



## Lakes Region Planning Commission Meeting

### Draft Minutes of October 28, 2019

6:00-8:00 PM

Moultonborough Town Hall  
6 Holland Street, Moultonborough

#### Commissioners Present

Mardean Badger, Ashland  
David Kerr, Barnstead  
Mark McConkey, Freedom\*  
John Ayer, Gilford  
Robert Snelling, Holderness  
Scott Bartlett, Moultonborough  
David Katz, New Hampton  
Wayne Crowley, Northfield  
Douglas Read, Northfield  
Pat Farley, Tamworth  
Roger Murray, Wolfeboro

#### Guests and Public

Russ Lanoie, Guest Speaker, Conway  
Al Hoch, Moultonborough  
Sandra Kelly, Moultonborough  
Kevin Kelly, Moultonborough  
Amy Lindamood, Moultonborough

#### LRPC Staff

Jeff Hayes, Executive Director  
Susan Slack, Principal Planner  
Tracey Ciriello, Executive Assistant

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### 1. Welcome and Introductions / Call to Order / Approval of Minutes

Chairman Crowley called the regular meeting to order at 6:06 pm. The Chairman asked for approval to declare a quorum; D. Katz moved to approve and S. Bartlett seconded. **SO VOTED\***

### 2. Approve Minutes of September 23, 2019

The Chair asked everyone to introduce themselves and who they represented, then asked for a motion to approve the minutes of September 23, 2019. S. Bartlett moved to approve as presented; D. Katz seconded. **SO VOTED\***

### 3. Topic: Don't Make Your Watershed Septic

#### LRPC's Septic Assessment Project Work—Introduction/Overview by Susan Slack

J. Hayes introduced the topic for the meeting, noting that the focus always seems to shift to septic systems when LRPC has done watershed management plans around the region, and that communities are always looking for best practices regarding implementation. He cited two projects with different scenarios, 5-6 years apart, as examples, then introduced LRPC Principal Planner S. Slack to provide more context.

S. Slack acknowledged two Moultonborough members of a committee working to develop a proposal for a health ordinance who were in attendance. The LRPC has been working on an NHDES 604(b) water quality planning grant project with the Town of Moultonborough; the goal was to develop a package of resources to protect water quality from nutrient loading from aging septic

systems. Moultonborough Bay Inlet had the highest levels of in-lake phosphorous of the 8 sub-basins of Lake Winnepesaukee. The effort to determine the location of these aging systems, which have an average lifespan of 25 years, was a large one requiring tools and data such as GIS to narrow down from 8,000 parcels to over 400 parcels built prior to 1992; then with increasing difficulty, down to 230 parcels, where only nine of those systems were replaced between 1992 and 2018. Next steps include working with the Town on a health ordinance, which could be used in evaluating the regulation and possible sale of real estate, if passed. There are not many of these types of ordinances throughout the state, so LRPC has been sharing examples from Meredith and Rye. She described how zoning ordinances look at the future/protect grandfathered conditions, while a health ordinance is a better approach for addressing failed systems—but does not prevent system failures. Lastly, she noted that HB475's shoreland study commission will have a report on its findings due to the state in one year, and pointed out that New Hampshire probably needs to catch up with other states to make this process easier for municipalities to address.

S. Slack introduced guest speaker Russ Lanoie, describing his background as a former licensed septic installer and designer for about 40 years, now running his own consulting business. Mr. Lanoie spoke at the September meeting of LRPC's Transportation Technical Advisory Committee about gravel road maintenance.

#### **Best Practice Stories from the Field—Avoiding Mistakes Up Front Can Help You Later**

Guest Speaker: Russ Lanoie, Rural Home Technology

Mr. Lanoie gave a talk about best practices regarding septic systems, accompanied by a slideshow presentation, and showed an array of photos and physical props. His material is published as online guides available to the public on his website at [www.RuralHomeTech.com](http://www.RuralHomeTech.com). He began the talk with some history, noting the evolution of the septic system, first from outhouse to that original septic system—the cess pool. He showed the importance of the right kind of sand, how critical the right amount of compaction of materials is, and the destructive threat that tree roots impose. He said most people don't think about septic, asking how many landscapers do you think actually talk to a septic designer before beginning planting? He talked about a new certified septic evaluator program from Granite State Designers and Installers. He discussed scenarios and answered questions from Commissioners and the public. The group applauded his talk and thanked Mr. Lanoie for a very informative presentation.

#### **4. Commissioner Roundtable**

P. Farley, Tamworth—Business by Google event to be hosted by Tamworth Economic Development and the Library on November 5 at noon. She is also representing LRPC on the Carroll County Broadband project committee which is trying to get more fiber optic connections and is working with legislators on the issues surrounding lack of broadband access.

J. Ayer, Gilford—Recent press about a sign ordinance in town has been interesting, though is challenging for the town to deal with.

D. Kerr, Barnstead—The town is working on an overlay zoning district for buildings, lighting, landscaping, etc., to prepare for when the next big shopping retailer/development comes to town.

W. Crowley, Northfield—Tilton-Northfield Fire District will have AT&T as its first customer to rent a cell tower on district land, at as much as \$17K per month.

S. Bartlett, Moultonborough—Cell service in Gilford has been degrading, especially Verizon.

M. Badger, Ashland—Noted the same cell phone degradation as well.

## 5. Other Business

J. Hayes announced that S. Slack has an article coming out on health regulations and water quality regarding septic systems in the next issue of NHMA's Town and City magazine.

He reminded everyone that the next meeting on December 2 will include the third annual legislative reception at Lakes Region Community College, with whom we partnered the past two years. This year the Belknap Economic Development Council, Lakes Region Community Developers, and Lakeshore Redevelopment Commission Chair George Bald will also join as hosts of the event. This year's theme will be economic development in the Lakes Region.

## 6. Adjourn

The meeting was declared adjourned at 7:50 pm.

Respectfully Submitted,  
Tracey Ciriello, Executive Assistant

### Motions Summary

Motioned / Seconded / Passed

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|---|------------------------------|
| 1. Declare quorum among those present upon unanimous vote | Katz / Bartlett / unanimous* |
| 2. Approve Minutes of September 23, 2019                  | Bartlett / Katz / passed*    |

*\*M. McConkey arrived after both motions passed and was not counted among those present, so did not vote.*