



NEW HAMPSHIRE ASSOCIATION  
OF REGIONAL PLANNING  
COMMISSIONS

**2008 Fall Planning and Zoning Conference**  
**Saturday, October 25, 2008**  
**The Mountain Club on Loon**  
**Lincoln, NH**

**AGENDA**

- 8:00 – 9:00 AM Registration in the **Lobby** and Continental Breakfast in the **Hancock Room**
- 9:00 – 9:45 AM Welcome to the 2008 Fall Planning & Zoning Conference in the **Hancock Room**
- Stephen C. Buckley, Esq., Chair of NH Association of Regional Planning Commissions
  - Amy Ignatius, Esq., Director of NH Office of Energy and Planning
  - Eric Williams, Assistant Administrator, Watershed Assistance Section, NH Department of Environmental Services
- 9:45 – 10:00 AM Coffee Break in the **Lobby**
- 10:00 – 11:00 AM Concurrent Sessions

Basics for Planning and Zoning Board Members in the **Hancock Room**

- H. Bernard Waugh, Jr., Esq., Gardner, Fulton, and Waugh, LLC
- Stephen Buckley, Esq., Hage Hodes, PA

This session will cover topics relevant to planning boards and zoning boards of adjustment including rules of procedure, conflict of interest, the right-to-know law, conducting public hearings and meetings, and the inter-relationship between both boards. It is important for all boards to know the parameters of their jurisdiction and the opportunities they have to work with the “other” board to provide a smooth and efficient process.

Work Force Housing (AICP CM 1 credit) in the **Kinsman Room**

- Benjamin Frost, Esq., AICP, New Hampshire Housing
- Cliff Sinnott, Rockingham Planning Commission

This year, the legislature codified the *Britton v. Town of Chester* decision, enacting a statute that requires all municipalities to provide reasonable and realistic opportunities for the development of workforce housing, including rental housing. Hear how this impacts your community and what you should be doing.

Introduction to the Innovative Land Use Manual in the **Lafayette Room**

- Eric Williams, NH Department of Environmental Services
- Christine Walker, Upper Valley Lake Sunapee Region Planning Commission

NH DES and the nine regional planning commissions have prepared a manual of Innovative Land Use Techniques based on RSA 674:21, Innovative Land Use Controls. Come hear Eric and Christine describe how this comprehensive planning tool can help your community better address issues related to a wide variety of land uses and alternatives.

11:00 – 12:00 PM      Concurrent Sessions

Basics for Planning and Zoning Board Members in the **Hancock Room** (continued)

Tools for Agricultural Preservation (AICP CM 1 credit) in the **Kinsman Room**

- Lorraine Stuart Merrill, Commissioner of NH Department of Agriculture
- Cynthia Copeland, AICP, Strafford Region Planning Commission

Learn what steps a community can take to develop a comprehensive approach to preserving agricultural and forestry land.

Amending Your Zoning Ordinance in the **Lafayette Room**

- Paul Sanderson, Esq., Local Government Center

This session will cover the process of amending your community's zoning ordinance and include suggestions for ways to handle and process petitioned articles.

12:00 – 1:15 PM      Lunch in the **Seasons Restaurant, Black Diamond Grill, and Greenhouse**

12:00 – 1:15 PM      Video of "A Common Vision" in the **Lafayette Room**

- Benjamin Frost, Esq., AICP, New Hampshire Housing
- Joel Harrington, Director of Government Relations, The Nature Conservancy

1:15 – 3:15 PM      Concurrent Sessions

Applications of the Innovative Land Use Techniques (AICP CM 2 credits) in the **Hancock Room**

1:15 PM      Wading Through Water Protection

- John Munn, AICP, Southern NH Planning Commission
- Erica Anderson, Lakes Region Planning Commission

The ILU manual includes a number of techniques for water resource protection. These include wetlands protection, drinking water protection, shoreland and riparian areas, flood hazard area zoning, and erosion and sedimentation control. Learn the benefits of each and explore how communities can work together to protect resources that cross municipal boundaries.

2:15 PM      Density Transfer Credit

- Cliff Sinnott, Rockingham Planning Commission
- Roger Hawk, Hawk Planning Resources, LLC

Hear how transfer of development rights (TDR) can be used to redirect future development potential from one location to another.

2:45 PM      Conservation Subdivisions

- Carolyn Russell, NH Department of Environmental Services

Conservation subdivisions provide an alternative form for subdividing land, usually creating common open space and more compact building lots. Conservation subdivisions can preserve farmland or protect natural resources.

Planning Board Roles and Responsibilities in the **Kinsman Room**

- Benjamin Frost, Esq., AICP, New Hampshire Housing
- Matt Monahan, Central NH Regional Planning Commission

Learning the nuts and bolts of your duties on the planning board is no easy assignment! Your struggle may be over if you participate in this session. The session will cover the major responsibilities of a planning board: master planning, subdivision, site plan, the CIP, and understanding the distinctions between the different types of development and guidelines to follow in decision-making. Learn about the role of the planning board and the relationship to the ZBA and their duties. There are many opportunities to interact, which are often overlooked! **ZBA members are encouraged to attend.**

Zoning Board Roles and Responsibilities in the **Lafayette Room**

- Paul Sanderson, Esq., Local Government Center
- Christopher Northrop, AICP, NH Office of Energy and Planning

Need help figuring out your duties as a ZBA board member? This session will cover the major responsibilities of a ZBA: administrative appeals, special exceptions, variances and understanding the distinctions between the different types of appeals and guidelines to follow in decision-making. Learn about the role of the ZBA and its relationship to the planning board.

3:15 PM

Conference Adjournment

***Thank you for attending this year's fall conference.***

***Please remember to complete and return your evaluation forms.***

***See you next year!***

