

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, June 22, 2026

5:15 PM

Church Landing at Mill Falls

281 Daniel Webster Highway | Meredith
(directions on reverse)

AGENDA

1. **Call to Order, Establish Quorum**
2. **Recognitions**
(Executive Board, Commissioners, Executive Director & Staff, VIPs, Sponsors)
3. **Approve Draft Minutes** of April 27, 2026 & May 18, 2026 (*actionable items*) *Attachment 1*
4. **Old Business**
None
5. **New Business**
None
6. **Executive Director Review**
(highlights/accomplishments, available services, future goals)
7. **Election Results for FY26 Executive Board**
8. **Adjourn**

NEXT MEETING: September 28, 2026
HAVE A MEMORABLE SUMMER!

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 to attend this meeting.

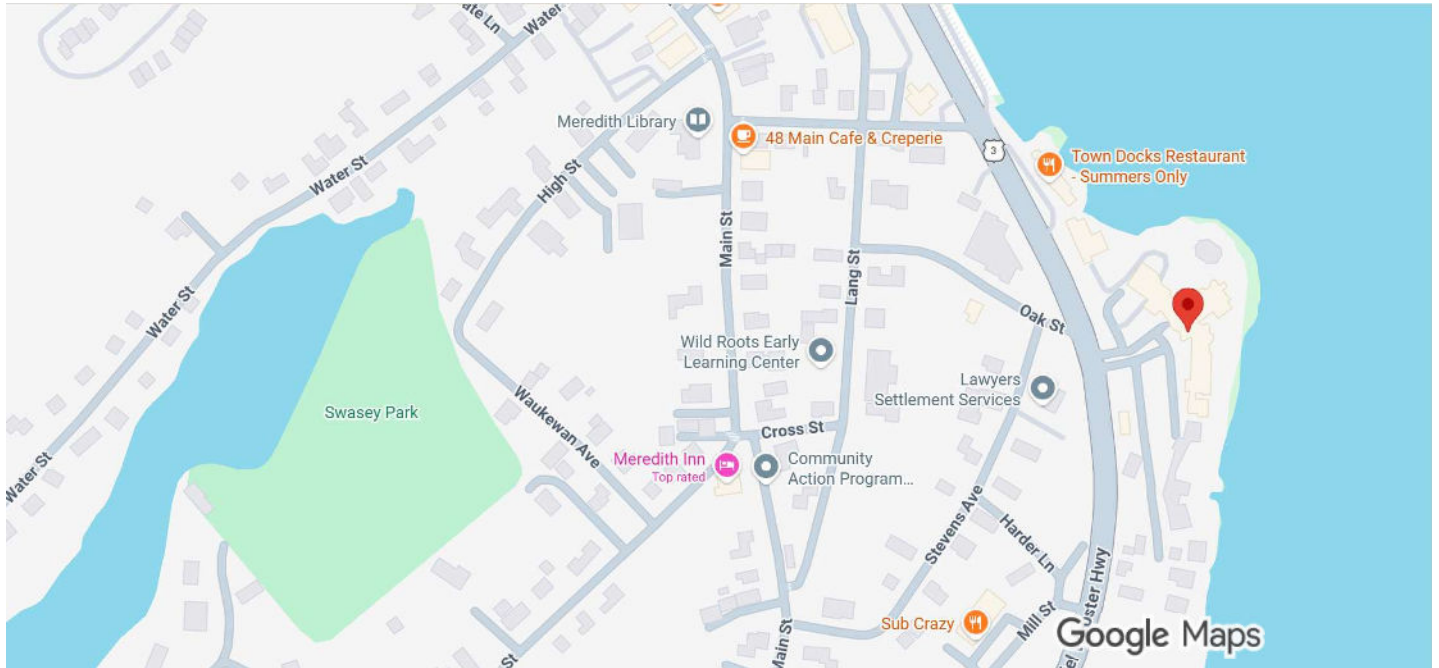
All meeting dates and times are subject to change.

281 Daniel Webster Hwy



Church Landing at Mill Falls

LRPC Annual Meeting Location - June 22, 2026



Imagery ©2026, Map data ©2026 Google 200 ft



281 Daniel Webster Hwy

Building



Directions



Save



Nearby



Send to
phone



Share



281 Daniel Webster Hwy, Meredith, NH 03253

Attachment 1

LAKES REGION PLANNING COMMISSION

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



LRPC Commissioner Meeting

Location: Bessie Rowell Community Center | Franklin

Minutes of April 27, 2026

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

Public: David Chunn (Franklin Planner).

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 6:00 PM and welcomed everyone. A quorum was established.

2. Approval of Minutes

Draft minutes from the March 23, 2026 meeting were presented for approval. A motion to approve the minutes was provided by George Tuthill and seconded by Andy Anderson. A voice vote was taken, and all present were in favor. **Motion passed.**



3. Old Business

None

4. New Business

a. Annual Meeting Update.

- *Award Nominations:* Executive Director Saunders announced that nominations are still open for the annual meeting awards in three categories. Eligibility criteria and nomination forms are available on our website. Anyone who knows of a deserving candidate is invited to complete and submit a nomination form.
- *Executive Board Nominations:* There are currently two vacant seats on the Executive Board – one At-Large and one Alternate. Commissioners who would like to be considered for either of these can add their name to the ballot using the nomination form (see Linda) or by contacting the Executive Director or an Executive Board member.
- *Sponsorships:* LRPC is looking for additional sponsors for our annual meeting. Commissioners are encouraged to reach out to businesses in their municipalities that have already received sponsorship letters to help generate support. Please contact Linda for a list of those in your town. Commissioners may also separately approach any establishment they believe may be interested in providing support.

5. Presentation: Brownfields Reuse Planning

Presenter: LRPC Transportation Planner and Brownfields Program Manager, Glenn Trefethen.

LRPC currently holds an EPA Brownfield Assessment Grant for \$475,000, awarded in 2023, with funding available through September 30, 2027. Eligible activities include Phase I and Phase II environmental assessments, hazardous building materials surveys, site reuse planning activities, and cleanup planning. Glenn reviewed key requirements to qualify for this funding, highlighting that all brownfield work must involve direct municipal involvement and cannot be conducted solely with private developers. He also provided detailed case studies from Tamworth, Bristol, and Franklin demonstrating community engagement strategies. Additional services available are market studies, infrastructure evaluations, and market viability evaluations. For more information, please review the presentation slides available on LRPC's website at [Commissioner and Executive Board Meetings](#) or contact Glenn.

6. General Updates/Announcements/Reminders

Executive Director Saunders noted that the Regional Master Plan update is well underway. All surveys are currently open; however, the Transportation Survey will close at noon on April 28th. Those who have not yet participated were encouraged to complete the surveys and to promote them within their communities. After the survey periods conclude, draft chapters will be developed and presented for commissioner review in the fall. Funding for this project is scheduled to expire on December 31, 2026.

Commissioners were reminded to complete and submit the Exit Survey after the meeting.

7. Commissioner Roundtable

The following Commissioners provided updates on activities in their communities: John Ayer (Gilford), Rod Cameron (Belmont), Linda Barnes (Ashland), Andy Anderson (New Hampton), John Christ (Plymouth), Buz Kenney (Bristol), Chip Ach (Franklin), Brian O'Connell (Holderness), Bill Bolton (Plymouth), Neil McIver (Plymouth), Jessica Rand (Andover), David Kerr (Barnstead), Dan Whitney (Meredith), Richard Doucette



(Tamworth), Lianne Prentice (Tamworth), Cristina Ashjian (Moultonborough), Ivan Quinchia (Hebron).
Guest: David Chunn (Franklin Planner).

8. Adjournment

The meeting was adjourned by Chair Ayer at 7:40 PM.

Respectfully Submitted,

Linda Waldron
Executive Administrative Assistant

DRAFT



LAKES REGION PLANNING COMMISSION

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



LRPC Commissioner Meeting

Location: Gilford Public Library

Minutes of May 18, 2026

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

LRPC Staff: Executive Administrative Assistant Linda Waldron, Environmental Planner Matthew Rose.

1. Call to Order, Establish Quorum

Vice Chair Katz called the meeting to order at 6:03 PM, noting the absences of Executive Director Saunders and Chair Ayer resulting from other meeting conflicts. Due to a lack of quorum, the meeting proceeded informally with updates and a presentation.

2. Approval of Minutes

Approval of draft minutes from the March 23, 2026 meeting was tabled until the June Commissioner meeting.

3. Old Business

- Annual Meeting Update. Awards Committee member Cristina Ashjian reported that the Committee met recently to review submitted nominations. Award details will not be announced until the annual

meeting, but members of the following communities were confirmed as award recipients: Bristol, Franklin, New Hampton, Tamworth, Tilton, and Tuftonboro. Executive Administrative Assistant Waldron reported that only 4 sponsors have been confirmed for a total of \$1,750 raised to date. Vice Chair Katz urged commissioners to reach out to local businesses in their communities to encourage sponsorship.

4. New Business

None

5. Presentation: Low Impact Development (LID)

Presenter: LRPC Environmental Planner, Matthew Rose.

Matt noted that Executive Director Saunders had written and secured a \$25,000 grant from the NH Charitable Foundation to audit municipal ordinances and develop model LID language for Lake Winnepesaukee watershed communities. He went on to outline the distinction between the two primary sewer systems communities manage – stormwater systems and wastewater systems – and provided a definition of low impact development. Matt highlighted the key benefits of LID design and explained the project scope and funding which will support work in five communities: Gilford, Laconia, Meredith, Moultonborough, and Wolfeboro. As mentioned, these communities were selected because they border Lake Winnepesaukee, already include some existing LID-related language in their ordinances, had established working relationships with LRPC, and employ municipal planners whose input can inform the project. Funding will allow for time to review each community's zoning ordinances, site plan regulations, and subdivision regulations for existing LID-related language, assess strengths and gaps, and develop a model ordinance template. For more information, please review the presentation slides available on LRPC's website at [Commissioner and Executive Board Meetings](#) or contact Matt directly.

6. General Updates/Announcements/Reminders

- a. Reminder: LRPC staff have been running a series of surveys related to the Regional Master Plan. Most surveys are now closed with approximately 100 or more responses. The last active one is the Economic and Natural Resource Survey which is open until the end of May 2026. Commissioners were urged to complete the survey and promote it in their communities.
- b. Announcement: With the recent changes to the Executive Board, there is a need to fill the following positions: the Area 4 seat, as well as an At-Large seat and an alternate seat (both open to any area). The commitment is six meetings a year, each approximately 1 hour and 45 minutes, held on the second Wednesday of the month at 9:00 AM in the Meredith office. The Executive Board as a governance and advisory group, not an action or operations board. Commissioners interested in serving were encouraged to contact Vice Chair Katz or Chair Ayer, or to write in a candidate on the upcoming ballot.
- c. Update: Vice Chair Katz provided an overview of the current budget, projecting slight deficit attributed primarily to cash flow timing. LRPC operates on a pattern of spending followed by reimbursement, and June typically brings in more reimbursements than expenses which may offset the deficit. The FY26/27 budget was described as "fragile" due to factors such as municipal dues, state funding, federal grants for solid waste management and brownfields, federal transportation funds, and fund balances. The Vice Chair emphasized that contracted services with municipalities are increasingly important to LRPC's financial stability and he urged all commissioners to educate their planning boards, select boards, and ZBAs about LRPC's value and available services.

7. Commissioner Roundtable

The following Commissioners provided updates on activities in their communities: Linda Barnes (Ashland), Jane Alden (Tilton), John Christ (Plymouth), Beth Keck (Northfield), Eric Adams (Tilton), Brian O'Connell (Holderness), Chip Ach (Franklin), Phil Villari (Ossipee), Dan Whitney (Meredith), Andy Anderson (New

Hampton), Richard MacNeill (Laconia), Norman Larson (Moultonborough), Cristina Ashjian (Moultonborough), and Lianne Prentice (Tamworth).

8. Adjournment

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

Respectfully Submitted,

Linda Waldron
Executive Administrative Assistant

DRAFT