

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 Jeffrey R. Hayes, Executive Director

DATE March 15, 2021

The Lakes Region Planning Commission will hold its next meeting [on Monday, March 29, 2021, 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 guest [Samara Ebinger, CFM, Principal Planner, at the New Hampshire Office of Strategic Initiatives to discuss the topic "Floodplain Management Basics for Community Officials"](#).

Samara Ebinger is a Principal Planner at the New Hampshire Office of Strategic Initiatives where she assists in the coordination of the National Flood Insurance Program in the State. She has a Bachelor of Arts degree in Geography from George Mason University in Fairfax, Virginia, and a Master of Arts degree in Geography from the University of New Orleans. She has spent much of her career focused on floodplain management issues and hazard identification mapping in both the public and private sectors.

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 (603) 279-5334 or admin3@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, March 29, 2021

6:00 – 8:00 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 2021-02. 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/3176131165>
Join By Phone: 1-929-205-6099 (*New York*)
Meeting ID: 317 613 1165
Who to call for help: (603) 279-5334 or email admin3@lakesrpc.org

AGENDA

-
- 6:00 PM** 1. **Call to Order**
2. **Approve Commissioner Meeting Minutes of November 30, 2020.**
- 6:15 PM** 3. **Presentation: Floodplain Management Basics for Community Officials**
*Presented by Guest Speaker, Samara Ebinger, Principal Planner,
New Hampshire Office of Strategic Initiatives*
4. **FY20 Annual Report**
5. **Commissioner Roundtable**

 Share noteworthy news and happenings from your communities.
- 8:00 PM** 6. **Adjourn**

NEXT MEETING: Monday, April 26, 2021



Lakes Region Planning Commission Meeting

Draft Minutes of November 30, 2020

Commissioners Present

Mardean Badger, Ashland
David Kerr, Barnstead
Bill Dowey, Bristol
Mark Hildebrand, Center Harbor
Mark Hempton, Effingham
Jean Marshall, Freedom
Mark McConkey, Freedom
John Ayer, Gilford
Dean Anson, Laconia
Rob Mora, Laconia
Lynn Montana, Meredith
Scott Bartlett, Moultonborough
David Katz, New Hampton
Bill Bolton, Plymouth
Lee Ann Moynihan, Tilton
Steve Wingate, Tuftonboro
Roger Murray, Wolfeboro

Guests/Public

Peter Francese, Guest Speaker
Lorraine Stuart Merrill, Guest Speaker
Cristina Ashjian
Charlie Fritz
Chuck Henderson
Donald Milbrand

LRPC Staff

Jeff Hayes, Executive Director
Tracey Ciriello, Executive Assistant
David Jeffers, Regional Planner
Susan Slack, Principal Planner
Paige Wilson, Solid Waste Planner

1. Call to Order

Chairman Ayer called the meeting to order at 6:03 PM and stated that the meeting was being held electronically, without a physical location, due to the state of emergency regarding COVID-19 and was accessible to the public via Zoom phone and videoconference, as authorized in accordance with Governor Sununu's Executive Order 2020-23 and Emergency Order 12.

ROLL CALL ATTENDANCE by the Chair: Anson—present; Ayer—present; Badger—present; Bartlett—present; Bolton—present; Dowey—present; Hempton—present; Moynihan—present; Katz—present; Kerr—present; Marshall—present; Montana—present; Mora—present; Murray—present; Wingate—present.

J. Hayes asked staff members present to introduce themselves. M. Hildebrand and M. McConkey joined the meeting after roll call attendance.

2. Approve Minutes of October 26, 2020

The Chair asked to declare a quorum, which requires unanimous approval, and for a motion to approve the October 26 minutes as presented; D. Katz motioned to approve both as stated. D. Kerr seconded the motion. The Chair stated he would take

ROLL CALL VOTE by the Chair: Anson—yes for both; Ayer—yes/yes; Badger—yes/yes; Bartlett—yes/yes; Bolton—yes/yes; Dowey—yes/yes; Hempton—yes/yes; Moynihan—yes/yes; Katz—yes/yes; Kerr—yes/abstain; Montana—yes/yes; Mora—yes/yes; Murray—yes/yes; Wingate—yes/yes; McConkey—yes/yes; Hildebrand—yes/yes. The Chair received unanimous approval to declare a quorum. **SO VOTED / SO VOTED**

3. Communities and Consequences II: Rebalancing New Hampshire's Human Ecology

Guest Speakers: Peter Francese and Lorraine Stuart Merrill

Executive Director Jeff Hayes introduced guest speakers Peter Francese and Lorraine Stuart Merrill, co-authors of the new book, *Communities and Consequences II: Rebalancing New Hampshire's Human Ecology*. Ms. Merrill was the state's former commissioner of agriculture and Mr. Francese, founder of American Demographics magazine, was LRPC's 2008 annual meeting speaker. He hoped everyone had gotten a chance to watch their video, a companion documentary film on NHPBS TV and website. Commissioners were encouraged to ask questions throughout, or post questions via Zoom chat.

Ms. Merrill and Mr. Francese gave an overview of the main themes of their book, a follow-up to the first edition written 10 years ago. With a background in technical writing for planning and environmental issues, having been a school board member, and currently an agricultural business owner, Ms. Merrill explained her interest in the tension between the need for housing and our deep desire as granite staters to preserve natural resources and the environment and has been impacted by the inadequacy of housing for employees and potential employees. Every sector of the state's economy is impacted by shortages of workers and workforce housing.

Both editions of their book talk about human ecology, which is a way of looking at human communities and how we organize them. The pandemic has really brought home these issues, revealing what we now realize are essential workers, from healthcare to transportation of goods, and how important they are to the economy.

Age unbalance, worker shortages, and workforce housing shortages are big issues. New Hampshire has gone from about average in median age about 20-30 years ago to the second oldest state in the country. Income disparity and inadequacy of housing for lower- and middle-income positions so important for our economy are major issues. New Hampshire's Stay Work Play initiative, created to entice younger people, conducted a survey that showed younger people want more cultural diversity, including diversity of housing. A limiting factor of economic prosperity is not enough people to do the jobs we need done. Housing has come to a crisis point. Rebalancing the state's demography would benefit everyone economically, creating secondary and tertiary economies.

Persistent myths have contributed to the difficulty of addressing these issues, despite professional and citizen planners talking about such issues for the past 10 years. Some of these debunked myths are that children cost money and that exclusionary zoning preserves rural character. While communities worry about costs from growth, the shrinkage of student populations is a far worse concern: enrollments have gone down, property taxes have not. The lack of working people, especially younger working people, is hurting us economically. Exclusionary zoning is thought to preserve rural character, but large lots create sprawl. The need to communicate the benefits of denser but well-planned developments was stressed, as well as the benefits of what children and families can bring to communities. Some of the top items identified by a Stay Work Play NH survey as desired by younger people and families were jobs; affordable and diverse housing options; quality education; quality childcare; lively and walkable downtowns and communities; lower college tuition/student debt; and more inclusive local governance. Two examples were given of municipalities collaborating with each other—one being the City of Franklin and the other located in the Upper Valley.

Carroll County is New Hampshire's oldest county by median age at 52 versus the state median of 42. When the median age of women is ~48+, the number of deaths outnumber the number of births. Mr. Francese urged everyone to think about the future of the 30 towns/cities that LRPC represents in terms of the resulting implications of older residents combined with a shrinking population of younger people. Today's children will be workers in 15 years—to run the boats and water activities, to staff our businesses and non-profits, etc.

Other issues/implications include age-restricted housing, which is a form of housing discrimination and fear of change, particularly in smaller communities. Fear of change was described as not an option but fatal. A balanced demography is needed in order for the state to thrive.

Commissioners asked questions throughout the presentation/discussion, including how to obtain a copy of the book. M. Hempton asked if they based their numbers on the 2010 census and what they expect to see differently for 2020. Mr. Francese explained that every 12 months, Census Bureau demographers make estimates using administrative data from other federal agencies about how many people of various ages are in each county in the country to calculate the median age. J. Hayes thanked the co-authors for their talk and regional insights.

4. Inventory of Multi-Family Regulations

LRPC Principal Planner S. Slack noted the previous agenda item and resulting discussion was a perfect segue to her look at zoning ordinances in the region, using a sample of 8 towns, to see how multi-family housing is being regulated. The prior goal of most towns was the need to control growth, but this is not the case anymore. Now is a good time to step back and look at things again so we can reconfigure to achieve better housing availability. She provided examples of different housing ordinances, including a tiny house ordinance adopted by Andover in 2018 and a couple of examples where new multi-family housing is not permitted unless in existing buildings. It may be time for towns to consider adding housing chapters to their master plans.

L. Montana asked to get a copy of the table/chart for her report to her Selectmen. A copy of the table and chart, LRPC Housing Ordinances & Cost Summary, was posted on the website after the meeting. Commissioners discussed comments and questions. J. Hayes elaborated on Ms. Merrill's example about Lancaster using a newer tool to guide development to produce what people want to see—the vision vs. the use—and asked S. Slack and J. Ayer to explain form-based codes. J. Marshall noted that Freedom is trying to use ADUs to permit affordable housing and asked how to get copies of wetlands GIS maps. J. Hayes indicated it was now part of state law to allow ADUs.

5. Commissioner Roundtable

At the Chair's suggestion, there was consensus to skip the roundtable because of the time.

6. Adjourn

The Chair declared the meeting adjourned at 7:52 pm.

Respectfully Submitted,
Tracey Ciriello
Executive Assistant

Motions Summary

[Motioned / Seconded / Passed](#)

- | | |
|--|-------------------------|
| 1. Approve declaration of quorum by Chair | Katz / Kerr / unanimous |
| 2. Approve October 26, 2020 Minutes as presented | Katz / Kerr / passed |

Post-Meeting Follow-up Materials

[Emailed and posted on website](#)

1. [LRPC Housing Ordinances & Cost Summary](#)

Commission Meeting Guest Speaker

Topic: Floodplain Management Basics for Community Officials

Date: March 29, 2021, 6:15 to 7:15

Samara Ebinger, CFM

Principal Planner at New Hampshire Office of Strategic Initiatives - Division of Planning

New Hampshire Office of Strategic Initiatives – Division of Planning
107 Pleasant Street, Johnson Hall, 3rd Floor, Concord, NH 03301
Office Phone (603) 271-175 / Samara.M.Ebinger@osi.nh.gov
Website: <https://www.nh.gov/osi/planning/index.htm>
www.nh.gov/osi/planning/programs/fmp

Samara Ebinger is a Principal Planner at the New Hampshire Office of Strategic Initiatives where she assists in the coordination of the National Flood Insurance Program in the State. She has a Bachelor of Arts degree in Geography from George Mason University in Fairfax, Virginia, and a Master of Arts degree in Geography from the University of New Orleans. She has spent much of her career focused on floodplain management issues and hazard identification mapping in both the public and private sectors.

Floodplain Management Basics for Community Officials

This presentation will provide information and guidance about the National Flood Insurance Program (NFIP) including:

- key floodplain regulations that NFIP-participating communities must administer and enforce
- the floodplain permitting process
- FEMA floodplain maps and studies, and
- the responsibilities of a community in order to remain in good standing in the NFIP.



Planning Division

The Planning Division of the Office of Strategic Initiatives provides programs, services, data and mapping, training and outreach, and resources to assist municipalities and other stakeholders on issues pertaining to planning and zoning issues and regulations, land use, and land protection.