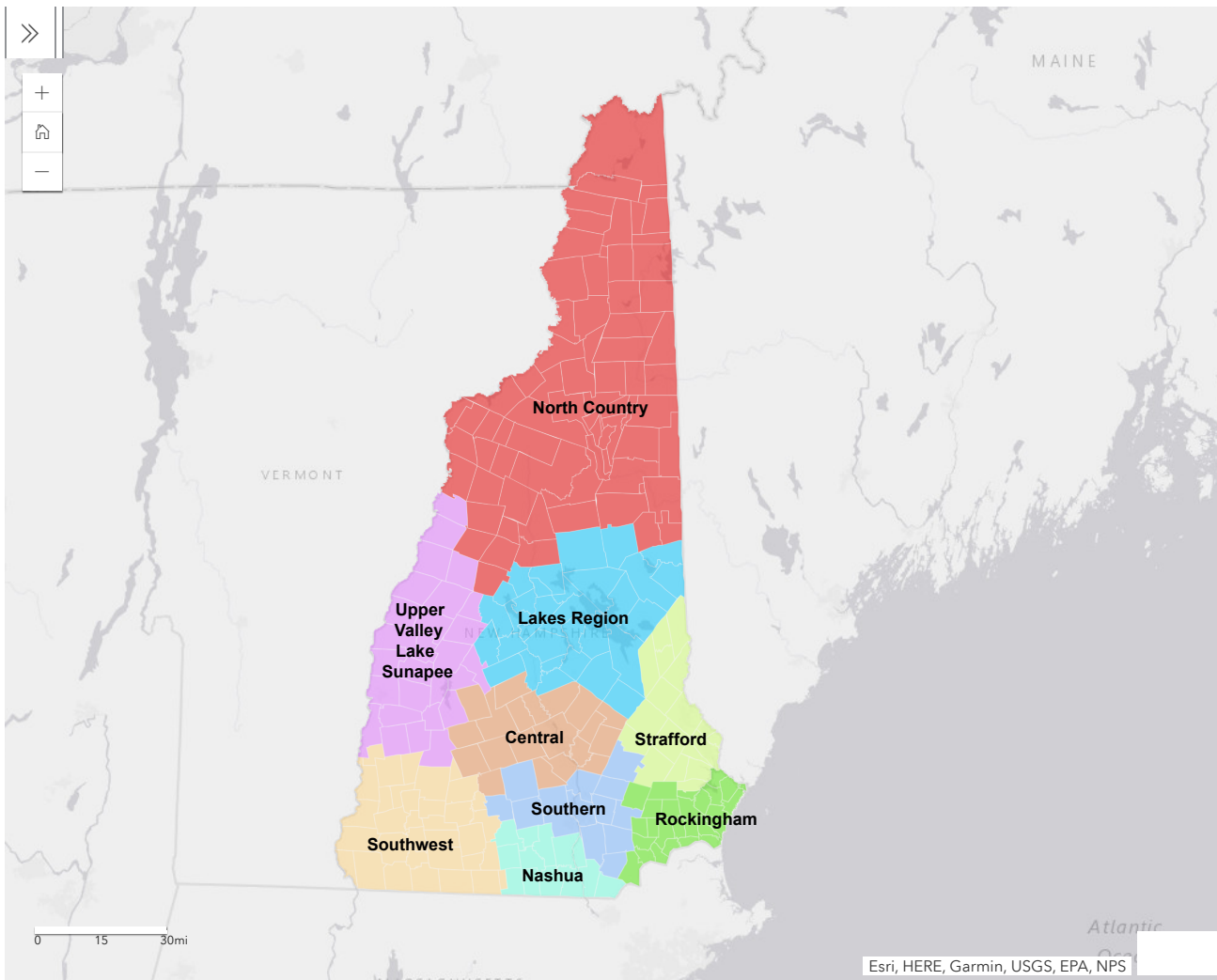
◆ Upper Valley Lake Sunapee Regional Planning Commission

[View the project page.](#)

[Access the 2023 RHNA.](#)

[Contact us.](#)

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GENERAL CONTACT

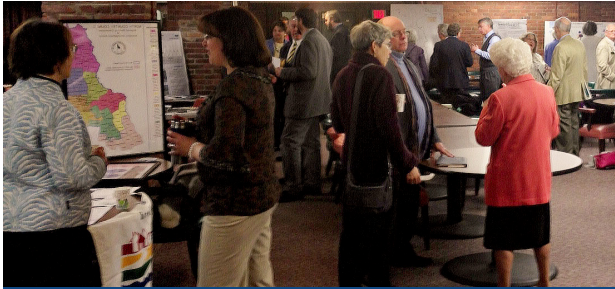
Megan Taylor-Fetter
Office Coordinator, SRPC
150 Wakefield St. Suite 12
Rochester, NH 03857
(603) 994-3500
mtaylorfetter@strafford.org

WEBSITE CONTACT

Vincent Pagano
Regional Planner, CNHRPC
28 Commercial St.
Concord, NH 03301
(603) 226-6020
vpagano@cnhrpc.org

Attachment 5

OUR MISSION



NHARPC's mission is to support and promote NH's Regional Planning Commissions.

This is done through maintaining strategic partnerships with state agencies, developing shared planning policies, promoting education on planning-related topics, and monitoring upcoming legislation related to the activities of the RPCs. NHARPC also provides a forum to coordinate regional planning initiatives on a statewide basis and to disseminate information about RPCs to other agencies and organizations

ACHIEVING THE MISSION

NHARPC is governed by a board of directors made up of two representatives and the executive directors of each RPC. The board, in addition to individual RPCs and their staff, work toward the mission by offering the following support:

Data Management and Development

- Geographic Information Systems.
- U.S. Census Data Center Affiliates.

Land Use, Environmental Planning, and Community Development

- Local master plans & zoning ordinances/regulations.
- Environmental, economic development & emergency management planning.

Transportation Planning and Technical Assistance

- Development and maintenance of regional transportation plans.
- Traffic analyses, transit planning, special studies, and other technical assistance.

OUR MEMBERS



**Southwest
Region
Planning
Commission**



CONTACT US

Central New Hampshire Regional Planning Commission
603-226-6020 | www.cnhrpc.org

Lakes Region Planning Commission
603-279-8171 | www.lakesrpc.org

Nashua Regional Planning Commission
603-424-2240 | www.nashuarpc.org

North Country Council
603-444-6303 | www.nccouncil.org

Rockingham Planning Commission
603-778-0885 | www.therpc.org

Southern New Hampshire Planning Commission
603-669-4664 | www.snhpc.org

Southwest Region Planning Commission
603-357-0557 | www.swrpc.org

Strafford Regional Planning Commission
603-994-3500 | www.trafford.org

Upper Valley Lake Sunapee Regional Planning Commission
603-448-1680 | www.uvlsrpc.org

NH ASSOCIATION OF REGIONAL PLANNING COMMISSIONS



PLANNING PRINCIPLES

LIVABILITY

- Support vibrant community centers that meet residents' needs.
- Use design principles to create neighborhoods with character.
- Provide a wide range of affordable housing.
- Promote social and cultural values, amenities, and activities.

MOBILITY

- Provide for the safe and efficient movement of people and goods.
- Promote a balanced transportation system that incorporates all viable modes of travel.
- Reduce dependence on single-occupant vehicles.

PROSPERITY

- Integrate economic development into the planning process.
- Incorporate costs and nonmonetary values into policies and decision-making.
- Balance employment opportunities and the cost of living.

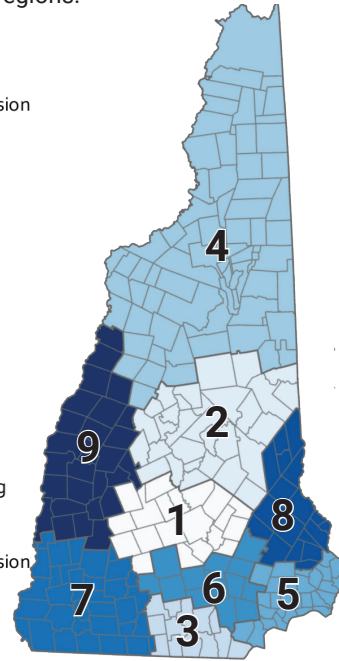
SUSTAINABILITY

- Retain viable options for future generations.
- Design for energy efficiency.
- Preserve the natural carrying capacity of land and water resources.
- Create choices in housing opportunities.

NH'S NINE REGIONAL PLANNING COMMISSIONS (RPCs)

The 234 municipalities in the state of New Hampshire are divided into nine planning regions.

- 1 Central New Hampshire Regional Planning Commission
- 2 Lakes Region Planning Commission
- 3 Nashua Regional Planning Commission
- 4 North Country Council
- 5 Rockingham Planning Commission
- 6 Southern New Hampshire Planning Commission
- 7 Southwest Region Planning Commission
- 8 Strafford Regional Planning Commission
- 9 Upper Valley Lake Sunapee Regional Planning Commission



FIVE THINGS TO KNOW ABOUT NH'S REGIONAL PLANNING COMMISSIONS

- 1 In 1968 the New Hampshire Legislature enabled the creation of regional planning commissions.
- 2 Each city and town that joins an RPC has between two and four representatives depending on its population, and each county that joins has two.
- 3 The representatives that govern each RPC are nominated by their local planning boards and appointed by their municipal governing bodies.
- 4 State statutes require each RPC to perform a variety of duties, including create a regional comprehensive plan, complete a housing needs assessment, and review developments of regional impact.
- 5 Each RPC supports the planning and community development activities of the member communities in its region.

WHAT WE DO

NH Association of Regional Planning Commissions (NHARPC) assists its RPC members in a variety of ways, including the following:



Meet quarterly, or as needed, to coordinate and exchange information.



Promote regional and statewide cooperation, collaboration, and coordination among the RPCs themselves and between the RPCs and other agencies.



Expand the RPCs' capabilities by sharing information, resources, and expertise.



Promote the RPCs' skills and services.



Help make the delivery of state and local services more efficient and effective.



Identify legislation that is important to planning and land-use decisions in New Hampshire, and legislation related to our planning principles.



Promote education on planning-related topics for the benefit of New Hampshire's communities and other stakeholders.

LEARN MORE

Please visit our website at www.nharpc.org

General Contact:

Megan Taylor-Fetter, NHARPC staff
150 Wakefield St, Suite 12
Rochester, NH 03867
(603) 994-3500 x115
mtaylorfetter@strafford.org

Attachment 6

From: LaBier, Jonathan <Jonathan.M.LaBier@des.nh.gov>

Sent: Friday, November 17, 2023 11:43 AM

Subject: +++URGENT+++ Please Respond.

Dear Granite State Clean Cities Coalition Stakeholder / Partner,

It is **vital** that we maintain accurate records of our active and current stakeholders & partners. We often provide news about funding, training, event, and partnership opportunities. If you would, please take a moment to confirm that you are still interested in being involved with, and supporting of, the GSCCC mission. In the coming weeks and months, I will be updating our new website with the information you provide. I will also be planning in-person stakeholder meetings in the coming year and would like to ensure participation at the highest levels.

Please respond to [Jon LaBier - GSCCC Director](#), answering the following questions:

- Is your organization interested in actively supporting the mission of GSCCC? (**Y or N**)
- Are you willing to attend in-person stakeholder meetings / networking events? (**Y or N**)

Also please check out our **brand-new** website [HERE](#). And please **find and review your company / contact info** [HERE](#).

Once you have checked your information on our web page, please provide me with updates below. **If blank, I will assume that all the information on our site is accurate.**

Company Name:

Contact Name:

Position / Title:

Website Address:

Phone:

Physical Address:

Please provide the same information for any alternate contacts within your organization.

Sincerely,

Jon

Jon LaBier | Director, Granite State Clean Cities Coalition ([GSCCC](#))

Transportation Program Specialist, NH Department of Environmental Services ([NHDES](#)) - Air Resources Division

29 Hazen Drive | P.O. Box 95 | Concord, NH 03302-0095 | Tel: (603) 271-6751

Email: Jonathan.M.LaBier@des.nh.gov | Web: <https://www.granitestatecleancities.nh.gov/>



Connect with us on Twitter!



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[Become a GSCCC Stakeholder / Partner!](#)

News

New Hampshire Preservation Alliance *news*

Volume XXXVIII, No. 2

Unloading Surplus Buildings the Right Way

Does your town, church or historical society have extra buildings on its hands? How can we unload surplus buildings in a way that breathes new life into our communities, but also helps us sleep at night?

Every property and every situation are different, but here are some core strategies:

Consider the positive benefits of disposition with the right guidelines in place

Has the reason you own the building changed over time? Have your needs changed? Selling or donating your property can help you redirect your time and financial resources to other important priorities. The right buyer and/or use of tools like leases, covenants or easements can help ensure your goals are met for the short and/or long-term.

Don't wait too long

It seems complicated and, at times, painful to make the move to lease or sell a historic property that has been part of the fabric of your organization or community for generations. Keep up with maintenance and don't make it more challenging to meet your goals by waiting until capital needs for the building are great, or your energy is too low, to negotiate a

cont'd on page 6

Presenting Our New *Seven to Save* List

The Preservation Alliance's newly-released *Seven to Save* list highlights vulnerable, irreplaceable historic landmarks as well as opportunities to provide needed housing and other community and economic benefits. Four of the properties are listed on the National Register of Historic Places, and one stands in a local historic district. One listee is a major visual and historic feature of one of New Hampshire's 13 cities, and three of the properties stand in communities with fewer than 2,500 residents.

Let's explore how these places are significant themselves and also represent some major statewide preservation challenges:

Orford Congregational Church



Many congregations struggle with shrinking attendance and growing maintenance needs on their historic buildings. In Orford, the congregation decided to think carefully about how they transition themselves and their 1855 Gothic Revival church in the town's National Register District.

After a congregational "restart" in 2007 following a ceiling collapse – which included extensive interior and exterior restoration – the congregation now has no minister, fewer than ten active members, and two churches to maintain. A 2023 warrant article at town meeting charged an ad hoc group with developing a plan to recommend possible reuse options, including a united town library, senior/community center, or arts/events space.

Lord's Tavern, Effingham

This c.1790 house, ell, attached barn, and additional detached barn is a special place that anchors the Lord's Hill village and National Register District in Effingham. In 2023 the town acquired the property for back taxes and now must navigate a responsible way to ensure its protection when and if it goes back on the tax rolls.

The right kind of investment could return the house to an operating inn and restaurant, provide assisted living to those in need, accommodate several new units of housing, or possibly serve the town for municipal services.

cont'd on page 4

In this issue

Mark Your Calendar.....	2
Preservation Alliance Board.....	2
This Old Plaster.....	3
Annual Report Available.....	5
Public Policy Update.....	6
Thank You to Our Donors.....	7
Dive In!.....	7
Innovative Investment.....	8

Presenting Our New Seven to Save List cont'd from page 1

King Street, Boscawen

The historic stretch of Routes 3 and 4, known as King Street, developed on "the Plains" between the late 1700s and early 1800s. The 1.25-mile corridor is perhaps one of the densest collections of Federal houses in New Hampshire, outside Portsmouth. Unfortunately, development pressure has started to erode the historic character of Boscawen's village. An attempt in 1997 to implement a local historic district proved divisive and was dissolved just two years later.

Today, an overlay district calls for retention of historic fabric, but it has not proven effective at preventing demolition or unsympathetic development.

Tramp Houses, Statewide

Community input and research is needed for our state's remaining tramp houses. Between the 1870s and the 1930s, towns were required to care for vagrants or tramps – a by-product of the Civil War disruption and various panics/depressions. Towns would construct these simple buildings that contained cots and stoves (sometimes jail cells, if serving dual purpose), and taxpayers provided food rations and firewood.

Several towns are working to restore these buildings independent of each other, including Barnstead, Weare, Errol, Richmond, Grafton, Hill, and Kingston. Examples of tramp "rooms" also exist in the basements of buildings or in multi-purpose sheds, like in Ashland and Lee.

Trestle and Sulphite Bridges, Franklin



Two distinctive and nearby bridges of the former Franklin and Tilton Railroad are in jeopardy. Both span the Winnepesaukee River and could potentially serve as connectors and landmarks within Mill City Park, a nascent recreational system for white water activity.

The Trestle parallels Main Street and needs engineering and structural work before its rebirth as a pedestrian bridge. The

Franklin City Council recently opted for reconstruction rather than rehabilitation. Upstream, the Sulphite Bridge suffered from a damaging arson attempt in the 1980s. Its future remains uncertain.

Plainfield Town Hall and Parrish Stage Set



Inside the National Register-listed town hall in Plainfield – itself a 1796 meetinghouse rebuilt in 1846 – is a stage set

like no other in New Hampshire. In 1916, Cornish Colony artist and Plainfield resident, Maxfield Parrish, was hired to develop a stage set for the town hall. The resulting backdrops and lighting sequence create a dawn-to-dusk experience. Conservation work in the 1990s mitigated some mold, mildew, and tears, but more work is needed in a building that experiences great swings in temperature and humidity. Committees are looking holistically at the town hall – from foundation issues to fire prevention and systems upgrades, all with the significant stage set in mind.

La Salette Shrine, Enfield



Enfield Shaker Village is in the process of raising \$3 million for acquisition and urgent repairs of the La Salette property, formerly the Shakers' "North Family."

In 1927 the Enfield Shakers sold their property to a Catholic order, the Missionaries of La Salette. Since the 1980s, the Enfield Shaker Museum and State of New Hampshire have worked to conserve nearby tracts of land and reunite the National Register District. On September 30, 2023, La Salette ended its nearly 100-year involvement with the site along the shores of Lake Mascoma, offering a

rare opportunity for the Museum to purchase the adjacent "North Family" campus.

This 28-acre parcel includes five Shaker buildings (including a brick Trustees Office, barns, and a granite laundry/dairy building), two Catholic chapels, and a shrine known for its annual Christmas lights display.

To learn more about the list, our wonderful sponsors, and what you can do to help, check our website.

Attorney warns city opposition to Bay Street housing development could violate federal law

By ADAM DRAPCHO
THE LACONIA DAILY SUN

LACONIA — A project that's been coming before city boards for nearly a year is headed back to the Planning Board on Monday night, and this time under stakes that are higher than at last month's meeting.

The project, which proposes to build 12 single-occupancy, efficiency apartments on a 0.29-acre lot on Bay Street, is brought by Lakes Region Community Developers. The development, which would also engage Lakes Region Mental Health Center, is designed to provide housing and services for people who are either experiencing or are at risk of homelessness.

So far, the project has been stuck on the issue of parking. The pro-

posal includes a parking lot with spaces for six vehicles, while the city's ordinances would require 18, or 1.5 spaces per unit.

The application proposed deeding six more spaces out of the nearby parking lot for the Community Developers' office, but the Zoning Board of Adjustment denied that request. At the last Planning Board meeting on Oct. 3, a board member suggested a few more spaces could be created along the driveway, but the applicant, according to staff notes prepared for the Nov. 6 meeting, has determined that adding those spaces would prevent a fire truck from accessing the property.

Community Developers has asserted, throughout the process, that even six parking spaces is more than this project would require, as

the overwhelming majority of the population they seek to serve with this housing don't have the means to own vehicles.

Further — as stated in a letter to the board by Attorney Megan Carter of the firm Sheehan Phinney — the application was accepted by the board through its Performance Zoning provision, which allows the board to consider the project as it would relate to its immediate neighborhood and its benefit to the community, rather than by how strictly it adheres to zoning ordinances.

The Planning Board is expected to discuss, and perhaps vote on, the project at its meeting scheduled for 6:30 p.m. on Monday, Nov. 6. Because the public hearing for the

see **BAY STREET** page 12

NH called 'most relaxed state in America' by Gambling.com

By ANDREW SYLVIA
MANCHESTER INK LINK

ST. HELIER, CHAN- NEL ISLANDS OF JERSEY — The website Gambling.com has released a study naming New Hampshire as the most relaxed state in America.

The study looked at crime rates, air quality, tree cover, disposable income and google searches for "meditation" and "mindfulness."

All of the New England states except for Connecticut were in the top 10, with New Hampshire being followed by

Vermont, Maine, Massachusetts in the top five, followed by New York and Virginia in a tie for fifth place.

South Dakota was the least relaxed state in the study, followed by Oklahoma, Nevada, Arizona and Montana.

More information on

the study can be found by visiting gambling.com/us/news/the-most-relaxed-states-in-america.

...

These articles are being shared by partners in The Granite State News Collaborative. For more information visit collaborativenh.org.

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Laconia Municipal Election Polling Locations & Hours

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Ward 2

St. Andre Bessette Parish Hall
31 Gilford Ave.

Ward 3

Laconia Middle School - Multipurpose Room
150 McGrath St.

Ward 4

New Covenant Church at Memorial Park
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Ward 5

Woodland Heights Elementary
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BAY STREET from page 4

project was closed at the Oct. 3 meeting, and no new hearing has been noticed, it is not expected that members of the public will be able to comment on the Bay Street project at the meeting.

Questions of bias

Carter's letter, dated Oct. 13, references some of the commentary that was first provided by members of the public, and responses from members of the board.

At the Oct. 3 meeting, a member of the public described fears about sharing the neighborhood with people who require mental health services, particularly "when somebody gets off their meds or goes astray." Several other members of the public, including residents of Bay Street, shared similar thoughts.

Those comments sparked discussion among Planning Board members, with some expressing sympathy for the concerns of Bay Street residents, but at least one board member noting that zoning would allow for the construction of a conventional home, which might also end up with 12 people living there.

Bruce Cheney, the city council's representative to the Planning board responded by saying that the 12 people that might who up residence in a conventional home "wouldn't all be mental health folks who need help. They would be families and folks that fit in the neighborhood."

Carter's letter suggested that continued opposition to the project could violate federal laws, specifically the Fair Housing Act, which she said "prohibits municipalities from making zoning and land-use decisions, or implementing land-use policies, that exclude or otherwise discriminate against individuals with disabilities," as well as the Americans with Disabilities Act, which makes it unlawful to discriminate against someone because of a mental illness.

Cheney's comments drew criticism, including from Beth Vachon, director of development and public relations for the Lakes Region Mental Health Center, who alleged that his words indicated a bias against



This home at 16 Bay St. in Laconia has been vacant since a fire more than a year ago. Lakes Region Community Developers is proposing to construct a building for 12 single-occupancy efficiency apartments, designed for people who are either experiencing or are at risk of homelessness. (Adam Drapcho/The Laconia Daily Sun file photo)

her clientele.

At a subsequent City Council meeting, Cheney, who represents Ward 1, read a prepared statement in which he described his lengthy and accomplished career in public service, he denied holding any prejudice against people who need mental health services.

However, he said on Friday he would be recusing himself from discussion of the project, and City Council would instead be represented by Councilor Mark Haynes, who represents Ward 4.

Cheney said he continues to see himself as a fair adjudicator of the project, and denies holding an inter-

nal bias, but that he recognized that his continued participation could invite legal action if the project were to be denied.

"I don't want to drag the city into any more nonsense than necessary," Cheney said.

'A small but significant step'

Mayor Andrew Hosmer, who said he was aware of Cheney's decision to recuse himself, said it's appropriate for Haynes to fill in. "Bay Street is in his ward. It's in his backyard."

The Bay Street proposal is limited in its scale — it would only be able to serve 12 people at any given time, but is the kind of project the city needs, Hosmer said.

"We have a housing crisis in this city that is having a devastating impact on some of the residents of the city. This project is a small but significant step forward in bringing some housing stability to people who are in desperate need of it," Hosmer said.

The problem of homelessness has been apparent in Laconia for years and is growing, yet it's proven a challenge to develop programs and services to address the issue. Hosmer said the Bay Street project represents a "housing first" approach, which prioritizes the establishment of a safe, stable housing situation for people, then look at what other services are needed.

"If we're telling people to get off of Main Street and out of the alcoves, we're not just pushing them into a void," Hosmer said. "The housing-first model is evidence-based and successful."

The Bay Street project would help to address a "desperate need," Hosmer said. "Choosing to ignore the problem, or waiting for the perfect solution," will only allow the situation to worsen. "We can and we should do better."

Hosmer said he's bothered by some of the commentary around this project, specifically comments that have degraded both Lakes Region Community Developers and Lakes Region Mental Health Center.

"They have been maligned by a very small group of people, and they have been personally attacked, reputation-wise, and I find that troubling," Hosmer said. The two organizations have been providing service to the Lakes Region for decades, he said. "This criticism of them is so misplaced, so ignorant. It's bullying behavior. That's troubled me enormously."

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Key NH Housing Panel Recommends 88,000 New Housing Units by 2040

Published Tuesday Nov 7, 2023
Author Ethan DeWitt, NH Bulletin

A panel of housing experts is recommending that New Hampshire aim to build 88,000 new housing units by 2040 – echoing [recent research](#) that found that target is necessary to adequately reverse the state's housing crisis.

At its Oct. 24 meeting, the Council on Housing Stability agreed to adopt the goal, which follows the Fair Share Housing Production Model released in April, produced by New Hampshire Housing, a state agency.

New Hampshire Housing's [analysis](#) is far higher than previous estimates, in part due to a new projection technique that factors in the state's anticipated population growth. State housing experts have often cited previous analyses showing the state needs to immediately add 20,000 units to solve demand. But the new model indicates the state will need 59,934 units by 2030 and 88,395 units by 2040.



The numbers come from a combination of assessments by the state's [nine](#) Regional Planning Commissions, and factor in both job growth and population projections.

Rob Dapice, CEO of New Hampshire Housing and a member of the council, called the new analysis an “invaluable foundation.”

“We now have in-depth reports that examined supply and production, affordability challenges, housing needs, and projected housing demand as the basis for understanding and planning for New Hampshire’s housing needs,” he said in a statement last week.

But meeting the goal will be more difficult than agreeing to it. New Hampshire has struggled to keep its housing production on pace to reach the previous 20,000-unit target, even as the state used COVID relief funds to incentivize developers and towns to build new buildings and units through the InvestNH program.

The persistent low level of inventory has kept New Hampshire's house prices high this fall even as other areas of the country are seeing a price decrease, according to [a September monthly report](#) from the New Hampshire Association of Realtors. The median sales price in the state was \$490,000 in September, 11 percent higher than it was 12 months earlier, according to the association.

Formed by an executive order by Gov. Chris Sununu in 2020, the Council on Housing Stability is made up of 40 stakeholders, ranging from mayors to health officials, to representatives of advocacy organizations, to commissioners of the departments of safety, transportation, employment security, and military and veterans affairs. The council must produce three-year plans to tackle housing availability, affordability, and homelessness.

Its [last three-year plan](#), issued in 2021, included recommendations to remove regulatory barriers for affordable housing projects, deploy public funds to support new development, and find better ways to integrate state and local governments to support housing.

The new housing targets have already spurred some cities to make changes to their building codes to allow more development, according to a press release from the council. In Keene, it prompted the city to allow for more density by changing rules around accessory dwelling units, cluster developments, and more.

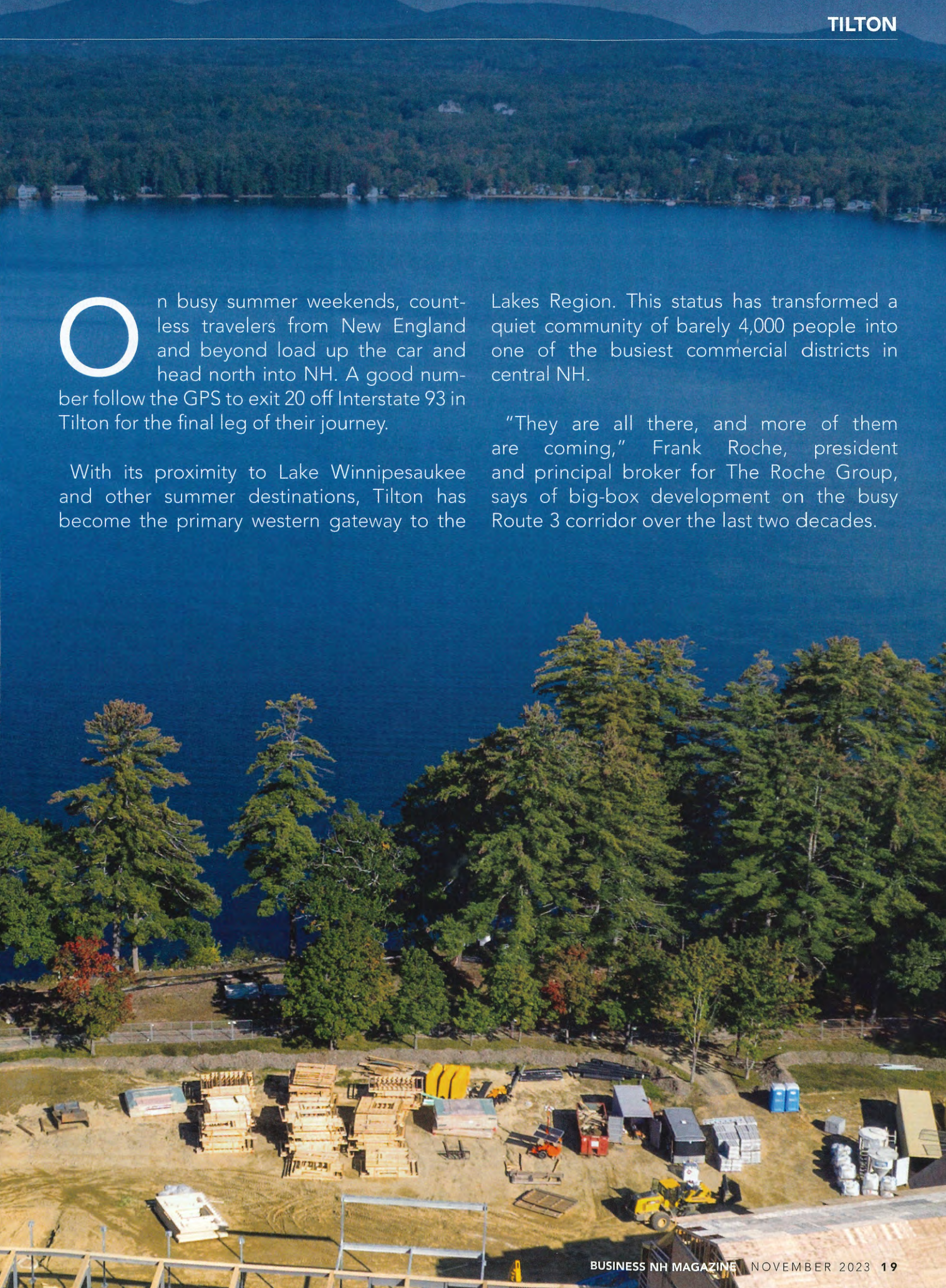
“Keene is doing what it can to meet our fair share but it is clear that the greater region will play a vital role in any effective, long-term solutions for all,” Keene City Manager Elizabeth Dragon said in a statement.

TILTON:

A new resort is expected to draw more tourists to the region.

BY CASEY CONLEY

Lake Estate on Winnisquam under construction



On busy summer weekends, countless travelers from New England and beyond load up the car and head north into NH. A good number follow the GPS to exit 20 off Interstate 93 in Tilton for the final leg of their journey.

With its proximity to Lake Winnepesaukee and other summer destinations, Tilton has become the primary western gateway to the

Lakes Region. This status has transformed a quiet community of barely 4,000 people into one of the busiest commercial districts in central NH.

"They are all there, and more of them are coming," Frank Roche, president and principal broker for The Roche Group, says of big-box development on the busy Route 3 corridor over the last two decades.

You name it, you can probably find it on a two-mile stretch of Route 3 around exit 20. But the biggest draw is probably Tanger Outlets Tilton. The M-shaped outlet center has more than 50 stores, including Under Armor, Coach, Gap and Eddie Bauer.

"If you are not familiar with Tilton, its claim to fame is probably the outlets," says Jeanie Forrester, a former state senator and current Tilton town administrator.

The collective draw of the outlets and other national retail has shifted Tilton's center of gravity to the east, away from its historic downtown. Main Street suffered from this change, as many longtime businesses and professionals moved, retired or closed shop, according to William Lawrence Jr., the third-generation owner of Bryant & Lawrence Hardware.

"The town is kind of split," Lawrence says. "We're a couple miles from where all the big stores have sprouted starting in the '90s. That is sort of when downtown started fading as the main business zone."

Downtown Tilton is by no means the only NH town that is struggling to find a second, or in some cases a third or fourth act. But there is new energy

"One thing about Tilton I really appreciate is when we have problems, there is not a 'woe is me' mindset. We try to figure out how to turn it around, how to address it and look for funding other than from the taxpayers."

- Jeanie Forrester,
Tilton town administrator

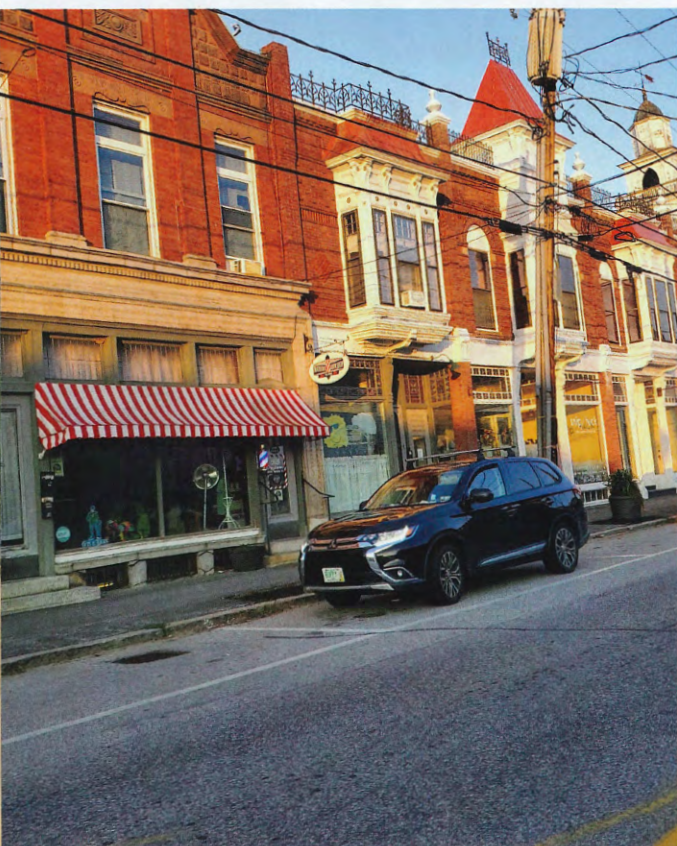
and life within the town's Main Street community, according to Juliet Harvey-Bolia, a state representative who previously served on the planning board and a local Main Street group. Perhaps the most exciting project for the small town is a new resort under construction at the former Anchorage at the Lake. The 34-acre resort on Lake Winnisquam, which sold in 2021, will soon be the site of a luxury hotel, spa and event center with 114 rooms along with more than 3,300 feet of lake frontage.

Geography is Destiny

Geography and history have shaped Tilton since its founding. The area that encompasses the current historic downtown was first settled in the mid-1700s. Then part of Sanbornton and known as Sanbornton Bridge, the small community grew along the banks of the Winnepesaukee River, just across from Northfield and upriver from Franklin.

Tilton gained independence from Sanbornton in 1869. Town residents named their new community after Nathaniel Tilton, a prominent early settler who built a foundry and hotel. The name also honored his grandson, Charles Tilton, a successful businessman and local benefactor whose gifts to Tilton include numerous statues and the Town Hall. His ornate mansion is now part of The Tilton School, an internationally known boarding school that predated the town's incorporation.

The first town census in 1870 counted 1,147 residents. By 1960, slow and mostly steady growth through the decades brought Tilton's population to around 2,100. Over the next 20 years, Tilton grew by almost 60%, due in part to construction of I-93, which reached Tilton in 1963. The inter-



COURTESY OF JULIET HARVEY-BOLIA



Left: Downtown Tilton. Right: Construction of a new hotel on Lake Winnesquam.



COURTESY OF THE COMMON MAN



The Tilt'n Diner was one of the first businesses to open just off Exit 20, which is now a major commercial corridor in Tilton.

state highway also created a faster, direct route from Boston and its suburbs to the Lakes Region, setting the stage for new development that arrived in the 1990s and continues today.

Tilton's population grew to more than 3,962 in 2020, an 11% increase compared to a decade earlier. Current estimates suggest the town surpassed 4,000 residents for the first time in 2022, driven in part by those who commute to work in Manchester or Concord.

Forrester became town administrator five years ago. She says the community has tried to strike a balance between development and preservation. And the selectboard and town staff have embraced creative ways to fund services without shifting costs to the taxpayers.

"One thing about Tilton I really appreciate is when we have problems, there is not a 'woe is me' mindset," Forrester says. "We try to figure out how to turn it around, how to address it and look for funding other than from the taxpayers."

When the cost of curbside recycling became too high, for instance, Tilton received a grant from Lowe's to create a recycling center at the town transfer station.

The town also received grant funding through the federal American Rescue Plan Act adopted in 2021. That money has paid for a host of improvements to the community, including new lights downtown, a new police cruiser and police radios, and electrical upgrades at the recycling center. It also covered a fire and security system and new insulation for the town's senior center.

In With the New

Many people through the years contributed to Tilton's miracle mile along Route 3. Roche, who has worked in real estate in and around Tilton for almost 50 years, gives credit to Common Man founder Alex Ray.

"Alex Ray took a leap of faith and bought a piece of land at the exit," Roche recalled, back before there was much else around.

Ray opened the 50s-themed Tilt'n Diner off exit 20 in 1992. These days, presidential candidates know to stop there as they crisscross through the state, and locals and visitors know to get there early for a table on the weekends.

Two years later, in July 1994, Charter Oak Properties opened the outlet mall that quite literally put Tilton on the map. Tanger Outlets acquired the mall in 2003, and these days it has 51 stores and several new developments at pad sites within the premises, including a Starbucks and Five Guys.

Collectively, the Tilton outlets are one of the town's largest employers and one of its biggest taxpayers. By making Tilton a regional draw, the outlets helped attract other national chain stores. Home Depot, Hobby Lobby and Walmart opened in due time. So did hotels, car dealerships and that most sought-after of anchor tenants, a Market Basket grocery store.

The region has more than just retail. The fashion retailer J. Jill, which operates a distribution center near exit 20, has one of the largest industrial buildings in the state, Roche says. Data collected by the state suggests the center employs more than 1,000 people.

“Alex Ray took a leap of faith and bought a piece of land at the exit.”

- Frank Roche, president and principal broker for The Roche Group

”



Bryant & Lawrence Hardware on Main Street today (left) and in the 1920s (right).

Construction on the new resort along Lake Winnisquam could be a game-changer for the town and the region. Situated on the lake's north shore, Dan Dagesse is leading development of the property that will have luxury amenities like those found at well-known resorts in Meredith, Laconia and Wolfeboro.

"It's a really high-end five-star resort, and it is going to be really good for Tilton and the Lakes Region," Roche says. "It is going to be a big catalyst for Tilton in terms of bringing more second-home people and more tourists to the area."

Revitalizing the Old

Bryant & Lawrence Hardware on Main Street opened in 1859, while Tilton was still part of neighboring Sanbornton. William Lawrence Jr. fondly recalls the 1960s and 70s when a bustling Main Street was home to grocers, attorneys, butchers and businesses that gave Tilton a true sense of place.

Lawrence, whose family has been in Tilton for a century, traced the rise of big box development on Route 3 to the decline of downtown as a commercial hub. "It's more service industries down here now—restaurants, beauty salons and a few retail businesses.

"I have seen my customer count go from 80 a day down to about 20 in the last 25 years," he says, a trend he attributed to "the advent of the Walmart, Home Depot, Lowe's and the Tanger mall."

Efforts to restore the downtown have happened in fits and starts since the early 1980s, when the area was added to the National Register of Historic Places. That designation heralded the formation of a Main Street committee focused on preserving the downtown while attracting new investment.

Over time the group disbanded, but there has been new emphasis in recent years on restoring the vibrancy to the historic district. These days, the downtown has restaurants such as the Tilton House of Pizza, classic New England lodging such as The Tilton Inn and Black Swan Inn and myriad local businesses. A local community and economic development committee comprised of select board members, business leaders and town staff aims to build on those strengths.

"There is a lot of interest in renovating downtown," says Harvey-Bolia. "That work has been ongoing over the last five years."

There are signs the effort is paying off. Since opening just west of downtown in

2017, Kettlehead Brewing has brewed 375 different varieties of beer poured from 24 rotating taps. Owner Sam Morrisette says the location close to I-93, lakes and rivers has been a boon for business.

"The community has been very open to something new," Morrisette says. "I feel like we bring something different and new to the town that helps build that community vibe."

"The area is up and coming," Morrisette adds. "I think we should continue to build on the outdoor adventure scene and embrace all the natural beauty and what the area has to offer. It's a great place to live and grow a brand. We love what we have here." ■

“The community has been very open to something new. I feel like we bring something different and new to the town that helps build that community vibe.

- Sam Morrisette,
Owner of
Kettlehead Brewing

Admin3

Subject: FW: Public Comments Needed - Broadband Funding

From: BEA: Broadband <Broadband@livefree.nh.gov>

Sent: Monday, November 13, 2023 3:48 PM

Subject: Public Comments Needed - Broadband Funding

Good Afternoon,

The State of New Hampshire, Department of Business and Economic Affairs (BEA) would like to inform you of their broadband effort as it relates to the National Telecommunications and Information Administration (NTIA), Broadband Equity Access and Deployment (BEAD) program. BEA is coordinating efforts to apply for their federal BEAD allocation of \$196,560,278.97.

BEA's work will consist of developing multiple documents for NTIA to review and approve the funding allocation. Two of the required NTIA documents will be an **Initial Proposal Volume 1**, and an **Initial Proposal Volume 2**. Our goal for use of this funding will be to deploy broadband infrastructure to 100% of addresses in the state that currently lack broadband speeds.

We need your help:

Initial Proposal Volume I and Volume II are now posted for public comment. You can review these documents on the BEA website <https://www.nheconomy.com/office-of-broadband-initiatives/ija/bead>.

Feedback and comments can be e-mailed to broadband@livefree.nh.gov.

If you prefer, written responses can be sent to:

Business and Economic Affairs
Office of Broadband Initiatives
100 North Main Street
Suite 100
Concord, NH 03301

We kindly request your comments as soon as convenient to allow our team to fully review and potentially incorporate into the proposal submission to NTIA. All comments must be submitted by December 13, 2023 at 12:00 PM EST.

Thank you for your participation as we all look forward to helping close the digital divide for all of New Hampshire.

The Office of Broadband Initiatives
Department of Business and Economic Affairs

Bedford studying housing market needs as demand continues to soar

New Hampshire Housing Finance Authority reports state needs about 23,000 new units to stabilize current market



Updated: 10:46 PM EST Nov 14, 2023



Ross Ketschke
News Reporter



BEDFORD, N.H. — It seems every community in New Hampshire is feeling the strain of the housing market, and some towns are making a plan to be ready for the next decade of demand.

Drawing a road map for housing in Bedford, the Hillsborough County town is in the midst of a study looking at the state of its housing market and expected growth in the coming years.

"We also know that we have limited opportunities in Bedford," said Charles Fairman, Bedford planning board chair.

The study, being conducted by outside consultants, is tracking the pace of new development.

The majority of the town's housing was built in the 80s and 90s, but after that boom, building slowed dramatically.

More than half of residents surveyed say they don't believe there are enough housing options in town.

"Four-bedroom homes, but you would love for a place to go live in and downsize and stay in Bedford, but it's almost impossible," Fairman said.

Bedford has made some progress in growing its housing stock in recent years. One apartment complex opened up earlier this year with about 100 workforce and market-rate apartment buildings, but some people say the blueprint that worked here can't be applied everywhere in town.

"We need to think very hard about where we're going to build. We put them in certain spots, it would be the wrong place," said Bob MacPherson, a Bedford resident.

The study also shows Bedford needs to make adjustments to its zoning requirements to fall in line with state law.

The town isn't alone in the housing crunch.

The New Hampshire Housing Finance Authority reports the state needs about 23,000 new units to stabilize the current market and could see a need for up to 90,000 new units in the next two decades.

"Bedford is a big community. It's grown very much over the last two decades, so now what do we need to do to move ourselves to the next level," said William Carter, Bedford town council chair.

Bus service connecting Laconia to Concord starts next month

By ADAM DRAPCHO
THE LACONIA DAILY SUN

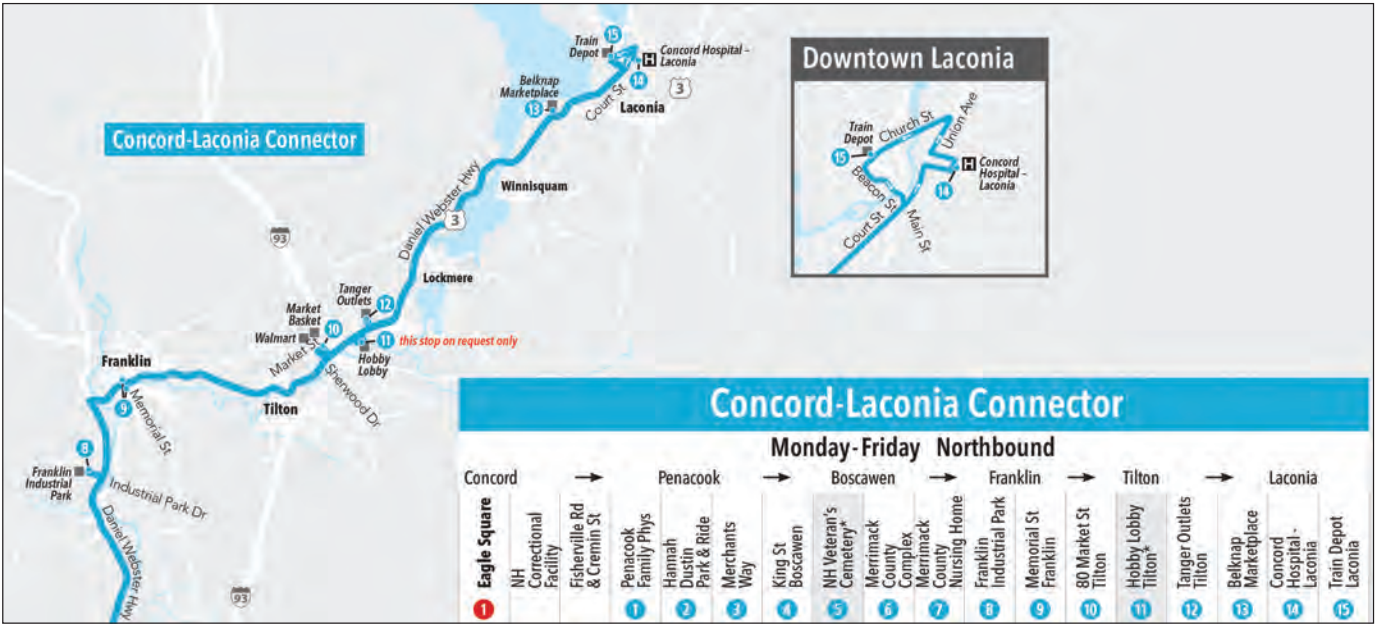
LACONIA — A commuter bus, designed to connect Laconia to Concord, with several stops in between, is set to debut as early as December.

The bus line is organized by the Community Action Program of Belknap-Merrimack Counties, which already operates a shuttle service in the area for seniors and people with disabilities. The bus route is intended for people who live in Concord or Laconia, and who wish to access employment opportunities somewhere in between, such as in Franklin.

Terri Paige, transportation director for CAP, was at the Laconia City Council meeting on Monday when she received the blessing of the city to establish a stop for the bus downtown in the Church Street lot behind St. Joseph Church and next to the library. She told the council that the service will be offered for no charge, thanks to grant funding.

The bus will also stop at Concord Hospital-Laconia.

Paige said the proposed route came about in response to a study, commissioned by NH DOT, which found sufficient residential density and employment opportunities in the area. One specific example is Watts Technologies, a manufacturer located at the Franklin industrial



The Concord-Laconia Connector bus route through the Lakes Region will make stops in Franklin, Tilton and Laconia, according to the draft brochure. (Courtesy image)

park, which has many job openings. There are many potential workers in Concord or Laconia, but the cost of driving to Franklin might prohibit them from taking the job.

A secondary use for the route, Paige suggested, could be riders who need to get to a medical appointment.

The route will be most useful, at least initially, to riders who live in Concord, as the first and last stops of the route will be in the capital

city. There's only one bus for the route, and the current draft of its schedule is to depart from Eagle Square in Concord just before 6 a.m. The last stop of the day, back in Eagle Square, will be at 7:30 p.m.

Along the way, the bus route, known as the "Concord-Laconia Connector," will make a total of 18 stops. The tentative route plan calls for it to head from Concord through Penacook and Boscawen, stop at the Merrimack County Complex, then

stop at the Industrial Park and downtown in Franklin, in Tilton at Market Street, Hobby Lobby and at the Tanger Outlets, then continue with stops at the Belknap Marketplace in Belmont, then in Laconia at Concord Hospital-Laconia and finally at the city lot on Church Street.

Paige said the route will be serviced by two shifts of drivers per

see **BUS** page 11

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The "Concord-Laconia Connector" bus line, which Community Action Program hopes to start running in December, will stop at Concord Hospital-Laconia as well as downtown. (Adam Drapcho/The Laconia Daily Sun photo)

BUS from page 4

day when it launches.

She said information about the bus will be available at concordaretransit.org and on the Facebook page "Community Action Program Belknap-Merrimack - CAPBM."

Welcoming the bus

City Hall officials said the bus should be a benefit to both local residents and businesses.

"With the challenges that all of our communities are seeing with workforce, if the barrier for a company hiring somebody is that person doesn't have quality transportation, and this helps, then it's a win-win," said City Manager Kirk Beattie, adding he was pleased to see support from city council for the route.

Mayor Andrew Hosmer noted there have been attempts at bus routes in the Laconia area previ-

ously, and he hoped this attempt would find enough ridership to remain sustainable.

Though the city might not have an established mass transit infrastructure, he said, it certainly has residents who could benefit from a bus.

"I hope people take advantage of it. With the expense of fuel, the expense of purchasing a vehicle, the challenge of getting someone to give you a ride, I think there's a need out there. I'm appreciative that they included Laconia in this pilot program," Hosmer said.

Hosmer noted that it's not only workers who could benefit, but also senior citizens or people with disabilities, who might appreciate the chance to shop or get to medical appointments somewhere along the bus route.

"This is a really good opportunity for them, I'm interested to see how it develops," Hosmer said.

PLAN from page 5

was sustainable by itself. ... This is a big change for us."

Among other business, the school board discussed its participation in programs at the Huot Career and Technical Center in Laconia and Winnisquam's agricultural program. Recent legislation requires districts with vocational centers to coordinate their school calendars and each of the school districts in the region are reviewing the new criteria. Other participating schools are Gilford, Belmont, Franklin and Newfound.

This year, Inter-Lakes is sending six students to Winnisquam and 42 to Huot, at a total cost of \$135,268. The state provides transportation aid of \$9,987, or about 7% of the

cost, leaving the district to pay \$125,282.

Moriarty said that, when Winnisquam's expansion is complete, offering additional programs such as cosmetology, more students may become involved. Inter-Lakes students' participation in vocational education already has steadily increased, having sent only two to Winnisquam and 23 to Huot just two years ago.

With the number of available seats being calculated by dividing the number of total sophomores of each school into the maximum allowed enrollments for each program, school board member Craig Baker asked whether they would be able to serve all of the interested students. Moriarty said there is still room for more participants.

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Phil Preston Obituary

Phil Preston

Ashland, NH - Phil Preston died peacefully in the company of loved ones on November 16, 2023 after suffering a stroke at his residence, the Homestead Farm in Ashland, New Hampshire the previous week. Phil was born December 4, 1938 the youngest son of Roger and Anita Preston of Waban, Massachusetts. Phil is survived by his brother David Preston and David's wife Barbara, brother Fred Preston's wife Granthia, Peg's sister's husband Susan, 8 nieces and nephews, and nine grandnieces and grandnephews, some of whom have enjoyed Christmas morning stockings by his fireplace or Thanksgiving turkey at his table. He was predeceased by his loving wife Margaret "Peg" Dobbie, his brother Fred Preston, and several intrepid golden retrievers – Gable, Remus, Gibbon,

Banyan, and Jack.

Phil attended the Rivers School, Deerfield Academy, and Williams College, graduating in 1960. He spent summers growing up on Squam Lake and in the White Mountains of New Hampshire. During college, Phil served as a 'hut-boy' for the Appalachian Mountain Club, packing food 4 miles up to Madison Hut and cooking for overnight guests. Avocation became vocation as Phil took up roles after college leading Outward Bound courses on the coast of Maine and Outdoor Education for the Walpole, Massachusetts school system.

In 1978, Phil met Peg Dobbie, then a teacher in the Walpole school system, who became his wife and companion for 25 years. With Peg's company, Phil's adventures moved far beyond New Hampshire. Together they hiked the Brooks Range in Alaska, the Chilean Andes, the Alps, Norway, New Zealand, the Grand Canyon, Canada, California, and Colorado. They paddled the Allagash River in Maine, the Green River of Utah, the Rio Grande through Texas, Temagami Lake area of Ontario and Baffin Island of Nunavut. An avid and competent outdoorsman, Phil was well-suited to take his bride to remote, beautiful and uncompromising places.

More than the casual enthusiast, and a descendant of one of the world's greatest navigators Nathaniel Bowditch, Phil published the Appalachian Mountain Club's River Guide Volumes 1 and 2 to help kayakers and canoeists navigate the narrow tannic waters of New England's challenging streams and rivers. Extending his ethic of concise outdoor manuals, Phil authored White Mountains West in 1979, updated in 1982, a trail guide for the White Mountains west of Crawford Notch. Smaller prints of the first "Fat Wheeling" guide for mountain biking the Squam Range and other short guides and maps followed.

In addition to publishing guidebooks, Phil applied his talents directly to protecting and managing landscapes for public benefit. Phil served as the Executive Director of the Squam Lakes Association (SLA), a conservation organization dedicated to protecting the Lake, maintaining popular hiking trails, and running youth outdoor education programs during the summer. Together with his brother Fred and other SLA members, Phil championed two of the most important conservation projects on Squam Lake, the protection and management of Moon Island and Bowman Island in the middle of the lake for public use. After SLA, Phil volunteered his time as a Trustee on the Board of the

Lakes Region Conservation Trust (LRCT) where he continued to mentor conservationists and AmeriCorp volunteers of the next generation. ✕

Having served his country once in the Army and again as a public-school teacher, Phil's next tour of public service was as the elected Moderator for the Ashland School Board, and then Moderator for the Town of Ashland, NH. From there Phil went on to win two terms from 2006-2010 as a Representative for Grafton County District 8 in the New Hampshire House of Representatives. A man of integrity and common sense, he won split tickets by campaigning door to door, frugally investing the ~\$1500 in campaign funds that he raised each cycle to connect with the real needs of his constituents.

Phil lived close to the land. He boiled his own maple syrup, pressed his own cider, brewed his own beer, harvested his own blueberries and rhubarb, air-dried all his laundry, and heated his home with wood, right up until his last days. If he was back to basics in these regards, he was ahead of his time in others -- pioneering the first deployments of residential wind and residential solar in Ashland and facilitating conservation easements on private lands around Squam.

An unannounced visit with a six-pack of cold homebrewed beer in mismatched bottles was a common and welcome interruption from Phil. He was happy to talk politics, hiking routes, river trips, environmental issues and women's rights. He enjoyed a sharp wit and unhurried discussions, sometimes finishing the encounter with an unannounced departure.

While Phil had a cold weather refuge at Heritage Heights Retirement Community in Concord in his later years, his love was the Homestead Farm where he spent most of his life, including this past autumn until his stroke. The Homestead Farm was a labor of love for more than 50 years, a hilltop spread of 765 acres that he and Peg assembled over his lifetime as a personal conservation project for wildlife, personal refuge and natural beauty. He cross-country skied, snowshoed, and hiked all of it, extensively, leaving a network of trails. Best of all, he donated the land to the LRCT so that anyone can visit the Farm and enjoy it as he did. It is permanently protected public land.

A memorial service will be scheduled at a later date. Gifts in memory of Phil can be made to the Lakes Region Conservation Trust, the permanent steward of the Farm, the Squam

Lakes Association, and Pemi-Baker Hospice and Home Health. We are especially grateful ×
for Phil's 84 years with us, his service to his community and his country, and the legacy
he left for future generations in New Hampshire.

Published by Concord Monitor on Nov. 22, 2023.



To plant trees in memory, please visit the [Sympathy Store](#).

Effingham Zoning Board of Adjustment

The Town of Eaton continues to be deeply concerned about the prospect of a gas station opening at the Boyle's Market location off Route 25 in your Groundwater Protection District. This location is directly above the Ossipee Aquifer from which a third of Eaton gets its drinking water.

It is disturbing that the developer needed to continually revise their plans over a two year period as flaws in their design kept cropping up. Due to the nature of the site as a former gravel pit it is extremely susceptible to contamination from any spills or stormwater runoff. This year in Eaton we have had to rebuild roads and trails washed out by powerful storms. The increasing frequency and intensity of storms in recent years adds to our concern about the ability of the proposed gas station site to manage extreme weather events. For the safety of your residents as well as those of surrounding towns we urge you to deny this dangerous plan.

Dick Fortin
Edward Reilly
Greg Grinnell
Eaton Select Board

Dennis Sullivan
Chair, Eaton Planning Board

Marnie Cobbs
Chair, Eaton Conservation Commission



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CONVENIENCE STORE PART OF EFFINGHAM ZBA APPEAL

📅 November 26, 2023 👤 David Smith 📁 Alliance Report, Effingham Gas Station Case 💬 0 comments

Effingham—November 26, 2023—Two issues will be on the table when Effingham’s ZBA meets on Wednesday, December 6, to take up **an appeal** of the Planning Board’s approval of a gas station at the former Boyle’s Market convenience store.

Ossipee residents Tammy McPherson and Bill Bartoswicz say the Planning Board’s approval of new structures on the property violates the zoning ordinance’s 50 ft. property line setback requirement.

The setback issue likely stems from repeated changes that developer Meena LLC made to the site plan during the past year as it addressed problems identified by Planning Board consultant North Point Engineering.

The second issue, which is the alleged loss of the convenience store’s grandfathered status, has an older origin. It stems from decisions the company made in the weeks after it purchased the property in February 2021.

Emails obtained from a right-to-know request show that when Zoning Officer Rebecca Boyden informed the company it needed to apply to the ZBA for approval to operate a gas station, she recommended bringing the store into current zoning compliance, a standard goal for non-conforming uses that predate zoning.

Pre-existing non-conforming uses are protected—grandfathered is the common term—as long as the use has been continuous with no changes made. Such was the case with the Boyle’s Market store, as Boyden confirmed with the previous owner.

Meena instead closed the store to the public, fenced it off and began installing underground gasoline storage tanks without a permit or an approved site plan. After work was stopped by a cease-and-desist order, the company asked for permission to reopen the store while it applied to the ZBA for a gas station variance.

In an email, Zoning Officer Boyden agreed to the request as long as the developer promised to make no changes or improvements to the store. But Meena kept the store closed.



The former Boyle’s Market store was closed to the public and fenced off when its new owner began building a gas station without an approved site plan in 2021. It is one of the subjects of a ZBA appeal to be heard on December 6.

There the issue remained until April 20 this year, when Boyden informed the developer that the store had lost its grandfathered status for being closed for more than two years, making it an “abandoned use” per Section 703 of the ordinance.

That determination meant the company needed to bring the store into compliance with current zoning regulations—as the town had recommended two years prior.

Meena attorney Matthew Johnson disputed the store’s closure date, and after a series of letters, it was fixed as May 13, 2021.

“Since you say ‘the store operated up to the cease-and-desist order...and the two years will not be up until May 13, 2023 at the earliest,’ it seems we are in agreement that the store has been

closed since May 13, 2021,” Boyden wrote to Johnson on May 15 this year.

In their appeal to the ZBA, Ossipee abutters McPherson and Bartoswicz said the Planning Board “overlooked” the store’s abandoned status when it approved the site plan in July.

They pointed to Article 8 of Effingham’s Site Plan Review Regulations, which states that site plans must comply “in all respects” with the town’s ordinances and regulations in order to be approved.

This is not the first appearance of the zoning term “abandoned use” in the Meena proceedings.

During the variance deliberations in 2021, several ZBA members asked Town Counsel Matthew Serge for guidance on interpreting “grandfathering” as it pertained to the site’s previous gas station, which was closed and dismantled in 2015.

Serge responded to say that “the automobile service station use ceased to operate more than 2 years prior and, regardless of the reason for the operation ceasing, that use was abandoned.”

An October 25 hearing on the current ZBA appeal was continued after the board determined it needed to notify nine additional towns and the Lakes Region Planning Commission because the development’s location over the Ossipee Aquifer makes it a Development of Regional Impact.

The appeal is now scheduled to be heard on Wednesday December 6, at 7 p.m. in the Effingham Elementary School.

The webpage <https://bit.ly/meenagas> has a chronology of the gas station case and access to all case documents.

LEAVE A REPLY

Your email address will not be published. Required fields are marked *



The Laconia Daily Sun

WEDNESDAY

WEDNESDAY, NOVEMBER 29, 2023

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LACONIA, N.H.

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A funeral for a hero

Franklin police carry the casket of former Police Chief Bradley Haas, wrapped in an American flag, during his funeral service at Winnisquam Regional High School in Tilton on Monday night. Haas was shot and killed Nov. 17, while working as a security officer at New Hampshire Hospital, after a 28-year career with the Franklin Police Department. See more photos, page 7. (Daniel Sarch/The Laconia Daily Sun photo)

Boot Town opens at Belknap Marketplace

BY DANIEL SARCH
THE LACONIA DAILY SUN

BELMONT — With the Lakes Region hosting one of the largest motor-

cycle shows in the entire country, it would be expected to have stores for everything needed to ride a motorcycle. To that end, Julie Rector, owner

of Bear Hollow Trading Post in Andover, opened Boot Town last week at Belknap Marketplace,

see **BOOTS** page 8

Goodbye city parking garage, hello pickleball

Developer wants to create domed rooftop athletic facility

BY ADAM DRAPCHO
THE LACONIA DAILY SUN

LACONIA — After many years of questions about what the city should do with its aging parking structure, a possible answer appeared at Monday night's city council meeting: Build a dome on the top floor and use it as an indoor athletic facility.

The proposal was brought by Kevin Hayhurst, a developer and owner of the Paugus Bay Pub, and his concept was greeted warmly by city council. Councilors voted unanimously to hold a public hearing during the Dec. 11 meeting about whether the city should declare the second and third floors of the garage as "surplus property," a declaration that is necessary in order to allow the city manager to negotiate for its sale.

The first floor of the garage is privately owned, and currently houses shops and a

see **GARAGE** page 6



A developer approached City Council on Monday with plans to put a dome on top of the downtown parking garage so that it could house athletic facilities. (Courtesy graphic)

CIA director arrives in Qatar for talks on hostage releases

By JULIAN E. BARNES
& EDWARD WONG
THE NEW YORK TIMES

WASHINGTON — CIA Director William Burns arrived in Doha, Qatar, on Tuesday for a new round of negotiations aimed at freeing more hostages held in the Gaza Strip, according to U.S. officials.

Burns and David Barnea, the head of the Mossad, Israel's spy service, met with Gen. Abbas Kamel, the head of Egypt's intelligence service, and Sheik Hamad bin Jasssem bin Jabr Al Thani, the prime minister of Qatar.

Both Egypt and Qatar have had prominent roles in the hostage talks. Qatar hosts Hamas' political leadership in Doha. And Qatari officials in recent days have been speaking with Hamas representatives about how to potentially expand the hostage releases, according to an official briefed on the talks.

Qatar announced Monday that Israel and Hamas had agreed to extend a pause in fighting for two additional days to exchange more hostages and prisoners and to allow more aid to come into Gaza.

One U.S. official said Burns' talks in Qatar would be meant to build on that agreement.

U.S. officials have been deeply

involved in pushing for a deal to release hostages taken during the Hamas-led attacks on Israel on Oct. 7. Burns traveled to Doha on Nov. 9 as he and Barnea held talks with Qatari officials who have been working on the issue.

Hamas and Israel finally reached a deal on Nov. 21, and exchanges began later that week. During the first four days of the truce, 50 Israelis or dual nationals were released under the framework of the deal, and an additional 19 hostages — 17 Thais, one Filipino and one Russian Israeli dual citizen — were released through separate negotiations. In exchange for the release of the Israelis and dual nationals, Israel paused its military campaign in Gaza, allowed more aid to flow into the enclave and released some Palestinian prisoners.

Some U.S. officials have expressed hope that the temporary pause can be extended into something of a more permanent cease-fire, though Israeli officials have said their military campaign must continue.

A spokesperson for the CIA said the agency does not comment on the director's travel.

Israel has been concerned that some of the Hamas hostage releases have separated children from their mothers or broken

apart siblings. Throughout the talks this month, Israeli officials have pressed for Hamas to release entire families and over the weekend stressed to U.S. officials that they did not believe Hamas was living up to the bargain.

Those concerns were addressed enough Monday for the pause to be extended and for the parties to agree to additional talks in Doha.

Burns was chosen to represent the United States in the hostage talks after Israel selected Barnea to work with the Qatari government to secure a deal. Neither Burns nor Barnea has negotiated directly with Hamas officials, instead working through Qatari intermediaries.

President Joe Biden has often used Burns as a secret negotiator, taking advantage of his long diplomatic experience and the CIA's policy of trying to keep the director's travel secret.

But Burns is particularly well suited for the current negotiations. A former ambassador to Jordan, he has a deep level of trust with leaders across the Middle East, according to U.S., Israeli and Arab officials. During his visit to Israel, Jordan, Egypt and Qatar this month, he focused largely on building support for an agreement to release hostages.



Kevin Hayhurst envisions an indoor athletic facility with pickleball courts as well as a multi-use turf field on top of the downtown parking garage. (Courtesy photo)

GARAGE from page 1

fitness center.

Though Hayhurst's idea was met with green lights at Monday's meeting, there are still many more hurdles to clear before anyone will be playing pickleball or soccer atop the parking garage. To that point, the price Hayhurst is offering to pay for the structure is currently listed as "negotiable."

The vote at Monday night's meeting was only to schedule a public hearing on the question of declaring the parking garage as surplus. If the council decides to follow through with that declaration, then the city manager could negotiate with Hayhurst over the terms of the sale, and the developer would then need to achieve the requisite approvals from city land-use boards to perform renovations.

In an interview on Tuesday, Hayhurst said his idea was inspired by a similar facility he used to visit in Boston's North End, which had indoor athletic facilities under a dome atop a parking garage.

"I love the atmosphere and the idea of keeping everyone busy," Hayhurst said. "That was kind of my mentality. I thought it was a great place for it."

Hayhurst noted the need for indoor athletic facilities, as there are not any in the area for turf sports, such as soccer, lacrosse and flag football. He envisions using part of the space under the dome for eight pickleball courts, and the balance for a multi-use turf field.

"It's something that would really be a big draw to downtown," Hayhurst said. "I think it would be huge."

He would leave the second floor for parking. The third floor has been closed to vehicles for years due to degradation to the structural supports.

Past estimates acquired by the city have calculated a cost of \$4.5 million to rehabilitate the parking garage, which was constructed as part of the 1970s urban renewal project that reshaped much of downtown.

Hayhurst said he didn't have a final figure yet as to how much of an investment this project would require. He walked through the garage with a welder, who has been part of similar projects before, and got a sense of how much steelwork would be needed, but he hasn't yet been able to access the building's electrical or plumbing systems for inspection. He is already figuring that he would need to rehabilitate the ramps, engineer drainage for water coming off of the dome, and construct a new elevator.

"It's going to be very expensive," Hayhurst conceded, but said he has already spoken to lenders and economic development organizations, in addition to the city, and has come away encouraged. "I think we're going to try our best to make it work."



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The Laconia Daily Sun

TUESDAY

TUESDAY, DECEMBER 5, 2023

VOL. 24 NO. 132

LACONIA, N.H.

527-9299

FREE

FROM THE HEARTS OF THE COMMUNITY

Children's Auction goal: Award \$800K in grants

By ADAM DRAPCHO
THE LACONIA DAILY SUN

BELMONT — With an event that's been around for as long as the Greater Lakes Region Children's Auction, which dates back to 1982, one might presume it has found a routine operating plan it can follow

year after year.

In fact, it's the opposite reality for the auction, which each year sets a goal of raising more money for local nonprofit organizations than it did the prior year, which isn't achievable by repeating the same model year after year.

Last year, the auction raised \$635,000.

"I would love to get to that \$700,000 mark, for sure," said Doug Morrisette, chair of the auction board, though he added the official goal, as it has been since radio veteran Warren Bailey started the auction, is to raise \$1 more than the prior year.

The annual event, at its core, features the live auctioning of donated

items to raise money to be distributed back into the Lakes Region community, given as grants to charities that benefit the lives of local children.

Morrisette, taking over as chair this year after serving the past three as treasurer, said the organization

see **AUCTION** page 6

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DeSantis emphasizes his conservative values

Florida Gov. Ron DeSantis speaks at the 405 Pub & Grill in Laconia on Monday afternoon, addressing policy issues around education, the southern border and the Israel-Palestine War. See story, page 4. (Daniel Sarch/The Laconia Daily Sun photo)

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State School closing scheduled for January

Sanbornton senator files bill
to share profits of sale with city

By CATHERINE McLAUGHLIN
THE LACONIA DAILY SUN

LACONIA — The \$21.5 million sale of the former Laconia State School property will close Jan. 15, the state Department of Administrative Services said to the Executive Council at its Nov. 29 meeting.

This date is months after original projections of September, then November, that have now twice elapsed. The delay, DAS Commissioner Charlie Arlinghaus and a representative for the buyer have said, was because the process of ironing out title issues on the 220-acre property took longer than expected.

The January date was one agreed to by both the state and the proposed buyer, Legacy at Laconia, LLC, according to Arlinghaus.

Some skepticism has lingered on the council about the buyer and their resources, largely voiced by Councilor Ted Gatsas (District 4), since it narrowly approved the purchase and sale agreement a year ago. Gatsas inquired at the meeting about what would

see **STATE SCHOOL** page 8

**Laconia School
Board to take
up Huot Center
contracts**

see page 5

STATE SCHOOL from page 1

happen if the deal fell through. Arlinghaus has asserted throughout the fall the delays are normal for a property of this size and he remains confident the sale will go through.

"Everybody's goal ... is to sell the property to the buyer at the price they agreed to, that we agreed to, that everybody agreed to, period. We're going to get there," Arlinghaus said to the council Wednesday. "If you asked me last December, was I gonna sell the property in nine months? I would have said 'I think so, yeah.' And we didn't. Is that the end of the world? It is not."

In a written statement, a spokesperson for Legacy at Laconia said the developer is looking forward to

working with the state to finalize the details and complete the sale.

"Our goal is to close on the property in January, assuming all title issues are cured, and begin transforming this historic but dilapidated site into a well-planned, beautiful mixed use project that proposes to add more than 1,200 residential units, including nearly 350 that will be designated as 'workforce' units," Scott Tranchemontagne wrote. "These will offer great homes to young professionals who are building their careers, starting families and putting down roots in New Hampshire."

Meanwhile, state Sen. Tim Lang (R-Sanbornton) has proposed a bill that would reserve \$3 million of the sale money in escrow for the city of Laconia



The former site of the Laconia State School, if development plans are realized, will undergo a massive change to a multi-use residential and commercial property. (Jon Decker/The Laconia Daily Sun file photo)

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to reimburse it for any infrastructure improvement costs it incurs related to the development.

Lang said he was motivated to pass the bill because of concerns that the amount of infrastructure work needed on the project would translate to higher prices on the housing once the project is finished. The state, he added, is not in dire need of the \$3 million.

"Everybody knows affordable housing is an issue," Lang said. "So the idea is that we can offset these costs by revenues that were coming in state that we don't necessarily need for the state."

"This is a good chance to get some seed money to improve infrastructure on the property," Mayor Andrew Hosmer said. While he hoped as much

of those costs as possible would be covered by the developer, the funds set up by the bill would be "a safety net to make sure those improvement costs are not passed onto the taxpayer."

Legacy at Laconia has proposed an approximately \$500 million development at the property that would include more than 300 apartment units in addition to senior living, condos, townhouses, a hotel and retail space.

Hosmer has emphasized the city's need for more affordable housing and has noted throughout the fall his eagerness for development to get underway.

Asked to comment on the announced closing date, Hosmer's response was succinct.

"Terrific."

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FREE

Plan for turf field, pickleball courts atop downtown parking garage well-received



The downtown parking garage, located at the southern entrance to the city, has retail space at the privately owned ground level, with two levels of parking above, owned and maintained by the city. (Adam Drapcho/The Laconia Daily Sun photo)

'First in many, many steps' viewed favorably by some business owners, community members

By ADAM DRAPCHO
THE LACONIA DAILY SUN

LACONIA — An indoor turf field, along with some pickleball courts, built on top of the existing parking garage downtown would be a welcome addition to the city, according to several people who agreed to share their opinions.

That reaction was in line with how city councilors greeted

restaurant owner and real estate investor Kevin Hayhurst when he first publicly discussed his interest in purchasing the top two floors of the downtown parking garage to construct a dome on the third floor for an athletic facility.

The parking garage's street level, which contains a fitness center and several commercial spaces, is privately owned. The city owns the second and third

floor of the 1970s-era structure, though for the past several years only the second floor has been open for parking. Concerns about structural integrity have forced closure of the top floor.

Hayhurst's proposal, discussed at the city council meeting on Nov. 27, was for the city to sell the top two floors to him. He would continue allowing parking on the second floor and the third floor would be used for a multi-use turf field, as well as up to eight pickleball courts.

see **GARAGE** page 8

INSIDE TODAY!

Holiday Gift Shopping Guide

'Tis the season TO SHOP LOCAL

Pedestrian killed in Belmont identified as Laconia resident

By ADAM DRAPCHO
THE LACONIA DAILY SUN

BELMONT — A Laconia resident was struck and killed Saturday while he was walking along Route 106.

Belmont Police Capt. Steve Akerstrom said several witnesses described a pedestrian, identified as Jason Clairmont, 46 years old, walking along the white line, which designates the edge of the travel lane. He was walking on the southbound side of the two-lane highway, also known as Laconia Road, around midday Saturday.

see **PEDESTRIAN** page 6

Cybersecurity attack hits Newfound schools *page 4*



Children's Auction raises \$64,137 on first day

Volunteers from the phone bank cheer when an item for auction is overbid during the Greater Lakes Region Children's Auction on Tuesday afternoon at Belknap Marketplace in Belmont. The auction offers items for bid 9 a.m. through 7 p.m., daily through Friday, Dec. 8, streamed live at laconiadailysun.com or by calling 603-527-0999. (Daniel Sarch/The Laconia Daily Sun photo)

GARAGE from page 1

"I think it's a great idea if it's executed well," said Myles Chase, owner of MC Cycle & Sport, located across Main Street from the parking garage. "That could bring a lot of traffic to downtown in the off hours."

Chase said additional traffic could support additional eateries downtown, and could justify expanded hours for existing businesses.

"It could add a lot of value to downtown, and it's one of the only good ideas to come out of that debate of what we should do with the parking garage," Chase said. Previous estimates gained by the city said it would cost about \$4.5 million to rehabilitate the structure so it could be fully utilized, \$2 million to demolish it and more than \$10 million to build a new version.

At Spyglass Eyewear, owner Jose Diaz said such a development would add momentum to a reviving urban center.

"I think it's going to continue to improve what's happening in downtown, make it a destination," Diaz said. "I think it's fabulous, definitely a big plus."

Ashley Enciso, owner of Dorado Beauty Club, is one of the entrepreneurs renting a space in the parking garage's street level. She noted she was an athlete when growing up in the area, and the region lacks indoor practice space.

"I think it could be really great for the town and the community," she noted, though she hoped a construction project wouldn't disrupt her ability to serve her clients.

Karmen Gifford, president of the Lakes Region Chamber of Commerce, said she is "intrigued" by the idea, and added it's a concept that has been tried before. In Lawrence, Massachusetts, the founder of Sal's Pizza built a regulation-size football field on top



Local restauranteur and real estate investor Kevin Hayhurst recently offered a proposal to city council to purchase the top floors of the city's parking garage to build an indoor athletic facility. (Adam Drapcho/The Laconia Daily Sun photo)

of a parking garage, she said.

"It's something that's not being utilized right now," Gifford said, referring to the parking garage's top floor. "Opportunity is opportunity, I love to see people get creative. ... It's certainly worth exploring, it certainly comes with a price tag, but I think it's a neat idea. We'll see where it goes."

Many steps to go

City Manager Kirk Beattie said he's heard "a lot of positive, and a lot of questions" from residents since Hayhurst's proposal was introduced at city council. Even the questioners, though, seemed generally favorable about the proposal.

Beattie cautioned that Monday night's presentation was only the first step in a long process before anything actually happens with the structure. At the meeting, councilors voted to schedule a public hearing at the Dec. 11 meeting to take comments about whether to declare the second and third floors as "surplus property," which would allow Beattie to negotiate their sale. Even if a sale is ultimately realized, Hayhurst would have to get approval from the city's planning board for a change of use and he would have to build a business plan to satisfy lenders, should he choose to finance the project.

"Making this surplus and moving forward with this proposal is just the first in many, many steps," Beattie said. "This is still very early in the process."

Early though it is, it's also the most intriguing idea to recently come forward regarding the city's parking garage, said Mayor Andrew Hosmer.

"I feel like ever since I came onto the city council, we've been working on this parking garage and what to do with it," Hosmer said. Since a parking study determined that the top floor of the structure wasn't necessary for downtown parking needs, the city has chosen the low-cost avenue of performing the least amount of maintenance necessary to keep just the second floor open to parking.

"That parking garage is something that was kind of dumped on the city 50 years ago," Hosmer said. "It's been a bit of an eyesore as long as I've been in the city. It's underutilized, it's expensive, and it's at the wrong place."

Hosmer said he would like to see something more welcoming and attractive at the downtown's southern entrance than an aged parking garage.

He also noted that many local high school teams have to practice in parking lots until the snow melts, and would likely be eager to access an indoor turf field. Adult athletes would also appreciate the project, he said.

"As a new pickleball player myself, we don't have enough courts around here. There's plenty of interest in the sport and not enough courts," Hosmer said.

Craig Kozens, athletic director for Laconia High School, said he expected the facility to draw interest from far and wide.

"It would be awesome for not only our athletes here in Laconia, but pretty much all kids north of Concord. It will give them so many more opportunities to get to participate in activities that only a few get to do currently," Kozens said. "I would love to be able to get our high school teams in there for the first couple of weeks of preseason. It is a great opportunity."

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