

LAKES REGION PLANNING COMMISSION

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LRPC Commissioner Meeting

Location: Bristol Town Office

Minutes of April 22, 2024

Approved June 17, 2024

Commissioners Present		Commissioners Absent	
Barnstead:	David Kerr	Alexandria:	George Tuthill
Belmont:	Rod Cameron	Andover:	Harold Tuttle
Bridgewater:	Judith Faran	Ashland:	Mardean Badger
Danbury:	Mark Zaccaria	Bridgewater:	Ken Weidman
Franklin:	Chip Ach	Bristol:	Bill Dowey
	Jo Brown	Center Harbor:	Mark Hildebrand
Freedom:	Mark McConkey	Danbury:	John Taylor
Gilford:	John Ayer	Hebron:	Ivan Quinchia
Moultonborough:	Cristina Ashjian	Laconia:	Dean Anson, II
	Celeste Burns (virtually)		Stacy Soucy
New Hampton:	David Katz (virtually)		Wes Anderson
	Andy Anderson	Meredith:	Stephanie Maltais
Northfield:	Beth Keck	Northfield:	Ken Tripple
Plymouth:	John Christ	Plymouth:	William Bolton
Tamworth:	Lianne Prentice		Zachary Tirrell
	Richard Doucette	Sanbornton:	Robert Lambert
Wolfeboro:	Tavis Austin	Sandwich:	Bonnie Osler
		Tamworth:	Wyatt Berrier
		Tilton:	Jane Alden
			Paul Branscombe
		Tuftonboro:	Tim Galvin
		Wolfeboro:	Roger Murray, III

LRPC Staff: Executive Director Jeff Hayes, Administrative Assistant Linda Waldron, Solid Waste Planner Matthew Rose (presenter).

Public: Tyler Carmichael (Assistant Planning Director, Laconia); Mark Westa, Environmental Design & Research (presenter), and Lisa Nagle (virtually), Environmental Design & Research (presenter).

1. Call to Order

The meeting was called to order at 6:02 PM by Chair Ayer. A quorum was established.

2. Approval of Minutes

Chair Ayer presented the minutes of March 25, 2024. No discussion. Tavis Austin put forth a motion to approve the minutes, seconded by Chip Ach. A voice vote was taken indicating all present were in favor. **Motion passed.**

3. Old Business

None

4. New Business

Annual Meeting Update. Chair Ayer reminded everyone that the date for this year's meeting will be a week earlier than usual (June 17th) and that we will once again be meeting at Church Landing at Mill Falls in Meredith. He noted that requests for annual award nominations went out recently and that the deadline for same is May 1st. He encouraged everyone to solicit nominations in their communities for these awards. Invitations will be sent out mid-May, so be on the lookout for those. John also mentioned that election ballots will be distributed mid-May as well and, although we are requesting that they be submitted prior to the meeting, they will not be tallied until the meeting as voting remains open until that time. Executive Director Hayes stated that our keynote speaker will be Laconia Mayor Andrew Hosmer who will be speaking on the development of the old State School property and how this will affect the City and surrounding communities.

5. Presentations

Chair Ayer announced that Matt Rose, LRPC Solid Waste Planner, had put together a presentation on the solid waste program. Executive Director Hayes provided an overview of the solid waste and household hazardous waste programs, then introduced Matt. Matt opened by stating that LRPC applies for a solid waste grant on an annual basis and this year was awarded \$142,000 for technical assistance. He spoke about the planned uses for these funds and explained the importance of solid waste management. Detail was also provided on cost and revenue generation for transfer stations, solid waste systems, the 2023 foam research and recycling program (with 2024 updates), as well as the LRPC brownfields program.

Matt introduced guest speaker Mark Westa from Environmental Design & Research who spoke about the brownfields environmental site assessment program and how his company works with firms such as Nobis Engineering to develop a usage plan for reclaimed brownfields sites.

6. General Updates/Announcements

- a. Executive Board Changes. There is an opening for an alternate on the Executive Board. Nominations and/or volunteers are welcome.
- b. Staff Changes. Interviews will be held next week with 4 candidates for the Executive Director position. It is hopeful that someone will be in place in the next few weeks. Sr. Transportation Planner Sean Chamberlin will also be resigning, and his last day will be May 3rd. We will not be seeking an immediate replacement, but expect to fill the position by fall.
- c. Website Updates. Progress is being made with our new website which is up and running. However, there is still much work to be done to make it fully functional.

7. Commissioner Roundtable

J. Ayer, Gilford—Nothing significant to report.

B. Keck, Northfield--Nothing significant to report.

J. Faran, Bridgewater—Nothing significant to report.

D. Kerr, Barnstead—The major development project in Barnstead continues to move along. David mentioned that he reports to the Planning Board each month on the happenings at our Commissioner meetings, including some of the roundtable comments which they find quite interesting.

M. McConkey, Freedom—A warrant article at town meeting to address whether to rehabilitate the historic schoolhouse to better utilize the space or construct a new building did not produce enough votes so they will have to carry this forward to next year and try again.

R. Cameron, Belmont—Nothing significant to report.

J. Brown & C. Ach, Franklin—Jo states that the new apartments are filling up faster than expected. Funds have been received to create two new water features this summer at Mill City Park. Looking to raze the old Stanley Mill Building which will likely become a brownfields project. Chip notes that they had a very successful City Spirit event. Coming up ... City Hall/Opera House building rehabilitation matter is going before the City Council in the next few months. The proposed solar panel project on the Mojalaki property which was rejected by the City Council is still in litigation.

M. Zaccaria, Danbury—The warrant article for money for a new fire station was defeated. It is likely that 3 towns will be leaving the school system; waiting to see what Hebron decides at their town meeting next month. Pulling out would leave the Danbury school vacant, which might lead to the structure being repurposed as a public safety building. Also trying to take a proactive approach towards figuring out how to accommodate a major solar farm project. They are grateful to LRPC who has provided the town with information regarding potential solar ordinances and direction which has been very helpful.

C. Ashjian, Moultonborough—Cristina advised that there is nothing significant to report, noting that Moultonborough's town meeting is not until May.

T. Carmichael, Laconia—Laconia has added 225 new housing units. A developer is interested in creating additional workforce housing along with some privatized condos. The City is moving forward with a partial purchase of the building next to the Colonial Theater. The deadline for the sale of the old State School property was today, but Tyler is unaware if it went through or not.

J. Christ, Plymouth—An application has been received for a Home Suites hotel to be constructed near the covered bridge intersection. Traffic studies are needed as this will have a huge impact in this area which is already slated for improvements.

T. Austin, Wolfeboro—Starting this week, water lines are being replaced on Main Street which is a 3-year project. The Planning Board is concerned regarding a bill that has passed in the House regarding second ADUs. A developer is interested in building 180 residential units, however none of them would be "affordable". Given the Planning Board's concern, he offered to build an additional 60 more affordable units if he were approved for the original 180 units.

A. Anderson, New Hampton—New Hampton is looking to make changes to some requirements around fire access and road access. A public meeting was held last week to review the changes before they were made official, but no one from the public attended. Two passed, one was sent back for revisions. A request for proposal has been submitted looking for a consultant to finalize their master plan – no replies as of yet.

R. Doucette & L. Prentice, Tamworth—Richard noted that solid waste has been a hot topic in Tamworth as of late. They had public support to rebuild their transfer station to expand recycling capacity, however the cost turned out to be much greater than anticipated so they attempted to purchase a new site in an effort to reduce the cost. This did not work out, so they are back to reexamining improvements to the current location. Lianne advised that there is a planning board meeting tomorrow for a first look at the results of the contracted build-out agreement. Next month they will be starting to look at updating their master plan.

8. Adjournment

Chair Ayer adjourned the meeting at 8:06 PM.

Respectfully Submitted,

Linda Waldron
Executive Administrative Assistant