

YANKEE PLANNER SPRING 2023

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New Hampshire's Zoning Atlas – A Powerful New Analytical Tool

Ben Frost and Max Latona

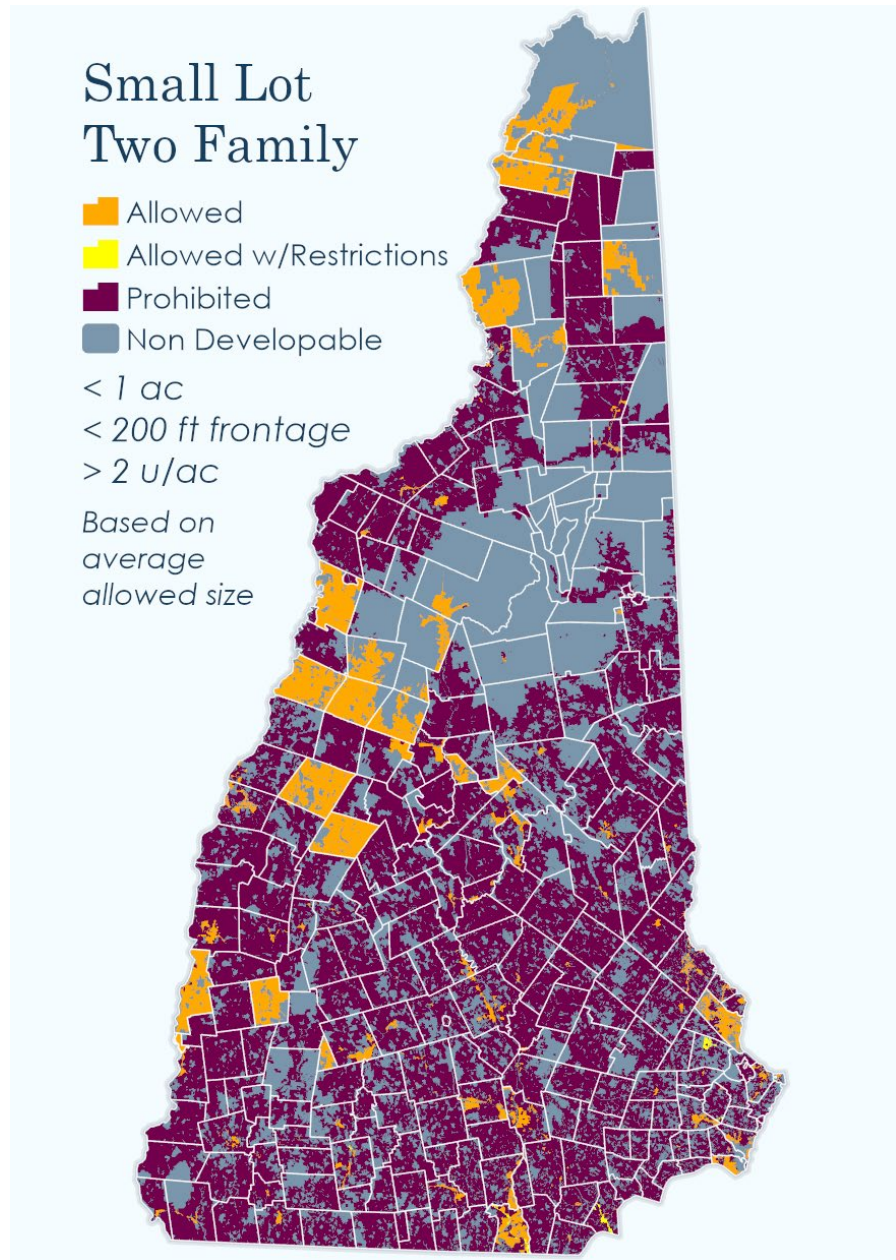
Last month, New Hampshire became the third state to publish a statewide “zoning atlas.” The New Hampshire Zoning Atlas is a comprehensive database and interactive online map cataloging and portraying district-level land-use regulations affecting housing development throughout New Hampshire. It presents a significant new analytical tool for attorneys, developers, planners, journalists, and anyone else with an interest in land use regulation in New Hampshire.

The Atlas is a collaborative effort of the Center for Ethics in Society at Saint Anselm College, New Hampshire Housing, and the Office of Planning and Development in the NH Department of Business and Economic Affairs. Its development over 15 months included a dedicated team of student data analysts, zoning experts, and experienced GIS (geographic information systems) professionals, as well as community funding and guidance from the [National Zoning Atlas project](#). This team reviewed 23,000 pages of local regulatory text and assembled a database with over 400,000 entries. While the database works in the background of the interactive mapping tool, it is also available for researchers to download for independent analyses.

Perhaps the best use of the Atlas is for larger-scale analyses of entire municipalities, comparisons among municipalities, and insight into statewide trends. Several statewide “findings” have in fact already been released with the Atlas, providing greater detail about how local regulations aggregate to restrict housing supply statewide. One overarching aggregate effect stands out: in the current regulatory environment it is difficult to build anything other than large-lot single family homes almost anywhere in New Hampshire.

Because minimum lot-size, setback requirements, and other dimensional regulations often vary depending on the availability of public water and sewer and actual soil conditions, and because such information cannot always be secured publicly or in advance, the Atlas' dataset offers both a best case and worst-case value for most of the applicable regulations. And the interactive mapping tool averages the two datapoints to create a single visual feature. This averaging underscores the necessity of consulting the ordinance itself, once on-the-ground conditions are ascertained.

The NH Zoning Atlas can be accessed at www.nhzoningatlas.org, which also includes a story map, downloadable assets, and the interactive mapping tool.



In New Hampshire, there is less area zoned for small lot two-family homes than there is for any other type of housing. Based on average soil and infrastructure conditions, only 11% of the State's buildable area allows for duplexes.

2023 Northern New England Planning Conference News

Natasha Kypfer, 2023 Conference Chair

The conference organizing committee has been hard at work this spring creating an exciting line-up in preparation for the annual three-day meeting. You can expect a mix of: diverse, engaging sessions; the anticipated customary events like the business meeting and awards luncheon – as well as the beloved state cocktail competition and, established times for mingling amongst exhibitors and other planning professionals. New Castle, the only town in New Hampshire composed entirely of islands, is the hub for this year's seasonal event. Workshop session topics range from coastal flooding to housing, to community visioning, outreach, and the master plan process, to transportation improvement projects. Mobile sessions will allow for the exploration of the communities of Portsmouth, Dover, and Kittery (including the Portsmouth Naval Shipyard). Do not delay and get yourself registered today!



Register for the conference, view the draft schedule, book your room or become a conference sponsor:
[Conference Website page](#)

Reminder to Book Your Room

Setting the stage as this year's conference location – the picturesque Wentworth by the Sea. An historic hotel and spa, built in 1874, which has sweeping views of the Atlantic waters as a backdrop, and convenient proximity to the NH Cities of Portsmouth and Dover, and the southern Maine seacoast.

Become a Conference Sponsor

Each year the NNECAPA conference provides businesses and organizations with an opportunity to build on existing relationships with the planning community and establish new ones, reaching out across northern New England to promote their services. We expect to have up to 250 - 300 planners and related professionals from Maine, New Hampshire and Vermont, as well as from southern New England. We have three different sponsor levels which are very affordable and will provide you ample exposure. We have a limited number of vendor tables remaining.

For questions about the conference, please contact:

Natasha Kypfer, Conference Chair, at n.kypfer@doover.nh.gov

Nancy Kilbride, NNECAPA Administrator, at eventsyourwaynh22@gmail.com

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SNEAPA Call for Sessions

The Southern New England Planning Conference will be held on October 5 and 6 at the Omni New Haven Hotel at Yale in New Haven, CT. They are currently accepting applications for conference sessions.

Session proposals will provide attendees with knowledge and skills necessary to apply best practices in planning, design, and public engagement. Priority will be given to engaging sessions with a diversity of participants, new ideas, collaborative approaches and address current and relevant topics and issues.

They welcome proposals for mobile workshops in and around New Haven, such as walking and biking tours, visits to successful projects or any other interesting, engaging experiences for professional development.

[Click here to learn more.](#)

The deadline for submitting proposals is June 23, 2023. Late or incomplete proposals will not be accepted. The Committee asks that you **submit session proposals online** [here](#). Questions can be emailed to info@sneapa.org.



Is your community passionate about creating new housing?

Apply to be one of five pilot communities for free neighborhood design infill design services

Dan Groberg, MPA

Vermont Department of Housing and Community Development

Vermonters need better housing options and more affordable homes. Meeting that need requires changing the ways homes are built in Vermont, especially the location and types of new homes. Missing Middle Homes (MMH), like accessory dwelling units, duplexes, and small-scale multi-household buildings were once common but have been increasingly limited by zoning and other regulations. MMH is a solution to providing a diverse mix of housing options for homeowners and renters that creates more walkable and vital neighborhoods.

The Vermont Department of Housing and Community Development recently launched “Homes for All: A ‘Design & Do’ Toolkit for Small-scale Home Builders, Investors & Community Leaders” to re-introduce MMH to Vermont by focusing statewide attention on small-scale gentle infill and incremental development as a strategy to address Vermont’s housing and affordability crisis.

This 'Design & Do' Toolkit will produce four resources useful to housing champions across Vermont, including prospective and emerging small-scale developers, planning and regulatory policymakers, municipal and community leaders, and Vermont-based technical advisors for MMH:

- Missing Middle Homes Design Guide - A design guide for Missing Middle Homes in a broadly appealing Vermont architectural vernacular.
- Vermont Neighborhood Infill Design Case Studies - A series of five case studies showing how MMH building designs can be integrated into existing Vermont neighborhoods and communities using illustrated visualizations.
- Builders' Workbook - A Missing Middle Home builders' how-to workbook that provides a comprehensive roadmap to real estate development for first-timers. This workbook will provide guidance on a variety of considerations including regulations and zoning, financing, infrastructure, and design, as well as advice on potential partners that can help beginner developers achieve success.
- Training Resources - A complete package of training resources for regional and local planning and economic/community development leaders to promote the toolkit and transfer knowledge. The full toolkit, including these Training Resources, will be used for the first time as part of a MMH leadership summit in the spring of 2024.

If you are inspired by this vision, we invite you to be a part of Vermont's Homes For All project by applying to be one of five pilot communities to receive a Neighborhood Infill Design Case Study. The case studies will help participant communities visualize missing middle infill and ways you can make it easier to build missing middle housing through predictable and streamlined development processes, and permit-ready designs that does not result in displacement, overcrowding, or loss of existing affordability.

To learn more about the Homes for All project or apply to be a pilot community, please visit accd.vermont.gov/homesforall.

APA provides tools to face the changing world of planning that will help you navigate your career today, and in the future. Are you getting the most out of your membership?

Find professional development opportunities from diverse planning experts worth checking out and bookmarking.

- *Career Center to help you stay current, perform at your best, or find and get the position you want, no matter your career stage.*
 - *Research KnowledgeBase is free to members — check out the new online public engagement collection to help you engage communities and stay connected in today's unprecedented environment.*
 - *Free access to timely articles with publications ranging from Planning magazine to the PAS suite.*
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New Ruralism

Peg Elmer Hough

NNECAPA's team presented highlights from the New Ruralism project as part of a free, day-long, online conference coordinated by the Community and Economic Development Initiative of Kentucky at the University of Kentucky and sponsored by USDA Rural Development. All about Placemaking! About 800 people attended last year, from around the country. Lynne Seeley of Maine and Peg Elmer Hough represented NNECAPA.



HUD Offering Technical Assistance to Local Governments

There is a technical assistance opportunity for local governments (prioritized for under 250k people) that HUD is currently offering. Cities are receiving historic amounts of funding for infrastructure through the Bipartisan Infrastructure Law. HUD is currently accepting requests for our "Thriving Communities" technical assistance program, which helps cities to ensure housing needs are considered as part of their larger infrastructure plans. More information, including the request form for TA, can be found on this website: <https://www.hudexchange.info/programs/tcta/>. For more information feel free to email aaron.m.shroyer@hud.gov.

Planning Webcast Series

NNECAPA participates in the Planning Webcast Series to offer free Certification Maintenance training to practicing planners! On June 23rd we are sponsoring a webinar on the National Zoning Atlas.

Earn over 50 AICP CM credits each year online - at no cost to members of participating organizations that support the Planning Webcast Series. Check back often as we frequently add additional offerings.

Webcasts take place live on Fridays from 1:00 - 2:30 PM ET and are worth 1.5 AICP CM credits (for live viewing only) unless otherwise noted

For more information [visit their website](#).



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Grapevine

- ✦ Christian Meyer has been appointed Executive Director of the Central Vermont Regional Planning Commission (CVRPC). Christian has worked with the organization since 2021 and served as the Acting Director since October 2022. Christian joined CVRPC in early 2021 as a Senior Transportation Planner, coming from Waterbury, Connecticut where he worked on similar regional issues with the Naugatuck Valley Council of



Governments. He brings his experience working with municipalities to help them identify and obtain the resources needed to achieve their goals. In his new role, Christian intends to build on the existing relationships with local leaders from the Central Vermont region, which includes Washington County and the towns of Orange, Washington and Williamstown, to ensure each municipality understands and benefits from the assistance that is available to them through their partnership with the Regional Planning Commission.

- ✦ Jon Kaplan, VTrans' long-time Bicycle & Pedestrian Coordinator/Program Manager, retired April 21st. The process for hiring his replacement is ongoing and VTrans anticipates hiring a second staff person dedicated to the bike/ped modes in the near future.
- ✦ Robyn Stanicki, formerly of the Kennebec Valley Council of Governments is now Bangor (Maine)'s Community Development Officer.
- ✦ Lee Krohn, AICP has stepped down from his position as Town Manager in Shelburne, Vermont. After 35+- years of various roles in public service, he looks forward to a summer break, and time to pursue outdoor activities, photography, and a bit of travel...
- ✦ This spring Samantha Horn launched her consulting practice, Braided Planet Consulting, LLC. Braided Planet provides advising services, policy research and analysis, and project management and implementation for public, private and nonprofit clients. Our focus is on decision making processes at the intersection of people, climate, and habitat with a specialty in land use and natural resource issues. The new contact email is samantha@braidedplanet.com

- ☛ Carl Eppich, AICP, started as Director of the Municipal Planning Assistance Program within the Bureau of Resource Information and Land Use Planning at the Maine Department of Agriculture, Conservation and Forestry. Carl has 28 years of experience at the municipal and regional levels in Maine and New Hampshire in the public and private sectors. He has extensive experience in transportation and local Comprehensive Planning and is looking forward to applying his land use and policy development skills at the state level.
- ☛ Noah Hodgetts, Principal Planner at the Office of Planning & Development in New Hampshire's Department of Business and Economic Affairs was named the NHPA's Professional Planner of the Year. Congratulations to Noah!



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