

Minutes of the Meeting of the Lakeshore Redevelopment Planning Commission

Location: Offices of Rist-Frost-Shumway Engineering, 71 Water Street, Laconia, NH

April 9, 2019

Meeting called to order at 1:05 PM.

Attendance: George Bald (Chair), Robert Cheney, George Hurt, Chris Shumway, Peter Spanos
(Not present – Gino Baroni, Rusty McClear)

Approval of Meeting Minutes

Commissioner Hurt moved to approve the minutes of the February 28, 2019 meeting.
Commissioner Spanos seconded the motion. Motion was approved by a vote of 5-0.

Committee and Issue Updates

A) Environmental

Commissioner Cheney reported that the Phase II assessment was “on course,” all fieldwork and related analytical analyses currently anticipated have been completed, and that a draft report from Nobis Engineering summarizing their findings was expected later in April.

B) Infrastructure

Commissioner Shumway reported that the committee members were continuing to review infrastructure related information provided by the NBBJ/VHB/PC Construction team. No revisions or additions to the PC Construction analysis and estimates had been received yet, but they were expected soon and a conference call to discuss these issues further is anticipated.

C) Agriculture

Commissioner Bald announced that the advisory committee on agricultural issues would be meeting on April 17 with interested local parties to tour the agricultural buildings at the Lakes Region Facility as well as the former warehouse building. Commission Bald also indicated that he had visited the farmers’ market/farm-to-table facility in Woodstock, VT, spoken with its executive director, and hoped to have the executive director attend and present at the Commission’s next meeting.

D) Budget – Fiscal Year (FY) 2019

Commissioner Cheney reported that all outstanding consultant invoices received to date had been paid and that the Commission’s expenditures to date were within and consistent with its approved budget for the current biennium.

E) Sports Complex Market/Feasibility Study – “Kick-off Meeting”

Rob Hunden of Hunden Strategic Partners discussed the general process his group would follow to perform a focused market study regarding the feasibility of constructing and operating a sports facility at the Lakes Region Facility. According to Mr. Hunden the study would look at local and regional challenges and impacts. Mr. Hunden solicited from the Commission and others in attendance at the meeting potential contacts and references that should be contacted as part of the evaluation process. In addition, Mr. Hunden indicated that his team would be canvassing local and regional sports governing bodies gauge their interest in a Laconia-based sports facility for regular use as well as tournaments. Both indoor and outdoor facility options would be considered in the analysis. The report will also identify projected costs and economic benefits. An assessment of the availability of and potential benefits to local hospitality services will be included in the study.

Mr. Hunden projected that his team would have preliminary thoughts regarding the assessment in 4-6 weeks and would be able to complete the analysis within approximately 60 days.

Several members of the public in attendance provided Mr. Hunden with specific individuals and organizations to contact for information regarding local and regional sports teams, leagues, and existing facilities and tournaments. Commenters identified perceived needs for both additional indoor and outdoor facilities covering a broad range of sports activities.

Chairman Bald indicated that the results of the study, when completed, would be presented at a future Commission meeting.

F) WOW Trail Presentation

Alan Beadle from Laconia brief history of the WOW Trail and potential future plans. One goal is to eventually have the trail extend from Franklin to Weirs Beach. More immediately, many supporters of the WOW trail would like to see the trail extended through Ahern State Park and the Lakes Region Facility in order to make those areas part of a trail system running from Opeechee to Lakeport. In response to Commissioner Shumway’s inquiry, Mr. Beadle indicated that no sketches or graphics of a proposed trail system were yet available, but would likely be available in the near future. Commissioner Spanos emphasized that any proposed improvements should not be considered in isolation and that lots of Laconia residents were interested in this issue. The Chair indicated that there would be more discussion on this issue in the future. The Commission’s planning consultants (NBBJ – Alan Mountjoy) indicated that they would follow-up and obtain more information regarding the WOW Trail proposals for trail expansion to ensure coordination with potential future redevelopment of the Lakes Region Facility.

Next Meeting

The Acting Chairman noted that the next meeting would be at the call of the Chair.

Commissioner Hurt moved to adjourn the meeting. Commissioner Shumway seconded the motion. All voted in favor of adjournment (5-0).

The meeting adjourned at approximately 2:05 PM.

Minutes prepared by

Commissioner Robert Cheney

Robert Cheney
Commissioner