

# LAKES REGION PLANNING COMMISSION

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



## LRPC Executive Board Meeting

Minutes of April 10, 2024

Approved May 8, 2024

PRESENT	Dean Anson, Tavis Austin, John Ayer (Chair), Mardean Badger, Bill Bolton, Mark Hildebrand, David Katz (Vice Chair) [virtually], David Kerr (Treasurer), Lianne Prentice (Secretary)
ABSENT	Jane Alden, Cristina Ashjian, Jo Brown, Robert Lambert, Stephanie Maltais
STAFF	Jeff Hayes (Executive Director), Linda Waldron (Executive Administrative Assistant)
LOCATION	LRPC Office, 1 <sup>st</sup> Floor Conference Room, Meredith

---

### 1. Call to Order

Chair Ayer called the meeting to order at 9:00 AM. It was noted that Vice-Chair David Katz was attending virtually. A quorum was established.

### 2. Minutes

The minutes of March 13<sup>th</sup> were presented for approval. Mardean Badger made a motion to accept the minutes as presented, seconded by Bill Bolton. A voice vote was taken indicating all present were in favor. **Motion passed.**

### 3. Finance/Treasurer Reports

Executive Director Hayes advised that we came roaring back into the black this month and now show a substantial surplus.

### 4. Monthly Executive Reports

Executive Director Hayes reviewed the report briefly and there were no questions or comments.

Executive Director Hayes took this opportunity to inform the Executive Board that Sr. Transportation Planner Sean Chamberlin has tendered his resignation effective May 3<sup>rd</sup>.

### 5. Committee Reports

Transportation Advisory Committee (TAC). Treasurer Kerr reported that a final update on the eclipse was provided at this month's meeting and the primary topic was DES storm/wastewater management. Programs available through the State were discussed along with culvert assessments. The bike/ped plan remains in draft form, despite approval by the TAC at last month's meeting. It will likely be presented to the Executive Board at next month's meeting for adoption.

### 6. Old Business

- Search Committee Update. Executive Director Hayes stated that interviews are being scheduled for six applicants to occur on April 25<sup>th</sup> and 26<sup>th</sup> where the goal is to narrow the pool down to two or three candidates for a final round of interviews.
- Annual Meeting Update. Executive Director Hayes confirmed again that Laconia Mayor Andrew Hosmer will be our guest speaker. Executive Administrative Assistant Linda Waldron commented that a request for nominations for the three annual award categories went out on Monday with a return deadline of May 1<sup>st</sup>. She also provided the Board with a list of menu options and some projected cost information such that the ticket price could be set. After discussion, it was decided that the ticket price for this year's event will remain the same as last year at \$50 pp.

# LAKES REGION PLANNING COMMISSION

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



- c. Alternate EB Appointment Conflict. It has come to the Board's attention that newly appointed alternate Jo Brown has advised that she will be unable to attend any of the Board meetings due to a conflict in her schedule with another obligation. She was unaware of the Executive Board's schedule at the time of accepting the appointment. Therefore, she has requested that she be removed and replaced as an alternate to the Executive Board. After some discussion, it was decided that Commissioner Roderick Cameron of Belmont would be a good replacement. Chair Ayer will contact him to confirm his willingness to accept the position. The Board agreed that he will replace Jo Brown pending his acceptance of the appointment.

Chair Ayer announced that Dean Anson recently contacted him to advise that he will be resigning from the Executive Board, and Dean confirmed this decision which will become effective at the end of the current fiscal year (June 30, 2024). Dean stated that Tyler Carmichael, Assistant Planning Director in Laconia, has expressed an interest in replacing him. Chair Ayer said that he will contact Tyler to discuss further.

Additional discussion ensued regarding the election ballot for the annual meeting. Since the ballot will change from the one presented last month, Secretary Prentice put forth a motion to reaffirm March's vote that the election ballot will be created using the current slate of members seated at that time. This was seconded by Tavis Austin. A voice vote was taken indicating all present were in agreement. **Motion passed.**

## 7. New Business

- a/b. CEDS v. CEDRS. Executive Director Hayes reminded the Board that the current draft CEDS is on our website in Story Map form, but it still needs some updates. He noted that there is funding available for these updates. Comments are welcome. He also reiterated his position that combining the Lakes Region with the North Country is not advisable and separation should be pursued. However, he will defer further action to the incoming director and the Executive Board.
- c. Project Code List. Executive Director Hayes advised that each project that LRPC works on is assigned a project code for billing and budgeting purposes. He supplied updates on various projects listed thereon. This was provided to inform the Board of tasks we are currently working on.

## 8. Roundtable

M. Hildebrand, Center Harbor—DES shot down the town line development project based on a drawdown of the community well. The owner is now looking to create a denser development with each unit having its own well.

L. Prentice, Tamworth—The Planning Board will have a work session tonight regarding master plan updates. Last month, the town decided to decommission their Economic Development Commission due to lack of membership. At last night's Selectboard meeting, the town septic issue (overcapacity) was discussed. This current situation limits housing development and business growth. After meeting with DES, they now have a plan to apply for a new license which will give them a fresh start. Lianne also noted that an axe throwing establishment is opening who has recently applied for a liquor license.

D. Anson, Laconia—Dean mentions that Gilford has been talking to Laconia regarding putting the gas station project under brownfields as clean up is needed. The City is interested in purchasing the "Blooms" building downtown and has received an \$800,000 grant from the state to cover the purchase of 2/3 of the property, with a restaurateur interested in purchasing the remaining 1/3. It is also reported that there is a significant cyanobacteria problem in the area, which raises a concern as to the capability of filters at the water treatment facility to remove it. The Conservation Commission is working with City Council to preserve vernal pool property rather than shoehorning in development. The Lake Kanasatka Watershed Association is looking for volunteers as this is cyanobacterial central.

T. Austin, Wolfeboro—The Planning Board held a public session concerning multi-family development. There is a developer interested in a large project to bring in 180 units. The Economic Development Committee has created a housing subcommittee as there is a question as to how much sewer/water capacity is available for future development.

# LAKES REGION PLANNING COMMISSION

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



M. Badger, Ashland—The application for a Ziggy's coffee shop has been withdrawn. Rumor has it that Freudenberg NOK will be pulling out of Ashland this summer. The Mexican restaurant next to the Post Office is also closing as there is a 'for lease' sign on the building. With regard to the previously intended quarry property, the owner recently submitted an application to build a construction garage and parking area on a portion of the property. A site walk was done where it was noticed that an existing logging trail has been converted into a (non-permitted) road which has not been properly constructed (no drainage or erosion protection, etc.). A cease and desist was issued after which the owner pulled the application for the construction garage. They still need to address the road matter. Finally, this same owner has bought the old state liquor store property with an eye towards opening a martial arts studio; no application has been submitted yet.

B. Bolton, Plymouth—Zoning amendments presented at town meeting all passed with one exception which was an overlay for Fairgrounds Road that was withdrawn before voting. The town is looking to implement a new policy for adding members to the zoning and planning boards. A new hotel is planned for Plymouth to be located just off Tenney Mountain Highway.

D. Kerr, Barnstead—David reports that the ongoing proposed subdivision project is lumbering along, and that the cistern requirement is problematic. The town's wetlands scientist is organizing a field trip for the Planning Board to look at various vernal pool properties to assess their relationship to development in those areas. All Planning Board ballot questions were approved at town meeting, including continuation of the growth management ordinance.

D. Katz, New Hampton—Nothing significant to report.

J. Ayer, Gilford—More storage buildings coming down the road. Short-term rental applications are overwhelming, and they are struggling with the need to verify details such as parking and septic capacity.

## 9. **Adjournment**

Chair Ayer adjourned the meeting at 11:24 AM.

Respectfully Submitted,  
Linda Waldron  
Executive Administrative Assistant