

The Yankee Planner

A publication of the Northern New England Chapter
of the American Planning Association



American Planning Association
Northern New England Chapter

Creating Great Communities for All

YANKEE PLANNER SUMMER 2023

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Don't Get Shocked: Keeping Ahead of the Transition to Electric Vehicles

Angela Cleveland, AICP, Principal Planner, Strafford Regional Planning Commission

New Hampshire is poised to experience a rapid increase in Electric Vehicles (EV) over the next 10-15 years. Tourism is the 2nd largest industry in the state, bringing visitors (driving EVs) from other states to our downtowns, state parks and other popular destinations. EV adoption is much higher in neighboring states (especially Massachusetts), and when they drive into New Hampshire, where do they charge? Charging infrastructure, and its fee structures, can influence the places they visit. As EV owners plan their trips (whether it is daily or a vacation), they will look for charging infrastructure to determine where to get groceries, shop, eat dinner, or vacation. EV owners are likely to spend more time and more money at retail locations with chargers than drivers of traditional gas/diesel vehicles. In fact, in a survey of New Hampshire EV drivers, over 70% reported patronizing local businesses while using public EV charging stations, typically spending between \$20 and \$40. In addition to the increased time and money per visit, access to EV charging stations creates customer loyalty, encouraging them to return to that location. Deploying EV charging stations downtown will draw EV owners to the amenities located near the public charging infrastructure.

Although installation of EV charging stations has been slow in New Hampshire, EVs are becoming more affordable and available. EV adoption is highly market-driven and no longer a small consumer niche. But we need to provide the charging infrastructure to support them. Municipalities have a vital role in planning for these locations in public areas as well as streamlining the permitting and zoning process

and incentivizing the private sector to install them near local destinations. This includes multi-family housing, shopping malls and plazas and other high traffic areas. With this in mind, the Strafford Regional Planning Commission (SRPC) created the [Municipal Guide to EV Charging Stations](#). This guide was created to help municipalities navigate the processes to increase deployment of EV charging stations in your community. It was developed through research of existing toolkits and websites, as well as experience maintaining and using the stations from local government staff. Although it is not the be-all-end-all, we hope it serves as a helpful guide and clearinghouse of resources available to remove the barriers to increasing EV charging stations in your community and region. SRPC staff is committed to keeping this Guide relevant and up-to-date with financing resources, best practices from municipalities, and sample ordinances and regulations to help with the uptick in private sector installations. We appreciate any and all feedback and testimonials to maintain a functional and realistic guide for all municipalities to use and hope it assists in the increased deployment of EV Charging Stations in New Hampshire and Northern New England in general! If you have any questions about this guide, please contact Colin Lentz, Senior Transportation Planner, at clentz@strafford.org.



2023 Northern New England Planning Conference News

Natasha Kypfer, 2023 Conference Chair

With nearly two months until the annual NNECAPA conference gets underway, the conference organizing group is excited to unveil the full detailed program for you to peruse! The scenic coastal community of New Castle, originally called "Great Island," is this year's host, with events to be held at the historic grand resort of Wentworth by the Sea. We are pleased to announce keynote speaker, Jennifer Raitt, the Executive

Director of the Northern Middlesex Council of Governments, who will focus her interactive address on implementing equitable policies in planning, providing discourse on how planners across the region can advance equity in their own communities. Take part in one of the three mobile tours by exploring: Dover, NH's context sensitive zoning projects with both the current and previous Planning Director's; or, Portsmouth, NH through the lens of a density walking tour; or, explore Kittery, ME and the Portsmouth Naval Shipyard, learning about housing and resiliency challenges that face the area's largest employer. Dive into session topics that include empowering informed housing policy decisions, methods of resiliency to sea level rise, smart planning for electrification, and rethinking the comprehensive master planning process and product. For AICP planners, the pending CM credits are noted within the conference literature. Hurry to get yourself registered for the planning event of the autumn season in the Granite State! We look forward to welcoming you.



[Register Today](#)

[Full Program Link](#) / [At-A-Glance Link](#)

Hotel

Reminder to all Conference-goers to please book your room in New Castle at the magnificent Wentworth by the Sea, as our room block is booking up! We have a limited number of rooms remaining.

[Book a Room](#)

Sponsors

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, engineers, architects, private sector and related professionals from Maine, New Hampshire and Vermont, as well as from southern New England, including Massachusetts. 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. Join your colleagues and existing supporters – you could have your logo listed with the others.

[Become a Sponsor](#)

For questions about the conference, please contact:

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

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



Battell Block, Middlebury, VT
(Photo by Lee Krohn, AICP)

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Southern New England American Planning Association Conference

**SOUTHERN NEW ENGLAND AMERICAN
PLANNING ASSOCIATION CONFERENCE**

SNEAPA

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For those seeking warmer southern climates, the Southern New England American Planning Association (SNEAPA) 2023 Conference will be held at the Omni New Haven Hotel at Yale in New Haven, Connecticut on October 5 and 6. The SNEAPA Conference draws more than 500 planners, engineers, architects, students, and other professionals to share experiences, collaborate, network, and earn maintenance credits for AICP certification. Visit sneapa.org to learn more.

[Click here to learn more.](https://sneapa.org)

City of Ellsworth's Comprehensive Plan and Community Participation

The City of Ellsworth is currently working on a new Comprehensive Plan. They are assisted by BerryDunn, LLC and anticipate completing the Plan in late 2024. The City of Ellsworth and BerryDunn have made it a priority to extract as much public comment as possible from the planning process, going above and beyond the requirements for engagement. From the outset, the Ellsworth Comprehensive

Plan Steering Committee was ready to hit the ground running and get out into the community face-to-face. Very soon after the beginning of the Comprehensive Plan process, the Steering Committee, comprised of 11 interested and invested community members, held a “Kick-off” Expo event to introduce the project to the community. At that event, each of the required chapters of the Comprehensive Plan were introduced as well as some additional information provided about what will be contained in those chapters. The next month, the Committee held the same type of event at a local park on a Saturday to accommodate those who could not attend the first event. The City Planning Department also held a community forum in conjunction with the Economic Development Department called “Living and Working in Ellsworth.” At that event, several community members attended and were broken up into focus groups. In those groups, there were discussions regarding childcare, transportation, housing, and economic opportunity in Ellsworth. The Comprehensive Plan Consultants also attended to facilitate discussions and give a presentation on the information obtained thus far.

One thing that sets Ellsworth’s community engagement apart from other municipalities is the subcommittee process which is currently underway. City Staff created a subcommittee for most of the required chapters to be facilitated by the Steering Committee. Currently, they are in their first round of meetings where they are discussing the current issues in Ellsworth related to that chapter. The next meetings will be centered on reviewing the Inventory & Analysis document provided by the consultants. Finally, subcommittees will meet to review each chapter as it is completed. The subcommittee process is not required, and in fact many municipalities choose not to have them, however the City of Ellsworth thought it was important to make citizens feel like they are included throughout the entire process. Matthew Williams, City Planner, says “[w]hile the subcommittee form of public engagement requires an intense amount of staff and volunteer time, it really adds a genuineness to the planning process. You have active outreach from the City and dedicated Steering Committee volunteers who want to be out in the community to talk in a more personable setting.”

City Staff and consultants from BerryDunn also created a website where community members can give feedback, make suggestions, and point out areas of strength/improvement around the City. There is also a community survey on the Social Pinpoint website where community members can provide input. City Staff has made a significant effort to provide multiple mediums of community engagement. According to Williams, “[g]etting people to notice and be interested in a planning process, which is often dry and overwhelming, can be difficult. Putting in the effort and funds to engage across different mediums and demographics is costly, but can be very rewarding and enriching to a plan when successful.”



If there are any additional questions or for more information, please reach out to the City Planner, Matthew Williams, at mwilliams@ellsworthmaine.gov or reach out to the Steering Committee at compplan2035@ellsworthmaine.gov. Community members can provide feedback 24/7 by using the QR code below to access digital engagement tools

Submitted on behalf of the Legislative Policy Group of the Maine Association of Planners.

On July 2, 2023 a new law went into effect in Maine that requires mobile home park owners to provide notice to its residents of an intent to sell with sufficient information and time for residents to make an offer to buy the park. This type of legislation has been used successfully in New Hampshire for decades and has resulted in hundreds of resident-owned mobile home parks there, while Maine currently has under a dozen. According to ROC USA, Connecticut also passed opportunity to purchase legislation this year; these laws “empower homeowners in manufactured home communities with advanced notice and a right to match third-party offers and purchase the land they live on.” With manufactured housing making up the majority of unsubsidized affordable housing available, expanding stability through ownership of the park land will ensure that more of these neighborhoods stay affordable for the residents for years to come.

The legislation can be viewed here:

<http://www.mainelegislature.org/legis/bills/getPDF.asp?paper=HP1239&item=3&snum=131>

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Planning Webcast Series

NNECAPA participates in the Planning Webcast Series to offer free Certification Maintenance training to practicing planners!

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



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

Grapevine

☛ Angela Cleveland, AICP, reports that she has moved back to New Hampshire, living in Bethlehem and working at Strafford Regional Planning Commission as a Principal Planner.

☛ Lee Krohn, AICP has retired from his position as Town Manager in Shelburne, Vermont. "Plan A" after 35 years of public service is to take a break, go cycling more frequently, focus again more intently on his photography passion and profession, and see what may be next. He remains open to various opportunities for short term municipal consulting as may be helpful or needed. He sends his best wishes to everyone in NNECAPA!



P.S. Lee will remain active with the Shelburne Volunteer Fire Department, an important community service to which he is passionately committed.

☛ The Two Rivers-Ottawaquechee Regional Commission (TRORC) reports that Connor Rigney has left their staff, returning to Ohio, and Geena Baber has joined as a new Planner to fill the gap. She comes from Cornell's planning program. Their Director of Planning, Kevin Geiger, AICP, also reports on the water situation: *"As for flooding, we have been literally out in it. TRORC staff worked at the Vermont State Emergency Operations Center on the day of the main flooding, and*

later as well. We did field mapping of road damage for towns and Vtrans, and also relayed local damages up to the state. While the July 9/10 storm was the worst overall, several other rain events before and after that date made for a litany of washouts across the region. Towns are now working through larger repairs, and several problematic landslide areas will need significant work."

- ✦ Timothy Thompson, AICP, reports that "after 12 years, I will be moving on from my position in Merrimack to become the new Assistant Director of Community Development for the City of Concord, NH (my hometown) on September 11."
- ✦ Jamel Torres reports that he is now working as a Senior Planner for North Star Planning.
- ✦ The Androscoggin Valley Council of Governments reports that they hired Erica Bufkins as their Land Use & Transportation Planner and Frank Maloney as their Planning Director.
- ✦ The Hancock County Planning Commission reports that they promoted Averil Varney to Interim Executive Director and hired Greg Piduch as a Regional Planner.
- ✦ Mary Ann Hayes reports: *"I have retired from MaineDOT where I most recently served as Innovation Coordinator. I will perhaps be paying MORE attention to the ListServ as a volunteer as I work with my Planning Board in Fayette, Maine on a growth management strategy when fiber to every rural home takes that governing limitation away in 2025."* She can be contacted at mahayes0322@gmail.com.



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*Hose testing at the Shelburne (VT) Fire Department
(Photo by Lee Krohn, AICP)*