

PLANNING AND ZONING CONFERENCE AGENDA

May 18, 1996

New Hampshire Technical Institute, Concord, NH

8:00 - 8:30	Registration Theater & Lecture Hall						
8:30 - 8:45	Orientation, Welcoming Remarks: Jeffrey H. Taylor, Director, Office of State Planning Theater & Lecture Hall						
9:00 - 10:30 Sessions A	Track I	Track II	Track III	Track IV	Track V	Track VI	
10:30 - 10:45	Break						
10:45 - 12:15 Sessions B	Track I	Track II	Track III	Track IV	Track V	Track VI	
12:15 - 1:15	Lunch & Awards Ceremony Little Hall Cafeteria						
1:30 - 3:30 Sessions C	Track I	Track II	Track III	Track IV	Track V	Track VI	

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- First Floor, Lounge area - Poster sessions will be on display all day
 - The following videos will be on sale at the registration desk for a price of \$12.00 each from 8:00 - 3:30.
 - Back to Basics for Planning Boards
 - Community Sign Management
 - Zoning and the ZBA

PLANNING AND ZONING CONFERENCE
May 18, 1996 8:00 am - 3:30 pm
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Detailed Agenda with Speakers

TRACK I. PLANNING/ZONING BASICS FOR PB/ZBA

Sessions A (1) and (2): Basics for PB and ZBA Members

**Speakers for Session A(1): Jack Mettee, Appledore Engineering
Peter Loughlin, Attorney**

Speaker for Session A (2): Michael Donovan, Attorney & Planning Consultant

Join our presenters for a housekeeping session on how to keep your boards' affairs in order. The topics under discussion in these concurrent sessions will be rules of procedure, bylaws, conflict of interest, public hearings and meetings, and the right-to-know law. The sessions are designed for new board members or "seasoned veterans" who want to brush up on the basics. Both of these sessions cover the same material.

Sessions B(1) and B(2): Basics for PB and ZBA Members (Continued)

**Speakers for Session B(1): Jack Mettee, Appledore Engineering
Peter Loughlin, Attorney**

**Speakers for Session B(2): Julie Cummings, Senior Regional Planner, Nashua RPC
Ben Frost, Regional Planner/Legal Counsel, Nashua RPC**

These concurrent sessions examine the relationship between zoning, subdivision regulations and site plan review and how the appeals process fits into the boards' functions. The roles of a PB/ZBA and how they relate will also be discussed. The objective is to provide participants with an understanding of the principles of land use regulation as well as some of the legal issues involved when boards carry out their respective responsibilities. Both of these sessions cover the same material.

Session C. Planner Is In

**Mark Fougere, Nashua Planning Dep't
Chris Northrop, OSP**

The planners are coming! The planners are coming! Join Chris and Mark for some one-on-one talk on planning and zoning issues. Share your experiences, bring along your planning questions and problems - no matter how simple or complicated - and let the planners give you some answers or maybe just some advice. Only a few ground rules apply - no filibustering longer than ten minutes and no planner jokes!

TRACK II. ADVANCED PLANNING TOPICS

Session A. Cluster Zoning

**Gene Webber, Chair, Dublin Planning Board
Aram P. Marderosian, Hollis Planning Board**

What do you do when your cluster (oops! open space in Dublin) ordinance needs to be retooled and you're searching for some different scenarios? If you're the Dublin Planning Board, you hop onto a bus and pay a visit to the Town of Hollis. This session focuses not so much on a discussion of the mechanics of cluster zoning, but on Dublin's process of trying to develop a regulation which suits a small, rural community. Stay tuned to find out the results of the Dublin Town Meeting!

Session B. Excavations (155-E)

H. Bernard Waugh, Jr., NHMA Legal Counsel

Don't miss this one! Can anyone out there think of a better candidate (sorry, it's the election season!) to sort out the tangled web of RSA 155-E than Bernie Waugh? Join Bernie for a discussion on some of the problems of interpreting 155-E (does grandfathering ring a bell?) as well as a pending NH Supreme Court Case involving the Town of Carroll. Plenty of time will be reserved for questions and answers.

Session C. Planning Board Role Play

**Jeff Taylor, OSP
Kristin Letourneau, Jane Hubbard, OSP
H. Bernard Waugh, Jr., NHMA Legal Counsel**

Join OSP staff, Bernie Waugh and a cast of thousands for an educational (and fun) exercise on planning board procedures and review of applications. Similar to last year, a new case is being unveiled which is guaranteed to hold your interest. We promise to keep you involved as well as provide you with an opportunity to interact with other planning board members.

TRACK III. ENVIRONMENTAL

Session A. Zoning for Forestry Protection

**Carolyn Baldwin, Attorney, Baldwin & DeSeve
and Selectman, Town of Gilmanton
Tammara VanRyn, Bradford PB**

Join Tammara and Carolyn for a comprehensive review of forestry issues and the role planning and zoning can play in protecting this resource in your community. Under discussion will be the importance of a community's forest resource base, how to incorporate forest resource concerns into master plans, and the strategies available to protect town forests. Another highlight of the session is a discussion on forest district zoning - the Lyme experience - led by Carolyn Baldwin, town counsel for the Town of Lyme.

Session B. Shoreland Protection/Buffers

**Vicki Chase, Audubon Society
Frank Mitchell, UNH Cooperative Extension
Chuck Grassie, Alton Town Planner**

Take advantage of the opportunity to learn more about the important functional values of the land adjacent to sensitive wetlands and the shorelands of surface waters. Vicki Chase and Frank Mitchell will team up to present the rationale for maintaining or creating vegetative buffers adjacent to wetlands and surface waters. Chuck Grassie gives the local perspective on how Alton resolved the issue of building setbacks while instituting shoreland protection measures for a densely developed area on Lake Winnepesaukee.

TRACK III. ENVIRONMENTAL (cont.)

Session C. Land Application of Biosolids

**Cynthia Balcus, Gove Environmental Sciences
Michael Rainey, Dep't of Environmental Services
Stanley Grimes, Dairy Farmer, Pembroke, NH
Susan Duprey, Attorney, Devine Millimet & Branch
and Concord City Councilor**

This session provides an opportunity to learn about a hot topic that recently has New Hampshire residents talking! Listen to our speakers address the following aspects of biosolids:

- an introduction to the world of biosolids;
- the status of the new state administrative rules for land application of suitable materials;
- a first-hand account of a nutrient management program on a family farm;
- a municipal official's experiences in dealing with the issue of sludge management from a municipal wastewater treatment facility; and
- some legal issues for municipalities with land application concerns.

TRACK IV. ADVANCED ZONING TOPICS

Session A. Review of Recent Court Cases

Tim Bates, Attorney, Mitchell & Bates

This Track starts off on a real high note! Join Tim Bates for an overview of recent NH Supreme Court Cases involving planning and zoning issues. Time will be set aside to discuss the scope and applicability of the rulings to local land use regulations.

Session B. Performance-Based Zoning

**Jimmy Hicks, RKG Associates
Karen White, Bedford Town Planner
Steve Keach, Keach-Nordstrom Assoc.**

Here's your chance to find out more about performance based zoning. Join Jimmy Hicks for a review of what it's all about - the principles behind performance based zoning, the different approaches that can be taken, practical applications and the advantages and disadvantages of this type of zoning. Karen White and Steve Keach will also join in the discussion by sharing Bedford's experiences with performance based zoning.

Session C. Zoning Board of Adjustment Role Play

**Kenn Ortmann, OSP staff
Diane Flint Hardy, OSP staff
Judy Berry, OSP staff
Tim Bates, Attorney, Mitchell & Bates**

Not to be outdone by the planning board role play, ZBA members also receive equal time and attention with a session on procedures and the appeal process. Join OSP staff and Tim Bates for a give and take session on applications taken from a "real" case. Get to know members of other boards as you hash out your decisions.

TRACK V. INTERNET RESOURCES FOR NEW HAMPSHIRE PLANNERS

Sessions A-C

**Ken Gallager, OSP staff
Teresa Paré, NH State Library**

The World Wide Web has emerged as an exciting tool for obtaining information on any topic imaginable. Here in New Hampshire, the last year has seen the development of a large number of "web pages" by state government and related agencies. Session A will be repeated throughout the day and will provide an overview of this activity

TRACK V. INTERNET, Sessions A-C (cont.)

and focus on web pages of interest to planners. Ken Gallager of OSP will display New Hampshire Resource Net, a collection of planning and GIS-related information for New Hampshire. In sessions A and B only, Teresa Paré of the New Hampshire State Library will demonstrate *Webster*, a collection of web pages which will connect the user to large amounts of New Hampshire-related information. Sessions will allow ample time for attendees to try the systems themselves. There will also be an ArcView demo in session C.

TRACK VI. ARCHITECTURAL DESIGN/DEVELOPMENT

Session A: Downtown Development and Design

Part I. Downtown Design Issues

Robert Thoresen, Stafford Group

During Bob's tenure as the city planner in Portsmouth, many successful efforts to renovate the downtown were initiated and completed. Join Bob for a discussion of downtown design issues with an emphasis on the much needed planning skills of how to hire a consultant and work with a developer.

Part II. Signs and Ordinances

Peter Dow, Exeter Town Planner

What is a good sign? What does it convey? How can it contribute to the overall feeling of downtown? What are compatible facade improvements? Peter discusses the experiences of Exeter.

Session B: Historic Preservation and Adaptive Re-use

Part I. Historic Preservation

Chris Closs, Preservation Consultant

What is the difference between historic preservation and historic conservation? When do we preserve the detail and when do we retain the feeling of the original building character? Chris looks at how a sensitivity to the historic fabric of downtown can help redevelopment efforts.

Part II. Adaptive Re-use

Bruce Brook, Brook Design Associates

You want to rebuild what?! Bruce relates his experiences in rehabilitating and re-using numerous downtown structures. Most recently, Bruce was the designer of the restored Capital Center for the Arts in Concord.

Session C: Walking Tour of Downtown Concord

**Elizabeth Hengen, Preservation Consultant
Doug Woodward, Planning Consultant**

In 1990 the Steeplegate Mall opened on the outskirts of Concord. Penny's, Sears, and others headed for the controlled environment and easy parking of the mall. The death knell was sounded for Concord's downtown.

Tour the new activity centers downtown. See who the new anchors are and how the retail trade has adapted. Have an ice cream or frozen yogurt as you study downtown design!