

# 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 May 10, 2023

Approved June 14, 2023

PRESENT	Dean Anson, Cristina Ashjian, John Ayer (Chair), Bill Bolton, Mark Hildebrand, David Katz (Vice Chair), David Kerr (Treasurer), Bob Snelling
ABSENT	Mardean Badger, Patricia Farley (Secretary)
STAFF	Jeff Hayes (Executive Director), Linda Waldron (Administrative Assistant)
OTHERS	Lianne Prentice (newly appointed Tamworth Commissioner) Tavis Austin (newly appointed temporary/replacement EB member)
LOCATION	LRPC Office, 1 <sup>st</sup> Floor Conference Room, Meredith

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### 1. Call to Order

Chair Ayer welcomed everyone and called the meeting to order at 9:02 AM. A quorum was established. Lianne Prentice was introduced as a new Commissioner for the Town of Tamworth, and she was attending the meeting at the request of Secretary Farley.

### 2. Minutes

Minutes of April's Executive Board meeting were acknowledged for comments and discussion. Vice Chair Katz requested a change be made regarding his roundtable contribution which was noted. Following this, Dave Katz made a motion to accept the minutes with the noted modification which was seconded by Mark Hildebrand. A voice vote was taken indicating all present were in favor. Motion passed.

### 3. Finance/Treasurer Report

Executive Director Hayes reviewed this with the Board and a brief discussion followed.

A pause was taken at which time Chair Ayer introduced Tavis Austin (Wolfeboro) and announced that he has exercised his authority to make Mr. Austin a temporary appointee to the Executive Board to fill one of the 2 vacant positions through the next election. Additionally, Chair Ayer advised the termination of setting a time deadline to conclude executive board meetings. They will end once business has concluded.

### 4. Monthly Executive Report (April)

Executive Director Hayes specifically noted a few items contained therein.

### 5. Committee Reports (TAC)

Treasurer Kerr stated that there was no TAC meeting this month, therefore nothing to report.

### 6. Old Business

- Annual Meeting Update. Vice Chair Katz spoke regarding the speakers we have slated to participate in the panel discussion concerning renewable energy. The meeting packet contained the biography of Sam Evans-Brown of Clean Energy NH and Chair Katz advised that he had just received the biography of Dan Weeks of ReVision Energy and he read some of that information.

Menu. The menu and beverage options were discussed in brief and ballots were passed out with the selection options for voting purposes.

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Tickets. Discussion was had regarding the cost of tickets and whether LRPC would comp certain attendees. It was a consensus that the cost of tickets this year would be \$50 pp and that the speakers, the award winners (+1), any members of the press, and any federal officials would receive free tickets.

- b. Award Subcommittee Recommendations/Nominees. Bob Snelling stated that the Awards Committee has reviewed all of the submissions and, after discussion, has determined all nominees were worthy of recognition. He notes that one individual was nominated in two categories and the Committee felt that he was best suited to receive the Ayers-Cotton Environmental Service Award.

Vice Chair Katz put forth a motion to accept the Awards Committee's recommendations as presented which was seconded by Bill Bolton. A voice vote was taken indicating all present were in favor. Motion passed.

Chair Ayer thanked the Awards Committee for their work in reviewing the nominees and for providing their recommendations.

- c. RHNA. Executive Director Hayes went over the proposed language as per the New Hampshire Housing Finance Authority attorney's request, passed on through the Office of Planning and Development, and expressed his concerns that it could have negative legal implications to member communities. He suggested that if we decide to include it, we might want to make the disclaimer that it has been included at the request of the Office of Planning and Development. The Executive Director also passed on feedback he had received from the former Chair of the Board who suggested not only to **not** include the language, but to remove the entire fair share table from the report as he learned from a close reading of the appendix that it did not need to be included in the report in the first place. In addition, the Executive Director also shared feedback from the Tilton Town Manager which has resulted in an invitation to Commissioner Taylor Caswell to attend our September commission meeting to discuss housing. It was decided that voting be tabled until more information becomes available.

## 7. **New Business**

- a. Tradebe Contract Proposal. Executive Director Hayes asserted that Tradebe submitted this unsolicited proposal which contains a 40% increase over past years. Given that we have not had a price increase for the last 5 years, this is not much of a surprise. We were scheduled to go to bid this year as our current contract is about to expire. There was a discussion regarding going to bid, just accepting Tradebe's proposal, or vetting selected contractors.

Bob Snelling proposed a motion that we request solicitations as well as vet selected known contractors. Vice Chair Katz seconded the motion. A voice vote was taken indicating all present were in favor. Motion passed.

- b. Membership Recognitions/Awards Upon Retirement. There was some debate on how to recognize members who have contributed significant time and expertise to the LRPC upon retirement. It was decided that members who have less than 5 years of service upon retirement will receive a certificate of recognition while members who have more than 5 years of service will receive a recognition award of some form to be determined by administration.

## 8. **Roundtable**

D. Katz, New Hampton—Nothing of particular note aside from stating that the Squam Lakes Natural Science Center had their New Hampshire Day event last weekend which was more than well attended.

M. Hildebrand, Center Harbor—The Selectboard had their open meeting concerning the Moultonborough town line development noted in past meetings. This meeting was bustling with many attendees, including several Moultonborough residents. There are some DES issues which need to be addressed and there are also PSFA concerns.

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The town did send out a letter to the Town of Moultonborough requesting that it be made clear to the developer that access to Center Harbor beaches, boat launches, and other resident-only amenities by buyers of these properties is prohibited. Mark also stated that he has presented LRPC's RHNA report to their selectboard for review.

C. Ashjian, Moultonborough—Moultonborough had their elections yesterday. She noted some of the results and reminded everyone that the town meeting for the proposed community center is tomorrow. Cristina also mentioned that the Heritage Commission sponsored the Peter Ferber painting on the cover of the Town's Annual Report.

D. Anson, Laconia—Dean advised that the City of Laconia is in a "big pickle." They have recently lost their planning director and their conservation technician has just given her resignation. There are 2 major development projects looming: Langley Cove and the old state school property. Dean is pleading for assistance on behalf of the City and asks if anyone knows of a qualified person for either of these positions to please contact the City Council or the Mayor. In the interim, he wonders if LRPC could reach out to planning directors from our various municipalities to see if they might volunteer to pitch in just a few hours a week until Laconia finds a (interim or permanent) replacement. There are also several events coming up with no personnel to handle them.

L. Prentice, Tamworth—The boundary dispute between Moultonborough, Sandwich, and Tamworth is close to resolution. She is working with a group to review a stretch of Route 16 where several fatal motor vehicle collisions have occurred in an effort to obtain a DOT grant for a road safety analysis.

R. Snelling, Holderness—The state has been working on repaving a section of Route 3 that goes through the downtown area. Disruption has been fairly minimal, and the project is moving quickly.

T. Austin, Wolfeboro—The Planning Board is still reeling from an historic defeat regarding its recommendations for certain town ordinances. They are still working on their ten year plan.

B. Bolton, Plymouth—Road construction on Route 3 continues and it anticipated that it would run through the summer. PSU is looking to sell off some of their surplus buildings. Bill continues to work with the North Country Council regarding the development of a fixed route transportation service.

D. Kerr, Barnstead—A change to their short term rental ordinance was unanimously approved by the Planning Board. The town has been trying to accomplish their perambulation for the past 20 years, but there has not been enough support to get started. The long-standing approved subdivision that has been stagnant for the past few years is now finally developing 3 of the lots.

J. Ayer, Gilford—John advised the Board that there is a free mapping app to assist with perambulation – at least with regards to residential property, not sure if it will work on the town level – called "ReGrid". He states that they are still working on getting documentation in place for compliance with their new short-term rental ordinance. The town has a new zoning enforcement hire who is a quick learner and doing a good job.

## 9. **Adjournment**

Chair Ayer adjourned the meeting at 11:20 AM.

Respectfully Submitted,  
Linda Waldron  
Administrative Assistant