



NH PLANNERS  
ASSOCIATION

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# THE GRANITE STATE PLANNER

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[www.nhplanners.org](http://www.nhplanners.org)

## PRESIDENT'S MESSAGE

I hope everyone is enjoying the summer, although summer days are numbered and fall is approaching quickly. Fall is a beautiful time of year in New England and I always look forward to it. Fall also represents another conference season. The annual NNECAPA conference is right around the corner and looks to be a very interesting one. The Conference will be held from October 25<sup>th</sup>-28<sup>th</sup>. This year NNECAPA is partnering with the Society for American City and Regional Planning History (SACRPH) to bring you to the wonderful City of Portland, ME. The conference will be held at the Eastland Hotel and you can register online at <http://www.dcp.ufl.edu/sacrph> or contact Donna Larson, NNECAPA President, at 207-865-4743 ext.103 or email her at [dlarson@freeportmaine.com](mailto:dlarson@freeportmaine.com).

The deadline to submit applications for this year's planning awards has been extended until September 4, 2007, 4:30 PM. Nominations are being sought for:

- Citizen Planner of the Year
- Professional Planner of the Year
- Project of the Year
- Plan of the Year

Please feel free to contact any of the executive board members for more information.

This year's annual meeting/professional development seminar will be held during the LGC Conference in Manchester. The LGC Conference will be held from November 7, 2007 through November 9, 2007. The NHPA is sponsoring a session at the conference called "Activating Your Energy Committee: A How-To Workshop". The session speakers will be Angie Vincent, Christa Koehler, and Clay Mitchell. Details on registration are coming shortly. We are also in the process of getting ballots out for the election of the Executive Committee members whose terms expire this year. The results of the election will be given at the annual meeting.

As I have stated in previous messages, the Executive Committee looks forward to serving the membership of the NHPA over the coming year. The Board is here to help you in any way we can and we urge you to contact us if you have questions, suggestions, or just want to chat. The website is a great resource for finding out what is going on with conferences, workshops, and the work other planners are doing in the State of New Hampshire.

I hope to see you in Portland or Manchester – if not both.

Sincerely,

James Campbell  
NHPA President

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## ANNOUNCING IZIP!

**Inclusionary Zoning Implementation Program.** In response to increasing requests for assistance by municipalities to address difficulties in creating and adopting local inclusionary zoning ordinances, New Hampshire Housing has recognized an immediate need and an opportunity to help them create regulatory environments that are favorable to the development of affordable housing.

*(continued on page 3)*

## NNECAPA UPDATES

### *Annual Conference*

Don't forget to mark your calendars for the NNECAPA Annual conference, which will be held October 23-26, 2007 in Portland, ME. We will be joining the Society for American City and Regional Planning History (SACRPH) for their 12<sup>th</sup> National Conference on Planning History this year. NNECAPA is currently working with SACRPH to develop sessions and mobile workshops. Check the NNECAPA website for updates and registration information: [www.nnecapa.org](http://www.nnecapa.org).

### *NNECAPA Planning Grant*

The \$1,000 NNECAPA Planning Grant has been awarded to the Town of Durham for their Re-Design of the Mill Plaza Shopping Center project this year. The Plaza is a two-building strip mall located in the center of the Town and surrounded by the University of New Hampshire campus and the Central Business District. Originally built in 1968, the current anchors of the Plaza are Durham Marketplace Supermarket and a Brooks Drugstore. There have been many changes over the years as businesses have come and gone from the Plaza, but no major up-grade has ever been done. The Town of Durham library is currently located in one of the store spaces of the Mill Plaza and is in need of expansion. Working with the owner of the site, there is a desire to possibly see the Town Hall and Town Library, as well as a village green, occupy a portion of the newly designed space to create a true "Town Center" for both the municipality and local businesses. The Town would also

like to see mixed-use buildings on the site with a connection to Main Street. The idea is to make the site more pedestrian friendly and incorporate it more with Downtown Durham and University of New Hampshire.

### *AICP Certification now Mandatory!*

For those of you certified planners out there, know that on Friday, April 13, 2007, the AICP Commission approved a plan for Certification Maintenance that makes continuing education mandatory for certified planners. Here are some highlights of these new rules:

- Within each two-year period, AICP certified planners will be required to engage in at least 32 credits of eligible professional development activities.
- Each two-year period begins on January 1.
- No minimum number of credits need be logged per year so long as 32 qualifying credits are logged in during each two-year reporting period.
- A four-month grace period, beyond the two-year reporting cycle, may be used to complete the Certification Maintenance credit requirements. Any credits used in a grace period cannot be double counted towards the next reporting cycle. A maximum of 16 excess credits can be carried over to the next reporting cycle.

To read all the specifics of the new requirements, go to: <http://www.planning.org/certification/maintenance.htm>.

### *NNECAPA Website*

Have you seen the new NNECAPA website? Yes, it just got a major makeover! Check it out at: [www.nnecapa.org](http://www.nnecapa.org). We are still working on a few adjustments but it will hopefully be much more attractive and user friendly. If you have updates, job posting or anything else you would like to see added to the website, please send the information to Sandrine Thibault, NNECAPA NH State Director at: [sandrine.thibault@nh.gov](mailto:sandrine.thibault@nh.gov).



**IZIP...** *continued from first page*

IZIP will provide grants and assistance of up to \$10,000 to municipalities to develop and adopt inclusionary zoning ordinances. Municipalities will apply for the funding on a competitive basis, with selection criteria and determination of successful applicants being made by a team composed of staff from New Hampshire Housing as well as peer and partner organizations.

The municipal work will be conducted by professional planning consultants chosen by the municipalities from among a list of consultants who have been previously qualified

and trained. The deliverables will be an ordinance ready for adoption and a campaign to educate the voters about the inclusionary zoning proposal. The education campaign may involve the assistance of a media consultant chosen by the selection team to work with municipalities.

New Hampshire Housing expects that approximately \$100,000 will be available for grants. For more information, call Ben Frost at (603) 310-9361 or email him at [bfrost@nhhfa.org](mailto:bfrost@nhhfa.org).

## NEW PLANNER IN KEENE FOCUSED ON THE ENVIRONMENTAL

Originally from Rochester, New York, Mikaela Engert now works as a city planner for the City of Keene, New Hampshire. Much of Mikaela's professional experience and education in the field of planning focuses on community sustainability issues. Specifically, her interests are in food security, climate change, and open space planning.

Ms. Engert has a Master of Urban Planning from the State University of New York at Buffalo and obtained her Bachelor's from Green Mountain College in Vermont. She was also part of a team of graduate students which earned the "Outstanding Student Project" awards from the APA Western New York Section, the APA New York Upstate Chapter, and the American Institute of Certified Planners for the plan: Food for Growth: A Community Food System Plan for Buffalo's West Side.

Most of Mikaela's professional time is spent supporting the Planning Board and various other city committees, such as the Heritage Commission, Bicycle and Pedestrian Committee, and the Cities for Climate Protection Committee. Mikaela reviews planning board applications for proposed development, provides technical assistance in the development of regulations, assists the general public through the development review process, and also conducts site inspections for compliance to board approvals.

Ms. Engert currently guides the city's implementation of its Cities for Climate Protection GHG emissions reduc-

tion action plan and is an integral part of the team creating the City's climate adaptation plan—a result of Keene's participation in ICLEI's latest program, Climate Resilient Communities (CRC). For more information about Keene's participation in the climate protection program, please visit [www.ci.keene.nh.us/planning/climateprotection.htm](http://www.ci.keene.nh.us/planning/climateprotection.htm). Thanks to Mikaela's knowledge on sustainability and dedication to moving Keene forward as a vibrant, livable city, Keene continues to make great strides in reducing its carbon footprint and is committed to a sustainable future.

With Mikaela's guidance and coordination, Keene is assisting ICLEI in testing the parameters designed to implement the Climate Resilient Communities program and further hone the process for use in other municipalities throughout the country and eventually the world. Keene is the first community in the country to pro-actively plan for a community-wide adaptation strategy to address the changing climate.

Mikaela is currently a resident in Brattleboro, Vermont - a lovely artistic and cultural community about 30 minutes west of Keene, NH - with her boyfriend, Steve. Steve works in the snowboard industry and is finishing his degree in business, which he will graduate with in the fall. Together they are avid snowboarders and proud parents of a beautiful black lab named Jake. Keene is very fortunate to have recruited such a talented, dedicated professional as Mikaela.

## NEW MUNICIPAL PLANNING GRANT PROGRAM



The Governor signed the Housing and Conservation Planning Program into law in July. This new pilot grant program housed at the Office of Energy and Planning, recognizes that municipalities face conflicting pressures for managing growth: protecting the area's natural resources and character, while meeting the housing needs of current and future residents. The program will give municipal leaders valuable financial and technical resources to use in developing local plans and bring citizens together to help plan for both housing and conservation that achieves economic growth, housing affordability, and natural and historic resource conservation.

Economic growth or quality of life? Housing or conservation? Local control or regional planning? These are not either-or choices. New Hampshire is growing, but unwanted consequences such as unmanaged sprawl, traffic congestion, and destruction of irreplaceable natural resources can be significantly reduced if we look at the big picture, put all the options on the table and use common sense in our decisions about what, where and how we will grow. However, understanding the big picture means our communities will need the tools and support to rise to the challenge if we want families to continue to be able to find work or afford to live in here.

New Hampshire has grown and in recent years the emphasis has been on large-lot, high-cost residential development. As a result many families are experiencing the problems related to the fact we don't have enough reasonably priced homes and apartments to meet the needs of new workers, their families or our young adults. This trend is hurting the economy by limiting the available workforce while leading to the destruction of natural resources and increasing traffic congestion.

The Housing and Conservation Planning Program (HCPP) was developed over 18 months by the Growth and Develop-

ment Roundtable, a broad coalition of business, conservation, housing, municipal, and planning interests, convened in 2005 by the New Hampshire Charitable Foundation. The roundtable developed the incentive-based program to give communities the ability to plan housing, economic development, and conservation as a unified planning strategy, rather than as competing or irreconcilable goals. The program was passed by the NH Legislature in June and signed by the Governor in July of this year.

The legislature included \$400,000 for the Program over the next two years. The Program will award grants within four planning stages, each stage leading up to the implementation of a growth and development strategy:

- (1) **Identify** housing and natural resource values, locations, and economic impacts;
- (2) **Develop** and adopt a town-wide Growth and Development Strategy;
- (3) **Amend** the master plan to be consistent with that Strategy; and
- (4) **Implement** the strategy through audits of and revisions to zoning, subdivision and site plan regulations.

Stay tuned for more information from the Office of Energy and Planning on how and when to apply for grants during the 2008 and 2009 fiscal years! For more information visit the HCPP website at: [www.nh.gov/oep/programs/HCPP/](http://www.nh.gov/oep/programs/HCPP/) or contact Jennifer Czysz, Senior Planner, Office of Energy and Planning, (603) 271-2155, [jennifer.czysz@nh.gov](mailto:jennifer.czysz@nh.gov).



## 2007 LEGISLATIVE SUMMARY

*By Ben Frost, NHPA Legislative Liaison*

Another session of the Legislature has ended, leaving planners with some interesting new laws and promises for the possibility of yet more next year. Other bills that held our interest died on the table or in the hallways of the Legislative Office Building. In all, NHPA tracked 86 different bills this year.

**Housing and Conservation Planning Program.** Topping the list of new laws is [Chapter 348 \(SB 217\)](#) which created the Housing and Conservation Planning Program (HCPP). Accompanying this new program for municipal planning matching grants is a pilot appropriation of \$400,000 in the state budget for the new biennium. See Jen Czysz's article on the HCPP elsewhere in this newsletter.

**Shoreland Protection.** Other important laws include significant modifications to the Comprehensive Shoreland Protection Act, RSA 483-B. Among other changes, [Chapter 267 \(HB 383\)](#) eliminates the obscure reference to the Strahler method of determining stream orders (all geographers mourn this amendment, though the Strahler method will still be used by GRANIT to identify fourth-order streams). More importantly, the CSPA will have new standards related to impervious surfaces. The threshold standard in the CSPA amendments calls for a 20% maximum impervious surface coverage within the protected shoreland area. While these standards will serve to significantly constrain development in the CSPA, they will also provide a great opportunity for the implementation of low-impact development (LID) practices as an incentive to increased impervious surface limits. The act also totally rewrites the CSPA section that addresses the natural woodland buffer within 150 feet of the reference line and creates a 50-foot waterfront buffer within it.



The relationship between the CSPA and municipal regulations is also clarified. Section 7 of the act adds the following to RSA 483-B:6,I: "Within the protected shoreland, any person intending to... (f) *Conduct an activity regulated under a local zoning ordinance shall obtain all necessary local approvals.*" Additionally, the act unambiguously states that local zoning variances and other permits do not exempt a property owner from compliance with the CSPA.

Most provisions of this act will take effect on April 1, 2008. NHPA will be working with DES to provide training opportunities for planners next spring.

In addition, [Chapter 269 \(HB 663\)](#) establishes a permit program for the CSPA with an associated fee structure. Up to now, the CSPA had been enforced almost exclusively through other DES permits (e.g., dredge and fill). The fee revenue will be used to fund positions at DES to implement RSA 483-B. The permit requirement takes effect on April 1, 2008. For more information, go to [www.des.state.nh.us/cspa](http://www.des.state.nh.us/cspa).

**Rail Transit Authority.** [Chapter 360 \(SB 75\)](#) creates the New Hampshire Rail Transit Authority (RTA), which will have the responsibility to "take all actions that are reasonably necessary to establish regularly scheduled commuter rail or other similar forms of passenger rail service between points within the state of New Hampshire and points within and adjacent to the state of New Hampshire." This remarkable action by the Legislature gives very broad power to the RTA to make passenger rail a success in the state, including the ability to raise revenue through bonds and to acquire property through eminent domain or negotiated purchase. Special recognition goes to Steve Williams, Executive Director of the Nashua RPC, for shepherding this bill through the legislative process.

**Electric Bills.** Two important laws will impact how we use energy. First, [Chapter 174, \(HB 447\)](#) amends the net energy metering statute (RSA 362-A:9, V) by limiting the Public Utilities Commission's authority over interconnection requirements. Effective on August 17, 2007, the PUC can only require that interconnection meet ANSI or UL standard, and cannot impose a higher safety standard.

Second is the adoption of minimum renewable portfolio standards (RPS) in [Chapter 26 \(HB 873\)](#). This new law, RSA 362-F, requires electric power suppliers to acquire Renewable Energy Certificates based on how much energy they sell. Certificates can be earned by a supplier by generating power

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from renewable sources, by purchasing the certificates from other companies, or by contributing to the Renewable Energy Fund. Certificate requirements increase over time. This act was fully in effect on July 10, 2007.

**Retained Bills.** The NHPA is also monitoring several bills that were retained in committee over the summer for further

study. Among these are HB 255, establishing a committee to study local growth management; HB 331, which would repeal last year's amendment to RSA 676:12; and HB 335, which would redefine the hardship standard for zoning variances.

For a complete listing of all bills tracked by NHPA, go to [www.nhplanners.org](http://www.nhplanners.org).



**COTTAGES, BUNGALOWS,  
AND OTHER SMALL HOMES**  
More Affordable Choices

**SAVE THE DATE**  
**September 18<sup>th</sup>**  
8:30am- 3:15pm  
Fireside Inn  
West Lebanon, NH  
Followed by a  
closing reception

*Featuring:*  
**Ross Chapin, Architect**  
**Rob Odle, Director of Planning  
& Community Development**  
**Robert Knight, Architect**

\$50 Registration Fee  
Contact Alyson  
(802) 291-9100 x114  
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Organized by: Upper Valley Housing Coalition  
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Major Sponsor: NH Housing Finance Authority