

MEREDITH SELECT BOARD
MEETING AGENDA
Meredith Community Center - 1 Circle Drive
November 24, 2025 at 4:30pm

CALL TO ORDER AT _____ {time} _____ / ROLL CALL

PLEDGE OF ALLEGIANCE

AGENDA ITEM 1. PUBLIC HEARINGS – page 1

- A. Commercial Boat Fees (Chief Harper) – page 1
- B. Water/Sewer Rates (Superintendent Bordeau) – page 4

AGENDA ITEM 2. WORKSHOPS – page 9

- A. Meredith Goal Setting Summary & Prioritization (Rick Alpers, PRIMEX) – page 9
- B. 2026 Budget Revenues (Manager Milner & Director Carpenter) – page 19

AGENDA ITEM 3. TOWN MANAGER'S REPORT – page 20

AGENDA ITEM 4. VISITOR AND RESIDENT COMMENTS – page 32

AGENDA ITEM 5. SELECT BOARD REPORTS AND COMMENTS – page 33

AGENDA ITEM 6. NONPUBLIC – page 34

ADJOURNMENT AT _____ {time} _____

Next meeting: December 8, 2025

The Selectboard of the Town of Meredith reserves the right to enter into nonpublic session when necessary, according to the provisions of RSA 91-A.

This location is accessible to the disabled. Those wishing to attend who are hearing or vision impaired may make their needs known by calling 603-279-4538 (voice), or through "Relay New Hampshire" 1-800-735-2964 (T.D./TRY)



**Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of November 24, 2025**

From: Police Chief Michael Harper

**Subject: Boat Launch Fee Proposal for “Commercial Boat”
use**

Public:

Select Board Chair Michael Pelczar,

I open the duly noticed public hearing at [time] pursuant to RSA 41:9-a relating to the establishment of fees.

Brief Summary:

The Town Manager and Department Heads met to review the fee schedule and agreed on the proposed fee increases, including the establishment of a new Commercial Boat Launch fee.

Invite Public to speak

Seeing no more public wishing to speak, I close the public hearing relating to the establishment of Commercial Boat Launch fees at [time].

Suggested Motion:

Selectboard Member moves, “I move that the Meredith Selectboard adopt a Commercial Boat Launch Fee of \$1,500 annually for commercial boat company use of public ramps.”.

Chair calls for a second, discussion and vote.

Town of Meredith Selectboard Agenda Report

Recommendation:

It is recommended that the Town establish an annual fee of \$1,500 for commercial boat company use of the Town of Meredith's public boat launches.

Background/Discussion:

At the Select Board's request, the Town's management team conducted a thorough and collaborative review of fee structures across all departments. Many of Meredith's existing fees have not been updated in more than a decade—some in nearly twenty years. This review included an evaluation of the Town's boat launch fees.

After careful consideration, particularly regarding the frequency of use by commercial boat companies and the associated wear and tear on the launches—the recommended fee was established. The Town Manager and Chief Harper will develop an application process that outlines the fee structure and clearly defines what constitutes a commercial boat company, ensuring that the appropriate entities are required to obtain this permit and pay the associated fees.

Fiscal Impact:

Fees assessed for specific purposes in the general fund to offset taxes.

Alternatives:

Do not change fees. Send fees back to another workshop in order to revise commercial boat launch fees and/or amounts.

Attachments/Exhibits:

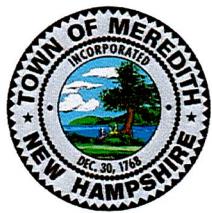
Public Notice

**Town of Meredith, NH
NOTICE OF PUBLIC HEARING
Commercial Boat Fee**

The Meredith Select Board will hold a public hearing pursuant to RSA 41:9-a, relative to changes and additions to the Commercial Boat Fee. The public hearing will be held on **Monday, November 24th, 2025 on or about 4:30 pm** at the Meredith Community Center, 1 Circle Drive, Meredith, NH. Interested members of the public are invited to attend and comment.

**Town of Meredith, NH
NOTICE OF PUBLIC HEARING
Water and Sewer Fee Schedule**

The Meredith Select Board will hold a public hearing pursuant to RSA 31:141, relative to changes to the Water and Sewer Use Fee Schedule. The public hearing will be held on **Monday, November 24th, 2025 on or about 4:30 pm** at the Meredith Community Center, 1 Circle Drive, Meredith, NH. Interested members of the public are invited to attend and comment.



**Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of November 24, 2025**

From: Jason Bordeau Water/ Sewer

Subject: Water/Sewer rate increase

Public Hearing:

Select Board Chair Michael Pelczar,

I open the duly noticed public hearing at [time] pursuant to RSA 41:9-a relating to the establishment of fees.

Brief Summary:

The water and sewer department recently completed asset management plans and rate studies to support infrastructure replacement. The water rate is recommended to increase from \$5.22 per 100 cubic feet to \$5.65 per 100 cubic feet. The sewer disposal charge is recommended to increase from \$5.22 per 100 cubic feet to \$5.66 per 100 cubic feet.

Invite Public to speak

Seeing no more public wishing to speak, I close the public hearing relating to the establishment of Commercial Boat Launch fees at [time].

Suggested Motion:

Selectboard Member moves, "I move the Meredith Selectboard adopts a water usage rate of \$5.65 per 100 cubic feet and sewer disposal rate of \$5.66 per 100 cubic feet effective January 1, 2026."

Town of Meredith Selectboard Agenda Report

Selectboard Chair calls for a second, discussion and vote.

Recommendation:

Support with accepting the rate increase for Water/Sewer

Background/Discussion:

The recommendation from the asset management study is to increase the water rate by 8.5% and the sewer rate by 9% annually for the next 8 years. The last increase was in 2013.

Fiscal Impact:

The recommended increases will put the financial future of the Water/Sewer department in a forward direction to maintain the facilities and infrastructure in a proactive manner.

Concurrences:

Water Asset Management and Rate Study Workshop on 10/6/25

Sewer Asset Management and Rate Study Workshop on 10/27/25

Both studies can be found at this link:

<https://www.meredithnh.gov/335/Studies>

Alternatives:

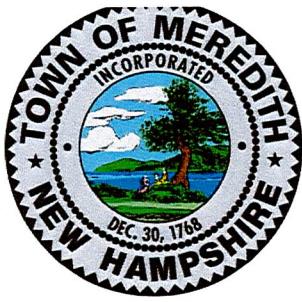
Increase water and sewer rates to 9% and change the split to 80%/20%.

Attachments/Exhibits:

Letter from Superintendent Bordeau

Rate schedule from rate study

Public hearing notice



TOWN OF MEREDITH
Water & Sewer Department
50 Waukewan Street, Meredith, New Hampshire 03253-5861

Telephone (603) 279-3046

Date: November 20, 2025

Dear Select Board,

Thank you for considering the proposed rate increase for water & sewer. This letter briefly reaffirms the reason we are requesting our first water and sewer rate adjustments in 13 years.

For more than a decade, we've kept rates flat by tightening budgets, delaying non-urgent projects and repairs and not improving efficiency. However, costs have continued to rise, and much of our water and sewer infrastructure is now operating beyond its intended lifespan.

To ensure we can continue providing a safe and reliable service, we are proposing an 8.25% or 8.5% annual increase for water and a 9% annual increase for sewer for the next eight years. These adjustments will allow us to replace aging infrastructure before it fails, preventing emergency repairs that are far more expensive and disruptive, as well as being able to put money into reserves for future projects.

We currently have 3 large infrastructure improvements in the planning stages, that being Rte. 25 water and sewer lines, Treatment plant filter and building upgrades as well as 1500' of sewer repairs/replacement on Pleasant St. With the recent discovery of the deteriorating condition of the sewer force main that runs through the town docks parking lot and 4 inoperable sewer bypass valves at the intersection of Rte. 25 and Rte.3, adds a 4th large project to our ever-growing list and supports the urgency for these increases. These bypass valves allow the sewer to be bypassed to the Center harbor line when repairs are needed on our line and vice versa. Without the ability to bypass during this last event we were forced to hire pump trucks to bypass Rte. 3 station during the repairs at an added cost of \$20,000. The total costs for repairs for that one event were more than \$75,000. After doing some research it was disappointing to learn that the state as well as the town have been aware of these inoperable valves for at least 15 years.

Every dollar from these increases will be reinvested directly into system upgrades and reliability improvements, while meeting modern safety and regulatory standards.

We understand that any increase is difficult, and we do not make this request lightly. Acting now protects our community from much larger and unavoidable costs in the future.

There will be no formal presentation Monday night, however Sean Osborne of OSD Engineering Consultants, who conducted the rate study, will be there to answer any further questions you may have.

Sincerely,

Jason Bordeau
Water & Sewer Superintendent

Water Rate Schedule

Recommend increase by 8.25% or 8.5% annually to meet the projected revenue requirements of the water department.

Water Consumption Rates - \$ per hundred cubic feet per quarter (\$/ccf/q)

8.25% increase			
	Usage Blocks		
Year	\$/0-10 ccf/q	\$/11-50 ccf/q	\$/>50 ccf/q
2013 to Present	5.22	5.22	5.22
2026	5.65	5.65	5.65
2027	6.12	6.12	6.12
2028	6.62	6.62	6.62
2029	7.17	7.17	7.17
2030	7.76	7.76	7.76
2031	8.40	8.40	8.40
2032	9.09	9.09	9.09
2033	9.84	9.84	9.84

Fixed Quarterly Charge by Meter Size does not increase.

8.5% increase			
	Usage Blocks		
Year	\$/0-10 ccf/q	\$/11-50 ccf/q	\$/>50 ccf/q
2013 to Present	5.22	5.22	5.22
2026	5.66	5.66	5.66
2027	6.15	6.15	6.15
2028	6.67	6.67	6.67
2029	7.23	7.23	7.23
2030	7.85	7.85	7.85
2031	8.52	8.52	8.52
2032	9.24	9.24	9.24
2033	10.03	10.03	10.03

Sewer Rate Schedule

Recommend increase by 9% annually to meet the projected revenue requirements of the sewer department.

Sewer Consumption Rates - \$ per hundred cubic feet per quarter (\$/ccf/q)

9% increase			
Metered Accounts	Usage Blocks		
Year	\$/0-10 ccf/q	\$/11-50 ccf/q	\$/>50 ccf/q
2013 to Present	5.86	5.86	5.86
2026	6.39	6.39	6.39
2027	6.96	6.96	6.96
2028	7.59	7.59	7.59
2029	8.27	8.27	8.27
2030	9.02	9.02	9.02
2031	9.83	9.83	9.83
2032	10.71	10.71	10.71
2033	11.68	11.68	11.68

Fixed Quarterly Charge	45.88	\$ per quarter	set in 2013
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9% increase			
Non-Metered Accounts			
Year	\$		
2013 to Present	137.48		
2026	222.14	See notes	
2027	242.13		
2028	263.92		
2029	287.67		
2030	313.57		
2031	341.79		
2032	372.55		
2033	404.21		

Notes:

1. \$176.26 is the quarterly sewer bill for average SFH with annual water use of 90,000 gallons/year.
2. This charge is based upon the 2013 metered consumption rate.
3. The fixed quarterly charge is added to the average sewer bill to produce the non-metered fee.



**Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of November 24, 2025**

From: Judie Milner, Town Manager

Subject: Draft Goal Setting Summary

Suggested Motion:

No Motion – Workshop Only

Recommendation:

I recommend the selectboard review plan and prioritize objectives with Rick Alpers, PRIMEX, in tonight's workshop.

Background/Discussion:

In September 2025, the selectboard and management team engaged with Rick Alpers from PRIMEX, the town's risk management provider, in creating a vision & mission statement as well as developing strategic goals and objectives for the next 18 months. The process of the goal setting sessions and the preliminary results are contained within the attached report from PRIMEX. The next step in the process is to review and prioritize the objectives developed. Rick Alpers will be at our November 24th selectboard meeting to guide us through this next step.

Fiscal Impact:

PRIMEX is Meredith's risk management provider and performed this task for the community free of charge.

Concurrences:

This strategic update supercedes any previous plans.

Town of Meredith Selectboard Agenda Report

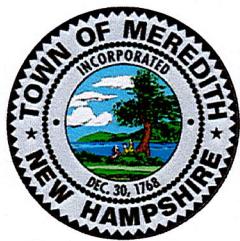
Alternatives:

Do not continue with the process.

Attachments/Exhibits:

Town of Meredith Goal Setting Summary prepared by PRIMEX

GOAL SETTING SUMMARY



TOWN OF MEREDITH
SEPTEMBER 9, 2025



PARTICIPANTS

Session 1 - Sept. 9, 2025

Mike Pelczar – Chair

Jeanie Forrester

Lynn Leighton

Steve Aiken

James Gregoire

Judie Milner – Town Manager

The session was facilitated by:

Rick Alpers, Member Services Manager, Primex³

Session 1

PURPOSE AND INTENDED RESULTS

This is a 2-night goal setting session for the Town of Meredith. On the evening of September 9th, 2025 the Board and Manager gathered to discuss what is currently going well for the Town and what are the Town's current challenges. The Board and Manager also spent time crafting new Vision and Mission statements for the community.

The following is the manager and board response to what currently going well for the community and what are the challenges that the community faces:

What's going well:

- Strong Volunteers
- Great community involvement
- Current staff makeup
- The town is a premier employer
- WW Watershed
- BOS is receptive to communication
- Board is engaged in the community
- Supportive residents
- New Town Manager
- Finances are strong
- New website
- Parking Committee
- Overall water quality
- Master Plan update
- Tourism is strong
- 2nd home development
- Solar array built
- Town plans well for projects
- Short term rental policy in place.

Challenges Facing the Community:

- Large scale infrastructure projects needed that are expensive
- Current facilities are aging
- Main St project
- Master Plan Update
- Staffing
- Needs and wants for the FD as they transition to a career FD
- Recycling Center
- Housing stock
- Funding CIP
- IT infrastructure upgrades
- Lake water quality
- School budget
- Prescott Park revitalization
- Parking
- Aging community

The Board and Manager were asked to think of what key words they think would fit nicely into a new Mission and Vision statement. I shared with them a Mission statement should describe your organization at its core and the vision statement tells the story of where the Town is heading.

The following words were shared in regard to a mission statement:

<ul style="list-style-type: none">▪ Welcoming▪ Service▪ Respect▪ Transparency▪ Community▪ Quality of Life	<ul style="list-style-type: none">▪ Attractive▪ Small Town Feel▪ Safe▪ Raise a Family▪ Place to Retire Well
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The following words were shared to describe a vision statement:

<ul style="list-style-type: none">▪ Destination▪ Great place to live▪ Live▪ Work▪ Play	<ul style="list-style-type: none">▪ Quality of Life▪ Accommodating▪ Welcoming▪ Inclusive▪ Use of Natural Resources
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The group of six were now split into two groups of three. One group crafted a mission statement and the other group crafted a vision statement.

The following are each groups statement:

Mission Statement:

Meredith strives to deliver high quality services and amenities to residents and visitors in a small town atmosphere.

Vision Statement:

Fostering a dynamic and inviting environment where neighbors and visitors can connect and all generations can thrive.

Session 2 PARTICIPANTS

Session 2 - Sept. 11, 2025

Mike Pelczar – Chair

Jeanie Forrester

Lynn Leighton

Steve Aiken

James Gregoire

Judie Milner – Town Manager

Ken Jones – Fire Chief

Mike Harper – Police Chief

Mike Faller – Public Works Director

Bob Carpenter – Finance and Administrative Services Director

Angela LaBrecque – Town Planner

James Commerford – Assessor

The session was facilitated by:

Rick Alpers, Member Services Manager, Primex³

GOAL SETTING

Each Board member and the Manager were asked to share three goals they would like to see the Town achieve over the next 12-18 months. Eighteen goals were shared with the group and the goals were then grouped with other similar goals to make three overarching goals. The three overarching goals are as follows:

1. HR/People
2. Infrastructure
3. Economic Development and Planning

Each member of the board, manager and department heads were split into three groups evenly and each group was assigned one of the above overarching goals to work on. The following is their work and prioritizing of the 18 goals:

1. HR/People

Goal Summary – Build upon efforts to be known as a **premier employer**

Strategic Objective 1:

WHAT – Review and consider wage, salary and benefits on a consistent basis taking into account budgetary restraints.

WHEN – Ongoing and 2026 budget

WHO – Town Manager and Selectboard

Strategic Objective 2:

WHAT – Each department to perform an assessment to identify the core services it delivers and the resources it will take to provide those services.

WHEN – Ongoing 2025

WHO – Human Resources, Town Manager and Department Heads

Strategic Objective 3:

WHAT – Develop a culture that attracts and retains staff through career development and lifestyle amenities such as childcare, flex time, remote work, gym memberships etc...

WHEN – Ongoing 2026 budget

WHO – Human Resources and Town Manager

2. Infrastructure

Goal Summary – To assess the infrastructure deficiencies in town

- A. Water and Sewer
 - a. Route 25 and 3
 - b. Water Tank to the Downtown
 - c. Water Tank up to Route 106
 - d. Winnipesaukee Sewer Basin – Sewer line Evaluation and Replacement
 - e. Underground Utilities Route 25 & 3
- B. Pleasant Street Wall
 - a. Obtain engineers estimate to repair or replace
- C. Docks – Waterfront Infrastructure
 - a. Assess current conditions and design
- D. Main Street
- E. Sidewalks

Strategic Objective 1:

WHAT – Main Street – Prepare final design from VHB. Coordinate this project with the canal project and address parking needs at the same time.

WHEN – June of 2027

WHO – Selectboard, Town Manager, W&S and DPW

Strategic Objective 2:

WHAT – Water and Sewer enhancements on Routes 25 and 3. Assessment currently being completed. Look at future expansion of water service to the round about at 106.

WHEN – December of 2026

WHO – W&S and Town Manager

Strategic Objective 3:

WHAT – Repair or replace the Pleasant St wall. In need of an engineers estimate for the repair or replacement.

WHEN – August of 2027

WHO – DPW and Town Manager

Strategic Objective 4:**WHAT** – Town docking and waterfront infrastructure

- ✓ Assessment of current conditions has been completed
- ✓ Funding – ETF and proper costs

Strategic Objective 5:**WHAT** – Town Buildings

- ✓ RFP has been sent out to study all current town owned facilities that are in need of updating
- ✓ Interviews of responding firms need to be completed
- ✓ Firm needs to be awarded the RFP
- ✓ Reports and decision to follow the study

WHEN – May 2026**WHO** – Selectboard and Town Manager**3. Economic Development and Planning****Goal Summary** – Implement comprehensive planning mechanisms to maintain and cultivate Meredith to meet current and future needs.**Strategic Objective 1:****WHAT** – Implement framework both regulatory including shoreline protections and development to encourage economic development including the highest and best use of a property.**WHEN** – March of 2027**WHO** – Community Development and Assessing**Strategic Objective 2:****WHAT** – Revisit health regulations for maintenance of all septic systems on all bodies of water**WHEN** – September of 2026**WHO** – Health Officer

Strategic Objective 3:

WHAT – Develop municipal stormwater best management practices to protect water quality

WHEN – December of 2026

WHO – DPW

Strategic Objective 4:

WHAT – Develop implementation monitoring teams for all of Meredith's long-range plans. Updates to the TM quarterly and to the BOS twice a year.

WHEN – April of 2026

WHO – Town Manager

Strategic Objective 5:

WHAT – Continue to develop and implement community wide parking plans.

WHEN – September of 2026

WHO – PD, DPW, Town Manager

CONCLUDING THOUGHTS

Thank you again for the opportunity to participate in this important process. Primex³ appreciates the opportunity to provide assistance to members with goal setting, and to help governing bodies develop paths to achieve their visions. A forward-looking community that is deliberate, disciplined, and strategic in developing and accomplishing its goals illustrates how “good management is good risk management.”



**Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of November 24, 2025**

From: Judie Milner & Robert Carpenter

Subject: 2026 Budget - revenues

Suggested Motion:

No Motion Workshop only.

Background/Discussion:

Manager Milner and Director Carpenter to present an overview of revenues estimated in the 2026 budget proposal.



**Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of November 10, 2025**

From: Judie Milner, Town Manager

Subject: Town Manager Report

Remembrance & Thank You:

Linda Smith passed away recently. Linda volunteered on our Village Pathways Committee. Our condolences go out to Linda's family and friends and we thank Linda for her selfless volunteerism.

Shout outs:

Historical Society – sponsoring a Christmas tree in Community Park for the season.

HB1020 – proclaiming Lake Winnipesaukee the official State Lake of NH. Please see attached email from Rep. Maggiore asking for Selectboard support of the bill.

Selectboard Invitation – staff is putting together a joint retirement party for Director Choiniere and Director Faller on Wednesday, December 3rd at noon in the Community Center, we would love for you to join us.

2026 Budget Process –Workshops held on November 10th, November 12th, November 18th and tonight. 2 workshops will be scheduled for follow up discussion at your regular December meetings (12/8 & 12/22) for completion well ahead of January 2026.

Selectboard Email Addresses – checking in, did LR Computer reach out to you?

Coalition 2.0 – I attended my first board meeting as an alternate. The meeting was very productive as we discussed at length how to come up with solutions for the legislature as opposed to just saying "no" to every bill introduced on education funding. There will be a

Town of Meredith Selectboard Agenda Report

committee of the board, which I volunteered for, to discuss options to bring forward to donor communities to approve. I will keep you updated.

Lakes Region Master Plan Update – please see attached email from Glenn Trefethen.

Vision, Mission, Strategic Goals –

Flood Map Update –

Winnipesaukee River Basin Program Update – the advisory group is still working on mitigating the huge cost increases specifically in the replacement fund. Reminder, the State sets the numbers in the budget and the communities are expected to pay. The letter attached to my 10/27 TM update was finalized and is being circulated to the member groups for signatures. I signed the letter and will keep you informed of the process.

Union Arbitration Update – Arbitrator Shea agreed with the town's perspective. As discussed with the board, this opinion could have had a significant impact on both the current budget and 2026 budget. As a result of the arbitrators findings, I am going to release the budget freeze in early December.

State DOT cuts to 10 yr Plan -

NHDOT project on Neal Shore Road – the railroad crossing will be replaced on Neal Shore Road. The work is expected to occur the first part of November; DOT plans to keep one lane of traffic open at all times so residents who live near the lake can access their homes.

Adaptive Launch Project – installation is complete; Director Choiniere is working with Bldgs and Ground to update the approach path to the launch.

Zoning Review (HOP grant) - Public Outreach and Engagement in Fall of 2025 for potential amendments at March 2026 Town Meeting. Schedule as follows:

11/25 5:30pm Planning Board Workshop review revised regulatory language

12/9 7pm 1st Public Hearing

Updated master plan documents and zoning amendments are on our website for review at the following link:

<https://www.meredithnh.gov/190/Community-Development-Department>

Town of Meredith Selectboard Agenda Report

Bios for Website – I'll be sending the bio's to the website people shortly.

Upcoming Events on Town Property:

DPW FACILITY USE PERMITS APPROVED				UPDATED 10/21/2025	
NAME OF APPLICANT	PROPERTY	Event Date	TIME	EVENT	APPROVED
2025					
Lakes Region Dance	Solid Waste	October 4-5	8am to 3 pm	fundraiser	x
ILHS Class of 2028	Solid Waste	October 18	8am to 3 pm	Fundraiser	x
ILHS Track & Field Team	Solid Waste	November 1	8am to 3pm	Fundraiser	x
Lakes Region Dance	Solid Waste	November 8-9	8am to 3 pm	fundraiser	x
ILHS Freshman Class	Solid Waste	November 16	8am to 3 pm	Fundraiser	x
Hooks & Needles Club	Christmas Trees In Hesky Park Pavilion	Nov 12 through 19th	24 hrs each day	Hats/Mittens Give away for Needy	x
2026					
Meredith Rotary Club	Solid Waste Facility	January 3rd	8am to 3pm	Styrofoam collection	x
Rick Loader, Guitar Army	Hesky Park	Every Tuesday night	5:30 to 8:30 pm	guitar concert	x

As we discussed, I will be speaking with DPW about the frequency of fundraising activities at the transfer station in 2026.

Upcoming Meetings:

Town of Meredith Selectboard Meeting Schedule - Fall 2025			
Date	Time	Meeting	Location
11/10/2025	4pm	Selectboard Regular Meeting	Community Center
11/12/2025	4:30pm	Budget Workshop	Humiston Bldg Conference Room
11/18/2025	5:30pm	Budget Workshop	Humiston Bldg Conference Room
11/24/2025	4:30pm	Selectboard Regular Meeting	Community Center
11/25/2025	5:30pm	Planning Board Workshop	Community Center
12/8/2025	4:30pm	Selectboard Regular Meeting	Community Center
12/9/2025	7pm	Planning Board	Community Center
12/17/2025	noon	Holiday Party	Community Center
12/22/2025	4:30pm	Selectboard Regular Meeting	Community Center

State Zoning/Housing Mandate Dialog – please see attached letter from the Town of Raymond.

Short Term Rental Licensing – from Planner LaBrecque: The edits have been made to the software and I get a final run through next week and we go live immediately after. The 24-hour hotline is set up and ready to go. We will work on preparing the STR landing page to be ready for our go live hopefully next week. I do want to note that I have the ability to put a hold on any compliance matter that is flagged by the software. So, if a rental property goes to get a license and is already booked for 100 rental days next year and only 90 are allowed, I can flag it as a non-compliance record for a 365 day period. Steve Aiken had asked about that and it is probably the best way to go rather than each property looking to the selectboard for a waiver. If that is ok with them, I can proceed that way and provide the property owner with a written explanation of our expectation for the next licensing period.

CIP Update – on agenda for Planning Board Review/Approval at their 11/25 meeting.

Waterfront infrastructure – Part of the CIP presentation & I'm working through the 2019 study completed by Weston & Sampson. After the review, I'll add a workshop to discuss board's direction and next steps.

Parking PILOT Program – Draft data collection report was attached to your 9/8 packet. Reports from PD and DPW have the parking lots with open spaces. I think there is a misconception out there that the Town is required to provide parking and that the PD has the capacity to enforce 24/7 parking regulations at the 2 lots. I hope to address it so we may move forward with realistic expectations of what can be done. As the selectboard knows, there is a RSA that tells us we must charge taxes associated with the use of municipal property if the property is restricted to a few users. The committee met on 10/16 (after the PILOT program ended on 10/15). It seems there is a consensus of the committee to establish another PILOT program for next season with a few tweaks suggested. There is another meeting schedule for 10/30 at 5pm in the Annex to confirm the recommendation to the Selectboard from the committee. We are meeting 11/7 at 3pm in the Annex to discuss phase II recommendation to the board.

Town of Meredith Selectboard Agenda Report

Main Street Project – parking study is complete and was attached to the TM update for 10/27 selectboard meeting. It will be available on the website soon under projects. Per our engineers, “the long and short of it is, Meredith has ample parking along Main Street and its vicinity”. Separately, I applied for a grant on 9/8 through a DOT Grant Program - Rural and Tribal Assistance Pilot Program - for \$432k to finish the preliminary and final design phases for the project - fingers crossed. I have not heard as a result of the federal shutdown prior to the award date (expected 10/8). I will let you know when I hear – let’s hope for federal resolution soon. The engineer will be at our 12/8 meeting to discuss the plan in light of our recent parking study.

Status DPW Bldg/Hutter – Attorney Sullivan working on resolution as discussed in nonpublic session on 10/6. More to come when this is public.

Next Department Head Meeting – November:

Budget Discussion based on priorities set in strategic summary

Release of 2025 funding for projects held up for the arbitration decision

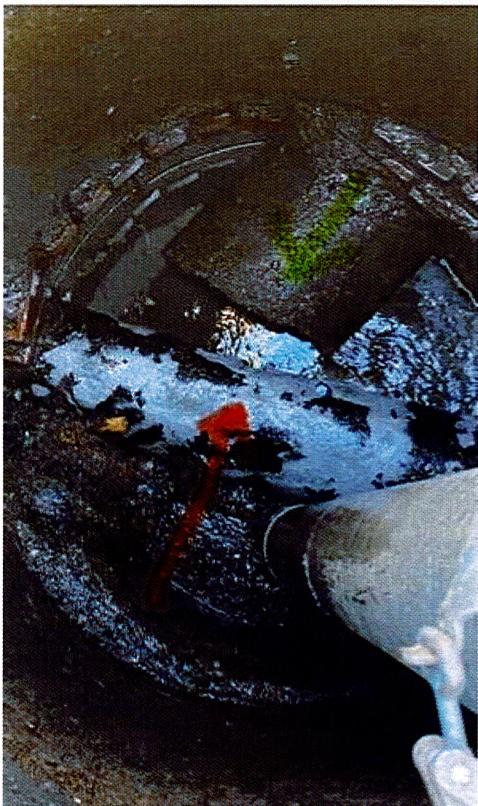
Personnel Policy Review

Waukewan Dam & Canal project – The FEMA grant for the project in the amount of \$5,073,634.95 to be obligated by 9/26/27 was approved by Governor & Council on 9/17/25; Meredith has already accepted and appropriated the pass through grant for the project; next steps will include a request for extension to 9/26/28 (one year extensions are the max that we can request). The engineer is working on several pieces of the request; Director Carpenter is handling the town portion of the request and will submit the completed request. The engineering firm has redesigned the project to avoid the need to disrupt Dover Street and having minimal disruption of main street and water/sewer. They may be able to expend the grant funds in the allotted time period without relying on future extension request approval with the new design. I expect there will be another meeting with FEMA folks shortly to get approval for the new approach.

Route 3/25 assessment(underground) – Superintendent Bordeau, Crew Chief Sausville, Director Faller, Asst Director Hale and I met with representatives of NH DOT and Bay District (Center Harbor) representatives on October 28th to discuss the sewer force lines which go through a storm water basin by the docks. We have documentation that the force mains were put in after and through the storm water basin. Next steps are a flow analysis

Town of Meredith Selectboard Agenda Report

and meeting with Center Harbor on the calculation of community payment for the project. We are expected to meet with Center Harbor in November. Here is a picture of the issue:



Route 25 Pedestrian Crossing – Director Faller has started conversations with DOT on a better way to do the crossing so traffic is not confused and stopping when they shouldn't for pedestrians which is putting further strain on the already congested area. Thank you Mike!

Sewer Storm Water Asset grant- Scheduled for completion late 2025

Prescott Park Renovation – playground placement has been determined with the engineers for the greater project; site preparation will occur this fall with a spring construction. – the committee is going to re-open the discussion of the placement of the playground at their 12/16 meeting. We are putting the groundwork on hold until after the meeting, likely until spring if the ground is frozen.

Community Power – final documents were executed as voted at the 10/27 selectboard meeting. They will be on the website soon.

Town of Meredith Selectboard Agenda Report

Fire Department Study – on hold until after the strategic objectives are completed.

Engine 3 Build – final inspection is expected to occur the first week in December for a expected delivery shortly after.

Space Needs RFP –The kickoff meeting with SMP Architecture and town hall/annex departments occurred on November 6th. The firm took measurements of the existing spaces and we discussed needs, constraints and pros/cons possible solutions. There will be meetings with each employee in November and a few follow up meetings with the departments in December. The firm is shooting for a presentation of findings and public discussion as a workshop in your 1/26/26 selectboard meeting.

Projects working on – Stay Tuned for Future Update

PFAS Settlements



Proclaiming Lake Winnipesaukee the official state lake of NH

From Jim Maggiore <Jim.Maggiore@gc.nh.gov>

Date Mon 11/17/2025 9:49 AM

To Town Manager <townmanager@meredithnh.gov>

Cc Peggy Balboni <Peggy.Balboni@gc.nh.gov>

You don't often get email from jim.maggiore@gc.nh.gov. [Learn why this is important](#)

CAUTION: This email originated from outside Meredith Town Offices. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Ms. Milner.

The 4th grade students from North Hampton Elementary School have submitted a bill through Rep Peggy Balboni (Rye, Greenland, North Hampton) and me to proclaim Lake Winnipesaukee the official state lake of New Hampshire. I am writing to express my strong support for the bill (HB 1020) and to respectfully encourage you and the Meredith Select Board to endorse this legislation.

The students have done a great job researching the significance of Lake Winnipesaukee to our state. It is central to the identity, economy, and heritage of the Lakes Region and beyond. Its impact on local businesses—through tourism, recreation, hospitality, and year-round community engagement—is both substantial and long-standing. Formal recognition as the state lake would further highlight the lake's importance, strengthen regional branding efforts, and enhance statewide promotion of the lakes region as a premier destination.

Beyond economic benefits, this designation would celebrate the cultural and historical significance that Lake Winnipesaukee holds for residents and visitors alike. It would also support ongoing efforts to promote responsible stewardship and ensure that the lake remains an iconic natural asset for generations to come.

For these reasons, the sponsors and co-sponsors believe this bill represents a positive step for our region and the state as a whole, and I encourage you and the Board to publicly support it.

Thank you for your time, consideration, and continued advocacy on behalf of your community and our state.

Respectfully,

Rep Jim Maggiore
North Hampton
P. 603-556-0073
E. jim.maggiore@gc.nh.gov



Lakes Region Master Plan Update!

From Glenn Trefethen <gtrefethen@lakesrpc.nh.gov>

Date Wed 11/12/2025 10:54 AM

To Executive Administrative Assistant <execadmin@lakesrpc.nh.gov>

Cc Shanna Saunders <s.saunders@lakesrpc.nh.gov>; David Jeffers <djeffers@lakesrpc.nh.gov>; Matthew Rose <mrose@lakesrpc.nh.gov>; Danielle Scadova-Vose <dscadova@lakesrpc.nh.gov>

2 attachments (352 KB)

Public Outreach Narrative.docx; LRPC RMP Social Post.png;

You don't often get email from gtrefethen@lakesrpc.nh.gov. [Learn why this is important](#)

CAUTION: This email originated from outside Meredith Town Offices. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

The **Lakes Region Planning Commission (LRPC)** is using HUD funding to update our **2015 Lakes Region Plan**, which will become the **2025 Lakes Region Master Plan**. This update focuses on four key chapters: *Housing, Transportation, Economic Development, and Natural Resources*.

Outreach Efforts

We've launched a **General Survey** to better understand regional perspectives on these topics. The survey is **open through December 12th**.

In October, we kicked off in-person outreach at the **Laconia Pumpkin Fest**, where we received fantastic community input.

How Municipalities Can Help

We're asking for your help to share the General Survey across your community to ensure broad regional participation.

Please:

- Post the attached **graphic (LRPC RMP Social Post)** on your municipal website or social media.
- Print and display it in your **town offices** or other high-traffic public areas.
- Use the attached **Public Outreach Narrative (Word document)** to accompany your posting.

You can also support outreach by:

- Sharing our Instagram posts → @lrcpcnh
- Sharing our Facebook posts → facebook.com/lakesrpc
- Visiting our website → lakesrpc.nh.gov/regional-planning

Next Steps

After December 12th, LRPC will host additional outreach events focused on the four update topics listed above. These events will continue through **March 2026**.

If your municipality has upcoming events where you'd like to include Master Plan outreach, please let us know — we'd be glad to participate.

Thank you for helping us gather valuable input to guide the **future of the Lakes Region**.

Best regards,

Glenn Trefethen

Transportation Planner

Lakes Region Planning Commission

Direct: 603-279-5335

Main: 603-279-8171

gtrefethen@lakesrpc.nh.gov



Planning Regionally - Growing Locally



TOWN OF RAYMOND

OFFICE OF THE TOWN MANAGER

4 Epping Street
Raymond, NH 03077
Fax: (603) 895-7064

11/18/2025

Good morning,

We hope this letter finds you well. The 2024–2025 legislative session was an active one, and we are now beginning to see adverse outcomes affecting all our towns—both financially and in terms of personnel.

We write to express serious concerns regarding the sustainability of New Hampshire's water systems and the infrastructure impacts associated with recent legislative and zoning reforms. State-level changes are diminishing local decision-making while increasing the pressures from development—without providing the necessary resources to support it. Similar legislation has been enacted in many parts of the nation, and the challenges those communities now face are beginning to spread our way.

We urge you to confront the reality that current policies are leaving homeowners to absorb staggering infrastructure costs—often tens or hundreds of millions—triggered by new development. Taxpayers are increasingly being left to foot the bill, and it's time to take a hard look at the policies that allow this and to work toward smarter, fairer solutions that better protect our natural resources and the people who live in our communities.

Because the Town of Raymond has long faced water-related challenges, our residents and officials are gaining a clearer understanding of how interconnected these issues truly are—taxes, wetlands, infrastructure, development, and overall quality of life.

Recently, Raymond held a joint meeting with NH DES. The meeting was hopeful, invigorating, and well attended. The discussion focused on several critical topics:

- The legislative effect on taxpayers
- How to effectively voice concerns before a State House vote
- Opportunities to revisit or amend current legislation
- Protecting natural water resources, hydrogeology, ecosystems, and quality of life
- Informing citizens in a comprehensive, transparent manner
- Recognizing that legislation providing developers with financial incentives, zoning exemptions, or expedited review timelines—without adequate municipal staffing to evaluate such projects—creates a continually increasing burden on taxpayers, both at project initiation and indefinitely thereafter, without mechanisms for fiscal accountability. (Short-Term Gain, Long-Term Strain)

While much of the recent focus has been on housing, there has been little to no corresponding job creation. Sustainable homeownership requires a parallel track of employment opportunity. Without it, the result is high-yield, low-responsibility housing—where taxpayers shoulder the

financial burden of continuing to maintain all forms of infrastructure while developers reap all the benefits. A system that produces more strain than stability cannot sustain our food, water, and housing resources in the long term.

We look forward to continuing our cooperative efforts to identify and implement balanced, forward-looking solutions. Raymond will be hosting our second NH State-Wide Town Hall on December 2nd, 2025 at 6:30pm in the cafeteria of the Iber Holmes Gove Middle School in Raymond. We would invite all State Representatives and Senators to bring a member of your Select Board or Aldermen as well as a member of your Planning Board to bolster our think tank. It is critical that we remain on the same page to continue to maintain the individuality of our towns. We look forward to seeing you all on December 2nd.

If you are unable to attend but would like to submit a comment or comments for discussion, please forward these comments to executiveadmin@raymondnh.gov and/or townmanager@raymondnh.gov by November 28, 2025.

Should you have any questions prior to the meeting or require additional information, please do not hesitate to contact me directly at (603) 895-7007 or via email at townmanager@raymondnh.gov.

Sincerely,

Ken Robichaud

Town Manager
Town of Raymond, NH



**Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of November 24, 2025**

Subject: Visitor and Resident Comments

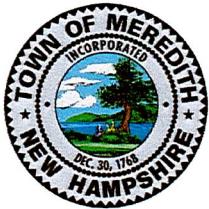
Board Chair opens the meeting to public for comment.



**Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of November 24, 2025**

Subject: Select Board Reports and Comments

Board Chair recognizes Board Members for reports and comments.



**Town of Meredith, New Hampshire
Selectboard Agenda Report
For the Meeting of November 24, 2025**

Subject: Nonpublic Session

Suggested Motion to Enter Nonpublic Session:

Selectboard member moves, *"I move the Meredith Selectboard enter into nonpublic session under RSA 91-A3 II (a) the dismissal, promotion or compensation of any public employee or the disciplining of such employee, or the investigation of any charges against him or her, unless the employee affected (1) has a right to a public meeting, and (2) requests that the meeting be open, in which case the request shall be granted AND RSA 91-A3 II (c) Matters which, if discussed in public, would likely affect adversely the reputation of any person, other than a member of this board, unless this person requests an open meeting."*.

Selectboard Chair calls for a second, discussion and **ROLL CALL** vote.

Suggested Motion to Exit Nonpublic Session:

Selectboard member moves, *"I move the Meredith Selectboard exit nonpublic session."*.

Selectboard Chair calls for a second, discussion and **VOICE** vote.

In public session, Suggested Motion to Seal the Minutes:

Selectboard member moves, *"I move the Meredith Selectboard seal the minutes of the 8/11/25 nonpublic session because it is determined that the divulgence of this information likely would render a proposed action ineffective."*

Selectboard Chair calls for a second, discussion and **ROLL CALL** vote.