



**CITY OF LACONIA**  
**MAYOR'S SPECIAL CITIZENS AD HOC REVIEW COMMITTEE -**  
**CITY OWNED PROPERTY AT OLD NORTH MAIN ST. AND PARADE ROAD**  
**MARCH 11, 2025 - 5:00 pm**

**Lakes Region Mental Health Center Conference Room**  
**40 Beacon Street, East**  
**Laconia, New Hampshire**

***MINUTES***

1. Welcome / Call to Order
2. The mayor welcomed the group and thanked them for coming.

Mayor Hosmer introduced the citizens chosen for the Ad Hoc Committee. The Mayor stated that he hopes this opportunity will allow us to learn from each other and contribute to the discussion of housing and the potential use of the Old North Main Street parcel.

The Mayor noted that the lack of available and affordable housing is at a critical stage. The City was fortunate to trade property on Meredith Center Road that was going to be used for DPW but the State wanted it for the 911 center for the Old North Main Street property in 2021.

In September 2024 a RFQ was put out to see what types of housing might be feasible for the parcel. 4 responses were received.

Committee was convened with staff to get input on how this land might be used to ease the housing shortage in the City.

The mayor noted that it is critically important that the surrounding neighborhood be taken into consideration in the plan. The impact on personal real estate is important and a collaborative effort is needed to make sure that the property is consistent with the surrounding neighborhood.

3. Roll call

Mayor Andrew Hosmer  
Kirk Beattie, City Manager  
Councilor Eric Hoffman  
Presenter: Dr. Daisy Pierce  
Staff: Rob Mora, Tyler Carmichael, Tim Joubert, Joia Hughes

Committee Members: Mike Little, Vanessa Saunders, Laura LeMein, Bill Marshall, Olie Anderson, Matt Cashman, John Moriarty, Jason Sproul, Patrick Wood, Catherine Bowler, Meg Daub

4. Recording secretary  
Joia Hughes taking notes.

Kirk opened the discussion. He explained that we want to get a public discussion started on the potential use of the Old North Main Street property. He then introduced the presentation on the Housing Task Force by Dr. Daisy Pierce.

The plan for today is to take the RFQs home to review and get back together.

Further meetings will be planned so that the group can discuss the proposals and decide if any should move forward.

The chair of the Committee will be Eric Hoffman Councilor Ward 3

5. Presentation by the Mayor's Task Force

Daisy presented a power point which was made available to all members.

Questions regarding the presentation:

What is the zoning - it is zoned RS with Performance Overlay.  
Rob Mora, Planning Director explained the Performance Overlay.  
Min square lot size would be 10,000 square ft. and performance overlay allows for more density.

How big are single family homes being built? 1100-1500 square feet.  
Rob then explained that under the RS Zoning without a performance overlay, a conventional subdivision might be about 45 single families without factoring in roads.

There was further discussion about what the potential density of the lot could be.

Vanessa asked what is the goal – that and the work of the committee? At this point the committee is asked to review the proposals.

There was discussion about the infrastructure impact on the existing water and sewer use and the study already being completed for a large project across the road.

Bill Marshall question on the principal of regression – 40 houses does not fit. How's does this fit into the housing continuum. Per Daisy's presentation, this RFQ indicated that the desire was for housing that was affordable to people working without exceeding 30% of their income on housing.

Matt Cashman noted that he got 200 signatures from property owners in the area against development on this site. He noted that most of the concern was with the RFQ.

Olie Anderson asked some questions about the slides. A conversation ensued about parking.

Matt Cashman noted that beyond water and sewer infrastructure costs there would be costs to maintain this property with plowing and trash. It was noted that any subdivision requires this to be answered during the planning process.

Water capacity is not a problem per the mayor. Increased water usage is a good thing per DPW.

Winnipesaukee River Basin can handle this increased sewer capacity. This has been discussed already with the state school developer and a traffic study is currently being done by the Pillsbury group. DOT scoping has been started on 17 intersections around the city.

Discussion was had about the value of the land for negotiation purposes with the developer proposing redevelopment across Route 106.

Matt Cashman would like to see the engineering numbers.

John Moriarty noted that development could be about 39.75 acres after roads. What is the highest and best use? Demographics show a decreased population in the City. The median income levels noted in the slides are not identical.

There was discussion about how homeowner attainment has developed over the years. It was noted that building housing will help the problem but not solve the problem of a housing shortage.

Councilor Eric Hoffman noted that the housing being built now is not the housing that we need. It's profitable to developers to build the high end housing but we need the support of employees for the owners of those homes.

We need to provide housing for the people that are the average everyday workers.

Mike Little asked how can we control the cost of these houses?

Some thoughts included deed restrictions. Deed restrictions are used in 55+ communities and associations.

6. Review of responses received in response to Request for Qualifications, RFQ No. Q24-08-08 regarding City-owned property located at the intersection of Old North Main Street and Parade Road (NH Route 106).

The RFQ's were distributed, and the committee was asked to review them before the next meeting.

Some initial observations were made about the RFQ responses.

At the next meeting we will discuss the proposals and potentially narrow the choices. The group will then decide if they would like to see a presentation on the proposals.

Matt Cashman and City Manager Kirk Beattie will develop a matrix for the review process.

7. Next meeting date – March 25, 2025 at 5:30pm
8. Adjournment