

Municipal & Regional Impacts from Large Scale Development

Presentation to
NH Gaming Regulatory Oversight Authority
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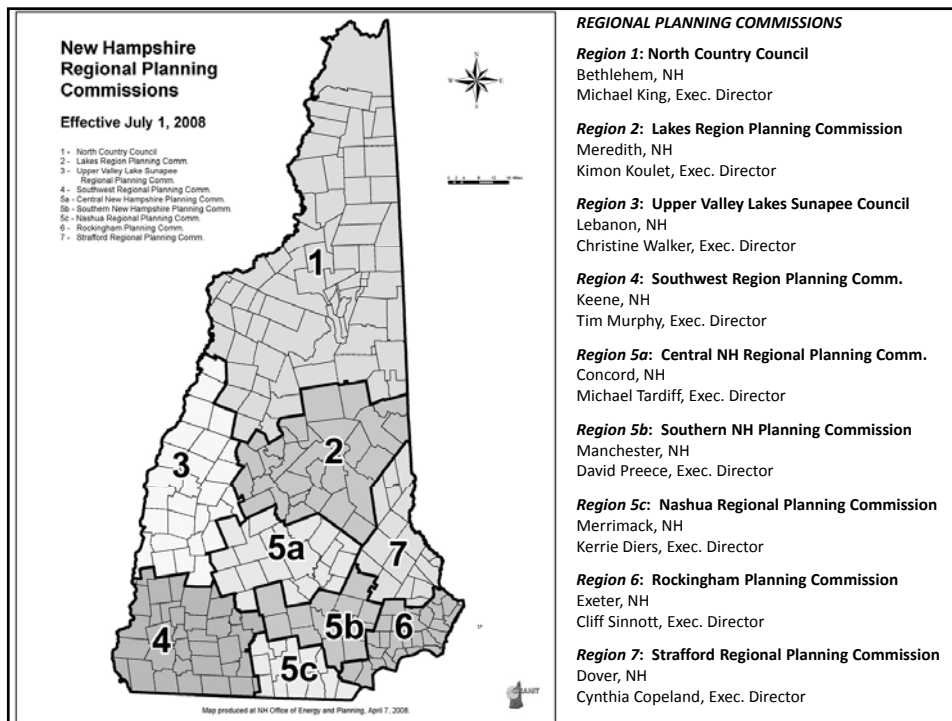
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Outline

- **Site & Municipal Level Infrastructure Impacts & Needs**
- **Municipal Service Impacts**
- **Regional Impacts**
- **Legal Framework for Development Approval (LGC)**
- **Other Considerations**
 - Amendments to Local Zoning and Site Plan Review
 - Regional Impact Review
 - Regional Development Districts
 - Intermunicipal Agreements and Tax Revenue Sharing
 - State level zoning or development standards

Regional Planning Commissions - Overview

- **Nine regional planning commissions (RPCs) in NH;**
- **Established in RSA 36:47-58 as non-profit quasi-govt. entities; special purpose political subdivisions**
- **Voluntary member organization – governed by representatives from each member town or city**
- **Purposes:**
 1. To assist member towns with individual planning,
 2. To carry out regional planning,
 3. To foster coordination between towns
- **Focus on land use, transportation, natural resources**
- **Advisory role**



Site and Municipal Scale Facility Impacts

- **Roads and Intersections** – *establish adequate site access; mitigate traffic impacts;*
- **Public Safety** - *specialized equipment for Fire, Police, EMT; managing large public events;*
- **Water Supply** – *source water supply (groundwater or surface water) and distribution (lines, pumping stations, controls) to address significant increase in demand;*
- **Sewage Disposal** – *wastewater treatment plant expansion & treatment upgrades; permitting; sewer lines*
- **Stormwater utilities** – *open and closed drainage*

Municipal Services Impacts

- **Public Safety**–
 - *Police: larger force to handle daily population influx, traffic, crime, investigations to provide adequate access; manage traffic impacts;*
 - *Fire: larger force, specialized equipment, added maintenance*
 - *EMT: larger force, additional equipment*
- **Roads** – *increased preservation and maintenance*
- **Sewage Disposal** – *increased operating costs*
- **Water Supply** – *increased operating costs*
- **Stormwater utilities** – *increased maintenance*
- **Waste Disposal** – *increased disposal costs*
- **Social Services** – *additional demand for services*
- **Planning / Permitting / Inspection** -- *need to establish or expand staff*

Regional Impacts

- **Employment** – *temporary construction jobs, fulltime service sector jobs added*
- **Housing** – *need for workforce housing in the region expands;*
- **Transportation**
 - *Regional highway capacity expansion may be needed; congestion mitigation & management;*
 - *Development or augmentation of public transportation system*
- **Water Supply** – *development of new sources, depending on location and adequacy of supply; potential impact on existing municipal sources*
- **Sewer & Stormwater Treatment** – *impact on impaired waterbodies & required levels of treatment*

Regional Impacts - continued

- **Land Use & Development:**
 - *Site: "greenfield" or "brownfield" development?*
 - *Secondary and induced development;*
 - *Sprawl effect;*
 - *Compatibility with area Master Plans; with Regional Master Plan*
- **Schools** – *from added employment, housing & population in the region*
- **Regional Economy & Tourism:**
 - *Expanded visits*
 - *Change in visit type*
 - *Change in tourism 'brand'?*
 - *Impact on unrelated industries*

Other Considerations

- **Local: Zoning and Site Plan amendments/provisions**
- **Inter-Local: Intermunicipal Agreements & Tax Revenue Sharing (RSA 53-A)**
- **Regional Impact Review (RSA 36:54-57)**
- **Regional Development Districts?**
- **State level zoning, development standards, integrated site review process for resort casino use?**