

LAKES REGION PLANNING COMMISSION

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



LRPC Commissioner Meeting

Location: Lakes Region Mental Health Center | Laconia

Minutes of November 24, 2025

Approved March 23, 2026

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

Public: Rob Mora (Laconia Planning Director).

LRPC Staff: Executive Director Shanna B. Saunders, Executive Administrative Assistant Linda Waldron, Transportation Planner Glenn Trefethen.

1. Call to Order, Establish Quorum

Chair Ayer called the meeting to order at 6:06 PM and welcomed attendees. A quorum was established.

2. Approval of Minutes

The minutes of October 27, 2025 were presented. A motion to approve the minutes was provided by Chip Ach and seconded by Jane Alden. A voice vote was taken, and all present were in favor. **Motion passed.**



3. Old Business

None

4. New Business

Executive Director Saunders addressed a matter not listed on the agenda: ongoing work on the Regional Master Plan. A public input survey has been active for several weeks, and QR code cards for the survey have been distributed in multiple locations. Commissioners were encouraged to complete the survey then share the cards with planning board members, ZBA members, and town selectmen or city councilors to help maximize participation. The survey will remain open until mid-December, and a strong push for responses is needed. Posters promoting the survey were also offered, with a request that commissioners assist in placing them in town halls, tax offices, city/town clerk's offices, and transfer stations, as well as in local businesses such as restaurants and convenience stores. Additionally, the survey is available on the LRPC website (<https://lakesrpc.nh.gov/regional-planning/>). The goal is to increase community engagement and gather as much feedback as possible in the coming weeks.

Staffing. Executive Director Saunders announced that LRPC's Regional Manager, Dave Jeffers, will be retiring after 23 years of dedicated service. Those who know Dave are encouraged to reach out with an email or other form of congratulations and best wishes.

5. Presentation: Off-site Exactions

Executive Director Saunders delivered the evening's presentation. Off-site exactions are described as conditions placed on development permits requiring developers to fund or construct public infrastructure or environmental improvements outside the development site. These measures help mitigate impacts of new developments, such as transportation or environmental concerns. Municipalities often use impact fees and exactions to ensure adequate infrastructure, including roads, water systems, and other public utilities. She explained that her slides primarily reference state statutes from the state's Planning and Land Use Regulations book, with key language highlighted in bold. Commissioners were encouraged to consult this resource for detailed explanations and additional information, as the presentation focused on raising awareness of the relevant statutes and outlining how the process works. Subtopics covered included site plan third-party review, off-site exactions, bonding or performance guarantees, and impact fees. Please visit the LRPC website under the Commissioners & Executive Board tab at [Commissioner & Executive Board Meetings](#) for the November 24th commissioner meeting to review the slides used in this presentation.

6. General Updates/Announcements/Reminders

Chair Ayer noted there are still a few Conflict of Interest forms outstanding and asked those who haven't turned theirs in to do so.

7. Commissioner Roundtable

The following Commissioners provided updates on activities in their communities: John Ayer (Gilford), Linda Barnes (Ashland), Tim Peters (Ashland), Chip Ach (Franklin), John Christ (Plymouth), Jane Alden (Tilton), David Kerr (Barnstead), Norman Larson (Moultonborough), Cristina Ashjian (Moultonborough), Mark Hildebrand (Center Harbor), Buz Kenney (Bristol), Richard MacNeill (Laconia), Brian O'Connell (Holderness), Ken Weidman (Bridgewater), Andy Anderson (New Hampton), David Katz (New Hampton), Ivan Quinchia (Hebron), and Bill Bolton (Plymouth).



8. Adjournment

The meeting was adjourned by Chair Ayer at 7:27 PM.

Respectfully Submitted,

Linda Waldron
Executive Administrative Assistant

