



**19<sup>th</sup> ANNUAL SPRING PLANNING AND ZONING CONFERENCE**  
**RADISSON HOTEL, MANCHESTER, NEW HAMPSHIRE**  
**MAY 11, 2013**

**CONFERENCE AGENDA**

**Registration and Breakfast: 7:45 am – 8:30 am**

**Welcome and Orientation: 8:30 am – 9:00 am**

**Concurrent Sessions**

**9:00 am to 10:15 am**

**Basics for the Planning Board**

*Matthew Serge, Esq., Upton & Hatfield LLP, Concord, NH*

This session is designed for new planning board members and those who want a refresher course on the basics. Topics for discussion include the planning board's rules of procedure, conflict of interest, the right to know law, and procedures for conducting meetings and public hearings.

**Basics and Roles for the Zoning Board of Adjustment (double session-9:00 to 11:45)**

*Christopher L. Boldt, Esq., Donahue, Tucker & Ciandella PLLC, Meredith, NH*

This session will cover in detail the types of appeals that come before a ZBA, including variances and administrative decisions, and understanding the distinctions among them. The importance of the right to know law and interactions with other land use boards and the municipal governing body will also be discussed.

**Legal Update (double session-9:00 to 11:45)**

*Benjamin D. Frost, Esq., AICP, New Hampshire Housing, Bedford, NH*

This 2 ½-hour session will review recent decisions of the New Hampshire Supreme Court involving land use issues and the impact these rulings have on municipal planning and zoning regulations. Legislative changes that affect the responsibilities of both the planning and zoning boards will also be reviewed.

**A Granite State Future: Session 1 – Planning Your Region's Future**

*Kerrie Diers, Executive Director, Nashua Regional Planning Commission*

*Mike McCrory, Senior Planner, Upper Valley Lake Sunapee Regional Planning Commission*

*Matt Sullivan, Regional Planner, Strafford Regional Planning Commission*

What do those of us who live and work in New Hampshire want for the future of our communities? How can we keep what we value, meet the challenges of changing demographics, and increase economic vitality and opportunity? These are some of the questions at the heart of A Granite State Future, a three-year statewide initiative toward livable communities led by New Hampshire's Regional Planning Commissions. Join in on discussions about comprehensive regional plans that focus on integrating housing and transportation choices, economic development, natural resource functions and energy efficiency. Explore the interaction between local and regional planning and learn how you can participate in your region's planning effort.

**Broadband Use for your City or Town**

*Andre Garron, Regional Economic Development Specialist, UNH Cooperative Extension*

*Shane Bradt, Extension Specialist, GeoSpatial Technologies, Inc., UNH Cooperative Extension*

In this session you will learn why broadband is important to your local economy. You will share tools planners can use to promote economic development using Broadband and learn easy ways to use the Internet to share information about your municipality, including placing local destinations on the digital map (Google maps, etc.), promoting your town's economic assets to potential businesses, and putting interactive maps on your website.

## **Promoting Floodplain Management: What Your Community Can Do**

*Jennifer Gilbert, CFM, Floodplain Management Coordinator, NH Office of Energy and Planning*

Learn how your community can better protect its floodplain areas and provide long-term flood risk reduction. This session will highlight various higher standards that small or large communities can implement that go beyond the National Flood Insurance Program minimum requirements, which can then result in reduced flood damages and flood insurance premiums. Also learn what other New Hampshire communities are now doing to reduce their flood risks, and the tools and resources that are available to help your community.

### **10:15 am–10:30 am – Session Break**

## **Concurrent Sessions**

### **10:30 am to 11:45 am**

#### **Planning Board Roles and Responsibilities (double session – 10:30 to 2:00)**

*Sarah Marchant, AICP, Community Development Director, Town of Amherst*

*Christopher Parker, AICP, Planning & Community Development Director, City of Dover*

Planning, subdivisions, and site plans – do you have trouble keeping it all straight? This 2½-hour session is designed with you in mind. Join this session for a review of the relationship between zoning, subdivision, and site plan review – and don't forget the master plan. Learn the fundamentals of these basic tools of the planning process and how you can become a more effective board member.

#### **Basics & Roles for the ZBA (continued from 9:00)**

#### **Legal Update (continued from 9:00)**

#### **A Granite State Future: Session 2 – Community Resources and Strategies**

*Tara Bamford, Planning Coordinator, North Country Council, Inc.*

*Julie LaBranche, Senior Planner, Rockingham Planning Commission*

How do communities achieve the future they envision? Sustainability, Resiliency, Transition Towns, Oh My! There is so much for a volunteer planning board member to keep up with. This session will focus on a few simple strategies that will be highlighted in regional plans that communities can use to help shape their future. These include zoning amendments based on common sense that can greatly improve your community's ability to adapt to changing circumstances, lot size averaging, farm-friendly zoning, and overlays for areas such as floodplains and erosion hazard areas.

#### **Is Broadband Nice or Necessary?**

*Fay Rubin, Project Director, University of New Hampshire*

*David Foote, State Broadband Initiative Manager, University of New Hampshire*

The New Hampshire Broadband Mapping and Planning Program has been actively engaged in mapping broadband availability and planning for future broadband deployment for three years. During this session, we will present the latest results of our mapping and inventorying efforts and discuss why it is essential that all towns, businesses, organizations and residents of the state have access to adequate capacity. We will also present an overview of the ongoing planning efforts and discuss how interested persons can become involved in various aspects of the project.

#### **Low Impact Development: The Economics of LID and Online Learning**

*Robert M. Roseen, PhD, P.E., Geosyntec Consultants*

*Pierce Rigrod, Environmentalist IV, Drinking Water & Groundwater Bureau,  
NH Department of Environmental Services*

Low Impact Development (LID), as a stormwater management approach, minimizes the amount of runoff (and contaminants) that impact the quality of our State's lakes and rivers by quickly infiltrating it into the ground. While some towns and cities are now adopting this approach to stormwater management within

their local regulations, many have yet to embrace this “green infrastructure” approach in the design of new developments. With extreme climate events more common, this approach can help to mitigate those events and reduce built infrastructure costs. This session will give a brief synopsis of LID examples in New Hampshire and review an online learning tool for local planners developed by UNH Cooperative Extension that provides an economic view of LID and the environmental advantages of adopting local regulations that either encourage or require LID stormwater practices.

**11:45 am–12:45 pm – Lunch**

**Concurrent Sessions**

**12:45 pm to 2:00 pm**

**Planning Board Roles & Responsibilities (continued from 10:30)**

**ZBA Decision Making Process**

*Sharon Cuddy Somers, Esq., Donahue, Tucker & Ciandella, PLLC, Exeter, NH*

You’ve notified abutters, held the public hearing, heard hours of testimony, and now it’s time to make a decision. What do you do? Do you have to decide right then and there? What if you only have four members present? Can there be conditions of approval? Do you vote on each of the criteria separately? Do you have to vote on anything at all? If these and other questions have plagued your ZBA, this session is for you.

**Population Projections – A Look into the Future of New Hampshire**

*Robert Scardamalia, President, RLS Demographics, Inc., Rensselaerville, NY*

*Dennis C. Delay, Economist, NH Center for Public Policy Studies, Concord, NH*

Population projections give us a picture of what the future population may look like based on knowledge of the past and, for the future, educated hypotheses based on fertility, mortality and migration patterns. As we work on planning for our communities, having access to population projections is a key resource. Join our panel of experts to discuss the latest New Hampshire population projections, learn about the data sources and the statistical procedures, and discuss what these forecasts could mean. Whether you are numerically challenged or an intrepid number cruncher, this session will help you understand projections and how to use them.

**Planning for the 21<sup>st</sup> Century**

*David Preece, AICP, Executive Director, Southern New Hampshire Planning Commission*

*Stephen Buckley, Esq., Hage Hodes, PA, Manchester, NH*

*Gerald Coogan, AICP, Program Manager, Lakes Region Planning Commission*

Do you need a more pro-economic development mindset among planning and zoning board members? This session will help you foster more collaboration between developers and the municipality.

**Economy, Community, and Environment - Maintaining Sustainable Communities**

*Mary Kate Ryan, State Survey Coordinator, NH Division of Historical Resources*

*Nadine Peterson, Preservation Planner, NH Division of Historical Resources*

*Kathleen Northrup, Chair, Hooksett Heritage Commission*

*Bev Edwards, Temple Energy Commission*

*Lucille Noel, Chichester Heritage Commission*

Explore the importance of identifying the buildings that help define your community and shape its identity. Often, these are town-owned, historic buildings that are key to maintaining the sense of place that draws people to New Hampshire. Learn how municipalities use energy audits and the historic resources survey as planning tools to develop a basic understanding of a community, helping to support solid and defensible decision making when explaining decisions to communities. See how retrofitting municipal buildings can strengthen a community’s sustainability through a combination of increased energy efficiency and construction jobs.

## **NH Water Sustainability Commission Report - What's in it for Cities and Towns?**

*John Gilbert, President, Synchrony Advisors LLC, Exeter, NH*

*Amy Manzelli, Esq., BCM Environmental & Land Law PLLC, Concord, NH*

The Governor's Water Sustainability Commission Final Report was released in December 2012. The central question for the Commission's work was: What actions do we need to take today to ensure that we will have a high-quality and abundant water supply in the future? It is no surprise that several recommended actions relate directly to land use and the impact that future development may have on water supply and water quality. In this session, the Commission's Chair, John Gilbert, will explain the background and purpose of the commission as well as its major goals, findings, and recommendations. Amy Manzelli, member of the Commission and land use attorney, will focus further on those recommendations that are most relevant to planning and land use issues and what steps municipalities can take to carry them out.

### **2:00 pm – 2:15 pm – Session Break**

## **Concurrent Sessions**

### **2:15 pm to 3:30 pm**

#### **Planning Board and ZBA Role Play Workshop**

*Christopher Northrop, Principal Planner, NH Office of Energy and Planning*

*Christopher L. Boldt, Esq., Donahue, Tucker & Ciandella PLLC, Exeter, NH*

*Timothy J. Corwin, Esq., Assistant City Planner, City of Dover*

This joint PB/ZBA role-play session will highlight how the two land use boards work together - or not! What happens when a project requires approval from both boards? Who goes first? Which plan do you use? Join the fun and see if you can spot the mistakes and learn how to do things right.

#### **Integrating Landscape Design Into Development Projects**

*Susanne Smith-Meyer, Landscape Architect, Concord, NH*

*Jennifer DiNovo, Regional Planner, Nashua Regional Planning Commission*

*Becky Hebert, Senior Planner, City of Concord*

*Peter Julia, Engineer*

*Sandy Crystall, Town of Bow Planning Board*

Landscape design is an important part of many development and preservation projects. This panel will discuss the benefits of including requirements in municipal planning regulations for submission of landscape design plans done by licensed landscape architects for major commercial and residential development proposals.

#### **Community Outreach and Engagement**

*Molly Donovan, Extension Specialist, Community and Economic Development,*

*UNH Cooperative Extension*

Outreach and engagement are important to community participation and decision-making. Outreach efforts provide information, and engagement helps to build relationships in communities. This session is for those who would like to enhance efforts to reach out to local community members and engage more of the community in planning and community decision-making. We will share best practices for successfully engaging your local community and share strategies for identifying and engaging underrepresented populations.

#### **Cottage Design Housing**

*Jeffrey H. Taylor, President, Jeffrey H. Taylor & Associates, Inc., Concord, NH*

*Kyle Barker, AIA, Principal Architect, Barker Architects, Inc., Concord, NH*

The benefits of denser, smaller-scale development and how local zoning regulations frequently impede such activity will be discussed utilizing a case study involving undeveloped (or partially developed) lots in Concord, NH.

**Energy and Financing**

*Clay Mitchell, Esq., Revolution Energy LLC, Portsmouth, NH*

Understanding the realities of how energy projects are financed provides the foundation for a planner's effective role in community-supported energy projects. Whether a project is public or private, the financing component has a distinct and defined relationship to its potential for success. What you can do to minimize negative impacts and enhance positive opportunities for your community will be discussed during this session. Learn the new landscape of financing, hidden costs that prevent projects from succeeding, and how to support your own community's projects.

**Soak Up The Rain NH**

*Jillian E. McCarthy, Stormwater Coordinator, NH Department of Environmental Services*

Soak up the Rain NH is a new DES outreach program designed to engage residents in managing stormwater created by their own properties. This program is designed to raise awareness of the shared responsibility for clean water and the abundant opportunities to reduce stormwater pollution from everyone's back yards. Soak up the Rain NH focuses on the connection between land use and water quality, and provides technical assistance to local organizations to allow them to help community residents install stormwater best management practices on their properties. The ultimate goal of the program is to empower NH residents, to gain their support and commitment for lot scale stormwater management, and to keep NH's waters healthy and clean by "soaking up the rain."