

# LAKES REGION PLANNING COMMISSION

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



## LRPC Executive Board Meeting

Minutes of December 7, 2022

Approved March 8, 2023

PRESENT	Cristina Ashjian, John Ayer (Chair), Mark Hildebrand, David Katz (Vice Chair) - virtually, David Kerr (Treasurer), Bob Snelling, Stephen Wingate
ABSENT	Dean Anson, II, Mardean Badger, Bill Bolton, Patricia Farley (Secretary), Steve Favorite
STAFF	Jeff Hayes (Executive Director), Linda Waldron (Administrative Assistant)
LOCATION	LRPC Office, 1 <sup>st</sup> Floor Conference Room, Meredith

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### 1. Call to Order

Chair Ayer called the meeting to order at 9:03 AM noting that a quorum was not present, and that Dave Katz was joining us remotely.

### 2. Minutes

Minutes of November's Executive Board meeting was presented for comments and discussion. There were none. As there was no quorum, approval of the minutes will be tabled for vote at the March 2023 meeting.

### 3. Finance/Treasurer Report

Executive Director Hayes noted that there is still a bit of a deficit showing primarily due to a couple of projects that are lagging slightly in order to be billed which should be rectified soon.

### 4. Monthly Executive Report (November)

Executive Director Hayes reviewed the report and there was additional discussion regarding the recycling of plastics generally and boat wrap plastic specifically.

### 5. Committee Reports (TAC)

Treasurer Kerr stated that given that this month's Executive Board meeting was pushed up a week from its normal date, it so happens that it coincides with the TAC meeting which is scheduled for this afternoon. Executive Director Hayes mentioned that the agenda for the meeting will include review of the ten year plan as well as updates on the bike/ped and transportation plans.

### 6. Old Business

- a. Censure Follow-up. Executive Director Hayes advised that he met with the selectboard in Bristol in a non-public session to discuss the event which is the subject of this censure. He asked that they act on our recommendation which was well received. We are currently waiting for their decision.
- b. Annual Meeting Location. Much discussion was had regarding the information we have obtained concerning three venues under consideration – Church Landing, The Barn on the Pemi, and Gunstock Mountain Lodge. Considerations included location, aesthetics, cost, attendance, guest list, sponsorship solicitations, etc. Consensus of those in attendance were leaning towards Church Landing.

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- c. Draft Fair Share Housing Allocation by Town. Executive Director Hayes distributed 2 additional handouts to the information already contained in the meeting packet. These were tables related to (1) projected housing needs for Lakes Region communities (allocation of fair share housing) and (2) population projections, both covering a 20 year period. These tables were created with information supplied by the NH Office of Planning & Development. Executive Director Hayes mentioned that the deadline for publishing and distributing this data has been moved from December 2022 to March 2023. Discussion was had regarding the ability to adjust this methodology based on uninhabitable and poor condition units and future demolitions, buildable land and infrastructure, the opportunity index, and community resources. Executive Director Hayes recommended that we move forward with the figures as shown and save any adjustments for future years. There was an agreeable consensus. We will need to bring a complete report to the next Executive Board meeting for recommendation to the full Commission.

## 7. **New Business**

None.

## 8. **Roundtable**

D. Kerr, Barnstead—Noted that at the last Commissioner meeting he spoke about a developer who is looking to build several housing units on a Class 6 road for which the planning board is requesting a performance bond to cover the necessary upgrades to bring the road to a Class 5 category. An update to that matter is that the developer will be phasing in this project so as to eliminate the immediate need to upgrade the road and thus negating the need for a performance bond. Dave recently attended a NH Municipal Association conference where he had conversation with a NH Co-Op representative regarding broadband. The Co-Op plans to have fiber broadband available to all its customers within the next 4 years.

M. Hildebrand, Center Harbor—The town has updated property evaluations which, for Mark, would almost double his taxes if the rate remains the same. He spoke with the appraisal company to find out how they came up with their figures and was told they were primarily based on area sales.

J. Ayer, Gilford—There is a company looking to develop 2 lots, approximately 6 – 7 acres, in the Lakes Business Park as a solar farm which is likely to be approved. John advised that there are several motel/resort units in the town and suggests that they could be quickly approved as housing units in order to meet the requirements for their fair share of regional housing. He also has concerns that affordable units are being turned into Airbnb's and wonders if the State will ever intervene to prevent this. The Town is going to make another attempt to develop a short-term rental ordinance.

## 9. **Adjournment**

Chair Ayer adjourned the meeting at 11:02 AM.

Respectfully Submitted,  
Linda Waldron  
Administrative Assistant