

LAKES REGION PLANNING COMMISSION

Area 1 Commission Meeting

103 Main Street, Suite 3

Meredith, NH 03253

(603) 279-8171 | www.lakesrpc.org



Lakes Region Planning Commission Meeting

Draft Minutes of April 23, 2018

Franklin City Hall

Members Present

Janet Towse, Alexandria

John Cotton, Andover

Robert Ward, Andover

Mardean Badger, Ashland

George Condodemetrak, Belmont

Mark Hildebrand, Center Harbor

Tony Giunta, Franklin

Scott Bartlett, Moultonborough

Barbara Perry, Moultonborough

David Katz, New Hampton

Wayne Crowley, Northfield

Douglas Read, Northfield

Karen Ober, Sanbornton

Guests

Todd Workman, PermaCityLife Executive Director

Scott Harding, Nobis Engineering

Dick Lewis, Planning Director, City of Franklin

LRPC Staff

Jeff Hayes, Executive Director

Tracey Ciriello, Meeting Recorder

1. WELCOME AND INTRODUCTIONS / APPROVAL OF MINUTES OF DECEMBER 4, 2017

Chairman Crowley welcomed everyone to the first meeting in calendar year 2018 and called the regular meeting to order at 6:00 pm with an overview of the agenda and guest introductions.

A motion to declare a quorum was approved unanimously; the Chair then declared a quorum present.

M/P

Ward/Unanimous

A motion to accept the draft minutes of December 4, 2017 as written passed unanimously.

M/P

Ober/Unanimous

2. PROPOSED WHITEWATER PARK

Jeff Hayes, LRPC Executive Director, introduced Tony Giunta, LRPC Commissioner and City of Franklin Mayor. Mayor Giunta remarked briefly about the origins of Franklin's revitalization efforts, including his role as a past mayor of Franklin, as well as its current Mayor; his role as an appointed LRPC commissioner representing Franklin; and his role in the private sector as an employee of Nobis Engineering. The Mayor introduced guest speaker Todd Workman, Executive Director of PermaCityLife located in downtown Franklin. Mr. Workman recounted the project history in Franklin beginning in 2013, summarizing

- that when you pick out a few key buildings and transform them, they will lead/kick off/generate/attract people and businesses wanting to live and work there, especially a younger and more diverse, demographic—e.g., income.
- how this non-profit has been acting as sort of a de facto redevelopment authority
- that the key to progressing after forming partnerships among groups/stakeholders was communication but that the communication breakthrough/catalyst was achieved only by meeting frequently and consistently in person—every two weeks in this case
- other sources for funding/grants that will attract premiere businesses
- development of affordable housing via the Franklin CATCH program
- brownfields redevelopment work with the LRPC, moving from assessment (Phase I) to remediation (Phase II)

then described the City of Franklin through time:

- a flat, compact, well-defined compound of land with a central location
- flanked by three rivers; inherent seasonal nature of rivers not always compatible with peak tourist season when needed most
- historic buildings present because city didn't follow past urban renewal trends
- decline of the mills changed the labor force
- downtown effectively cut off after I-93/exit 20 was built / no Franklin exit.

Mr. Workman praised the LRPC and thanked Mr. Hayes for a lot of help/work back in 2014 and since then to today. Mayor Giunta thanked Mr. Workman and praised the value of a true private/public partnership, which by its nature does not always make collaboration easy. The Mayor thanked City Planner Dick Lewis, who described the federal and state permitting processes, for the tremendous job he has done for the City of Franklin. Mr. Workman's concluding note was that the aging/graying of the state is a crucial priority that should be added to the top of every priority list. NH not only fails to attract millennials but is at the bottom nationwide.

3. BROWNFIELDS UPDATE

Jeff Hayes introduced engineer Scott Harding of Nobis Engineering who gave a presentation on behalf of his colleague Tim Andrews, who could not attend. Mr. Harding's work focuses on superfund sites but includes work in brownfields too. Some of the key points covered during his slideshow included:

- Working with the LRPC on two grants from 2016
 - petroleum grant —\$200K
 - hazardous substances grant—\$200K
- Risk assessment—there are always risks to the community in some form or other; so identifying and managing risks is crucial
 - examples in Franklin: former Guay's garage and Ciao Pasta sites
 - after LRPC/Nobis assessed/identified risk, buyer who nearly walked away came back to the table

