

Minutes of the Meeting of the Lakeshore Redevelopment Planning Commission

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

July 30, 2018

Meeting called to order at 10:30 AM.

Attendance: George Bald (Chair), Robert Cheney, George Hurt, Rusty McClear, Chris Shumway, Peter Spanos

Not present: Gino Baroni (out of state)

Approval of Meeting Minutes

Commissioner Shumway made a motion to approve the minutes of the June 21, 2018 meeting. Commissioner McClear seconded the motion. The Commissioners voted 4-0 to approve the minutes. Commissioner Hurt abstained. Commissioner Spanos was not present.

[Commissioner Spanos joined the meeting]

Extension of Camoin Associates Contract Completion Date

Commissioner Cheney moved that

the completion date in the Commission's Agreement with Camoin Associates be extended until December 31, 2018, and that Commissioners Bald and Cheney, whoever was available, be authorized to sign the amendment to the Camoin Agreement on behalf of the Commission.

Commissioner Shumway seconded the motion. All voted in favor (6-0) and the motion passed.

Camoin Associates update

Rachel Selsky of Camoin Associates reported that Camoin was still in the process of refining the proposed development scenarios. She also said that the market analysis had been updated based on information and comments from Applied Economic Research with more focus on longer term development. At this point and pending further input from the Commission she indicated that the mixed use development scenarios were listed alphabetically and not by any order of preference. All scenarios included some residential housing, land banking, open space, and supporting retail and commercial development.

For planning purposes relative to the community care facility option she stated that Camoin is using a "medium-sized" facility, i.e., approximately 200-300 bed facility. On the housing side, there would be a roughly equal number of market rate apartments and starter homes. The resort scenario would include larger event space than currently available in the area and would include some "high-end" condos that would be able to use the resort amenities as well as starter housing. The sports complex scenario reflects a national trend of increased participation in leisure activities. It would be aimed at a national and regional audience, as well as local sports. The

strategic plan will not attempt to select the sports focus, but leave that to the master planning process. Camoin believes the sports complex scenarios will present greater traffic challenges than the other scenarios.

The next step will have to await development of the master plan test fit scenarios in order to refine the fiscal impact analysis to reflect what the site can accommodate in contrast to actual market demand. Last, Camoin will prepare a memorandum with recommendations for disposition of the property based on the proposed development scenarios.

Commissioner McClear asked if any of three different developments under consideration by the City of Laconia would be, in the view of City planners, adversely impacted by development at the Lakes Region Facility. Ms. Selsky said that Camoin had met with the city planners, and they did not feel that the development of the state property would be in competition with the private developments. City Planner, Dean Trefethen, then briefed the Commission on the three developments and thought that there would be a positive spillover effect for the private development projects from successful development at the State property.

Russ Thibeault of AER commented that the Camoin marketing analysis provides a good starting point for the master planning that is to follow with the ranges in the market analysis narrowing as the master planning effort moves forward. He agreed that the preparation of "test fits" for each of the development scenarios was a good idea. He noted that if the proposed McIntyre development and the development of the Lakes Region Facility were both to move forward it would provide a good basis for the creation of a tax increment financing district. Though making the Lakes Region Facility an employment center is a good long-term goal, in the short term he thought starting the redevelopment with housing would be supported by the current market and would be a good way to get redevelopment going.

Commissioner Spanos that improving regional economics was the first and foremost goal and, given local demographics, that means attracting more young families to the area. A successful redevelopment of the Lakes Region Facility was an important factor to achieving those goals. He also noted that attracting young families also would tie into the sports complex alternative. Commissioner Shumway noted that in the latest iteration of the Camoin development scenarios that the all residential scenario put on hold and replaced by a mixed use development scenario featuring a continuing care retirement community.

Commissioner Spanos moved that

The all residential development scenario be removed from further consideration by the Commission as a development scenario alternative moving forward.

Commissioner McClear seconded the motion. All voted in favor (6-0) and the motion passed.

Master Planning Presentation by NBBJ (Alan Mountjoy)

Mr. Mountjoy presented graphical preliminary site test fits for each of the Camoin development scenarios. He noted that the test fits would be iterative going forward as NBBJ was still evaluating site constraints such as utilities, site environmental conditions, and historic resources. He supported Camoin's conclusion that even these preliminary test fits would help Camoin refine its economic impact analysis. Mr. Mountjoy stated that NBBJ was sensitive to

maintaining the rural setting of the site along adjacent travel corridors. As NBBJ begins their planning process, Mr. Mountjoy pointed out that they would seek to place the primary commercial activity for each of the three development scenarios under consideration in the open, developed portion of the site. Under each scenario the existing buildings in this area would be evaluated for use and compatibility. Since the proposed housing is likely to be a use of lesser intensity, NBBJ would be looking to locating those developments in portions of the currently forested areas of the site. At this stage Mr. Mountjoy did not anticipate difficulty fitting on to the site development of the size and nature conceptually proposed in the three Camoin development scenarios.

Mr. Mountjoy then reviewed the test fits for each of the three development scenarios (his materials are available on the Commission's web page on the NH Department of Administrative Services web site) and answered several general questions from the Commission. Commissioner Shumway summarized the discussion by noting that, at this preliminary stage, it appears that all three of the Camoin development scenarios would fit on the site. Mr. Mountjoy indicated that their analysis was still ongoing and that they were still evaluating potential roadway networks, analysis of historical resources, and integration with Ahern State Park. He noted that nothing was closed off from further consideration this early in the process. Chris Herlich of NBBJ also noted that NBBJ would be completing a precedence analysis of the costs and phasing of infrastructure, but a full financial pro forma was beyond NBBJ's current work scope. Commissioner Shumway noted it would take a series of meetings to refine the master planning analysis.

Commissioner Shumway informed the Commission that he had conversations with city officials and that the City would be open to further discussions regarding a possible swap of one of their leasehold interests for expanded use rights for parking near the existing ball field. Commissioner Bald noted that further discussions with the NH Trails Bureau would be necessary during the planning process to ensure that the proposed development plans preserved in some fashion the current snowmobile corridor through state property.

In response to a question from Commissioner Bald, Mr. Mountjoy stated that, as part of the NBBJ work scope, team member PC Construction would provide a general estimate of the costs associated with building demolition.

The Chair closed the presentation by NBBJ. The Commissioners discussed holding a further meeting with NBBJ in August.

Authorization to Approve Commissioner Expenses

Commissioner Spanos moved that

Chairman Bald and Commissioner Cheney be authorized to review written requests for reimbursement of expenses and/or mileage from any Commissioner or other person acting on behalf of and at the direction of the Commission, and, where such requests are found by them to be valid and appropriate, to approve such requests by including their signatures on such requests, provided that if either Chairman Bald or Commissioner Cheney is unavailable or is the individual submitting the request for reimbursement, the signature of another Commissioner with no pecuniary interest in the requested reimbursement shall be required to approve the request for reimbursement.

Commissioner Hurt seconded the motion.

There was no discussion on the motion. The Commission voted 6-0 to adopt the motion.

[Commissioner Spanos departed the meeting.]

The Chair opened the floor to comments from the public in attendance.

Richard DeMark, NH Food Alliance, encouraged the Commission to incorporate open space into its site planning. In particular, his organization would like to see active food generation as part of site development and not just simple land banking. He expressed the hope that the market analysis look at the economic impacts of outdoor uses as well as indoor businesses that might be located at the site in the future.

Commissioner Hurt moved to adjourn the meeting. Commissioner McClear seconded the motion. All voted in favor of adjournment.

The meeting adjourned at approximately 12:45 PM.


Robert Cheney