



14th Spring Planning and Zoning Conference

Saturday, April 28, 2007, 8:00 a.m. - 4:00 p.m.
Radisson Hotel, Center of New Hampshire, Manchester, NH

CONFERENCE AGENDA

8:00 - 8:30 - Registration and Continental Breakfast

8:30 - 8:45 - Welcome and Orientation

8:45 - 9:30 - General Session

Community Planning's Impact On Our Future Well Being

- Peter Francese, Demographics Trend Analyst - Ogilvy & Mather

It is of vital importance that community planners are fully informed about the real consequences local development decisions may have on their community and on our state. "When myths are accepted as facts, good planning is not possible." Peter will share his thoughts on current and future demographic trends and how they will impact our planning activities.

9:30 - 10:45 - Concurrent Sessions

Basics For The Planning Board

- Bart Mayer, Esquire - Upton & Hatfield, LLP

This housekeeping session is designed for new planning board members or those who want a refresher course on the basics. The topics under discussion at this session include rules of procedure, conflict of interest, the right-to know law, and conducting public hearings and meetings.

Basics For The Zoning Board of Adjustment

- Christopher L. Boldt, Esquire - Donahue, Tucker & Ciandella, PLLC, Exeter

Here's your opportunity to get some excellent assistance if you are a new board member. Christopher will share his expertise on how to keep your board's affairs in order including rules of procedure, the do's and don'ts for conducting meetings and hearings, and the issuing of decisions and rehearing procedures.

Legal Update/The Planner Is In * (9:30 to 12:15)**

- Tim Bates, Esquire - Mitchell and Bates, Laconia

Another busy time in the courts and legislature! Don't miss this opportunity to hear from Tim about what's been happening in our Supreme Court on planning and zoning issues and the impact of these rulings on local land use regulations. Tim will also provide a heads-up on some of the legislative changes that have occurred which affect the responsibilities of both the planning board and zoning board of adjustment. Following Tim's two-hour presentation, join local, regional and state planners for "The Planner Is In," an opportunity to obtain answers to any questions you may have.

Meeting Your Housing Obligation

- **Ben Frost, Housing Awareness Coordinator - NH Housing Finance Authority, Bedford**

Before you dig that moat and pull up the drawbridge, consider this: providing opportunities for the development of affordable housing isn't just the law—it's also a good idea. Ben Frost of New Hampshire Housing will discuss municipalities' legal standards for affordable housing and the benefits of a diverse housing supply. He'll present various options available to you, such as inclusionary zoning, mixed use development, and accessory apartments. Ben will also provide information on how to keep housing affordable after the developer is gone.

Innovative Techniques To Protect Groundwater and Manage Stormwater

- **Pierce Rigrod, Principal Planner - Drinking Water Source Protection Program, NH DES**
- **Jillian McCarthy, Non-Point Pollution Specialist - Watershed Bureau, NH DES**

Update your community's approach to protecting groundwater and reducing stormwater pollutants. DES will present key aspects of the updated 2006 Model Groundwater Protection Ordinance, review new guidance concerning Low Impact Development (LID), and discuss current state policies and rules that help protect water resources.

Is Your Hometown Ag Friendly?

- **Members of the NH Coalition for Sustaining Agriculture**
- **Members of the Lee Agricultural Commission**

Introducing Agricultural Commissions, a new municipal board that towns and cities can create to balance growth and maintenance of their rural character by becoming more farm friendly. Because farming and rural character go hand-in-hand, agriculture commissions are formed by municipalities to bring attention to agricultural needs and concerns in order to assure that existing farms thrive and new ones are encouraged. Commission activities can include; identifying barriers to farming; inventorying agricultural resources; helping resolve farm-related conflicts; protecting farmland and historic agricultural structures; offering advice to other government boards; supporting agricultural business development; and much more.

10:45 - 11:00 - Coffee Break

11:00 - 12:15 - Concurrent Sessions

Planning Board Roles and Responsibilities *(11:00 to 2:30)**

- **Kenneth Ortmann, Director of Planning and Development - City of Rochester**
- **Charles Grassie, Rochester City Councilor & Straham Town Planner**
- **Arthur H. Nickless, Jr., President - Norway Plains Associates**
- **Terese A. Dwyer-Desjardins, Planning Board Chair - City of Rochester**

Planning, subdivisions, and site plans -- do you have trouble keeping it all straight? This 2 hour 30 minute session is designed with you in mind. Join Kenn and others for a review of the relationship between zoning, subdivision, and site plan review and last, but certainly not least, the master plan. Learn the fundamentals of these basic tools of the planning process and how you can become a more effective board member.

Roles of the Zoning Board of Adjustment

- **Paul Sanderson, Esquire - Local Government Center**

Variances, setbacks, nonconforming uses - learning the nuts and bolts of your duties on the ZBA is no easy assignment! Your struggle may be over if you participate in this session with Paul. The session will cover in detail the three major roles of a ZBA - administrative appeals, special exceptions, and variances. Some highlights include understanding the distinctions between the different types of appeals and guidelines to follow in decision making.

Small Town Economic Development

- **Pat Garvin, Senior Economic Development Planner - North Country Council**
- **Jason Hoch, Town Manager - Town of Plaistow**
- **Mark Scarano, Executive Director - Grafton County Economic Development Council**

Is big box retail your only option? How can your master plan and regulations make your community ready to be economically successful? What funding options are available to you? The panel will address these questions and talk about what it takes for small towns in New Hampshire to be attractive to businesses that will be assets to your communities.

Building Green in New Hampshire

- **Paul Leveille, High Performance Building Coordinator - The Jordan Institute, Concord**
- **Luc Monzies, Owner - Union Mill and Company**
- **Joe Byk, Selectman - Town of Peterborough**

Have you ever wondered what "green building" is all about? In this session Paul will discuss the environmental, economic and health impact of our built environment and introduce ways to build green instead of brown. Luc and Joe will follow-up with a presentation of Union Mill in West Peterborough, what makes it green, and how they worked with the town to achieve success.

Geologic Maps in Land-Use Planning/ Well Water Quality Testing and Utility Responsibility

- **David R. Wunsch, Ph.D, State Geologist and Director - New Hampshire Geological Survey**
- **Bernie Lucey, Senior Engineer— Drinking Water and Groundwater Bureau (DWGB)**

This dual presentation will show what a geological map is and how it can be used for wise land-use decisions, protecting ground water resources, and planning for emergency response. You will also hear about proposed improvements to the drinking water portion of town's Certificate of Occupancy (CO) relative to the list of required water quality test parameters.

12:15 - 1:15 - Lunch

1:15 - 2:30 - Concurrent Sessions

A Tale of Two Hardships

- **Susan Slack, Esquire - Local Government Center**

"It was the best of times, it was the worst of times..." Does this sound like your ZBA struggling to understand the latest opinions from the NH Supreme Court? You're not alone! Join Susan to try to unravel what the Court meant when it created new standards differentiating "use" and "area" variances, and what this means for the hardship test.

Plan Reading from Start to Finish *(1:15 to 4:00)**

- **Sylvia Von Aulock, Town Planner - Town of Exeter**

You just volunteered for your local board (planning, conservation, zoning) and suddenly you are being asked to read, review and analyze engineered plans. DON'T PANIC!!! This session will provide you with the tools you need to do just that. The first portion of this session reviews engineering terms through a graphical presentation. Then the class will participate in a step-by-step process of highlighting plans to make them "readable." This practical approach of coloring actual site and subdivision plans, road cross-sections, profiles, drainage and grading plans will help you understand just what all those lines mean. Please bring 3 or 4 of your own highlighters to mark up handouts.

It All Centers On The Downtown

- **Jeanie Forrester, Executive Director - Greater Meredith Main Street Program**
- **John Edgar, Town Planner - Town of Meredith, NH**
- **Deb Turcott - NH Main Street Center**

Revitalizing your downtown will take time, patience, organization, and a clear vision. Learn how local land use boards can work together with downtown initiatives to help prepare your town center for a new lease on life. Jeanie and John will tell you how they made things work and the challenges they faced. Deb will provide a perspective from other NH communities.

The Comprehensive Shoreland Protection Act (CSPA)/ Wetlands Permitting Requirements for Rare Species Consideration and Documentation

- **Arlene Allen, Shoreland Protection Outreach Coordinator - NH Department of Environmental Services**
- **Sandy Crystall, PWS, Senior Resources Manager - NH Department of Environmental Services**
- **Melissa Coppola, Environmental Information Specialist - Dept. of Resources and Economic Development**

The first part of this two-topic session will discuss a November 2006 legislative CSPA commission's report recommendations in light of the current statute and rules followed by a review of the DES Wetlands Bureau's permitting requirements for consideration and documentation of rare species data. There will also be a demonstration of the new DataCheck web tool.

Tear-Downs and Other Demolition Trends: What You Can Do

- **Adrian Scott Fine - National Trust for Historic Preservation, Northeast Field Office**
- **Roger Larochelle, Executive Director - Squam Lakes Conservation Society**

Our towns are losing irreplaceable farms, in-town homes, seasonal camps, and community landmarks. Learn more about the underlying causes of this trend and planning strategies that may successfully address these problems. Topics will include heritage commissions, demolition delay ordinances, neighborhood conservation districts, and a new "campstead easement" tool being pioneered by the Squam Lakes Conservation Society in Holderness to protect historic lakefront cottages.

2:30 - 2:45 - Break

2:45 - 4:00 - Concurrent Sessions

Zoning Board Of Adjustment Role Playing Workshop

- **Chris Northrop, AICP, Principal Planner - NH Office of Energy and Planning**

Join DEP staff and assorted other characters as we explore the ever-changing and often-confusing world of variances. What was the *Boccia* decision and how is that different from *Simplex*? Are there still 5 variance criteria? How do we vote on this thing? Put all that you learned earlier in the day to the test and be prepared to take an active role in determining the outcome for your "board!"

Corridor Studies Approach to Planning

- **Ansel Sanborn, Project Manager - NH Department of Transportation**
- **Bruce Hyman - Wilbur Smith Associates, Portland, ME**

Limited resources for transportation improvements at all levels of government are dictating more creative and collaborative approaches to solving and preventing transportation problems. A corridor approach can offer the perfect opportunity for communities to collectively plan a future strategy, which makes the best possible use of available resources. Hear from our speakers about recent corridor planning projects in NH and other states.

Reducing Oil Consumption – What Municipalities Can Do.

- **Barbara Bernstein, Granite State Clean Cities Coordinator - NH Department of Environmental Services**

Save money, reduce our country's dependence on foreign oil, and, reduce pollution! Granite State Clean Cities Coordinator, Barbara Bernstein will present alternative fuel projects that have proven successful, focusing on biodiesel, electric vehicles, compressed natural gas, and propane. Conservation can also provide enormous savings! **Other speakers to be announced.**

Promoting Floodplain Management: What Communities Can Do

- **Jennifer Gilbert, CFM, Principal Planner - NH Office of Energy and Planning**

Interested in learning how your community can better protect its floodplain areas and be rewarded for doing so? This session will review regulations and activities that communities can implement that go beyond the minimum National Flood Insurance Program requirements. Also learn how communities and their residents can be rewarded through FEMA's Community Rating System, a voluntary incentive program that can reduce flood insurance premiums based on a community's effort to further prevent and reduce flood losses.

The Top Ten Myths About Historic District Commissions

- **Emily Paulus, Preservation Planner - NH Division of Historical Resources**
- **Carolyn Baldwin, Attorney**

Historic District Commissions in NH towns operate under their own set of rules and ordinances, and their volunteer members are largely trained "on the job," conditions that sometimes result in inconsistency and misconceptions. Two experts who work with Historic District Commissions throughout the state have compiled their list of the top ten myths that they've seen among New Hampshire HDC's, and they're ready for some de-bunking. Come and hear the real story about how HDC's affect property values, what's actually required for review, how HDC's can affect the use of buildings within a district, and more. An open discussion session will allow participants to share their own challenges and successes. Suitable for those considering designation as well as long-time commissioners.