

Lakes Region Planning Commission

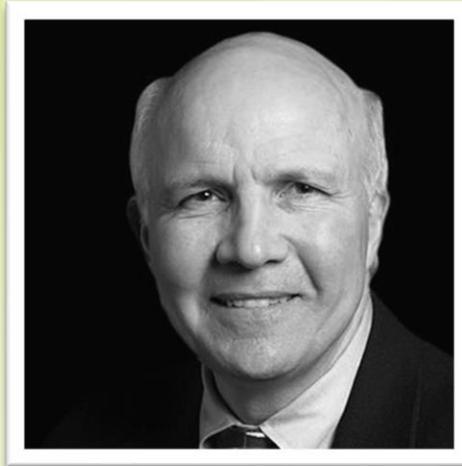
Join Us November 30



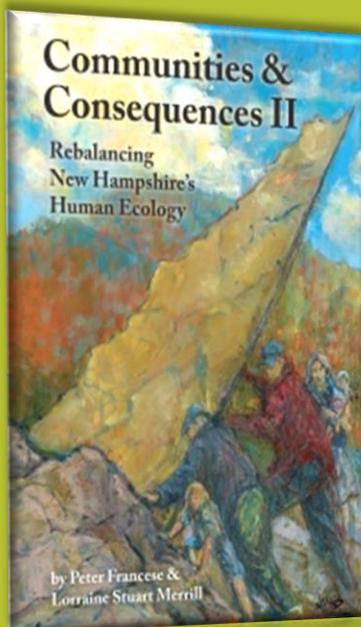
LORRAINE STUART MERRILL

View the companion film
online at NHPBS

PETER FRANCESE



Monday Evening
November 30, 2020
6:00 PM
via Zoom Conference
(phone or video)



Communities and Consequences II

Rebalancing New Hampshire's Human Ecology

Join the **Lakes Region Planning Commission** at our virtual meeting with guests Peter Francese and Lorraine Stuart Merrill.

They will share insights and discuss their new book, a sequel to their 2008 edition, concerning the implications of NH's aging demographic.

November 30, 2020
6:00 PM
via Zoom Conference

View details at
www.LakesRPC.org



Lakes Region Planning Commission

103 Main Street, Suite 3
Meredith, NH 03253

(603) 279-5334 | www.LakesRPC.org



MEMORANDUM

TO LRPC Commissioners

CC Member Selectboards/City Councils, Planning Boards/Land Use Departments, and Town/City Administrators/Managers

FROM Jeff Hayes, Executive Director

DATE November 16, 2020

The Lakes Region Planning Commission will hold its next meeting on Monday, November 30, 2020, at 6:00 PM. This will be an electronic meeting only using Zoom phone and videoconference. There will be no physical location due to the ongoing COVID-19 pandemic.

We will be joined by guests [Peter Francese](#) and [Lorraine Stuart Merrill](#), co-authors of ***Communities and Consequences II: Rebalancing New Hampshire's Human Ecology***, which describes how our state has become the second oldest in the country in median age; the implications of this aging demographic trend; and how people are looking to restore a balance so communities can thrive.

The book is a sequel to their 2008 edition, *Communities and Consequences: The Unbalancing of New Hampshire's Human Ecology and What We Can Do About It*.

A companion documentary film premiered on NHPBS on October 22 by Jay Childs, who collaborated with Francese and Merrill on both the original film and the new film. Visit our [homepage](#) for links to watch the film online and order the book from your local bookseller.

Lorraine Merrill is a journalist, technical writer, and dairy farmer who served as New Hampshire's Commissioner of Agriculture for a decade. Peter Francese is a demographer who speaks and writes about population and consumer trends and is the founder of *American Demographics* magazine.

Also on our agenda is a look at **Multi-Family Regulations**, as we attempt to inventory them in our region. This is a follow-up to our recent discussions at our September and October meetings on Accessory Dwelling Units (ADUs) and Short-Term Rentals (STRs). LRPC's Principal Planner Susan Slack will provide the overview.

Please join us (remotely) to learn, share information, and strategize on behalf of our region. All LRPC meetings are open to the public, whether the meetings are held electronically or in person. For additional information or special accommodation, please contact us at 279-5334 or admin@lakesrpc.org.

The Zoom conference phone number, meeting ID, and Zoom link are included on the attached agenda. These will be posted on our website in [Events Calendar](#) and [Commission Meetings/Agendas](#).



Lakes Region Planning Commission

Monday, November 30, 2020

6:00 PM

VIRTUAL MEETING – NO PHYSICAL LOCATION

Due to the COVID-19/coronavirus public health crisis, the LRPC Chair has determined that the Lakes Region Planning Commission is authorized to meet electronically in accordance with Governor Sununu's Emergency Order #12, pursuant to Executive Order 2020-04 and extended by Executive Order 2020-20. There will be no physical location for the meeting. The meeting will be accessible by the public in two ways: by telephone or by online video conference using Zoom. The meeting will be adjourned if the public is unable to access the meeting.

Join Online: <https://us02web.zoom.us/j/89929999241>
Join By Phone: 1-929-205-6099 (*New York*)
Meeting ID: 899 2999 9241
Who to call for help: 603-279-5334 or email admin@lakesrpc.org

AGENDA

- 6:00 PM
1. **Call to Order**
 2. **Approve Minutes of October 26, 2020**
 3. **Communities and Consequences II:
Rebalancing New Hampshire's Human Ecology**
Guest Speakers: Peter Francese and Lorraine Stuart Merrill
 4. **Inventory of Multi-Family Regulations**
LRPC Principal Planner Susan Slack
 5. **Commissioner Roundtable**
Share noteworthy news and happenings from your communities
 6. **Adjourn**

NEXT MEETING: Monday, **April 26**, 2021



Lakes Region Planning Commission Meeting

Draft Minutes of October 26, 2020

Commissioners Present

Mardean Badger, Ashland
David Kerr, Barnstead
Mark Hempton, Effingham
Jean Marshall, Freedom
Mark McConkey, Freedom
John Ayer, Gilford
Robert Snelling, Holderness
Dean Anson, Laconia
Peter Brunette, Laconia
Rob Mora, Laconia
Ann Butler, Meredith
Scott Bartlett, Moultonborough

Doug Read, Northfield
Ian Raymond, Sanbornton
Steve Wingate, Tuftonboro
Roger Murray, Wolfeboro

Guests/Public

Dr. Shannon Rogers, State Specialist of Nature-Based
Economic Development, UNH Cooperative Extension

LRPC Staff

Jeff Hayes, Executive Director
Tracey Ciriello, Executive Assistant

1. Call to Order

Chairman J. Ayer called the meeting to order at 6:01 PM and stated that the meeting was being electronically due to COVID-19 and without a physical location but accessible to the public via Zoom phone and videoconference, as authorized in accordance with Governor Sununu's Executive Order 2020 and Emergency Order 12.

ROLL CALL ATTENDANCE* by the Chair: Anson—present; Badger—present; Bartlett—present; Butler—present; Hempton—present; Kerr—present; McConkey—present; Mora—present; Murray—present; Snelling—present; Wingate—present; Raymond—present; Brunette—present.

2. Approve Minutes of September 28, 2020

The Chair asked to combine the roll call vote for two motions: approval to declare a quorum, because a quorum of members (municipalities) was not present, and approval of the minutes of September 28, 2020; P. Brunette motioned to approve both as stated. R. Snelling seconded the motion.

ROLL CALL VOTE by the Chair: Anson—yes for both; Badger—yes/yes; Brunette—yes/yes; Butler—yes/yes; Hempton—yes/yes; Kerr—yes/abstain; McConkey—yes/yes; Mora—yes/yes; Murray—yes/yes; Raymond—yes/abstain; Snelling—yes/yes; Wingate—yes/yes; Ayer—yes/yes; Bartlett—yes/yes. Approval of the Chair's declaration of a quorum was unanimous. **SO VOTED / SO VOTED**

3. Nature-Based Economic Development

J. Hayes emphasized the importance of economic development in our region which is dependent on water and other natural resources. He introduced guest speaker Dr. Shannon Rogers, State Specialist of Nature-Based Economic Development at University of New Hampshire Cooperative Extension and a member of its Community and Economic Development Team.

Dr. Rogers shared her background as a native New Hampshire and experience in the public and private sectors and talked about how water quality/water value research—in particular, how to value freshwater resources—was a fairly new area at UNH Extension. She noted the Community and Economic Development Team’s primary goal is to support economic development in communities and find ways for communities to bring economic vibrancy in a sustainable way, depending on what they want and value, where nature can be considered a form of capital just like financial capital, social capital, etc. Nature capital can be viewed and valued differently by each community—tourism and recreation, quality of life, etc.

Economic value and economic impact can be quantified and measured in different ways as well; for example, some types of recreation can incur indirect costs, as a result of degraded water quality or habitat, which could be quantified in lost property values or the cost to restore/maintain water quality for the recreational activity.

She described water as a nature-based economic asset, not only from New Hampshire’s lakes, but over 10,000 miles of rivers in the state as well. She noted some lake and river projects around the state, including Newfound Lake in Bristol, a river walk in front of a town library, and even a river walk master plan being done by a city. Another was a case study in Meredith where they showed how to assume value from another aspect of water then show that value in an easily digestible way —lakefront homes, and laid out a methodology that other towns could use to show water value in an easily digestible way.

She discussed the methodology used in determining the data sources and economic dollar value of fresh water for the 2019 update of *What Is Our Water Worth and What Does Our Water Cost? A review of economic data on water in New Hampshire*, which was a public-private partnership study report. She explained a two-page infographic/data sheet created to show select economic values of fishing, boating, and swimming in the summer of 2017. For example, while swimming’s only available source was state parks, the numbers were significant, showing that out-of-staters counted as the net new impact for approximately \$40 million for just swimming over those three months alone.

A Q&A followed with questions from around half a dozen Commissioners.

4. Lakes Region Review of Short-Term Rental Regulations (STRs)

LRPC Principal Planner S. Slack gave a PowerPoint presentation to review short-term rentals, how they are defined, and what types of issues municipalities should look at. For example, whether an STR ordinance may be necessary, depending on whether a municipality’s Zoning Ordinance is permissive or prohibitory—as in prohibiting vs. permitting all uses not specifically prohibited. From what she could gather, it appeared that in our region, Laconia is the only one to have adopted an STR ordinance so far and Ashland does not permit STRS in accessory dwelling units (ADUs). She found three other municipalities in the state that have STR ordinances—Durham, Hanover, and Jackson. [A copy of the PowerPoint slides](#) was posted on the website after the meeting.

5. Regional Updates/Announcements

6. Commissioner Roundtable

The Chair announced that the remaining two agenda items, Announcements and Roundtable, would be combined due to the hour.

D. Anson, Laconia—Trash pick-up efforts, due to lower lake elevation, has been somewhat successful.

P. Brunette, Laconia—Grateful for tonight’s program. Mayor Hosmer is creating a task for homelessness, which he agreed to be on with the condition that other towns be invited, because it is not a Laconia problem, it is a regional problem. The first meeting is next week—please email him (Brunette) if you want to be a part of it or get more information.

A. Butler, Meredith—Would be happy to email anyone who would like a copy of the study committee report on STRs when available.

J. Marshall, Freedom—New dam being constructed and is quite an interesting piece of construction. A bridge is also under construction, so right now you cannot get to Freedom via Ossipee Lake Road.

M. McConkey, Freedom—J. Marshall and the Planning Board have been holding public hearings on detached ADUs.

R. Snelling, Holderness—They have initiated consideration of a solar ordinance; a school has raised interest in doing solar on a commercial scale, which may have other implications.

S. Wingate—This program was great—learned a lot. How can we Commissioners help get the word out? J. Hayes said Commissioners bringing these topics/announcements back to their Planning Boards and Boards of Selectmen/City Councils is the most helpful.

D. Kerr, Barnstead—The Planning Board is meeting next week and has invited all those known to be doing STRs to attend so they can hear from them. There are now year-round small lots which are a microcosm that show problems arising now such as exceeding well capacity.

J. Ayer, Gilford—The Building Inspector is retiring after a quarter of a century, so they are in the process of a transition.

J. Hayes noted that reappointment reminder letters have been going out, with absentee letters to follow as well so that member communities could appoint those who have better availability to attend commission meetings. He also announced a quick 3-question Zoom exit poll was now available for anyone who wished to participate at the end of the meeting.

7. Adjourn

The Chair declared the meeting adjourned at 7:54 pm.

Respectfully Submitted,
Tracey Ciriello
Executive Assistant

Motions Summary

Motioned / Seconded / Passed

- | | |
|--|----------------------------------|
| 1. Approve declaration of quorum by Chair | Brunette / Snelling / unanimous* |
| 2. Approve September 28, 2020 Minutes as amended with one correction | Brunette / Snelling / passed* |

**J. Marshall joined the meeting after roll call and motions*

**D. Read joined the meeting roll call and motions*

Post-Meeting Follow-up Materials

Emailed and/or posted on website

1. [Nature Economy—Freshwater Values](#)
2. [Nature Economy—Rivers and Economic Development](#)
3. [What is Our Water Worth Final Report](#)
4. [Short-Term Rentals \(STRs\)](#)