

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, April 27, 2026

6:00 PM

Bessie Rowell Community Center

12 Rowell Street | Franklin

[Directions](#)

AGENDA

1. **Call to Order, Establish Quorum**
2. **Approve Draft Minutes** of March 23, 2026 (*actionable item*) *Attachment 1*
3. **Old Business**
None
4. **New Business**
 - a. Annual Meeting Update
 - Award Nominations
 - Open Call for Officer Nominations for Executive Board
 - Sponsorships
5. **Presentation**
Brownfields Reuse Planning. This process evaluates contaminated or potentially contaminated properties to determine safe, feasible, and community-supported options for redeveloping assessed properties. The presentation will outline how site assessments and community engagement come together to create a clear roadmap for cleanup and revitalization. Commissioners will learn how this planning approach helps communities reduce environmental risks, attract investment, and transform underused properties into productive assets.
Presenter: Glenn Trefethen, LRPC Transportation Planner
6. **General Updates/Announcements/Reminders**
7. **Commissioner Roundtable**
Share noteworthy news and happenings from your communities.
8. **Adjourn**

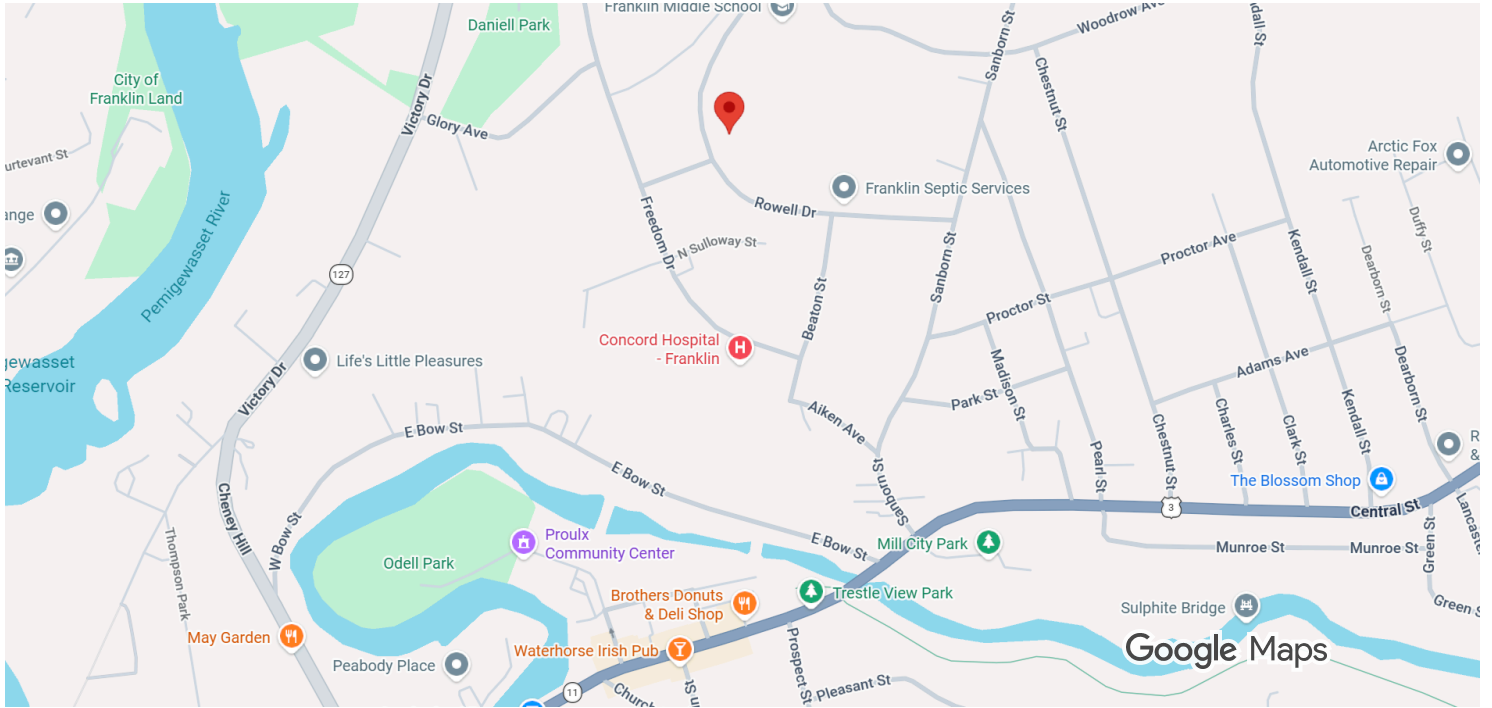
NEXT MEETING: May 18, 2026
Gilford Public Library

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. Citations to the Right-to-Know Law are provisional and may be revised as circumstances require. LRPC complies with ADA regulations. Please contact the LRPC office if you need special assistance to attend this meeting.

All meeting dates and times are subject to change.

12 Rowell Dr

April 27, 2026 LRPC Commissioner Meeting Location



Imagery ©2026, Map data ©2026 Google 500 ft



12 Rowell Dr

Building



Directions



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Nearby



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12 Rowell Dr, Franklin, NH 03235

Attachment 1

LAKES REGION PLANNING COMMISSION

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LRPC Commissioner Meeting

Location: Moultonborough Public Library | Moultonborough

Minutes of March 23, 2026

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

Public: Jennifer Tuthill (Alexandria Conservation Commission), Dean Anson (Laconia Conservation Commission), Kevin Kelly (Moultonborough Cyanobacteria Committee, et al), Brian LaRoche and Dave Perry (Sanbornton Conservation Commission).

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 commissioners and guests. A quorum was established.



2. Approval of Minutes

Draft minutes from the November 24, 2025 meeting were presented for approval. A motion to approve the minutes was provided by Rod Cameron and seconded by John Christ. A voice vote was taken, and all present were in favor. **Motion passed.**

3. Old Business

None

4. New Business

- a. Ten Year Transportation Plan (TYP) and Funding. Executive Director Saunders reported that GACIT hearings have now been completed for all Lakes Region projects. She reminded attendees that the state previously indicated that due to a \$400 million shortfall in the DOT transportation budget, no new projects were expected to advance in the next TYP cycle. She emphasized, however, that strong community participation at these hearings can significantly impact funding decisions as demonstrated by Plymouth's recent success in securing additional project funding despite earlier predictions. She added that the state had introduced two potential revenue measures: a toll increase and a gas tax increase, but the gas tax proposal has already been rejected, and the toll increase is also unlikely to move forward.

Despite state funding challenges, federal funding continues. There will be a Congestion Mitigation and Air Quality (CMAQ) grant round coming in fall 2026. This focuses on intersection improvements to reduce idling and improve air quality. LRPC can provide GAP funding for engineering and help with air quality quantification. Communities are encouraged to identify potential intersection improvement projects.

- b. Grant Update. LRPC was busy throughout the fall applying for four grants for the upcoming fiscal year. The first application was for a USDA grant that supports our Household Hazardous Waste (HHW) collection events and provides technical assistance for transfer stations. Executive Director Saunders noted that despite not receiving the grant last year, we will still run the 2026 event, though in a more "bare bones" format.

The second application was for additional EPA Brownfields funding. It was emphasized that LRPC currently has existing Brownfields assessment funds available, including allocations for reuse planning. There is also a separate grant program for cleanup funding, and LRPC can assist communities with applying for that. A decision on both the USDA and EPA grant applications is expected this summer.

The third grant application was for a Source Water Protection Grant, which helps with drinking water protection, submitted on behalf of the towns of Ashland and Wolfeboro. This application has been awarded.

The fourth application sought Watershed Funding to support a stormwater ordinance update in Gilford; however, this was not successful.

In addition to these applications, LRPC received Low Impact Development (LID) funding last year from the NH Charitable Foundation. This funding has enabled us to work with five communities to audit their existing ordinances for LID language. We will be developing a template ordinance as the next step, and there is potential for additional funding to assist more communities in the future.

- c. Legislative Update. Current legislation is at the crossover stage when bills transition between the House and the Senate, so an accurate update is not possible at this point. At present, various legislative trackers



are monitoring roughly 113 land-use-related bills. Key proposals include community road-length limits, utility placement within open spaces and perimeter buffer provisions (returning from last year), approximately 15 amendments to ADU statutes, accessory commercial units by-right, regulations involving tiny houses and yurts, changes to daycare requirements, manufactured housing provisions, and data-center zoning and permitting (a hot topic this year). Commissioners and community representatives are encouraged to subscribe to the NH Municipal Association's legislative updates which cover not only land use bills, but also legislation affecting city clerks, police, and fire services, and other municipal interests organized by category for easy navigation to areas of interest.

Not on the agenda but also noted:

- a. LRPC has extra copies of the NH Planning and Land Use Regulation book available for purchase at a discounted price of \$12 each. These books are particularly valuable this year given the extensive legislative changes from 2025.
- b. The NHDES 2026 Drinking Water Source Protection Conference is scheduled for Wednesday, June 3, 2026. Information: <https://www.des.nh.gov/event/2026-drinking-water-source-protection-conference>. Registration: <https://agwt.org/event/copy-of-2025-nhdes-drinking-water-source-protection-conference>.

5. **Presentation: NHDES Aquatic Resource Mitigation (ARM) Fund Program**

Presenters Emily Nichols (ARM Program Manager) and Morgan Bryant (Monitoring Specialist) were introduced by Chair Ayer. Ms. Nichols delivered an extensive presentation on the Aquatic Resource Mitigation Fund program. In brief, the ARM Fund program provides compensatory mitigation for impacts to wetlands, streams, vernal pools, and other aquatic resources through either in-lieu fee payments or permittee-responsible mitigation, with all projects required to meet state and federal standards and undergo multi-level committee review and final approval by the NH Wetlands Council and Governor's Council. Mitigation activities fall into four categories - restoration, enhancement/rehabilitation, creation, and preservation - each with distinct goals and requirements. The 2025 grant round funded 13 projects across seven service areas, generating significant wetland and stream credits through diverse restoration and protection efforts, but due to limited remaining funds and a need to focus on implementing these projects, no formal 2026 grant round will occur, with the next scheduled for 2027; instead, time-sensitive projects may pursue Special Project Assistance on a rolling basis in select service areas. Successful projects require strong partnerships, comprehensive planning and budgeting, at least five years of monitoring, perpetual protection, and alignment with regulatory standards, typically unfolding over a 5–7-year lifecycle. A highlighted example was the Tuftonboro Preservation Plus project which demonstrated successful land acquisition, habitat protection, and stream and vernal pool enhancement. Current 2026 funding availability varies widely by service area, and municipalities are encouraged to proactively identify high-value resources, develop mitigation opportunity lists, and use developers' functions and values assessments to guide future project planning. A lengthy question and answer session followed. The NHDES presentation slides may be viewed by visiting the LRPC website and navigating to the [Commissioner & Executive Board Meetings](#) tab under the Commissioners & Executive Board drop down menu.

6. **General Updates/Announcements/Reminders**

LRPC's FY25 Annual Report is now available on our website at: <https://lakesrpc.nh.gov/annual-reports/>, providing a comprehensive overview of the past year's work, projects, grants, and financial status.

Regional Planner Danielle Scadova-Vose addressed the group with an update on the Regional Master Plan revision currently underway at LRPC. She reported that the Transportation survey, released in late February, has received more than 135 responses, while the Housing survey, launched in mid-March, has gathered approximately 25 responses and would benefit from additional participation. Surveys on Economic



Development and Natural Resources will be released soon. Each survey will remain open for one month and can be accessed through the LRPC website at <https://lakesrpc.nh.gov/regional-planning-survey-page/>.

7. Commissioner Roundtable

The following Commissioners provided updates on activities in their communities: John Ayer (Gilford), David Kerr (Barnstead), Bill Bolton and John Christ (Plymouth), Dan Whitney (Meredith), Rod Cameron (Belmont), Beth Keck (Northfield), George Tuthill (Alexandria), Linda Barnes and Tim Peters (Ashland), Buz Kenney (Bristol), Norman Larson and Cristina Ashjian (Moultonborough), Andy Anderson (New Hampton), Jessica Rand (Andover), John Taylor (Danbury), Richard MacNeill (Laconia), Tony Mirando (Tuftonboro) and Ivan Quinchia (Hebron).

8. Adjournment

The meeting was adjourned by Chair Ayer at 7:56 PM.

Respectfully Submitted,

Linda Waldron
Executive Administrative Assistant

Draft

