

LAKES REGION PLANNING COMMISSION

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



LRPC COMMISSIONER'S MEETING

Monday, November 24, 2025

6:00 PM

Lakes Region Mental Health Center

40 Beacon Street East | Laconia

(directions on reverse)

AGENDA

-
1. **Call to Order, Establish Quorum**
 2. **Approve Draft Minutes** of October 27, 2025 (*actionable item*) *Attachment 1*
 3. **Old Business**
 - a. None
 4. **New Business**
 - a. Staffing
 5. **Presentation**
Off-site Exactions
Presenter: Shanna B. Saunders, LRPC Executive Director
 6. **General Updates/Announcements/Reminders**
 - a. Several Conflict of Interest Forms Still Outstanding
 7. **Commissioner Roundtable**
Share noteworthy news and happenings from your communities.
 8. **Adjourn**

NEXT MEETING: March 23, 2026

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.

40 Beacon St E



November 24, 2025 Commissioner Meeting Location
Lakes Region Mental Health Center | Laconia



Imagery ©2025, Map data ©2025 100 ft



40 Beacon St E

Building



Directions



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Nearby



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40 Beacon St E, Laconia, NH 03246

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LRPC Commissioner Meeting

Location: Tilton Police Department Community Room

Minutes of October 27, 2025

Commissioners Present		Commissioners Absent	
Alexandria:	George Tuthill	Andover:	Roland Carter
Ashland:	Linda Barnes	Ashland:	John Thomas
	Tim Peters	Bristol:	Buz Kenney
Barnstead:	David Kerr	Danbury:	John Taylor
Belmont:	Rod Cameron		Mark Zaccaria
Bridgewater:	Judith Faran	Franklin:	Jo Brown
	Ken Weidman	Gilmanton:	Parker Hoffacker
Center Harbor:	Mark Hildebrand	Holderness:	Brian O'Connell
Franklin:	Chip Ach	Laconia:	Richard MacNeill
Freedom:	Mark McConkey	New Hampton:	David Katz
Gilford:	John Ayer	Ossipee:	Phil Villari
Hebron:	Ivan Quinchia	Plymouth:	William Bolton
Laconia:	Tyler Carmichael		Neil McIver
Meredith:	Stephanie Maltais	Sandwich:	Maureen Westrick
	Daniel Whitney	Tilton:	Nathan Langione
Moultonborough:	Cristina Ashjian	Wolfeboro:	Roger Murray, III
	Norman Larson		
New Hampton:	Andy Anderson		
Northfield:	Beth Keck		
Plymouth:	John Christ		
Sanbornton:	Ralph Carter		
Tamworth:	Richard Doucette		
	Lianne Prentice		
Tilton:	Eric Adams		
	Jane Alden		
Tuftsboro:	Tony Mirando		

Public: Joanne Bailey (Bristol Land Use Manager), Joseph Gray (Laconia Code Enforcement Director), Clayton Titus (Moultonborough Land Use Technician), and Tom Newcomb (Plymouth Floodplain Administrator).

LRPC Staff: Executive Director Shanna B. Saunders, Executive Administrative Assistant Linda Waldron, Regional Planner Danielle Scadova-Vose.

1. Call to Order, Establish Quorum

Chair Ayer called the meeting to order at 6:00 PM and welcomed attendees. A quorum was established.

2. Approval of Minutes

The minutes of September 22, 2025 were presented. A motion to approve the minutes was provided by Ralph Carter and seconded by Tyler Carmichael. A voice vote was taken, with Judy Faran & Chip Ach abstaining and all other members present voting in favor. **Motion passed.**

3. Old Business

- a. NH DOT TYP – GACIT Update and Revenue Options: An update was provided by Executive Director Saunders regarding the NHDOT Ten-Year Plan. Those who were unable to attend the recent GACIT hearings were encouraged to visit the plan's website and submit public comments through the portal which remains open until November 6th. Feedback is especially important for towns with projects currently on the plan, even if those projects are still included, as it helps reinforce their significance. It was noted that any new additions to the plan could result in existing projects being cut, so continued advocacy is essential. Additionally, a \$400 million shortfall in transportation funding was discussed, attributed to revenue limitations. Executive Councilors are seeking public input on proposed solutions, including a potential gas tax and toll increase. At present, no new projects are expected to be added to the Ten-Year Plan until new revenue can be established.

4. New Business

- a. Legislative Update. Executive Director Saunders stated that the deadline for submitting new Legislative Service Requests (LSRs) passed approximately two weeks ago, with over 1,000 new bills proposed. The New Hampshire Planners Association, through its legislative subcommittee, has compiled a list of land use-related bills for the upcoming legislative session. While only bill titles are currently available, further analysis will be conducted by various organizations, including the NH Municipal Association, planners, building officials, and fire inspectors, once full bill texts are released. Of key importance is early municipal participation in the legislative process, particularly during the hearing stage from January through March. Once hearings close, public input is no longer accepted. Lists of relevant bills are available on both the New Hampshire Planners Association and NH Municipal Association websites, with the latter offering a more comprehensive overview.

5. Presentation – Understanding Floodplain Designation, Management & Mapping

Presenters Sarah Thunberg and Stephanie Frechette, Principal Planners from the NH Department of Business and Economic Affairs, were introduced by Chair Ayer and presented an overview of the National Flood Insurance Program (NFIP). The presentation covered various types of flood hazards, including river/inland flooding and flash floods, and emphasized the importance of floodplain management. NFIP is a voluntary partnership between FEMA and participating communities, with 94% of NH communities currently enrolled. Key roles and responsibilities were outlined for FEMA, the state Office of Planning and Development (OPD), and local communities, including permitting, compliance, and enforcement of floodplain regulations. The presentation detailed building requirements, such as elevation standards and floodproofing, and addressed regulations for manufactured homes and recreational vehicles. Duties of local floodplain administrators were highlighted, along with best practices for effective program management. Attendees were also informed about FEMA's floodplain mapping process, including how to access and interpret Flood Insurance Rate Maps (FIRMs), and upcoming mapping updates for New Hampshire. Resources and contact information were provided for further guidance and support. See LRPC website to review the slides used in the presentation.

6. General Updates/Announcements/Reminders

- a. Chair Ayer reminded commissioners who have not yet filled out and turned in their annual Conflict of Interest forms to please do so as soon as possible.

- b. A reminder was also provided to fill out an Exit Survey to let us know how we are doing and to provide us with insight as to what topics would be of interest for future meetings.
- c. Executive Director Saunders added that LRPC is currently working on updating the Regional Plan which was last done in 2015 (formerly called Granite State Futures) and asked for participation in the survey currently posted on our website at <https://lakesrpc.nh.gov/regional-planning/>.

7. Commissioner Roundtable

The following Commissioners provided updates on activities in their communities: John Ayer (Gilford), David Kerr (Barnstead), Tim Peters (Ashland), Linda Barnes (Ashland), Eric Adams (Tilton), Ken Weidman (Bridgewater), Ivan Quinchia (Hebron), Mark Hildebrand (Center Harbor), Cristina Ashjian (Moultonborough), Norman Larson (Moultonborough), Dan Whitney (Meredith), Ralph Carter (Sanbornton), Andy Anderson (New Hampton), Tony Mirando (Tuftonboro), Chip Ach (Franklin), John Christ (Plymouth), Tyler Carmichael (Laconia), Lianne Prentice (Tamworth), Richard Doucette (Tamworth), Mark McConkey (Freedom), Rod Cameron (Belmont), and Beth Keck (Northfield).

8. Adjournment

The meeting was adjourned by Chair Ayer at 7:42 PM.

Respectfully Submitted,

Linda Waldron
Executive Administrative Assistant