

# 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 May 8, 2024

Approved June 12, 2024

PRESENT	Jane Alden, Dean Anson, Cristina Ashjian, Tavis Austin, John Ayer (Chair), Mardean Badger, Bill Bolton, Mark Hildebrand, David Katz (Vice Chair), Lianne Prentice (Secretary)
ABSENT	David Kerr (Treasurer), 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 9:03 AM. A quorum was established.

### 2. Minutes

The minutes of April 10<sup>th</sup> were presented for approval. Vice Chair Katz made a motion to accept the minutes as submitted, seconded by Secretary Prentice. A voice vote was taken indicating all present were in favor, except Jane Alden who abstained. **Motion passed.**

Chair Ayer advised that there would be a change in the order of business on the Agenda as one member may need to depart early and would like to be present for the non-public session. Executive Director Hayes was asked to leave the room for the non-public session. Executive Director Hayes noted that he had a right to stay, but would not exercise that right. As such, Vice Chair Katz moved to go forward into non-public session which was seconded by Secretary Prentice. A roll call vote was taken with all in attendance voting in the affirmative. **Motion passed** and the non-public session began at 9:06 AM.

At 9:49 AM, Vice Chair Katz offered a motion to exit the non-public session and seal the minutes for a period of one year. This was seconded by Secretary Prentice. A roll call vote was taken with all in attendance voting in the affirmative. **Motion passed** and the non-public session ended. A brief recess was taken.

### 3. Finance/Treasurer Reports

Executive Director Hayes noted that finances continue to look good. There were some unexpected expenses such as the need to hire a recruiter to solicit applicants for the Executive Director opening, but we should end the year in a healthy position.

### 4. Monthly Executive Reports

Executive Director Hayes reviewed the report briefly. He stated that transportation is in a good place and it is anticipated that Sean Chamberlin's position should be filled by September. The next ten year plan round will be the first priority for his replacement.

Vice Chair Katz interjected and proffered a motion that the Executive Board recommend to the TAC that they suspend accepting any new applications to the ten year plan update and instead reevaluate prior submissions. Chair Ayer seconded the motion. A voice vote was taken indicating all present were in favor. **Motion passed.** Executive Director Hayes was asked to extend this recommendation to the TAC.

# LAKES REGION PLANNING COMMISSION

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



## 5. Committee Reports

- a. Transportation Advisory Committee (TAC). In the absence of Treasurer Kerr, Executive Director Hayes reported that there was a meeting of the TAC held on May 1<sup>st</sup> in Tuftonboro which was the final meeting of the fiscal year. The bike/ped plan should be ready for adoption by the Board for June's meeting. The regional transportation plan still needs to be finalized with missing crash data in order to make our municipalities eligible for direct transportation funding.
- b. Annual Awards Nominees | Committee Recommendations. Only two nominations were received: one for the Award of Excellence and one for the Community Service Award. Both are strong candidates, and both are recommended by the Committee to be recipients in their respective categories. There was some discussion about the lack of an Ayers-Cotton nominee. Vice Chair Katz made a motion to accept the Awards Committee recommendations as submitted, seconded by Secretary Prentice. A voice vote was taken indicating all present were in favor. **Motion passed.**  
Based on last year's decision to recognize the service of members of the commission who have retired/resigned during the year, a review of candidates for FY24 was had which resulted in 6 recognition awards and one recognition certificate (<5 yrs. service = certificate; >5 yrs. service = award). Chair Ayer thanked the Awards Committee for their time and recommendations.

## 6. Old Business

- a. Annual Meeting Update. Sponsors were reviewed with a total of \$3,000.00 having been received. It was noted that we only targeted prior sponsors this year rather than our large business database in order to simplify the process given that past sponsorship requests have yielded only the same core sponsors. A draft invitation was reviewed with no changes noted. It is anticipated that the invitation will go out next week along with the election ballot (ballot only distributed to the commissioners).

## 7. New Business

- a. Annual Audit Contract. Executive Director Hayes mentioned that this is the same firm we have been using for the past several years, but the Board has the option of choosing another firm should they wish. The proposed contract was reviewed, and it was determined to be satisfactory. Vice Chair Katz proposed a motion to authorize Executive Director Hayes to sign the contract on behalf of the Executive Board. Motion was seconded by Secretary Prentice. A voice vote was taken indicating all present were in favor. **Motion passed.**
- b/c. DRI's. Executive Director Hayes mentioned the projects listed on the agenda, and advised that our opinion letters as provided to the municipalities were available for review upon request.

## 8. Non-Public Executive Session – hiring. This was addressed above.

## 9. Roundtable

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

L. Prentice, Tamworth—The transfer station is once again being reviewed for an upgrade as they lost the opportunity to purchase another piece of property to expand their recycling program.

M. Hildebrand, Center Harbor—The old Belknap College building and former Red Hill Inn property on Route 25B is being converted into an event facility. The Planning Board will be doing a walk through in a couple of weeks. Mark will be going to the Moultonborough Planning Board meeting tonight concerning the Harbor Landing project.

D. Anson, Laconia—Dean attended 2 meetings recently, both focused on water quality. The first was presented by the Lake Winnepesaukee Association concerning a grant study on Paugus Bay and the other by the Waukewan Watershed Advisory Committee; both water bodies are sources of drinking water. Both reports will be presented at the upcoming annual Drinking Water Source Protection Conference (May 16<sup>th</sup>).

# LAKES REGION PLANNING COMMISSION

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



J. Alden, Tilton—Tilton has an opening for a town administrator. The more recent TA had only served a couple of months before giving his notice. There is a group of people who have been coming in with an interest in subdividing some property, but they keep running into problems so not much progress has been made. There also is a developer looking to add 40 more townhouses to an existing development on Route 3.

B. Bolton, Plymouth—The water/sewer project on Route 3 was completed last fall and they will now be repaving the whole road (Route 3/Main Street) towards the end of next month. The Highland Street project is next, which includes installation of an oval rotary at the high school. The Smith Bridge Road traffic issue is on the ten year plan and scheduled for engineering in 2030. Bill noted that construction of a hotel planned in that same area will also add to the traffic problems.

M. Badger, Ashland—The golf course saga continues as they look to expand/improve parking which involves an easement on an adjacent property owned by the town. The Oxbow area of the Pemi River encompasses several communities who own parcels of land in that area and the town of Holderness is looking to purchase several of those pieces to preserve for conservation. Boundary surveys will ensue, and possible adjustments may be needed.

C. Ashjian, Moultonborough—Elections are next Tuesday with town meeting next Thursday. There is a warrant article proposal to move the annual town meeting back. Cristina toured the solar facility on Moultonborough Neck and attended the NH Preservation Alliance awards ceremony where Tilton and Ossipee received awards.

J. Ayer, Gilford—There was a proposal for the construction of dwelling units and the refurbishing of the inn on the old Kings Grant property but, unfortunately, that fell through and the property went up for auction. The town is waiting to see what will be proposed now. The substantial mountain property development project planned on the Alton/Gilford town line does not seem to be a concern for Gilford at this time. The proposal is for a high-end retreat and wedding venue with guest housing and not a concert venue with helicopter transportation as previously rumored. The Starbucks coffee shop has been nixed.

## 10. **Adjournment**

Chair Ayer adjourned the meeting at 11:30 AM.

Respectfully Submitted,  
Linda Waldron  
Executive Administrative Assistant