

## **Minutes of the Meeting of the Lakeshore Redevelopment Planning Commission**

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

**March 12, 2018**

Meeting called to order at 9:35 AM.

Attendance: Robert Cheney (acting chair), Chris Shumway, Peter Spanos (via telephone), George Hurt, Rusty McClear (via telephone), George Bald, Gino Baroni (via telephone)

### Approval of Meeting Minutes

George Hurt made a motion to approve the minutes of the February 22, 2018 meeting. Gino Baroni seconded the motion.

Roll call vote:

George Bald - yes	George Hurt - yes
Gino Baroni - yes	Peter Spanos - yes
Chris Shumway - yes	Robert Cheney - yes
Rusty McClear - yes	

### Budget for Expenditure of Appropriation Pursuant to Chapter 240:4, Laws of 2017

Bob Cheney presented a proposed budget in spreadsheet format (dated Rev. 03/2018), which listed several line items and projected expense amounts for the \$250,000 appropriation provided to the Commission under Chapter 240:4, Laws of 2017. The bulk of the proposed budget -- \$220,000 -- was designated to cover Contracts for services with the current strategic planning services contract and the projected master planning services contract accounting for \$200,000 of the proposed expenditures. (A copy of the proposed budget is attached to these minutes).

Peter Spanos noted that once payment of amounts due under the Commission's contract with Camoin Associates commenced, the Commission would also be paying their current expenses as provided in the contract. George Hurt thought that is was a good idea and only fair to reimburse Commissioners for travel expenses to the meetings. Mike Connor noted that the current state travel reimbursement rate was the same as the IRS reimbursement rate. Rusty McClear noted that eventually additional funds would be needed to carry on necessary remediation at the site.

George Bald moved approval of the proposed budget as submitted. The motion was seconded by George Hurt.

Roll call vote:

George Bald - yes	George Hurt - yes
Gino Baroni - yes	Peter Spanos - yes
Chris Shumway - yes	Robert Cheney - yes
Rusty McClear -- yes	

The acting chair temporarily recessed the meeting at 9:54 AM.

The meeting reconvened at 10 AM.

Presentation by Camoin Associates

Rachel Selsky of Camoin Associates welcomed the Commissioner to the “kick-off” meeting for the strategic planning project for the Lakes Region Facility. In addition to discussing with the Commissioners the scope of the proposed study area, Camoin Associates would be touring the Lakes Region Facility in the afternoon following the meeting with Commissioner Chris Shumway. Ms. Selsky presented a draft scope of the proposed study area that would be used for the analysis of economic data as well as the more qualitative analysis of “trends” data.

Discussion followed regarding various suggestions to refine the proposed study area. There was general consensus that the Retail Trade analysis should encompass areas within 45 minutes of the Lakes Region Facility. Rusty McClear suggested the western side of the study area should run along I-89 and encompass New London. George Hurt suggested the study area should extend as far as Rochester on the eastern side of the proposed study area. Deb Avery from the NH Department of Business and Economic Affairs noted that the bulk of commercial and industrial activity in NH occurs south of Hooksett. Rusty McClear noted that large numbers of Lakes Region residents commute to Concord and Manchester for work. A general consensus emerged that the study area for the economic analysis should include Belknap, Strafford, Merrimack and Hillsborough Counties.

Karen Barker of Laconia, a member of the public, asked if the scope was too narrow and would miss important information. Ms. Selsky responded that the “trends” analysis in the study, in contrast to the economic analysis, would look more broadly and likely pick up important information and trends occurring outside the 4-county area. Lisa Morin of Laconia, a member of the public, pointed out that in trying to bring jobs to the area that there were lots of unemployed residents in Laconia and Belknap County. George Bald noted that Manchester and Nashua have an advantage in job creation as they are closer to the Boston market and Laconia is viewed as being far away from that market. Thus, he believed, as difficult as it may be to encourage companies to re-locate to the Lakes Region area, encouraging such relocation is very important and ensuring that there is an available, well-educated work force in the Lakes Region will be important to promoting such re-location as well as start-up initiatives.

Regarding the scope of the study area for the tourism and markets trends analysis, Rusty McClear thought that it should encompass all of New England, New York and New Jersey. Chris Shumway noted that there were many similarities between the Lake George area of New York and the Lakes Region and, therefore, may be a source of useful data for the analysis.

A brief discussion followed with several speakers noting the various opportunities and advantages of the Lakes Region, such as lifestyle, central location, numerous lakes and opportunities for a wide variety of outdoor activities, as well as disadvantages, such as distance from Manchester and the southern tier with more jobs and a more urban lifestyle that currently seems to be attracting many younger people. In response to Mike N’dolo’s questions about the ideal “target demographic,” Commissioners Spanos and Baroni both noted it was younger people, 30-40 years of age, looking for high-paying jobs. George Hurt noted that once attracted to the Lakes Region people often stay; the difficult first step is to attract them in the first place. He noted that it will take time and that attracting a mix of young and old may be more advantageous. Karen Barker noted that not only might it be hard to attract large companies, but

she also questioned whether that would be a preferred strategy in that large companies often do not stay in one location for long periods of time. She noted that many people now work online at home and advocated development that fit the region and its live-work-play lifestyle, as well as integrating the Lakes Region facility site with Ahearn Park and as a place to promote renewable energy. Chris Shumway and Rusty McClear agreed that future development would likely be slower and “more organic” than expecting that a single large company would site a new facility at the Lakes Region Facility. Bruce Cheney encouraged the Commission to consider in its planning process Laconia’s Master Plan, which is currently in the process of being updated. Dean Trefethen from the Laconia Planning Department noted the lack of up-to-date utilities at the Lakes Region facility and immediate environs, particularly relative to water and sewer.

Ms. Selsky explained that as part of its study process Camoin Associates would be interviewing several individuals from the city as well as local businesses and other organizations. Karen Barker suggested that Camoin interview Gary Groleau of NH Ball Bearings, who formerly worked at the Laconia State School.

Ms. Selsky reinforced that this was just the start of the process and much more information would be both generated and solicited. She projected that Camoin’s report would be completed in the late spring.

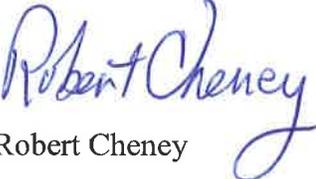
Near the end but during the course of the discussion above Commissioners Spanos and Bald had to withdraw from the meeting.

Rusty McClear moved to adjourn the meeting. George Hurt seconded the motion.

Roll call vote:

George Bald - not present	George Hurt - yes
Gino Baroni - yes	Peter Spanos – not present
Chris Shumway - yes	Robert Cheney - yes
Rusty McClear - yes	

The meeting adjourned at 11:27 AM.

  
Robert Cheney

LAKESHORE REDEVELOPMENT PLANNING COMMISSION  
 BUDGET FY2018-2019

Rev. 03/2018

July 1, 2017-June 30, 2019

Re: Appropriation Pursuant to Chapter 240:4, Laws of 2017

	Line Item Description		Budgeted Amount	Notes/Comments
	Current Expense		\$6,000	Covers Commission Dropbox account for 19 months (\$3200); reimbursement for Commissioners' out of pocket expenses
01	Dropbox account	\$3,200		
02	Other	\$2,800		
	Equipment		\$0	
	Telecommunications		\$0	
	Temporary Help		\$15,000	40 hours per month at \$25 per hour for 15 months
	Benefits		\$3,750	calculated at 25% of Temporary Help
	In-State Travel Reimbursement		\$5,000	
	Contracts for Services		\$220,000	
01	Strategic Planning Services	\$50,000		
02	Master Planning Services	\$150,000		
03	Other contract services	\$20,000		
			\$249,750	

Approved by Vote 3/12/2018  
 RPC